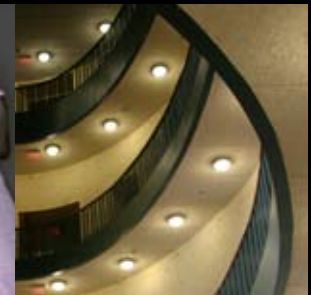


2008

Development Report

Planning & Zoning Activity



The Frisco Athletic Center opened in 2008.



PROGRESS IN MOTION

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PURPOSE

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

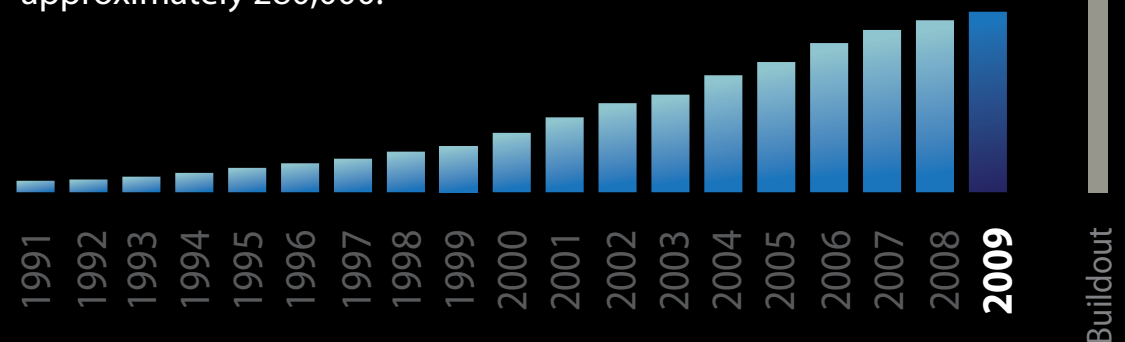
In this report, Planning & Development Services provides information on 2008 population growth, development, amendments to the Comprehensive Zoning Ordinance, as well as other changes which affect future development in the City.

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

POPULATION

As of January 1, 2009, Frisco's estimated population is 102,425, having added more than 4,800 residents in 2008.

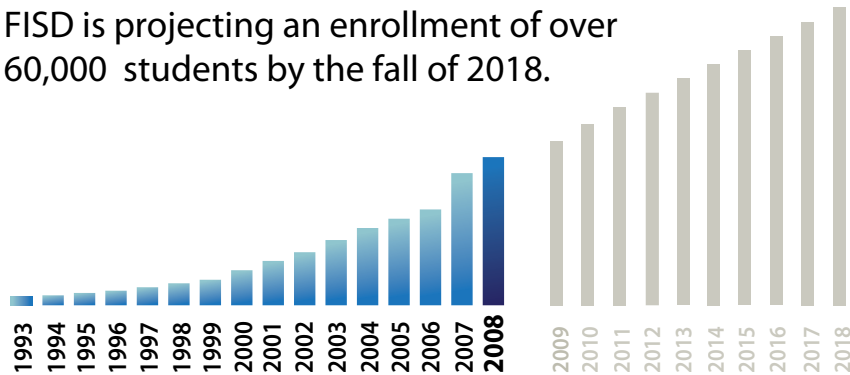
The population at build-out is projected to be approximately 280,000.



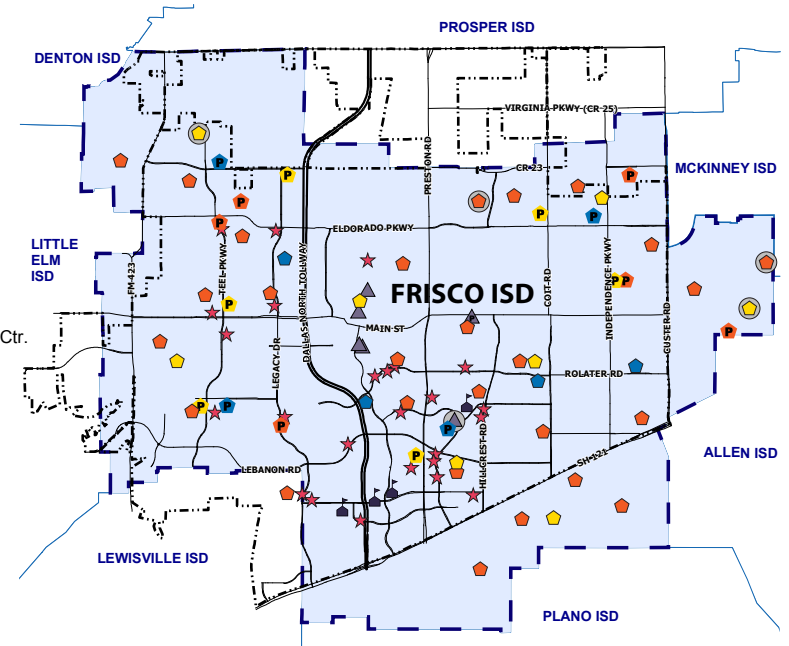
SCHOOLS AND CHILD CARE CENTERS

As of October 31, 2008, Frisco Independent School District student enrollment is at 30,795 students.

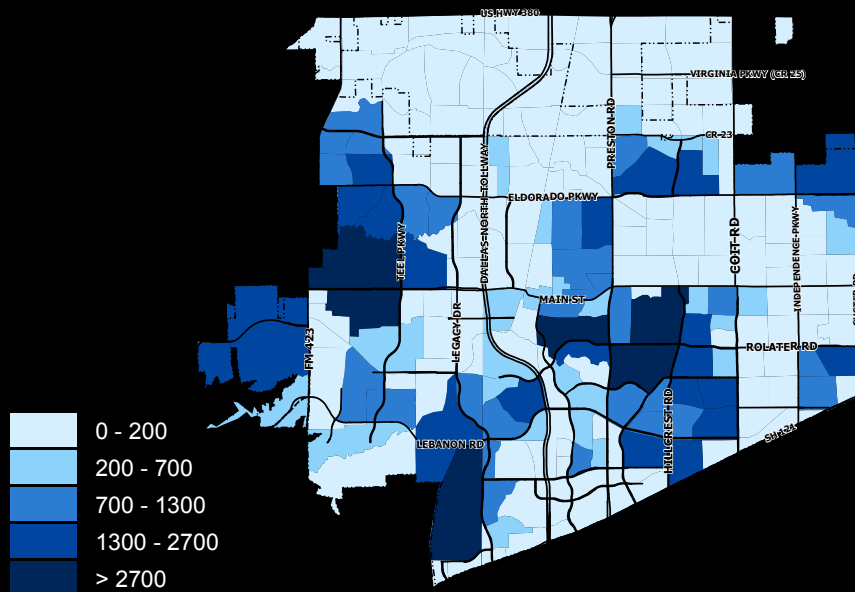
FISD is projecting an enrollment of over 60,000 students by the fall of 2018.



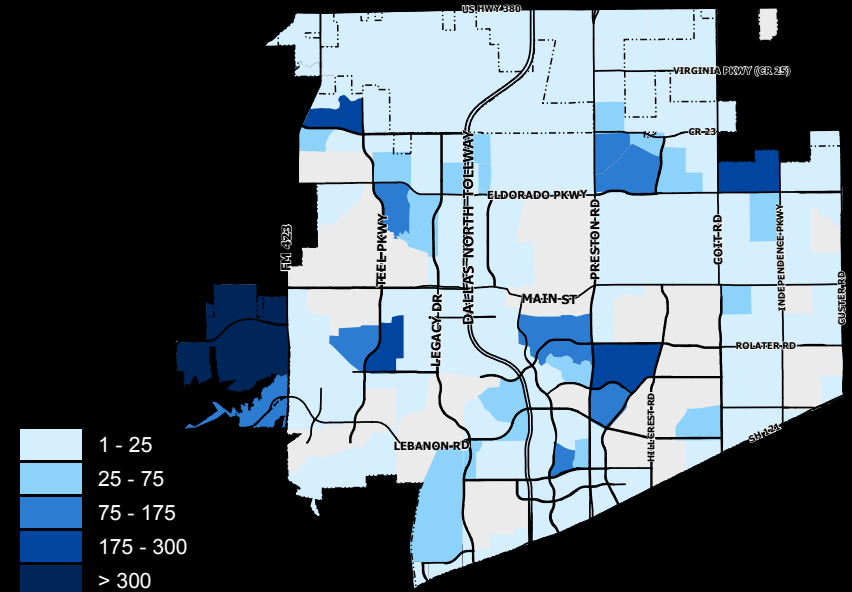
- Higher Education
- Special Programs Ctr.
- High School
- Middle School
- Elementary
- Child Care Center
- Proposed
- Opened 2008
- Frisco ISD
- City Limits



Population Distribution



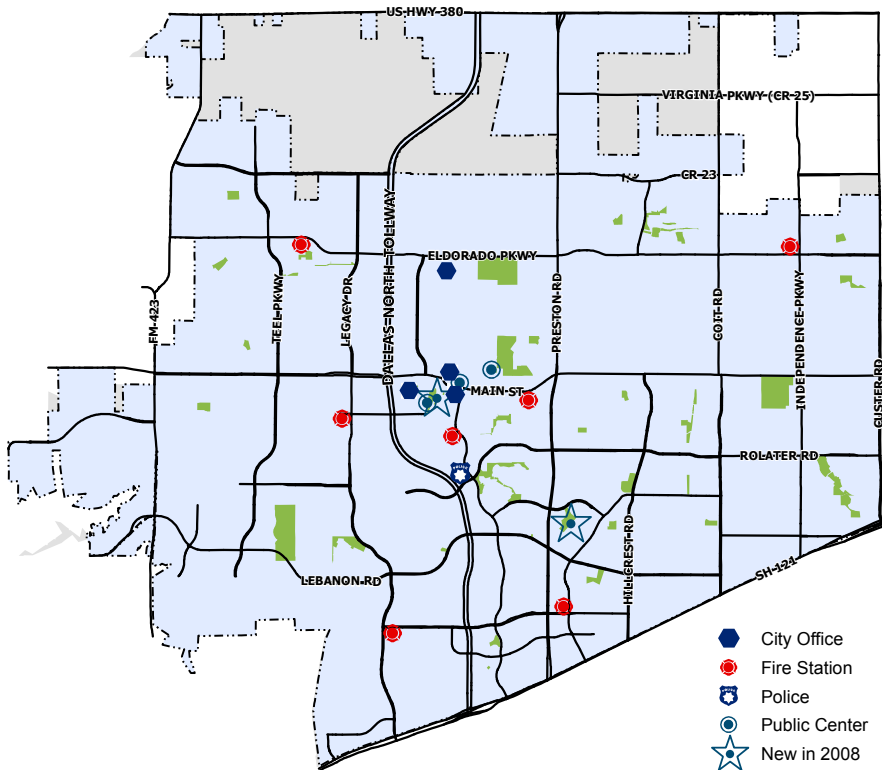
Population Growth





CITY FACILITIES

The Heritage Center and the Frisco Athletic Center, as well as six new parks, opened in 2008. The map below shows the location of all city facilities and parks.

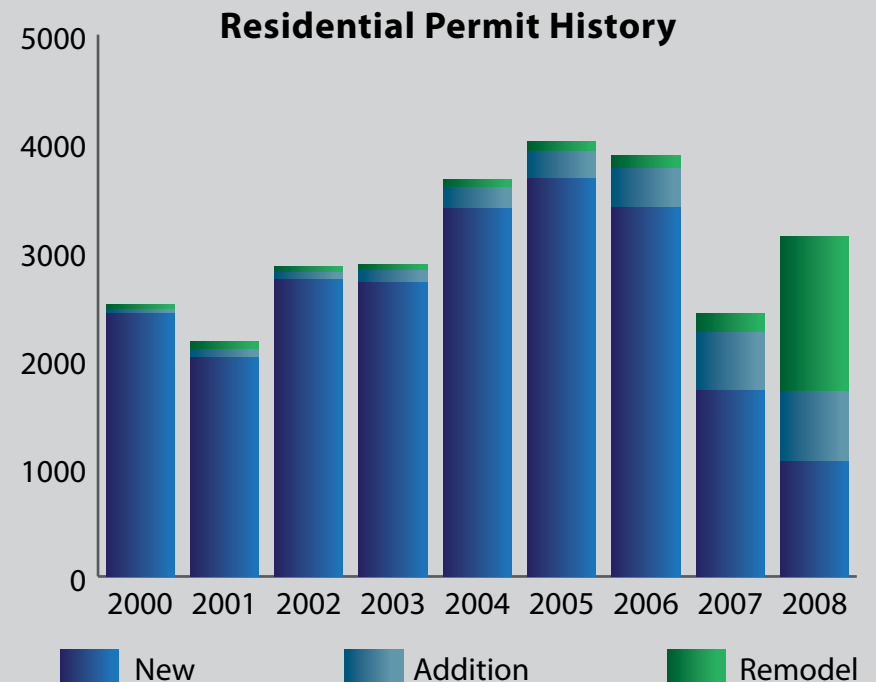


BUILDING PERMITS

Frisco continued to grow in 2008, with new construction of 1,064 single family and four new multi-family projects permitted (1,129 units), for a total of 2,193 living units.

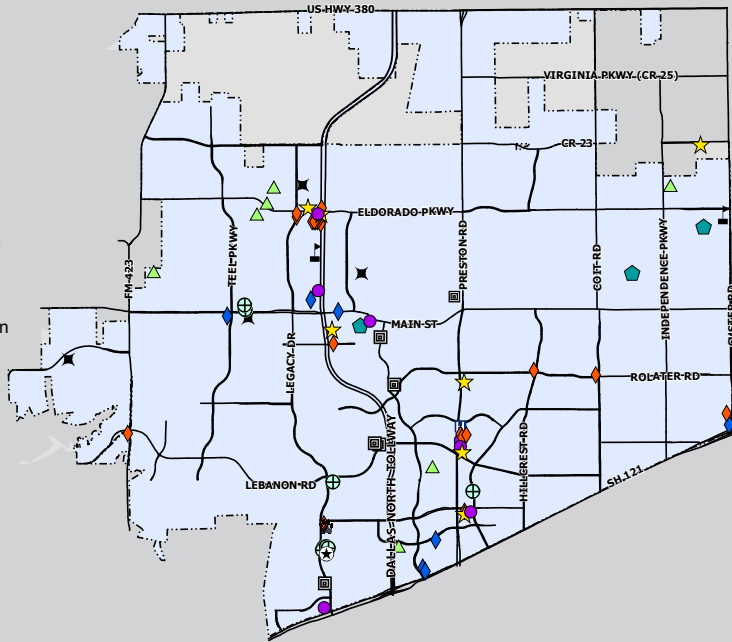
5,141 single family permits for new construction, remodels and additions, compared to 4,431 in 2007.

Remodels and additions jumped last year, with remodels showing an 806% increase and additions increasing by 121%.



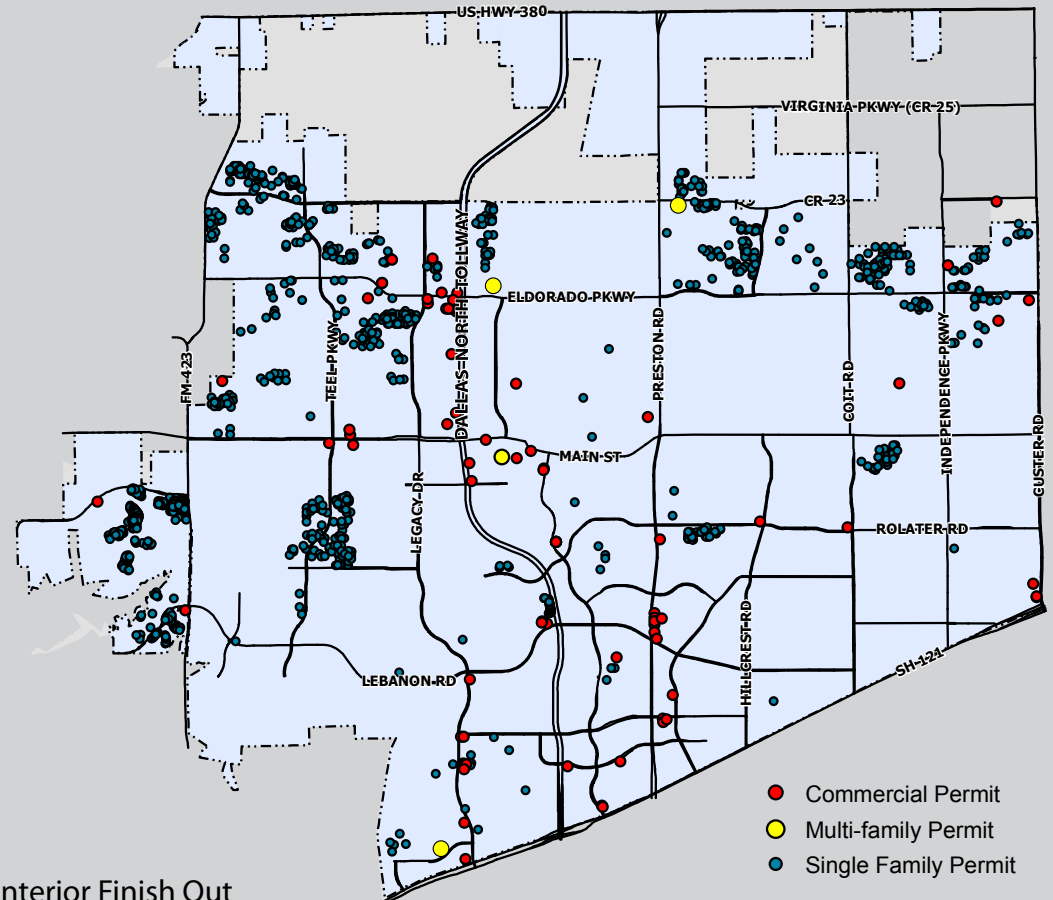
New Commercial by Category

- ★ Assisted Living
- ⚕ Emergency Care
- ⚕ Medical Office
- 🏢 Office
- 🏠 Public
- 🌿 Semi-Public
- 🍽 Restaurant
- 🛍 Retail
- 🛍 Retail/Mixed Use
- 🎓 Schools
- ★ Service
- ⚽ Sports/Recreation
- 🐾 Veterinarian

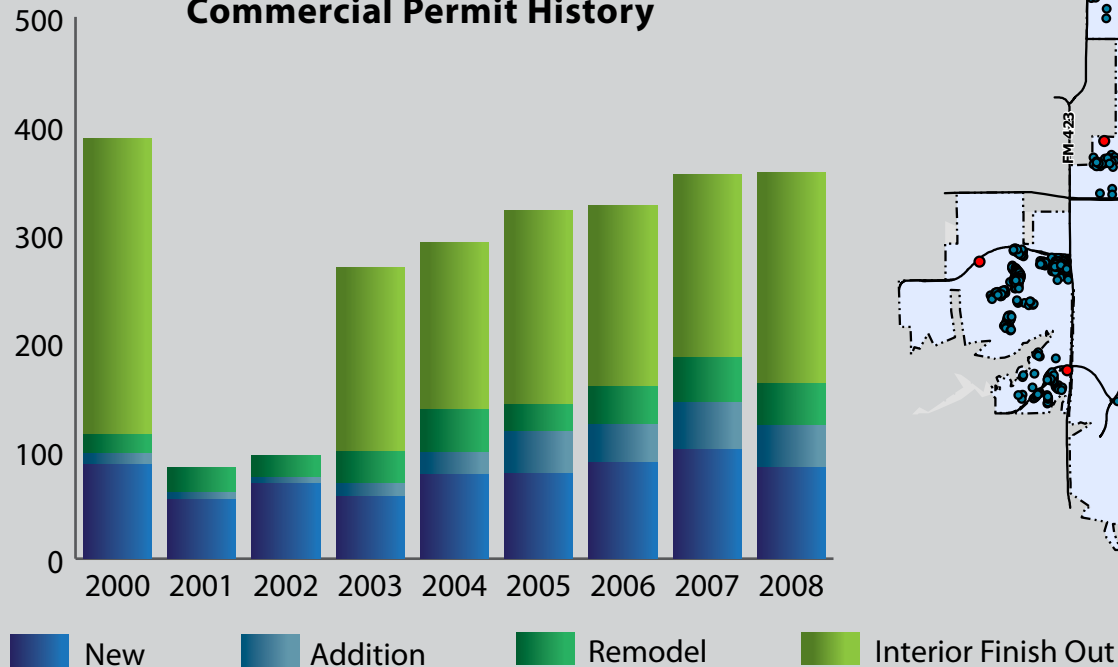


Commercial construction held steady in 2008, with 356 commercial permits (including new, shell, additions and interior finish outs) in 2008 compared to 355 in 2007.

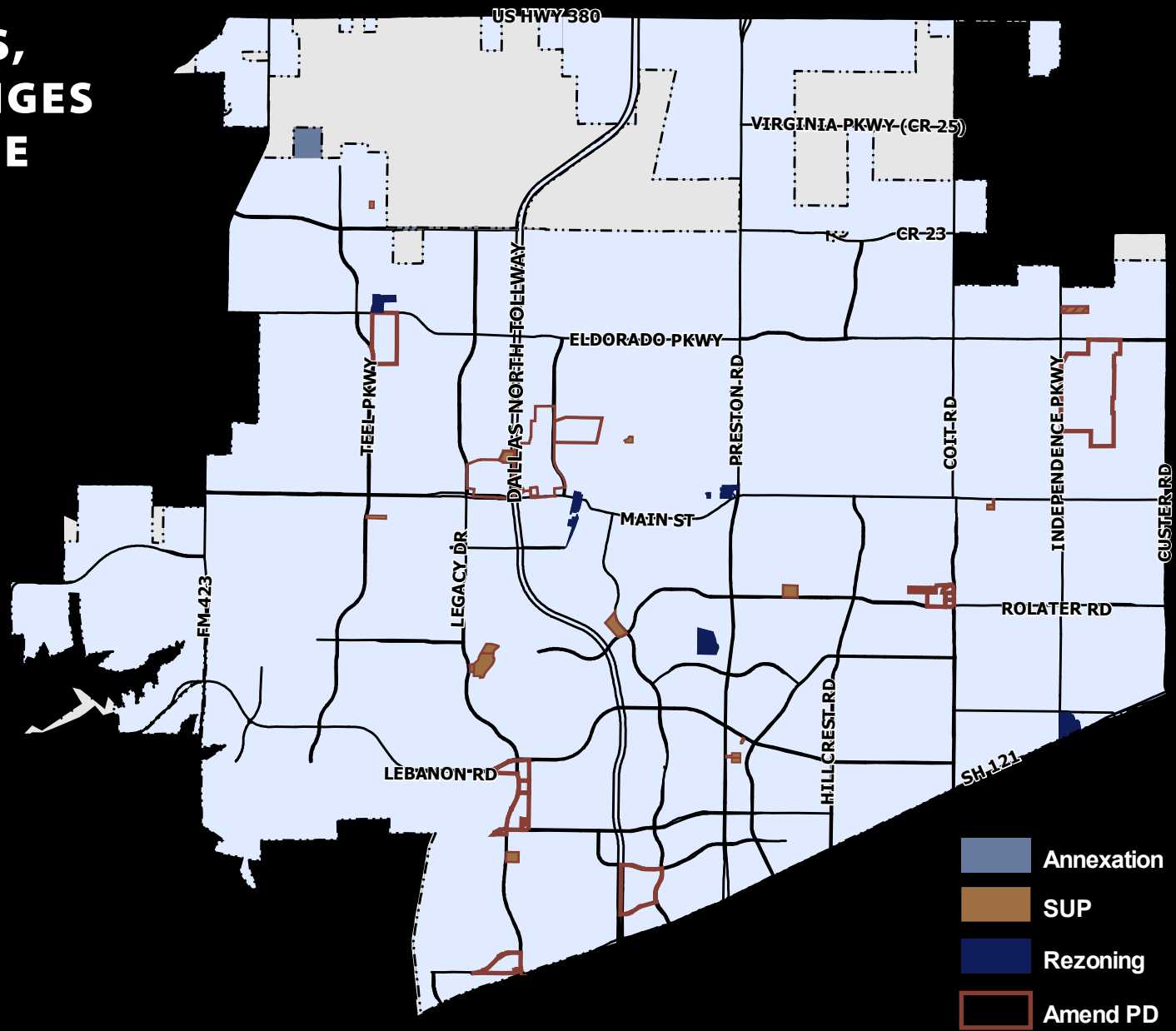
Permits for New Construction



Commercial Permit History



ANNEXATIONS, ZONING CHANGES & SPECIFIC USE PERMITS



The next few pages list information on 2008 approved annexations, zoning changes (including amendments to Planned Districts (PDs)) and specific use permits (SUPs) where the changes were tied to a specific parcel or parcels, as mapped on page 6 of this document.

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

ANNEXATIONS

Case & Ordinance	Description
A08-0001 08-05-43	Panther Creek Rd. Wastewater Treatment Plant 50.0± AC in the MEP & PRR Survey, Abs No 941, Denton Co.
A08-0002 08-05-44	Panther Creek-East of DNT 1.7± AC in the Collin County School Land Survey, Abs No 148, Collin Co.
A08-0003 08-05-45	Panther Creek-West of DNT 11.7± AC in the C Rogers Survey, Abs No 1133, T Cassidy Survey, Abs No 236, W E Bates Survey, Abs No 90, J Masters Survey, Abs No 831, MEP & RR Survey, Abs No 921 & the W Bates Survey, Abs No 83, Denton Co..

ZONING CHANGES - REZONING

Case & Ordinance	Description
Z07-0014 08-08-75	Preston/Main Village Rezone from Com-1 & SF-5 to PD-Mixed Use.
Z07-0019 08-03-29	Frisco Heritage Center Rezone from Industrial & Original Town Com to PD-Original Town Commercial
Z07-0021 08-02-21	SH 121 and Independence Retail Rezoning from PD-67-Com-1 to Highway.
Z07-0023 08-04-35	7561 Main Street – Car wash Rezone from Com-1 and Single Family-5 to Com-1
Z07-0024 08-05-46	Datta Yoga Center Rezone from Ag with a SUP for a Church to SF-4 with a SUP for a Church.
Z08-0004 08-05-48	Golden Gate Village Addition No. 1 Rezone from SF-5 to Office-1
Z08-0007 08-08-70	Cottonwood Branch Addition Rezone from Ag to PD-Office-1
Z08-0009 08-08-69	Chapel Gardens on Preston Rezone from Ag to Commercial-1
Z08-0013 08-09-84	Rudman Property Rezone from Ag to PD-Multifamily-1



ZONING CHANGES - AMENDMENTS TO PDs

Case & Ordinance	Description
Z07-0016 08-04-36	Griffin Parc, Phase 2 Amend PD-155 regarding fence requirement
Z07-0022 08-03-28	Amend PD-163 Amend permitted uses and standards for the Neighborhood Services tracts
Z07-0027 08-04-38	Legacy Commons Amend PD-178 to allow residential uses as part of mixed use development
Z08-0002 08-07-64	Villages of Stonelake Estates Amending PD-187 development standards regarding side yard setbacks.
Z08-0003 08-07-61	Frisco Market Center Amending PD-215 to adopt signage standards for Market Center Development
Z08-0005 08-05-49	Griffin Parc, Phase 2 Amend PD-155, regarding screening fence type requirements.
Z08-0006 08-07-62	Sports Village USA Amending the PD-165 parking setbacks & to allow additional height for a hotel/office
Z08-0008 08-07-59	Amending Exhibit "C" for PD-33
Z08-0010 08-10-97	Frisco Bridges Sports Complex Amending PD-169 regarding build-to lines & setbacks
Z08-0014 08-11-100	Soccer Complex Amend Pd-188 regarding permitted uses

SPECIFIC USE PERMITS

Case	Description
SUP07-0016	New Start Church of the Nazarene
SUP07-0018	Legacy Christian Academy - Amend SUP for the expansion of a Private School for parking & additional land
SUP07-0019	Datta Yoga Center Addition
SUP07-0020	Montessori School
SUP07-0025	Commercial Antenna
SUP08-0001	Hope Fellowship Church - Child Day Care
SUP08-0002	Major Nursery (Calloway's)
SUP08-0003	Montessori School
SUP08-0004	Datta Yoga Center Addition
SUP08-0006	Commercial Antenna on elevated water storage tank.
SUP08-0008	Legacy Medical Plaza - Assisted Care Facility
SUP08-0009	Drop-In Child Care
SUP08-0010	City Communications Tower

NEW CODES ADOPTED

In 2008 the city adopted new codes (with local amendments) to bring the city in line with current building and safety standards. In addition to the codes at the right, the city also adopted:

- Requirements for the issuance of Temporary Certificates of Occupancy (08-09-85)
- Requirements for the annual registration & inspection of MF housing complexes; min. standards for use, occupancy, management, operation & maintenance of MF housing & fees for Annual Registration (08-09-86)
- Texas Food Establishment Rules for seasonal permits for mobile &/or temporary vendors operating in enclosed entertainment or athletic facilities (08-09-87)
- Minimum standards for installation of irrigation systems (08-12-103)

2006 Intl. Bldg. Code
(Ord. 08-04-40)

2006 Intl. Residential Code
(Ord. 08-01-12)

2006 Intl. Fire Code
(Ord. 08-04-39)

2006 Intl. Plumbing Code
(Ord. 08-01-09)

2005 Nat'l. Electrical Code
(Ord. 08-01-10)

2006 Intl. Mechanical Code
(Ord. 08-01-11)

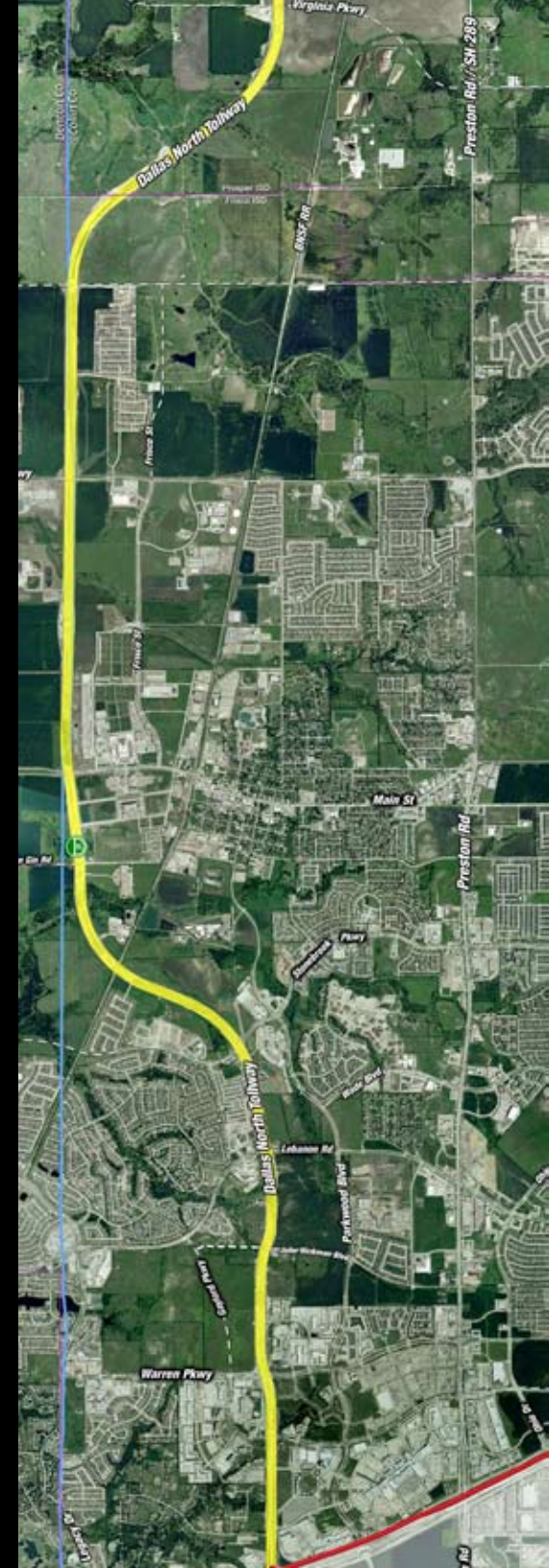
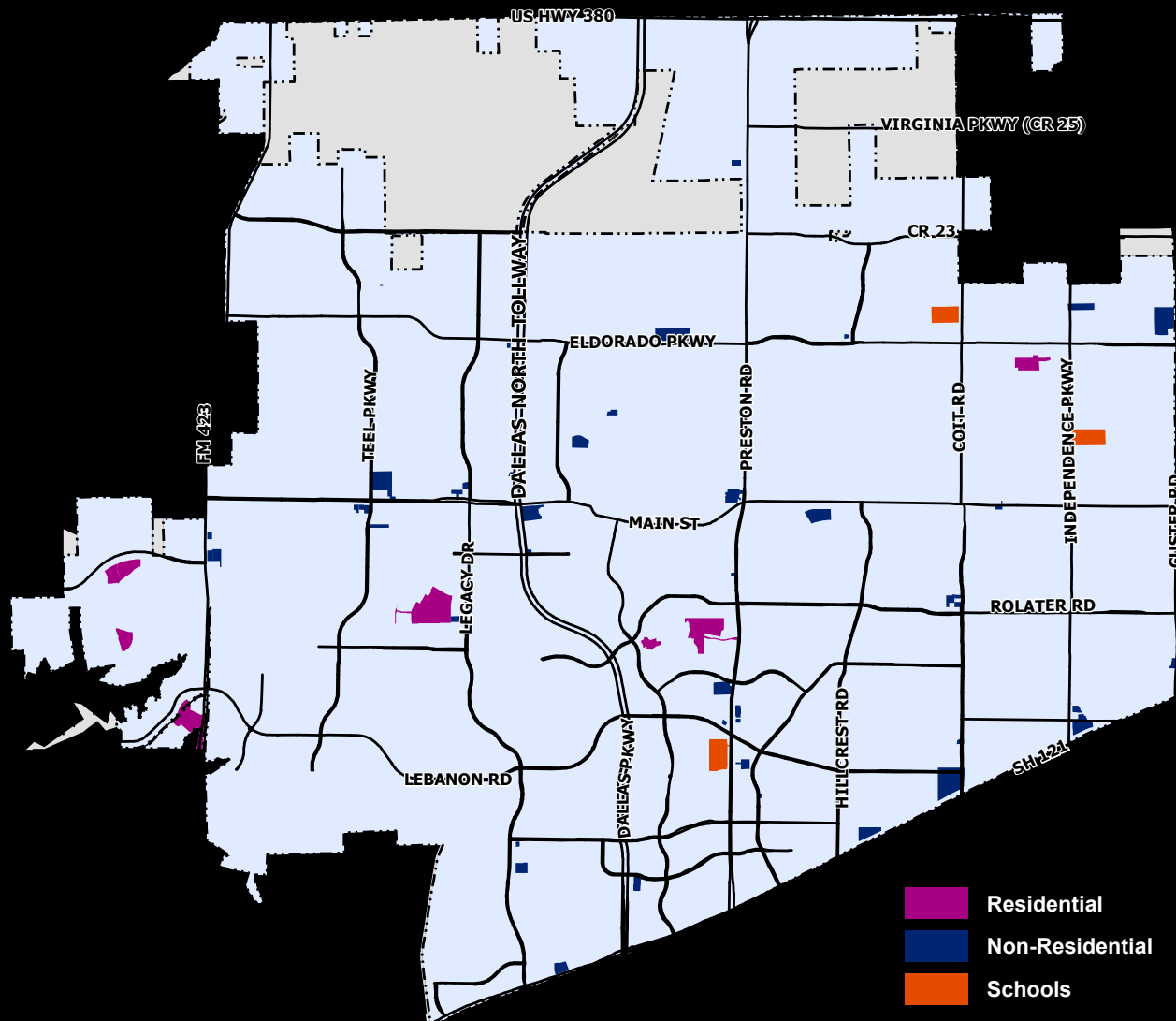
2006 Intl. Energy Conservation Code
(Ord. 08-01-07)

2006 Intl. Property Maintenance Code
(Ord. 08-01-05)

2006 Intl. Fuel Gas Code
(Ord. 08-01-08)

SITE PLANS & FINAL PLATS

This map identifies the locations of 2008 applications for final plats and site plan final plats.



COMPREHENSIVE PLAN AND ORDINANCE AMENDMENTS



In 2008 there were several amendments and additions to the Comprehensive Plan, the Comprehensive Zoning Ordinance and related Ordinances; they are listed below, along with the adopting ordinance number.

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



COMPREHENSIVE PLAN

- Amending Comprehensive Plan to incorporate adopted Hike & Bike Trail Master Plan (Ord. 08-12-105)

COMPREHENSIVE ZONING ORDINANCE (CZO)

- Amending ZA07-0006, Accessory Building and Use Regulations (Ord. 08-05-54)
- Requirements for gas pumps (Ord. 08-05-42)
- Gymnastic & dance studio land uses (Ord. 08-06-57)
- Major Nurseries in the Preston Road Overlay District (Ord. 08-02-19)
- Separation requirements between establishments that sell alcohol & churches, day cares & residential land uses. (Ord. 08-02-20)
- Original Town Commercial District front yard setbacks. (Ord. 08-07-65)

SIGN ORDINANCE

- Regulating Changeable Electronic Variable Message Signs or "LED Billboards" (Ord. 08-06-55)
- Garage Sale & Open House Signage (Ord. 08-01-04)

OTHER

- Amending Sexually Oriented Businesses Ordinance (Ord. 08-12-107)
- Adopting Animal Control Ordinance (Ord. 08-01-06)



PROGRESS IN MOTION

Planning & Development Services Department

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