

2018



DEVELOPMENT SERVICES DEPARTMENT

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ABOUT THIS REPORT

This report summarizes residential and commercial development activity in Frisco:

- Project submittals
- Construction permits
- Demographic trends
- Population growth
- Zoning amendments

The report also includes an appendix with an outline of the full development process.



Figure 1. Map of the 49 communities ranked behind Frisco as best place to live by Money Magazine.

DEVELOPMENT OVERVIEW

	2017	2018
Single Family Permits	1,936	2,206
Commercial Projects (ft ²) (completed)	2.7 million	3.7 million
Project Submittals	609	587
Population	172,673	183,172

Table 1. Comparison of Key Indicators (2017 & 2018)

Listed below are several key policy updates to the Comprehensive Plan and Zoning Ordinance.

POLICY

Downtown Master Plan Update: CA18-0002
 Neighborhood Design Strategy: ZA18-0002
 Brewpubs As A Conditional Use: ZA18-0001
 US 380 Overlay District (in progress)

POPULATION

Annual Growth: 6.1%
 +10,499 Residents
 Buildout Update: 297,800

COMMERCIAL

	COMPLETED
HOA	30,521
Medical	99,103
Medical Office	54,996
Office	766,884
Parking Garage	1,271,364
Private School	54,749
Retail	1,111,340
Sports	50,000
Storage	93,714
Warehouse	159,986
TOTAL:	3,692,657

Table 2. Commercial Space Completed by Type (ft²)

LAND AVAILABILITY

Undeveloped Land: 24%
 Floodplain: 3%
 Total: 27%

HOUSING

Average Value: \$438,000
 Number of Homes:
 Single Family Units: 50,629
 Multi-Units: 15,101
 Number of Permits:
 Single Family Permits: 2,206
 Multi-Unit Permits: 8



The American Community Survey has additional and updated information found at:

www.census.gov/acs/www/data/data-tables-and-tools/american-factfinder/.

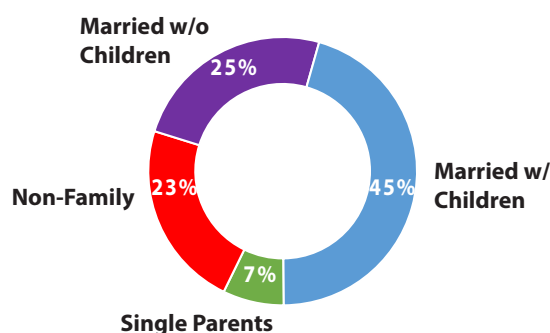
City population numbers are on the City website found at: www.friscotexas.gov/512/Comprehensive-Planning

PEOPLE		RACE		%
Population ¹	183,172	White		65.9
Median Age	36.6 yrs	Black		6.4
Under 5 Yrs	6.3%	American Indian		0.5
School-Age (5-17 Yrs)	25.1%	Asian		20.7
Adults (18-64 Yrs)	60.7%	Other Race		1.6
Over 65 Yrs	7.9%	2 Or More		4.8
With Disability	5.5%	Hispanic (Any Race)		14.1

HOUSING & FAMILY	
Housing Units ¹	68,436
Single Family Units ¹	50,629
Multi-Unit ¹	15,101
Other ²	1,431
Vacancy	7.2%
Owner Occupied	72.4%
Renter Occupied	27.6%

*Total Households (HH): 63,988

*Avg HH size: 3.1



ECONOMICS			
Median Household Income	\$122,302	Labor Force Participation	72.7%
Avg Assessed Home Value ¹	\$438,000	Unemployment Rate	3.2%
Median Home Value ¹	\$397,719	Poverty Rate	4.8%
Median Monthly Owner Costs	\$2,198	Avg Commute (Min)	30.1
Median Monthly Renter Costs	\$1,449	Educational Attainment (25 Yrs+)	
Housing Burden (>30% Of Household Income)		> High School Diploma	96.3%
Owner Occupied	19.2%	Bachelors Degree	35.4%
Renter Occupied	49.6%	Graduate Degree	26.2%

Table 3. Multiple Tables for City and American Community Survey-2017 1-year Estimates

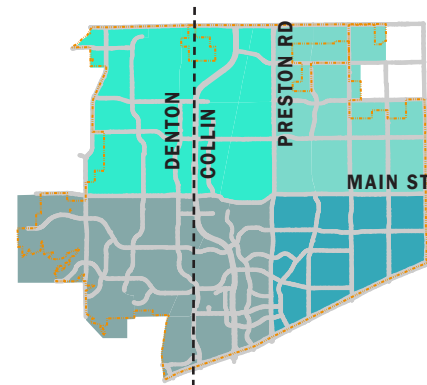
¹City estimates as of January, 2019

²Long-term care facilities, Mobile Homes.

	DENTON		COLLIN	
	2017	2018	2017	2018
Population	69,581	75,301	103,091	107,872
SF Units	21,472	22,519	27,220	27,539
Multi-Units	2,807	3,957	11,283	12,419

	NW		NE	
	2017	2018	2017	2018
Population	36,147	37,227	25,027	27,129
SF Units	11,296	11,425	7,986	8,691
Multi-Units	1,106	1,243	645	645

	SW		SE	
	2017	2018	2017	2018
Population	66,788	73,632	44,673	45,183
SF Units	16,143	16,928	12,859	13,030
Multi-Units	9,769	11,918	2,570	2,570



	2017	2018
Denton	\$428,705	\$460,051
Collin	\$387,580	\$407,658
NW	\$407,505	\$423,896
NE	\$381,528	\$409,456
SW	\$487,138	\$495,550
SE	\$347,915	\$368,969

Table 4. Summary of Housing Units for Counties and Quadrants

Table 5. Average Assessed Value (2017 & 2018)

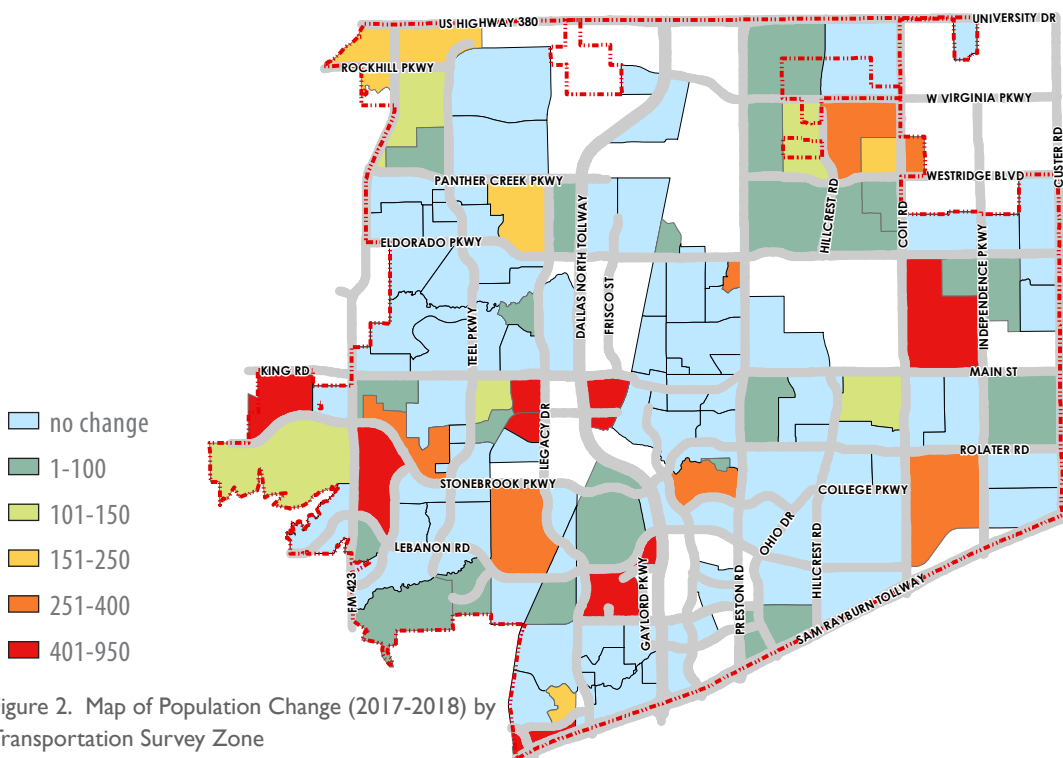


Figure 2. Map of Population Change (2017-2018) by Transportation Survey Zone

GROWTH

Frisco's 10-year compound growth rate is 5.2%. The population change from 2017 is 6.1% with a little under 10,500 people added. The buildout update estimates a population of 297,800±.

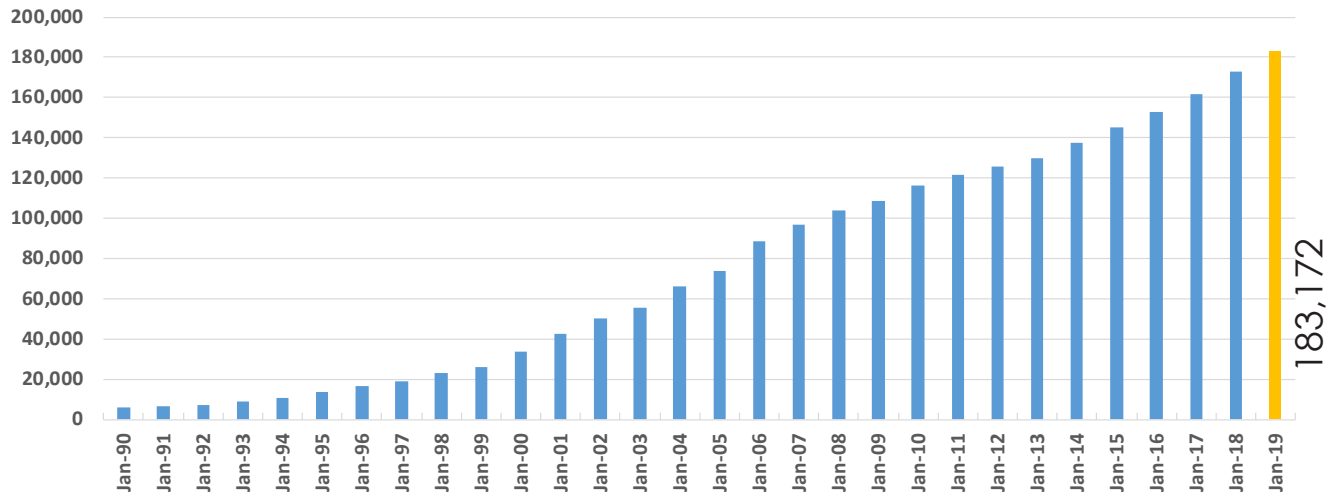


Figure 3. Reported Annual Population Since 1990

BUILDOUT UPDATE

Factors affecting the buildout population of a growing city include;

- Landuse reclassification in the Future Land Use Plan.
- Re-zoning to lower density uses.
- Densities developed below maximum allowed in the Future Land Use Plan.
- Current land availability.

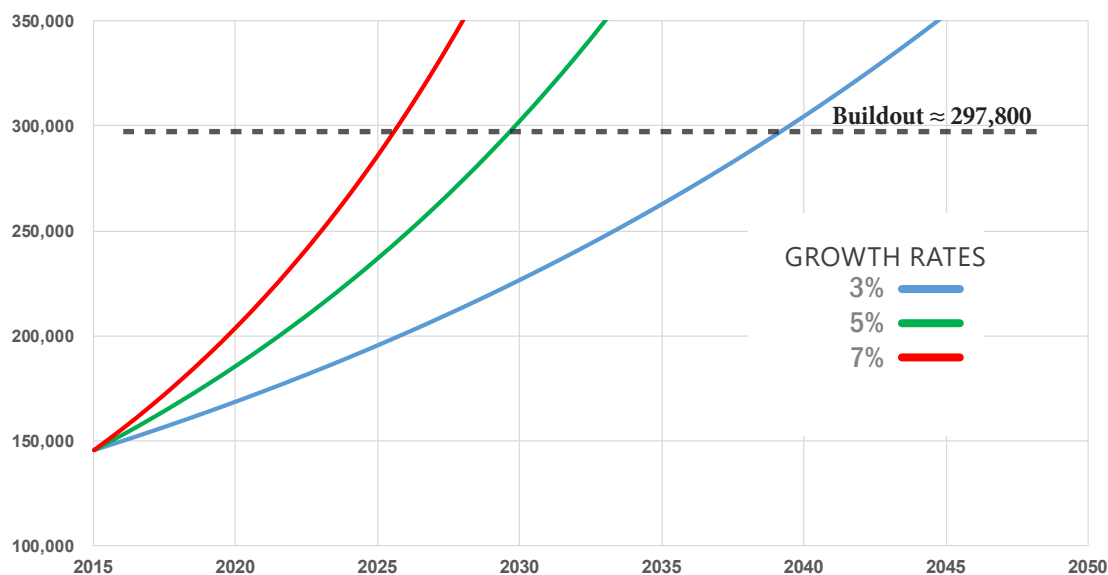
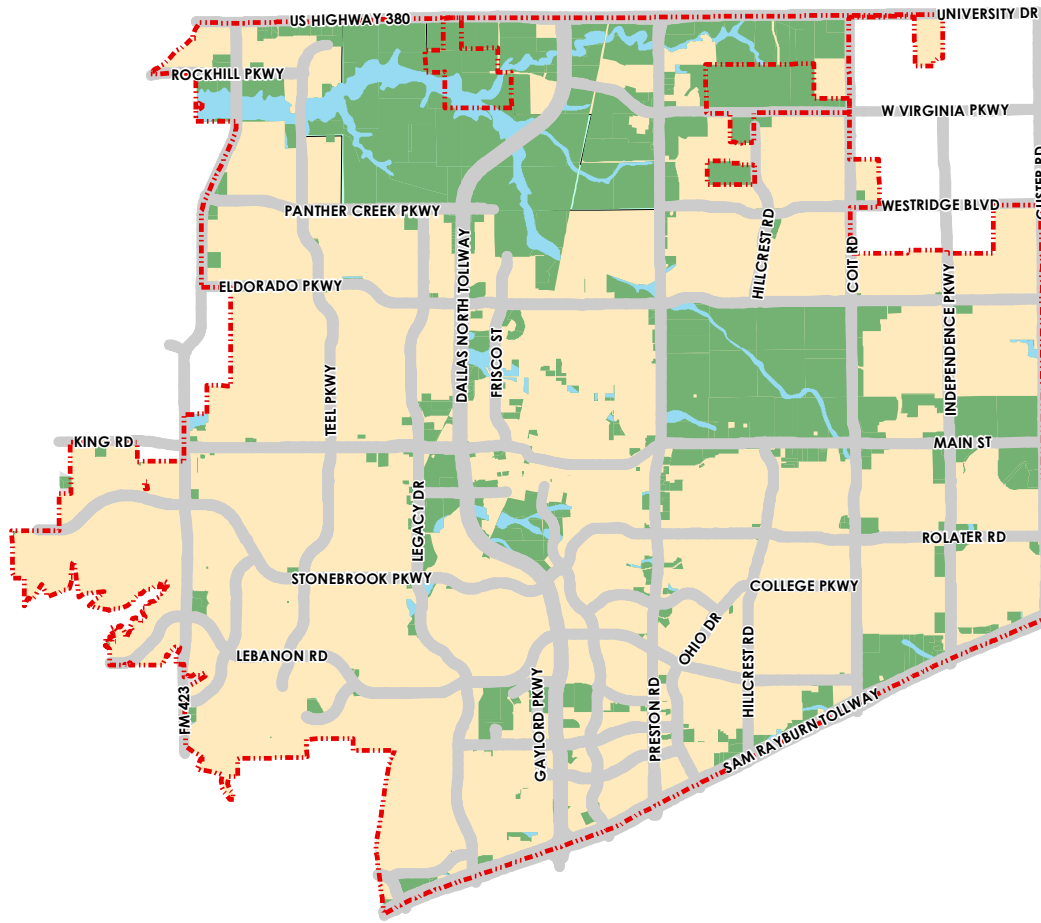


Figure 4. Projected Growth Rates of 3, 5, and 7 percent.

LAND



	ACRES	%
Developed	32,803	73%
Undeveloped	10,719	24%
Undeveloped Floodplain	1,373	3%
TOTAL	44,895	100%

Figure 5. Map Displaying Undeveloped Land.

SUBMITTALS

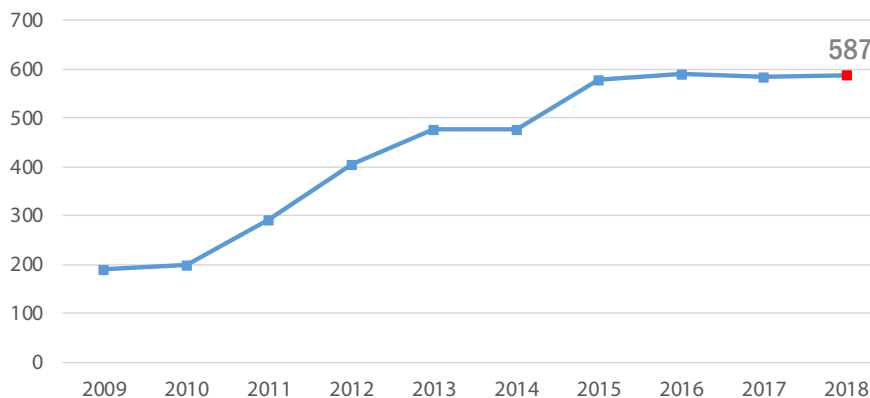


Figure 6. Graph of the Number of Development Submittals Since 2009

	2017	2018
SITEPLAN	95	103
FINALPLAT	88	72
SCSP	78	75
PRELIMSITEPLAN	69	52
CONVEYANCE	50	46
CONSTRUCTIONSET	47	109
ZONING	38	24
REPLAT	33	29
AMENDEDPLAT	26	10
MISC DEV	20	28
SUP	16	15
PRELIMINARYPLAT	12	9
PRELIM PLAT MINOR AM	10	3
VARIANCE	9	7
ZONINGORDINANCE	7	1
ANNEXATION AGREE-MENTS	7	0
ANNEXATION	3	1

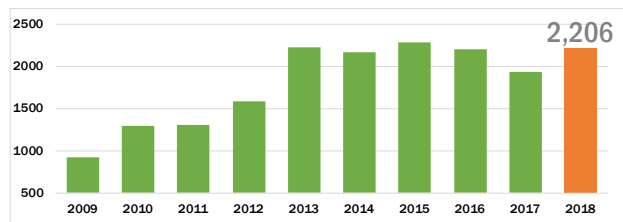
Table 6. Submittal Types (2017 & 2018)

PERMIT ACTIVITY

RESIDENTIAL

The Building Inspections Division reviews plans, issues permits, inspects, provides building code requirements, and other information for new and existing building construction, including sign permits, variances, remodels, alterations, pools, fences, and demolitions.

New



Improvements

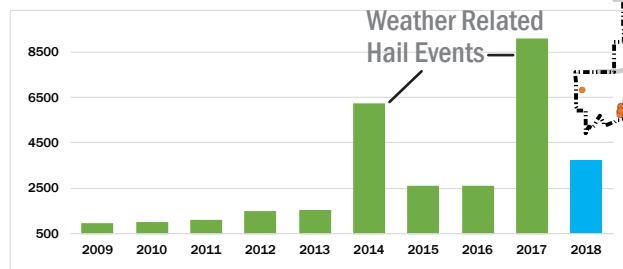


Figure 7. 10-year History of Permit Counts for New Residential Construction and Improvements

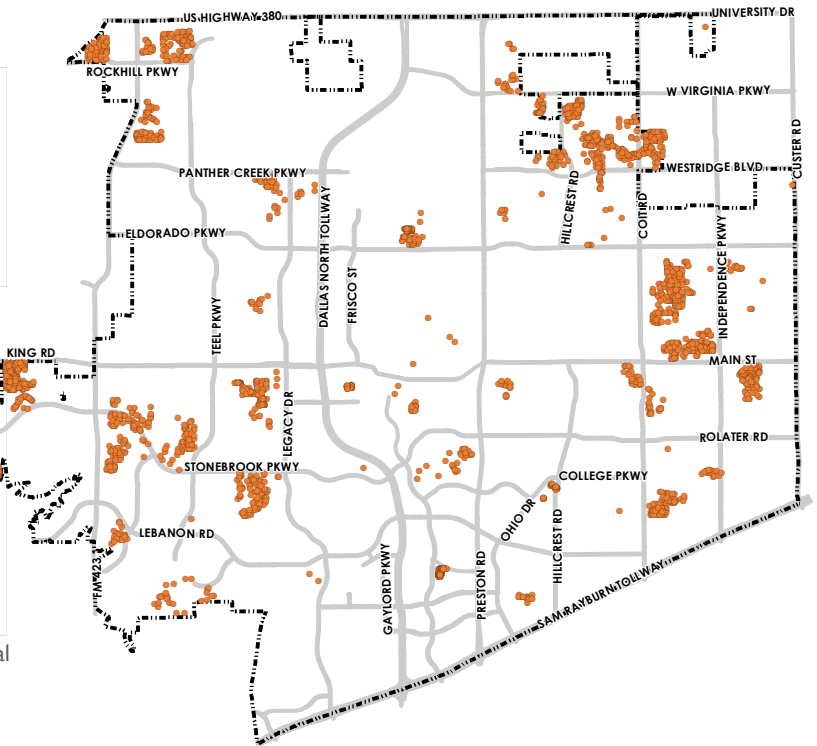


Figure 8. Map of New Single Family Permits (2018)

NEIGHBORHOOD

FRISCO LAKES	258
LEXINGTON	224
PHILLIPS CREEK RANCH	204
MIRAMONTE	153
RICHWOODS	97

BUILDER

PULTE HOMES	321
LANDON HOMES	263
LENNAR HOMES	150
DARLING HOMES	130
TOLL BROTHERS INC	114

Table 7. Most Active Builders and Neighborhoods for Single Family Construction (2018)

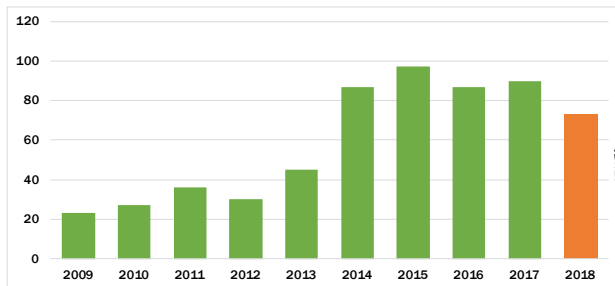


Permit Activity (continued)

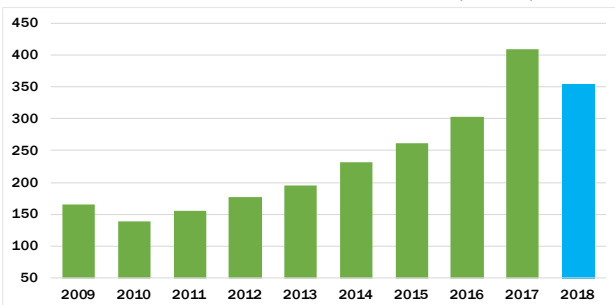
COMMERCIAL



New Buildings



Commercial Interior Finish-outs (CIFO)



Improvements

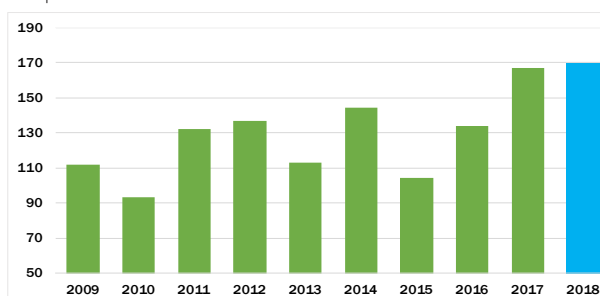


Figure 9. 10-year History of Permitted Commercial Activity.

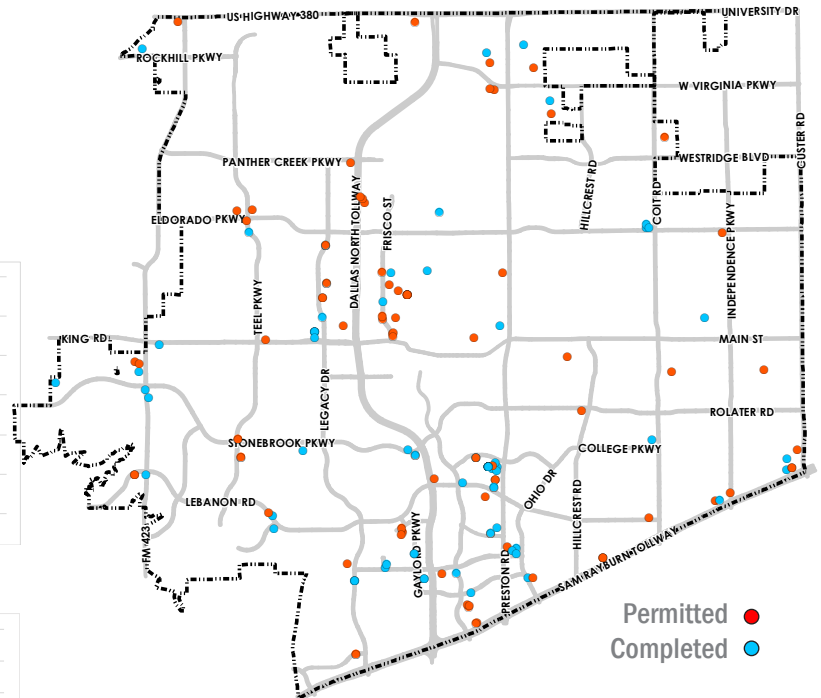


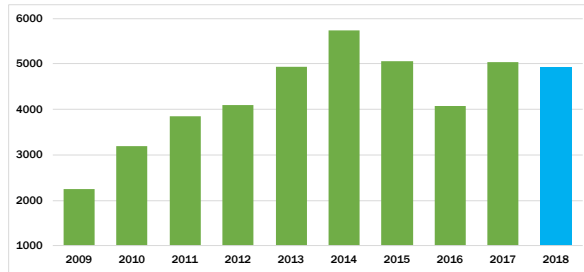
Figure 10. Map of New Commercial Buildings for 2018.

	ACTIVE	COMPLETED
City Facility	54,857	-
HOA	17,247	30,521
Hotel	1,091,170	-
Medical	691,137	99,103
Medical Office	159,681	54,996
Office	736,544	766,884
Parking	1,269,592	1,271,364
Private School	57,897	54,749
Retail	573,422	1,111,340
Senior Living	67,374	-
Sports	24,610	50,000
Storage	568,096	93,714
Warehouse	-	159,986
TOTAL:	5,311,627	3,692,657

Table 8. Active and Completed New Commercial Projects as of Jan. 2019

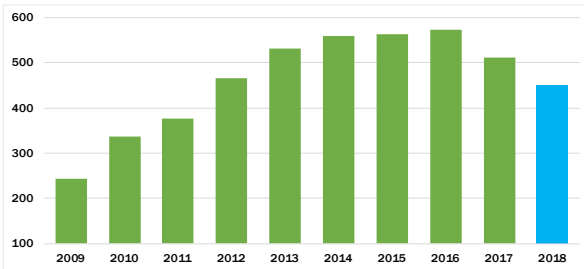


Mechanical, Electrical, and Plumbing (MEP)



- Water Heaters
- Gas/Sewer Line Replacement
- Heating/Cooling Updates
- Panel or Socket Replacement
- Service installation

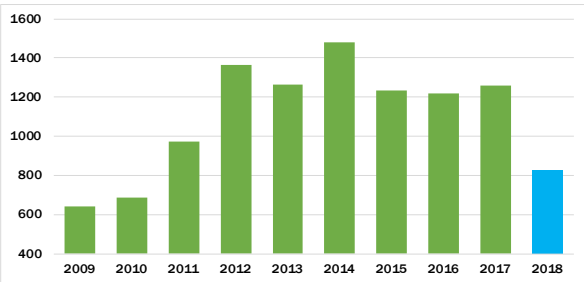
Pools



- Residential
- Semi-Public
- Non-residential



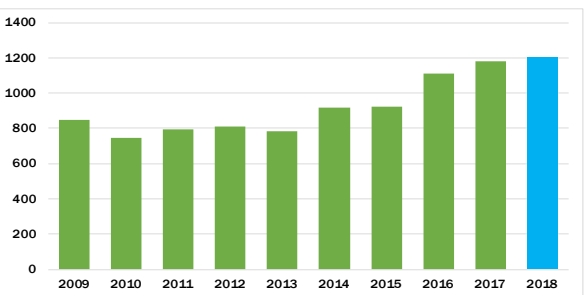
Fence



- Residential
- Retaining Walls
- Screening Walls
- Non-residential



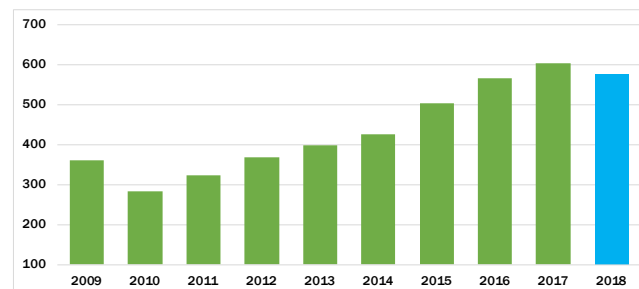
Sign



- Kiosk
- Real Estate
- Inflatable
- Canopy
- Wall



Health



- Restaurants
- Convenience/Grocery Stores
- Cafeterias
- Daycares / Assisted Living
- Mobile Catering
- Schools

Figure 11. 10-Year History of Permit Counts for Multiple Permit Types

OUTLOOK



SINGLE-FAMILY LOT AVAILABILITY

Pipeline (PL) lots are those that are in the review process (formal submittal received), but have not been platted. Lot inventory (LI) is the number of single-family residential lots that have been platted and are permit-ready. Industry experts consider the market balanced at ± 24 months of inventory.

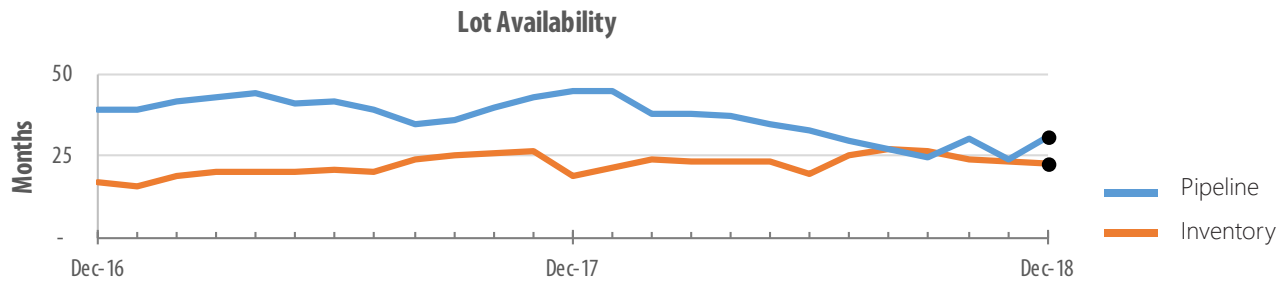


Figure 12. Graph showing a 2-year history of the housing supply pipeline and inventory

NEIGHBORHOOD PIPELINE

Map
ID

1	Collinsbrook Farms	760
2	Lexington	423
3	Villages of Creekwood	362
4	Edgewood	356
5	Hollyhock	326
6	Edgestone at Legacy North	297
7	Dove Creek	230
8	Prairie View	216
9	Garilen	194
10	Estates at Rockhill	186
11	Estates at Shaddock Park	176
12	Newman Village	171
13	Wade Settlement	170
14	Tapestry Addition	123
15	Edgestone at Legacy	113
16	Frisco Lakes	108
17	Rockhill at Preston	108
18	Hills of Kingswood	107
19	Spring View Estates	107

Table 9. Counts for Neighborhoods with Greater than 100 Lots in the Pipeline.

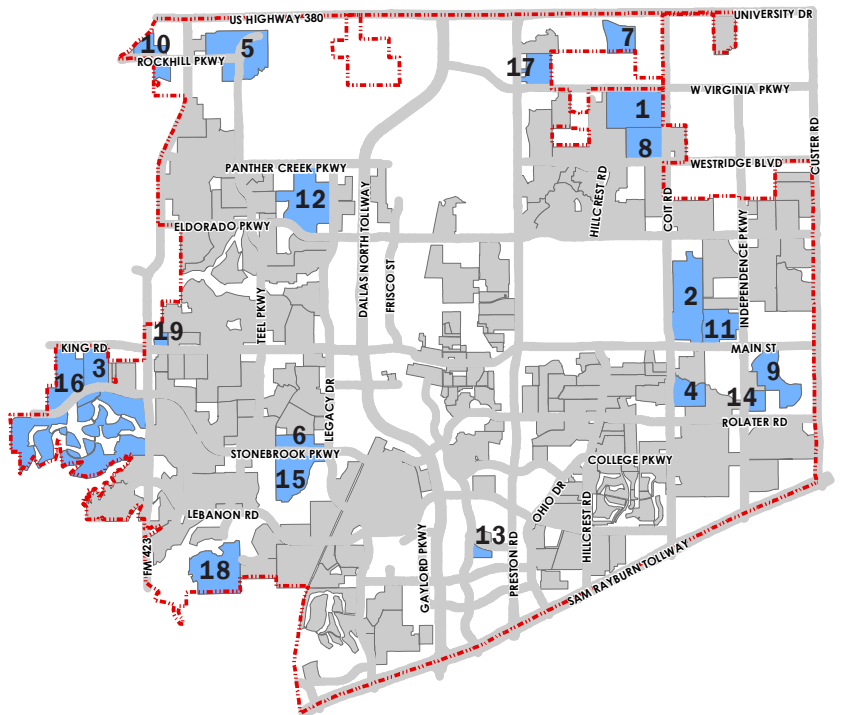


Figure 13. Map of Neighborhoods with at Least 100 Lots in the Preliminary Phase

MULTI-UNIT HOUSING

SUMMARY

	COMPLETE	UNDER CONSTRUCTION	APPROVED	PLANNED	TOTAL
Multifamily	8,202	1,397	349	353	10,301
Urban Living	6,899	4,162	1,785	3,897	16,743
TOTAL	15,101	5,559	2,134	4,250	27,044

	2017	2018
Permits	8	8

STATUS

	UNITS	STATUS	PERMIT
MULTIFAMILY			
ALAQUA AT FRISCO	308	UC	B14-9682
THE ATHERTON	500	UC	B17-03079
DAVIS PH1	332	UC	B17-02369
PDG FRISCO	257	UC	B17-00417
PHILLIPS CREEK RANCH-PH2	302	completed	B16-0761
URBAN LIVING			
VERUS AT GAYLORD	283	completed	B15-5172
RAVELLO AT STONEBRIAR	216	completed	B15-4077
CHARMICHAEL APTS	320	completed	B16-3260
EMERSON COURT	312	completed	B16-0220
URBAN LIVING			
NEWMAN VILLAGE APTS	300	UC	B18-02959
FRISCO BRIDGES PH II	348	UC	B18-00947
JEFFERSON AT THE GATE	425	UC	B18-01636
KILBY	260	UC	B18-01741
CANALS AT GRAND PARK PH III	348	UC	B18-03460
FRISCO FLATS	125	UC	B16-5030
GAYLORD II	260	UC	B17-04607
ALTA FRISCO SQUARE	285	UC	B16-05564
WATERFORD PH I	205	UC	B16-2026
WATERFORD PH II	183	UC	B16-2029
DOMAIN AT THE GATE	350	UC	B16-3894
STATION HOUSE	301	UC	B16-1758
CANALS AT GRAND PARK PH II	325	UC	B15-4497

Table 10. Multi-Unit Projects Completed or Under Construction for 2018.

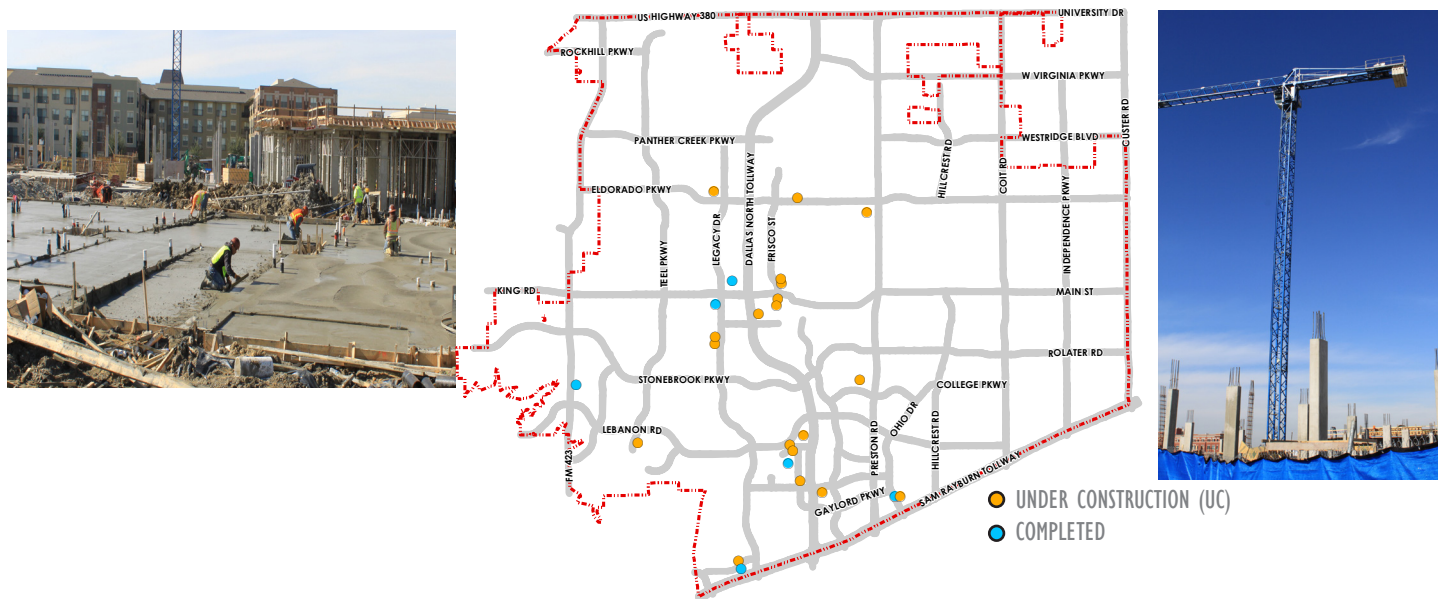
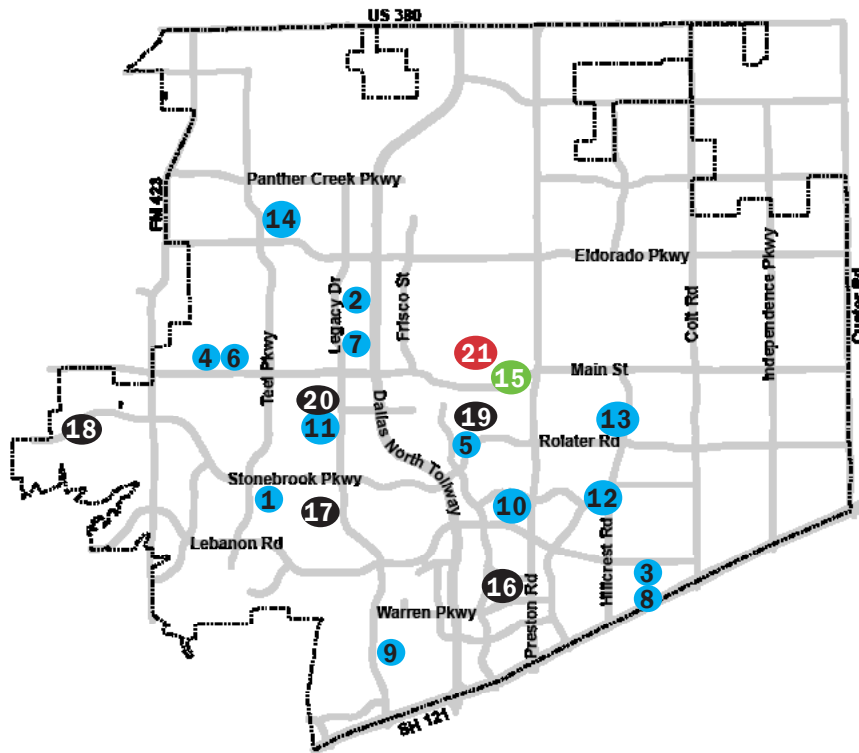


Figure 14. Map of Multi-Unit Development Status as of Jan. 2019

SENIOR LIVING



A City Senior Center (The Grove), a long term care facility, and an age-restricted community are under construction. One Long Term Care facility is planned.

There are now 13 long term care facilities operating in Frisco.

Figure 15. Map of Senior Care Facilities and Age-restricted Communities.

	LONG TERM CARE	UNITS	BEDS
1	Beehive Homes	50	50
2	Bethesda Gardens	80	100
3	Cottages at Chapel Creek	0	40
4	La Fontaine Memory Care	90	90
5	Landing at Watermere	56	56
6	Mustang Creek Estates	180	180
7	Parkview in Frisco	0	65
8	Prairie Estates	125	125
9	Saddle Brook Memory Care	96	104
10	Stonemere Rehab Center	52	52
11	Sunrise of Frisco	111	136
12	Parsons House	70	100
13	Victoria Gardens	59	118
14	Windhaven (under construction)	0	64

	PROPOSED LONG TERM CARE	UNITS
15	Frisco Memory Care: Sup14-0003	108
	AGE RESTRICTED	UNITS
16	Aspens at Wade Park	162
17	Artistry at Edgestone (under construction)	188
18	Frisco Lakes	3,080
19	Parkview Independent Living	205
20	Watermere at Frisco	238
	CITY SENIOR CENTER	UNITS
21	The Grove (under construction)	na

Table 11. Unit and Bed Counts for Long Term Care and Age Restricted Senior Living

DEVELOPMENT PROCESS

