

Development Activity Report

2019



DEVELOPMENT SERVICES DEPARTMENT

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ACKNOWLEDGMENTS

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ABOUT THIS REPORT

The purpose of this report is to provide information to city leadership, residents, employers, and visitors relating to the City of Frisco's ongoing development.

If you wish to inquire about the contents of the report, Chris Leonard is always available to meet with you and discuss your inquiries at 972 292-5361 or cleonard@friscotexas.gov.

The Development Services office is open to the public during regular business hours (8:00 AM - 5:00 PM) at (972) 292-5300.



Keurig Dr Pepper's new headquarters



Residence Inn by Marriott Dallas Frisco



Texas Health Hospital



Twelve Cowboys Way



Hyatt Regency and Kidzania



Scottish Rite for Children Orthopedic and Sports Medicine Center

Figure 1. Images of major developments for 2019.

DEVELOPMENT OVERVIEW

	2017	2018	2019
Single Family Permits	1,936	2,206	2,083
New Commercial (ft ² completed)	2.7 M	3.7 M	3.5 M
Project Submittals	609	587	635
Population	172,673	183,172	193,228

Table 1. 3-yr Comparison for key indicators.

MAJOR PROJECTS & POLICY

- Zoning and project approval for PGA Frisco
- Electronic Plan Review project start
- Fields Rezoning Submittal (2,158 acres)
- US 380 Overlay District (in progress)
- Outreach and partnerships for Census 2020

POPULATION

Annual Growth: 5.5%

Residents: +10,055

Buildout Population Update: 305,000

*adjusted for Hall Park & Spring Creek

**Shape
your future
START HERE ✓**

United States®
**Census
2020**

COMPLETED COMMERCIAL

	(FT ²)
STARWOOD VILLAGE SHELL BUILDING I	441,300
TEXAS HEALTH HOSPITAL	343,317
TEXAS SCOTTISH RITE HOSPITAL FOR CHILDREN	342,000
ALL STORAGE FRISCO	226,980
FRISCO STATION DUAL BRAND HOTEL	219,119

Table 2. Top five largest (ft²) commercial projects.

LAND AVAILABILITY

Undeveloped Land: 22.5%

Floodplain: 2.5%

Total: 25%

HOUSING

Average Value: \$442,606

Single Family Units: 52,648

Multi-Units: 18,471

Multi-Unit Permits: 4

Everyone counts.

The census counts every person living in the United States once, only once, and in the right place. April 1st is Census Day. For the first time, people will be able to respond anytime, anywhere – online from any device or by mail or phone.

FACTS AT-A-GLANCE

The American Community Survey has additional and updated information at:

<https://data.census.gov/cedsci/>

Information also can be found on the City website at:

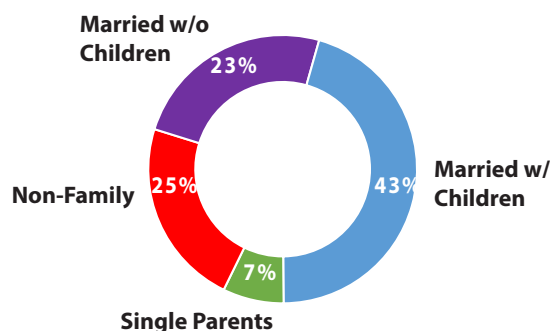
www.friscotexas.gov/512/Comprehensive-Planning

PEOPLE		RACE		%
Population ¹	193,228	White		64
Median Age	37.7 yrs	Black		10
Under 5 Yrs	5.5%	American Indian		0.5
School-Age (5-17 Yrs)	25.3%	Asian		21
Adults (18-64 Yrs)	60.5%	Other Race		2
65 Yrs and over	8.7%	2 Or More		3
With Disability	5.4%	Hispanic (Any Race)		11

HOUSING & FAMILY	
Housing Units ¹	72,590
Single Family Units ¹	52,648
Multi-Unit ¹	18,471
Other ²	1,431
Vacancy	7.8%
Owner Occupied	70.6%
Renter Occupied	29.4%

*Total Households (HH): 69,340

*Avg HH size: 3.1



ECONOMICS			
Median Household Income	\$131,989	Labor Force Participation	70%
Avg Assessed Home Value ¹	\$442,606	Unemployment Rate	3.1%
Median Home Value ¹	\$400,917	Poverty Rate	2.2%
Median Monthly Owner Costs	\$2,198	Avg Commute (Min)	29.4
Median Monthly Renter Costs	\$1,449	Educational Attainment (25 Yrs+)	
Housing Burden (>30% Of Household Income)		> High School Diploma	97%
Owner Occupied	19.2%	Bachelors Degree	40%
Renter Occupied	49.6%	Graduate Degree	27%

Table 3. Multiple tables using City and American Community Survey-2018 1-year Estimates

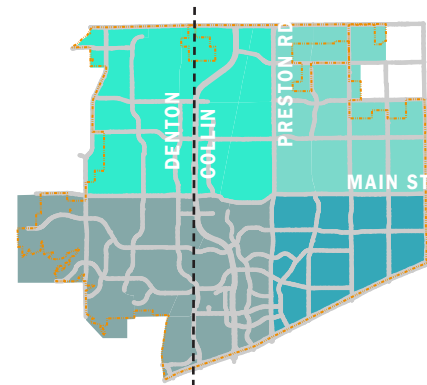
¹City estimates as of January 1, 2020

²Long-term care facilities, Mobile Homes.

DENTON			COLLIN		
	2018	2019	2018	2019	
Population	75,301	77,883	107,871	115,344	
SF Units	22,519	23,365	27,539	29,323	
Multi-Units	3,957	3,989	12,419	14,482	

NW			NE		
	2018	2019	2018	2019	
Population	37,227	39,916	27,129	29,556	
SF Units	11,425	11,952	8,691	9,422	
Multi-Units	1,243	2,077	645	777	

SW			SE		
	2018	2019	2018	2019	
Population	73,632	77,257	45,183	46,498	
SF Units	16,928	17,598	13,030	13,716	
Multi-Units	11,918	12,787	2,570	2,830	



	2018	2019
Denton	\$460,051	\$471,883
Collin	\$407,658	\$419,599
NW	\$423,896	\$429,867
NE	\$409,456	\$425,614
SW	\$495,550	\$512,214
SE	\$368,969	\$376,843

Table 4. Housing unit summary for counties and quadrants.

Table 5. Average tax-assessed value (2018 & 2019)

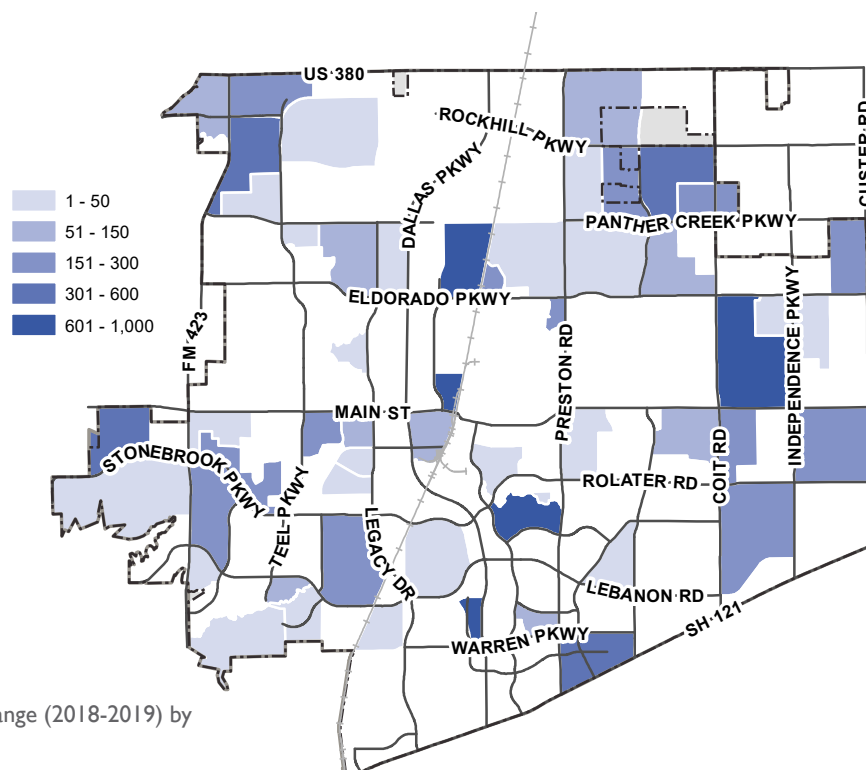


Figure 2. Map of Population Change (2018-2019) by Transportation Survey Zone

POPULATION (continued)

GROWTH

Frisco's 10-year compound growth rate is 5.2%. The population change from 2018 is 5.5% with a little under 10,000 people added.

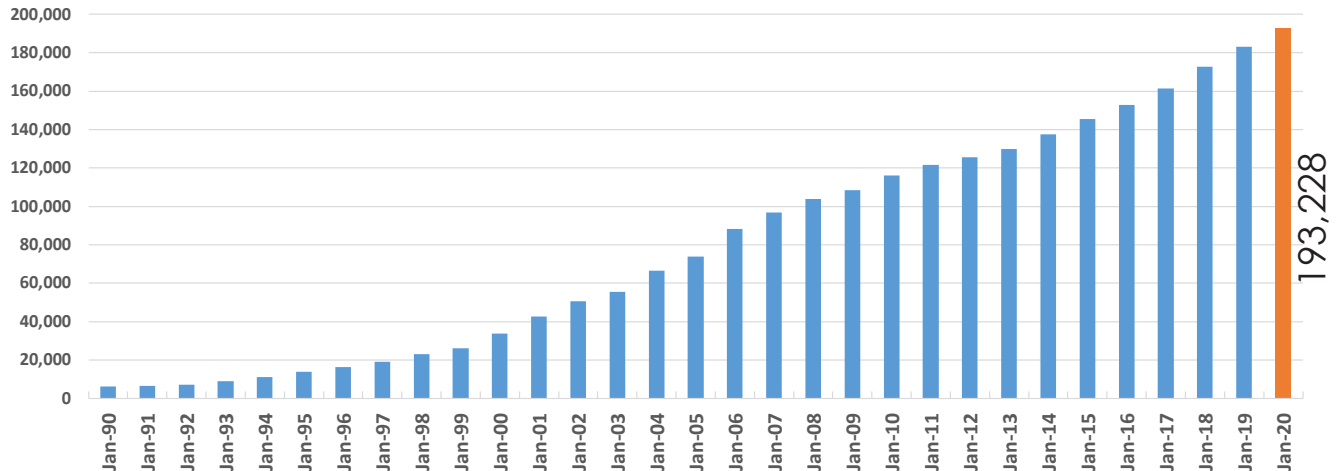


Figure 3. Reported population for the last 31 years.

BUILDOUT UPDATE

Factors affecting the buildout population of a growing city include;

- Landuse reclassification in the Future Land Use Plan.
- Re-zoning to higher or lower densities.
- Current land availability.

The buildout update estimates a population of 305,000±.

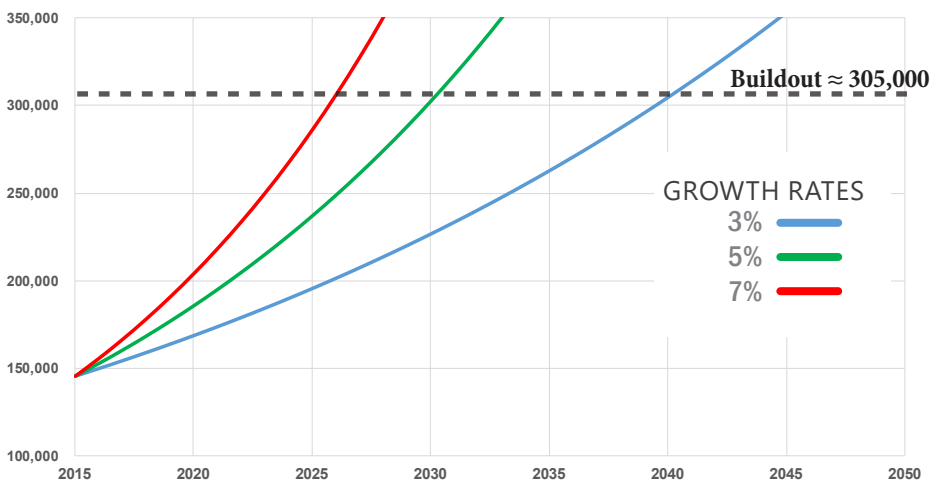


Figure 4. Projected growth rates at 3, 5, and 7 percent.



LAND

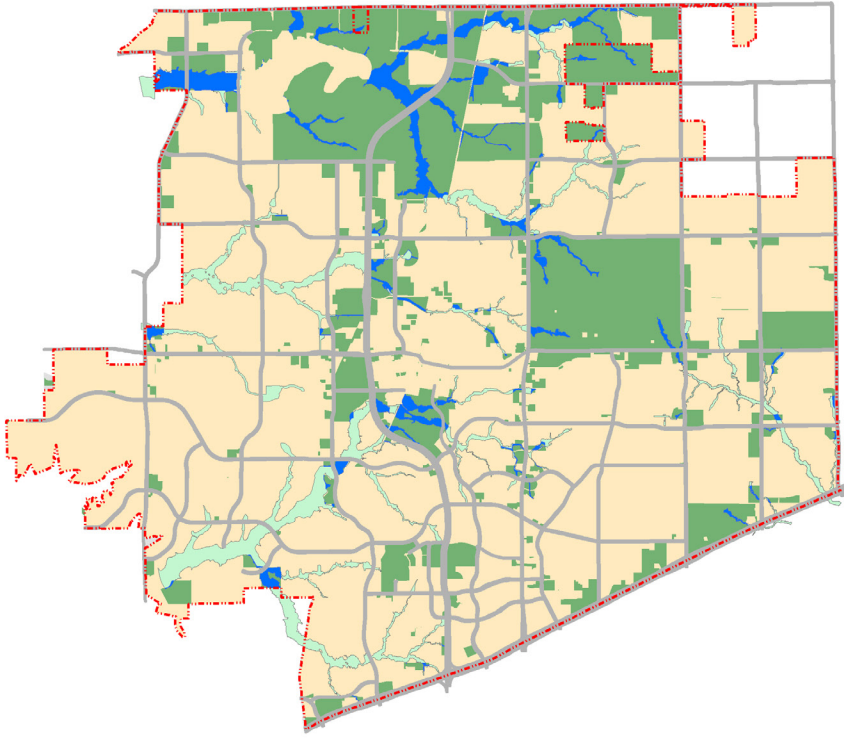


Figure 5. Map of undeveloped land.



	ACRES	%
Developed	33,675	75%
Undeveloped	10,107	22.5%
Undeveloped Floodplain	1,111	2.5%
TOTAL	44,895	100%

SUBMITTALS

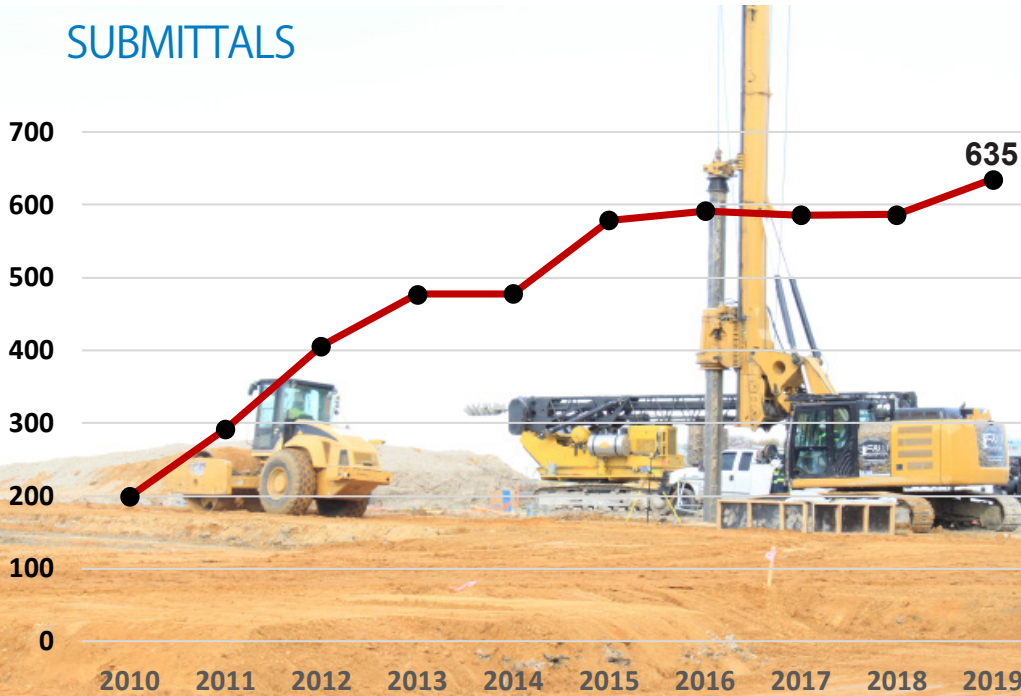


Figure 6. Graph for the number of development submittals since 2010.

	2017	2018	2019
SCSP	78	75	110
Siteplan	95	103	106
Construction Set	47	109	92
Final Plat	88	72	45
Prelim Siteplan	69	52	36
Misc Dev	20	28	32
Replat	33	29	31
Conveyance	50	46	25
Zoning	38	24	22
Sup	16	15	11
Preliminary Plat	12	9	11
Amended Plat	26	10	8
Variance	9	7	8
Zoning Ordinance	7	1	4
Prelim Plat amended	10	3	3
Annexation	7	0	2
Open Space*	na	na	42
Facade Plan*	na	na	47

Table 6. 3-yr comparison of submittal counts by type.

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

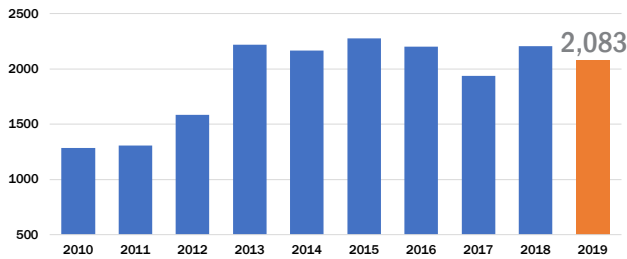


Figure 7. 10-year history of permit counts for new single-family.

Improvements

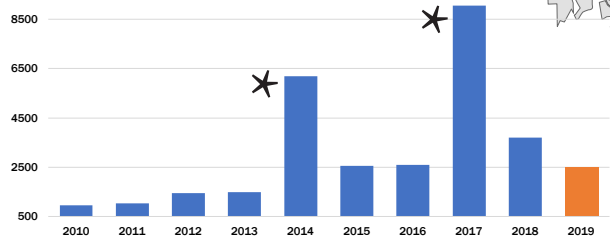
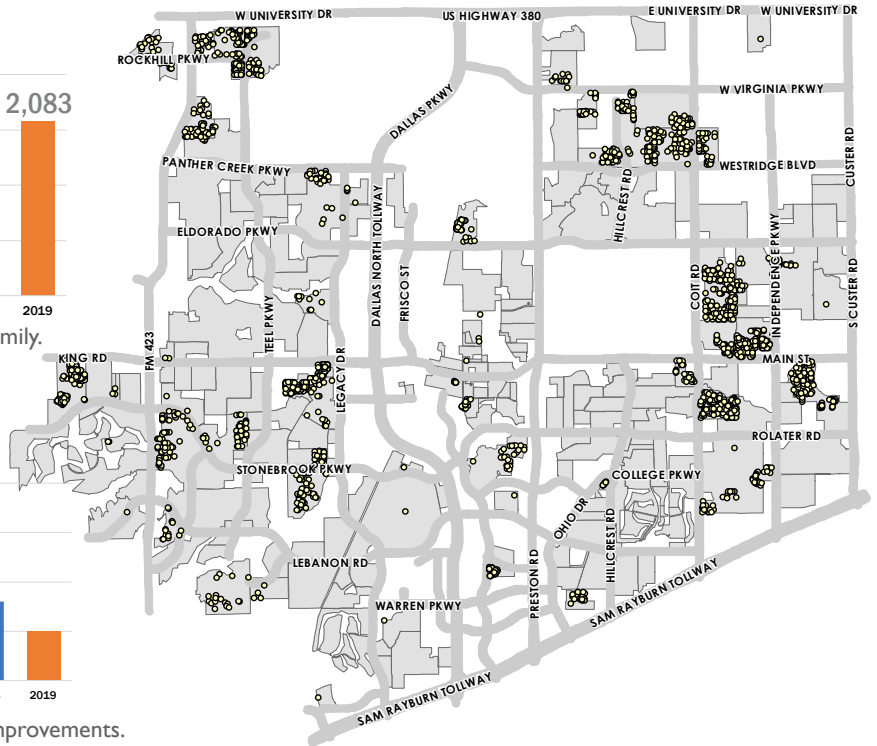


Figure 8. 10-year history of permit counts for residential improvements.

*High counts attributed to weather-related hail events.



NEIGHBORHOOD	
EDGEWOOD	133
ESTATES AT SHADDOCK PARK	110
VILLAGES OF MAJESTIC GARDENS	98
GLEN VIEW	64
PARK WEST	56
BUILDER	
LANDON HOMES	320
TSHH, LLC	179
PULTE HOMES	157
BEAZER HOMES	123
SHADDOCK HOMES LTD	100

Table 7. Most active builders and neighborhoods for single-family construction (2019)



Permit Activity (continued)

COMMERCIAL

New Buildings

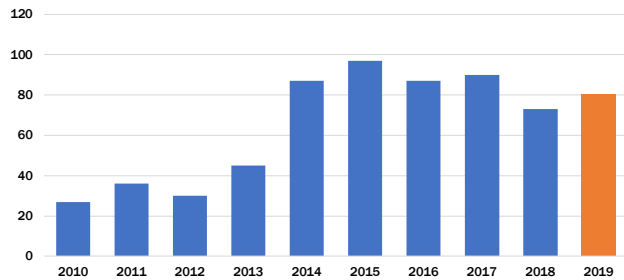


Figure 10. 10-year history of permit counts for new buildings.

	2014	2015	2016	2017	2018	2019
Valuation (millions)	\$495	\$250	\$406	\$677	\$340	\$391
Sq. ft. (millions)	3.5	2.0	3.8	5.1	2.8	3.2

Table 8. 5-year history for commercial valuations and square footage.

Commercial Interior Finish-outs (CIFO)

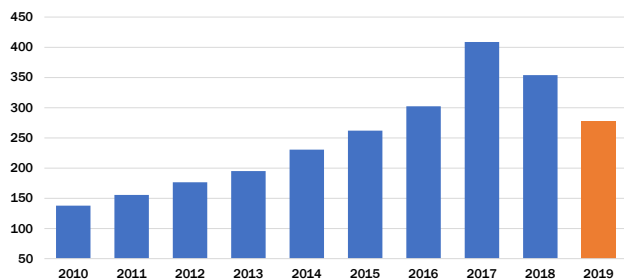


Figure 11. 10-year history of CIFOs.

Improvements

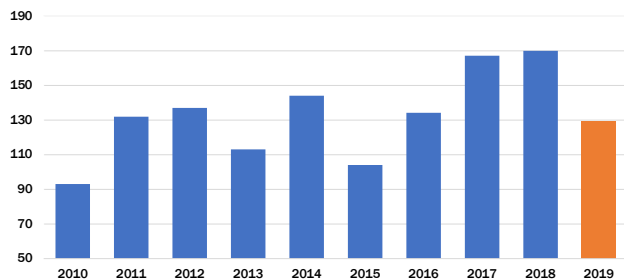


Figure 12. 10-year history of commercial improvements.

	2014	2015	2016	2017	2018	2019
Valuation (millions)	\$73	\$75	\$122	\$175	\$138	\$117
Sq. ft. (millions)	2.2	2.2	2.6	2.9	3.1	3.8

Table 9. 5-year history for commercial valuations and square footage.

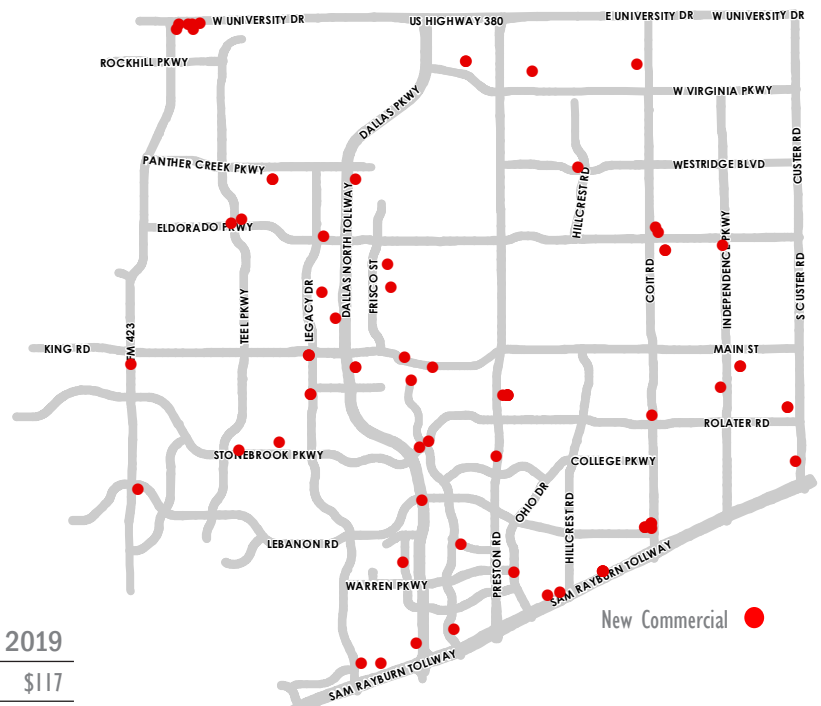
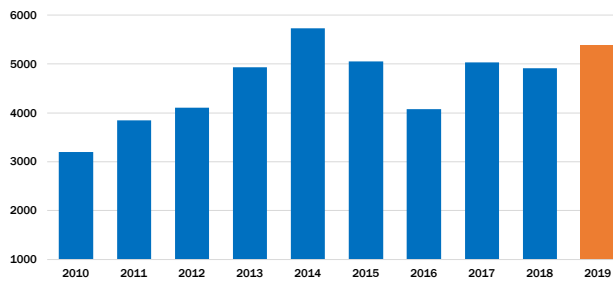


Figure 13. Map of new commercial buildings (2019).

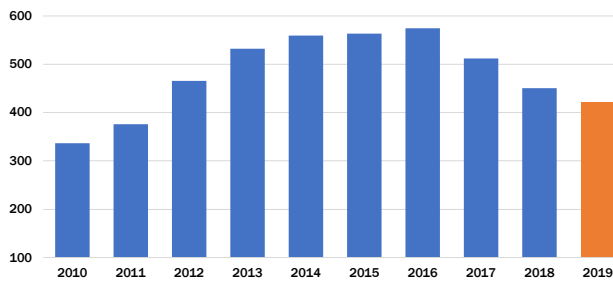


Mechanical, Electrical, and Plumbing (MEP)



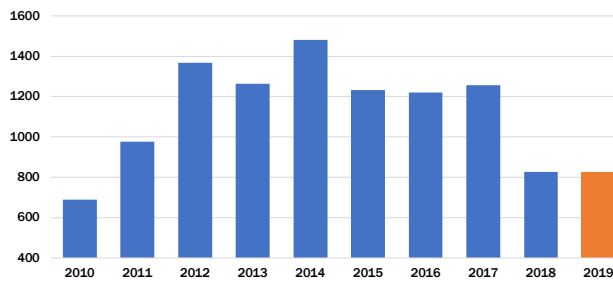
- Water Heaters
- Gas/Sewer Line Replacement
- Heating/Cooling Updates
- Panel or Socket Replacement
- Service installation

Pools



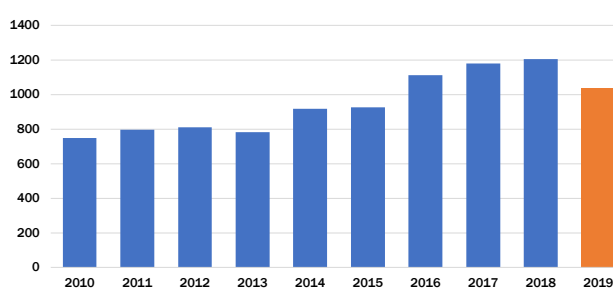
- Residential
- Semi-Public
- Non-residential

Fence



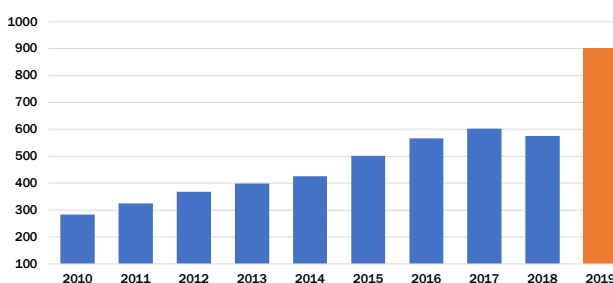
- Residential
- Retaining Walls
- Screening Walls
- Non-residential

Sign



- Kiosk
- Real Estate
- Inflatable
- Canopy
- Wall

Health



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

Figure 14. 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.

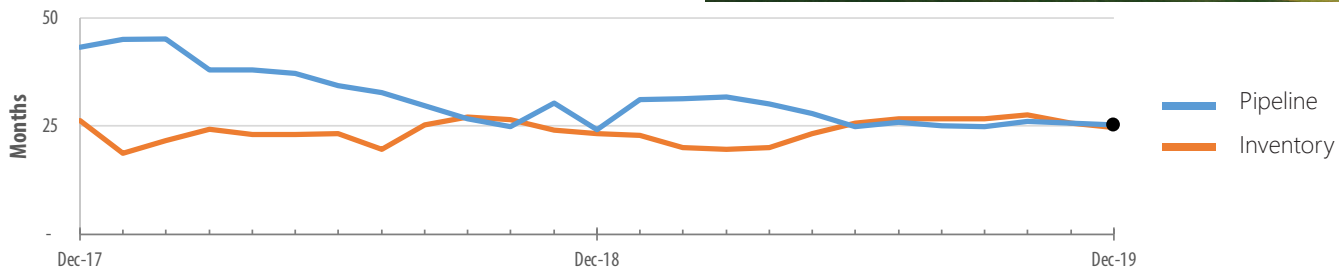


Figure 15. Graph showing a 2-year history of the housing supply pipeline and inventory

NEIGHBORHOOD PIPELINE

ID	COMMUNITY	COUNT
1	COLLINSBROOK FARMS	579
2	PARK VISTA	360
3	VILLAGES OF CREEKWOOD	351
4	LEXINGTON	276
5	DOVE CREEK	230
6	THE GROVE FRISCO	230
7	EDGESTONE AT LEGACY NORTH	195
8	ESTATES AT ROCKHILL	190
9	PRAIRIE VIEW	184
10	ESTATES AT SHADDOCK PARK	177
11	WADE SETTLEMENT	171
12	NORTHWOOD MANOR	168
13	TAPESTRY ADDITION	124
14	NEWMAN VILLAGE	121
15	HILLS OF KINGSWOOD	108
16	ROCKHILL AT PRESTON	108

Table 10. Counts of neighborhoods with greater than 100 lots in the pipeline.

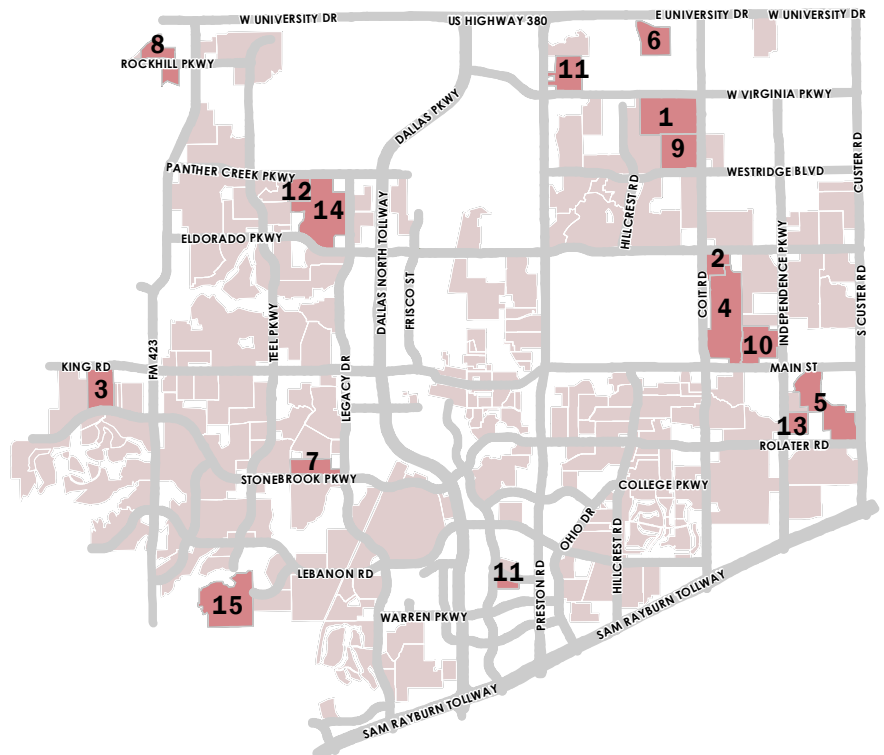


Figure 16. Map of neighborhoods with at least 100 lots in the pipeline.

MULTI-UNIT HOUSING

SUMMARY

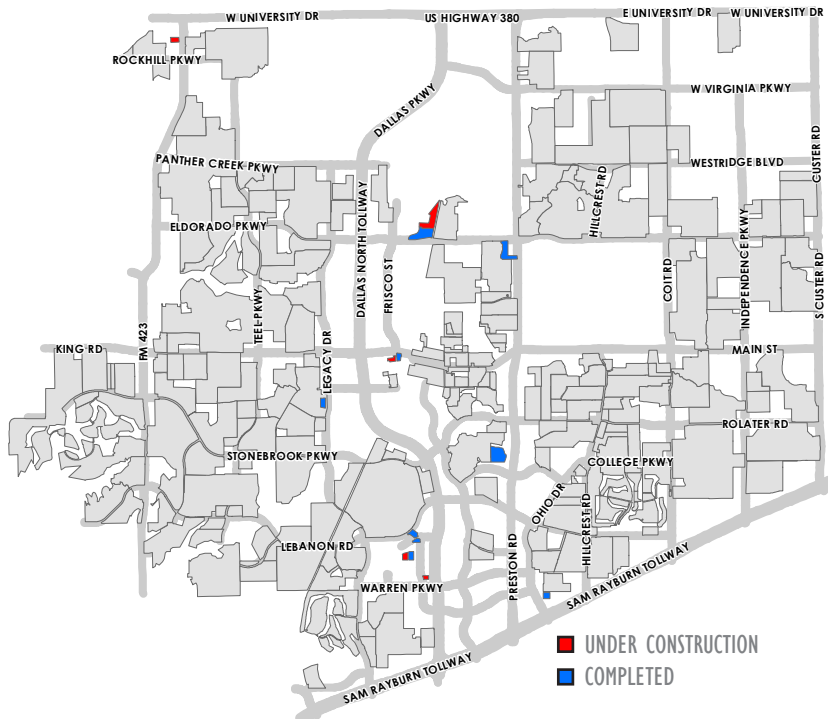
	COMPLETE	UNDER CONSTRUCTION	PIPELINE	TOTAL
Multifamily	9,291	657	777	10,725
Urban Living	8,078	3,544	7,644	19,266
TOTAL	17,369	4,201	8,421	29,991

	2018	2019
Permits	8	4

STATUS

Table 11. Multi-Unit projects completed or under construction in 2019.

	UNITS	STATUS	PERMIT
MULTIFAMILY			
DAVIS MULTIFAMILY	349	UC	B18-06866
ATHERTON (THE)	500	completed	B17-03079
EDISON AT FRISCO (THE)	257	completed	B17-00417
SATORI FRISCO	332	completed	B17-02369
URBAN LIVING			
FAIRFIELD	266	UC	B17-10421
TRAVIS (THE)	345	UC	B19-00447
CADENCE AT FRISCO STATION (THE)	323	UC	B18-06901
STATION HOUSE	301	completed	B16-1758
DOMAIN AT THE GATE	350	completed	B16-3894
MAXWELL (THE)	325	completed	B15-4497
ALTA AT FRISCO SQUARE	285	completed	B16-05564
SKY HOUSE	332	completed	B18-02959
CIRCA FRISCO	260	completed	B18-00947
TWELVE COWBOYS WAY	160	completed	B18-01636



Tower at the Rail

Figure 17. Map of Multi-Unit Development Status as of Jan. 2020

SENIOR LIVING

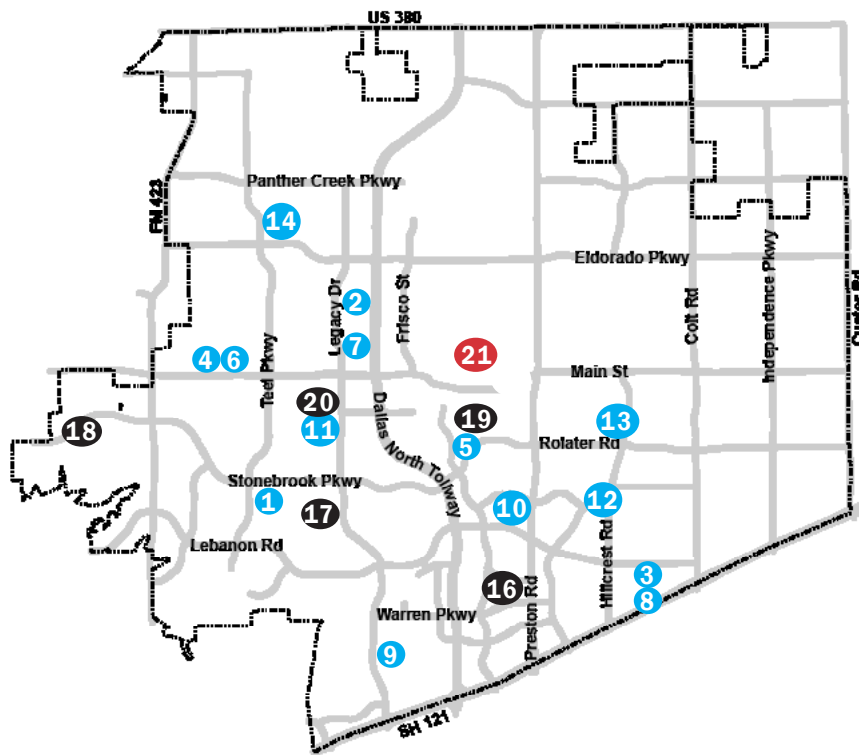


Figure 18. Map of long-term care facilities and age-restricted communities.

	LONG TERM CARE	BEDS
1	Beehive Homes	50
2	Bethesda Gardens	80
3	Cottages at Chapel Creek	0
4	La Fontaine Memory Care	90
5	Landing at Watermere	56
6	Mustang Creek Estates	180
7	Parkview in Frisco	0
8	Prairie Estates	125
9	Saddle Brook Memory Care	96
10	Stonemere Rehab Center	52
11	Sunrise of Frisco	111
12	Parsons House	70
13	Victoria Gardens	59
14	Windhaven	4
15	Frisco Memory Care	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 12. Unit and bed counts for long-term care and age-restricted communities.

DEVELOPMENT PROCESS

