

OCTOBER, 2017

DEVELOPMENT ACTIVITY UPDATE

POPULATION AS OF NOVEMBER 1

170,263

12-MONTH GROWTH RATE

6.6%

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**Frisco Square
(SP17-0089)**

One Urban Living building on one lot on 3.2± acres on the southwest corner of John W. Elliott Drive and Frisco Square Boulevard. Zoned Planned Development-153-Mixed Use. Neighborhood #21.

**Frisco Multi-Use Event Center Addn,
BI A, Lt 2 & 4
(PSP17-0055)**

One residential tower, three offices, and two parking structures on two lots on 11.9± acres on the southeast corner of Cowboys Parkway and Gaylord Parkway. Zoned Planned Development-29-Business Center. Neighborhood #31.

**The Gate, BI A, Lts 5,6
(SP17-0082)**

Two multi-family buildings and an open space lot on two lots on 10.4± acres, 350± feet west of Dallas Parkway, 580± feet north of John Hickman Parkway. Zoned Planned Development-248-Retail/Office-2/Residential. Neighborhood #31.



ABOUT THIS PUBLICATION

PURPOSE: The intent of this report is to convey technical data to service providers and the development community to assist in planning efforts. Additional elements and features have been added for the benefit of the general public, but due to space and resource allocation constraints, these features are limited.

DISCLAIMER: The monthly updates summarize development activity in Frisco. Information shown represents a “snapshot” of activity as of a specific date (the 1st of the month). The contents are estimates, which are continually updated with additional data and new and/or revised submittals, and are provided for informational purposes only.



? **CONTACT:** If you have questions, or suggestions for future updates, call 972-292-5354 or e-mail ASatarino@FriscoTexas.gov.

GET THIS REPORT ONLINE OR VIA EMAIL

The latest version of this report is online at <http://ow.ly/YBDse>. Bookmark it for easy reference! Use the QR Code below or go to <http://eepurl.com/Oonzv> to subscribe to receive via e-mail.



SYMBOL LEGEND

-  **Online Resource Available**
(Click for additional info or related resource)
-  **Submit Questions / Comments**
(Click to go to online form or open email)

RELATED RESOURCES

-  **Development Services Reports Web Site** - Access monthly development reports, including commercial permits data, online at: <http://www.friscotexas.gov/614/Reports>
-  **Project Status Lookup (by Project Number):** <https://etrakit.friscotexas.gov>
-  **Submit Questions / Comments on a Project Under Review:** <http://www.ci.frisco.tx.us/FormCenter/Project-Input-Form-9/Project-Input-Form-53>

ACRONYMS USED IN THIS REPORT

GENERAL / PROCESSES

- LI** = Lot Inventory
(Permit-Ready Lot Count)
- PL** = Pipeline
(Lots in the Review Process)
- MTM** = Month-to-Month Change
- YTY** = Year-to-Year Change
- CO** = Certificate of Occupancy
- HU** = Housing Unit
- HH** = Households
(Occupied HU's)
- SF** = Single-Family
- MF** = Multi-Family
- uMF** = Urban Multi-Family
- MXD** = Mixed-Use Residential
- UL** = Urban Living
(uMF & MXD are UL products)
- QUAD** = Quadrant
- ROW** = Right-of-Way

PERMITS

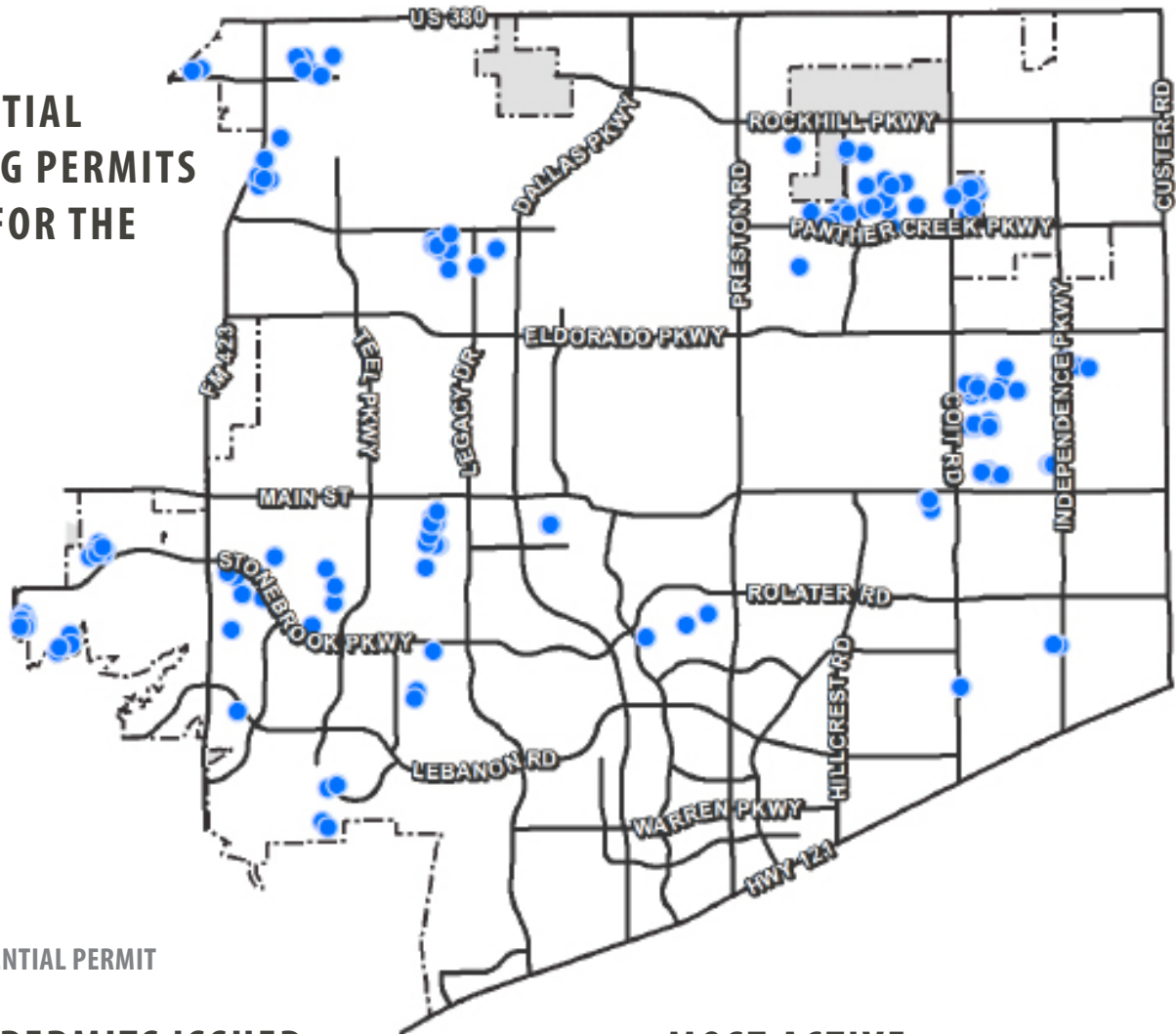
- SNEW** = New SF
- SADD** = SF Addition
- SALT** = SF Remodel
- MNEW** = New MF or UL
- CNEW** = New Commercial Building
- CADD** = Commercial Addition
- CALT** = Commercial Remodel
- CIFO** = Commercial Interior Finish Out
(Shell Completion or Remodel for New Tenant / Use Needs)

PROJECT RELATED

- A** = Annexation
- CS** = Construction Set
- FP** = Final Plat
- PD** = Planned Development
- PP** = Preliminary Plat
- PSP** = Preliminary Site Plan
- SP** = Site Plan
- SUP** = Specific Use Permit
- Z** = Rezone or PD Amendment

SINGLE-FAMILY RESIDENTIAL

RESIDENTIAL BUILDING PERMITS ISSUED FOR THE MONTH



● RESIDENTIAL PERMIT

SNEW PERMITS ISSUED

	2015	2016	2017
JAN	233	167	172
FEB	141	226	138
MAR	200	233	184
APR	177	175	135
MAY	147	174	133
JUN	254	211	167
JUL	202	155	200
AUG	210	188	170
SEP	217	183	153
OCT	207	144	166
NOV	102	180	
DEC	134	152	
	2,224	2,187	1,617

NOTE: This chart shows SNEW permits (Single-Family new construction) issued excluding those voided or canceled (maintaining a record of one-permit-per-home).

MOST ACTIVE

Neighborhoods:

- Frisco Lakes 22 permits
- Lexington 19 permits
- Miramonte/ Avondale 18 permits
- Canals at Grand Park 13 permits

Builders:

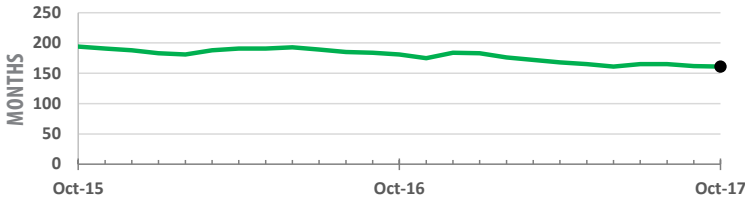
- Pulte 25 permits
- Landon 18 permits
- Darling 17 permits
- Beazer 16 permits

SINGLE-FAMILY LOT INVENTORY

One measure of potential future housing permit activity is the Lot Inventory (LI) and Pipeline (PL). LI is an estimate of the number of single-family (SF) residential lots that are permit-ready. PL lots that are in the approval process (formal submittal received).

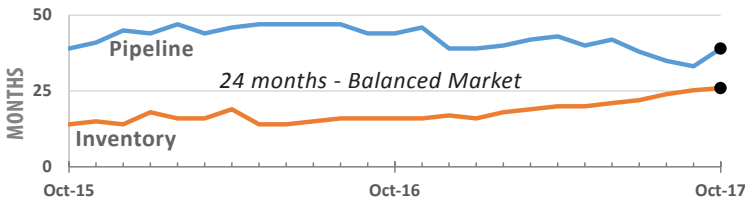
By dividing the number of lots by the average monthly permits issued (from the previous 12 months), we can estimate the months of inventory. Industry experts consider the market balanced at ± 24 months of inventory.

Absorption Rate



LOT INVENTORY (LI):	4,166
Months of Inventory:	26
Based on an Absorption Rate of:	161 (SNEW/mo)

Lot Availability (months)

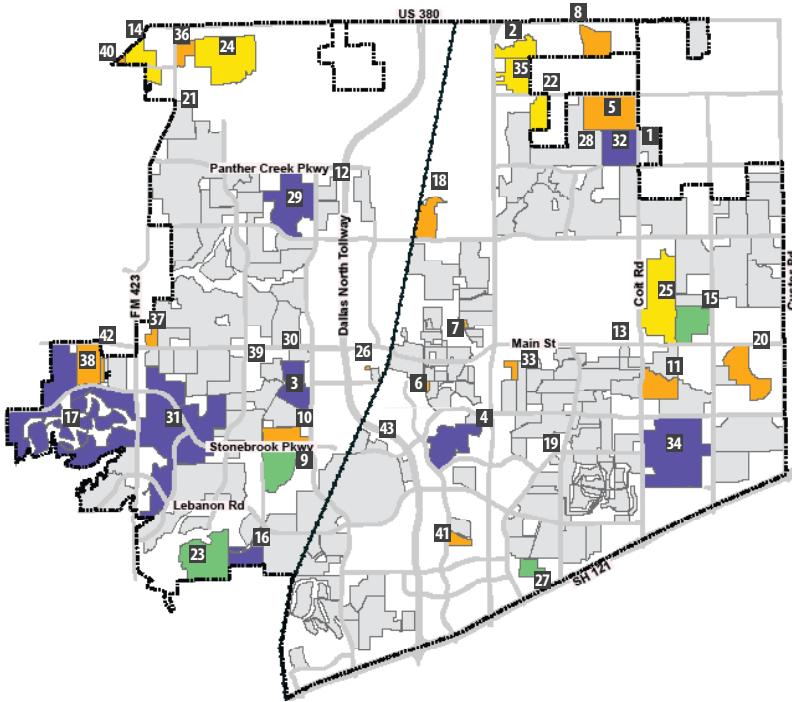


LOTS IN PIPELINE (PL):	5,776
Pipeline Change:	+762
Months of Inventory in Pipeline:	39.7
Stage in Pipeline:	LOTS %
PP – Preliminary Plat	4,201 65.7%
CS – Construction Set	1,579 24.7%
FP – Final Plat	609 9.5%

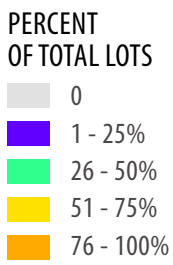
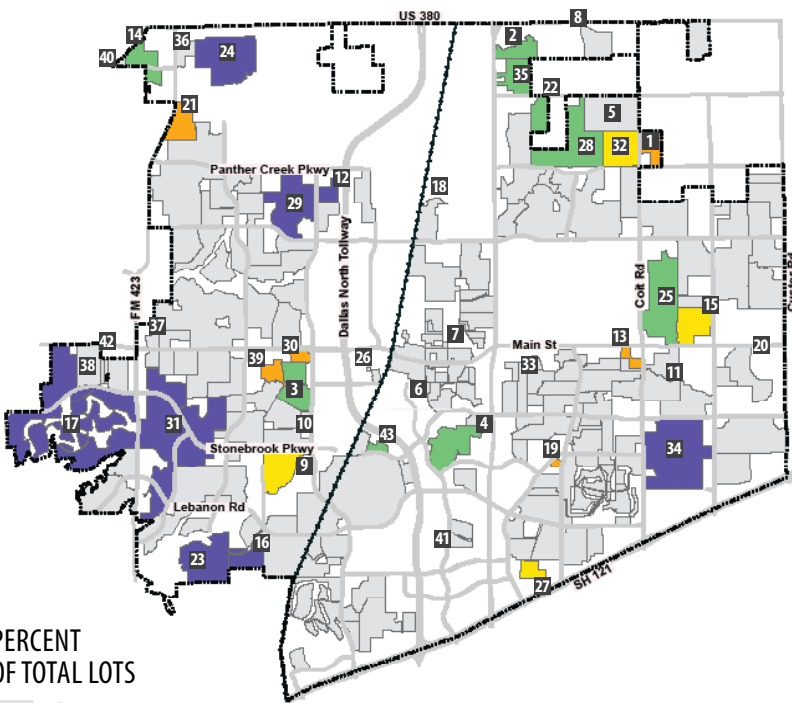
DISTRIBUTION

BY COUNTY	COLLIN	DENTON	TOTAL
SF Housing Units *	27,221 56.1%	21,288 43.8%	48,509
Under Construction	569 45.1%	694 54.9%	1,263
Lot Inventory	2,219 53.3%	1,947 46.7%	4,166
Pipeline	3,783 59.2%	2,606 40.8%	6,389
TOTAL	33,792 56.0%	26,535 44.0%	60,343

PIPELINE



INVENTORY

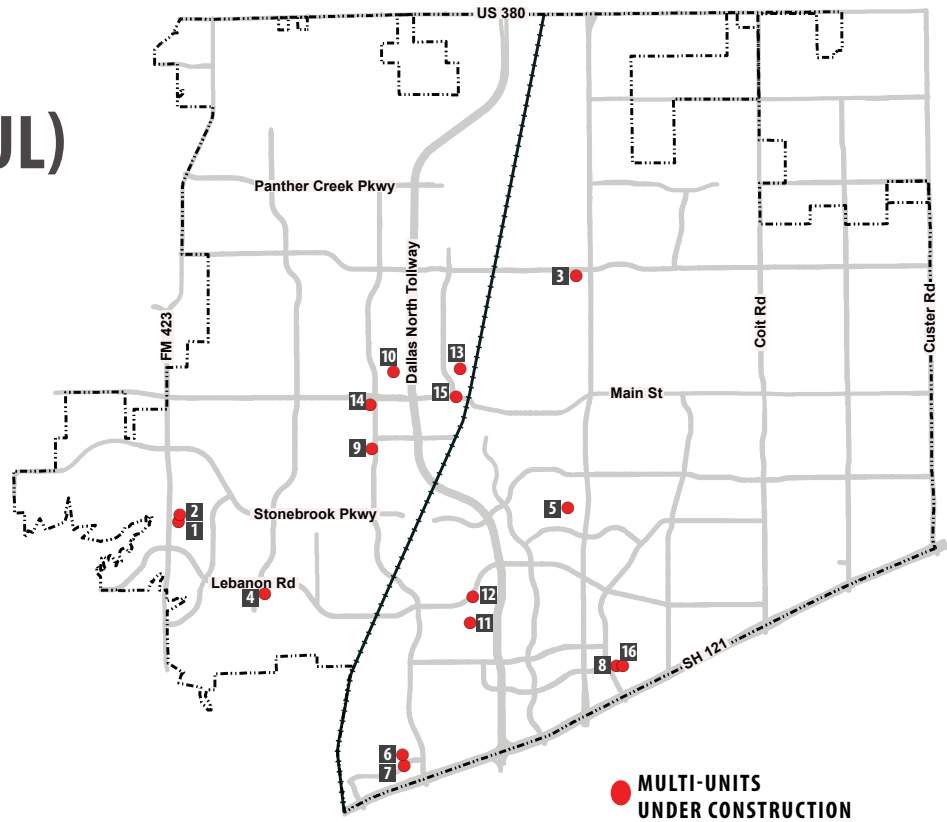


MAP ID	COMMUNITY	PIPELINE	INVENTORY	TOTAL LOTS
1	AVONDALE	0	144	171
2	BRETTON WOODS	63	53	122
3	CANALS AT GRAND PARK	3	149	365
4	CHAPEL CREEK	1	92	341
5	COLLINSBROOK FARMS	730	0	730
6	CREEKS AT HICKORY (THE)	35	0	36
7	CREEKSIDE VILLAGE	22	0	22
8	DOVE CREEK	230	0	230
9	EDGESTONE AT LEGACY	112	184	303
10	EDGESTONE AT LEGACY NORTH	296	0	296
11	EDGEWOOD	356	0	356
12	EMERSON ESTATES	0	18	114
13	EMORY PARK	0	62	76
14	ESTATES AT ROCKHILL	185	98	311
15	ESTATES AT SHADDOCK PARK	176	280	456
16	FAIRWATER	14	11	93
17	FRISCO LAKES	391	89	2914
18	FRISCO SPRINGS	326	0	326
19	GABLES AT OHIO	0	73	84
20	GARILEN	422	0	422
21	GLEN VIEW	0	233	233
22	HILLS OF CROWN RIDGE	131	49	194
23	HILLS OF KINGSWOOD	107	82	353
24	HOLLYHOCK	528	186	786
25	LEXINGTON	603	309	1023
26	LIBERTY SQUARE TOWNHOMES	31	0	31
27	MILLSTONE ESTATES	75	78	153
28	MIRAMONTE	0	324	684
29	NEWMAN VILLAGE	35	95	574
30	PARK WEST	0	118	118
31	PHILLIPS CREEK RANCH	112	368	1930
32	PRAIRIE VIEW	59	231	426
33	PRESTON HUTSON	73	0	73
34	RICHWOODS	15	167	1626
35	ROCKHILL AT PRESTON	104	62	193
36	SOMERSET PARK	138	0	139
37	SPRING VIEW ESTATES	91	0	91
38	VILLAGES OF CREEKWOOD	353	0	353
39	VILLAGES OF MAJESTIC GARDENS	0	248	248
40	VILLAS OF DOE CREEK	56	0	57
41	WADE SETTLEMENT	307	0	307
42	WITT ROAD TRACT	50	0	54
43	WYNDSOR POINTE	0	16	62

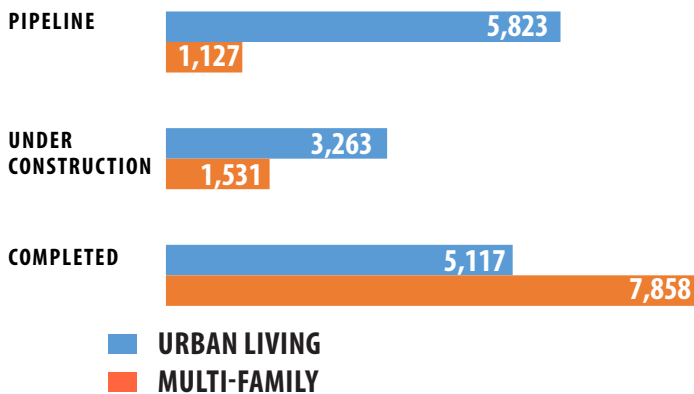
MULTI-FAMILY (MF) AND URBAN LIVING (UL)

What's the difference between MF & UL products?

See page 25 of the 2015 annual report for a brief overview of the differences between traditional garden-style multi-family (MF) and urban living (UL), i.e. urban multi-family and mixed-use. <http://tx-frisco.civicplus.com/Archive.aspx?AMID=83>



TOTAL MULTI-UNITS



PERMITS ISSUED*

YEAR	PERMITS	UNITS
2012	1 4	134 1,347
2013	1 0	352 0
2014	1 6	304 989
2015	1 2	568 333
2016	2 9	551 2,543
2017	4 3	749 1,243

* MF | UL

MF & UL NOTES:

- 1 In Frisco, **Multi-Family (MF)** developments are generally medium density (15-19 units/acre) garden-style apartments where there is a predominance of surface parking. **Urban Living (UL)**: is typically 4 stories, with or without parking garages; the first floor may have flex space allowing for other uses in the future.
- 2 Projects listed are under construction, in the review/approval process, or recently approved.
- 3 Units Released are units completed (construction completed, unit released for occupancy).

UNDER CONSTRUCTION

MULTIFAMILY

MAP ID	ISSUED	PERMIT	COMMUNITY	CO	TOTAL UNITS	UC
1	6/3/2015	B14-9627	PHILLIPS CREEK RANCH - STRATUS	180	219	39
2	8/16/2016	B16-0761	PHILLIPS CREEK RANCH - PH2	0	302	302
3	6/15/2017	B17-00417	PDG FRISCO	0	257	257
4	7/11/2017	B14-9682	ALAUQA AT FRISCO	0	308	308
5	9/5/2017	B17-03079	THE ATHERTON - BROOKHOLLOW ADDITION	0	500	500
6	9/15/2017	B16-5030	FRISCO FLATS	0	125	125
				TOTAL:	1,711	1,531

URBAN LIVING

7	4/19/2016	B15-4077	RAVELLO AT STONEBRIAR	0	216	216
8	5/24/2016	B15-5172	FRISCO 16 PH1 - VERUS APTS AT GAYLORD PKWY	0	283	283
9	7/20/2016	B15-4497	THE MAXWELL - SOUTH CGP	0	325	325
10	8/10/2016	B16-0220	EMERSON COURT	0	312	312
11	10/26/2016	B16-1758	STATIONHOUSE AT FRISCO STATION	0	302	302
12	11/7/2016	B16-3894	DOMAIN AT THE GATE	0	350	350
13	12/7/2016	B16-2029	FRISCO FRESH MARKET - WATERFORD	0	597	597
14	1/19/2017	B16-3260	THE CHARMICHAEL - PARK WEST	0	320	320
15	5/4/2017	B16-05564	ALTA AT FRISCO SQUARE	0	298	298
16	8/24/2017	B17-04607	FRISCO 16 PH2	0	260	260
				TOTAL:	3,263	3,263

PIPELINE

MULTIFAMILY

ID	ISSUED	PERMIT	COMMUNITY	UNITS	
A	11/14/2016	PSP16-0051	DAVIS MULTIFAMILY	1,034	
B	6/8/2017	FP17-0038	WESTRIDGE VILLAS	93	
				TOTAL:	1,127

URBAN LIVING

C	9/14/2015	SP15-0094	FRISCO 16 PH3	283	
D	4/11/2016	PSP16-0015	FRISCO SQUARE PH 3 LOT 1	260	
E	4/11/2016	PSP16-0015	FRISCO SQUARE PH 3 LOT 2-7	1,600	
F	5/26/2017	PSP17-0031	WADE PARK PH 2B	1,232	
G	5/30/2017	PSP17-0036	JPI AT THE GATE	425	
H	5/30/2017	PSP17-0035	NEWMAN VILLAGE URBAN LIVING TRACT 2	300	
I	5/30/2017	SUP17-0009	STAR HOUSE	160	
J	6/26/2017	SP17-0049	SKYHOUSE FRISCO	352	
K	9/25/2017	SP17-0076	ABLON AT FRISCO SQUARE PH 2	266	
L	9/25/2017	PSP17-0049	FRISCO SUMMIT PH 2	373	
M	9/25/2017	PSP17-0049	FRISCO SUMMIT PH 3	316	
N	10/30/2017	SP17-0089	BROADSTONE FRISCO SQUARE	256	
				TOTAL:	5,823

SENIOR HOUSING PROJECTS



DEVELOPMENT NAME	ROOMS	BEDS
1 BEEHIVE HOMES		50
2 BETHESDA GARDENS	80	80
3 LA FONTAINE		40
4 MUSTANG CREEK ESTATES	81	81
5 PARKVIEW	51	51
6 PRAIRIE ESTATES	180	180
7 SADDLEBROOK	42	65
8 STONEMERE REHAB CENTER		125
9 SUNRISE OF FRISCO	96	96
10 THE LANDING AT WATERMERE	111	111
11 THE LODGE ON PRESTON RIDGE	70	70
12 VICTORIA GARDENS	59	118

PROJECT NAME	ROOMS	BEDS
13 FRISCO MEMORY CARE: SUP14-003		108
14 WINDHAVEN: B15-2163		64
15 THE COTTAGES AT CHAPEL CREEK: FP15-0036	52	52

DEVELOPMENT NAME	LOTS	UNITS
A FRISCO LAKES	3,000	
B PARKVIEW		202
C WATERMERE AT THE CANALS OF GRAND PARK		238
D ASPENS AT WADE PARK		162

COMMERCIAL PERMIT ACTIVITY

CNEW = NEW COMMERCIAL BUILDING
CADD = COMMERCIAL ADDITION
CALT = COMMERCIAL REMODEL
CIFO = INTERIOR FINISH OUT

CNEW	2015	2016	2017
JAN		10	6
FEB	2	2	8
MAR	7	12	7
APR	4	15	5
MAY	4	4	22
JUN	7	3	7
JUL	7	7	3
AUG	9	5	6
SEP	18	6	7
OCT	16	9	8
NOV	17	5	
DEC	8	10	
ISSUED	99	88	79
SQ FT	2,330,218	3,455,057	5,316,507
VALUATION	\$270,826,293	\$441,613,745	\$644,552,275

CADD	2015	2016	2017
JAN	2	1	1
FEB		2	1
MAR	4	2	3
APR	2	2	2
MAY		3	1
JUN	4	6	2
JUL	3	2	2
AUG	2	1	1
SEP	2	5	1
OCT	2	1	2
NOV	1	1	
DEC	1	4	
ISSUED	19	30	16
SQ FT	324,201	488,869	125,703
VALUATION	\$17,558,526	\$10,250,123	\$17,924,490

CIFO	2015	2016	2017
JAN	16	24	53
FEB	9	27	38
MAR	17	27	28
APR	12	21	20
MAY	11	22	28
JUN	23	33	22
JUL	28	26	38
AUG	20	22	28
SEP	22	26	28
OCT	38	25	40
NOV	27	25	
DEC	40	21	
ISSUED	181	299	320
SQ FT	1,160,208	1,487,386	1,292,019
VALUATION	\$46,749,667	\$60,379,031	\$93,215,812

CALT	2015	2016	2017
JAN	4	6	4
FEB	6	2	11
MAR	6	12	8
APR	3	11	12
MAY	5	6	11
JUN	9	12	12
JUL	12	11	12
AUG	5	6	2
SEP	8	7	13
OCT	1	7	17
NOV	5	8	
DEC	5	4	
ISSUED	56	92	101
SQ FT	669,482	904,518	603,444
VALUATION	\$10,554,411	\$16,853,671	\$45,333,902

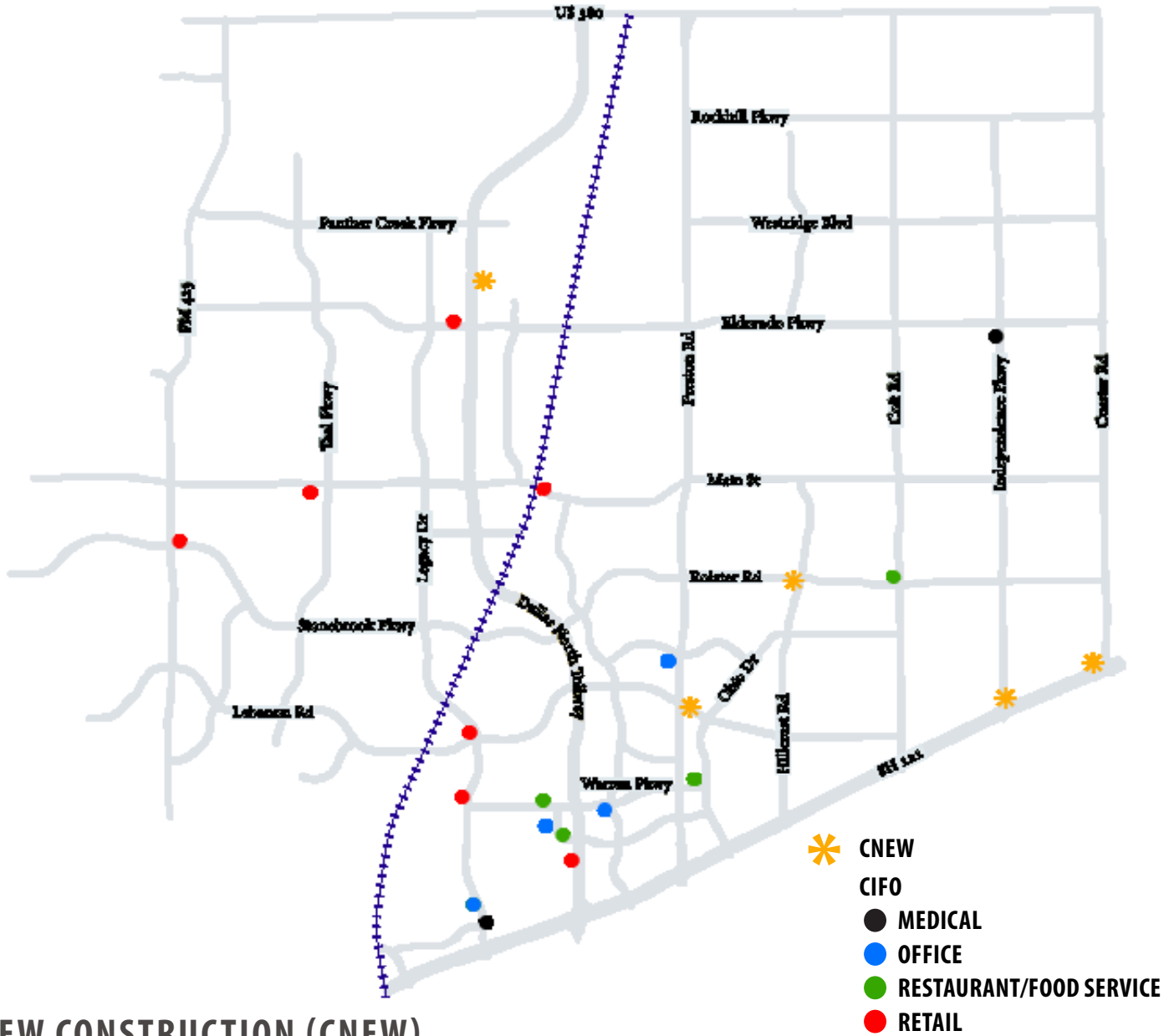
NEED MORE INFO?



Access monthly development reports, including commercial permits data, online at:

<http://www.friscotexas.gov/614/Reports>

COMMERCIAL PERMITS



* NEW CONSTRUCTION (CNEW)

PERMIT	PROJECT DESCRIPTION	SITE ADDRESS
B17-03988	CLASSICAL ACADEMY OF FRISCO	10710 FRISCO ST
B16-4655	FRISCO SELF STORAGE	8515 JUDGES WAY
B17-06174	FRISCO STATION GARAGE	4385 CONVERGENCE DR
B17-08031	PRESTON CIRCLE OFFICE PARK BLDG 10 SHELL	8668 JOHN HICKMAN PKWY BLDG 10
B17-05854	SIMPLY SELF STORAGE	4740 4TH ARMY DR
B17-08940	SOMERSET SHADE STRUCTURE	18000 SEDGEMOOR DR
B16-3760	STONEBROOK VETERINARY CLINIC	10727 PRESTON RD

INTERIOR FINISH OUT (CIFO)

	PROJECT DESCRIPTION	SITE ADDRESS	
●	B17-08871	DR CLARK	11511 INDEPENDENCE PKWY 102
●	B17-08475	STARSLIDE PEDIATRICS	1518 LEGACY DR #110
●	B17-09588	SPEC SPACE 404	5899 PRESTON RD 404
●	B17-09594	SPEC SPACE 1201	5899 PRESTON RD 1201
●	B17-09595	SPEC SPACE 1202	5899 PRESTON RD 1202
●	B17-09596	SPEC SPACE 1203	5899 PRESTON RD 1203
●	B17-09597	SPEC SPACE 1204	5899 PRESTON RD 1204
●	B17-09598	SPEC SPACE 1301	5899 PRESTON RD 1301
●	B17-09599	SPEC SPACE 1302	5899 PRESTON RD 1302
●	B17-09600	SPEC SPACE 1303	5899 PRESTON RD 1303
●	B17-09601	SPEC SPACE 1304	5899 PRESTON RD 1304
●	B17-09579	SPEC SPACE 301	5899 PRESTON RD 301
●	B17-09583	SPEC SPACE 302	5899 PRESTON RD 302
●	B17-09584	SPEC SPACE 303	5899 PRESTON RD 303
●	B17-09585	SPEC SPACE 401	5899 PRESTON RD 401
●	B17-09586	SPEC SPACE 402	5899 PRESTON RD 402
●	B17-09587	SPEC SPACE 403	5899 PRESTON RD 403
●	B17-09589	SPEC SPACE 501	5899 PRESTON RD 501
●	B17-09590	SPEC SPACE 502	5899 PRESTON RD 502
●	B17-09591	SPEC SPACE 503	5899 PRESTON RD 503
●	B17-09592	SPEC SPACE 504	5899 PRESTON RD 504
●	B17-09593	SPEC SPACE 505	5899 PRESTON RD 505
●	B17-08469	SPEC SPACE 360	7777 WARREN PKWY 360
●	B17-09874	SPEC SPACE 304	5899 PRESTON RD 304
●	B17-09243	PRIMERICA	3000 INTERNET BLVD 100 B
●	B17-09481	SPEC SPACE 1400	1701 LEGACY DR 1400
●	B17-07848	RICE CHICKEN	9292 WARREN PKWY 350
●	B17-07740	DOMINOS PIZZA	7333 COIT RD 100
●	B17-08640	DEWAT INDIAN CUISINE	1701 LEGACY DR 125

CIFO

- MEDICAL
- OFFICE
- RESTAURANT/FOOD SERVICE
- RETAIL

INTERIOR FINISH OUT (CIFO) CONTINUED

PERMIT	PROJECT DESCRIPTION	SITE ADDRESS
● B17-06298	FRESHII RESTAURANT	6635 COWBOYS WAY 105
● B17-08094	PUREPOKE	6750 GAYLORD PKWY 160
● B17-09531	KURA SUSHI	9292 WARREN PKWY 320
● B17-01209	85C BAKERY CAFE	9292 WARREN PKWY 300
● B17-09063	JAM BOX FITNESS	8981 2ND ST 200
● B17-08718	BARNYARD DOLLAR STORE	360 STONEBROOK PKWY 106
● B17-08869	BEYOND PILATES STUDIO	4851 LEGACY DR 503
● B17-09134	CHARTER COMMUNICATION	3555 LEGACY 150
● B17-07945	BROWN AND GAY EXPANSION	2595 DALLAS PKWY 101
● B17-09492	ALLURE LASHES	2575 MAIN ST 305
● B17-08497	HAMMER AND NAILS	11901 DALLAS PKWY 700

CIFO

- MEDICAL
- OFFICE
- RESTAURANT/FOOD SERVICE
- RETAIL

REZONING REQUESTS



Zoning cases are mapped online in our Current Development layer at <http://goo.gl/2dva4y>.



Check the case status online at <https://etrakit.friscotexas.gov> (search by case number).

NOTE: Hearing dates shown below are tentative and are subject to change.

PD = PLANNED DEVELOPMENT

UNDER REVIEW		
PROJECT	NAME	DESCRIPTION
Z17-0017	GARTNER TRACT	A request to rezone 734.8± acres from Planned Development-16-MF-15/SF-8.5/Retail, Commercial-1, Multifamily-15, Single Family-7, and Two Family Residential (Duplex) to Planned Development on a tract of land located on the north and south sides of Main Street between Independence Parkway and Custer Road. Zoned Planned Development-16-MF-15/SF-8.5/Retail, Commercial-1, Multifamily-15, Single Family-7, and Two Family Residential (Duplex). Neighborhoods #15 & #16. JH
Z17-0020	STONEBROOK SQUARE ADDN, BL 1, LTS 1R-3R	A request to rezone 3.1± acres located on the north side of Stonebrook Parkway, 530± feet east of Teel Parkway from Information and Technology to Retail. Zoned Information and Technology. Neighborhood #41. JH
Z17-0023	ALL STAR & WORLD CUP WAY	A request to rezone 31.8± acres from Commercial-1 to Planned Development on the west side of World Cup Way, north and south of All Stars Avenue. Zoned Commercial-1. Neighborhood #46. JH
Z17-0024	PD-31 AMENDMENT	A request to amend Planned Development-98 (PD-98) and Planned Development-31 (PD-31) to revise the boundaries and development standards, on 143.4± acres located on west side of Dallas Parkway, 315± acres north of SH 121. Zoned Planned Development-31 and Planned Development-98. Neighborhood #34. JH
Z17-0025	FRISCO SQUARE	A request to amend Planned Development-153 to modify the development regulations on 146.1± acres on the southeast corner of Main Street and Dallas Parkway. Zoned Planned Development-153-Mixed Use. Neighborhood #21. KM
Z17-0026	THE TRIBUTARY	A request to repeal Ordinance No. 12-02-07 and all other ordinances governing the zoning of that certain property consisting of 35.1± acres on the southwest corner of Teel Parkway and Lebanon Road, (the "Property"), to amend Zoning Ordinance (Ordinance No. 11-04-09, as amended) and to rezone the Property as Single Family-8.5. Zoned Planned Development-227-Townhome. Neighborhood #37. JH
Z17-0027	CANALS AT GRAND PARK - TOWN HOMES	A request to amend Planned Development-230 to modify the development standards on the northwest corner of Diamond Pointe Lane & Legacy Drive. Zoned Planned Development-230-Single Family-8.5/Single Family-7/Patio Home/Town Home/Multifamily/Retail. Neighborhood #41. KM
Z17-0028	THE GATE, BL A, LT 1	A request to amend Planned Development-248 to adopt a unified sign package on 41.0± acres located on the northwest corner of Dallas Parkway and John Hickman Parkway. Zoned Planned Development-248-Retail/Office-2/Residential. Neighborhood #31. JH
Z17-0029	Frisco Station	A request to repeal Ordinance No. 17-06-47 and all other ordinances governing the zoning of that certain property consisting of 251.2± acres on the southwest corner of John Hickman Parkway and Dallas Parkway and north of Warren Parkway (the "Property"), to amend the Zoning Ordinance (Ordinance NO. 11-04-09, as amended) and to rezone the Property as Planned Development-Retail/Office-2/Residential (PD-244), adopting development standards and signage standards applicable to the Property and approving and ratifying all permits and other approvals heretofore issued by the City of Frisco on the Property. Zoned Planned Development-244-Retail/Office-2/Residential (PD-244). Neighborhood #31. KH
Z17-0030	Frisco MarketCenter	A request to amend Planned Development-215 to modify development standards on 100.3± acres on the northwest corner of Dallas Parkway and Main Street. Zoned Planned Development-215-Retail/Office-2/Multifamily-15. Neighborhood #46. KH
Z17-0031	Amendment to Planned Development-181	(10/27/2017 4:39 PM AMI) A request to amend a portion of Planned Development-181 of the overall 116.6± acres to modify the district boundaries of the overall Planned Development on the east side of Legacy Drive, 3,000± feet north of Main Street. Zoned Planned Development-181-Commercial-1/Office-2. Neighborhood #46. JH

REZONING REQUESTS

UNDER REVIEW

PROJECT	NAME	DESCRIPTION
Z17-0032	Lesso Mall Development	A request to rezone 76.9± acres from Agricultural to Planned Development on the southwest corner of US 380 and future Mahard Parkway. Zoned Agricultural. Neighborhood #53. JH
Z17-0033	Frisco Senior Center	A request to rezone City owned property from Multifamily-15 and Multifamily-19 to Residential Estate. No exhibits to be reviewed.
ZA17-0002	Amend Zoning Ordinance Section 4.04.08 Parking	Amend Section 4.04.08 of the Zoning Ordinance to revise parking and stacking requirements for child-care, kindergartens, day schools, and similar child training and care establishments. JH
ZA17-0003	Nonresidential Design Standard	(10/25/2017 1:41 PM AMI) A request to amend the Comprehensive Zoning Ordinance, Section 4.13.03. Nonresidential Open Space Requirements and Section 7.01. Terms and Words Defined, concerning proposed amendments to nonresidential open space requirements.
ZA17-0005	Amend Zoning Ordinance Section (SCHOOL)	A request to call a public hearing to consider possible amendments to Zoning Ordinance Section 3, land Uses and Section 7, Definitions. AL
ZA17-0007	Amend Zoning Ordinance - Subdivision	(8/17/2017 8:04 AM LK) A request to call a public hearing to consider possible amendments to Zoning Ordinance Section 4, Site Development Requirements and Subdivision Ordinance Section 8, Subdivision Requirements. AL