

Development Activity Report

DEVELOPMENT SERVICES DEPARTMENT

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2020

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ACKNOWLEDGMENTS

MAYOR AND CITY COUNCIL

Jeff Cheney, Mayor
Will Sowell, Mayor Pro Tem
Shona Huffman, Deputy Mayor Pro Tem
John Keating, Council Member
Brian Livingston, Council Member
Dan Stricklin, Council Member
Bill Woodard, Council Member

PLANNING & ZONING COMMISSION

Robert Cox, Chair
David Box, Vice Chair
Edward Kelly, Secretary
Brittany Colberg, Commissioner
Steve Cone, Commissioner
Jon Kendall, Commissioner
Bryan Morgan, Commissioner

CITY MANAGER'S OFFICE

George Purefoy, City Manager
Henry Hill, Deputy City Manager
Ben Brezina, Assistant City Manager
Nell Lange, Assistant City Manager

DEVELOPMENT SERVICES DEPARTMENT

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Anthony Satarino, AICP, Planning Manager
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Crystal Fauss, Permit Services Official
Gilbert Urvina, Assistant Building Official
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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.

Contact Chris Leonard at 972 292-5361 or cleonard@friscotexas.gov if you wish to inquire about the contents of the report. The Development Services office is open to the public during regular business hours (8:00 AM - 5:00 PM) at (972) 292-5300.



Tapestry Homes



Keurig Dr Pepper's Headquarters



Core Headquarters



Careington International Corporation

Figure 1. Images of major developments for 2020.

DEVELOPMENT OVERVIEW

	2017	2018	2019	2020
Single Family Permits	1,936	2,206	2,083	2,498
New Commercial (ft ² completed)	2.7 M	3.7 M	3.5 M	3.1 M
Project Submittals	609	578	628	647
Population	172,673	183,172	193,228	206,469

Table 1. Comparison of key indicators for the past 4 years.

MAJOR PROJECTS & POLICY

- Zoning and project approval for PGA Frisco
- Electronic Plan Review project start
- US 380 Overlay District Study approved
- US 380 Overlay District Standards in progress
- Completed count for 2020 Decennial Census

POPULATION

- Annual Growth: 6.4%
- Surpassed 200,000 population milestone
- Residents added: +13,241
- Buildout Population Update: 324,000

LAND AVAILABILITY

Undeveloped Land: 21.7% 9,766 acres
 Floodplain: 2.5% 1,111 acres
 Total: 24.2%

HOUSING

- Average Value for Single Family (SF): \$446,485
- Total SF Units with a Certificate of Occupancy 54,849
- Total Multi-Units with a Certificate of Occupancy: 21,909
- Multi-Unit Permits Issued in 2020: 3

COMPLETED COMMERCIAL

PROJECT	(ft ²)
Dallas Cowboys Merchandising Bldg 1	407,918
Stonebriar Mall Parking	361,423
Hyatt Regency	355,801
HCA Medical City Garage	292,741
Office Two At Frisco Station	201,894
HCA Medical City Medical Office Building	150,567
Living Spaces Frisco	150,471
Dallas Cowboys Merchandising Bldg 2	142,793
Frisco Station Hilton Canopy Hotel	102,922
Buckman World Headquarters	72,896

Table 2. A list of the top ten largest (ft²) commercial projects.



FACTS AT-A-GLANCE

The American Community Survey has additional information at: <https://data.census.gov/>

Information also can be found on the City website at: www.friscotexas.gov/512/Comprehensive-Planning

PEOPLE	2010	2020 ¹
Population ¹	116,064	206,469
Median Age (yrs)	33.5 yrs	36 yrs
Under 5 Yrs	10.4%	6.2%
School-Age (5-17 Yrs)	22.7%	23.8%
Adults (18-64 Yrs)	62.2%	61.5%
65 Yrs and over	4.7%	8.6%
With Disability	3.7%	5.6%

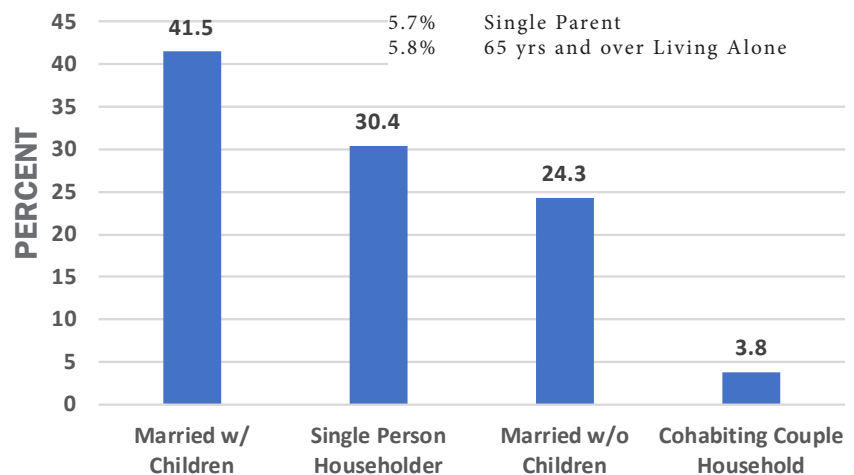
HOUSING & FAMILY	
Housing Units ¹	76,950
Households ¹	74,944
Single Family Units ¹	54,849
Multi-Unit ¹	21,909
Other ²	1,618
Vacancy	7.1%
Owner Occupied	65.7%
Renter Occupied	34.3%

HOUSING ECONOMICS	
Median Household Income	\$116,884
Mean Household Income	\$146,649
Avg Assessed Home Value ¹	\$446,485
Median Home Value ¹	\$400,917
Median Monthly Owner Costs	\$2,198
Median Monthly Renter Costs	\$1,449

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)	
Owner Occupied w/ mortgage	27%
Owner Occupied wo/ mortgage	13.9%
Occupied paying rent	41.4%

RACE (%)	2010	2020 ¹
White	78.1	60.7
Black	6.8	8.4
American Indian	0.4	0.4
Asian	9.3	26.0
Pacific Islander	0.0	0.1
Other race	2.2	1.1
Two or more races	3.1	3.2
Hispanic (Any Race)	12.6	10.7

Note: The Census Bureau will send redistricting counts to the states as close to April 1, 2021, as possible. These tables use American Community Survey 1-year estimates for 2019.



LABOR	
Labor Force Participation	73.4%
Unemployment Rate	2.6%
People below the poverty level	3.5%
Avg Commute (Min)	28.8

EDUCATIONAL ATTAINMENT (25 YRS+)	
> High School Diploma	96%
Bachelors Degree	36.7%
Graduate Degree	26.5%

Table 3. Tables using City data and the American Community Survey 2019 estimates

¹ City estimates as of January 1, 2021.

² Long-term care facilities and mobile homes.

POPULATION PROFILE

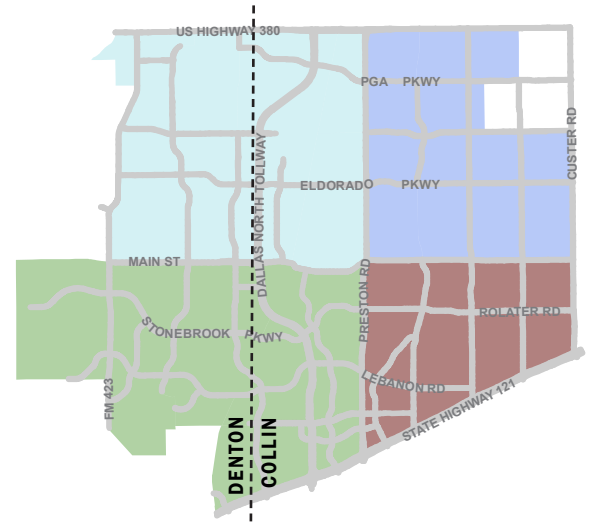
JANUARY 1, 2021: 206,469

	DENTON		COLLIN	
	2019	2020	2019	2020
Population	77,883	83,626	115,344	122,843
SF Units	23,365	24,356	29,323	30,685
Multi-Units	3,989	6,252	14,482	17,083

	NW		NE	
	2019	2020	2019	2020
Population	39,916	43,711	29,556	31,280
SF Units	11,952	12,362	9,422	10,000
Multi-Units	2,077	3,867	777	784

	SW		SE	
	2019	2020	2019	2020
Population	77,257	83,629	46,498	47,849
SF Units	17,598	18,510	13,716	14,169
Multi-Units	12,787	15,535	2,830	3,149

Table 4. Summary for housing units and population by county and quadrant.



	2018	2019	2020
Denton	\$460,051	\$471,883	\$465,388
Collin	\$407,658	\$419,599	\$434,469
NW	\$423,896	\$429,867	\$425,002
NE	\$409,456	\$425,614	\$419,117
SW	\$495,550	\$512,214	\$500,870
SE	\$368,969	\$376,843	\$374,739

Table 5. Average tax-assessed value for single-family homes. (2018 - 2020).

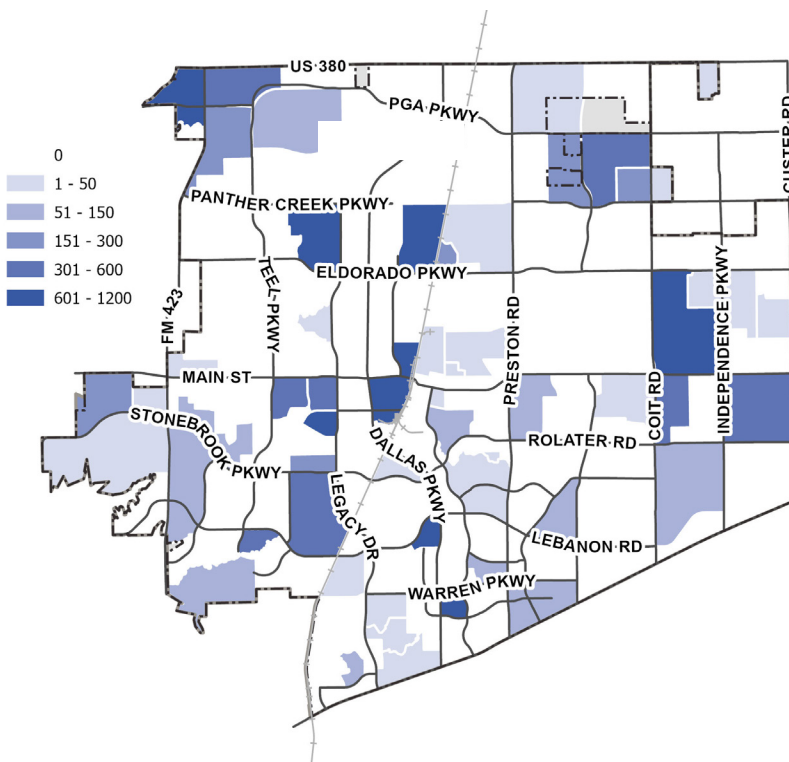


Figure 2. Map of Population Change by Transportation Survey Zone (2019-2020)



GROWTH

Frisco's 10-year compound growth rate is 5.4%. The population change from 2019 is 6.4% with over 13,000 residents added.

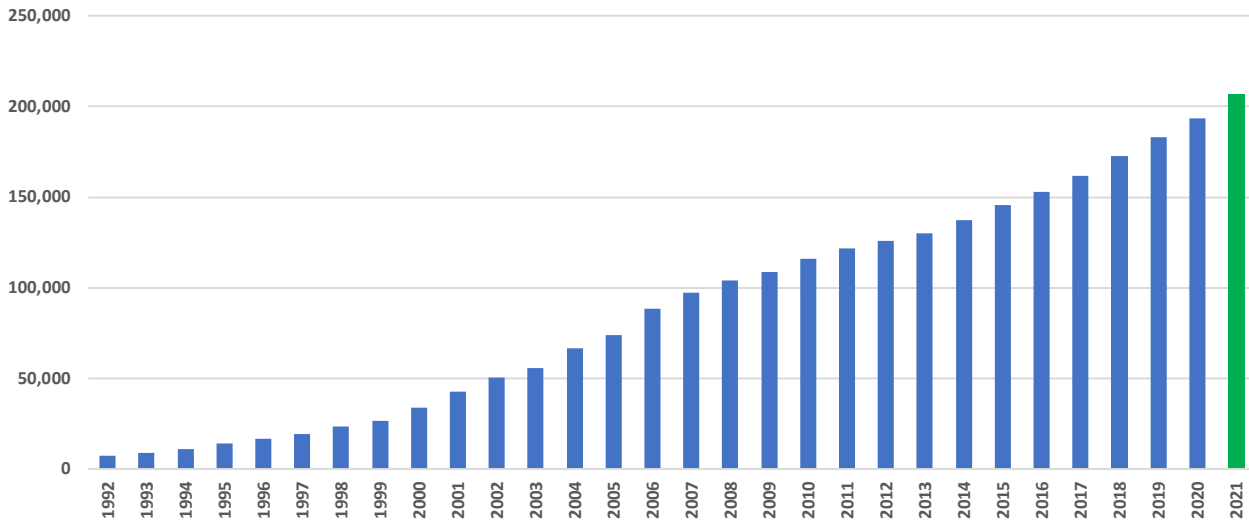


Figure 3. A graph with the reported population for the last 30 years.

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 324,000±.

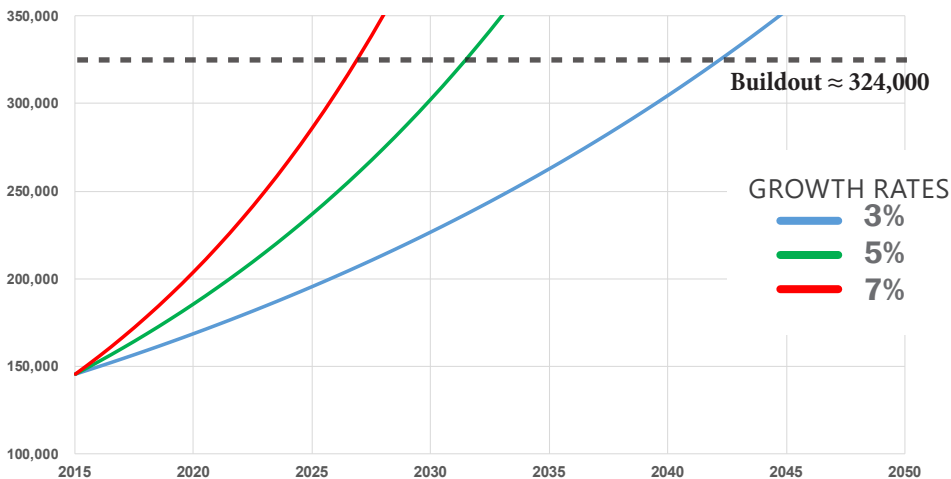
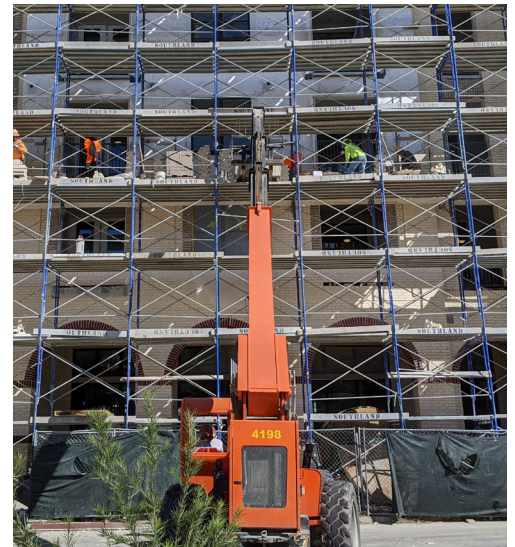


Figure 4. Projected population growth rates at 3, 5, and 7 percent with the buildout population.



LAND AVAILABILITY

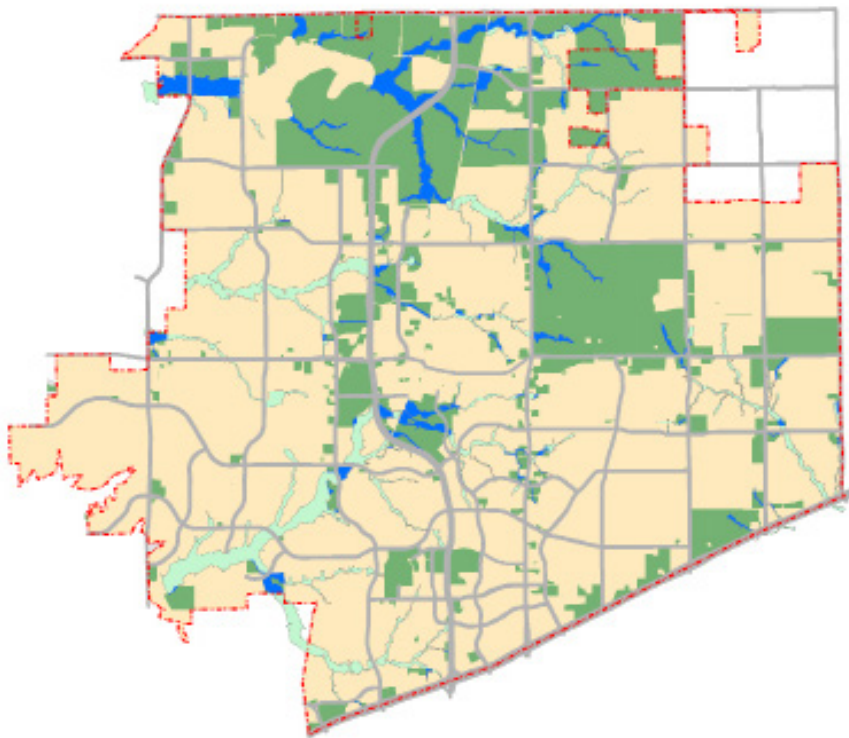


Figure 5. Map showing areas of undeveloped land, developed land, and floodplain.

Undeveloped land refers to parcels where there are no active plans (i.e. plats or plans). It does not include zoning cases.

	Acres	%
Developed	34,018	75.8%
Undeveloped	9,766	21.7%
Undeveloped Floodplain	1,111	2.5%
Total	44,895	100%

PROJECT SUBMITTALS

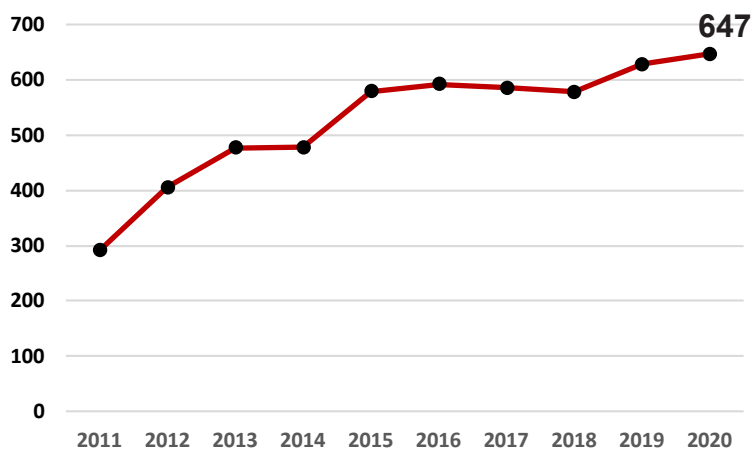


Figure 6. 10-year history for number of development submittals.

	2018	2019	2020
AMENDED PLAT	10	8	5
ANNEXATION	1	3	0
COMP PLAN	1	1	2
CONSTRUCTIONSET	109	92	71
CONVEYANCE	46	25	19
FACADE PLAN	NA	47	109
FINAL PLAT	72	45	57
MISC DEV	28	32	0
OPEN SPACE	NA	42	90
MINOR AM	3	3	1
PRELIMINARY PLAT	9	11	7
PRELIMINARY SITEPLAN	52	36	33
REPLAT	29	31	24
SITEPLAN	103	106	89
SPECIFIC USE PERMIT	15	11	19
SUBSTANTIALLY CONFORMING SITEPLAN	75	110	93
ZONING	25	25	28
Grand Total	578	628	647

Table 6. Comparison of project submittals for the past 4 years.

PERMIT ACTIVITY

RESIDENTIAL

The Building Inspections Division reviews building 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

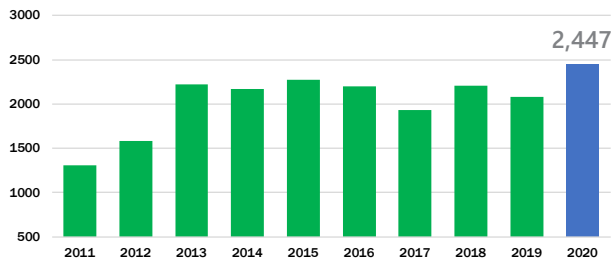


Figure 7. 10-year history of issued permits for new single-family.

The COVID pandemic has not negatively impacted residential development as the number of building permits have increased. The number of inventory lots reveals a tight housing market. See page 13 for additional information.

NEIGHBORHOOD	Permits Issued
THE GROVE FRISCO	237
LEXINGTON	228
HOLLYHOCK	183
EDGEWOOD	162
PRAIRIE VIEW	127
BUILDER	
TSHH, LLC	370
LANDON HOMES	312
FIRST TEXAS CUSTOM HOMES	153
AMERICAN LEGEND HOMES	149
LENNAR HOMES	137

Table 7. Most active builders and neighborhoods for single-family construction (2020)

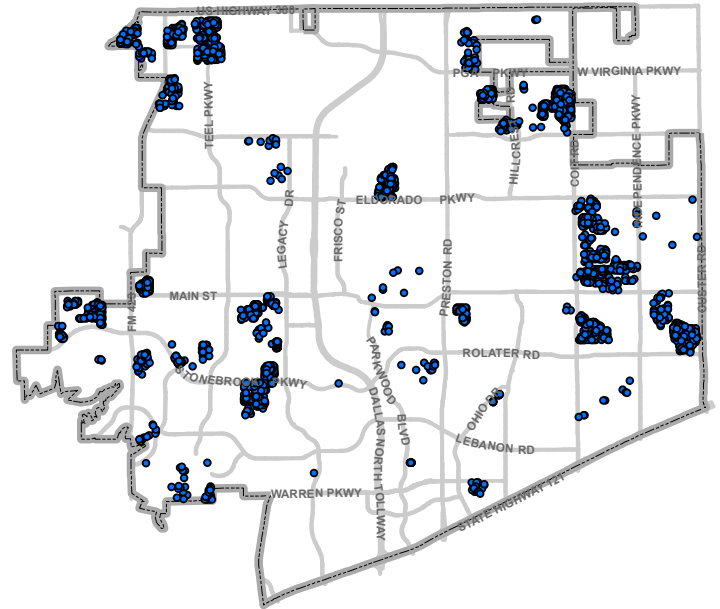


Figure 9. Map of new single-family permits issued (2020). ●

RESIDENTIAL IMPROVEMENTS

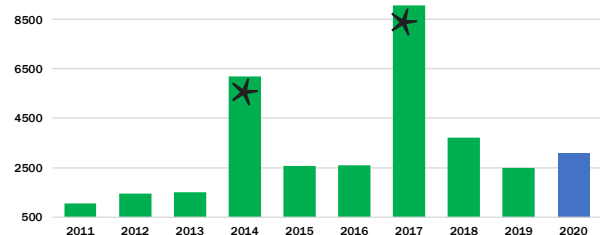


Figure 8. 10-year history of issued permits for residential improvements.

★ High counts attributed to weather-related hail events.



Permit Activity (continued)

COMMERCIAL

NEW COMMERCIAL BUILDINGS

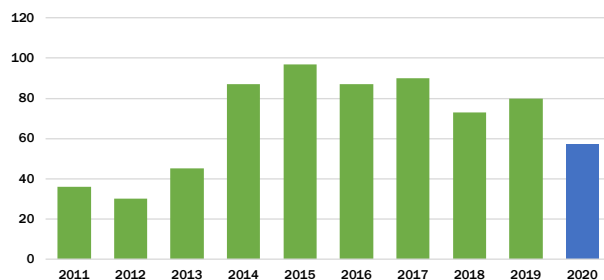


Figure 10. 10-year history of issued permits for new commercial buildings.

	2016	2017	2018	2019	2020
Valuation (\$M)	\$406	\$677	\$340	\$391	\$231
Square Footage (M)	3.8	5.1	2.8	3.2	2.1

Table 8.5-year history for commercial valuations and square footage.

Commercial activity slowed during the pandemic as businesses are allowing employees to work remotely, and the business community is analyzing what changes may occur that will impact future development.

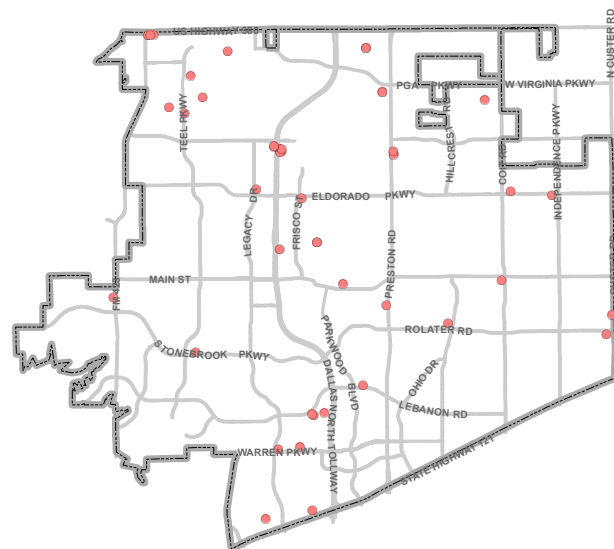


Figure 13. Map of new commercial buildings for issued permits in 2020). ●

COMMERCIAL INTERIOR FINISH-OUTS (CIFO)

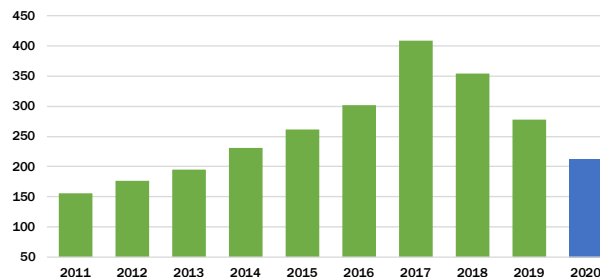


Figure 11. 10-year history of issued permits for CIFOs.

COMMERCIAL IMPROVEMENTS

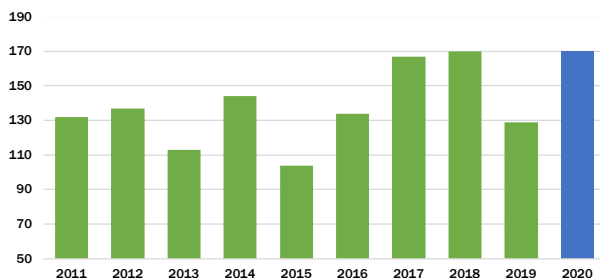
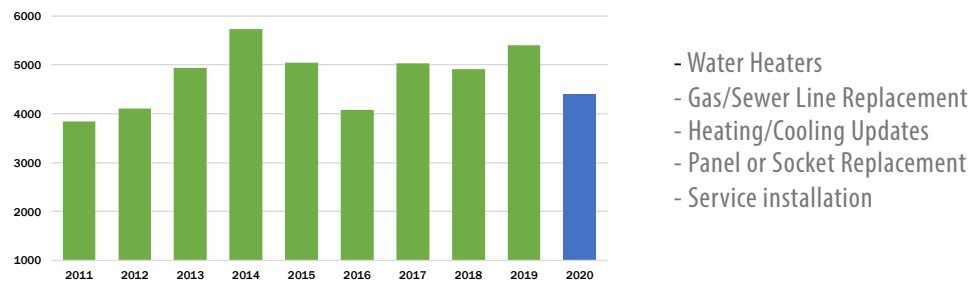


Figure 12. 10-year history of issued permits for commercial improvements.

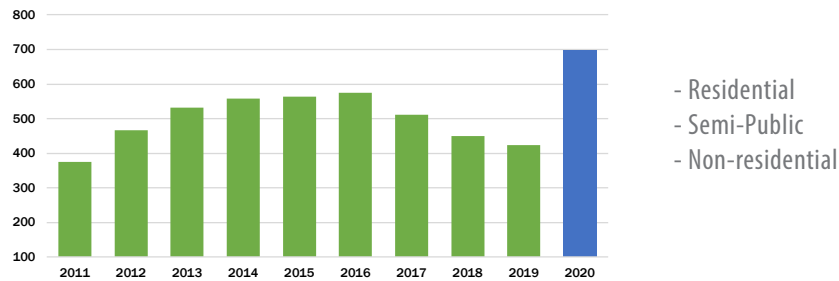
	2016	2017	2018	2019	2020
Valuation (\$M)	\$122	\$175	\$138	\$117	\$95.4
Square Footage (M)	2.6	2.9	3.1	3.8	1.0

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

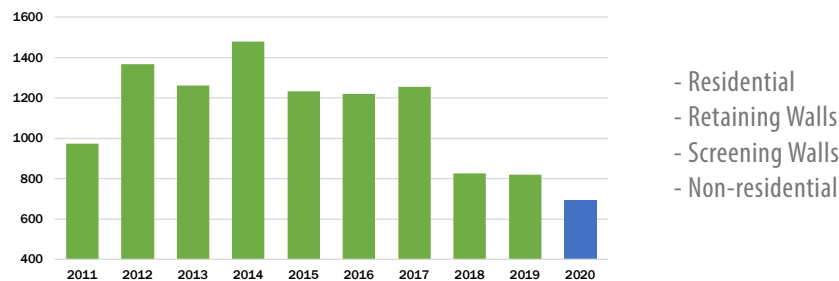
MECHANICAL, ELECTRICAL, AND PLUMBING (MEP)



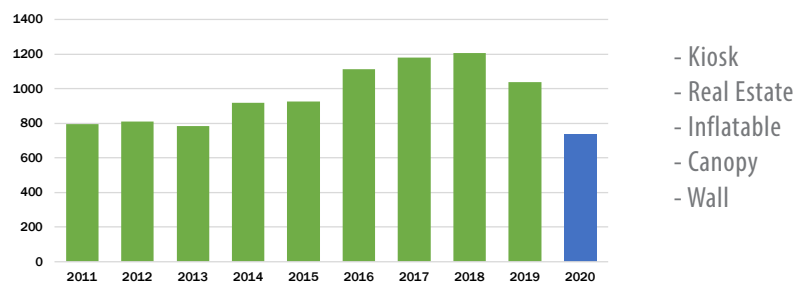
POOLS



FENCE



SIGN



HEALTH

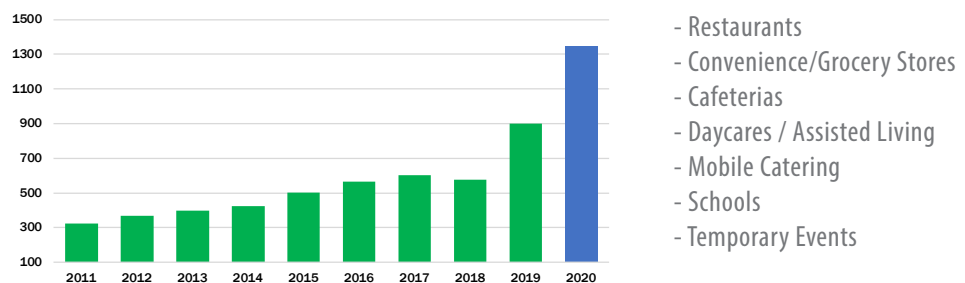
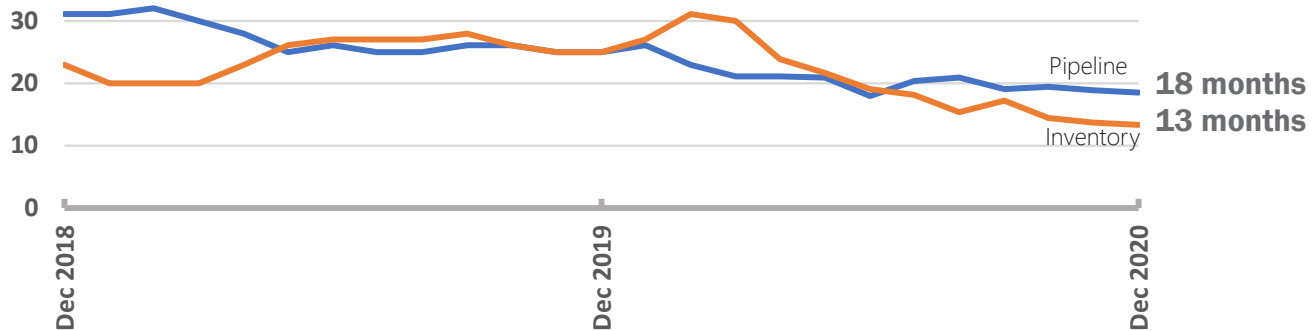


Figure 14. Tables showing a 10-Year History of issued permits for multiple types.

OUTLOOK

SINGLE FAMILY LOT STATUS

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.



	Lots	Acres
Pipeline	3,738	682.7
Inventory	2,694	563.7
Under Construction	1,462	294.4

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

LOTS IN THE PIPELINE BY NEIGHBORHOOD

ID	COMMUNITY	COUNT
1	COLLINSBROOK FARMS	591
2	LEXINGTON PARKS	478
3	PARK VISTA	300
4	VILLAGES OF CREEKWOOD	277
5	DOVE CREEK	228
6	THE GROVE TOWNHOMES	217
7	EDGESTONE AT LEGACY NORTH	195
8	LEXINGTON	194
9	WADE SETTLEMENT	170
10	NORTHWOOD MANOR	166
11	ESTATES AT SHADDOCK PARK	144
12	THE GROVE FRISCO	125
13	NEWMAN VILLAGE	121
14	TAPESTRY ADDITION	103

Table 10. Neighborhoods with greater than 100 lots in the pipeline.

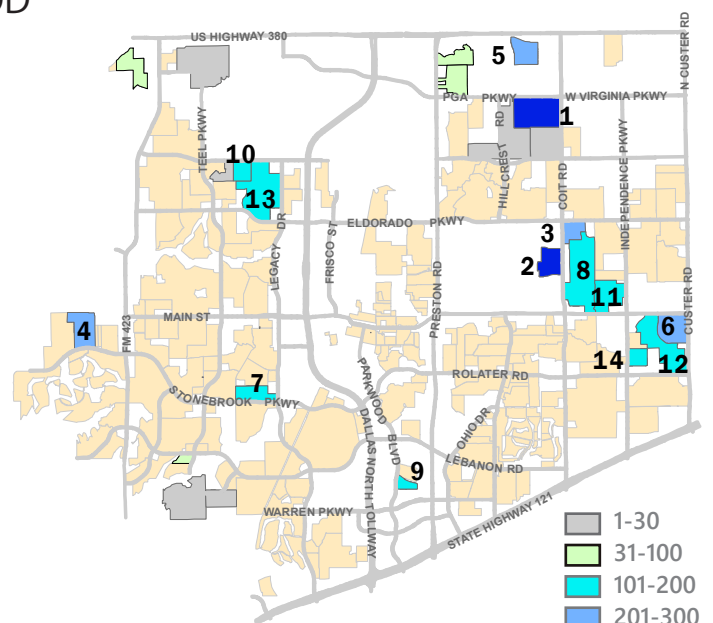


Figure 16. Map of neighborhoods with lots in the pipeline.

MULTI-UNIT HOUSING

SUMMARY

	Units Complete	Acres Complete	Units UC	Acres UC	Units Pipeline	Acres Pipeline	Total Units	Total Acres
Multifamily	9,804	570.4	773	39.8	353	23.7	10,930	633.9
Urban Living	9,910	195.7	2,731	51.3	2,520	41.5	15,161	288.5
TOTAL	19,714	766.1	3,727	91.1	2,873	65.2	26,091	922.4

STATUS

UNDER CONSTRUCTION AS OF JAN 1, 2021

Permit Issued	Project	Address	Units
12/07/2016	WATERFORD AT FRISCO PH I	9355 JOHN W ELLIOTT DR	205
12/07/2016	WATERFORD AT FRISCO PH 2	6355 ENTERPRISE DR	183
08/31/2018	LUCIA	4848 GRAND GATE WAY	425
12/07/2018	THE CANALS AT GRAND PARK PH 3	4545 MISSION AVE	348
12/11/2018	ARTISTRY SENIOR RESIDENCES AT EDGESTONE	5857 LEGACY DR	188
12/17/2018	KILBY	8455 GRACE ST	260
06/05/2019	THE ISAAC	6226 FRISCO SQUARE BLVD	266
06/06/2019	THE TRAVIS	900 GORDON HEIGHTS LN	345
08/27/2019	VALE FRISCO LUXURY APTS*	12050 RESEARCH RD	349
09/18/2019	THE CADENCE AT FRISCO STATION	4160 GRIDIRON RD	323
03/19/2020	MODERA	5995 GORDON ST	360
07/15/2020	THE LINKS AT FRISCO GREEN	15950 PARAMOUNT WAY	375
11/10/2020	THE GROVE FRISCO*	16220 PHOEBE RD	424

COMPLETED IN 2020

Permit Issued	Project	Address	Units
07/11/2017	ALAUQUA AT FRISCO APTS*	4770 TEEL PKWY	308
06/12/2018	BROADSTONE FRISCO SQUARE	6303 FRISCO SQUARE BLVD	256
07/26/2018	FRISCO BRIDGES PHASE II	7555 WARREN PKWY	348
09/15/2017	FRISCO FLATS	5270 TOWN & COUNTRY BLVD	120
07/18/2018	NEWMAN VILLAGE APTS	4444 FELIX WAY	300
04/04/2018	SKY HOUSE FRISCO STATION	6633 JOHN HICKMAN PKWY	332
04/30/2018	TWELVE COWBOYS WAY	12 COWBOYS WAY	160

Table 11. Multi-Unit projects completed or under construction in 2020.

*Garden Style Apartments

HEALTH CARE FACILITIES & AGE-RESTRICTED COMMUNITIES

Hospital	Beds
BAYLOR SCOTT & WHITE INSTITUTE FOR REHABILITATION	44
BAYLOR SCOTT & WHITE MEDICAL CENTER - CENTENNIAL	118
BAYLOR SCOTT & WHITE MEDICAL CENTER	68
MEDICAL CITY FRISCO	61
TEXAS HEALTH HOSPITAL FRISCO	63
Private Psychiatric Hospital	Beds
HAVEN BEHAVIORAL HOSPITAL	70
Ambulatory Surgical Center	Suites
BAYLOR SCOTT & WHITE SPORTS SURGERY CENTER AT THE STAR	6
BAYLOR SCOTT & WHITE SURGICARE AT CENTENNIAL	6
CCRM DALLAS FORT WORTH	2
DALLAS IVF SURGERY CENTER LLC	8
FRISCO ASC LLC	2
LEGENT OUTPATIENT SURGERY FRISCO	6
PRESTON SURGERY CENTER, LLC	2
SCOTTISH RITE FOR CHILDREN	3
Freestanding Emergency Medical Care	Suites
ICARE EMERGENCY ROOM	9
LEGACY ER	9
LEGACY ER	6
MEDCO ER FRISCO LLC	7

Nursing Home	Beds
Beehive Homes of Frisco	41
Bethesda Gardens	100
Huntleigh Care Homes - Wimberley	7
Huntleigh Care Homes LLC	8
Huntleigh Care Homes LLC - Cedar Creek	7
La Fontaine Memory Care	40
Landing at Watermere	136
Mustang Creek Estates	90
Parkview in Frisco	57
Parsons House Frisco	100
Saddle Brook Memory Care Community	65
Sunrise of Frisco	104
The Cottages at Chapel Creek	90
Windhaven Senior Living Frisco	64
Free Standing Nursing Facility	Beds
Prairie Estates	180
Stonemere Rehabilitation Center	136
Victoria Gardens of Frisco	118
Age Restricted Community	Units
Aspens at Wade Park	162
Artistry at Edgestone (under construction)	188
Frisco Lakes	3,080
Parkview Independent Living	205
Watermere at Frisco	238

Table 12. Tables listing licensed healthcare facilities and age-restricted communities.

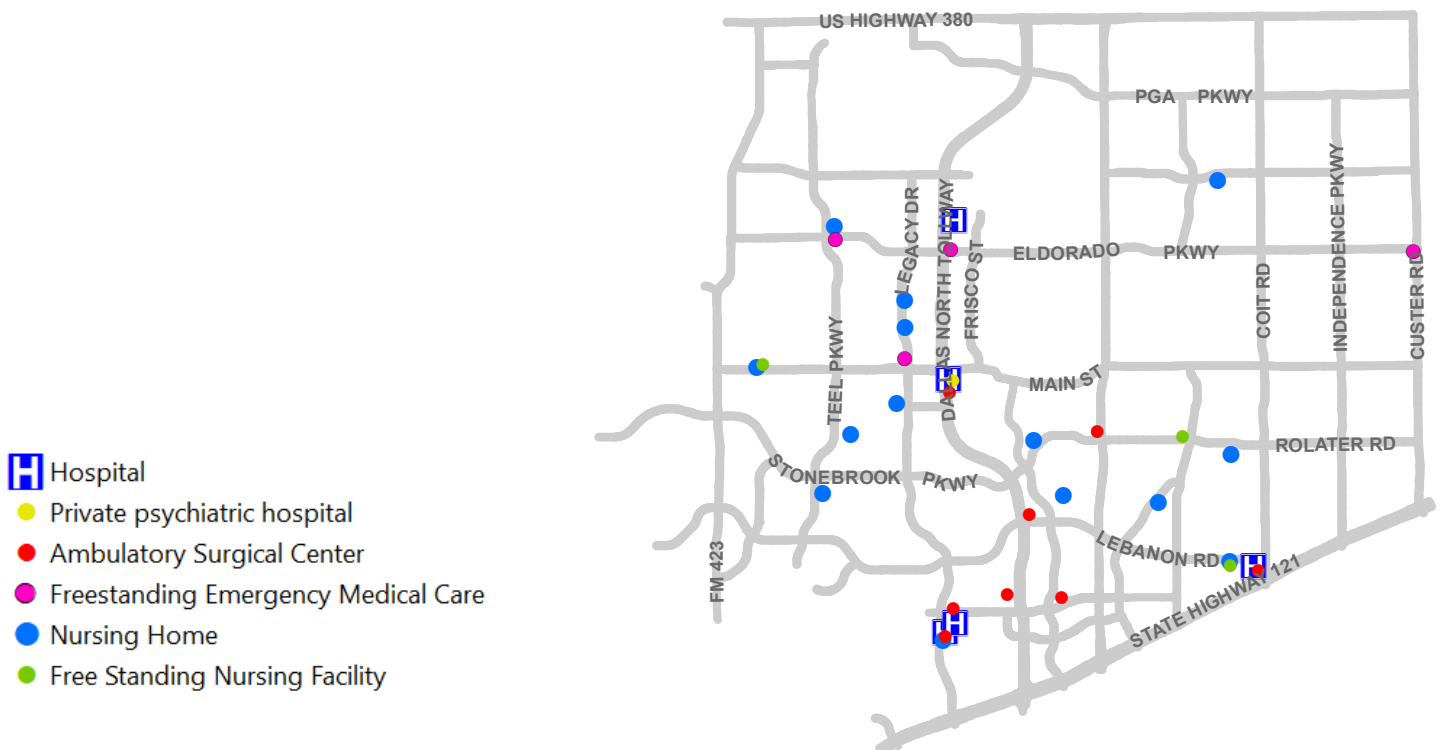


Figure 17. Map of licensed healthcare facilities.