



2013

DEVELOPMENT ACTIVITY REPORT



RECENT DEVELOPMENT

Approved projects, site plans, final plats, and a 2013 Growth Profile with summary data by county and quadrant

DEMOGRAPHICS

Population, housing, and economic statistics for Frisco as of January 1, 2014

FORECASTING

Population and FISD enrollment history and projections

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FACILITIES

FEBRUARY 2014

ACRONYMS

To save space, this report uses a variety of acronyms. Frequently utilized acronyms are shown below.

GENERAL / PROCESSES

LI	=	Lot Inventory
PL	=	Pipeline
MTM	=	Month-to-Month
YTY	=	Year-to-Year
CO	=	Certificate of Occupancy
HU	=	Housing Unit
HH	=	Households (Occupied HU's)
SF	=	Single-Family
MF	=	Multi-Family
MXD	=	Mixed-Use Residential
QUAD	=	Quadrant
ROW	=	Right-of-Way

PERMITS

SNEW	=	New SF
SADD	=	SF Addition
SALT	=	SF Remodel
MNEW	=	New MF or MXD
CNEW	=	New Commercial Building
CADD	=	Commercial Addition
CALT	=	Commercial Remodel

PROJECT RELATED

A	=	Annexation
AP	=	Amended Plat
CA	=	Comprehensive Plan Amendment
CP	=	Conveyance Plat
CS	=	Construction Set
FP	=	Final Plat
PD	=	Planned Development
PP	=	Preliminary Plat
PSP	=	Preliminary Site Plan
PSPCP	=	Prelim Site Plan Conveyance Plat
PSPRP	=	Prelim Site Plan Replat
RP	=	Replat
SA	=	Subdivision Ordinance Amendment
SCSP	=	Substantially Conforming Site Plan
SP	=	Site Plan
SPCP	=	Site Plan Conveyance Plat
SPFP	=	Site Plan Final Plat
SPRP	=	Site Plan Replat
SUP	=	Specific Use Permit
TA	=	Thoroughfare Plan Amendment
Z	=	Rezone or PD Amendment
ZA	=	Zoning Ordinance Amendment

COVER IMAGES

Top Left:	<i>I-Fly Indoor Skydiving, opened in 2013</i>
Top Right:	<i>Sign announcing location of new multi-use event facility</i>
Bottom Left:	<i>Hall Office Park, T1 building nearing completion</i>
Bottom Right:	<i>Hope Park, opened in 2013</i>

ABOUT FRISCO

Frisco has remained one of the fastest growing cities in the country for more than a decade. In 2000, the City's population stood at 34,000 – but as of January 1, 2014 is estimated at 137,330.

Guided by the City's Comprehensive Plan, the formula for managing and accommodating growth is working. Measurable results include a low tax rate and strong permit activity, with more than 13,300 new single family and 430 new commercial permits issued since January 1, 2006.



The Development Activity Report is an annual publication of the Frisco Development Services Department, presenting a summary of zoning and development related activities, including population growth, development, and amendments to the Zoning Ordinance.

This report shows 2013 project approvals, but also discusses submittals and projections. Project information and status updates are online at <https://eTrakit.FriscoTexas.gov> or email Development Services at ProjectInfo@FriscoTexas.gov.

For more information, contact the Development Services Department at 972-292-5300.

COMPREHENSIVE PLAN UPDATE

Frisco's citizens consistently express their desire to strategically manage growth through the use of sound planning principles, fostering the creation of neighborhoods which have discernible characteristics of quality and uniqueness.

The City first adopted a Comprehensive Plan in 1982, with updates in 1991, 2000, and 2006. The 2014-2015 Update will reevaluate elements and strategies based on current market and demographic conditions and new projection models. For more information, visit www.FriscoTexas.gov/Departments/PlanningDevelopment/Pages/CompPlanUpdate.aspx.

CITY MANAGER'S OFFICE

GEORGE PUREFOY, City Manager

HENRY HILL, Deputy City Manager

NELL LANGE, Assistant City Manager

RON PATTERSON, Assistant City Manager

CITY COUNCIL

MAHER MASO, Mayor

JEFF CHENEY, Mayor Pro Tem

JOHN KEATING, Deputy Mayor Pro Tem

BOB ALLEN

SCOTT JOHNSON

TIM NELSON

WILL SOWELL

PLANNING & ZONING COMMISSION

JEFF TRYKOSKI, Chair

WILL RUSSELL, Vice-Chair

BILL WOODARD, Secretary

RICK WILLIAMSON

ROBERT ROBERTI

KEVIN HODES

LINDA JAMES

Bryan Dodson (Former Commissioner)

FRISCO FACTS

The data shown below provides a quick “at-a-glance” version of the most commonly requested statistics for Frisco as of January 1, 2014. For more information on this or any demographic data, contact 972-292-5357.

POPULATION

Total Population: 137,330

Males: 50%
Females: 50%

Growth Rate:

Annual (1/1/13 - 1/1/14): 5.9%
5-Yr Compound Annual: 4.8%

Median Age: 34

Children: 33.2%

Under 5: 8.9%
5 - 17: 24.3%

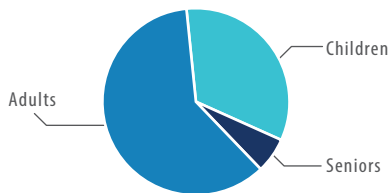
Adults (18 - 64): 60.5%

Seniors (65+): 6.2%

Population w/ Disability: 5.2%

Seniors w/ Disability: 26.2%

POPULATION BY AGE GROUP



Minority Population: 34.4%

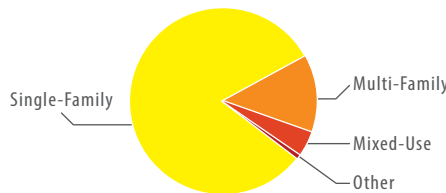
White Alone: 65.6%
Black Alone: 7.7%
Asian Alone: 10.0%
Hispanic (Any Race): 12.7%
Other: 4.0%

HOUSING

Total Housing Units: 49,240

SF: 82.5%
MF or MXD: 17.5%
Other: 0.6%

HOUSING UNIT TYPES



Tenure Type:

Owner Units: 74.4%
Rental Units: 25.5%

Vacancy Rate: 4.4%

Total Households (HH): 47,060

Married Couple HH: 67.8%
w/ children: 42.8%
w/o children: 25.0%
Single Person HH: 15.5%
Other Households: 16.7%

HHs w/ Senior(s): 13.2%

HHs w/ Child(ren): 53.0%

Single Parent HHs: 8.6%

Average HH Size: 3.00
Average Family Size: 3.34

ECONOMY

Median HH Income: \$111,690

Workforce Estimate: 66,400

Educational Attainment:

High-School / GED: 96.5%
Bachelor's or greater: 58.7%

Unemployment Rate: 4.3%

Top Occupations:

Mgmt, Science, Bus: 54.9%
Sales & Office: 26.9%
Service: 11.3%

Avg Commute (minutes): 27.6

Method of Commute:

Drive Alone: 80.6%
Carpool: 7.2%
Public Transit: 0.3%
Work at Home: 10.5%

Median SF Appraisal: \$300,620

Median Monthly Mortgage: \$2,080

Median Monthly Rent: \$1,250

Housing Burden (>30% Income)

Homeowner: 20.7%
Renter: 41.0%

Poverty Rate: 4.5%

Families: 3.8%
Children: 5.9%
Seniors: 1.7%

2013 GROWTH PROFILE

POPULATION

JAN 1, 2013: 129,680

JAN 1, 2014: 137,330

ANNUAL GROWTH: 7,650 5.9%

HOUSING UNITS

JAN 1, 2013: 46,393

JAN 1, 2014: 49,240

ANNUAL GROWTH: 2,847 6.1%

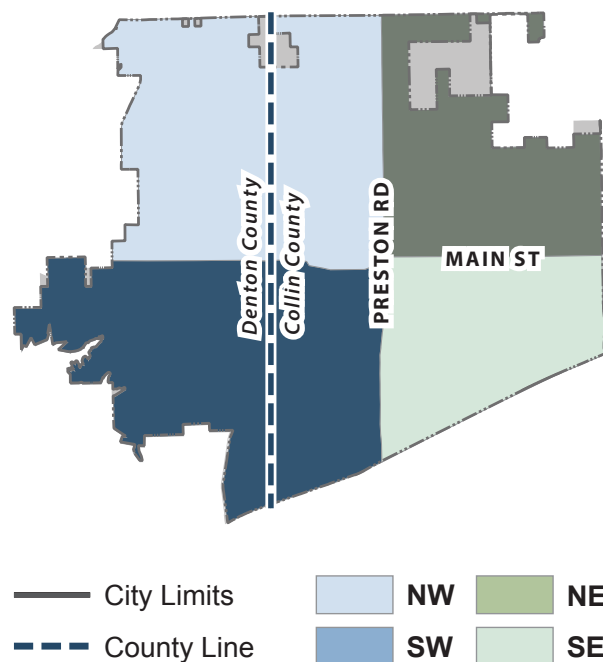
EXISTING UNITS BY TYPE:

SF - Single-Family Units: 40,334 81.8%

MF - Multi-Family Units: 6,520 13.2%

MXD - Mixed-Use Residential Units: 2,113 4.3%

Other: 273 0.6%



DISTRIBUTION

BY QUADRANT	NE		SE		SW		NW	
SF HOMES COMPLETED	492	25.4%	462	23.9%	731	37.8%	249	12.9%
Average Permit Value	\$276,336		\$303,755		\$242,556		\$281,944	
MF/MXD UNITS COMPLETED	0		0		923		0	
AS OF JAN 1, 2014:								
Total Housing Units:	5,948	12.1%	13,189	26.8%	19,090	38.8%	11,013	22.4%
Total Population:	17,410	12.7%	37,875	27.6%	49,470	36.0%	32,575	23.7%

BY COUNTY	COLLIN		DENTON		TOTAL
SF HOMES COMPLETED	958	49.5%	976	50.5%	1,934
Average Permit Value	\$292,449		\$249,630		\$270,840
MF/MXD UNITS COMPLETED	923				923
AS OF JAN 1, 2014:					
Total Housing Units:	31,219	63.5%	18,021	36.6%	49,240
Total Population:	84,385	61.4%	52,945	38.6%	137,330

NOTES

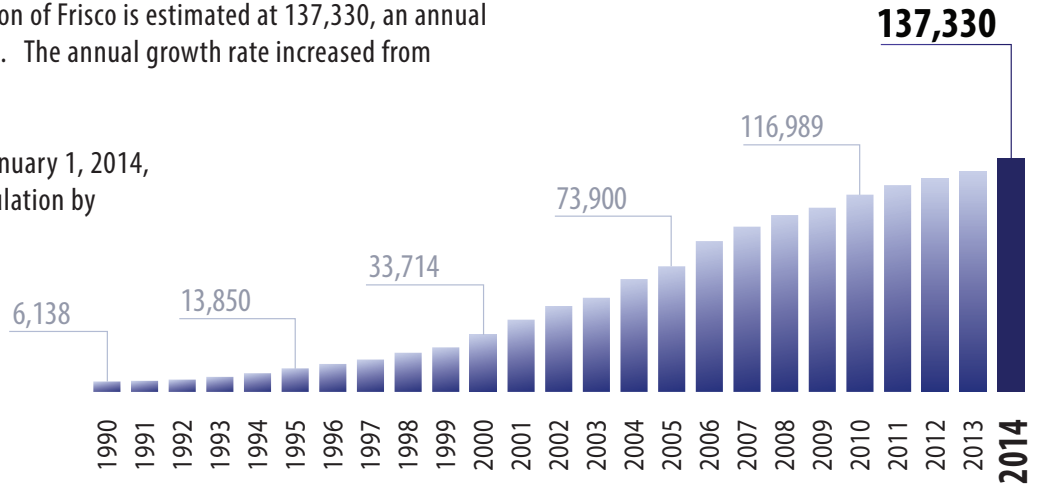
- Population and Housing Units totals based on Certificate of Occupancies (COs = permit completions), Annexations, and Demolitions.
- New Single-Family is the number of SNEW COs only, and does not reflect permits issued or other housing unit types.
- Totals are estimates and are subject to changes.
- Percentages may not equal 100% due to rounding.
- Values are based on permit estimates (construction only).

POPULATION GROWTH

POPULATION GROWTH

As of January 1, 2014, the population of Frisco is estimated at 137,330, an annual gain of more than 7,000 residents. The annual growth rate increased from 3.3% in 2012 to 5.9% in 2013.

Projects under construction as of January 1, 2014, are estimated to increase the population by over 8,800 (some will complete in 2014, some in 2015). In addition, approximately one-half of the SF permits issued in 2014 will complete in 2014 based on an average home taking 6 months to build).

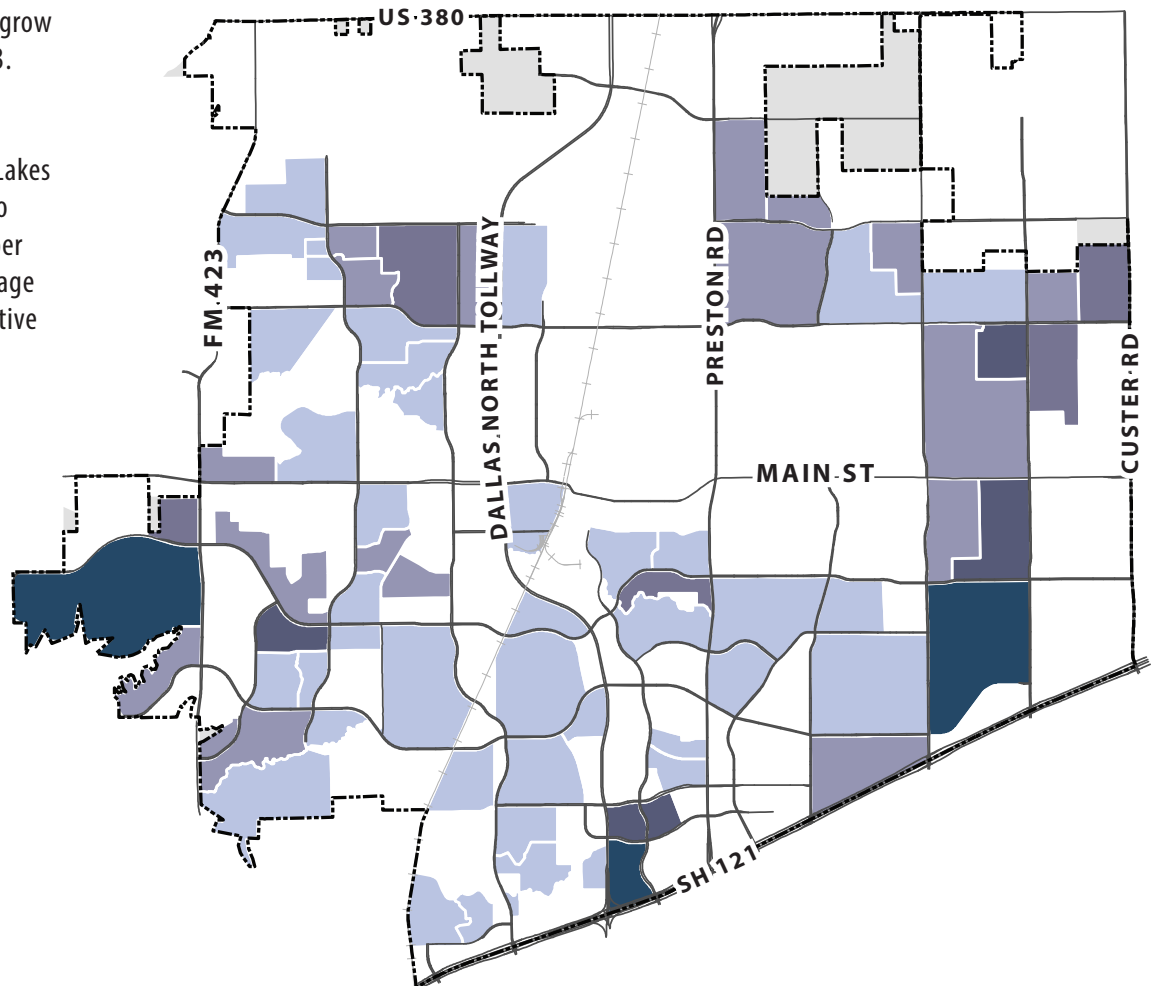
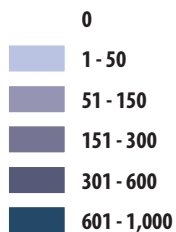


DISTRIBUTION OF POPULATION GROWTH

Population continues to grow in all quadrants in 2013.

Phillips Creek Ranch, Richwoods, and Frisco Lakes neighborhoods continue to produce the highest number of residential units. See page 20 for a list of the most active subdivisions and builders.

POPULATION GROWTH



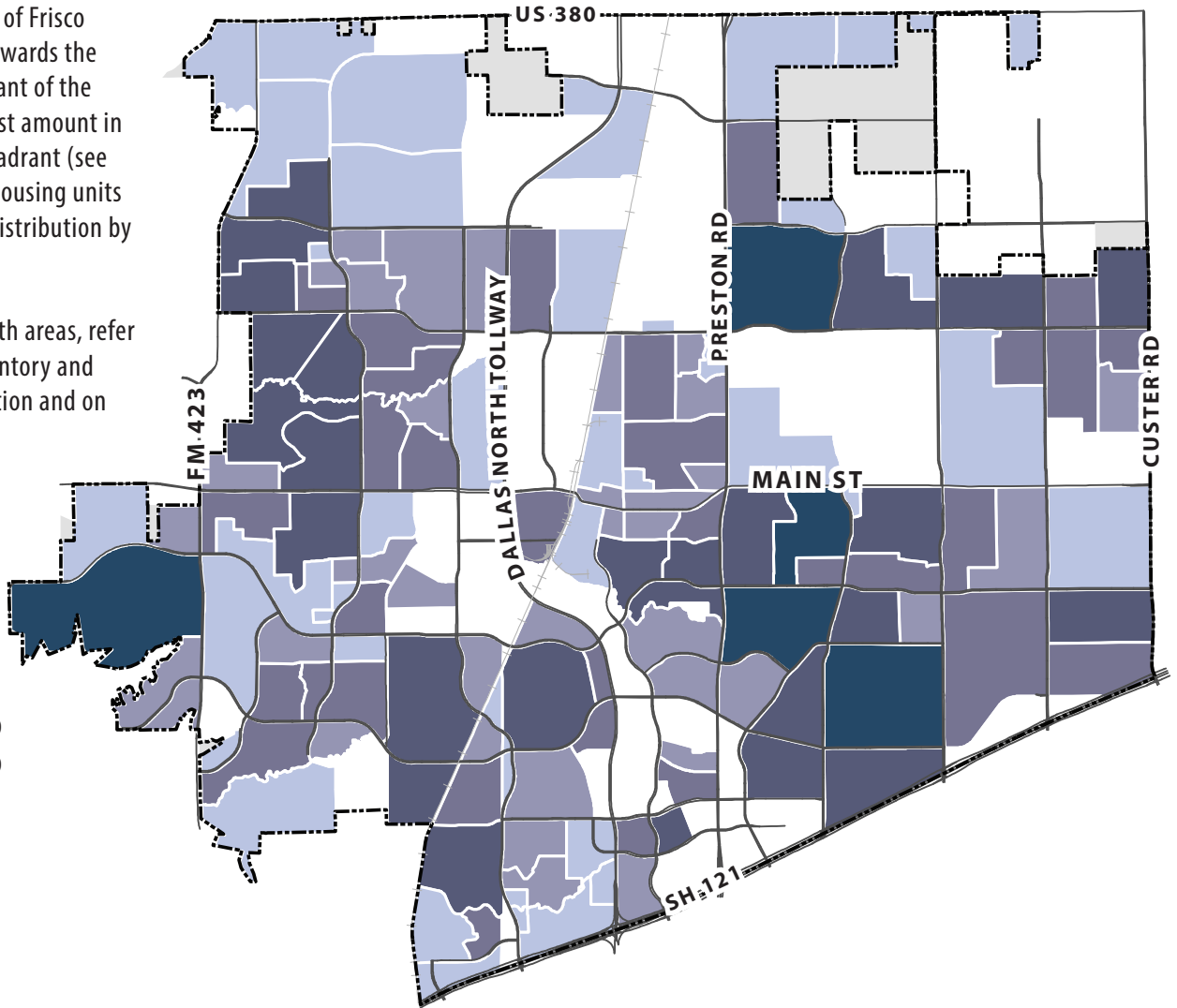
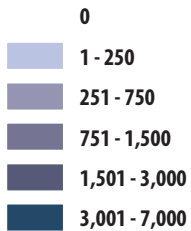
POPULATION ESTIMATES & PROJECTIONS

POPULATION DISTRIBUTION

The population of Frisco is weighted towards the southwest quadrant of the City, with the least amount in the northeast quadrant (see page 5 for total housing units and population distribution by quadrant).

For future growth areas, refer to the Lot Inventory and Pipeline information and on pages 15 & 16.

TOTAL POPULATION



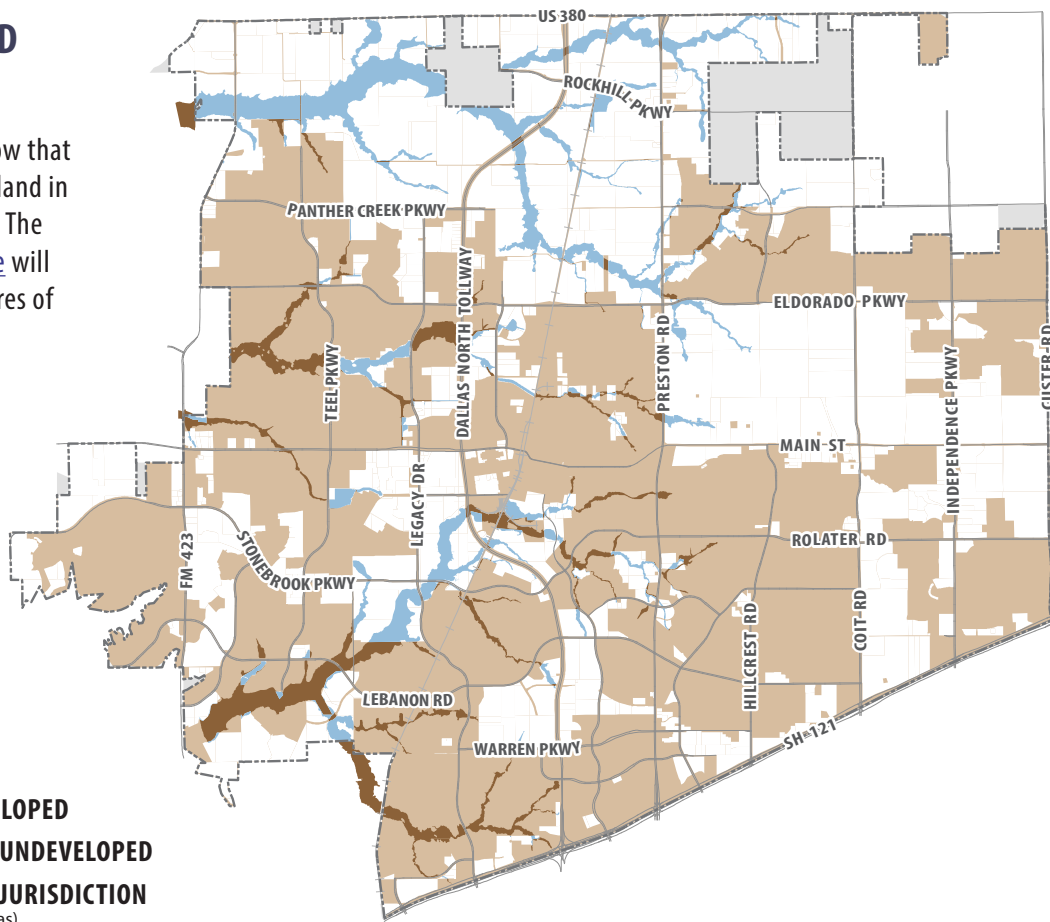
The growth rate is expected to be higher in 2014 due to the increased permit activity in all residential types: Single-Family, Multi-Family, and Mixed-Use.

UNDEVELOPED LAND ESTIMATE

DEVELOPED LAND

As of Jan 2014

The current estimates show that approximately 60% the land in Frisco has been developed. The [Comprehensive Plan update](#) will address the needs and desires of the final 40%.



POPULATION PROJECTIONS

The City developed a three-tiered population projection model to estimate when Build-Out may occur based upon the 2006 Comprehensive Plan estimates of total population and housing unit capacity.

Revisions to the Comprehensive Plan will take place in 2014, resulting in an increased Build-Out estimate. Recent research (including the incorporation of 2010 Census data) show the revised Build-Out population could be in the mid 300,000s. The projection model will be updated after the adoption of the new Comprehensive Plan.

KEY FACTS:

- Frisco's annual growth rate rose from 3.3% to 5.9%, with a compound annual growth rate for the past 5 years of 4.8%. Based on projects under construction and recent permit activity, it is possible that Frisco will see an annual growth rate approaching 7% for 2014.
- Projects in the Pipeline will increase the population to over 170,000 by 2020±. NOTE: The Pipeline does not include future phases of current subdivisions that have not yet submitted for preliminary plat approval (i.e. Phillips Creek Ranch, Miramonte, etc.).

5-YR PROJECTIONS

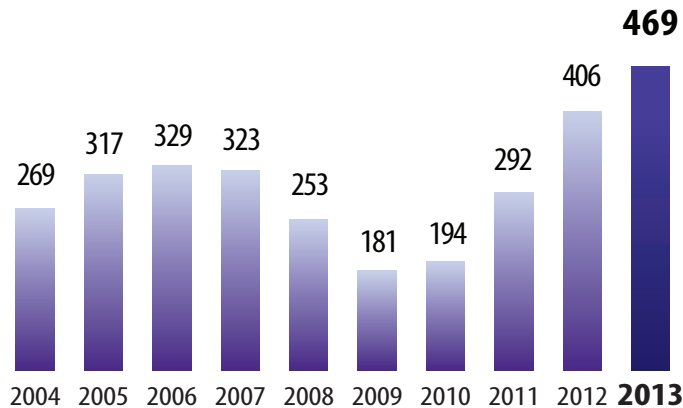
YEAR	3%	5%	7%
2014	137,330		
2015	141,410	144,130	146,850
2016	145,620	151,280	157,040
2017	149,950	158,780	167,950
2018	154,410	166,650	179,610
2019	159,000	174,920	192,100
2020	163,730	183,600	205,460

2013 DEVELOPMENT OVERVIEW

PROJECT ACTIVITY IN 2013

Submittals continued to increase in 2013, up from 406 in 2012 to 469 in 2013. The chart below shows the submittal activity for the past decade, with 2013 the highest year for submittals.

PROJECT SUBMITTALS



PROJECT TYPE	SUBMITTALS
A - Annexation	1
AP - Amending Plat	16
CA - Comprehensive Plan Amendment	1
CP - Conveyance Plat	36
CS - Construction Set	59
FP - Final Plat	52
MD - Misc. Development	1
PP - Preliminary Plat	41
PPMA - Preliminary Plat Minor Amendment	17
PSP - Preliminary Site Plan	42
PSPCP - Preliminary Site Plan Conveyance Plat	13
RP - Replat	10
SCSP - Substantially Conforming Site Plan	37
SP - Site Plan	101
SUP - Specific Use Permit	14
TA - Thoroughfare Plan Amendment	2
Z - Zoning Change	24
ZA - Zoning Ordinance Amendment	2
GRAND TOTAL	469

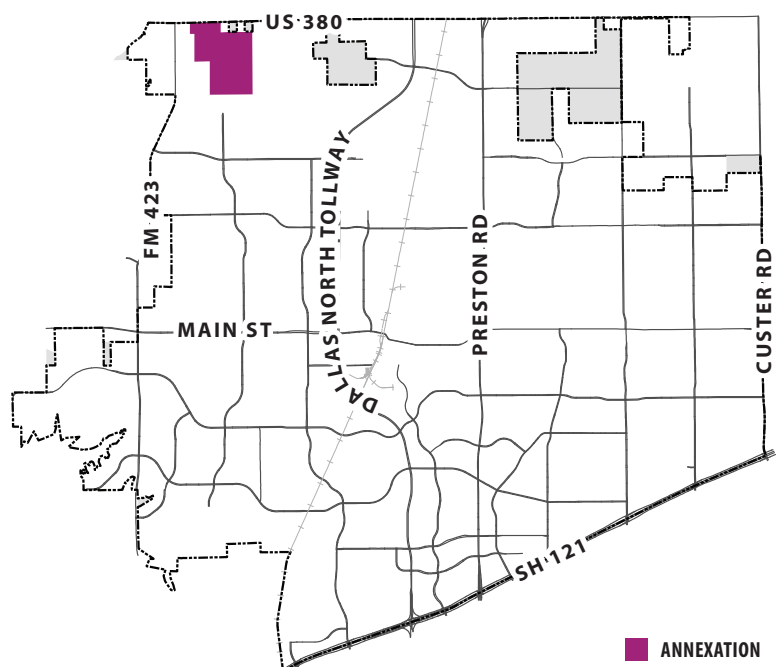
ANNEXATION

The City expanded its boundaries by approximately 463.5± acres in 2013 through the approval of one voluntary annexation. The annexation process brings the property into the City with a zoning of Agricultural (AG); future development will typically require rezoning approval.

PROJECT DESCRIPTION

A13-0001 ELAND TRACT

Voluntary Annexation of 463.5± acres on the south side of US 380, 1,150± feet east of FM 423

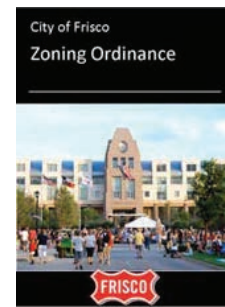
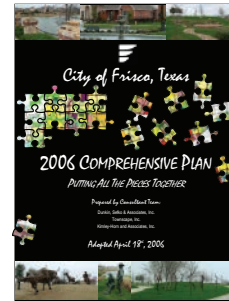


ANNEXATION

ORDINANCE & PLAN AMENDMENTS

APPROVED IN 2013

PROJECT	DESCRIPTION
CA12-0001	COMPREHENSIVE PLAN AMENDMENT - PLANTATION RESORT Amending the Future Land Use Plan designation from Residential to Office on tracts of land consisting of 33.8± acres on the west side of Coit Road, between Jereme Trail and Lebanon Road.
TA12-0001	THOROUGHFARE PLAN AMENDMENT - COTTON GIN & DIAMOND POINT Amending the Thoroughfare Plan regarding Cotton Gin Road and Diamond Point Lane west of Legacy Drive to remove the designations of minor thoroughfare and major collector respectively.
TA13-0001	THOROUGHFARE PLAN AMENDMENT - 4TH ARMY Amending the Thoroughfare Plan regarding 4th Army Drive between Stonebrook Parkway and Lebanon Road reducing 4th Army Memorial Drive from a future four-lane Type B Thoroughfare to a two-lane collector. This change will make the entire north-south alignment of the roadway consistent in width and operations. In addition, the City renamed the existing north-south section of Cotton Gin Road to be 4th Army Drive to match the road south of Stonebrook Parkway.
ZA12-0001	ZONING ORDINANCE AMENDMENT - HOME OCCUPATIONS <i>Note: Home Occupation is the term used for business conducted in a residential unit.</i> Amends Section 3.02.01 regarding Conditional Development Standard #18 for Home Occupations in its entirety. Amends Section 7.01 (Terms and Words Defined) by deleting the term, "Cottage Food Production Operation."
ZA13-0001	ZONING ORDINANCE AMENDMENT - CARE FACILITIES Amends Section 3.02 (Use Chart) by permitting Household Care Facilities per new Conditional Development Standard #35 in lieu of permitted by right in multiple zoning districts. Amends Section 3.02.01 by amending Conditional Development Standard #27 and establishing a new Conditional Development Standard #35. Amends Section 7.01 (Terms and Words Defined) by amending definitions for "Household Care Facilities" and "Rehabilitation In-Home Care."
ZA13-0002	ZONING ORDINANCE AMENDMENT - OTC* Amends Section 3.02 (Use Chart) by permitting Single-Family (detached) and Townhomes per new Conditional Development Standard #36. Amends Section 3.02.01 by establishing a new Conditional Development Standard #36. Amends Section 2.04.04 by adding a new section (H)(3)(g) Projections into a Required Setback or Beyond the Street Lot Line (allowing outdoor open patios in the right-of-way with conditions) and amending section (H)(5) Other Regulations (requiring redevelopment or infill to be two stories in height with residential on both floors or residential above and office/retail uses below).



NEW CODES EFFECTIVE JANUARY 1, 2014

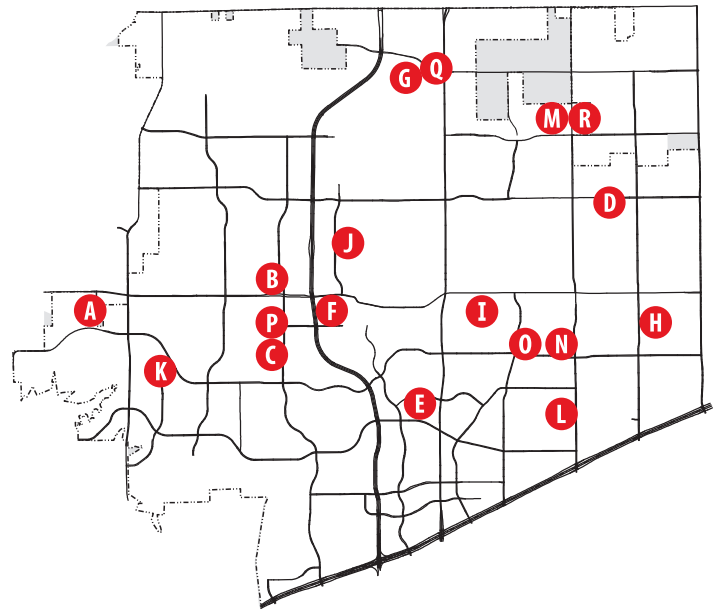
The **2012 International Code Ordinances** (IBC, IRC, etc.) **went into effect January 1, 2014**. The list of the adopted codes can be found online at www.FriscoTexas.gov/Departments/PlanningDevelopment/BuildingInspections/Pages/AdoptedCodes.aspx.

The **2012 International Fire Code** is tentatively scheduled to go to Council for approval in February.

REZONINGS

APPROVED IN 2013

PROJECT	DESCRIPTION
A Z12-0026	CHURCH PROPERTY REZONING 118.4± acres from Ag to PD-SF-8.5/SF-7/PH
B Z12-0027	CRÈME DE LA CRÈME 0.4± acres from Ag (SUP-166) to Retail
C Z12-0023	DIAMOND POINT ESTATES 17.1± acres removed from PD-40 to PD-229-SF-7
D Z13-0011	ESTATES AT WILLOW BAY 2.5± acres from Ag to SF-7
E Z12-0025	FINGER PRINTS PRIVATE SCHOOL 1.2± acres from I (SUP-152) to C-2
F Z13-0008	FRISCO SQUARE Amend PD-153 (146.1± acres) regarding development standards and permitted uses
G Z13-0016	HEIGHTS AT ROCKHILL Amend PD-228 (181.2± acres) to allow development as either a College or Single-Family
H Z13-0002	LIBERTY CROSSING 40.3± acres from Ag to PD-231-SF-7
I Z12-0022	MEADOWS OF PRESTON, PH 2 ADDITION 34.0± acres from C-1, MF-15 and PD-9/MF-19/C-1/PH to SF-7
J Z13-0010	PARK CENTRAL 38.1± acres from Ag and I to C-1
K Z13-0001	PHILLIPS CREEK RANCH Amend PD-202 (947.6± acres) total units/locations, and to add retail
L Z12-0014	PLANTATION RESORT Amend PD-19 and rezone 2.8± acres from SF-7 to O-1
M Z13-0004	PRAIRIE VIEW Amend PD-195 to remove R & TH and rezone 163.5± acres to PD-195-SF-12.5/SF-7/PH



PROJECT	DESCRIPTION
N Z13-0006	STANDERFER TRACT Amend PD-163 (35.5± acres) from PD-163-NS/O-1/SF-16 to PD-163-R/O-1/SF-16 and modify development standards
O Z13-0005	STONEBRYCK MANOR, PH 2 10.5± acres from R to SF-7
P Z12-0019	THE CANALS AT GRAND PARK 152.2± acres from PD-40-O-2/C-1/C-2/R/I and PD-199-PH/TH/O-2 to PD-230-Mixed
Q Z12-0024	THE HEIGHTS AT ROCKHILL RETAIL 26.1± acres from Ag to R
R Z13-0009	WINSTON PLACE To Amend PD-206 (82.8± acres) to remove FISD tract and add lots

RESIDENTIAL DEVELOPMENT

STAGES & TERMINOLOGY

ANNEXATION

Land annexed into the City is typically given the zoning category of Agricultural (AG).

"Future Capacity" is estimated based on acreage that is Residential on the Future Land Use Map (Comp Plan).



ZONING

Zoning to a specific category, Planned Development (PD), or Specific Use Permit (SUP), applies development standards.

"Zoning Capacity" is calculated based on acreage and zoning category.



PLAT

For single-family subdivisions, a Preliminary Plat (PP) is the first step, followed by a Construction Set (CS), and then a Final Plat (FP).

"Lot Pipeline" (PL) includes lots that are in the review and approval process (PP, CS, FP), where a permit has not yet been issued for any homes.



CONSTRUCTION

Construction of infrastructure (roads, water, sewer, etc.) starts at the CS stage. When the CS is approved construction may go vertical (permits issued for homes).

Once the first permit is issued, or the Final Plat is recorded, the subdivision lots are classified as **"Lot Inventory."**

"Lot Inventory" (LI) includes lots that are permit-ready, meaning a building permit may be issued for that lot at any time without further subdivision-level reviews.

Once a permit is issued it's removed from the Inventory and labeled **"Under Construction."**



OCCUPANCY

A Certificate of Occupancy is issued when all inspections have been passed, allowing for the homeowner (or tenant) to move in. A population estimate is calculated at this time.

"Population" is estimated by multiplying the completed housing units by the persons-per-household and occupancy rates.

RESIDENTIAL DEVELOPMENT

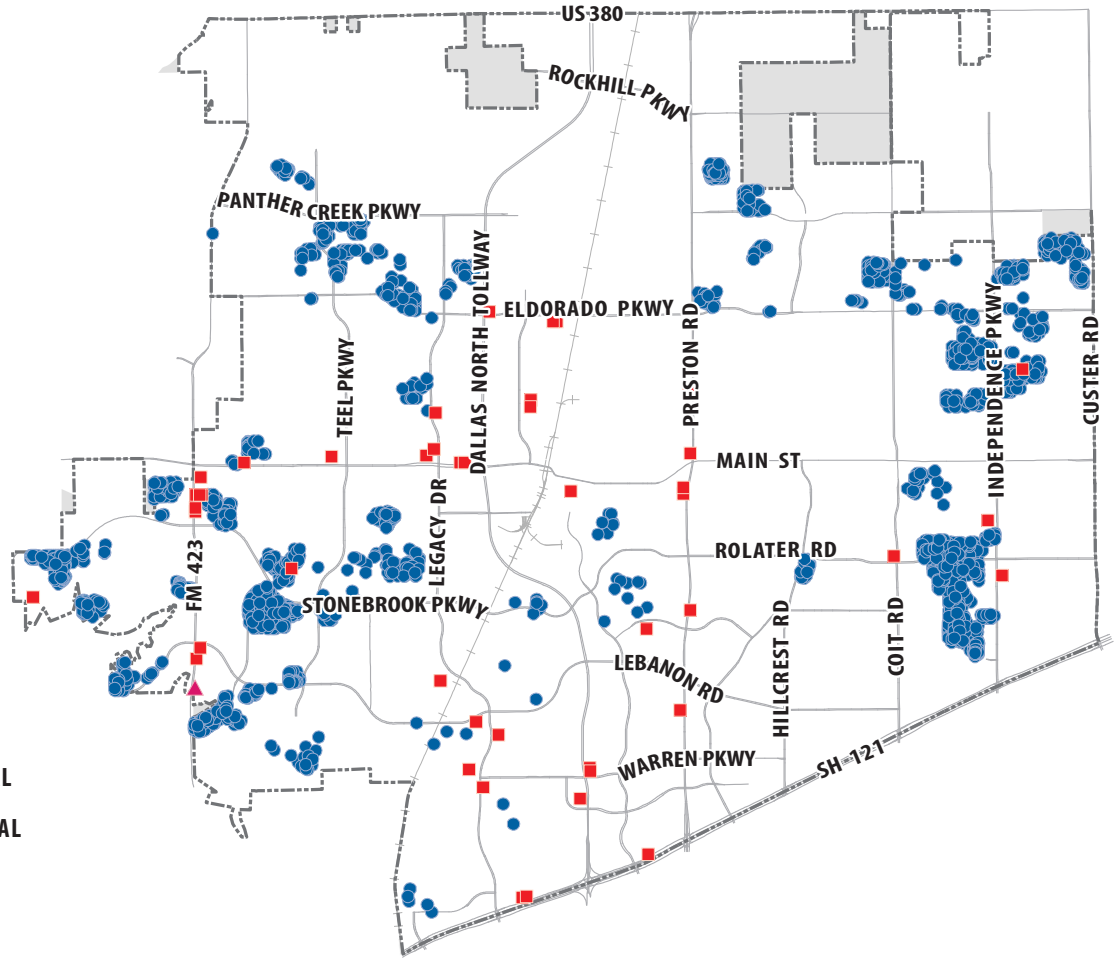
2013 RESIDENTIAL PERMIT ACTIVITY

New Single-Family (SF) construction activity increased again in 2013, with 2,215 Single-Family permits issued* in 2013 compared to 1,578 in 2012.

In 2013, the City issued permits for one Multi-Family project (134 units) and four Mixed-Use Residential projects (1,347 units).

* Not including those voided or cancelled.

- NEW COMMERCIAL
- ▲ NEW MULTI-FAMILY RESIDENTIAL
- NEW SINGLE-FAMILY RESIDENTIAL

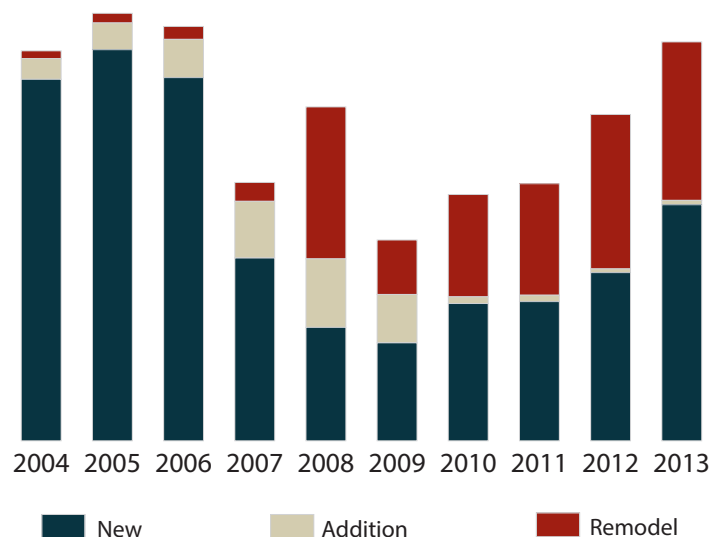


RESIDENTIAL PERMIT HISTORY

YEAR	SNEW	SADD	SALT	TOTAL
2009	922	454	511	1,887
2010	1,284	63	967	2,314
2011	1,306	60	1,046	2,412
2012	1,578	35	1,449	3,062
2013	2,215	41	1487	3,743

YEAR	MNEW UNITS
2009	922
2010	0
2011	576
2012	1,816
2013	1,481

SNEW = NEW Single-Family
 SADD = Single-Family ADDITION
 SALT = Single-Family REMODEL
 MNEW = NEW Multi-Family
 or Mixed-Use Residential
 (Shown as Total Units)



RESIDENTIAL DEVELOPMENT

MOST ACTIVE SINGLE-FAMILY BUILDERS & NEIGHBORHOODS

Single-Family permits are up again in 2013, nearing but still under peak levels (mid 2000s). More than one-third of the permits issued were in three neighborhoods: Phillips Creek Ranch, Richwoods, and Frisco Lakes.

NEIGHBORHOOD	PERMITS	BUILDER	PERMITS
PHILLIPS CREEK RANCH	325	PULTE	280
RICHWOODS	313	LANDON	252
FRISCO LAKES	217	HIGHLAND	211
LAWLER PARK NORTH	122	FIRST TEXAS	195
STONELAKE ESTATES, VILLAGES OF	115	K HOVNANIAN	152
WILLOW BAY SOUTH	104	DARLING	128
WINDING CREEK ESTATES	74	STANDARD PACIFIC	118
HIGHLAND RIDGE	73	SHADDOCK	110
CHRISTIE RANCH	58	AMERICAN LEGEND	97
PANTHER CREEK, RIDGEVIEW AT	58	LENNAR	93
CROWN RIDGE	57	ASHTON WOODS	67
STONEWATER CROSSING	51	SUMEER HOMES	65
NEWMAN VILLAGE	47	TOLL BROTHERS	52
PARK PLACE ESTATES	44	GRAND	45
WATERSTONE, THE SHORES AT	43	DREES	44
MIRAMONTE	41	MERITAGE	37
VILLAGE LAKES	36	BEAZER	26
SORANO	35	COVENTRY PLANTATION	24
KNOLLS OF FRISCO	31	LIONSGATE	24
LONE STAR RANCH	30	GEHAN	23

RESIDENTIAL OUTLOOK

SINGLE-FAMILY LOT INVENTORY

Another measure of potential future housing permit activity is the Lot Inventory (LI) and Pipeline (PL). The Lot Inventory is a count of single-family residential lots that are permit-ready. The Lot Pipeline is a count of the lots that are in the approval process (formal submittal received).

By dividing the number of lots by the Lot Absorption rate (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.

WHAT'S BEING BUILT IN FRISCO

Check out our **'What's Being Built'** web-site and see how easy it is to access project information, including maps, reports, and fact sheets.

You can also find links to roadway construction, demographics, and more, in the additional resources section.

Visit www.FriscoTexas.gov/Departments/PlanningDevelopment/Pages/WhatsBeingBuilt.aspx.

NEED MORE INFO? To submit comments or questions about any project under review, e-mail ProjectInput@FriscoTexas.gov.

STAY UP-TO DATE

Why wait for the next annual report? **Subscribe for monthly updates:**

- » The monthly Residential Development Update includes Single-Family & Multi-Family / Mixed-Use residential development activity (permits and approvals).
- » Keep track of how fast we're growing with the monthly Population Update.

Subscribe to either or both subscription lists by emailing: bFrey@FriscoTexas.gov.

LOT INVENTORY (AS OF 1/1/14)

2,119 LOTS ↓

Annual Change of Inventory

- 345 ↓

MONTHS OF INVENTORY

11 ↓

Lot Absorption:

(SNEW/mo)

6-Month Avg (July - Dec 2013)

172

12-Month Avg (Jan - Dec 2013)

185

LOT PIPELINE (AS OF 1/1/14)

6,577 LOTS ↑

Annual Pipeline Change

+ 1,819 ↑

MONTHS INVENTORY IN PIPELINE

36 ↑

Stage in Pipeline:

PP – Preliminary Plat

2,446

CS - Construction Set

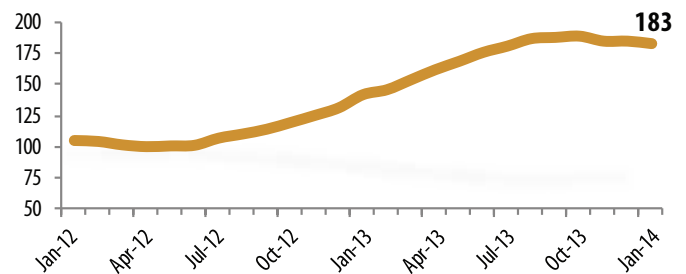
3,794

FP - Final Plat

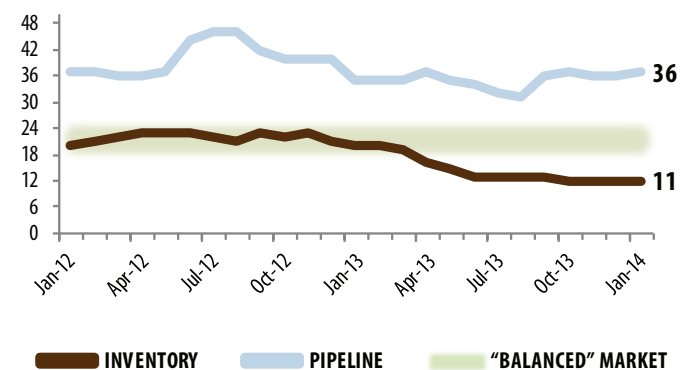
337

ABSORPTION RATE

SNEW Permits Issued, 12-Month Average



SF LOTS - MONTHS OF INVENTORY

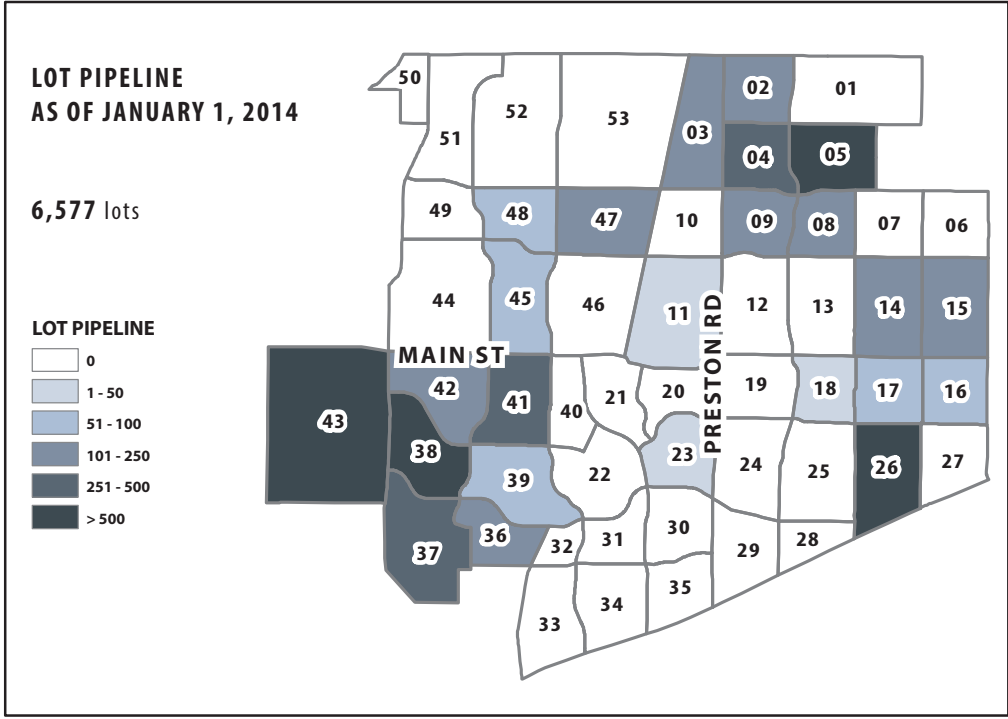


LOT INVENTORY
AS OF JANUARY 1, 2014

2,119 permit-ready lots

LOT INVENTORY

- 0
- 1 - 25
- 26 - 50
- 51 - 100
- 101 - 250
- > 250



NU #	LI	PL
2		195
3		114
4	19	329
5		1,050
6	57	
7	32	
8	132	238
9	17	193
11	4	22
14	109	185
15	151	221
16		94
17	107	75
18	3	29
20	8	
22	49	
23	20	15
25	22	
26	121	519
32	4	
33	11	
34	14	
36		212
37	171	367
38	202	522
39	46	61
41	75	474
42	163	214
43	254	1,205
44	10	
45	13	56
47		131
48	232	56
49	18	
51	55	
TOTAL	2,119	6,577

2013 PROJECT APPROVALS



NE QUADRANT

POPULATION: 17,409 | 12.7%

Annual Growth: 1,471

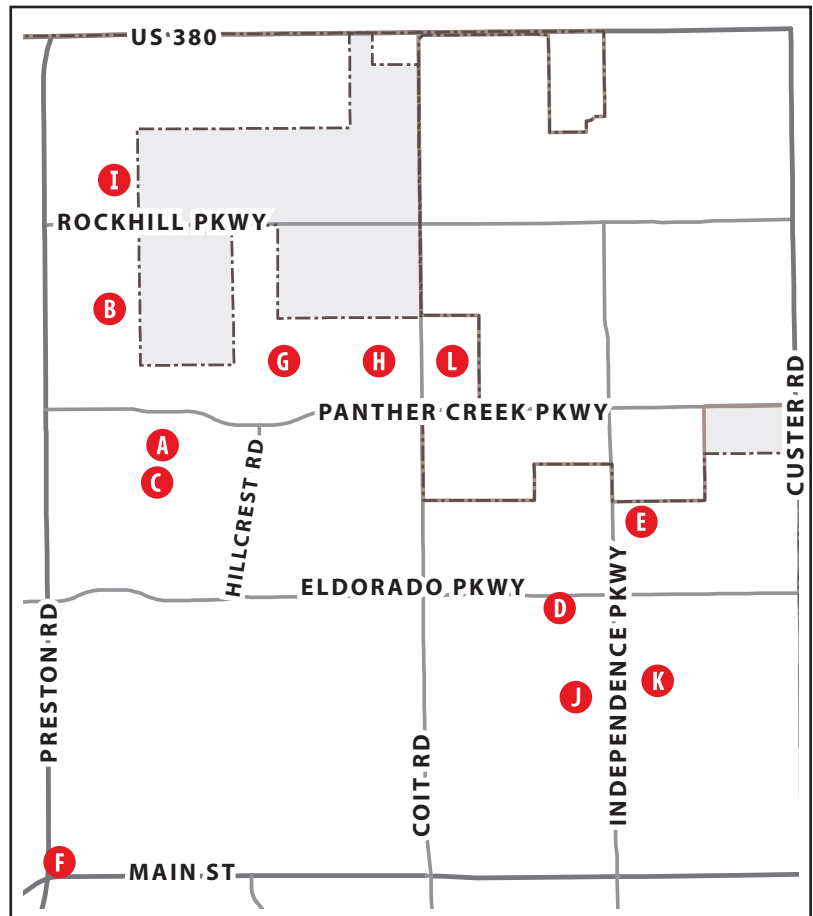
HOUSING UNITS: 5,948 | 12.1%

Annual Growth: 492 | 17.3%

Avg. Permit Value (SNEW): \$276,336

HU TYPE	EXISTING	UC	LI	PL
SF	5,653	285	517	2,411
MF	295	0	N/A	0
MXD	0	0	N/A	0

HU = Housing Unit
 SF = Single-Family
 MF = Multi-Family
 MXD = Mixed-Use Residential
 UC = Under Construction
 LI = Lot Inventory
 PL = Pipeline



SF	NEIGHBORHOODS	DESCRIPTION	LOTS	ZONING	PP	FP
A	BELMONT WOODS	(Formerly CREEKSIDE AT PRESTON PH 4C)	91		PP13-0005	
B	CROWN RIDGE	CROWN RIDGE, PH 4A & 4B	170		PP13-0026	
C	DOMINION AT PANTHER CREEK	DOMINION AT PANTHER CREEK, PH 4C	34		PP13-0004	
D	ESTATES AT WILLOW BAY	ESTATES AT WILLOW BAY	8	Z13-0011		
E	INDEPENDENCE ESTATES	INDEPENDENCE ESTATES	83			FP13-0015
F	LATERA	LATERA, PH 2 & 3	68		PP11-0021	
G	MIRAMONTE	MIRAMONTE, PH 2 - 5	584		PP13-0023	
H	PRAIRIE VIEW	PRAIRIE VIEW, PH 1 & 2	466	Z13-0004	PP13-0022	
I	ROCKHILL AT PRESTON	ROCKHILL AT PRESTON	192		PP12-0028	
J	WILLOW BAY SOUTH	VILLAGES AT WILLOW BAY SOUTH, PH 2 - 4 THE ARBORS AT WILLOW BAY SOUTH, PH 3	408 139		PP11-0003	FP13-0010
K	VILLAGES OF STONELAKE ESTATES	VILLAGES OF STONELAKE ESTATES, PH 2A-4B VILLAGES OF STONELAKE ESTATES, PH 2B VILLAGES OF STONELAKE ESTATES, PH 5	286 82 37		PP12-0012	FP13-0005 FP13-0011
L	WINSTON PLACE	WINSTON PLACE	206	Z13-0009		

2013 PROJECT APPROVALS



SE QUADRANT

POPULATION: 36,352 | 28.1%

Annual Growth: 248

HOUSING UNITS: 13,189 | 26.8%

Annual Growth: 458 | 16.1%

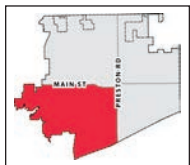
Avg. Permit Value (SNEW): \$303,755

HU TYPE	EXISTING	UC	LI	PL
SF	11,700	223	253	717
MF	1,489	0	N/A	0
MXD	0	0	N/A	0



SF	NEIGHBORHOODS	DESCRIPTION		ZONING	PP	FP
A	LIBERTY CROSSING	LIBERTY CROSSING	94	Z13-0002	PP13-0006	
B	MEADOWS OF PRESTON	MEADOWS OF PRESTON, PH 2 ADDITION		Z12-0022		
C	RICHWOODS	RICHWOODS, PH 5	1		AP13-0011	
		RICHWOODS, PH 9	47			FP12-0034
		RICHWOODS, PH 10	39			FP12-0035
		RICHWOODS, PH 11A	23			FP12-0036
		RICHWOODS, PH 12	70			FP13-0007
		RICHWOODS, PH 13	60			FP13-0008
		RICHWOODS, PH 15	54			FP13-0009
		RICHWOODS, PH 18 & 19	138		PP13-0027	
		RICHWOODS, PH 20 & 21	123		PP13-0017	
D	STONEBRYCK MANOR	STONEBRYCK MANOR, PH 1	45			FP13-0003
		STONEBRYCK MANOR, PH 2	29	Z13-0005	PP13-0010	
E	LAWLER PARK NORTH	THE ARBOR AT LAWLER PARK, PH 2	85			FP13-0013
		THE CROSSING AT LAWLER PARK, PH 2	65			FP13-0014
		THE CROSSING AT LAWLER PARK, PH 3A & 3B	75		PP13-0014	

2013 PROJECT APPROVALS



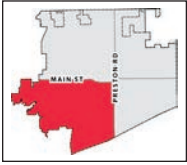
SW QUADRANT

POPULATION: 49,470 | 36.0%

Annual Growth: 3,989

SF	NEIGHBORHOODS	DESCRIPTION	LOTS	ZONING	PP	FP
A	CANALS AT GRAND PARK	THE CANALS AT GRAND PARK	498	Z12-0019	PP13-0008	
B	CHURCH PROPERTY	CHURCH PROPERTY, PH 1-5	351	Z12-0026	PP13-0012	
C	DIAMOND POINT ESTATES		51	Z12-0023	PP12-0027	
D	FRISCO LAKES BY DEL WEBB	FRISCO LAKES - VILLAGE 1	61		PP13-0007	
		FRISCO LAKES - VILLAGE 2	37		PP13-0019	
		FRISCO LAKES - VILLAGE 3	91		PP13-0018	
		FRISCO LAKES - VILLAGE 4	110		PP12-0026	
		FRISCO LAKES - VILLAGE 5, PH 1 & 2	114		PP13-0020	
		FRISCO LAKES - VILLAGE 6	72			FP13-0018
		FRISCO LAKES - VILLAGE 7	106		PP13-0009	
		FRISCO LAKES - VILLAGE 26	87			FP13-0019
		FRISCO LAKES - VILLAGES 30, 31, & 32	320		PP13-0021	
E	HIGHLAND RIDGE	HIGHLAND RIDGE, PH 2	53			FP12-0033
F	HILLS OF KINGSWOOD	HILLS OF KINGSWOOD, PH 2A & 2B	111		PP12-0023	
G	KINGSWOOD VILLAGE	KINGSWOOD VILLAGE, PH 4	51		PP13-0025	
H	OAKMONT AT FRISCO	OAKMONT AT FRISCO	105			FP13-0027
I	PARK PLACE ESTATES	PARK PLACE ESTATES, PH 2 & 3	99		PP12-0014	
		PARK PLACE ESTATES, PH 2	53			FP13-0020
J	PHILLIPS CREEK RANCH	PHILLIPS CREEK RANCH, PH 3	46			FP13-0002
		PHILLIPS CREEK RANCH, PH 4A & 4B	273		PP13-0001	
		MAINVUE	161		PP13-0002	
		WATERTON, PH 2	29		PP13-0015	
		WATERTON, PH 3	30		PP13-0016	
		WESTON, PH 2	50		PP13-0024	
		WINDROSE	90		PP12-0024	FP13-0016
K	QUAIL MEADOW VILLAGE	QUAIL MEADOW VILLAGE, PH 3	61		PP11-0020	
L	SADDLEBROOK VILLAGE	SADDLEBROOK VILLAGE, PH 3	43			FP13-0001
M	STONEBROOK CROSSING	STONEBROOK CROSSING	70			FP13-0006
N	THE PRESERVE AT LONE STAR RANCH	THE PRESERVE AT LONE STAR RANCH	75		PP12-0008	FP13-0030
O	TWIN CREEKS	TWIN CREEKS, PH 1 - 3	109		PP12-0029	

2013 PROJECT APPROVALS

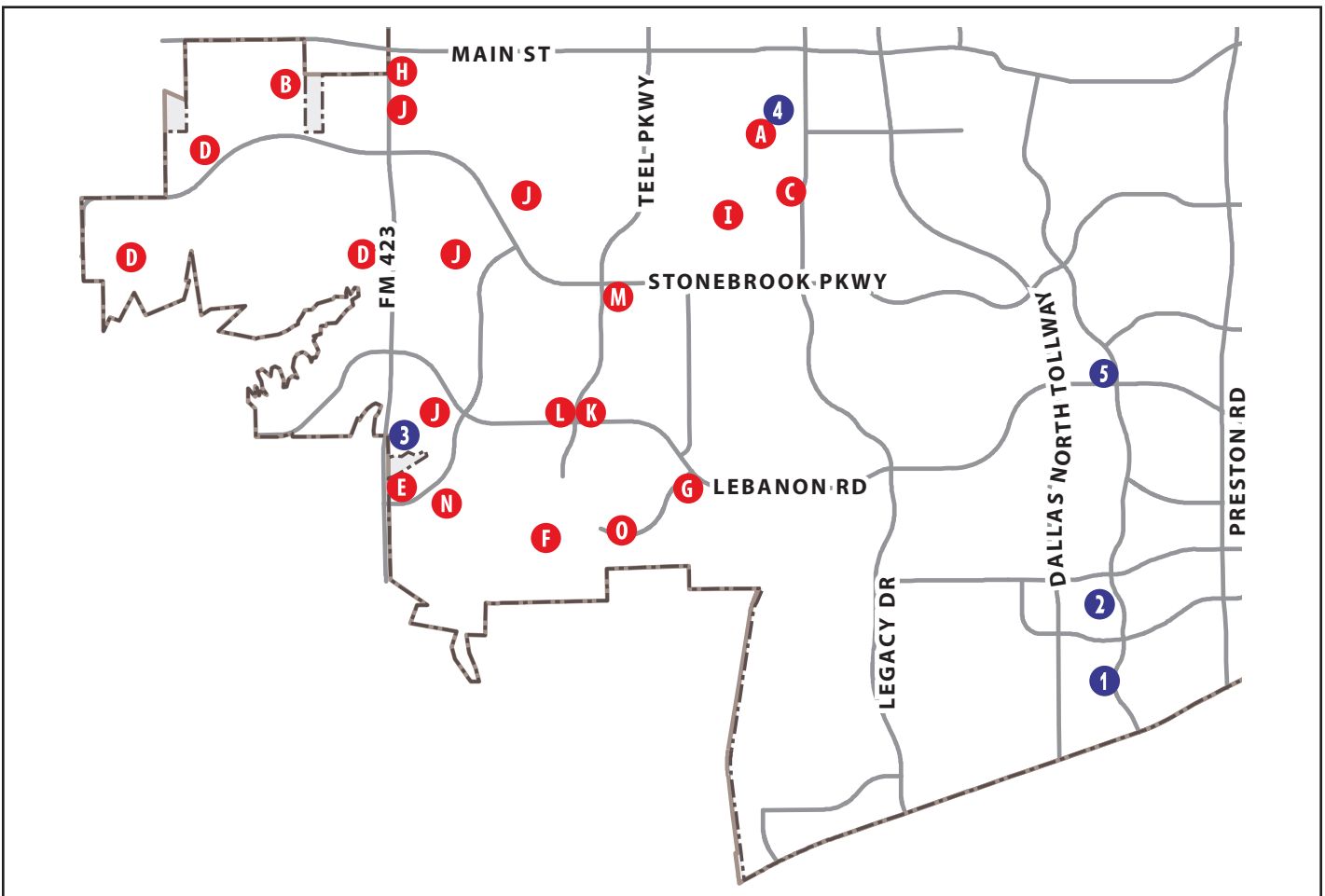


SW QUADRANT (continued)

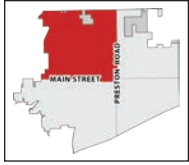
HOUSING UNITS: 17,430 | 37.6%
 Annual Growth: 1,653 | 58.1%
 Avg. Permit Value (SNEW): \$242,556

HU TYPE	EXISTING	UC	LI	PL
SF	11,700	223	253	717
MF	4,352	352	N/A	824
MXD	2,113	937	N/A	1,102

MF / MXD PROJECTS	DESCRIPTION	UNITS	PROJECT NUMBER(S)
1 AMLI @ THE BALLPARK	AMLI @ THE BALLPARK, PH 2	365	PSP13-0009 SP13-0043
2 FRISCO BRIDGES	COLONIAL RESERVE (ABLON) AT FRISCO BRIDGES	252	SPFP11-0023
3 PHILLIPS CREEK RANCH	AVENUES OF PHILLIPS CREEK RANCH	352	SP13-0014
4 THE CANALS AT GRAND PARK	WATERMERE @ THE CANALS AT GRAND PARK	238	PSP13-0022
5 CHAPEL CREEK	VILLAS AT CHAPEL CREEK	304	SP13-0068



2013 PROJECT APPROVALS



NW QUADRANT

POPULATION: 32,573 | 23.7%

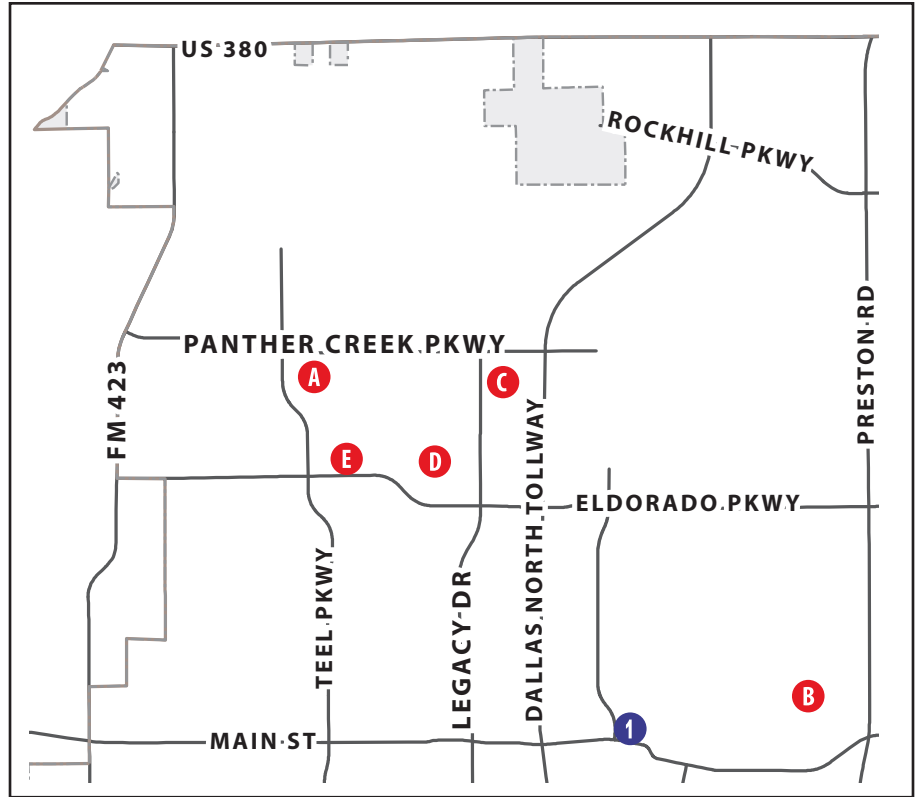
Annual Growth: 835

HOUSING UNITS: 11,013 | 22.4%

Annual Growth: 244 | 8.6%

Avg. Permit Value (SNEW): \$281,944

HU TYPE	EXISTING	UC	LI	PL
SF	10,629	98	332	379
MF	384	0	N/A	0
MXD	0	410	N/A	90



SF NEIGHBORHOODS	DESCRIPTION	LOTS	ZONING	PP	FP
A CHRISTIE RANCH	Christie Ranch, Ph 2D	56		PP12-0033	FP13-0023
B CREEKSIDE VILLAGE	Creekside Village	22		PP12-0002	
C EMERSON ESTATES	Emerson Estates PH 1&2	131		PP11-0004	
D NEWMAN VILLAGE	Newman Village, PH 2B	96			FP13-0022
E VILLAS AT BELLE CREEK	Villas at Belle Creek	30		PP12-0001	FP13-0025

MF / MXD PROJECTS	DESCRIPTION	UNITS	PROJECT NUMBER
1 FRISCO DESIGN CENTER	Frisco Home Design Center	90	PSPCP13-0008

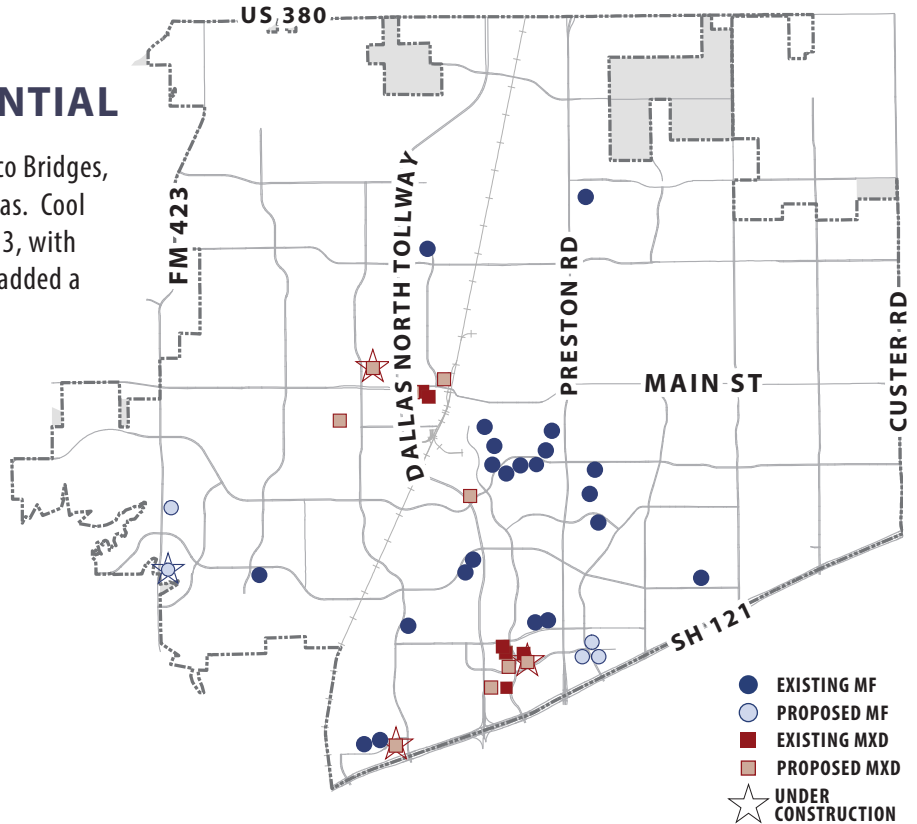
MF / MXD RESIDENTIAL UPDATE

MULTI-FAMILY (MF) AND MIXED-USE (MXD) RESIDENTIAL

Three projects completed in 2013: Ablon at Frisco Bridges, AMLI at the Ballpark, Ph 1, and North Court Villas. Cool Springs Ph 2 released 202 of their 290 units in 2013, with the remainder in January, 2014. These projects added a combined 134 MF and 789 MXD units.

There were four projects under construction as of January 1, 2014.

QUAD	EXISTING UNITS	
	MF	MXD
NE	295	
SE	1,489	
SW	4,352	2,113
NW	384	
TOTAL	6,520	2,113



* NOTE: Map does not show projects with less than 80 units.

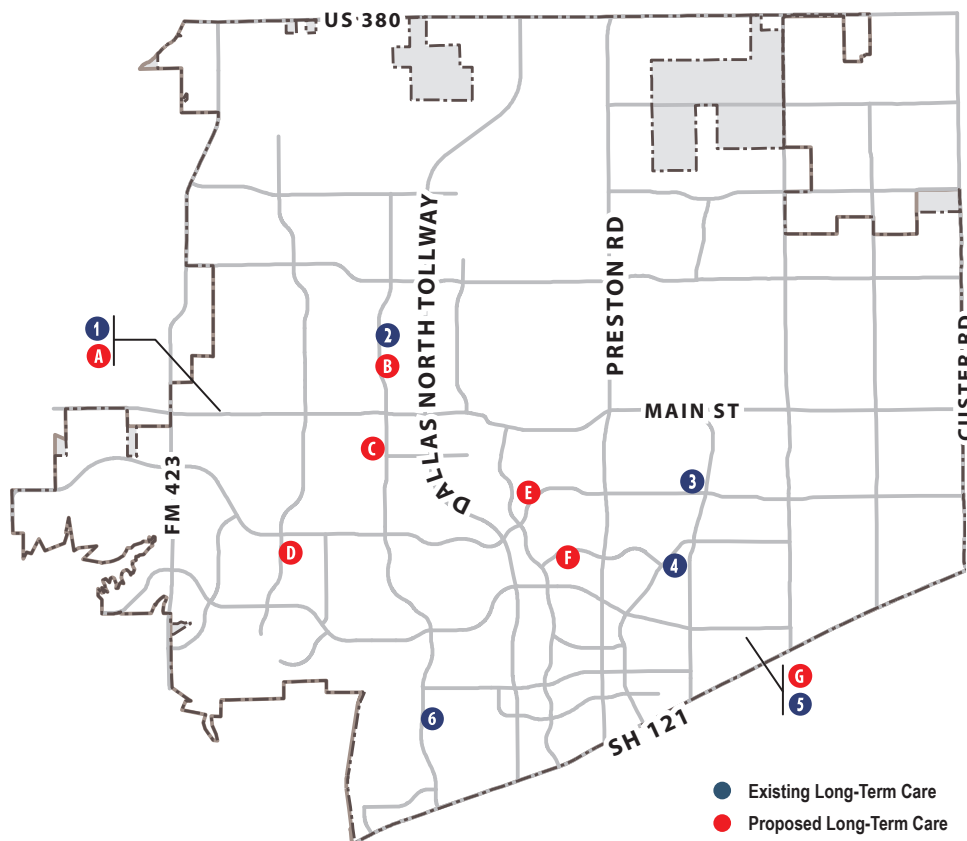
PROJECTS IN THE PIPELINE

PROJECT NAME	STATUS AS OF 1-1-14	QUAD	UNITS	
			MF	MXD
AMALFI @ STONEBRIAR COMMONS, PH 1	Under Construction	SW		395
AMLI @ THE BALLPARK, PH 2	Permits Under Review	SW		365
AVENUES OF PHILLIPS CREEK RANCH	Under Construction	SW	352	
COOL SPRINGS, PH 2	Nearing Completion	SW		290
FRISCO DESIGN CENTER	Preliminary Site Plan Approved	NW		90
FRISCO SQUARE, BLOCK B, LOT 1	Re-Plat & Site Plan Under Review	SW		254
OHIO/GAYLORD PD	Rezoning Request	SE	2,467	
PHILLIPS CREEK RANCH - URBAN LIVING TRACT	Preliminary Site Plan Under Review	SW	520	
THE EMERSON @ FRISCO MARKETCENTER	Under Construction	NW		410
THE HEIGHTS OF FRISCO	Rezoning Request	SW		621
TONTI FRISCO	Rezoning Request	SW		365
VILLAS AT CHAPEL CREEK (AKA CHAPEL CREEK APARTMENTS)	Permit Under Review	SW	304	
WATERMERE @ THE CANALS AT GRAND PARK	Preliminary Site Plan Under Review	SW		238
TOTAL			3,643	3,028

SENIOR HOUSING & LONG TERM CARE FACILITIES

Frisco's Senior population has also been growing, up from 3.6% in 2000 to 5.4% (6,300) in 2010. The latest American Community Survey shows Frisco with a Senior Population of 6.2%, (8,500 at our current population). Following national demographic trends, Frisco will see a growth in this segment of population as the Baby Boomers transition into retirement years.

The City received several applications for new nursing and/or assisted living facilities in 2013. Mustang Creek and Saddlebrook are both under construction; the permit for Timber Ridge has been approved but has not been issued. The map to the right and the tables below show the development and proposal details.



	DEVELOPMENT NAME	ROOMS	BEDS
1	PRAIRIE ESTATES	180	180
2	RAMBLING OAKS	80	80
3	VICTORIA GARDENS	59	118
4	THE LODGE ON PRESTON RIDGE	70	70
5	PARAMOUNT, BLDG 1 OF 2 (Stonemere Rehab center)	120	120
6	SUNRISE OF FRISCO	96	96

	PROJECT NAME / NUMBER(S)	ROOMS	BEDS
A	MUSTANG CREEK ASSISTED LIVING B12-3648, SCSP13-0005	137	137
B	SADDLEBROOK MEMORY CARE B13-3527, SUP13-0007, SP13-0059	68	68
C	WATERMERE SENIOR LIVING CENTER SP13-0088, PP13-0008, PSP13-0022	238 MXD units	111
D	TIMBER RIDGE B12-2693, SPFP12-0027	45	45
E	PARKVIEW ESTATES SP13-0071	70	77
F	THE COTTAGES AT CHAPEL CREEK PSP13-0027, SUP13-0012	142	142
G	PARAMOUNT, BLDG 2 OF 2 PSPCP12-0009	48	48

NON-RESIDENTIAL DEVELOPMENT

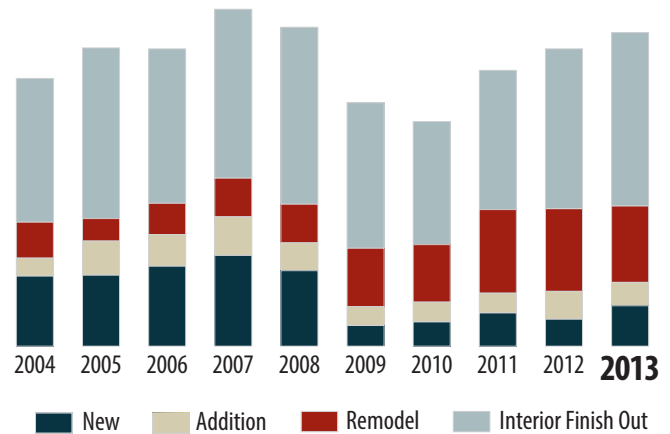
2013 COMMERCIAL PERMITS

In 2013, the City issued permits for 45 new commercial projects, 193 interior finish outs, 26 additions, and 85 alterations.

New Construction (CNEW) activity in 2013 had a combined investment value of \$127,501,407. As of January 1, 2014, the City has 13,998,986 square feet of commercial space.

COMMERCIAL SPACE	SQ FT
RETAIL SPACE	9,193,052 65.7%
OFFICE SPACE	4,805,934 34.3%
TOTAL	13,998,986

COMMERCIAL PERMITS HISTORY



Forty five CNEW permits were issued in 2013, including office buildings at both Hall and Duke office parks. Commercial projects completed in 2013 include the Frisco Gun Club and I Fly Indoor Skydiving.
























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























YEAR	CNEW		CADD		CALT		CIFO		TOTAL PERMITS
	PERMITS	SQ FT	PERMITS	SQ FT	PERMITS	SQ FT	PERMITS	SQ FT	
2009	23	533,514	21	397,140	64	570,876	167	899,097	275
2010	27	737,898	22	148,367	66	325,578	138	998,229	253
2011	37	1,032,777	25	55,420	95	631,398	155	790,403	310
2012	30	815,653	31	70,777	92	953,749	178	620,829	331
2013	45	1,425,761	26	273,283	85	636,094	193	1,013,963	349

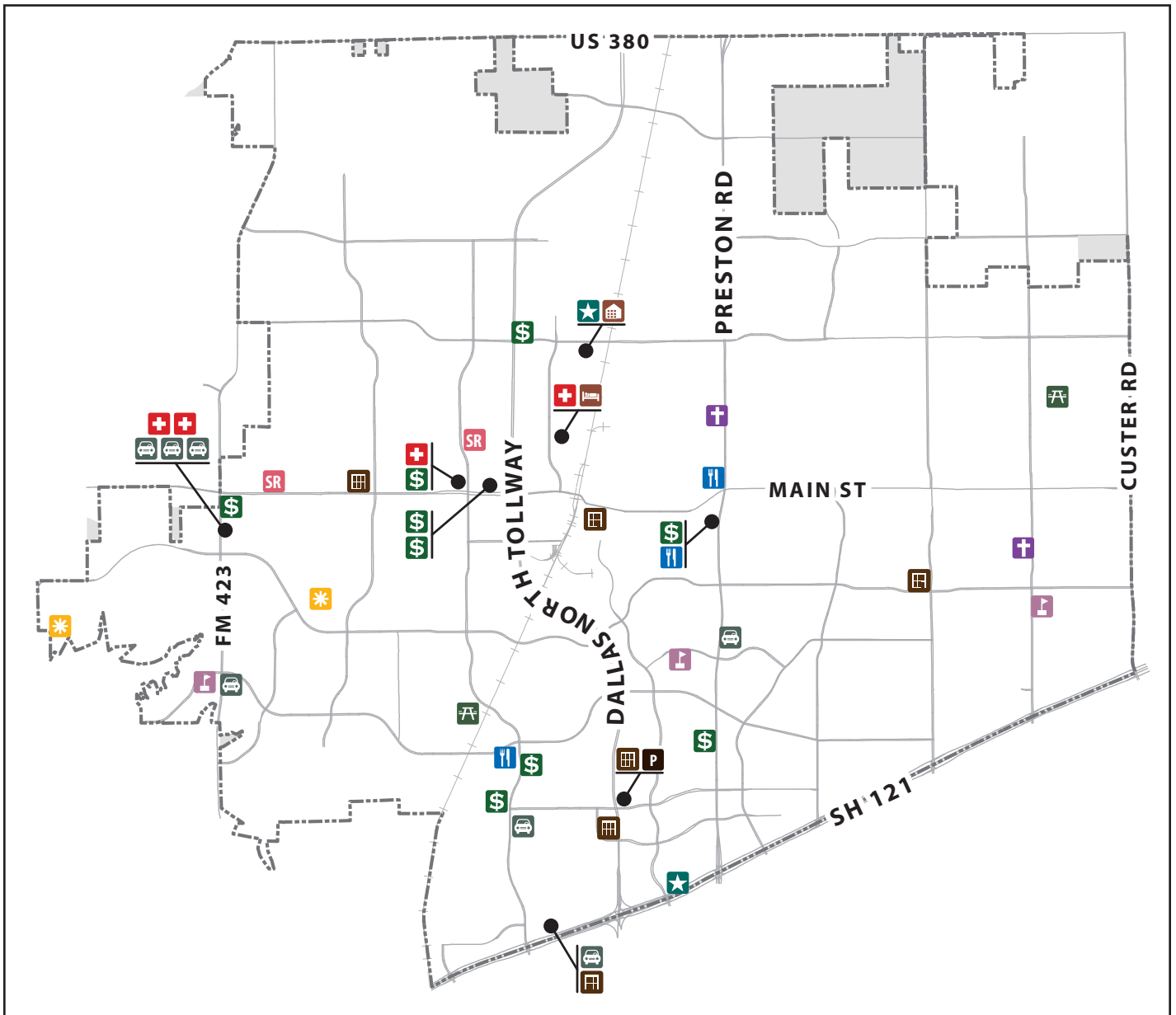


Duke Office Park addition.

2013 COMMERCIAL PERMITS ISSUED

PERMIT	PROJECT NAME
 B12-1022	FRISCO GUN CLUB
 B12-1192	QUIK TRIP STORE 0915
 B12-2136	STONEBRIAR FUNERAL HOME
 B12-2569	SPLISH SPLASH CAR WASH
 B12-2812	FRISCO OFFICE SUITES
 B12-3196	PRESTON TRAIL COMMUNITY CHURCH
 B12-3268	FAMILY FITNESS GYM
 B12-3395	CHICK FIL A
 B12-3398	SPANISH SCHOOLHOUSE
 B12-3632	SPORTS VILLAGE
 B12-3645	NORTH TEXAS SPINAL HEALTH AND WELLNESS
 B12-3648	MUSTANG CREEK ESTATES - FRISCO
 B13-0060	CALIBER COLLISION
 B13-0165	HICKORY CENTER AT PRESTON LOT 6 SHELL
 B13-0166	HALL OFFICE PARK T1 BUILDING AND GARAGE
 B13-0203	JP LEGACY COMMERCIAL (SHELL)
 B13-0494	I FLY INDOOR SKYDIVING
 B13-0632	KIDS R KIDS DAYCARE
 B13-0637	PRIMROSE SCHOOL OF FRISCO WEST
 B13-0646	TACO BELL
 B13-0712	DUKE BRIDGES
 B13-0895	DUKE BRIDGES GARAGE
 B13-1007	TOM THUMB FUEL CENTER 2963

PERMIT	PROJECT NAME
 B13-1010	VILLAGES OF STONELAKE ESTATES SHADE COVER
 B13-1168	LOPEZ ANIMAL CLINIC
 B13-1333	VTG FRISCO INFINITI
 B13-1336	VTG FRISCO CAR DEALERSHIP
 B13-1403	BRUSH OFFICE AT FIFTH
 B13-1407	FRISCO LAKES AMENITY CENTER
 B13-1755	HAMPTON INN AND SUITES
 B13-1904	POPEYE'S
 B13-2249	LEGACY DANCE CENTER
 B13-2486	PDQ
 B13-2895	SINACOLA SELF STORAGE
 B13-3024	FRISCO MARKET CENTER LOT 12
 B13-3027	FRISCO MARKET CENTER LOT 13
 B13-3159	WEST FRISCO OFFICE CENTER
 B13-3236	BEAVERS BEND PARK PAVILION
 B13-3330	LAKES PLAZA II SHELL
 B13-3520	KWIK KAR LUBE AND AUTO REPAIR
 B13-3527	SADDLEBROOK MEMORY CARE
 B13-3721	CASCADE PARK AMENITY CENTER
 B13-3783	CALIBER COLLISION
 B13-3802	LEGACY CROSSINGS
 B13-3883	CENTENNIAL PLAZA



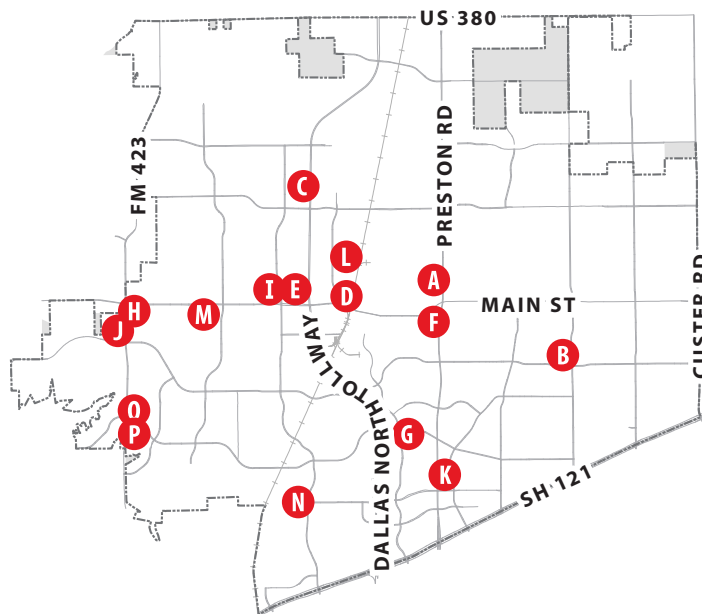
2013 PERMITS FOR NEW COMMERCIAL

- | | |
|-----------------|--------------------|
| AMUSEMENT | PARKING GARAGE |
| ASSISTED LIVING | RELIGIOUS FACILITY |
| AUTOMOTIVE | RESTAURANT |
| HOTEL | RETAIL |
| MEDICAL OFFICE | SCHOOL / DAY CARE |
| OFFICE | SELF-STORAGE |
| PARK | SEMI-PUBLIC |

2013 PROJECT APPROVALS

RETAIL

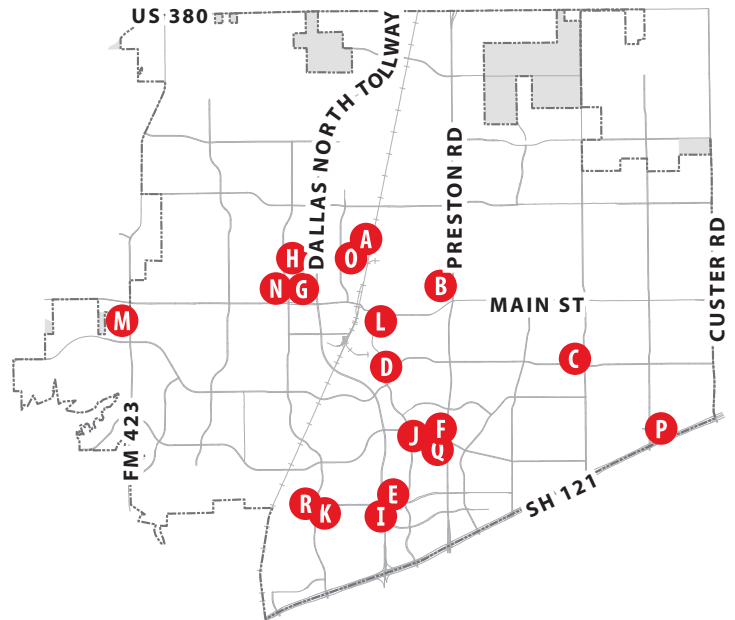
PROJECT DESCRIPTION	PROJECT NUMBER(S)	
A 720 PRESTON TRACE CENTER Retail, Office	SP13-0084	
B ELDORADO MARKET PLACE Restaurant, Retail - Pet Smart	PSPCP13-0007 SP13-0039	
C FRISCO HOME DESIGN CENTER Retail, Mixed-Use Residential	PSPCP13-0008	
D FRISCO MARKETCENTER Office, Retail, Restaurant	SPFP11-0030	SP13-0052
	PSPCP13-0006	SP13-0053
	PSP13-0021	SP13-0075
E HICKORY CENTER AT PRESTON Retail, Restaurant	SPFP12-0005	
	SP13-0001	
	FP13-0021	
F INSIGHT FOR LIVING Office, Retail, Warehouse	PSP13-0013 SP13-0042	
G LAKE CROSSING ADDITION Retail	SP12-0020	
H LEGACY CROSSING Retail	SP13-0041	
I NWC COIT & ROLATER Office, Retail, Restaurant	PSP13-0015	
	SP13-0061	
J NWC FM 423 & STONEBROOK Retail, Restaurant, Office	PSP13-0026	
K SLEEP EXPERTS EXPANSION	SP13-0048	
L SPORTS VILLAGE USA Retail, Office, Restaurant	SPFP12-0035	
M TEEL VILLAGE Retail	PSP13-0020	
	SP13-0076	
N VICTORY AT STONEBRIAR Office, Retail, Restaurant	PSP13-0010	
	PSP13-0019	
	SP13-0030	
O VILLAGE AT PHILLIPS CREEK RANCH Retail, Restaurant, Bank - HEB	PSPCP13-0003	
P WESTSIDE MARKET Retail, Restaurant	PSPCP13-0002	



2013 PROJECT APPROVALS

OFFICE

PROJECT DESCRIPTION		PROJECT NUMBER(S)
A 712 BUSINESS PARK	Parking lot expansion	PSP13-0017
B 720 PRESTON TRACE CENTER	Office, Retail	SP13-0084
C CENTENNIAL PLAZA	Office, Retail, Restaurant	PSP13-0015 SP13-0061
D CHAPEL CREEK PROFESSIONAL CENTER	Office	SP13-0077
E DUKE OFFICE PARK		PSP13-0003 SP13-0006
F FIRST CHOICE EMERGENCY ROOM		SP13-0051
G FRISCO MARKETCENTER	Office, Retail, Restaurant	SPFP11-0030 SP13-0052 PSPCP13-0006 SP13-0053 PSP13-0021 SP13-0075
H FRISCO WEST LEGACY ADDITION	Office, Assisted Living	PSPCP13-0010 SP13-0050
I HALL OFFICE PARK		SPFP12-0037
J INSIGHT FOR LIVING	Office, Retail, Warehouse	PSP13-0013 SP13-0042
K LEGACY MEDICAL PLAZA	Two Office Buildings	PSP13-0006
L NWC ELM & SOUTH COUNTY	Convert Residential to Office	SP13-0009
M NWC FM 423 & STONEBROOK	Office, Retail, Restaurant	PSP13-0026
N PRIORITY ONE EMERGENCY CARE		PSP13-0025

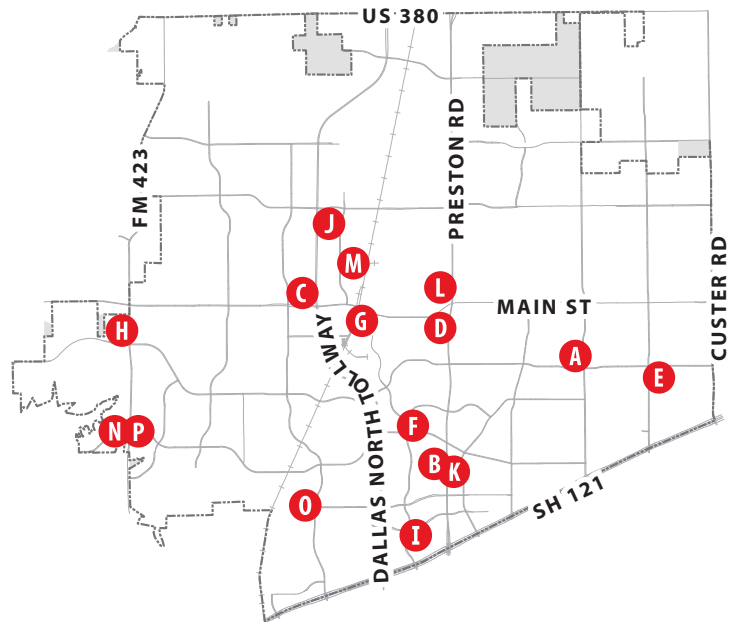


PROJECT DESCRIPTION		PROJECT NUMBER(S)
O SPORTS VILLAGE USA	Medical Office, Retail	SPFP12-0035
P STAR 121 MEDICAL PLAZA	Medical Office	PSP13-0012 SP13-0022
Q STOCKARD DRIVE OFFICE PARK	Office/Medical Buildings	SP13-0045 SP13-0087
R VICTORY AT STONEBRIAR	Office, Retail, Fitness, Restaurant	PSP13-0010 SP13-0030

2013 PROJECT APPROVALS

RESTAURANT

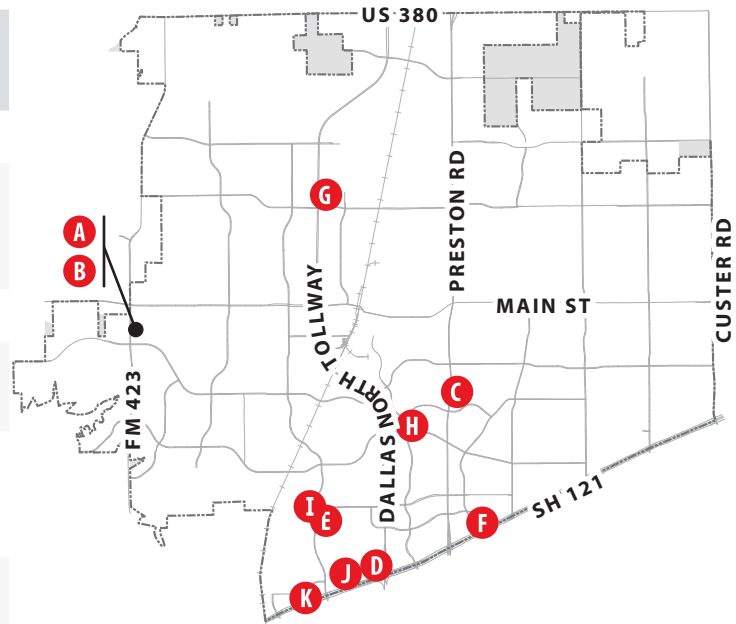
PROJECT DESCRIPTION	PROJECT NUMBER(S)
A CENTENNIAL PLAZA Office, Retail, Restaurant - Bahama Bucks	PSP13-0015 SP13-0061
B FRISCO CORNERS 2 Restaurants - PDQ Chicken	PSPCP13-0004 SP13-0044
C FRISCO MARKETCENTER Office, Retail, Restaurant - Panera Bread, Smoothie King	SPFP11-0030 SP13-0052 PSPCP13-0006 SP13-0053 PSP13-0021 SP13-0075
D HICKORY CENTER AT PRESTON Retail, Restaurant - Burger King	FP13-0021 SP13-0001
E LAWLER ADDITION Retail, Restaurant, Child Care	PSPCP12-0015
F LEBANON-PARKWOOD ADDITION Retail, Restaurant	PSP13-0029
G MONA LISA'S COFFEE HOUSE	SP13-0016
H NWC FM 423 & STONEBROOK Retail, Restaurant, Office	PSP13-0026
I PERRY'S STEAKHOUSE	PSP13-0031
J POLLO TROPICAL - THE TRAILS	SP13-0080
K POLLO TROPICAL - PRESTON RD	SP13-0086
L POPEYE'S	SP13-0002
M SPORTS VILLAGE USA Office, Retail, Restaurant - Dickie's BBQ, Purple Cow	SPFP12-0035
N TACO BELL	SPFP12-0040
O VICTORY AT STONEBRIAR Office, Retail, Child Care	PSP13-0010 PSP13-0019
P WESTSIDE MARKET Retail, Restaurant	PSPCP13-0002



2013 PROJECT APPROVALS

AUTOMOTIVE

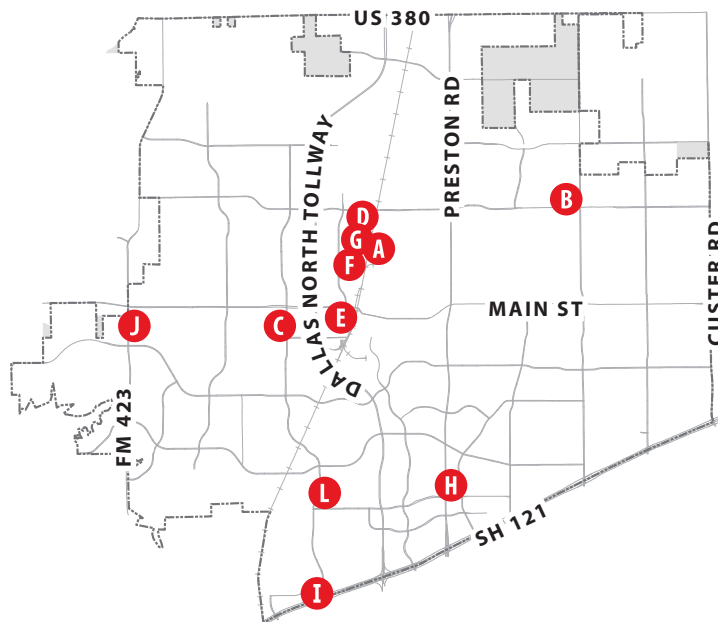
PROJECT DESCRIPTION	PROJECT NUMBER(S)
A AUTO SPLISH SPLASH	SPFP12-0038
B CALIBER COLLISION - FM 423	SUP13-0010 PSP13-0023 SP13-0074
C CALIBER COLLISION - PRESTON RD	SPFP12-0032
D DAVID MCDAVID DEALERSHIP ADDITION	PSP13-0014 PSP13-0011
E KWIK KAR	PSP13-0006 SP13-0046 SP13-0047
F PAT LOBB	SUP13-0001 PSPCP13-0001
G QUICK TRIP	SPFP12-0029
H RACETRAC - LEBANON & PARKWOOD	PSP13-0029
I RACETRAC - WARREN	SP13-0064
J VGT FRISCO - CADILLAC & INFINITI	PSPCP12-0016 SP13-0021
K VOLKSWAGEN	PSP13-0004 SP13-0029 SP13-0085



2013 PROJECT APPROVALS

OTHER COMMERCIAL

PROJECT DESCRIPTION	PROJECT NUMBER(S)
A CORNERSTONE AUTOMATION SYSTEMS (CASI) MANUFACTURING FACILITY	SP13-0070
B ELDORADO SELF STORAGE	SPRP12-0008
C FRISCO AQUATICS CENTER Natorium, Pet Resort	PSPCP13-0012 PSP13-0007 SP13-0018
D FRISCO GUN CLUB	SP13-0013 FP13-0028
E FRISCO SQUARE Parking lot expansion	SP13-0017
F HAMPTON INN	SP13-0028
G NTTA	SPFP11-0027
H RANDOLPH BROOKS	SP13-0054
I SHERATON HOTEL EXPANSION	SP13-0027
J STONEBROOK STORAGE CENTER	SPFP11-0029
K THE LAKES TENNIS ACADEMY	SP13-0034

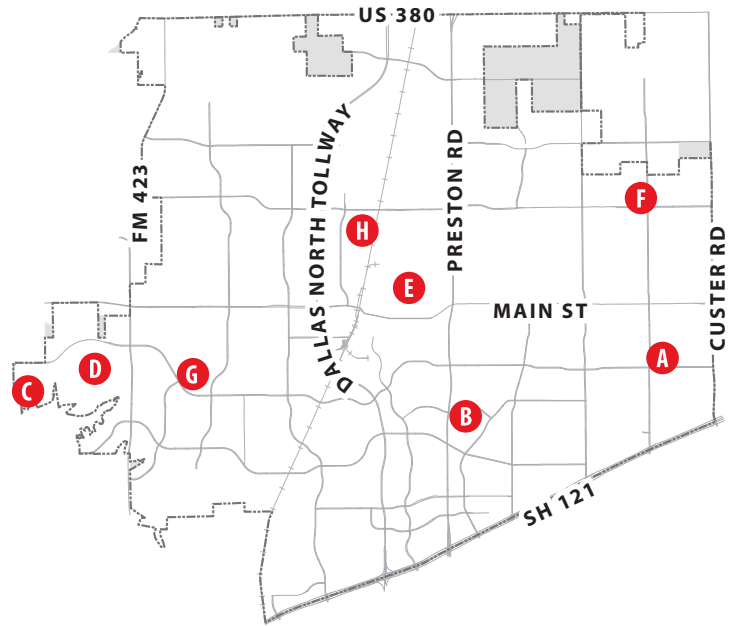


The Frisco Gun Club opened in 2013.

2013 PROJECT APPROVALS

PUBLIC / SEMI-PUBLIC

PROJECT DESCRIPTION	PROJECT NUMBER(S)
A FIRE STATION NO. 8	SP13-0036
B FRISCO ATHLETIC CENTER EXPANSION	SP13-0069
C FRISCO LAKES AMENITY CENTER ANNEX	PSP13-0005 SP13-0015
D FRISCO LAKES AMENITY CENTER EXPANSION	SP13-0083
E HOPE PARK AT FRISCO COMMONS	SP13-0004
F INDEPENDENCE PKWY PRACTICE FIELDS	SP13-0032
G PHILLIPS CREEK RANCH PH 3 AMENITY CENTER	SP13-0003
H PUBLIC WORKS FACILITY Parking Lot Expansion	SP13-0033

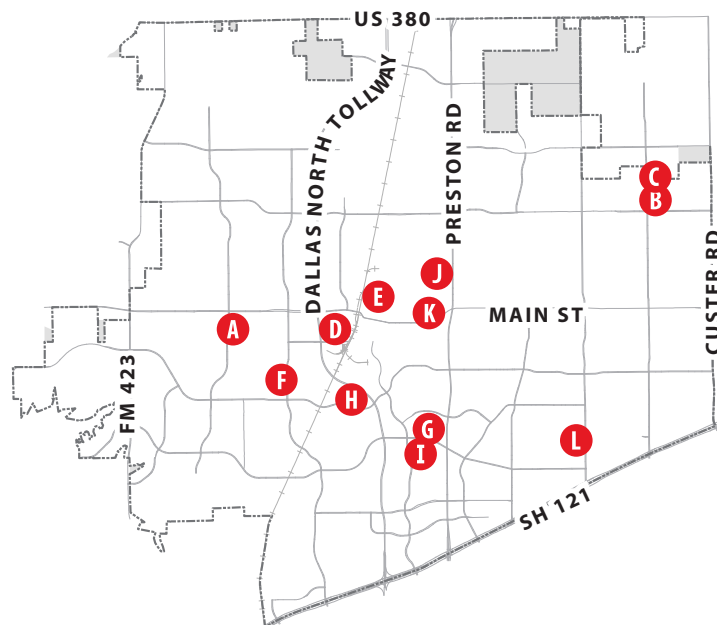


Hope Park, at Frisco Commons, is a 15,000 square foot all-inclusive playground. The equipment and access routes were specifically designed to allow special needs children to enjoy, make friends, and play as equals with children of all abilities.

2013 PROJECT APPROVALS

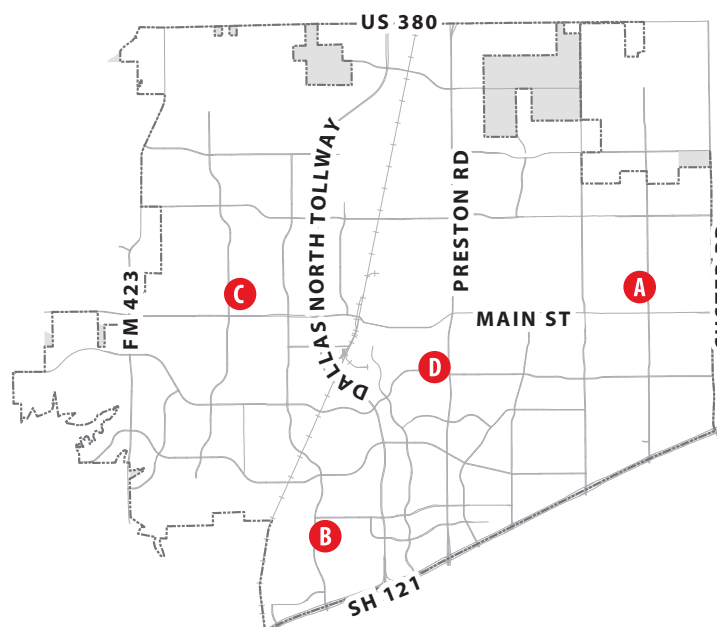
RELIGIOUS FACILITIES

PROJECT DESCRIPTION	PROJECT NUMBER(S)
A CELEBRATION COVENANT CHURCH Temporary Buildings	SP13-0019
B DATTA YOGA CENTER ADDITION	SP13-0007 SUP12-0024
C ETERNITY COMMUNITY CHURCH	SPFP12-0021
D GRACE CHURCH	PSP13-0008
E NEW START CHURCH OF THE NAZARENE	FP13-0012
F NORTHSTAR CHURCH PARKING	SP13-0037
G PRIMERIA IGLESIA BAPTISTA DE FRISCO	SUP12-0023
H ST. PHILIPS EPISCOPAL CHURCH Addition and Daycare	SUP12-0020 SP13-0012
I STONEBRIAR COMMUNITY CHURCH PARKING	SP13-0065
J STONEBRIAR FUNERAL HOME	SPFP12-0014
K TURRENTINE-JACKSON-MORROW EXPANSION	SP13-0035
L WATER'S EDGE LUTHERAN CHURCH ADDITION	PSP13-0024 RP13-0009



UTILITY

PROJECT DESCRIPTION	PROJECT NUMBER(S)
A CUSTER SUBSTATION	SUP13-0003
F ELEVATED STORAGE TANK Legacy Medical Plaza	PSP13-0006 SP13-0031
D COBB MIDDLE SCHOOL - VERIZON ANTENNA	SP13-0055
E U.S. POSTAL FACILITY CELL TOWER ADDITION	SUP13-0005



EDUCATIONAL FACILITIES

FISD ENROLLMENT HISTORY & PROJECTIONS

Frisco Independent School District (FISD) had an enrollment of 46,951 students as of January 6, 2014, up 7.8% from the prior year (see student enrollment chart below).

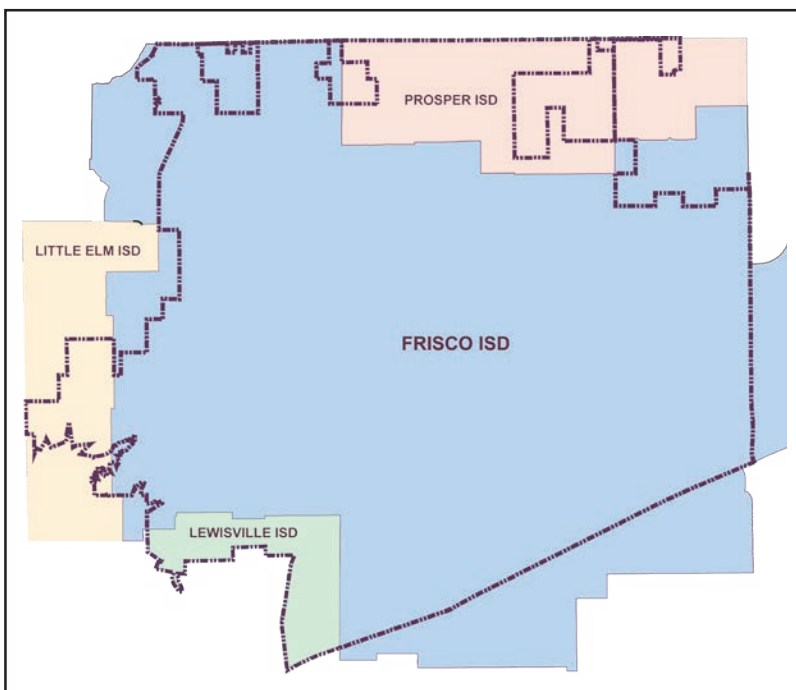
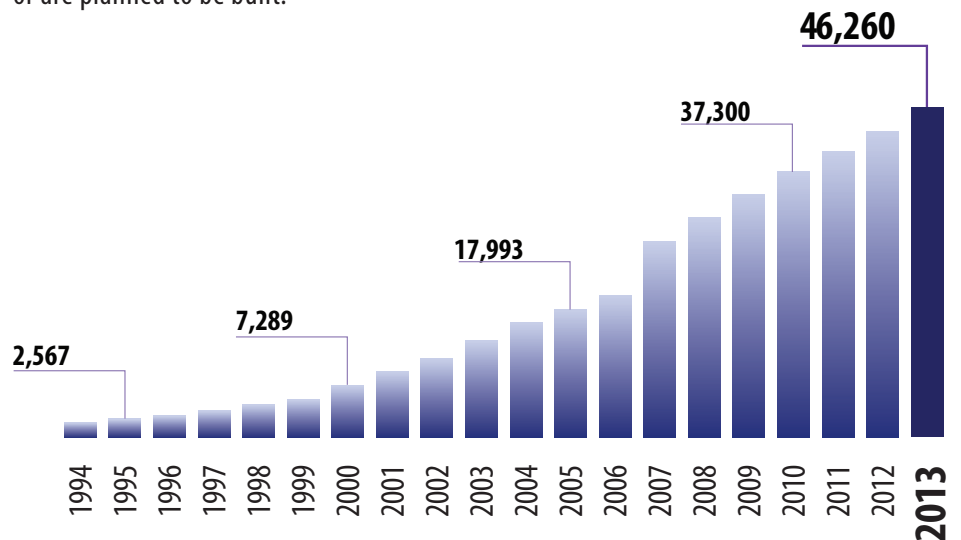
FISD has several new schools under construction. Independence High School is set to open in August of 2014, along with 4 new elementary schools. Another elementary school is planned to open in the Fall of 2015. Prosper ISD is making plans for a new elementary school.

FISD has set Bond election for May 2014 that includes 8 new elementary schools, 3 middle schools and 3 high schools. For more information, visit www.FriscoISD.org/News/2014/01/15/Bond-Proposal.

FRISCO YOUTH

Children make up one-third of the population of Frisco (45,600±). In recent years Frisco has seen more younger children, reflected in the much higher enrollments for elementary schools. The most recent Census Bureau figures (2012), however, are showing a more even spread, which is reflected in the number of middle and high schools that have been or are planned to be built.

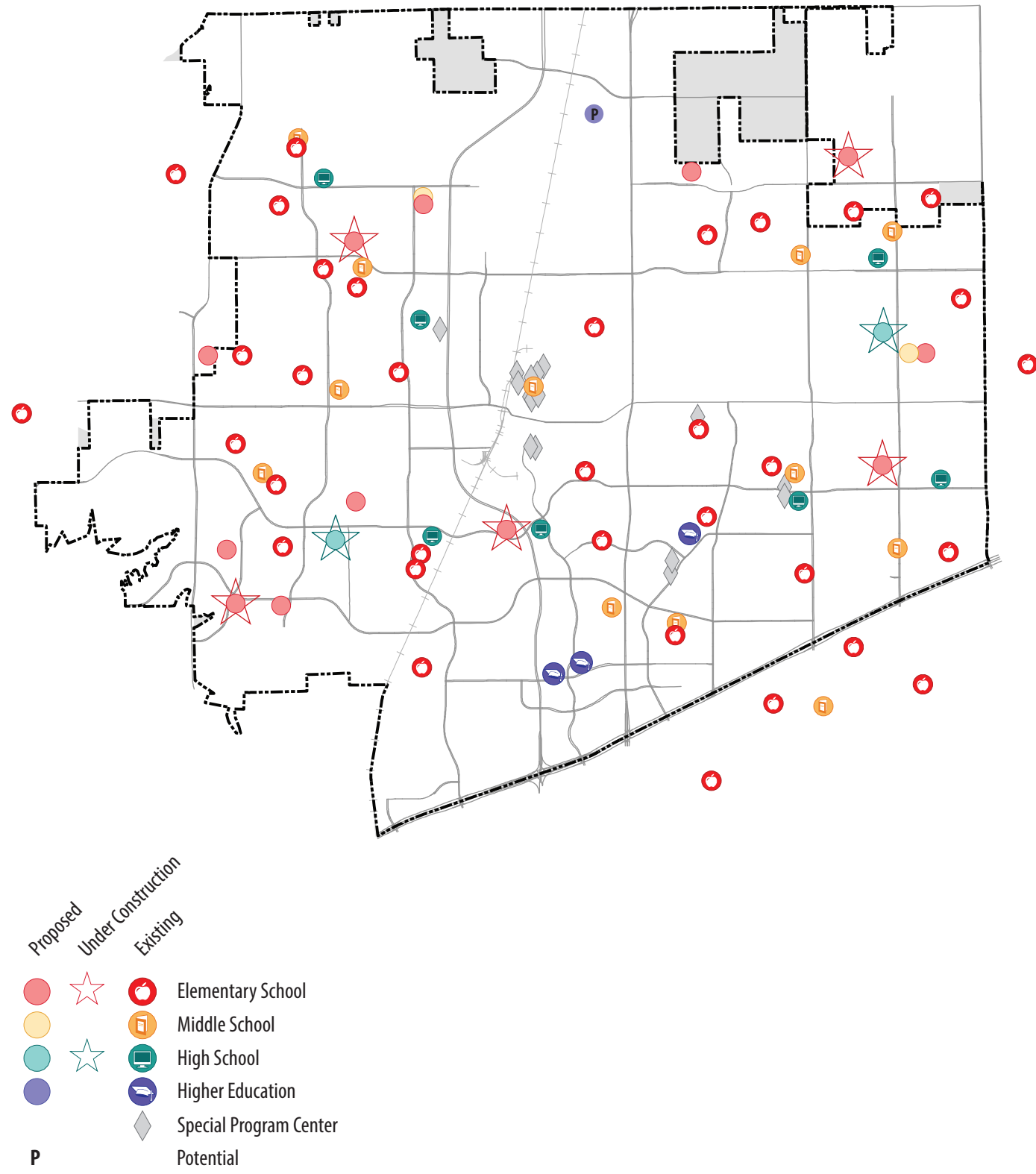
UNDER 18	
26.9%	Under 5 years
34.6%	5 to 9 years
27.4%	10 to 14 years
11.0%	15 to 17 years



NEW SINGLE-FAMILY PERMITS BY SCHOOL DISTRICT

	2010	2011	2012	2013
FRISCO	990	1,079	1,310	1,874
LITTLE ELM	205	151	210	216
PROSPER	80	49	47	98
LEWISVILLE	9	23	11	27
	1,284	1,302	1,578	2,215

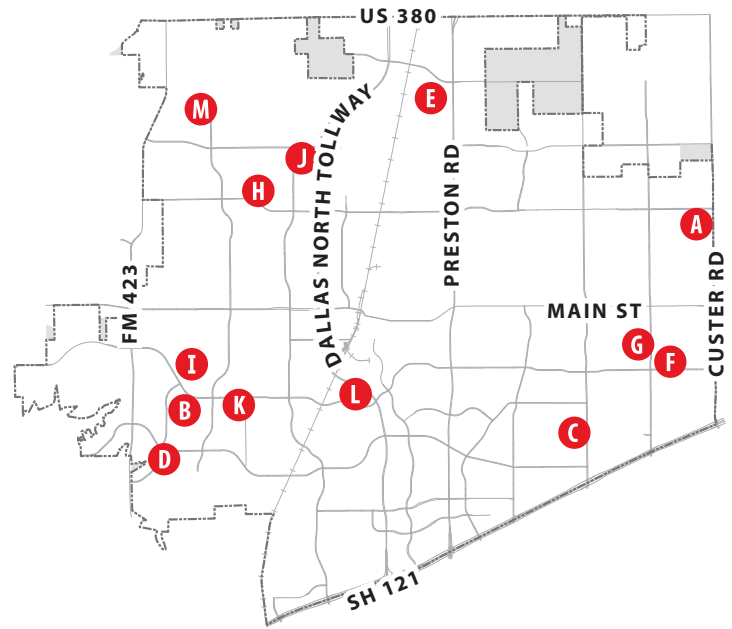
EDUCATIONAL FACILITIES



2013 PROJECT APPROVALS

SCHOOLS (PUBLIC & PRIVATE)

PROJECT DESCRIPTION	PROJECT NUMBER(S)
A ASHLEY ELEMENTARY TEMPORARY BLDGS	SP13-0025
B BLEDSOE ELEMENTARY TEMPORARY BLDGS	SP13-0056
C CURTSINGER ELEMENTARY TEMPORARY BLDGS	SP13-0057
D ELEMENTARY SCHOOL NO. 37 SEC Lone Star & Lebanon	SP13-0067
E HEIGHTS AT ROCKHILL PD Amendment to Allow College	Z13-0016
F LIBERTY HIGH SCHOOL TEMPORARY BLDGS	SP13-0063
G MCSPEDDEN ELEMENTARY	SP13-0066
H NEWMAN ELEMENTARY	SP13-0010
I NICHOLS ELEMENTARY TEMPORARY BLDG	SP13-0024
J PANTHER CREEK MIDDLE SCHOOL	SP13-0058
K REEDY HIGH SCHOOL	SP13-0040
L ST. PHILIPS EPISCOPAL	SUP12-0020 SP13-0012
M STAFFORD MIDDLE SCHOOL TEMPORARY BLDGS	SP13-0026

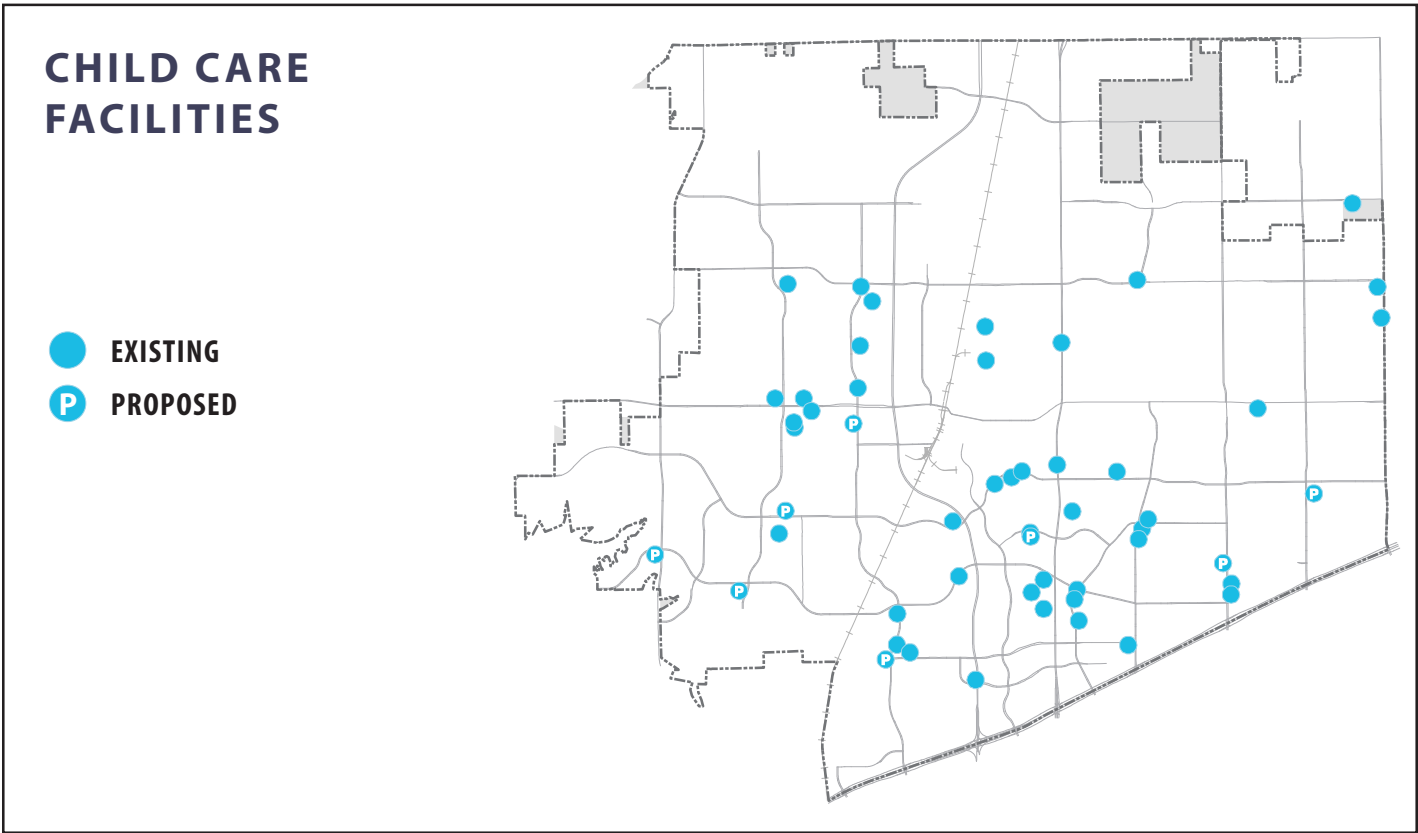
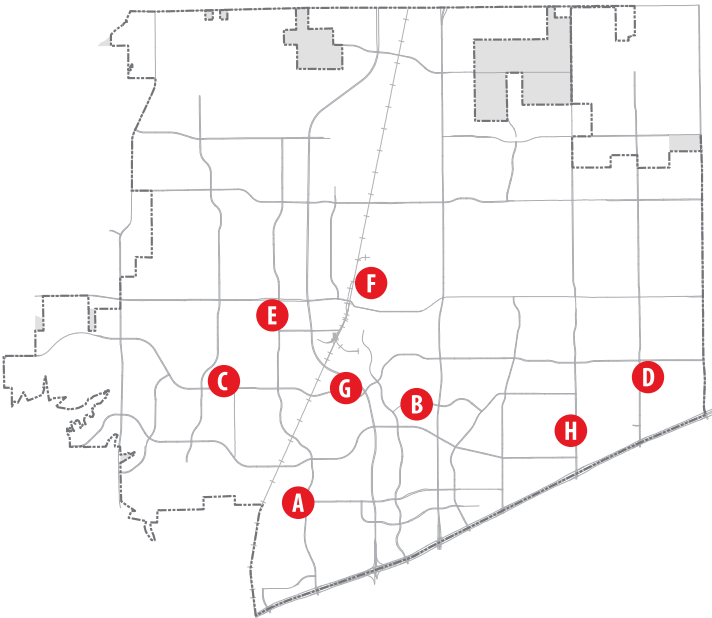


Independence High School is just one of many schools currently under construction.

2013 PROJECT APPROVALS

CHILD CARE FACILITIES

PROJECT DESCRIPTION		PROJECT NUMBER(S)
A CREATIVE MINDS PRESCHOOL		SUP13-0009 SP13-0081
B FINGERPRINTS PRIVATE SCHOOL		Z12-0025 SUP12-0021
C IVY KIDS	SUP13-0006	PSPCP13-0005 SP13-0079
D KIDS R KIDS	SUP12-0022 PSPCP12-0015	SP13-0008 FP13-0024
E LEGACY LEARNING CENTER		PSP13-0007 SPFP12-0039
F NEW START CHURCH OF THE NAZARENE		SUP13-0004
G ST. PHILIPS EPISCOPAL		SUP12-0020 SP13-0012
H WATER'S EDGE	RP13-0009	PSP13-0024 SP13-0072





PROGRESS IN MOTION

**CITY OF FRISCO
DEVELOPMENT SERVICES DEPARTMENT**

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