



PROGRESS IN MOTION

# 2009 Development Report

Planning & Zoning Activity

## CONTENTS

Purpose	2
Population	3
Frisco Schools	4
City Facilities	5
Building Permits	6
Annexations, Zoning Changes, Specific Use Permits	8
Codes & Ordinances	10
Final Plats & Site Plans	11

## PURPOSE

The Zoning & Development Report is an annual publication that presents a summary of zoning and development related activities in the City of Frisco.

In this report, the Development Services Department provides information on 2009 population growth, development, amendments to the Comprehensive Zoning Ordinance, as well as other changes which affect future development in the City of Frisco.

***Note: Expired projects that are re-submitted appear in both the original and subsequent approval years.***

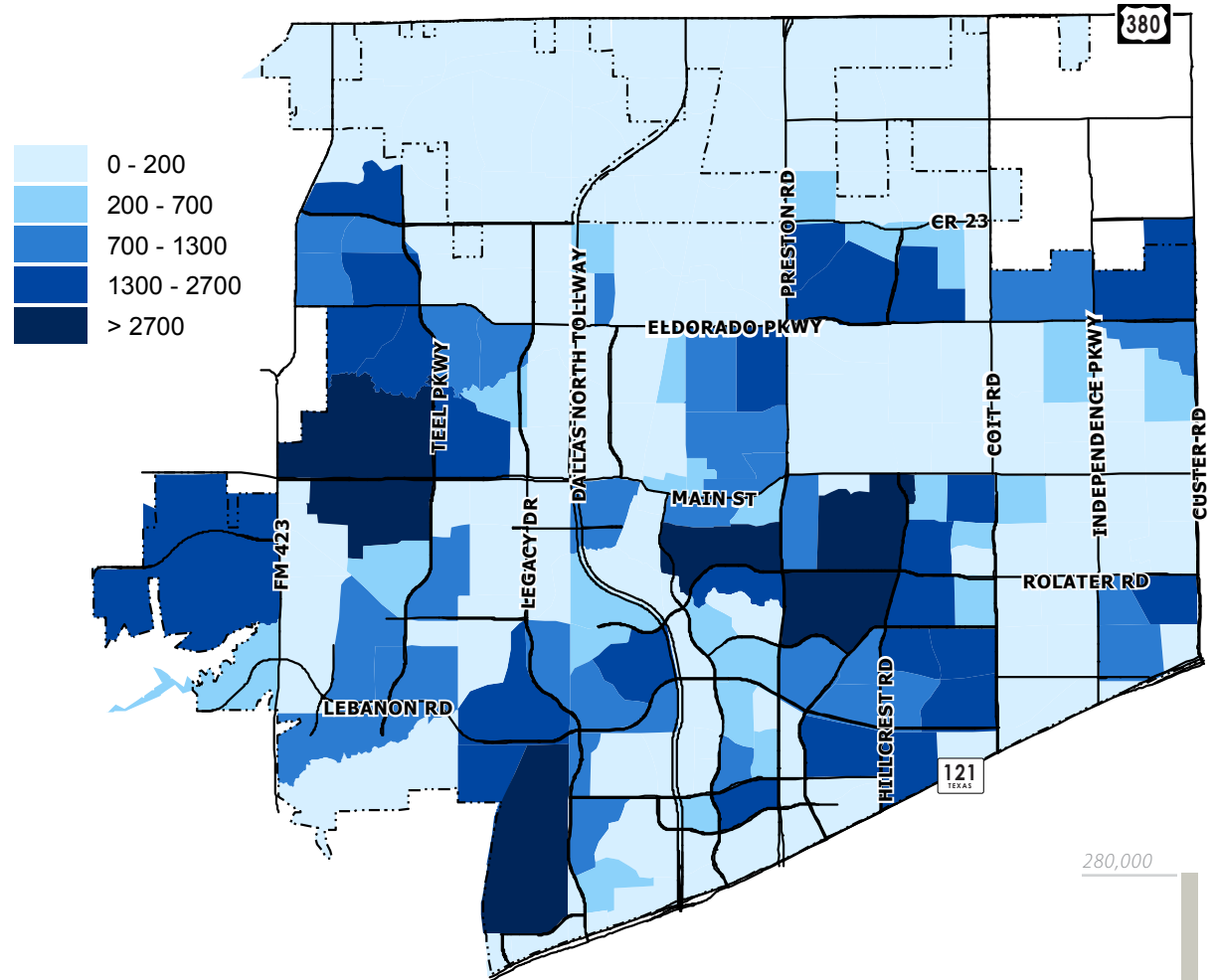
***The City of Frisco assumes no liability from the use of the information reported herein.***

# POPULATION

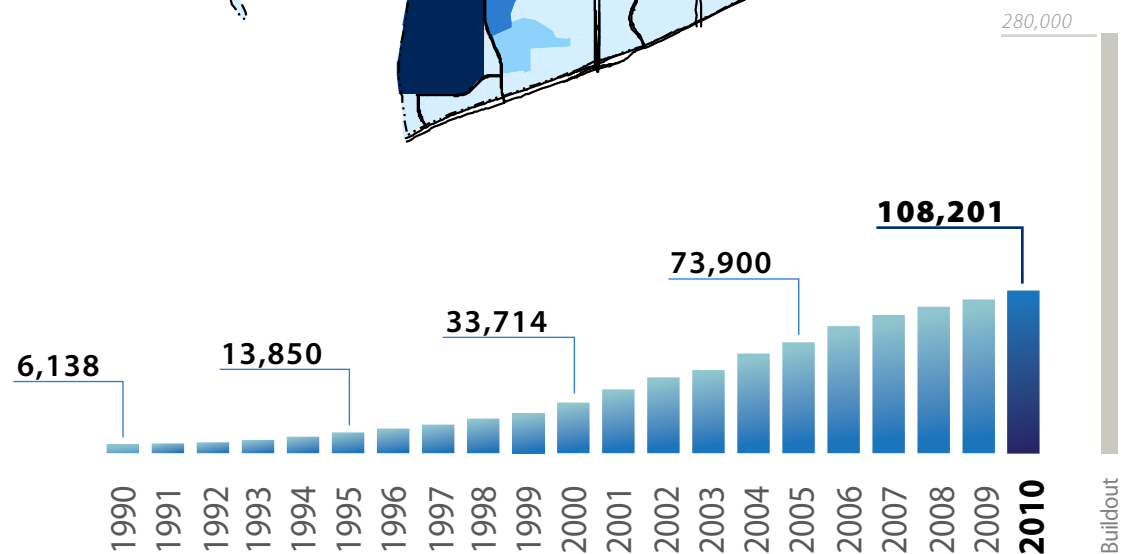
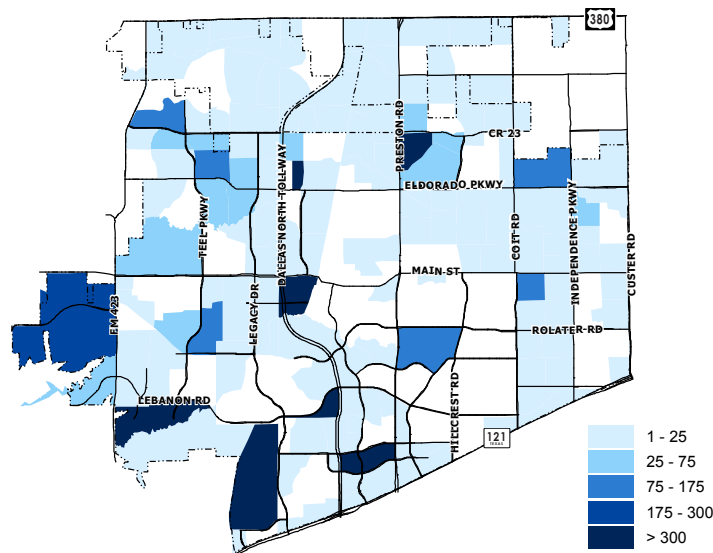
As of January 1, 2010, Frisco's estimated population is 108,201. The city grew at a rate of 7.34% in 2009, adding more than 8,000 residents.

The population at build-out is projected to be approximately 280,000.

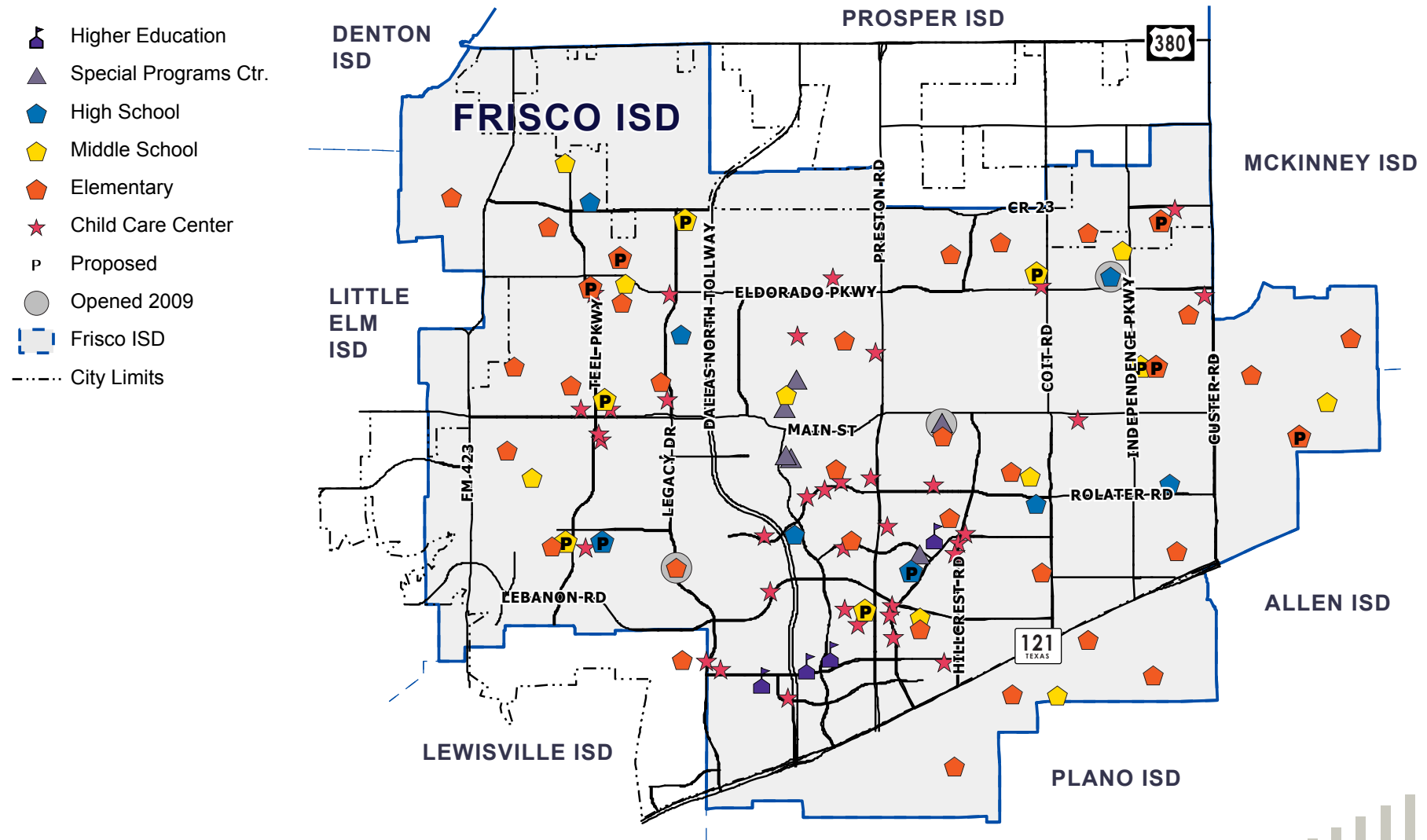
## Population Distribution



## 2009 Population Growth

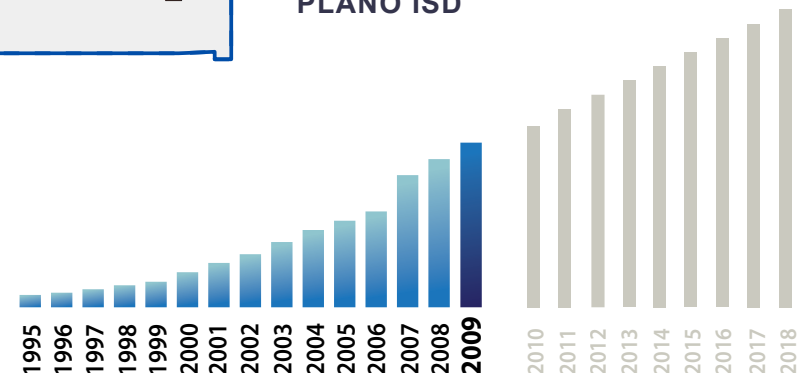


# SCHOOLS AND CHILD CARE CENTERS










Frisco Independent School District had 34,000 students for the 2009/2010 school year. Fisd is projecting an enrollment of over 60,000 students by the Fall of 2018.

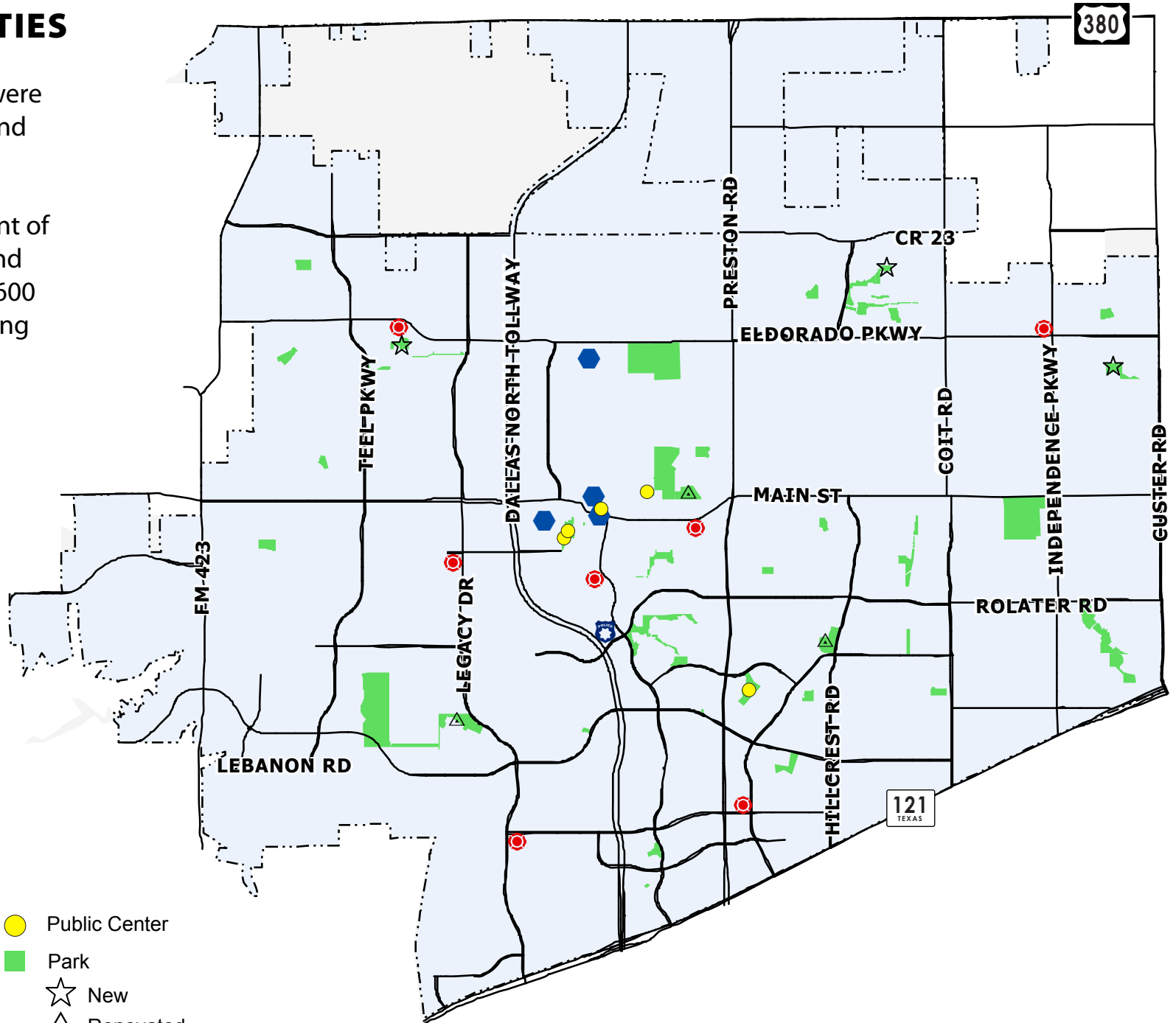
Fisd opened three new schools in 2009: the Early Childhood school, an elementary school and a new high school.



# CITY FACILITIES

Three new parks were opened in 2009, and three others were renovated. This brings total amount of developed parkland to approximately 600 acres, encompassing 35 park sites.

-  City Office
-  Fire Station
-  Police
-  Public Center
-  Park
-  New
-  Renovated

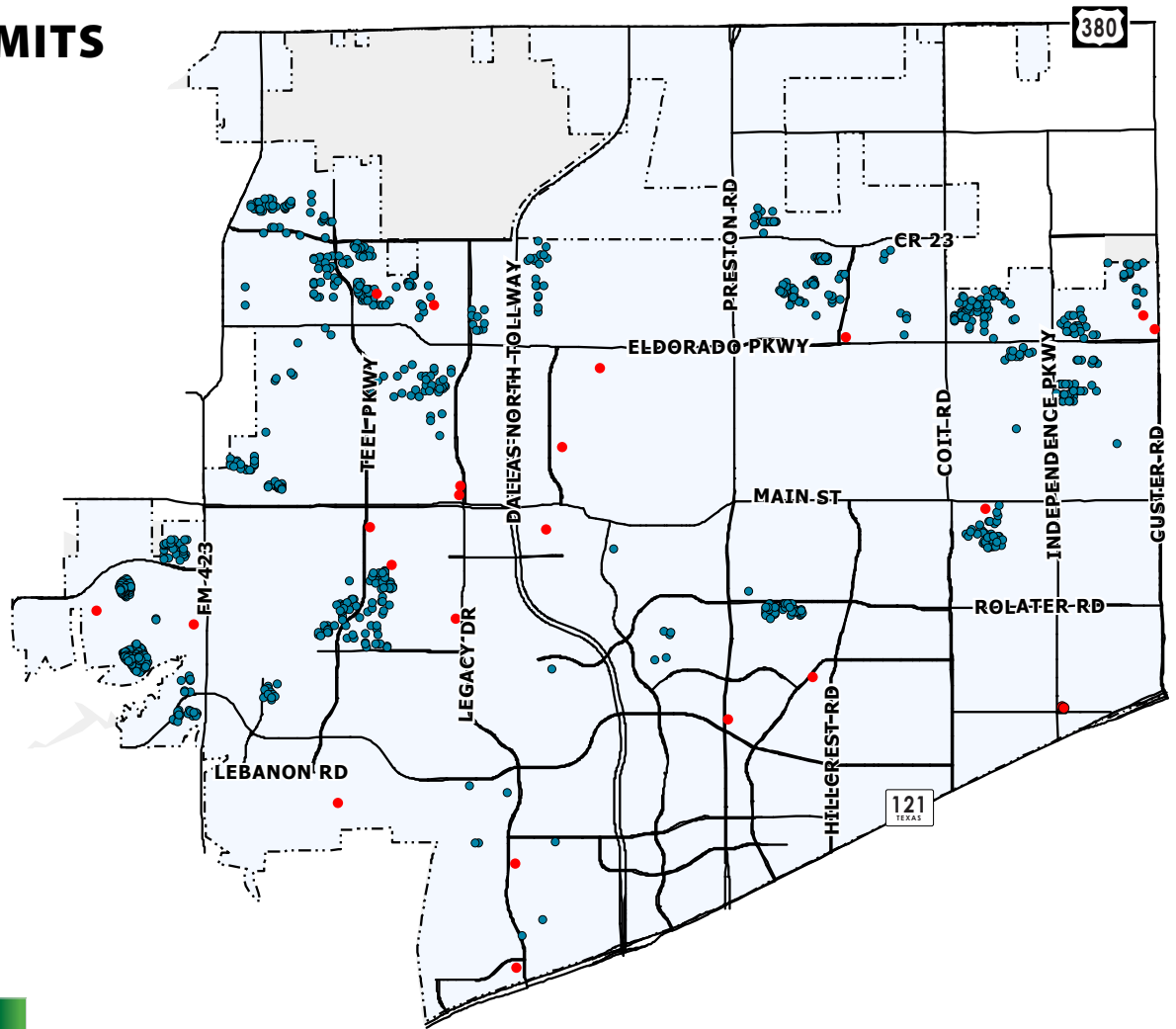


## RESIDENTIAL BUILDING PERMITS

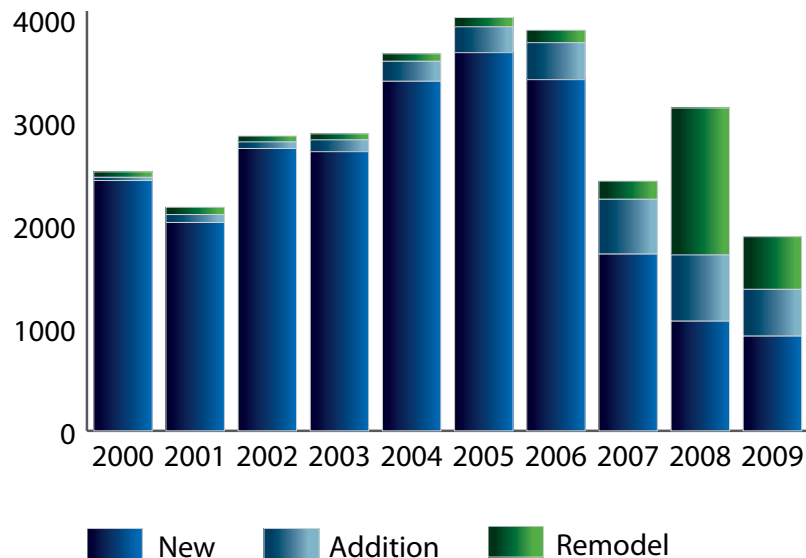
New Single-Family construction in remained fairly even from 2008 to 2009, with 919 permits issued for new single-family construction in 2009 compared to 1,064 in 2008.

In 2009, 511 permits were issued for remodels and 454 for additions.

- Permits for New Commercial
- Permits for New Single-Family



### SFR Residential Permit History



### Housing Units Completed in 2009

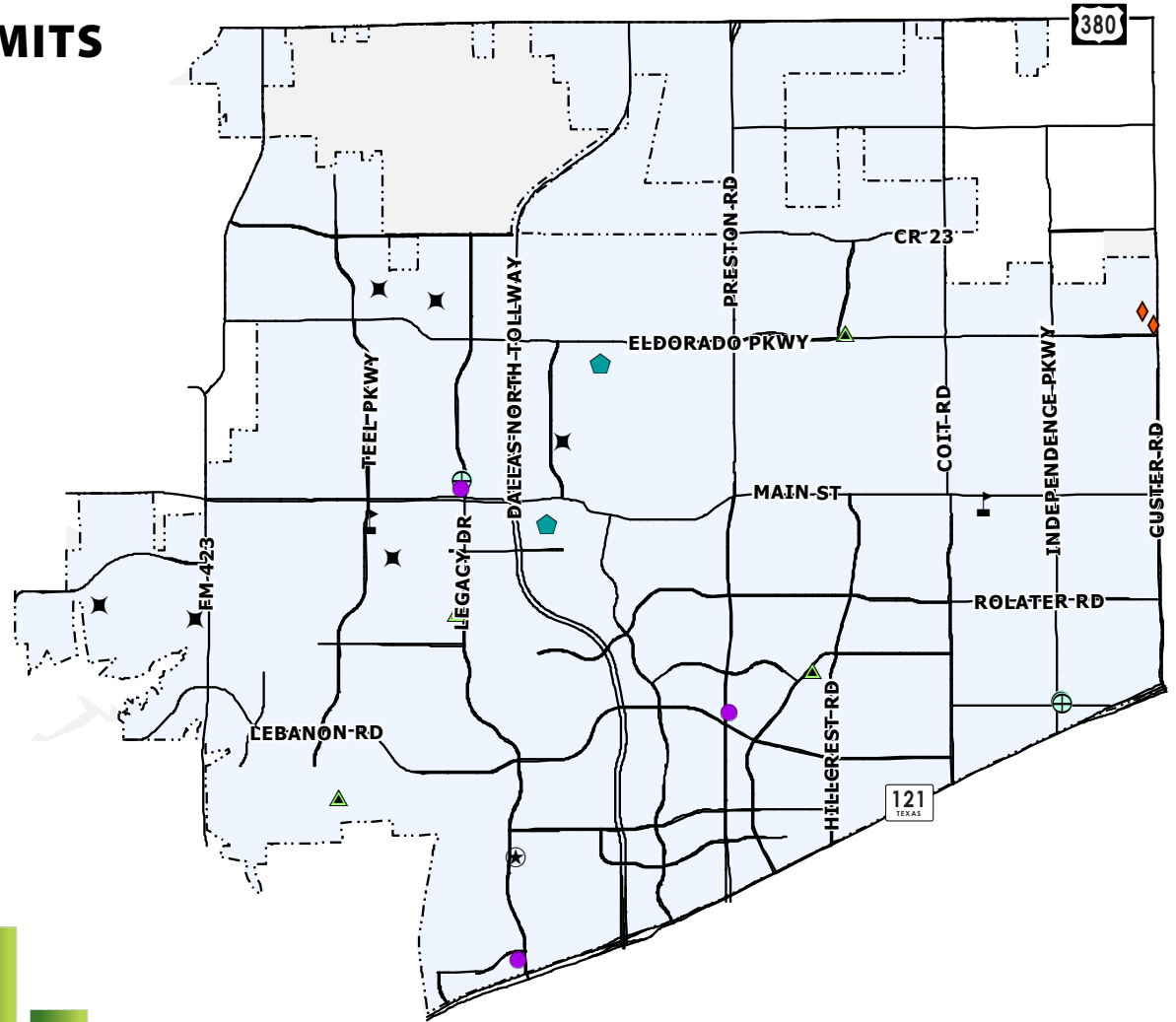
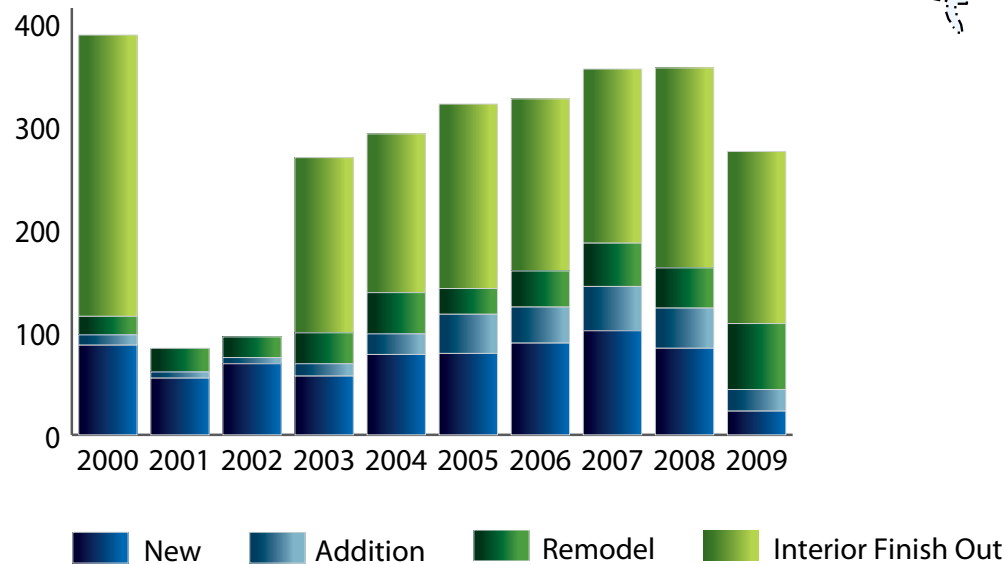
Two new multi-family and three new mixed-use residential projects were completed in 2009, for a total of 478 MF units and 1,210 MU units. An additional 769 MF units were opened in 2009 from three projects currently under construction (nearing completion).

826 new single family homes were completed in 2009.

# COMMERCIAL BUILDING PERMITS

Commercial construction decreased in 2009, with 23 new commercial permits, 167 interior finish outs, 64 alterations, and 21 additions.

## Commercial Permit History

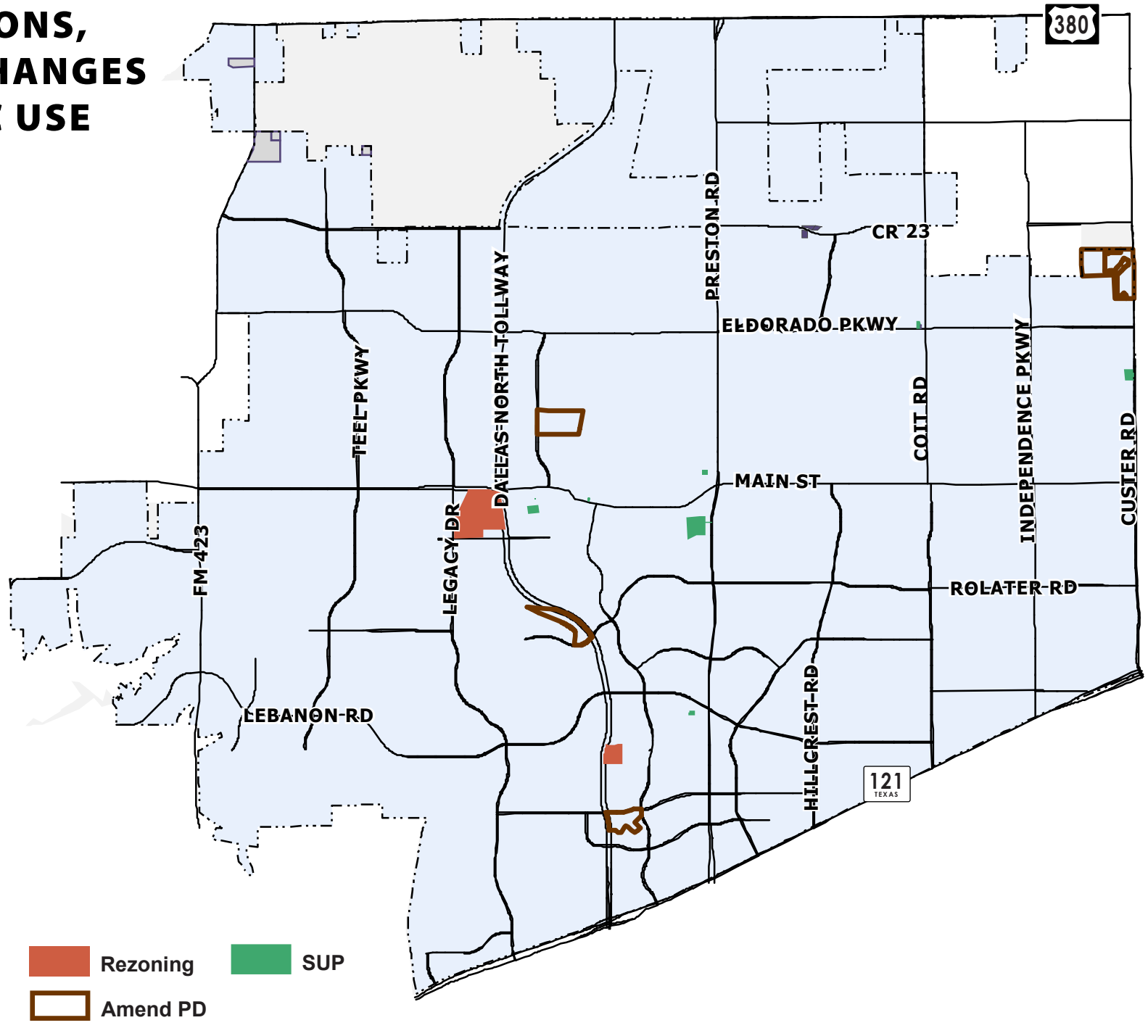


## New Commercial by Category

- |                   |                     |
|-------------------|---------------------|
| ★ Assisted Living | ● Restaurant        |
| ⊕ Medical Office  | ◆ Retail            |
| ⬠ Public          | ▧ Schools           |
| ▲ Semi-Public     | ★ Sports/Recreation |



# ANNEXATIONS, ZONING CHANGES & SPECIFIC USE PERMITS



- Annexation
- Annexation Agreements
- Rezoning
- Amend PD
- SUP



2009 approved annexations and zoning changes, including amendments to Planned Districts (PDs) and specific use permits (SUPs), where the changes were tied to a specific parcel or parcels, are shown below.

More information can be found on the city web site at <https://etrakit.friscotexas.gov>.

## ANNEXATIONS

Case & Ordinance	Description
<b>A08-0004</b> 09-04-18	<b>1.5 acres on CR 23</b> County Road 23, 250'± North of Panther Creek Parkway
<b>A08-0005</b> 09-04-19	<b>1.5 acres on Panther Creek Pkwy</b> South side of Panther Creek Parkway at the intersection with County Road 23
<b>A08-0006</b> 09-04-20	<b>2.7 acres on CR 23</b> North side of County Road 23 at the intersection with Panther Creek Parkway
<b>A09-0001</b> 09-08-42 09-08-43 09-08-44 09-08-45	<b>Annexation Agreements</b> West of FM 423, south of US 380 North of Panther Creek Parkway, East of Teel Parkway South side of Panther Creek Road, East of FM 423 SEC of FM 423 & Panther Creek

## ZONING CHANGES - REZONING

Case & Ordinance	Description
<b>Z08-0016</b> 09-05-28	<b>SEC John Hickman &amp; DNT</b> Rezone from C-1 to PD-R/O-2.
<b>Z09-0003</b> 09-07-37	<b>SWC Main &amp; DNT</b> Rezone from PD-173-Retail/Office-2/TH/MF-1& Industrial to PD-MU

## AMENDMENTS TO PDs

Case & Ordinance	Description
<b>Z08-0017</b> 09-02-11	<b>Amend PD-201</b> Amend landscaping requirements along northern property line
<b>Z08-0018</b> 09-04-17	<b>Amend PD-196</b> Amend permitted uses & development standards for Tract 4
<b>Z09-0002</b> 09-06-30	<b>Amend PD-112</b> Amend permitted uses on 9.9± acres out of 40.1± acres
<b>Z09-0004</b> 09-10-57	<b>Amend PD-165</b> Amend development standards & maximum height

## SPECIFIC USE PERMITS

Case	Description
<b>SUP08-0011</b> <b>09-04-15</b>	<b>Children's Day School</b> Eldorado & Coit
<b>SUP09-0001</b> <b>09-04-16</b>	<b>Church/Mosque (Temp SUP)</b> Main & Fourth
<b>SUP09-0002</b> <b>09-08-47</b>	<b>SUP for Big Box (Walmart)</b> Preston & Hickory
<b>SUP09-0005</b> <b>09-08-49</b>	<b>City Hall/Library Parking Garage</b> Page & Church
<b>SUP09-0006</b> <b>09-10-58</b>	<b>Allow Alcoholic Beverage</b> Frisco Square & Coleman
<b>SUP09-0004</b> <b>09-10-60</b>	<b>Children's Garden Montessori</b> Custer & Stonebridge
<b>SUP09-0008</b> <b>09-11-63</b>	<b>Music Conservatory of Texas (Day Care)</b> Pasadena & Preston Trace
<b>SUP09-0009</b> <b>09-11-64</b>	<b>Castle Montessori of Frisco</b> Legendary & Legacy

## CODES & ORDINANCES

2009 amendments and additions to the Comprehensive Zoning Ordinance and a new Subdivision Ordinance are listed below with the adopting ordinance number.

Additional information can be found on the city web site at <http://documents.friscotexas.gov/weblink/>.

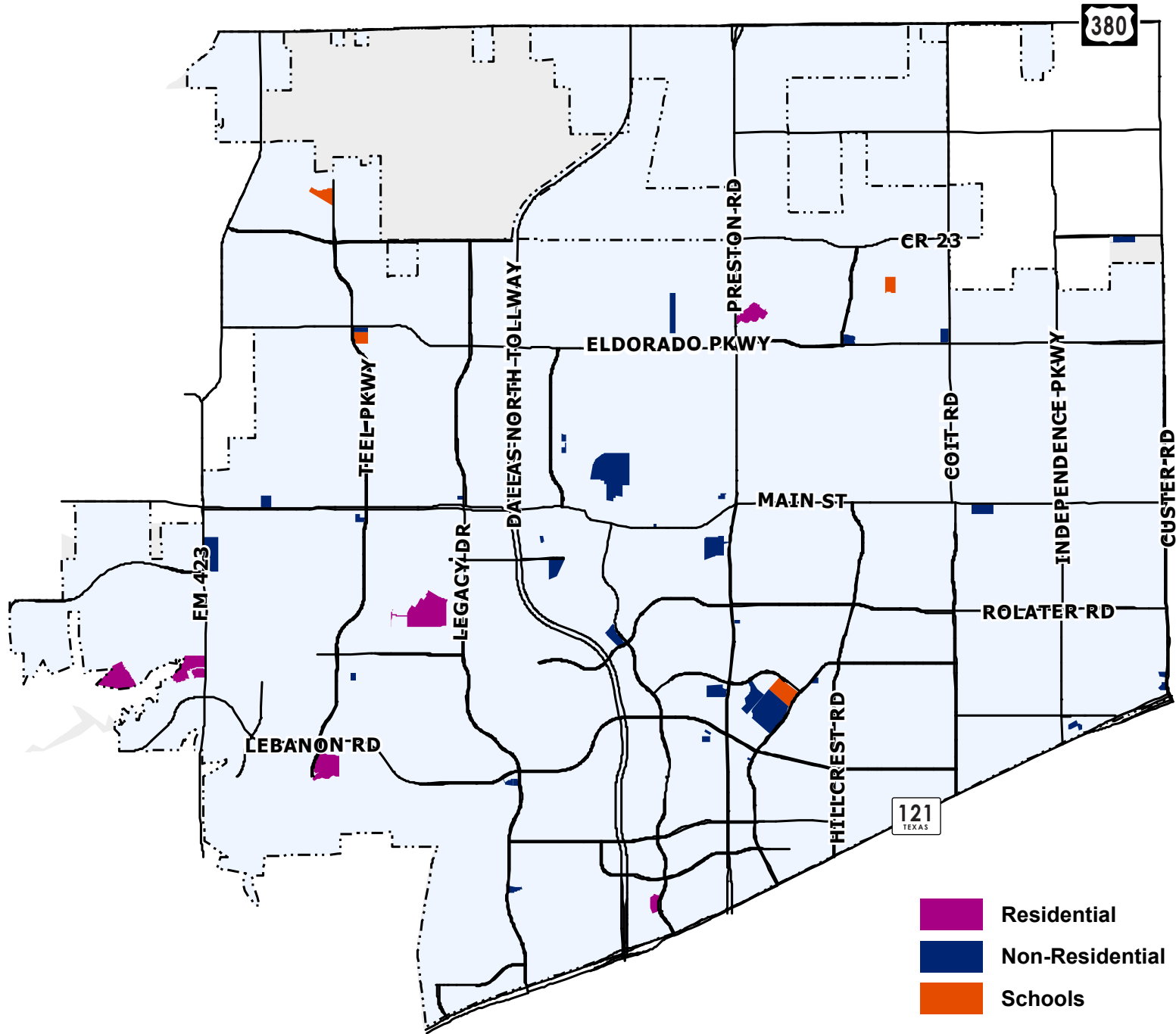
### COMPREHENSIVE ZONING ORDINANCE (CZO)

- Amending distance requirement of automotive uses from residential properties (Ord. 09-03-13)
- Requirements for preliminary site plan (Ord. 09-08-41)
- Regulations for alcohol sales (Ord. 09-08-48)
- Regulations for alcohol sales in conjunction with golf courses (Ord. 09-10-61)

### SUBDIVISION ORDINANCE

- Adopting a NEW Subdivision Ordinance (Ord. 09-07-38)

## 2009 APPROVED SITE PLANS & FINAL PLATS





PROGRESS IN MOTION

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