



2015

DEVELOPMENT ACTIVITY REPORT

RECENT DEVELOPMENT

Approved projects, site plans, final plats, and a 2015 Growth Profile with summary data by county and quadrant

DEMOGRAPHICS

Population, housing, and economic statistics for Frisco as of January 1, 2016

FORECASTING

Population growth, history and projections



COWBOYS TRAINING FACILITY



CANALS AT GRAND PARK

CITY OF FRISCO | DEVELOPMENT SERVICES DEPARTMENT

www.FriscoTexas.gov

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JANUARY 2016

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
uMF	=	Urban Multi-Family
MXD	=	Mixed-Use Residential
UL	=	Urban Living
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

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

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, 2016 is estimated at 152,710.

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 not only 2015 project approvals, but also discusses submittals and projections. Project information and status updates are online at <https://eTrakIT.FriscoTexas.gov> or via email to Development Services at ProjectInfo@FriscoTexas.gov.

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

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

Mahe Maso, Mayor

John Keating, Mayor Pro Tem

Will Sowell, Deputy Mayor Pro Tem

Bob Allen

Jeff Cheney

Scott Johnson

Tim Nelson

PLANNING & ZONING COMMISSION

Bill Woodard, Chair

Robert Roberti, Vice-Chair

Will Russell, Secretary

Edward Kelly

Bryan Morgan

Rick Williamson

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 2015 update reevaluated elements and strategies based on current market and demographic conditions and new projection models. For more information, and to review/comment on the plan, visit <http://friscotexas.gov/1064/Comprehensive-Plan>.

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, 2016. For more information on this or any demographic data, contact 972-292-5357.

POPULATION

Total Population: 152,710

Males: 50%
Females: 50%

Growth Rate:

Annual (1/1/15 - 1/1/16): 4.5%
5-Yr Compound Annual: 4.6%

Median Age: 36.1

Children: 32.9%

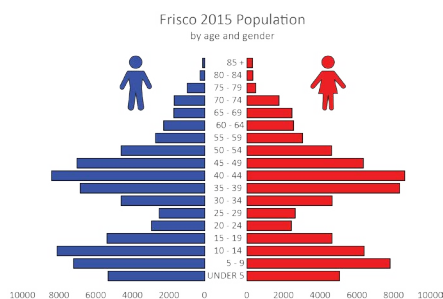
Under 5: 7.1%
5 - 9: 10.3%
10 - 14: 10.0%
15 - 17: 5.4%

Adults: 67.1%

18 - 24: 5.2%
Seniors (65+): 7.0%

Population w/ Disability: 5.9%

Seniors w/ Disability: 29.8%



Minority Population: 34.9%

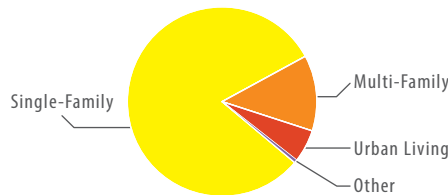
White Alone: 64.9%
Black Alone: 7.9%
Asian Alone: 11.4%
Hispanic (Any Race): 12.3%
Other: 3.3%

HOUSING

Total Housing Units: 54,659

SF: 81.0%
MF or MXD: 18.0%
Other: 0.5%

HOUSING UNIT TYPES



Tenure Type:

Owner Units: 76.4%
Rental Units: 23.6%

Vacancy Rate: 5.0%

Total Households (HH): 42,239

Family HH: 81.6%
Married-Couple w/ children: 72.1%
w/o children: 53.6%
Non-Family HH: 18.4%

HHs w/ Senior(s): 13.4%

Single Parent HHs: 9.6%

Average HH Size: 3.02
Average Family Size: 3.41

ECONOMY

Median HH Income: \$115,603

Workforce Estimate: 75,633

Educational Attainment:

High-School / GED: 96.5%
Bachelor's or greater: 60.2%

Unemployment Rate: 2.9%

Top Occupations:

Mgmt, Science, Bus: 60.9%
Sales & Office: 22.6%
Service: 9.1%

Avg Commute (minutes): 30.0

Method of Commute:

Drive Alone: 81.2%
Carpool: 6.9%
Public Transit: 0.7%
Work at Home: 9.4%

Average SF Appraisal: \$359,924

Median SF Appraisal: \$318,888

Median Monthly Mortgage: \$2,187

Median Monthly Rent: \$1,222

Housing Burden (>30% Income)

Homeowner: 35.8%
Renter: 40.5%

Poverty Rate: 3.0%

Families: 3.4%
Children: 2.6%
Seniors: 6.1%

SOURCES: US CENSUS BUREAU, TEXAS WORKFORCE COMMISSION, DENTON AND COLLIN COUNTIES, THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, AND THE CITY OF FRISCO DEVELOPMENT SERVICES DEPARTMENT.

2015 GROWTH PROFILE

POPULATION - 1/1/16 **152,710**

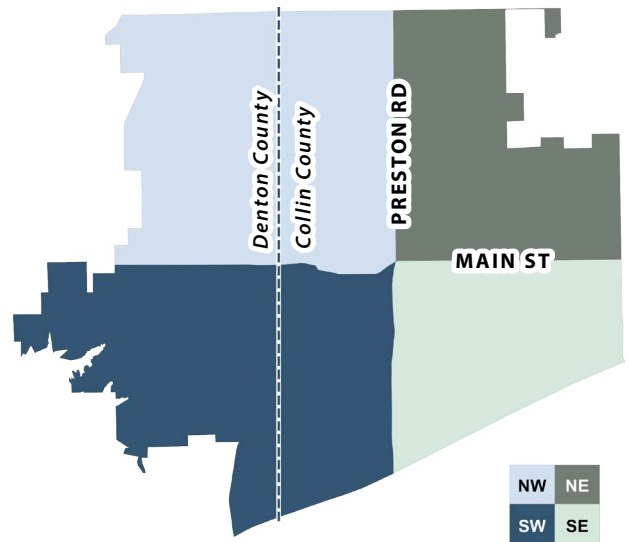
ANNUAL GROWTH: **8,060** 5%

HOUSING UNITS - 1/1/16 **54,893**

ANNUAL GROWTH: **2,509** 5%

EXISTING UNITS BY TYPE:

SF - Single-Family Units: **44,491** 81.1%
 MF - Multi-Family Units: **7,122** 13%
 UL - Urban Living Residential Units: **3,006** 5.5%
 Other: **274** 0.5%



DISTRIBUTION

BY QUADRANT	NE		SE		SW		NW	
SF HOMES ADDED	493	24.2%	455	22.3%	871	42.7%	219	10.7%
Average Permit Value	\$279,161		\$309,607		\$258,681		\$309,050	
MF/MXD UNITS ADDED	0		0		656		410	
AS OF JAN 1, 2016:								
Total Housing Units:	6,685	15.2%	12,600	28.6%	14,180	32.1%	11,026	25.0%
Total Population:	19,013	13.1%	39,209	26.9%	53,345	36.7%	32,953	23.3%

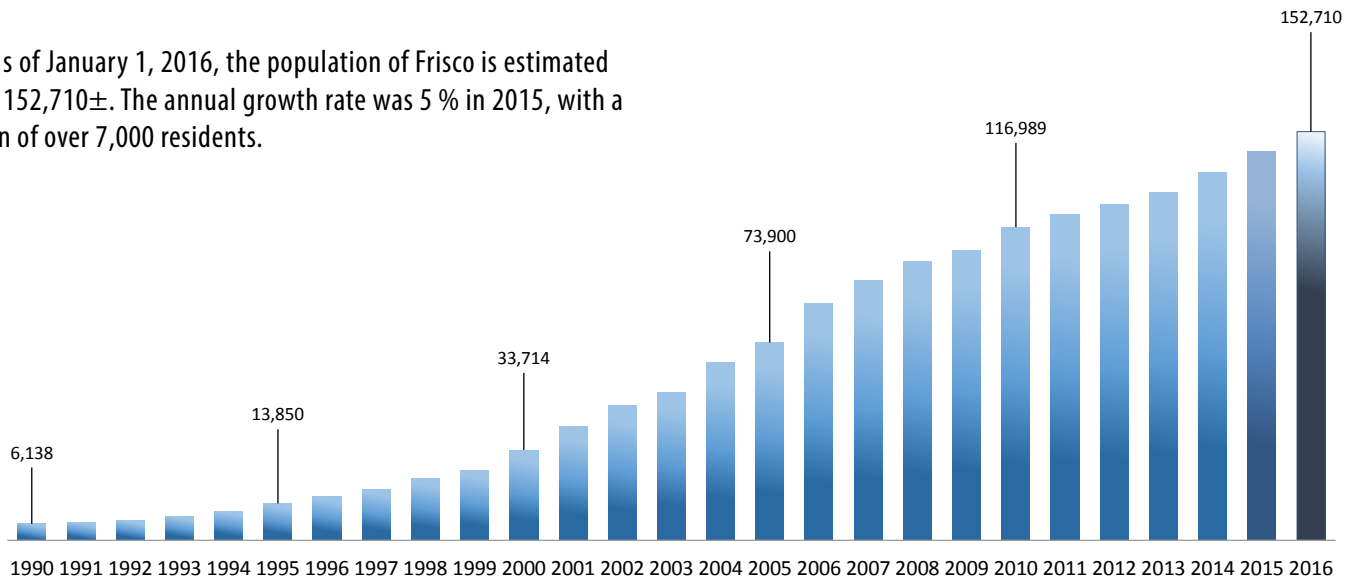
BY COUNTY	COLLIN		DENTON		TOTAL	
SF HOMES ADDED	973	47.7%	1,065	52.3%	2,038	
Average Permit Value	\$294,192		\$267,833		\$280,417	
MF/UL UNITS COMPLETED	483		470		953	
AS OF JAN 1, 2016:						
Total Housing Units:	33,766	61.5%	21,127	38.5%	54,893	
Total Population:	91,370	59.8%	61,210	40.2%	152,710	

NOTES

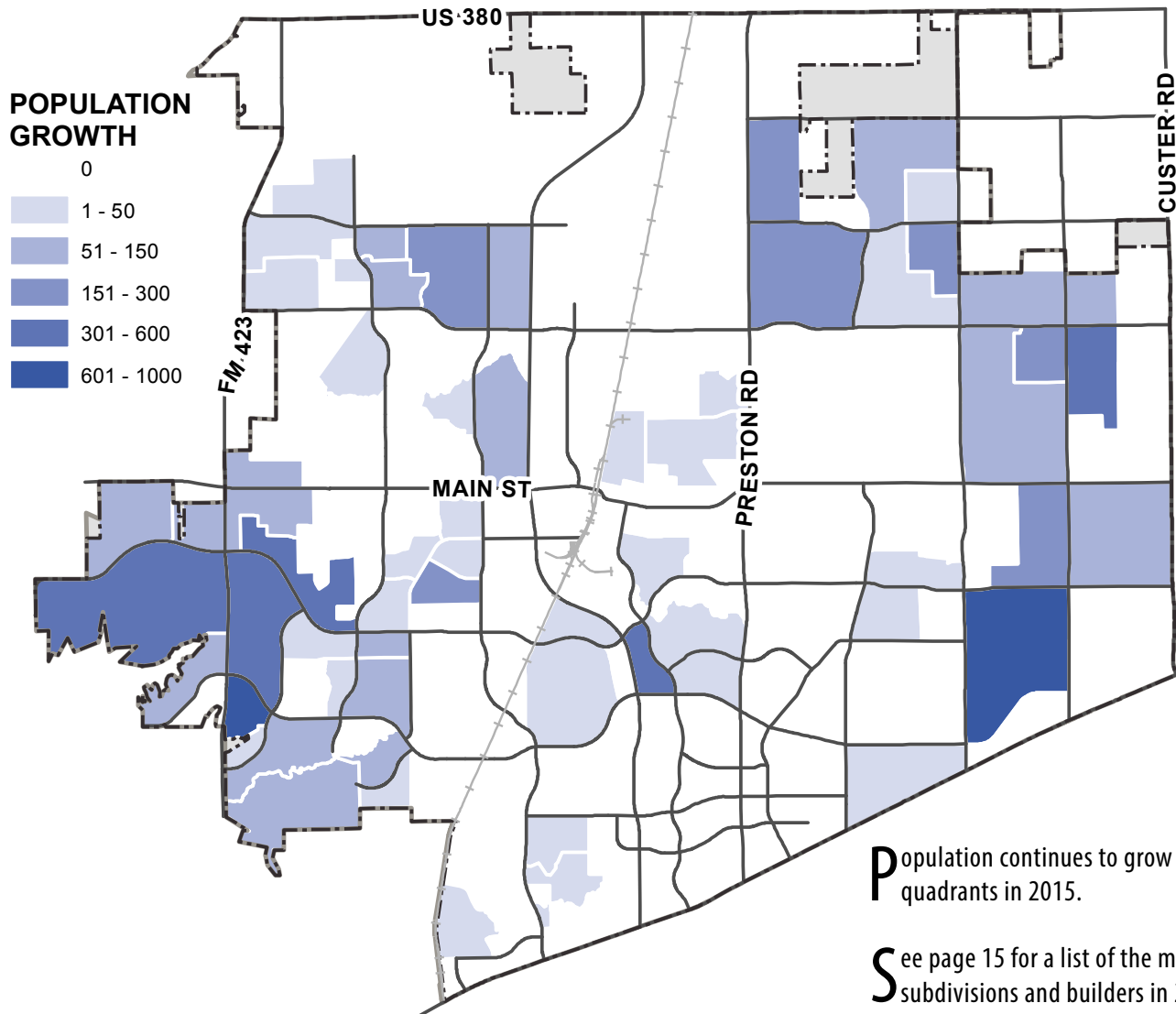
- Total growth may add to more or less than the SF & UL due to mobile homes, annexations, demolitions, etc. Population and Housing Units totals based on Certificate of Occupancies (COs = permit completions), Annexations, and Demolitions combined.
- New Single-Family is the number of SNEW COs only, and 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

As of January 1, 2016, the population of Frisco is estimated 152,710±. The annual growth rate was 5 % in 2015, with a gain of over 7,000 residents.

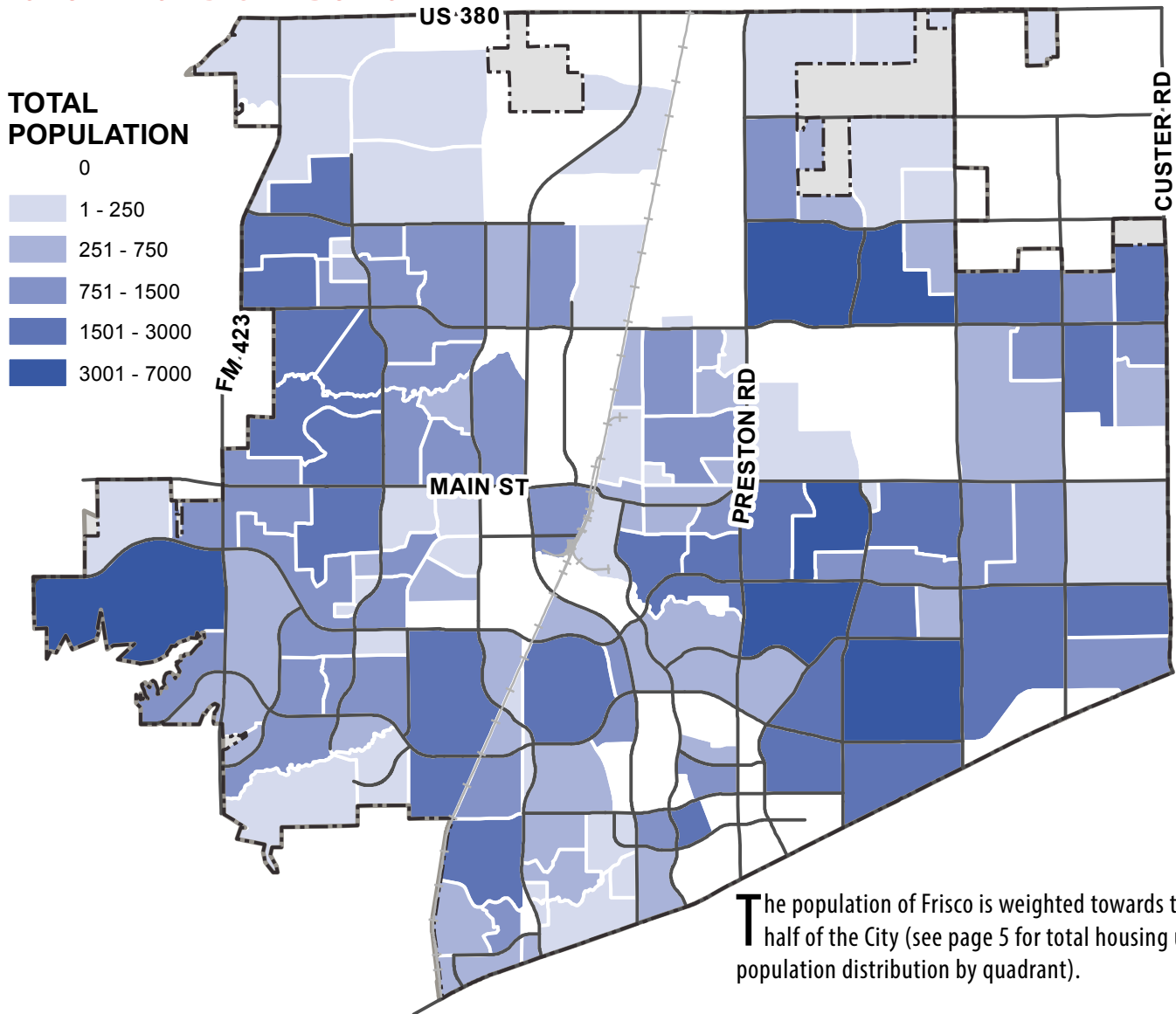


DISTRIBUTION OF POPULATION GROWTH



POPULATION ESTIMATES & PROJECTIONS

POPULATION DISTRIBUTION



The population of Frisco is weighted towards the southern half of the City (see page 5 for total housing units and population distribution by quadrant).

For future growth areas, refer to the Lot Inventory and Pipeline information on pages 16 & 17

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

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.

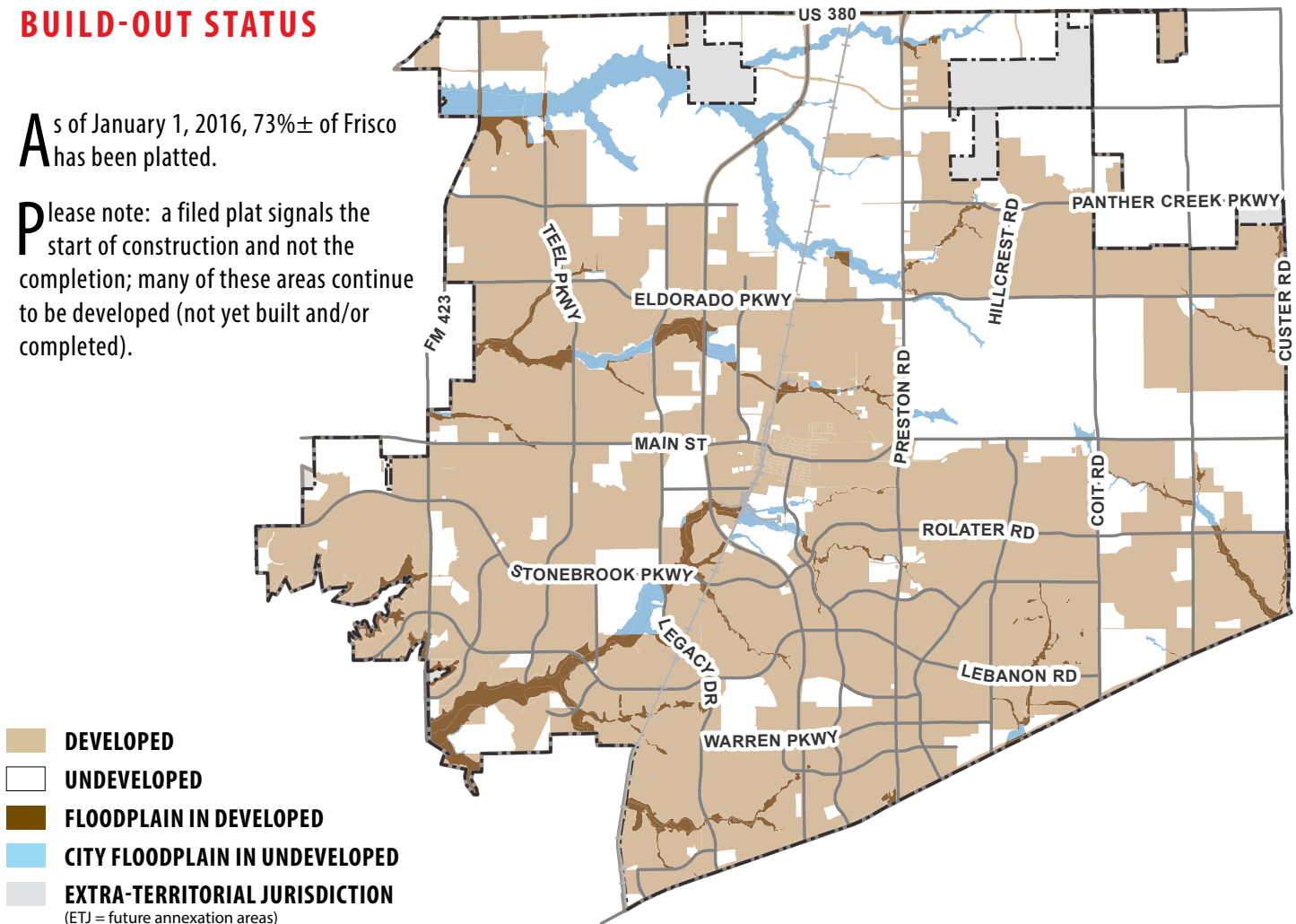
Subscribe to either or both subscription lists [HERE](#).

ESTIMATED BUILD-OUT PERCENTAGE

BUILD-OUT STATUS

As of January 1, 2016, 73%± of Frisco has been platted.

Please note: a filed plat signals the start of construction and not the completion; many of these areas continue to be developed (not yet built and/or completed).



POPULATION PROJECTIONS

The City developed a three-tiered population projection model to estimate near-term growth, using a linear projection of 3%, 5%, & 7% annual growth rates.

- Frisco's annual growth rate remained flat, at 5.9% (the same as in 2013), with a compound annual growth rate for the past 5 years of 4.6%.
- NOTE: As the City continues to grow, annual percentage growth may decrease even if the actual growth remains consistent or increases (a factor of size).

5-YR PROJECTIONS			
YEAR	3%	5%	7%
2016		152,710	
2017	156,863	160,477	164,886
2018	161,140	168,633	177,917
2019	165,544	177,196	191,859
2020	170,081	186,186	206,776
2021	174,753	195,628	222,738

The 2015 Comprehensive Plan estimates a maximum build-out population of **375,000 ±**, with a population of **231,500 ± by 2030** based on 5% growth rate.

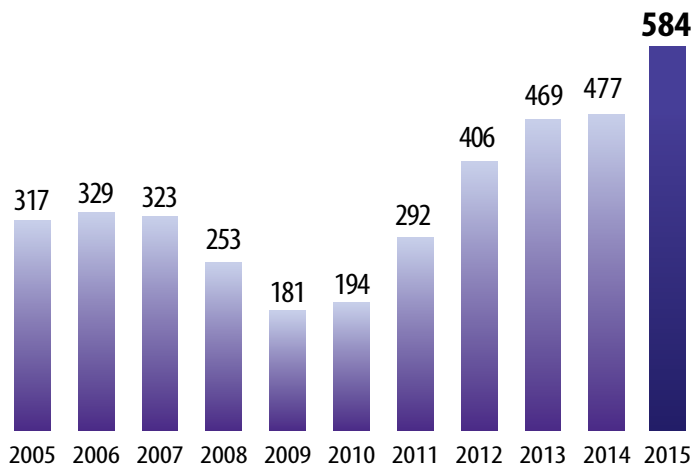
- The Comprehensive Plan uses the highest density assumptions to create a maximum capacity estimate -- for planning purposes only. Most projects come in at less than maximum due to lot size variation, street layout, protection of natural features, etc.

2015 DEVELOPMENT OVERVIEW

PROJECT ACTIVITY IN 2015

Submittals remained at record high levels for the fourth year in a row, with 584 received in 2015.

PROJECT SUBMITTALS

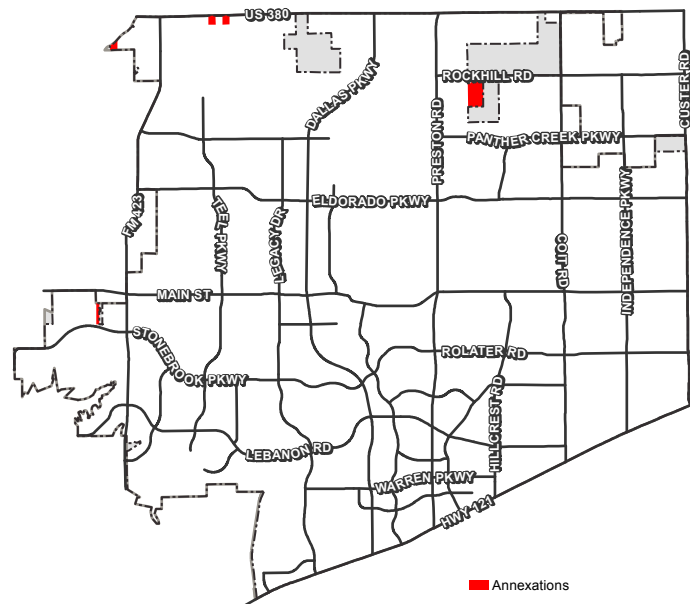


PROJECT TYPE	SUBMITTALS
A - Annexation	7
AP - Amending Plat	16
CA - Comprehensive Plan Amendment	2
CP - Conveyance Plat	47
CS - Construction Set	51
FP - Final Plat	80
MD - Misc. Development	12
MP - Minor Plat	1
PP - Preliminary Plat	32
PPMA - Preliminary Plat Minor Amendment	13
PSP - Preliminary Site Plan	62
RP - Replat	12
SCSP - Substantially Conforming Site Plan	54
SP - Site Plan	124
STRE - Street Name Change	9
SUP - Specific Use Permit	20
V - Variance	2
Z - Zoning Change	38
ZA - Zoning Ordinance Amendment	2
GRAND TOTAL	584

ANNEXATION

PROJECT	DESCRIPTION
A15-0002	Doe Creek Rd Voluntary annex of 8.7± acres located on the north side of Rockhill Parkway, south of Doe Creek Road.
A15-0003	Ratcliffe Tract Voluntary annex of 75.2± acres located on the south side of Rockhill Parkway, 3,000± feet east of Preston Road.
A15-0004	SEC Witt Rd & Cotton Patch Ln Voluntary annex of 11.212± acres and 0.694± acres in lot 5, of phase 1 of Lake Trails Mobile Home Estates subdivision located on the north side of Stonebrook Parkway, 2,500± feet west of FM 423.
A15-0005	North Frisco Annex, Ph 1 Annex of 10.16± acres located south of US Highway 380 and 1,200± feet west of North Teel Parkway.
A15-0006	North Frisco Annex, Ph 2 Annex of 9.9± acres located at the southwest corner of US Highway 380 and North Teel Parkway.

The City expanded its boundaries by approximately 115.9± acres in 2015 through the approval of three annexations.



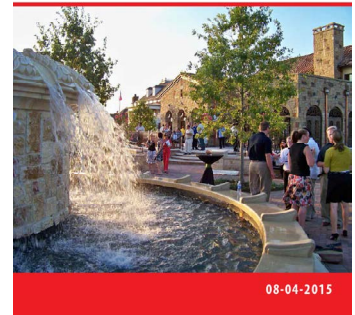
ORDINANCE & PLAN AMENDMENTS

APPROVED IN 2015

PROJECT	DESCRIPTION
CA15-0001	Comprehensive Plan Amendment A request to consider and direct staff to prepare and ordinance to adopt the 2015 Comprehensive Plan update.
ZA15-0002	Zoning Ordinance Amendment Amendments to allow a new land use that would allow residential integrated within a hotel.



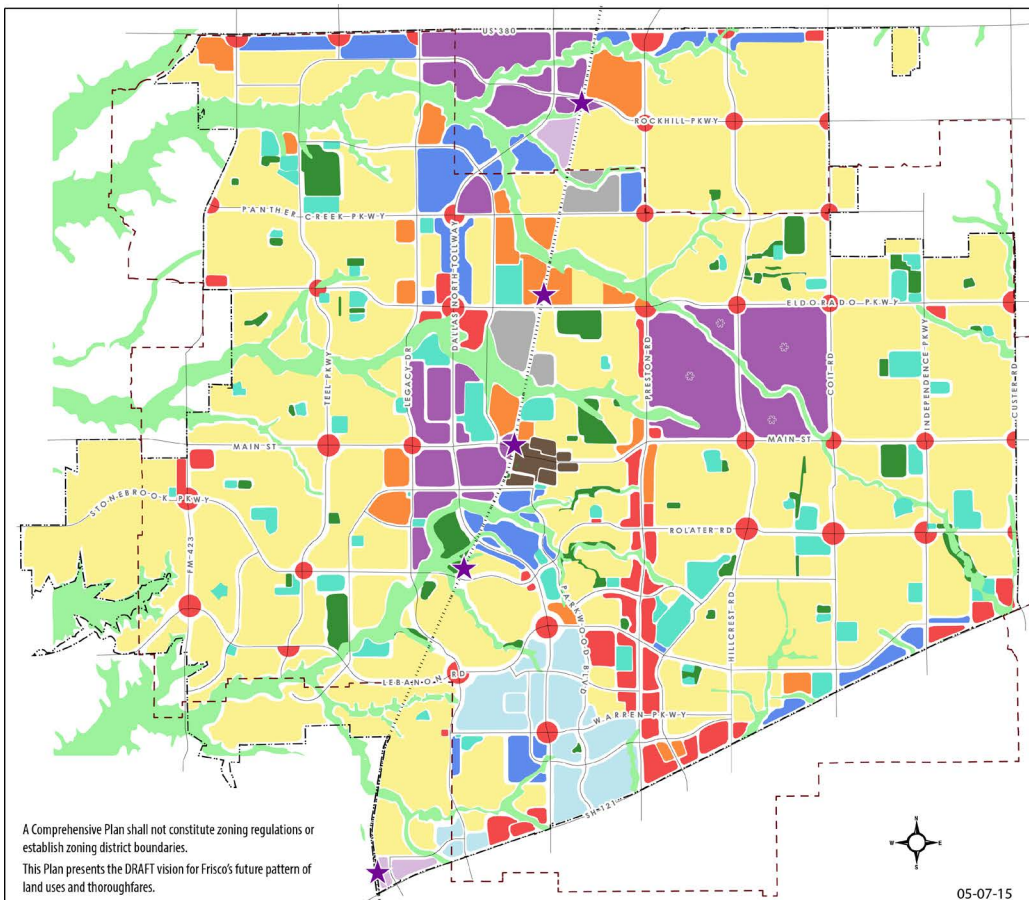
2015 COMPREHENSIVE PLAN



2015 COMPREHENSIVE PLAN

The Comprehensive Plan Advisory Committee prepared the final draft of the 2015 Comprehensive Plan at the beginning of 2015. It included changes to the Future Land Use Plan Map, Vision Statement, guiding principles and strategies. In January, the Planning & Zoning Commission approved the draft unanimously. In August the final draft of the 2015 Comprehensive Plan was presented to City Council and approved unanimously.

For more information, go to <http://www.friscotexas.gov/1064/Comprehensive-Plan>.



DRAFT 2015 Future Land Use Plan

Legend:

- Suburban Neighborhood
- Town Center
- Mixed-Use Neighborhood
- TOD
- Urban Center
- Suburban Regional Activity Center
- Commercial Node
- Business Park
- Industrial Park
- Public / Semi-Public
- Park
- Floodplain
- Future Rail Station
- Capped per Development Agreement
- Major Roads
- City
- FISO

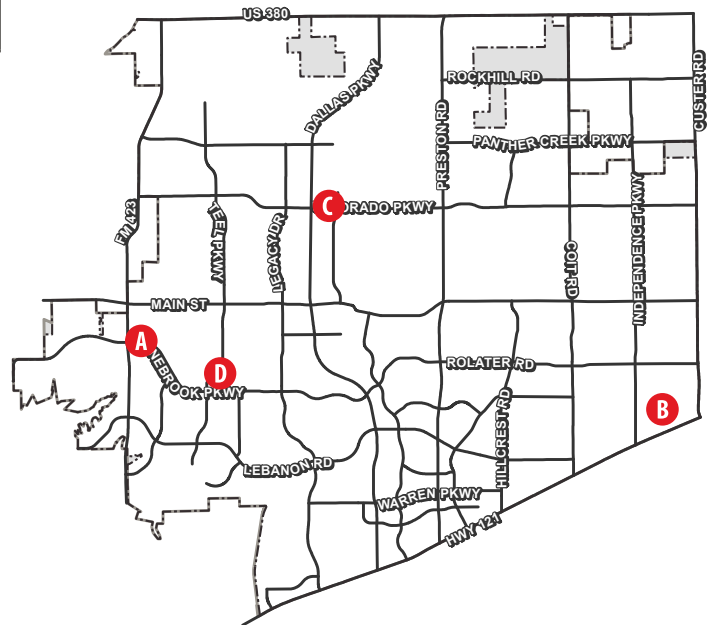
NOTE: Public and Semi-Public uses include civic and institutional uses, such as schools, police and fire stations, libraries, etc. Areas shown are those known at the time of analysis for this update.

NOTE: Parks and open spaces are intended to be developed throughout the city, and may be part of any land use. Areas shown are those known at the time of analysis for this update.

REZONINGS, NON-RESIDENTIAL

APPROVED IN 2015

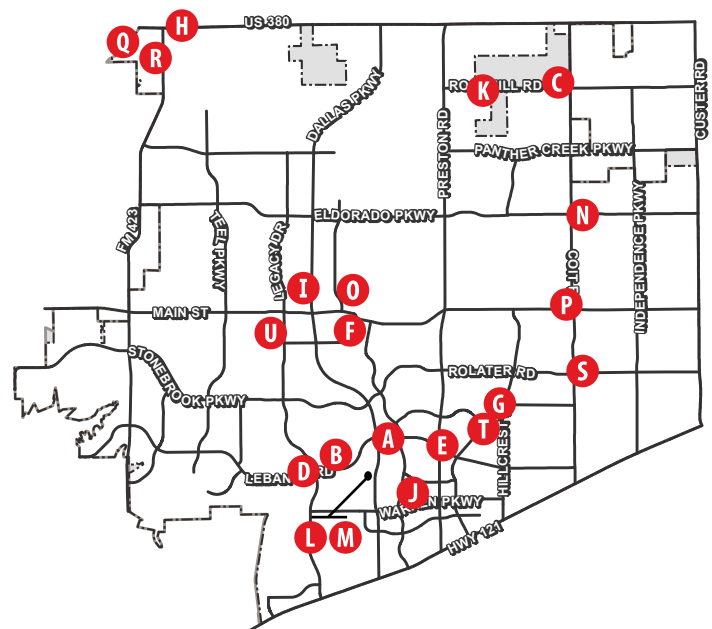
PROJECT	DESCRIPTION
A Z14-0003	SEC FM 423 & STONEBROOK PKWY 27.9± acres From: Agricultural To: Planned Development
B Z15-0004	121 INDUSTRIAL PARK, LT 3C 0.2± acres From: Agricultural To: Highway
C Z15-0011	ELDORADO BUSINESS PARK, BL D, LT 1 4.1± acres From: Industrial To: Retail
D Z15-0012	STONEBROOK PLAZA 4.0± acres From: Information Technology To: Retail



REZONINGS, RESIDENTIAL & MIXED-USE

APPROVED IN 2015

PROJECT	DESCRIPTION
A Z14-0008	FORUM AT WADE PARK 128.8± acres From: PD - Commercial To: PD - Office-2/Retail/Residential
B Z14-0018	SONNTAG TRACT 440.1± acres From: PD-Information Technology, Retail, SF-7, PH, Office-1, Office-2 and SUP (S-121) for a Private School To: PD - SF-10, SF-8.5, SF-7, and PH, Office-1
C Z14-0021	COLLINSBROOK FARMS 250.6± acres From: Agricultural Purpose: PD - Single Family-8.5/Single Family-7



REZONINGS, RESIDENTIAL & MIXED-USE

APPROVED IN 2015

PROJECT	DESCRIPTION	PROJECT	DESCRIPTION
D Z14-0022	LAKES ON LEGACY GATE Amending: PD-74 Purpose: Regarding gating requirements	M Z15-0008	THE GATE 40.9± acres From: PD- Multifamily, Planned Development-118-Commercial-1, and Planned Development-30-Business Center Purpose: PD - Office-2/Retail/Residential Use
E Z14-0023	ASPENS AT WADE PARK, BL A, LT 1 5.8± acres From: Commercial-1 To: Planned Development-Residential	N Z15-0010	AMENDMENT OF PD-6 Amending: PD-6 Purpose: Changing the agricultural property to Single Family use
F Z14-0024	FRISCO SQUARE Amending: PD-153 Purpose: Development standards and permitted uses	O Z15-0013	FRISCO FRESH MARKET 32.6± acres From: Original Town Commercial and Commercial-2 Purpose: PD -OTC/Office-2/Retail/Residential
G Z14-0025	COLLEGE PARK ADDN, BL A, LTS 3,4,6 13.9± acres From: Commercial-1 To: PD-Townhome	P Z15-0014	EMORY PARK 30± acres From: PD - 86-Patio Home/Multi-family-15 and Agricultural To: PD-Single Family-7/Patio Home
H Z15-0001	NEWLAND/ELAND - HOLLYHOCK Amending: PD-233 Purpose: Adding a public school and modify development standards	Q Z15-0015	VILLAS OF DOE CREEK 8.9± acres From: Agricultural To: Townhome
I Z15-0002	FRISCO MARKET CENTER Amending: PD-215 Purpose: Addressing the retail component within the multifamily development	R Z15-0016	ESTATES AT ROCKHILL, PHS 2&3 59.2± acres From: Industrial and Agricultural To: Single-Family8.5/Single Family-7
J Z15-0003	TACOMA MEADOWS 31.1± acres From: Office-1, Office-2 and Specific Use Permit (S-146) To: PD - Townhome	S Z15-0017	RICHWOODS 38.7± acres From: PD-147-Retail/Multifamily-15 To: Single Family-7
K Z15-0005	THE HILLS OF CROWN RIDGE 75.2± acres From: Agricultural To: Single Family-7	T Z15-0018	SEC LEBANON & ROCK CREEK Amending: PD-80 Purpose: Modifying the development standards and remove 1.1± acres of the property
L Z15-0006	FRISCO STATION 251.2± acres From: PD - 69-Commercial-1, Planned Development-120-Commercial-1 and Planned Development-111-Multifamily Purpose: PD - Office-2/Retail/Residential	U Z15-0027	CANALS AT GRAND PARK - TOWN HOMES Amending: PD-230 Purpose: Revising the allowed materials

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

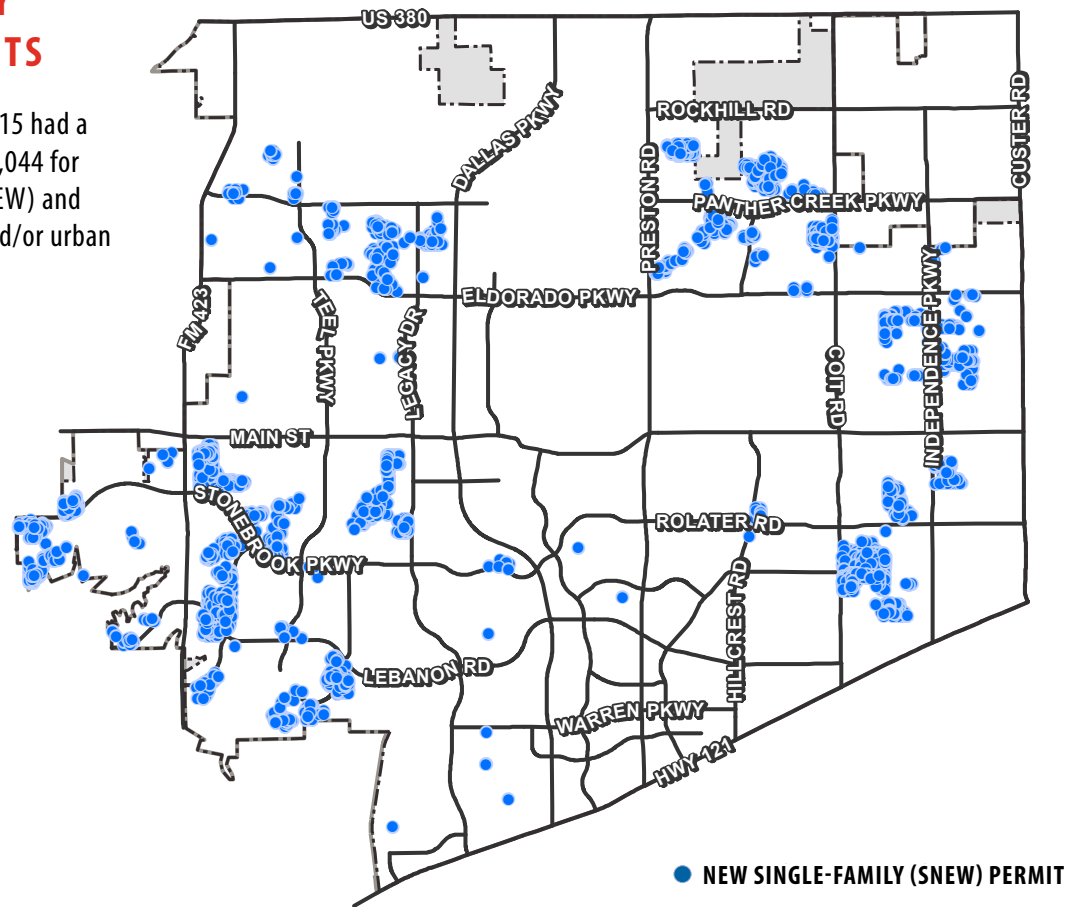
A Certificate of Occupancy is issued when all inspections have been passed, allowing for the homeowner (or tenant) to move in. A population estimate is calculated at this time.

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

RESIDENTIAL DEVELOPMENT

2015 SINGLE-FAMILY RESIDENTIAL PERMITS

New Construction activity in 2015 had a investment value of \$629,784,044 for new single-family structures (SNEW) and \$140,838,652 for multi-family and/or urban living structures (MNEW).

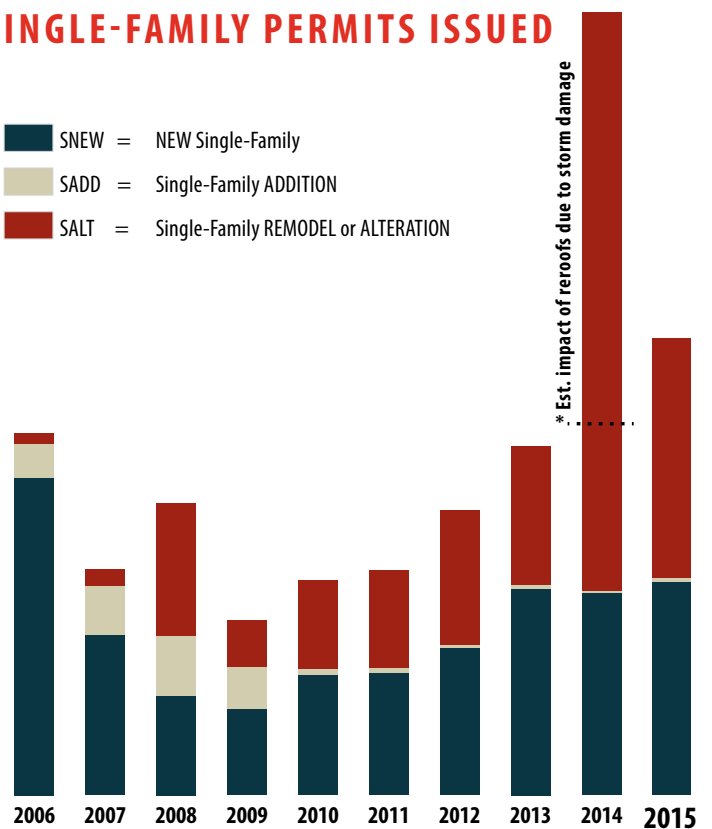


RESIDENTIAL PERMIT HISTORY

YEAR	SNEW	SADD	SALT	TOTAL
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	1,487	3,743
2014	2,169	47	6,199	8,415
2015	2,275	49	2,570	4,896

SINGLE-FAMILY PERMITS ISSUED

SNEW = NEW Single-Family
 SADD = Single-Family ADDITION
 SALT = Single-Family REMODEL or ALTERATION



RESIDENTIAL DEVELOPMENT

MOST ACTIVE SINGLE-FAMILY BUILDERS & NEIGHBORHOODS

The three most active subdivisions of the year were once again Phillips Creek Ranch, Richwoods and Frisco Lakes with more than one third of the total 2015 permit volume in those three neighborhoods alone. Both Frisco Lakes and Philipps Creek Ranch submitted plats for their final phases in 2015, so their volumes will start to ebb within the next 24± months, with final completion of all units possibly occurring as early as 2018. Richwood may also complete its construction by 2018.

NEIGHBORHOOD	PERMITS
PHILLIPS CREEK RANCH	377
RICHWOODS	319
FRISCO LAKES	243
MIRAMONTE	106
STONELAKE ESTATES, VILLAGES OF	99
PANTHER CREEK, RIDGEVIEW AT	97
CROWN RIDGE	85
NEWMAN VILLAGE	69
LAWLER PARK NORTH	63
THE CANALS AT GRAND PARK	60
WILLOW BAY SOUTH	51
LIBERTY CROSSING	50
OAKMONT AT FRISCO	48
PARK PLACE ESTATES	48
KINGSWOOD VILLAGE	47
KINGSWOOD TRAILS	46
HILLS OF KINGSWOOD	45
BELMONT WOODS	40
EMERSON ESTATES	31
DIAMOND POINT ESTATES	29

BUILDER	PERMITS
LANDON	284
PULTE	245
STANDARD PACIFIC	176
SHADDOCK HOMES LTD	134
K HOVNANIAN	133
FIRST TEXAS CUSTOM	130
LENNAR	128
MERITAGE	108
BEAZER	103
DARLING HOMES OF TEXAS LLC	103
DR HORTON	92
TOLL BROTHERS INC	92
HENLEY USA	63
GEHAN HOMES LTD	59
SUMEER	52
HIGHLAND	47
BELCLAIRE	42
AMERICAN LEGEND	39
GRAND	35
CB JENI	30
CALATLANTIC	24

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.

LOTS	LI	PL
JAN 2012	2,083	3,886
JAN 2013	2,464	4,532
JAN 2014	2,119	6,577
JAN 2015	2,598	6,469
JAN 2016	2,862	8,057

MONTHS OF INVENTORY	LI	PL
JAN 2012	19	36
JAN 2013	19	34
JAN 2014	12	36
JAN 2015	14	36
JAN 2016	15	43

These are indicators of the real estate market (near-term growth rates/capacity), but are also a key indicator of population growth when combined with the subdivision plat timing:

- If subdivisions typically take 18± months to go from application of the Preliminary Plat (PP) to approval and filing of the Final Plat (FP), and
- New home construction takes, on average, 6± months to complete, then
- New population, student enrollment, etc., can be expected to begin having an impact approximately two years following PP submittal (assuming a project is approved and developed without significant revisions requiring re-approval).

Refer to the monthly Development Activity Update, online at <http://www.friscotexas.gov/614/Reports>.

LOT INVENTORY (AS OF 1/1/16)

2,862 LOTS ↓

Annual Change of Inventory

+ 264 ↑

MONTHS OF INVENTORY

15 ↑

Lot Absorption:

(SNEW/mo)

6-Month Avg (July - Dec 2015)

178

12-Month Avg (Jan - Dec 2015)

187

LOT PIPELINE (AS OF 1/1/16)

8,057 LOTS ↓

Annual Pipeline Change

+ 1588 ↑

MONTHS INVENTORY IN PIPELINE

43 ↑

Stage in Pipeline:

PP – Preliminary Plat

4,149

CS – Construction Set

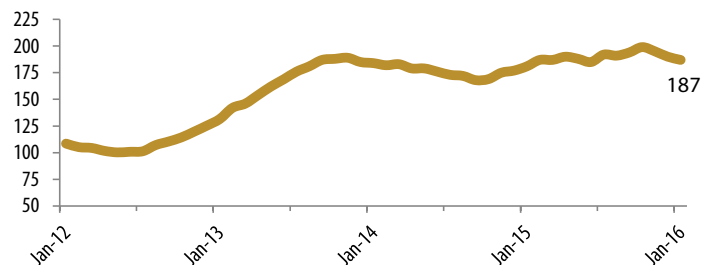
3,085

FP – Final Plat

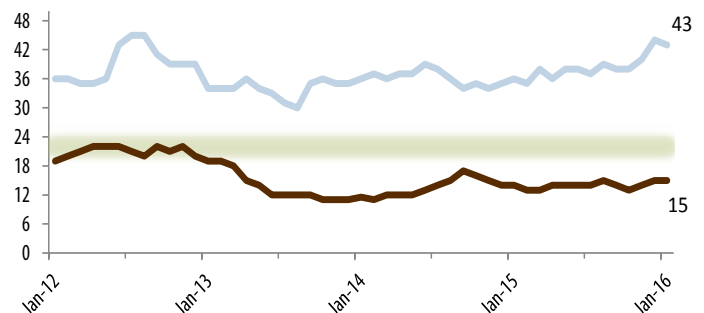
823

ABSORPTION RATE

SNEW Permits Issued, 12-Month Average



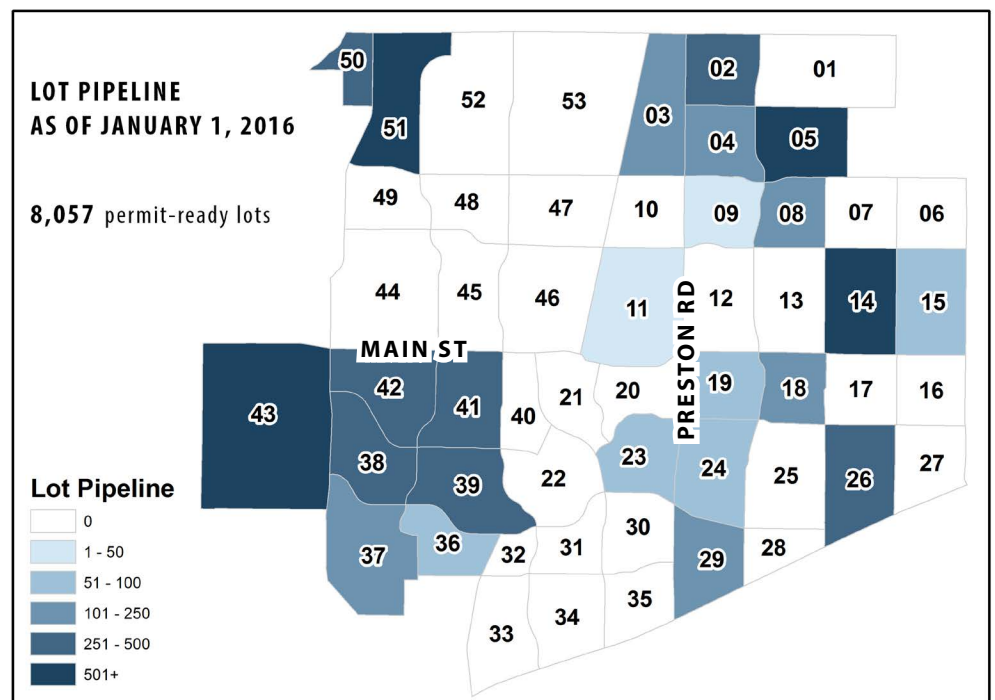
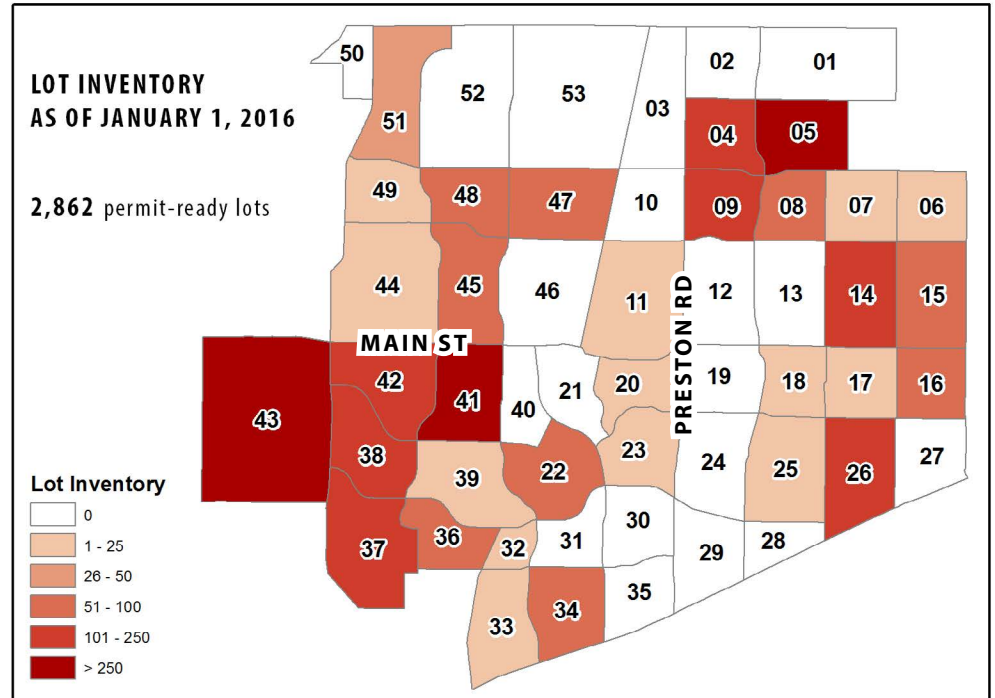
SF LOTS - MONTHS OF INVENTORY



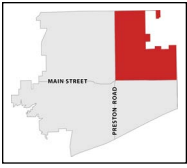
LOT INVENTORY BY NEIGHBORHOOD UNIT

NU #	LI	PL
2		449
3		114
4	145	166
5	334	1,340
6	2	
7	4	
8	83	128
9	107	10
11	2	22
14	113	639
15	89	70
16	51	
17	7	
18	15	105
20	3	
22	68	
23	25	89
24		85
25	2	
26	220	393
29		157
32	4	
33	8	
34	61	
36	54	55
37	215	120
38	154	497
39	1	359
41	328	490
42	240	332
43	273	1,051
44	1	
45	61	
47	79	
48	72	
49	12	
50		404
51	28	908
TOTAL	2,862	8,057

For planning purposes, the City tracks development by several geographic areas, including by County, Quadrant, and Neighborhood Unit (NU). The Neighborhood Units, labeled on the maps below, generally follow major roadways, and allow a quick visual reference for development “hot spots.” For Lot Inventory (LI) and Pipeline (PL), this is an indicator of where development is most likely to occur next. Note: On the maps below, the darker the color, the greater the number of lots.



2015 PROJECT APPROVALS



NE QUADRANT

POPULATION: 20,492 | 13.4%

Annual Growth: 1,479

HOUSING UNITS: 6,980 | 12.7%

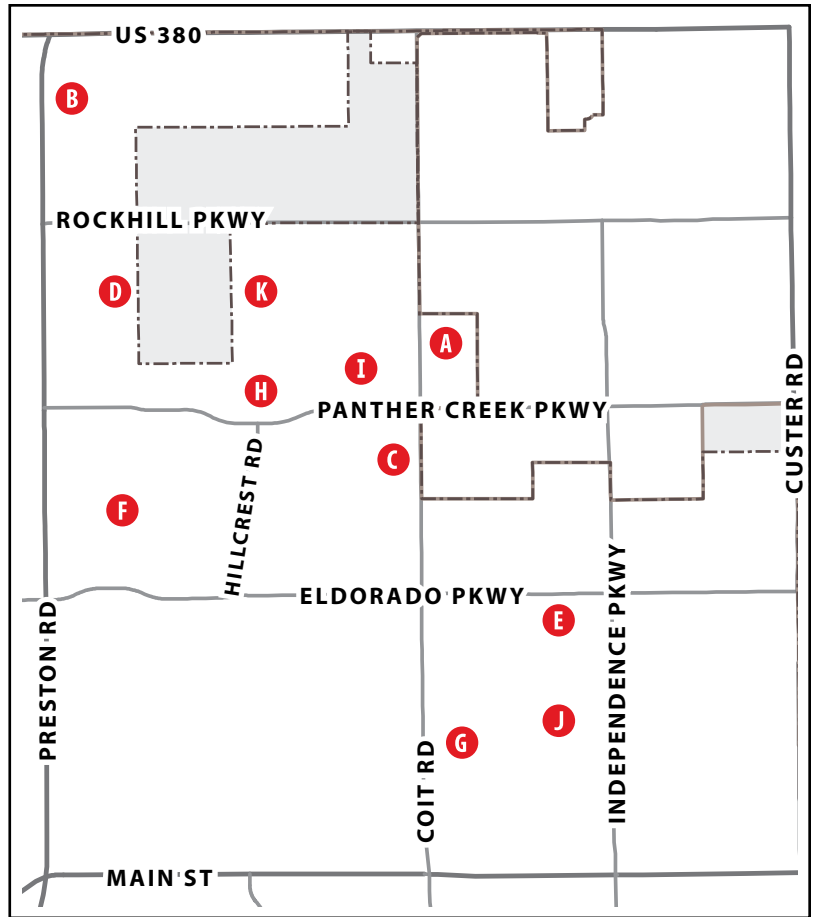
Annual Growth: 494 | 7.6%

Avg. Permit Value (SNEW): \$274,868

HU TYPE	EXISTING	UC	LI	PL
SF	6,685	3,182	744	2,801
MF	295	350	N/A	93
UL	0	0	N/A	0

HU = Housing Unit
 SF = Single-Family
 MF = Multi-Family
 UL = Urban Living
 (Urban MF and/or
 Mixed-Use Residential)

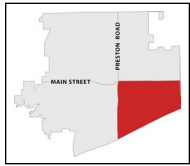
UC = Under Construction
 LI = Lot Inventory
 PL = Pipeline



* For project related acronyms refer to pg. 2

SF	NEIGHBORHOODS	DESCRIPTION	LOTS	ZONING	PP	FP
A	AVONDALE	PHASE 1-2	234		PP15-0001	
B	BRETTON WOODS	PHASE 1-4	162		PP14-0011	
C	COLLINGSBROOK		387		PP15-0021	
D	CROWN RIDGE	PHASE 4A	85			FP14-0083
		PHASE 4B	84			FP15-0044
E	ESTATES OF WILLOW BAY		9			FP15-0012
F	LATERA	PHASE 3	22			FP15-0041
		PHASE 4	10		PP15-0013	
G	LEXINGTON	PHASE 1-6	507		PP15-0004	
		PHASE 7-8	131		PP15-0018	
H	MIRAMONTE	PHASE 2A	222			FP15-0018
		PHASE 1B	87		PP15-0019	
I	PRAIRIE VIEW	PHASE 1	169			FP15-0037
J	THE ARBORS AT WILLOW BAY		40			FP15-0004
K	THE HILLS OF CROWN RIDGE	PHASE 1-2	213		PP15-0017	

2015 PROJECT APPROVALS



SE QUADRANT

POPULATION: 40,627 | 26.6%

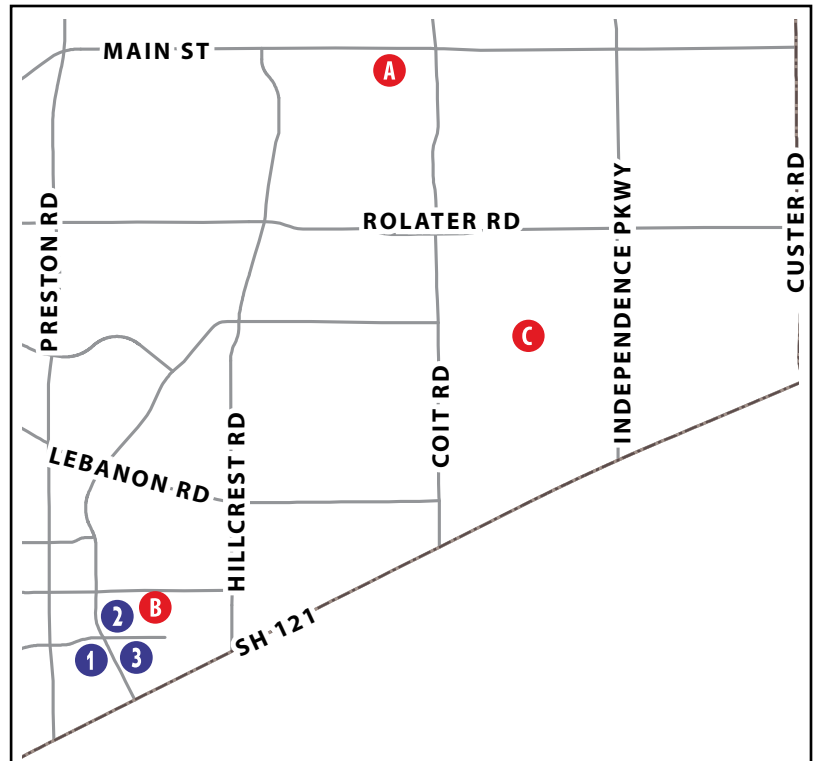
Annual Growth: 4275

HOUSING UNITS: 14,089 | 25.7%

Annual Growth: 900 | 6.8%

Avg. Permit Value (SNEW): \$299,281

HU TYPE	EXISTING	UC	LI	PL
SF	12,600	1,691	295	814
MF	1,489	0	N/A	0
UL	0	414	N/A	972

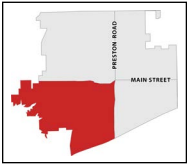


* For project related acronyms refer to pg. 2

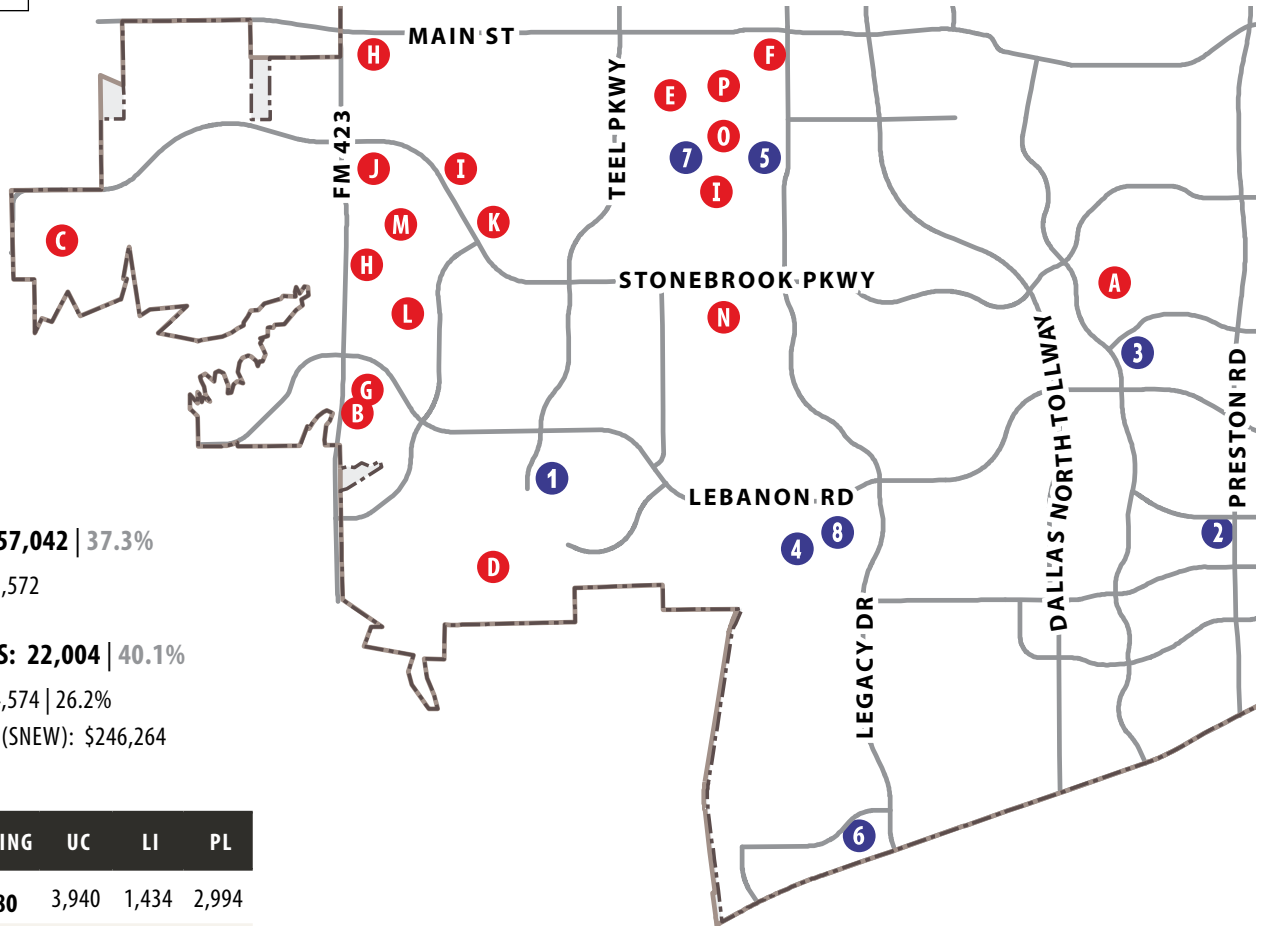
SF NEIGHBORHOODS	DESCRIPTION	LOTS	ZONING	PP	FP
A EMORY PARK	PHASE 1	46		PP15-0012	
	PHASE 2	45			
B MILLSTONE ESTATES		157		PP15-0016	
C RICHWOODS	PHASE 21	50			FP15-0038
	PHASE 22	95			FP15-0039
	PHASE 23	79			FP15-0040
	PHASE 24	52		PP15-0003	
	PHASE 25	89		PP15-0005	
	PHASE 26	41		PP15-0006	
	PHASE 27	98		PP15-0007	
	PHASE 28	28			FP15-0014

MF / MXD PROJECTS	DESCRIPTION	UNITS	TYPE	PROJECT NUMBER(S)
1 FRISCO SUMMIT	PHASE 1	372	UL	PSP14-0038
	PHASE 2	373	UL	PSP14-0038
	PHASE 3	316	UL	PSP14-0038
2 JEFFERSON STONEBRIAR		425	UL	SP14-0102
3 FRISCO 16	PHASE 1	283	UL	PSP15-0023

2015 PROJECT APPROVALS



SW QUADRANT



POPULATION: 57,042 | 37.3%

Annual Growth: 7,572

HOUSING UNITS: 22,004 | 40.1%

Annual Growth: 4,574 | 26.2%

Avg. Permit Value (SNEW): \$246,264

HU TYPE	EXISTING	UC	LI	PL
SF	14,180	3,940	1,434	2,994
MF	4,995	381	N/A	858
UL	2,596	1,875	N/A	4,956

* For project related acronyms refer to pg. 2

MF / MXD PROJECTS	DESCRIPTION	UNITS	TYPE	PROJECT NUMBER(S)
1 ALAQUA @ FRISCO APTS		308	MF	SP15-0052
2 ASPENS @ WADE PARK		162	MF	SP15-0017
3 CHAPEL CREEK COMMONS		300	MF	SP15-0067
4 FRISCO STATION		2,400	UL	Z15-0006
5 GRAND RIVERS	PHASE 2A SOUTH	324	UL	SP15-0080
6 RAVELLO @ STONEBRIAR COMMONS	PHASE 2 AMALFI	216	UL	SP15-0076
7 STREETLIGHTS @ THE CANALS OF GRAND PARK		365	UL	SP14-0098
8 THE GATE		930	UL	Z15-0008

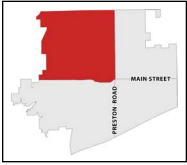
2015 PROJECT APPROVALS



SW QUADRANT (continued)

SF	NEIGHBORHOODS	DESCRIPTION	LOTS	ZONING	PSP/PP	FP
A	BLUFFS @ CHAPEL CREEK (CHAPEL CREEK)	PHASE 3A	12			FP15-0025
B	FORUM @ WADE PARK		150	Z14-0008		
C	FRISCO LAKES	VILLAGE 02	37			FP15-0027
		VILLAGE 05, PHASE 1	45			FP15-0019
		VILLAGE 10	10		PP15-0010	
		VILLAGE 24, PHASE 2B	16			RP14-0017
		VILLAGE 30	144			FP15-0020
		VILLAGE 33	73		PP14-0024	
		VILLAGE 34	123		PP14-0024	
		VILLAGE 35	99		PP14-0024	
		VILLAGE 36	61		PP14-0024	
D	HILLS OF KINGSWOOD	PHASE 2B	51			FP15-0064
E	MAJESTIC GARDEN		244		PP15-0027	
F	PARK WEST		116		PP15-0030	
G	PHILLIPS CREEK RANCH (PCR)	MAINVUE, PHASE 2	80			FP15-0068
H		MARSHALL, PHASE A	48			FP15-0015
I		RIVERTON, PHASE 3	49			FP15-0002
		RIVERTON, PHASE 4	64			FP15-0047
		RIVERTON, PHASE 7	71			FP15-0071
J		SILVERTAIL	148		PP14-0025	
K		WATERTON, PHASE 4	61			FP15-0001
		WATERTON, PHASE 5	103			FP15-0065
L		WESTON, PHASE 2	50			FP14-0077
		WESTON, PHASE 3	8			FP15-0070
M		PCR, PHASE 7A	87		PP14-0026	
		PCR, PHASE 7B	47		PP14-0026	
		PCR, PHASE 7C	55		PP14-0026	
N	SONNTAG - NORTH PARCEL		246	Z14-0018		
O	STREETLIGHTS @ THE CANALS (TH)		85		SP14-0098	
P	THE CANALS - NORTH, PH 1B	NORTH, PHASE 1B	123			FP14-0079
		SOUTH, PHASE 1B	135			FP14-0080

2015 PROJECT APPROVALS



NW QUADRANT

POPULATION: 34,711 | 22.7%

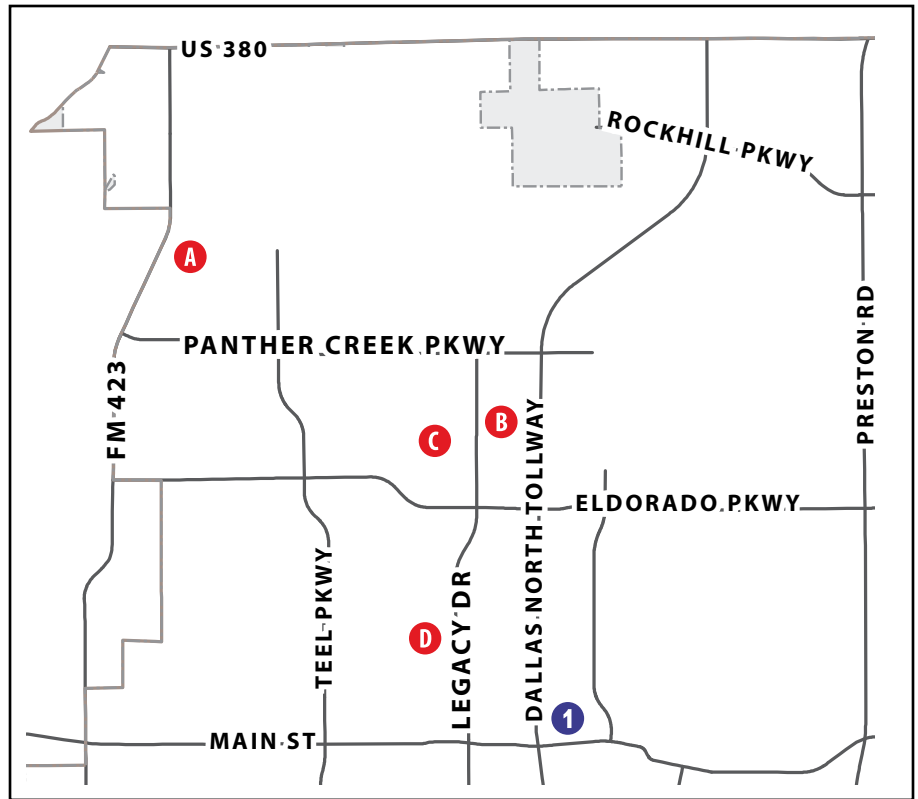
Annual Growth: 2138

HOUSING UNITS: 11,820 | 21.5%

Annual Growth: 807 | 7.3%

Avg. Permit Value (SNEW): \$285,489

HU TYPE	EXISTING	UC	LI	PL
SF	11,026	1,828	255	1,448
MF	384	0	N/A	0
UL	410	0	N/A	324



* For project related acronyms refer to pg. 2

SF NEIGHBORHOODS	DESCRIPTION	LOTS	ZONING	PP	FP
A GLEN VIEW, PH 1	PHASE 1	158		PP14-0023	
	PHASE 2	86		PP14-0023	
B EMERSON ESTATES	PHASE 2	71			FP15-0051
C NEWMAN VILLAGE	PHASE 3	48			FP15-0046
	PHASE 4	92		PP15-0009	
D SHADDOCK CREEK ESTATES	PHASE 6B	56			FP15-0049

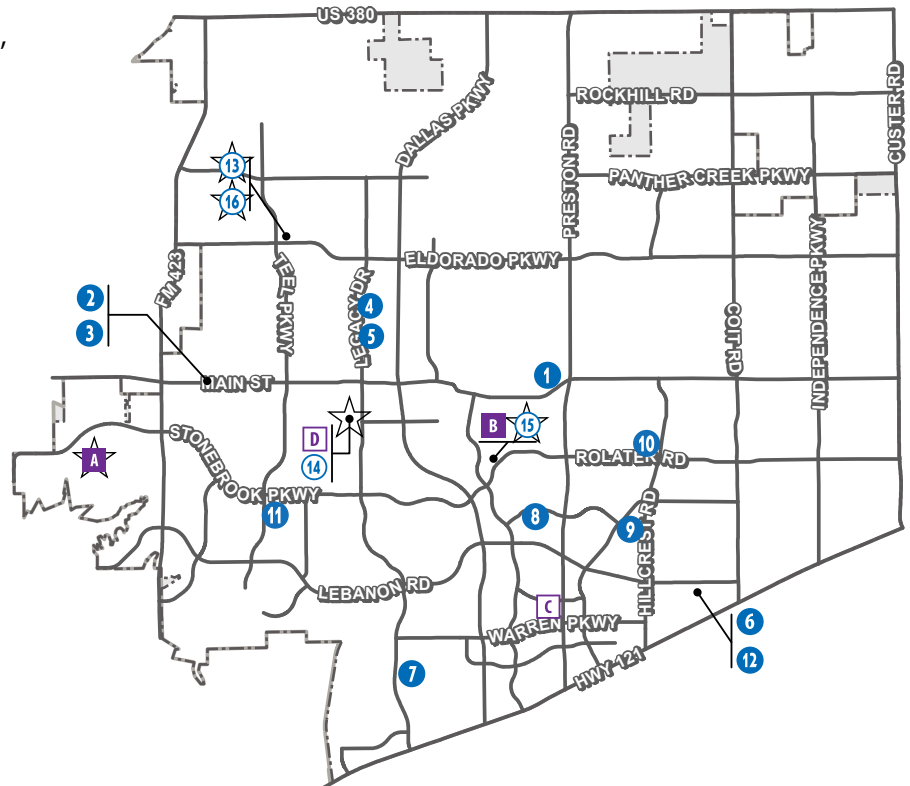
MF / MXD PROJECTS	DESCRIPTION	UNITS	TYPE	PROJECT NUMBER(S)
1 EMERSON COURT	PHASE 2	324	UL	SP15-0072

SENIOR HOUSING & LONG TERM CARE FACILITIES

Frisco's Senior population has also been growing, from 3.6% in 2000 to 5.4% (6,300) in 2010. The latest American Community Survey shows Frisco with a Senior Population of 7.0%, (10,150 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 map to the right and the tables below show the development and proposal details.

- EXISTING LONG-TERM CARE
- PROPOSED LONG-TERM CARE
- EXISTING AGE-RESTRICTED HOUSING
- PROPOSED AGE-RESTRICTED HOUSING
- ☆ UNDER CONSTRUCTION



DEVELOPMENT NAME	ROOMS	BEDS
1 FRISCO MEMORY CARE		108
2 MUSTANG CREEK	137	137
3 PRAIRIE ESTATES	180	180
4 RAMBLING OAKS	80	80
5 SADDLEBROOK	42	65
6 STONEMERE REHAB CENTER		125
7 SUNRISE OF FRISCO	96	96
8 THE COTTAGES AT CHAPEL CREEK	48	88
9 THE LODGE ON PRESTON RIDGE	70	70
10 VICTORIA GARDENS	59	118
11 BEEHIVE / TIMBER RIDGE		50
12 LA FONTAINE		40

DEVELOPMENT NAME	LOTS	UNITS
A FRISCO LAKES	3,000	
B PARKVIEW		202

PROJECT NAME / NUMBER(S)	ROOMS	BEDS
13 NEC TEEL & ELDORADO SP15-0025		100
14 THE ISLES @ WATERMERE B14-1834		111
15 WATERMARK AT FRISCO B15-1857		54
16 WINDHAVEN SENIOR LIVING, LLC SP15-0025, B15-2163		64

PROJECT NAME / NUMBER(S)	LOTS	UNITS
C ASPENS AT WADE PARK SP15-0017, B15-2842		162
D WATERMERE B14-4189		238

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

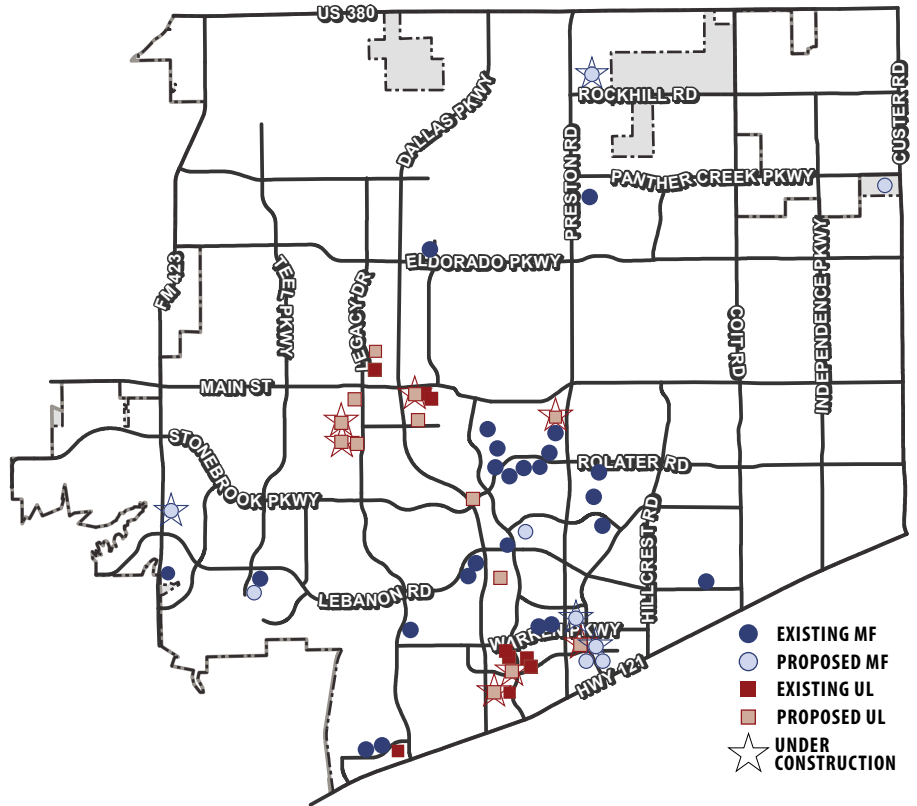
TOTAL UNITS

QUAD	MF UNITS	UL UNITS
NE	295	0
SE	1,489	0
SW	4,948	2,596
NW	380	410
TOTAL	7,112	3,006

PERMITS ISSUED*

YEAR	PERMITS	UNITS
2011	1 1	241 335
2012	1 4	134 1,347
2013	1 0	352 0
2014	1 6	304 1,223
2015	1 2	249 540

* MF | UL



PROJECTS IN THE PIPELINE**

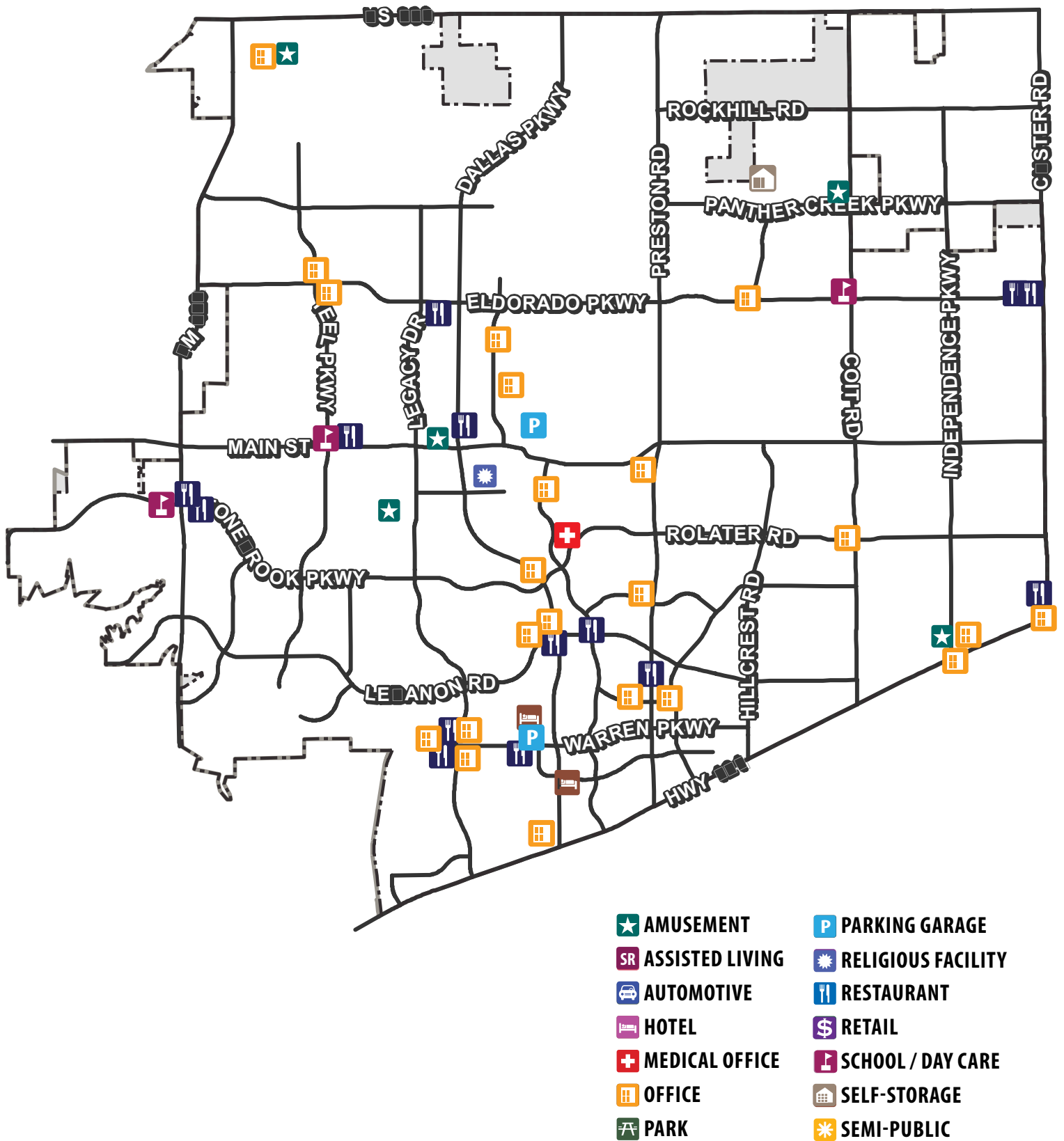
* NOTE: Map does not show projects with less than 80 units.
For project related acronyms refer to pg. 2

PROJECT NAME	STATUS AS OF 1-1-16	QUAD	UNITS	
			MF	UL
ALAUQA @ FRISCO APTS	SP UNDER REVIEW	SW	308	
CHAPEL CREEK COMMONS	PERMIT UNDER REVIEW	SW	249	
EMERSON COURT	SP APPROVED	NW		324
FRISCO 16 , PH 1 (SEC OHIO/GAYLORD)	SP UNDER REVIEW	SE		283
FRISCO FRESH MARKET	ZONING APPROVED	NW		634
FRISCO STATION	ORDINANCE	SW		2,400
FRISCO STATION, PH 1	PSP UNDER REVIEW	SW		301
FRISCO SUMMIT, REMAINDER	PSP APPROVED	SW		689
RAVELLO AT STONEBRIAR COMMONS (AMALFI, PH 2)	PERMIT UNDER REVIEW	SW		216
STRATUS, PH 2 (PCR)	PSP APPROVED	SW	301	
GRAND RIVERS (THE CANALS - PHASE 2A SOUTH)	SP UNDER REVIEW	SW		324
THE FORUM @ WADE PARK (REMAINDER)	ZONING APPROVED	SE		1,985
THE GATE	ZONING APPROVED	SW		900
WADE PARK, LOT 5	SP UNDER REVIEW	SE		815
TOTAL			951	6,886

** See page 12 for rezoning approvals.

Multi-Family (MF)		Urban Living (UL)	
Garden-Style Apartments		Urban Multi-Family (uMF)	Mixed-Use Residential (MXD)
			
In Frisco, average 18± acres		In Frisco, average 9± acres	
15 – 19 units per acre		Average 48 units per acre in Frisco (range from 13 - 75.5 du/a)	
Typically gated, multiple buildings set randomly		Typically placed in a street grid, with the buildings pulled up near the sidewalk	
2 or 3 stories		Typically 4 or more stories	
Surface parking		Parking garages	
Residential only		uMF - 1st Floor may include flex space for future non-residential uses MXD - integrated non-residential uses (retail and/or office)	
1 Bedroom = 48% 2 Bedroom = 43% 3 Bedroom = 10%		Studio = 4% 1 Bedroom = 70% 2 Bedroom = 25% 3 Bedroom = 0.5%	
Student Enrollment typically 0.22 – 0.47 per unit (Outliers as low as 0.11 and as high as 1.1)		Student Population 0.1± per unit	
5-yr avg of 6.650 students per acre		5-yr avg of 3.309 students per acre	
Population Typically Increases after 10 years		Minimal Fluctuations in Population over Time	
Avg. Assessed Value Per Acre = \$1,450,442		Avg. Assessed Value Per Acre = \$5,363,386	
Avg. Taxes Per Student per Acre = \$3,243		Avg. Taxes Per Student per Acre = \$21,699.16	

2015 PERMITS FOR NEW COMMERCIAL



2015 PERMITS FOR NEW COMMERCIAL


















PERMIT PROJECT NAME

	B14-9384 MIRAMONTE PH II AMENITY CENTER
	B14-7557 VICTORY GROUP PROFESS PARK SHELL
	B14-9720 PRIMROSE SCHOOL OF EAST FRISCO
	B14-8783 I CARE- FRISCO PARTIAL
	B15-0556 STEPHENS CLEANERS SHELL ONLY
	B14-9692 LEGACY LEARNING CENTER FM 423
	B15-0539 STARWOOD PROFESS VILLAGE BLDG 5
	B15-0305 PERFORM ORTHOPEDIC & SPORTS MED
	B15-0770 SHELL BUILDING C
	B14-7512 FRISCO CENTER PHASE II BLDG A
	B14-7281 RACETRAC #1110
	B15-0342 JP WYNHAM COMMERICAL BLDG B
	B14-9625 FISD BARROW TRANSPORTATION
	B15-0336 WATERMARK AT FRISCO
	B15-0687 SPORT VILLAGE MEDICAL OFFICE SHELL
	B15-0914 FRISCO RETAIL SHELL
	B15-0820 GRACE CHURCH FRISCO SHELL
	B13-3650 VICTORY GROUP PROFESS PARK SHELL
	B13-3876 VICTORY GROUP PROFESS PARK SHELL
	B14-8491 STARWOOD VILLAGE BLDG SHELL
	B14-9721 LAKESIDE OFFICE PARK AT PRESTON
	B15-1053 THE SHOPS AT STARWOOD PH 3 BLDG A
	B15-1067 THE SHOPS AT STARWOOD PH 3 BLDG B
	B15-0111 FIRST CHOICE EMERGCY ROOM
	B15-1759 WHATABURGER
	B15-1640 PRESTON HEIGHTS OFFICE/RETAIL
	B15-0908 VICTORY GROUP PROFESS PARK SHELL
	B15-2091 PARKWAY TOWNE CROSSING SHELL
	B15-2417 TEEL CROSSING ONE SHELL
	B15-0766 THE STAR GARAGE EAST
	B15-0767 THE STAR GARAGE WEST

PERMIT PROJECT NAME

	B15-1529 PRAIRIE VIEW AMENITY CENTER
	B14-9131 CUSTER STAR SHELL BUILDING E
	B14-9128 CUSTER STAR SHELL BUILDING D
	B15-0948 PRIMROSE SCHOOL OF FRISCO AT MAIN
	B15-1874 LA FITNESS
	B15-3033 LEGACY ACADEMY CHILD CARE
	B15-2879 PRISMA DENTAL
	B15-1224 THE SHOPS OF STONEBROOK PLAZA
	B15-3563 VICTORY & STONEBRIAR SHELL
	B15-1803 LITTLE MARVELS MONTESSORI
	B15-1983 BLUEWAVE MEDICAL PLAZA SHELL
	B15-3587
	B15-3589
	B15-3591
	B15-3592
	B15-3594
	B15-3595
	FRISCO HIGHLAND OFFICE CONDO
	B15-3596
	B15-3598
	B15-3599
	B15-3600
	B15-3602
	B15-3603
	B15-3604
	B14-4167 FRISCO LAKES BLDG 5
	B14-8781 VERONA VILLA FRISCO
	B15-2660 AVANCE MED
	B15-3502 121 INDEPENDENCE RETAIL CENTER
	B15-4107 BRIARWOOD AT HICKORY CENTER
	B15-3705 HOLLYHOCK PH 1A & 1B - 2 ARBORS
	B15-3697 HOLLYHOCK PH 1B AMENITY CENTER 1
	B15-3141 FOUNDERS AMENITY FITNESS BLDG
	B15-2874 PREMIUM CLEANERS

PERMIT PROJECT NAME

	B15-3545 INDEPENDENCE 121 MEDICAL PARK
	B15-3566 FRISCO OMNI HOTEL
	B15-3520
	B15-3524
	B15-3527 PRESTON CIRCLE OFFICE PARK
	B15-3528
	B15-3537 FRISCO CELEBRATION HAL
	B15-3212 FIRST CHOICE EMERGENCY ROOM
	B15-4478 CLEAN GETAWAY CAR WASH
	B15-3018 THE STAR BUILDING 1W SHELL
	B15-3019 THE STAR BUILDING 2W SHELL
	B15-3020 THE STAR BUILDING 3W SHELL
	B15-3021 THE STAR BUILDING 4W SHELL
	B15-3022 THE STAR BUILDING 5W SHELL
	B15-3023 THE STAR BUILDING 6W SHELL
	B15-3024 THE STAR BUILDING 1E SHELL
	B15-3025 THE STAR BUILDING 2E SHELL
	B15-3026 THE STAR BUILDING 3E SHELL
	B15-3027 THE STAR BUILDING 4E SHELL
	B15-3028 THE STAR BUILDING 5E SHELL
	B15-3029 THE STAR BUILDING 6E SHELL
	B15-3030 THE STAR BUILDING 7E SHELL
	B15-3031 THE STAR BUILDING 8E SHELL
	B15-4525 FRISCO TRAILS RETAIL
	B15-3624 ELDORADO PKWY AND HILLCREST RD
	B14-9392 RACETRAC 1170
	B15-4479 CUSTER BRIDGES SHELL BUILDING
	B15-2679 DRURY INN & SUITES
	B15-3422 PINNACLE MONTESSORI ACADEMY
	B15-3192 VICTORY GROUP PROFESSIONAL PARK
	B15-3941 DAVID MCDAVID HONDA SERVICE
	B15-3773 TACO BELL
	B15-4651 JP WYNHAM RETAIL SHELL

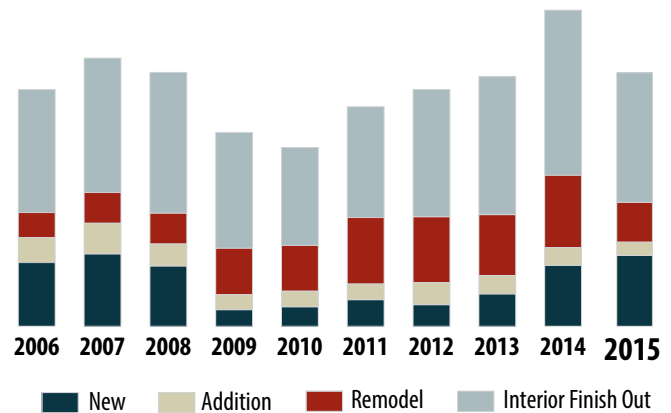
NON-RESIDENTIAL DEVELOPMENT

2015 COMMERCIAL PERMITS

New Construction (CNEW) activity was up in 2015, near peak levels seen in 2007, and had a combined construction investment (permit) value of \$270,826,293.



COMMERCIAL PERMITS HISTORY



YEAR	CNEW		CADD		CALT		CIFO		TOTAL PERMITS
	PERMITS	SQ FT	PERMITS	SQ FT	PERMITS	SQ FT	PERMITS	SQ FT	
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
2014	85	3,526,232	25	134,106	101	1,147,007	231	890,692	442
2015	99	2,330,218	19	324,201	56	669,482	181	1,160,208	355

CNEW= NEW COMMERCIAL BUILDING CADD=COMMERCIAL ADDITION

CALT=COMMERCIAL REMODEL CIFO=INTERIOR FINISH OUT

COMMERCIAL SPACE

As of January 1, 2016, the City has 16,019,223 square feet of available commercial space. See page 29 for new Office projects Approved in 2015.

COMMERCIAL SPACE	SQ FT
OFFICE SPACE	5,749,397 35.9%
RETAIL SPACE	10,269,826 64.1%
TOTAL	14,825,549

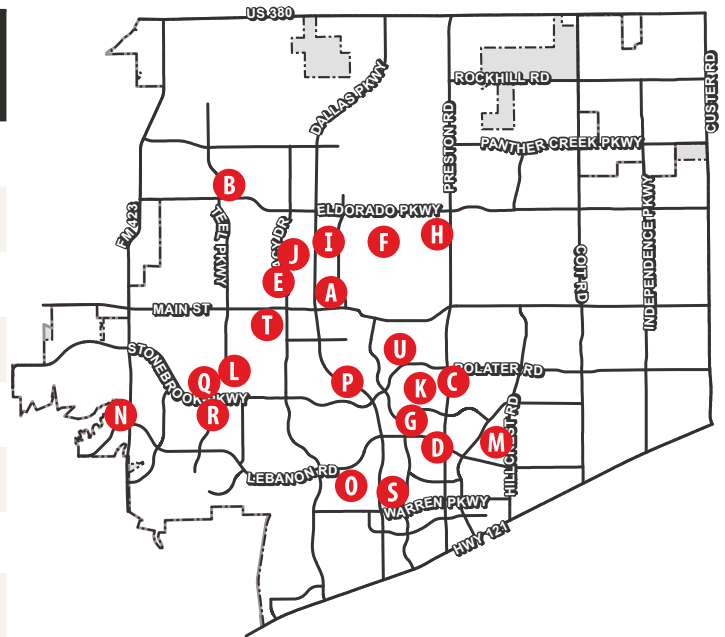


Construction of office buildings is occurring in several locations in Frisco, including the Frisco Square offices for Gearbox Software (shown above).

2015 PROJECT APPROVALS

OFFICE

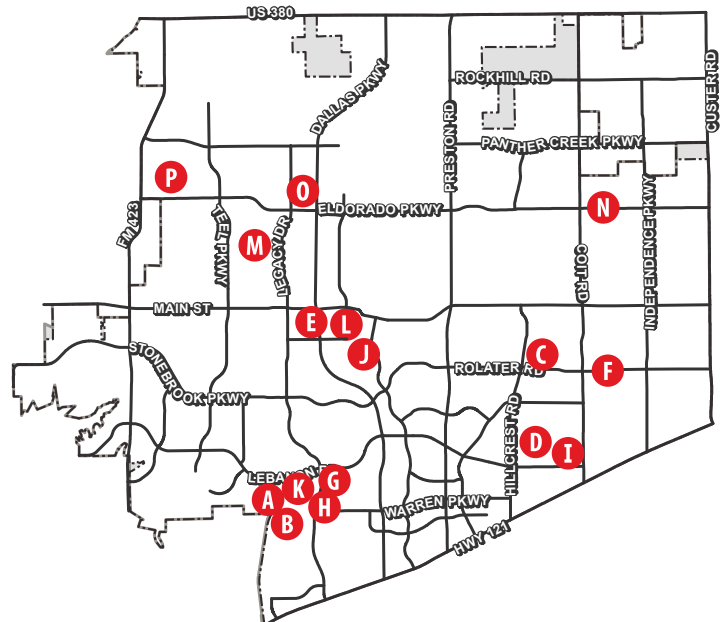
PROJECT DESCRIPTION	PROJECT NUMBER(S)
A TEXAS BANK AND TRUST FRISCO	SP15-0091
B SEC ELDORADO & TEEL PKWY	FP15-0013
C MOHR ADDN, BL A, LT 5	FP15-0010
D FRISCO CORNERS, BL 1, LT 4R	FP15-0033
E LEGACY CROSSING, BL A, LT 9	FP15-0034
F SCHIRO FACILITY, BL B, LTS 7A & 7B	PSP15-0021
G INSIGHT FOR LIVING, BL A, LT 1	FP15-0050
H ROBERTSON POOL ADDN, BL A, LT 1	SP15-0068
I FRISCO CENTER, BL C, LT 1R	FP15-0054
J PATRONUS DATA, BL A, LTS 1-5	PSP15-0014
K LAKESIDE OFFICE PARK @ PRESTON WADE PH 2	PSP15-0042
L FRISCO INTERNAL MEDICINE	PSP15-0011
M PRESTON CIRCLE OFFICE PARK, BL A, LT 1	PSP15-0006
N WATERSTONE 423 RETAIL ADDN, BLA, LTS 5&6	PSP14-0026
O FRISCO STATION, BL A, LTS 1-5	PSP15-0018
P STONEBROOK BUSINESS PARK, BL A, LTS 1-9	PSP14-0035
Q ALANG STONEBROOK ADDN, BL A, LTS 1A-1C	PSP15-0036
R TIMBER RIDGE PLAZA BL A, LTS 5R & 6	FP15-0032
S DUKE OFFICE PARK, BL A, LT 3R1, 3R2, 3R3	PSP15-0051
T GRAHAM ADDN, BL A, LT 1	PSP15-0003
U VILLAGES AT STONEBROOK, BL 1, LT 1	SP15-0059



2015 PROJECT APPROVALS

MEDICAL OFFICE

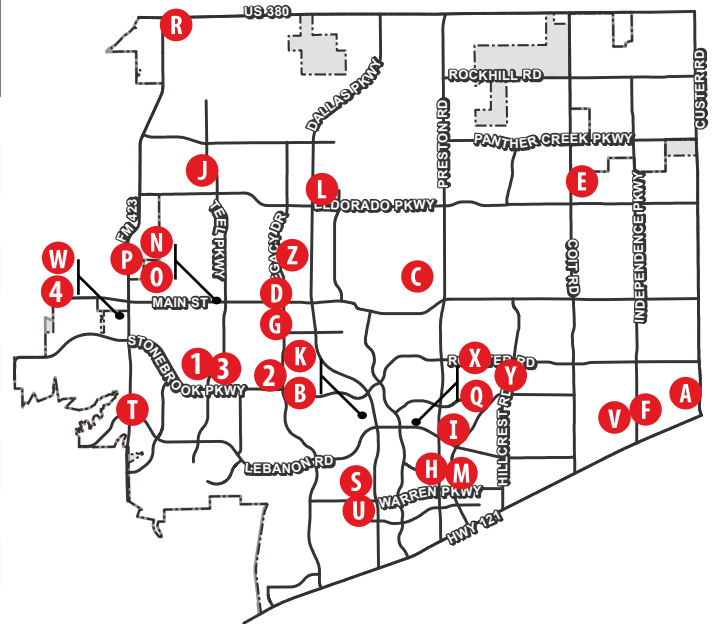
PROJECT DESCRIPTION	PROJECT NUMBER(S)
A VICTORY AT STONEBRIAR, BLK A, LT 3	SP15-0063
B LEGACY MEDICAL PLAZA II, BL A, LT 11R	FP15-0014
C NWC COIT/ROLATER, BL A, LT 1	SP15-0038
D WATER'S EDGE ADDN, BL A, LT 2	FP15-0008
E FRISCO SEVEN ELEVEN ADDN BL A, LOT 5R	FP14-0086
F ROLATER & INDEPENDENCE, BL A, LTS 1	PSP14-0037
G FRISCO MULTI-EVENT CENTER, BL A, LT 1R&3	PSP15-0034
H WARREN/LEGACY ADDN, BL A LT 7	PSP14-0039
I SH 121 & INDEPENDENCE RETAIL, BL A, LT 5	FP15-0056
J VILLAGES AT STONEBROOK, BL 1, LT 1	SP15-0059
K LEGACY MEDICAL PLAZA, BL 1, LT 4R1	FP14-0084
L BRUSH ADDN, BL 1, LT 1	PSP15-0008
M FRISCO WEST LEGACY ADDN, BL A, LT 10	PSP15-0024
N HERITAGE BUSINESS PARK, BL A, LTS 1-5	PSP15-0012
O ELDORADO VILLAGE, BL. A, LT 2	PSP15-0007
P NWC ELDORADO & TEEL, BLA, LTS1, 3-8	PSP15-0027



2015 PROJECT APPROVALS

RETAIL

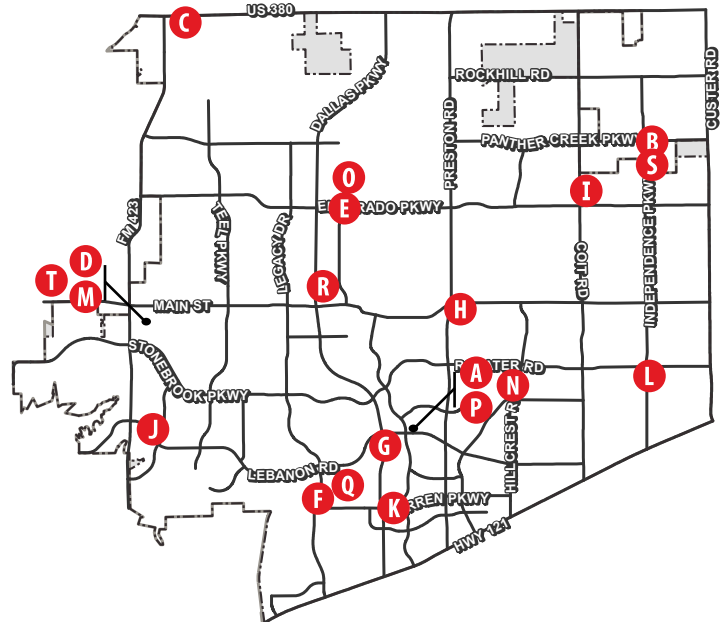
PROJECT DESCRIPTION	PROJECT NUMBER(S)
A CUSTER BRIDGES, BL A, LTS 6R & 7-10	PSP14-0025
B NWC STONEBROOK & DALLAS PKWY BL A, LT 1	FP15-0017
C PRESTON MAIN VILLAGE, BL A, LT 3	PSP15-0016
D FRISCO AQUATICS CENTER, BL A, LT 2A	FP15-0045
E WILLOW BAY ADDITION, BL A, LT 1R	FP15-0029
F SH 121 & INDEPENDENCE RETAIL, BLA, LT4	PSP15-0005
G GRAHAM ADDN, BL A, LT 1	PSP15-0003
H SWC JOHN HICKMAN PKWY & PRESTON RD	PSP15-0031
I PRESTON LEBANON CROSSING, BL A, LOT 12	PSP15-0046
J NWC ELDORADO & TEEL, BLA, LTS1, 3-8	PSP15-0027
K STARWOOD VILLAGE	PSP15-0029
L ELDORADO VILLAGE, BL A, LT 2R	FP15-0058
M PRESTMONT CENTER BL B, LTS 5R & 8R	PSP15-0017
N TEEL CROSSING SHOPPING CTR 1, BL A, LT 3	PSP14-0033
O TEEL VILLAGE PH 4, BL A, LT 2	FP15-0016
P TEEL VILLAGE, PH 5	PSP15-0049
Q WADE PARK, BL A, LT 1-6	PSP14-0032
R SEC FM 423 & US 380, BL A, LTS 1-9	PSP14-0021
S FRISCO MULTI-EVENT CENTER	SP15-0071
T WESTSIDE MARKET, BL A, LT 2	FP15-0023
U HALL OFFICE PARK, PH T, BL A, LTS 1R & 3	SP15-0085
V RACETRAC 121/INDEPENDENCE, BL1, LTS2-10	PSP15-0019
W NWC FM 423 & STONEBROOK, BL A, LT 3	FP15-0005
X INSIGHT FOR LIVING, BL A, LT 1	FP15-0050
Y THE SHOPS AT LEBANON RD, BL A, LTS 1&2	PSP15-0033
Z PATRONUS DATA, BL A, LTS 1-5	PSP15-0014
1 FRISCO INTERNAL MEDICINE	PSP15-0011
2 STONEBROOK BUSINESS PARK, BL A, LTS 1-9	PSP14-0035
3 ALANG STONEBROOK ADDN, BL A, LTS 1A-1C	PSP15-0036
4 NWC FM 423 & STONEBROOK, BL A, LT 1R, 4R	PSP15-0030



2015 PROJECT APPROVALS

RESTAURANT

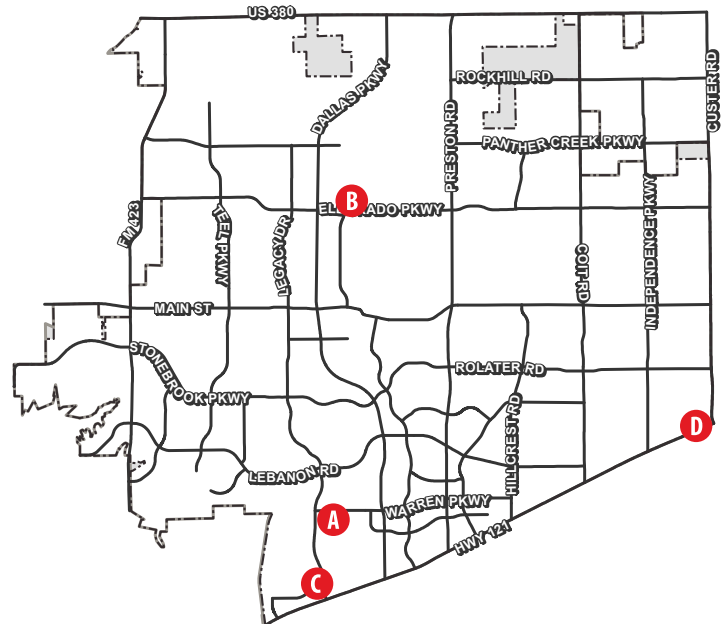
PROJECT DESCRIPTION	PROJECT NUMBER(S)
A WADE PARK, BL A, LT 1-6	PSP14-0032
B HERITAGE BUSINESS PARK, BL A, LTS 1-5	PSP15-0012
C SEC FM 423 & US 380, BL A, LTS 1-9	PSP14-0021
D SEC FM 423 & OLD NEWMAN, BL A, LT 10	FP15-0052
E FRISCO SOCCER AND ENT. COMPLEX, BL D, LT	SP15-0103
F VICTORY AT STONEBRIAR, BL A, LT 4	FP15-0022
G EXXON ADDN, BL A, LT 1R1 & 1R2	PSP15-0013
H HICKORY CENTER AT PRESTON, BL A, LT 5	FP15-0026
I AT&T ADDN, BL A, LTS 1- 4	PSP15-0002
J WESTSIDE MARKET, BL A, LT 2	FP15-0023
K HALL OFFICE PARK, PH T, BL A, LTS 1R & 3	SP15-0085
L RACETRAC 121/INDEPENDENCE, BL1, LTS2-10	PSP15-0019
M NWC FM 423 & STONEBROOK, BL A, LT 3	FP15-0005
N LEBANON-PARKWOOD ADDN, BL A, LT 3	PSP15-0004
O ELDORADO VILLAGE, BL. A, LT 2	PSP15-0007
P THE SHOPS AT LEBANON RD, BL A, LTS 1&2	PSP15-0033
Q WARREN/LEGACY ADDN, BL A, LT 1R	SP15-0073
R FRISCO MARKETCENTER, BL A, LTS 8 & 9	PSP15-0028
S HERITAGE BUSINESS PARK, BL A, LTS 1-6	PSP15-0045
T NWC FM 423 & STONEBROOK, BL A, LT 1R, 4R	PSP15-0030



2015 PROJECT APPROVALS

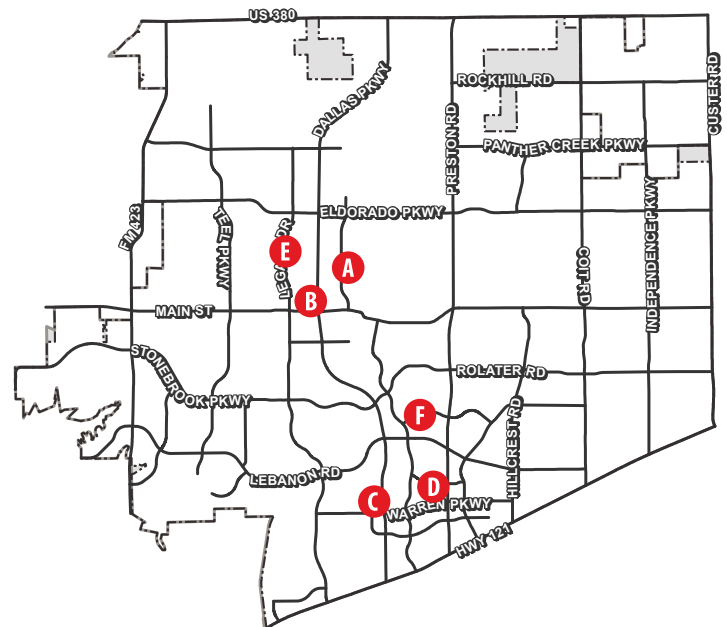
AUTOMOTIVE

PROJECT DESCRIPTION	PROJECT NUMBER(S)
A LEGACY MEDICAL PLAZA II, BL A, LT 7R1	SP15-0084
B ELDORADO VILLAGE ADDN, BL A, LT 4	SP14-0095
C LEGACY CREEK ADDN, BL A, LT 1	FP15-0007
D CUSTER BRIDGES, BL A, LTS 6R & 7-10	PSP14-0025



HOSPITALITY

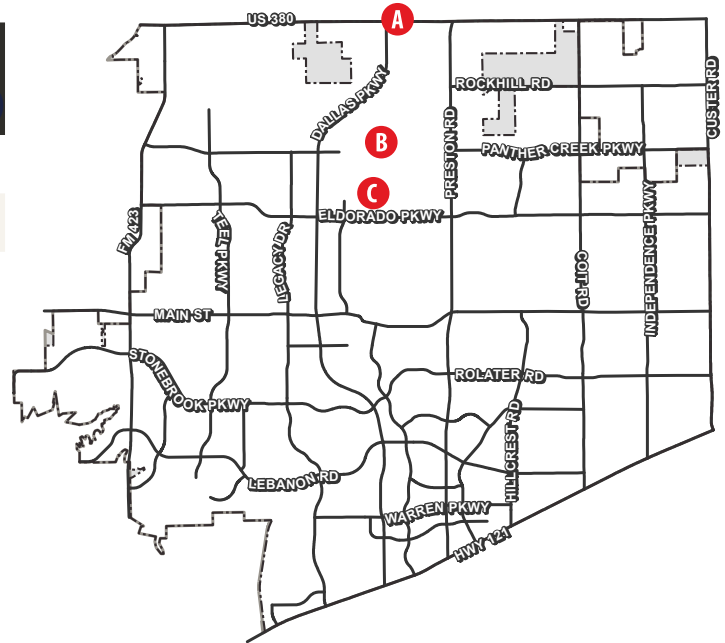
PROJECT DESCRIPTION	PROJECT NUMBER(S)
A SPORTS VILLAGE USA, BL B, LT4-HAMPTON INN	FP14-0052
B FRISCO MARKETCENTER, BL A, LT 3	SP15-0027
C FRISCO MULTI-EVENT CENTER	SP15-0071
D ASPENS AT WADE PARK, BL A, LT 1	PSP14-0029
E FRISCO WEST LEGACY ADDN, BL A, LT 8	FP15-0011
F THE COTTAGES AT CHAPEL CREEK, BL A, LT 1	FP15-0036



2015 PROJECT APPROVALS

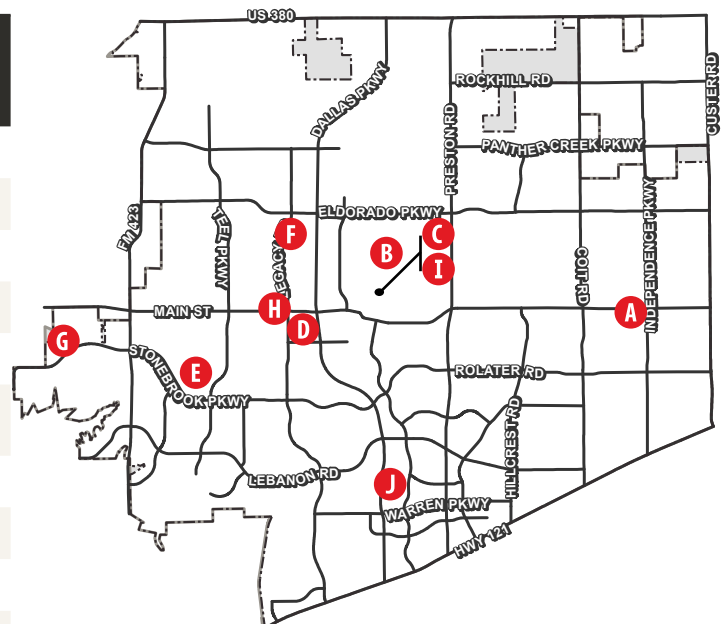
OTHER COMMERCIAL

PROJECT DESCRIPTION	PROJECT NUMBER(S)
A SEQ US 380 & BNSF RAILROAD	SP15-0030
B FRISCO JUNCTION - ATMOS	SP15-0029
C RIDGEVIEW WEST MEMORIAL PARK, BL A, BL 1	SP15-0077



PUBLIC / SEMI-PUBLIC

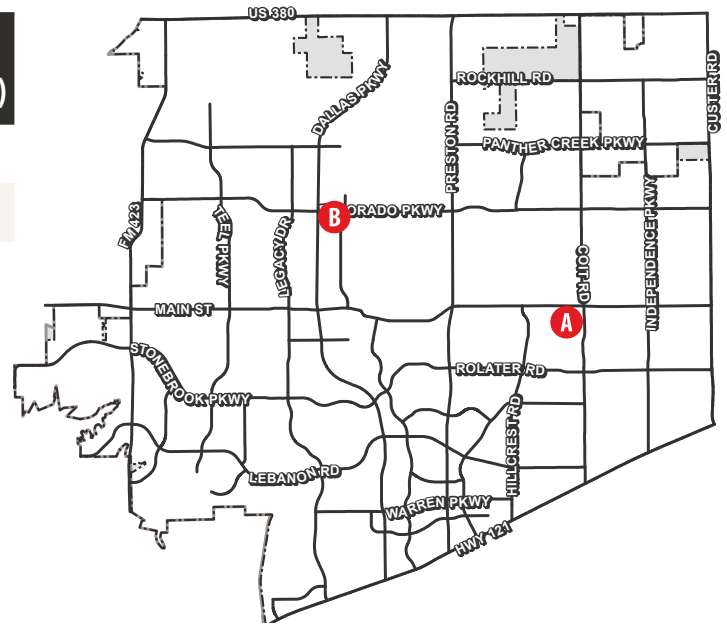
PROJECT DESCRIPTION	PROJECT NUMBER(S)
A SOUTHEAST COMMUNITY PARK, BL A, LT 1	FP15-0059
B FRISCO SOCCER ADDN, BL A, LT 1	FP15-0028
C SPORTS VILLAGE USA, BL B, LT 3	SP15-0050
D ATMOS D9-15 STATION	SP15-0078
E STEWART CREEK WWTP EXPANSION	SP15-0066
F JUSTIN WAKELAND HIGH SCHOOL, BL A, LT 1	SP15-0092
G FRISCO LAKES BY DEL WEBB, BL 32A, LT 15	SP15-0089
H FRISCO AQUATICS CENTER, BL A, LT 3A	FP15-0006
I SPORTS VILLAGE USA, BL B, LT 1	FP15-0057
J DUKE OFFICE PARK, BL A, LT 3R1, 3R2, 3R3	PSP15-0051



2015 PROJECT APPROVALS

RELIGIOUS FACILITIES

PROJECT DESCRIPTION	PROJECT NUMBER(S)
A KINGDOM LIFE CHRISTIAN CENTER, BL A, LT	SP15-0058
B ISLAMIC CENTER OF FRISCO, BL A, LT 1	FP14-0085



EDUCATIONAL FACILITIES

FRISCO YOUTH

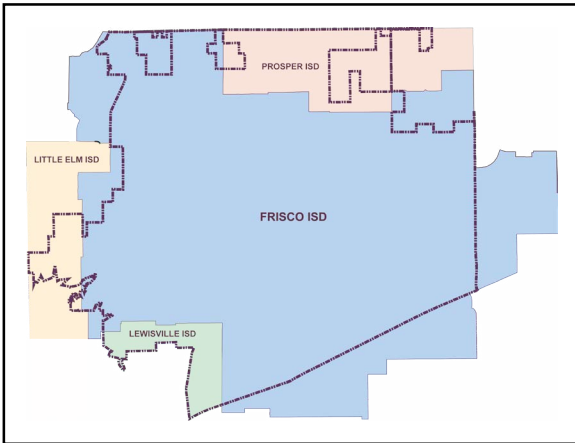
Children make up one-third of the population of Frisco (50,000±).

Since the 1990's the youngest age groups have been the majority of the children in Frisco, due primarily to the high growth focusing on home buyers that were young couples just starting their families.

As Frisco ages, and those families age, the distribution is spreading out (see table at right), which has prompted in the number of middle and high schools that have been or are planned to be built.

UNDER 18	2000	2010	2014
Under 5 years	41.6%	27.4%	7.1%
5 to 9 years	28.2%	31.0%	10.3%
10 to 14 years	20.6%	25.5%	10.0%
15 to 17 years	9.6%	11.3%	5.4%

Sources: US Census Bureau, Decennial Census and the latest American Community Survey Data (2014).



SINGLE-FAMILY PERMITS BY SCHOOL DISTRICT

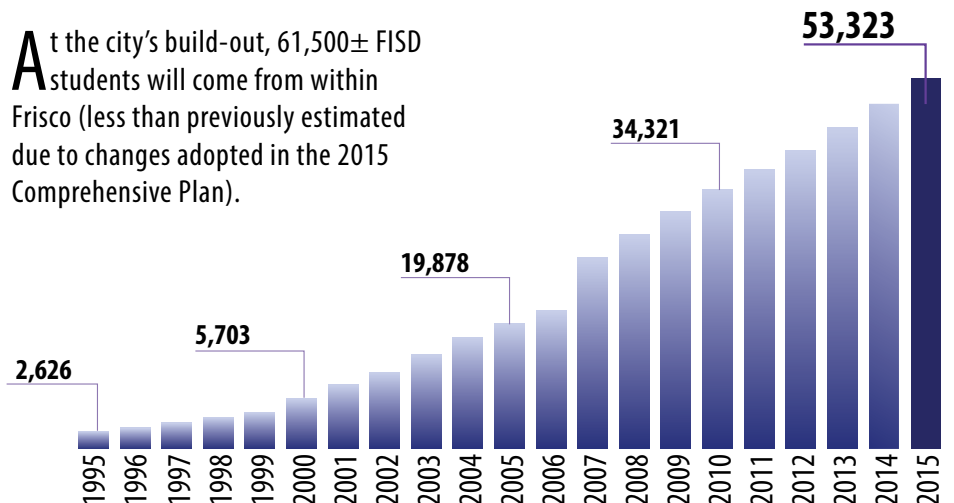
DISTRICT	2010	2011	2012	2013	2014	2015
FRISCO	990	1,079	1,310	1,874	1,867	1,659
LITTLE ELM	205	151	210	216	191	251
PROSPER	80	49	47	98	78	211
LEWISVILLE	9	23	11	27	33	116
TOTAL	1,284	1,302	1,578	2,215	2,169	2,237

SCHOOL ENROLLMENT

Frisco Independent School District (FISD) had an enrollment of 53,323 students as of October 30, 2015, up 14.6% from 2014. The chart at the right shows FISD enrollment growth over time, by school year.

Approximately 93% of FISD students reside within the City of Frisco boundaries and Extraterritorial Jurisdiction (ETJ = future annexation areas), just under 50,000 students.

At the city's build-out, 61,500± FISD students will come from within Frisco (less than previously estimated due to changes adopted in the 2015 Comprehensive Plan).



FISD Enrollment at Start of School Year

EDUCATIONAL FACILITIES

SCHOOLS SITES UNDER CONSTRUCTION

The table below shows the FISD schools under construction as of January 2015. See page 38 for schools in the pipeline.

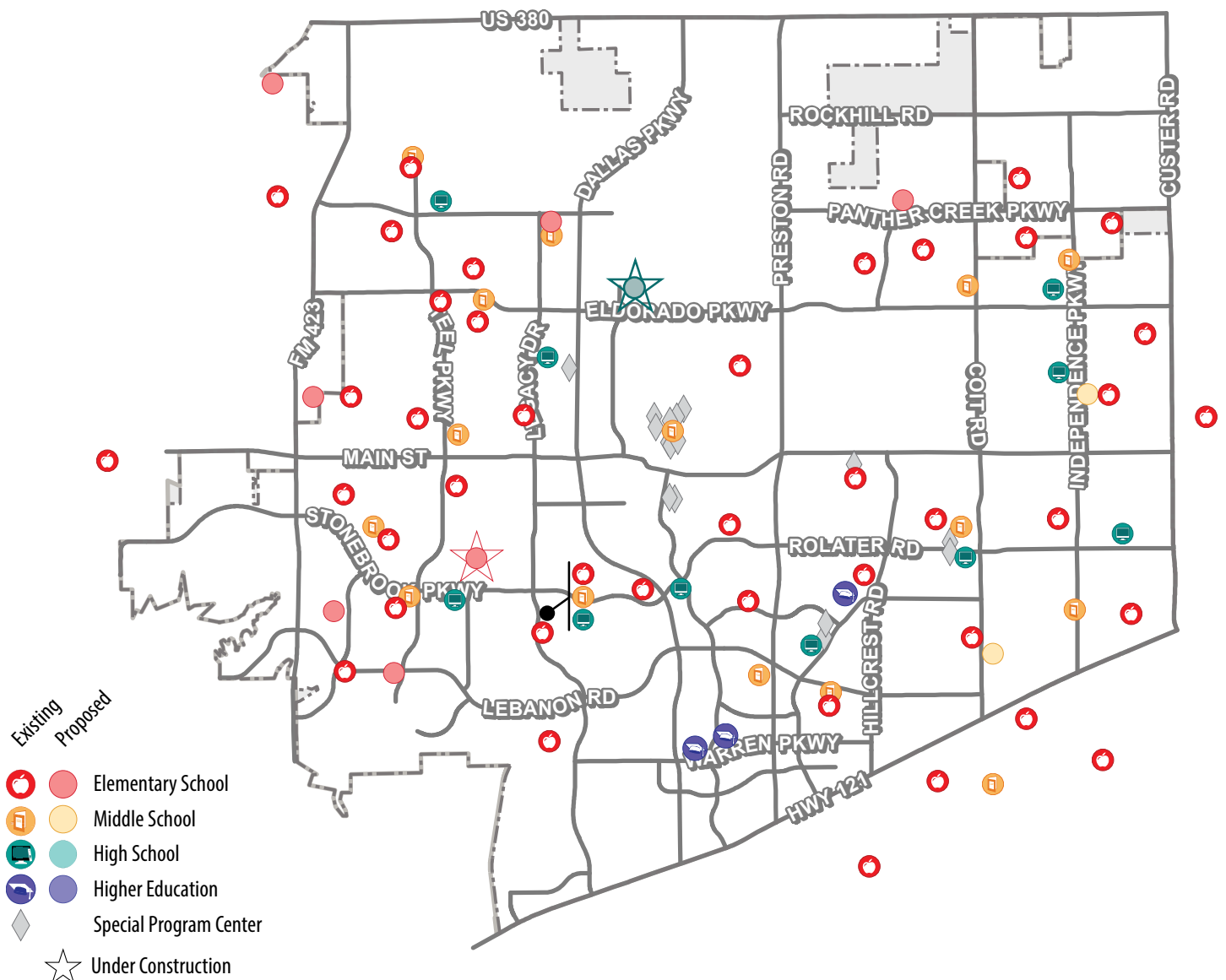
NAME	OPENING
VAUGHAN ES	SUMMER 2016
NELSON MS	SUMMER 2016
MEMORIAL HS	FALL 2017

Prosper ISD is making plans for a new elementary school in Frisco (at the NEC of Hillcrest and Panther Creek).

ES = Elementary School
MS = Middle School
HS = High School
CTE = Career and Technical Education Center

NEW SCHOOLS

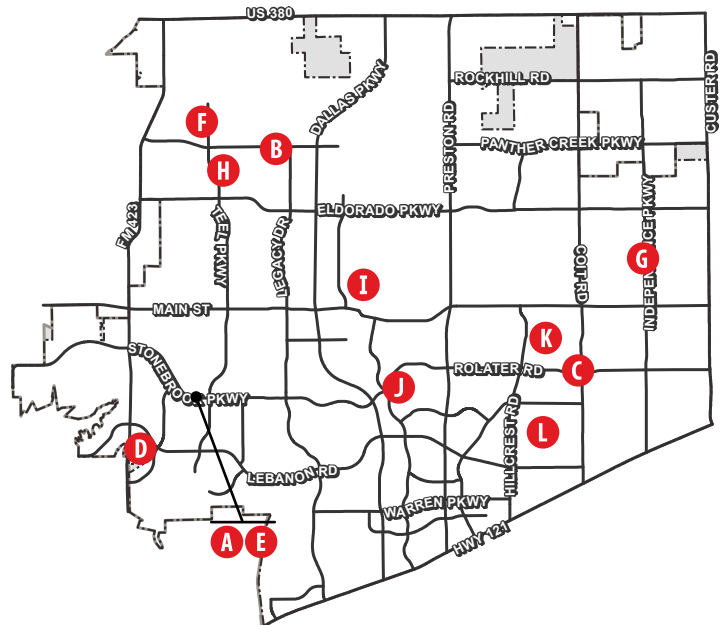
YEAR	PERMITS ISSUED, BY TYPE		
	ES	MS	HS
2010			
2011	2	1	
2012			1
2013	3		1
2014	1	2	1
2015	1	1	1



2015 PROJECT APPROVALS

SCHOOLS (PUBLIC & PRIVATE)

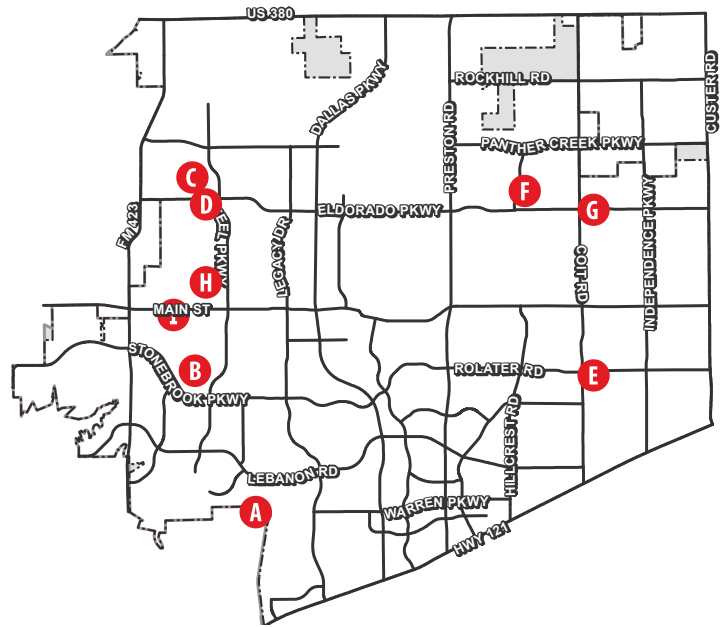
PROJECT DESCRIPTION	PROJECT NUMBER(S)
A FISD PEARSON MIDDLE SCHOOL	FP15-0031
B TRENT MIDDLE SCHOOL	FP15-0035
C FISD LAWLER MIDDLE SCHOOL, BL A, LT 1	SP15-0095
D SEC LEBANON & ROCK CREEK, BL A, LT 1	PSP15-0025
E DR RICK REEDY HIGH SCHOOL	FP15-0042
F LONE STAR HIGH SCHOOL, BL A, LT 1	SP15-0087
G FISD ARMETHA NORRIS ELEMENTARY SCHOOL	FP15-0030
H NEWMAN ELEMENTARY SCHOOL BL A, LT 1	SP15-0047
I FISD ADDN, BL A, LT 1	SP15-0045
J SPEARS ELEMENTARY, BL A, LT 1R	SP15-0049
K WESTER MIDDLE SCHOOL, BL A, LT 1	SP15-0046
L VANDEVENTER MIDDLE SCHOOL, BL A, LT 1	SP15-0048



2015 PROJECT APPROVALS

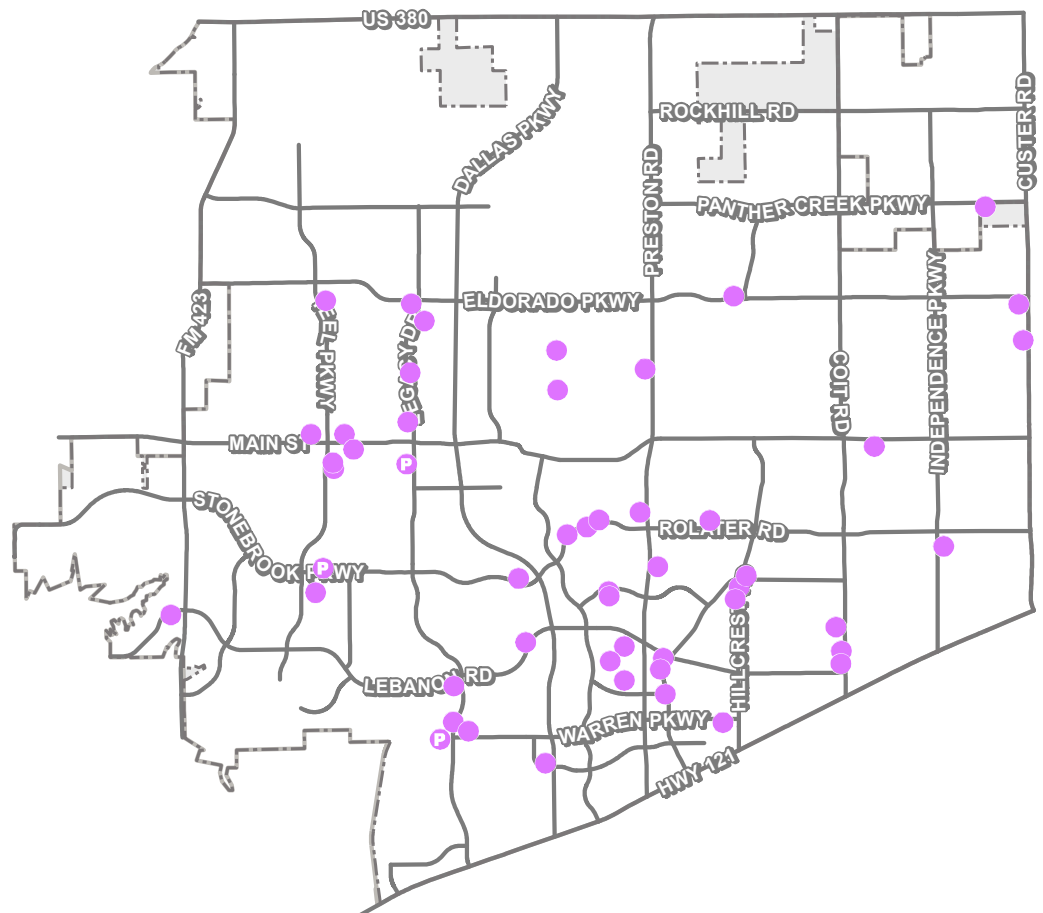
CHILD CARE FACILITIES

PROJECT DESCRIPTION	PROJECT NUMBER(S)
A VICTORY AT STONEBRIAR, BL A, LT 7	FP15-0053
B IVY KIDS LEARNING CENTER ADDN, BL A, LT2	FP15-0009
C JP TEEL OFFICE ADDN, BL 1, LT 1	PSP14-0034
D JP TEEL OFFICE ADDN, BL 1, LTS 1-5	PSP15-0009
E ROLATER & INDEPENDENCE, BL A, LTS 1-	PSP14-0037
F AT&T ADDN, BL A, LTS 1- 4	PSP15-0002
G HERITAGE BUSINESS PARK, BL A, LTS 1-6	PSP15-0045
H TEEL CROSSING SHOPPING CTR 1, BL A, LT 3	PSP14-0033
I TEEL VILLAGE, PH 5	PSP15-0049



CHILD CARE FACILITIES

- EXISTING
- P PROPOSED





CITY OF FRISCO
DEVELOPMENT SERVICES DEPARTMENT

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