

2022 Development Services Activity Report



PROGRESS IN MOTION

DEVELOPMENT SERVICES DEPARTMENT

6101 Frisco Square Blvd
3rd floor

Frisco, TX 75034

Phone: 972-292-5300

Executive Summary

This report provides an in-depth look into Frisco's development activity, outlook, projections, and demographic profile. The Department has five divisions: Planning & Zoning, Development Review, Building Inspections, Health & Food Safety, and Code Enforcement.

With an eye on the future, the Planning & Zoning Division is starting the process of its Comprehensive Plan update last done in 2015. Also, the Texas American Planning Association recognized the planning efforts of the department for the fifth consecutive year with the Richard R. Lillie Planning Excellence Award for 2022.

Planning and development continue at a fast pace with zoning cases and mixed-use projects along the Dallas North Tollway (DNT). The halo effect of the Professional Golfers' Association of America 660-acre development is underway. Firefly Park, located at the southwest corner of the Dallas North Tollway and US 380, expects to start construction on a 230-acre mixed-use project including a boutique hotel, office space, and green space. The Railhead broke ground on its first phase with an urban living project. It will also include a five-acre park and 1,280 urban living units in addition to retail and office. Nearby, HEB completed its first grocery store in Frisco. The former Wade Park development, now known as The Mix, is under new ownership, and will be a newly designed 112-acre mixed-use development. This area will also include 9-acres of park space. Continuing south on the DNT, Hall Park topped out three new towers, a 16-story office building, hotel, and 19-stories of urban living apartments. Right across the street, The Star in Frisco is near completion on a 500,000 square-foot building expected to bring 2,000 jobs with the Teachers Insurance and Annuity Association.

University of North Texas will open the first building, Frisco Landing, of a 100-acre campus in early 2023. Frisco Landing, located at the southwest corner of Preston Road and Panther Creek Parkway, is the first Tier1 Carnegie research institution in Collin County. Baylor Scott & White is planning to build a hospital on 47 acres at the northeast corner of DNT and PGA Parkway near the PGA of America headquarters.

Issued single-family home permits declined 30% from last year. Supply is not a problem with several new neighborhoods preparing for permits. The Grove North, Villages on Main Street, and the homes surrounding the PGA of America add more than 5,000 lots to the pipeline. With 16% of our land still undeveloped, residential permit activity is expected to extend into 2030 (See "Land Available" on page 12) . The City is currently projecting a buildout population of 329,000. County projections from NCTCOG estimate that Collin County and Denton County will add 1.3 million people in 2045 ("Projections" on page 9).

Recent results from the 2021 American Community Survey shows that 42% of Frisco's labor force worked from home. There is a mean home value of \$617,500 and a mean household income of \$166,882. Based on the findings as detailed in the report, Frisco is positioned for continued growth and a destination for families and visitors.



The Development Services office is open to the public during regular business hours (8:00 AM - 5:00 PM). For general inquiries, and questions about the department call (972) 292-5300. Plan and permit applications are accepted 24 hours a day.

Should you need further information about this report, contact Chris Leonard at 972 292-5361 or cleonard@friscotexas.gov.

Contents

Executive Summary.....2

Contents3

Acknowledgements.....3

Overview4

Frisco at a Glance.....5

Housing Units6

Development In Progress.....7

Projections.....9

Land Available12

Project and Permit Activity13

Medical Facilities16

Senior Living.....17

Commercial Open Space Standards.....18

Acknowledgements

- MAYOR AND CITY COUNCIL
- Jeff Cheney, Mayor
 - John Keating, Mayor Pro Tem
 - Angelia Pelham, Deputy Mayor Pro Tem
 - Brian Livingston, Council Member
 - Tammy Meinershagen, Council Member
 - Laura Rummel, Council Member
 - Bill Woodard, Council Member
- PLANNING & ZONING COMMISSION
- Jon Kendall, Chair
 - Bryan Morgan, Vice Chair
 - Edward Kelly, Secretary
 - Brittany Colberg, Commissioner
 - Steve Cone, Commissioner
 - Sean Merrell, Commissioner
 - Jake Petras, Commissioner
- CITY MANAGER’S OFFICE
- Wes Pierson, City Manager
 - Henry Hill, Deputy City Manager
 - Ben Brezina, Assistant City Manager
- DEVELOPMENT SERVICES DEPARTMENT
- John Lettelleir, FAICP, Director
 - Jonathan Hubbard, AICP, Planning & Zoning Manager
 - Stephanie Scott-Simms, AICP, Development Manager
 - Phillip Climer, Building Official
 - Crystal Fauss, Development Business Analyst
 - Gilbert Urvina, Assistant Building Official
 - Jazalyn Harp, Environmental Health Supervisor
 - Penny Curtis, Code Enforcement Supervisor
 - Treb Duma, Building Permit Technician Supervisor
 - Poley Birika, Plans Examiner Supervisor
 - Chris Leonard, Senior Planner



Overview

Five-year Summary

	2018	2019	2020	2021	2022
Single Family Permits	2,206	2,083	2,498	1,894	1,326
New Commercial Space (MSF)	2.8	3.3	1.5	2.6	3.8
Project Submittals*	578	628	647	938	932
Population	183,172	193,228	206,469	214,142	225,060

*Pre-submittal meetings became formal submittals in 2021.

Projects & Policy

- Started the update to the 2015 Comprehensive Plan.

10 Largest Permits - Commercial and Multifamily

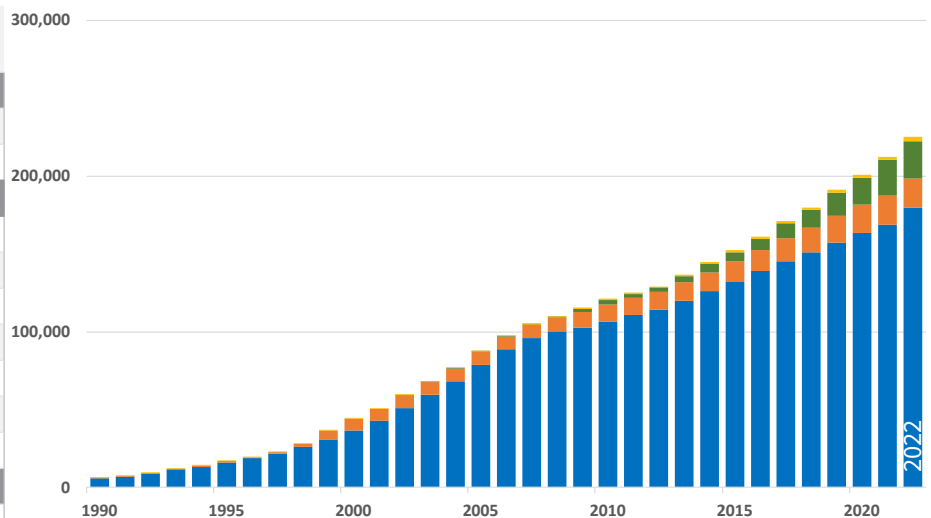
Issued	Type	Size	Address
Hall Park D1 Building	Hotel/Office	1,133,000 SF	6605 Warren Pkwy
The Star Phase V - Parking Garage	Parking Garage	721,400 SF	3951 Dallas Pkwy
Jefferson Railhead	Apartment	719,185 SF	10221 Whistle Stop Ln
Brinkmann Ranch Ph 1	Apartment	690,973 SF	12500 Caprock Way
Remy	Apartment	567,377 SF	5775 Blairview St
The Star Ph V	Office	525,500 SF	3965 Dallas Pkwy
Southstone Yards Bldg B	Office	515,754 SF	4420 State Highway 121
The Links on PGA Parkway	Multi-Family	446,949 SF	15201 Pleasant Ridge Way
Newman Place	Multi-Family	365,199 SF	4501 Samuel Way
Southstone Yards - Garage Ph 1	Parking Garage	276,625 SF	4320 State Highway 121

Completed	Type	Area	Address
The Links At Frisco Green	Apartment	553,492	15950 Paramount Way
The Cadence At Frisco Station	Apartment	410,699	4160 Gridiron Rd
Ohio At Gaylord Ph 3	Apartment	395,956	3030 Ohio Dr
Waterford At Frisco - Foundry	Apartment	392,088	6355 Enterprise Dr
Waterford At Frisco - Canterra	Apartment	344,096	9355 John W Elliott Dr
HEB Grocery	Grocery Store	130,216	4800 Main St
Lifetime Athletic	Fitness Center	126,000	4900 Throne Hall Way
PGA Headquarters	Office Building	106,000	1916 PGA Pkwy
Wiley X	Office/Warehouse	69,421	15755 Preston Rd
Villages at Preston Hickory	Retail	42,161	8050 Preston Rd

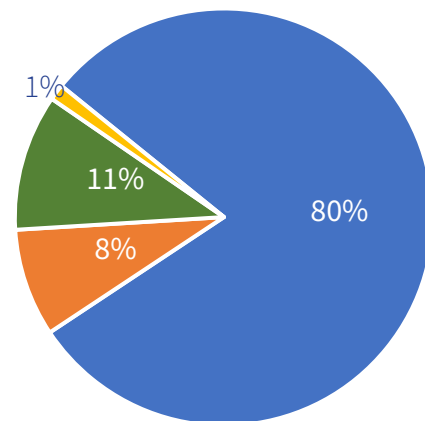
Frisco at a Glance

Frisco's 10-year compound growth rate is 5%. The annual increase from 2021 was 5% with 10,918 residents added.

Frisco at a Glance	
Population*	225,060
Annual Growth	5%
Residents Added	10,918
Race	
% White	50%
% Asian	26%
% Two or more races	10%
% Black	9%
% Some other race	3.5%
% American Indian/Alaskan	0.5%
% Pacific Islander/Hawaiian	0.06%
Age	
Median Age (yrs)	37.1
% Under 5 yrs	5.7%
School-age (5-17 yrs)	22.9%
Adults (18-64 yrs)	62%
65 yrs and over	9.4%
Housing	
Mean Home Value*	\$617,563
Mean Household Income	\$166,882
Single Family Units*	58,559
Multifamily Units*	22,178
Vacancy Rate	2.4%
Owner-occupied	64.9%
Renter-occupied	35.1%
Moved in 2019 or later	37.4%
Housing Burden (pay 35% or more of income on housing)	
Renters	28.6%
Owner-occupied with a mort.	17.5%
without a mortgage	7.3%
Employment	
Labor Force (16 years and over)	72.5%
Unemployment	5%
Families below poverty level	1.8%
Worked from home	41.7%
Educational Attainment (25 year and over)	
Bachelors Degree	41.7%
Graduate Degree	25.5%
Available Land for Development*	16%



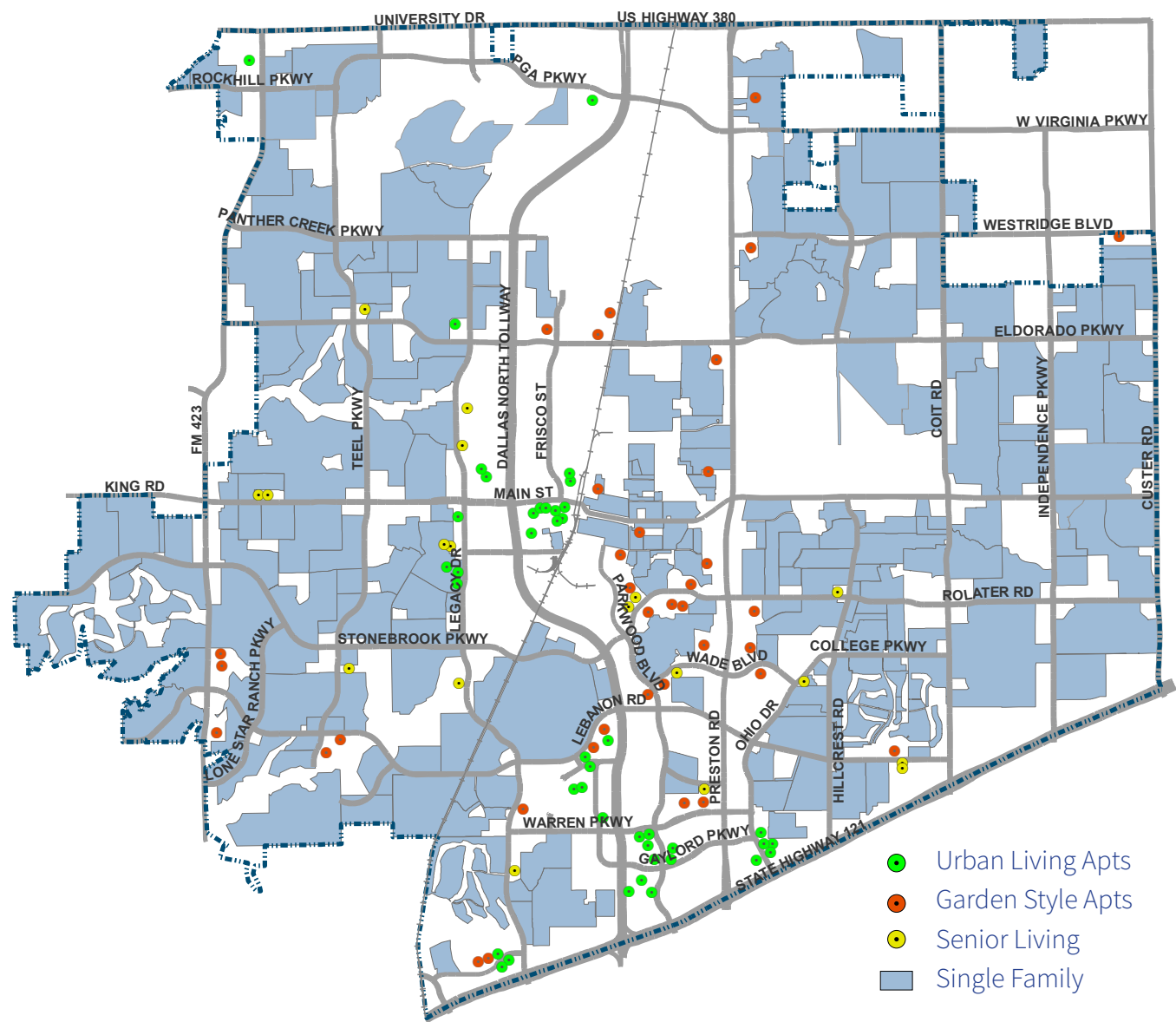
Population	
Single Family	180,276
Urban Living Apts.	23,427
Garden Style Apts.	18,813
Senior Living	1,909
Total:	225,060



Source: 2021 American Community Survey - 1 year estimates
*Development Services

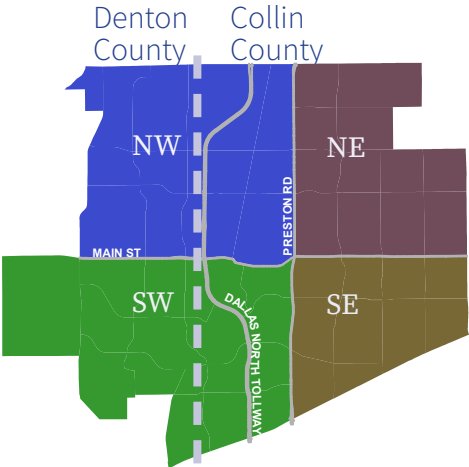
Housing Units

By Housing Type and Region



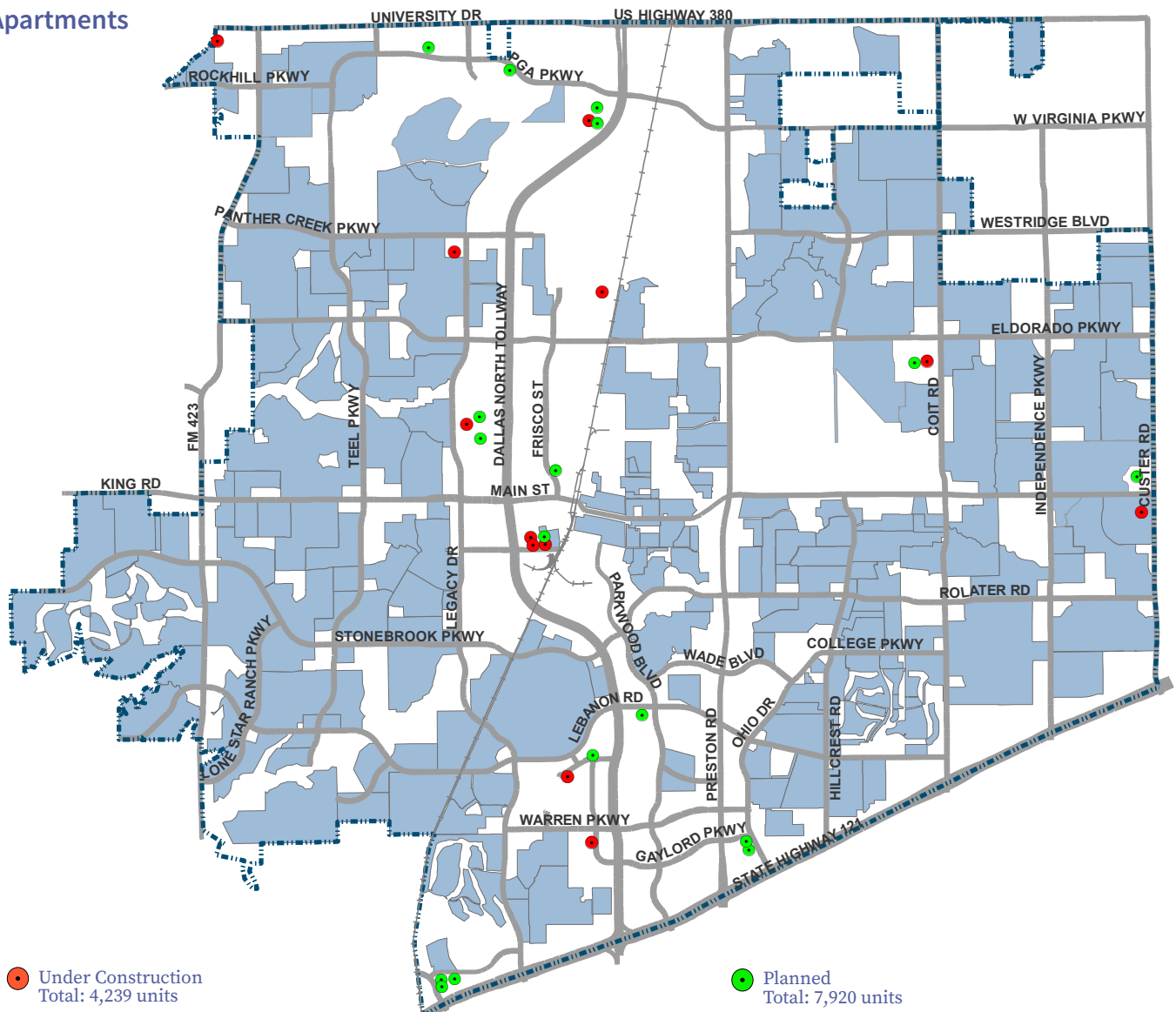
Region/County	Single Family	Apartments	Senior Living
Northwest	13,160	3,468	476
Northeast	11,501	777	7
Southwest	18,931	14,853	949
Southeast	14,967	3,080	319
TOTAL:	58,559	22,178	1,751

Collin County	33,026	16,754	737
Denton County	25,533	5,424	1,014



Development In Progress

Apartments



Under Construction	Units
Tyler, The - Four Corners	283
Jefferson Railhead Apartments	453
Remy- Frisco Square	357
Modera - Frisco Square	360
Presidium - Frisco Square	371
Urban Living 3 at Frisco Station	303
Newman Place	300
Hall Park	214
Links on PGA Parkway - Ph 2	313
Brea Apartments - Davis Multifamily	353*
Grove Frisco, The	424*
Alexan Frisco - Brinkmann Ph 1	508*

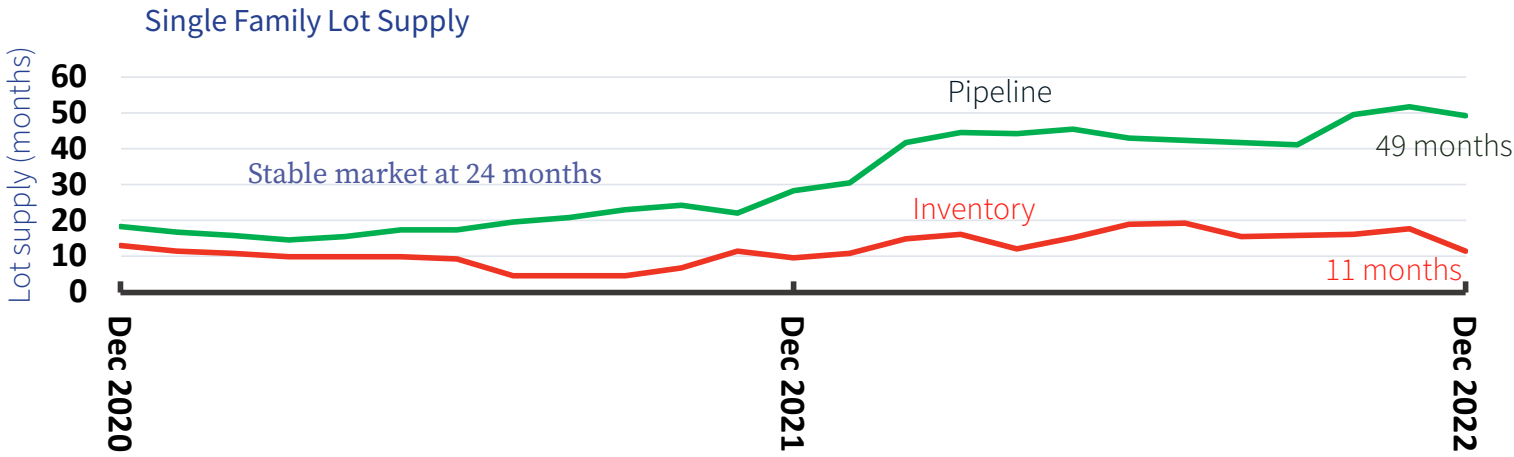
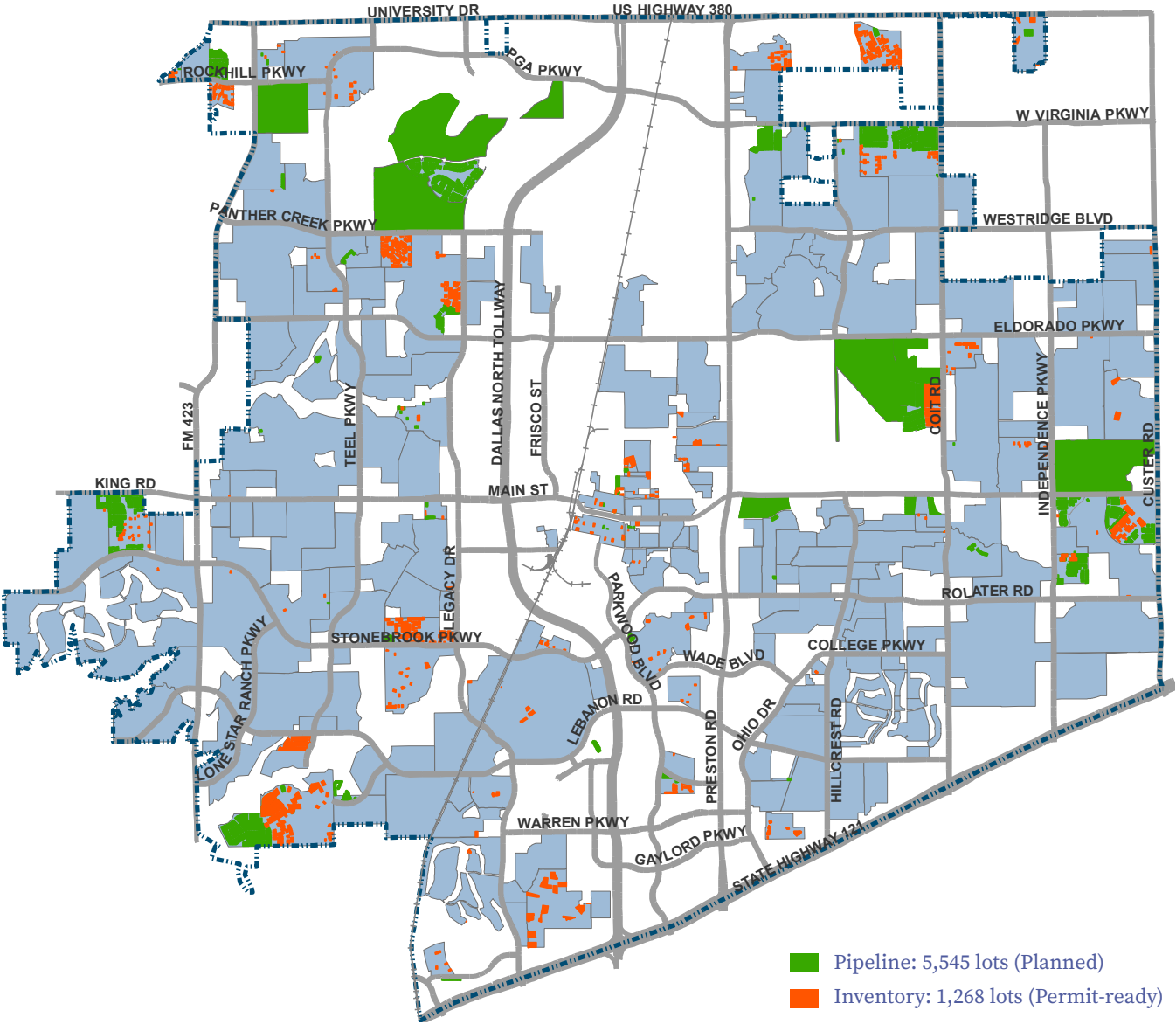
*Garden Style Multifamily

Planned	Units
Frisco Fresh Market - Waterford III	315
Frisco Summit Ph 2&3 - Ohio & Warren	690
Mansions & Tower At Railhead	802
Gate, The	106
Grove Frisco, North	450*
Frisco 45 - Phase 1-3	1,092
Mirra-Frisco Square	285
Link, The-Phase 1	359
North Fields	964
Project FTX - Lots 2 & 3	633
Links on PGA Parkway, Phase 3,4	620
Alexan Frisco- Brinkmann	1604*

*Garden Style Multifamily

Development In Progress

Single Family

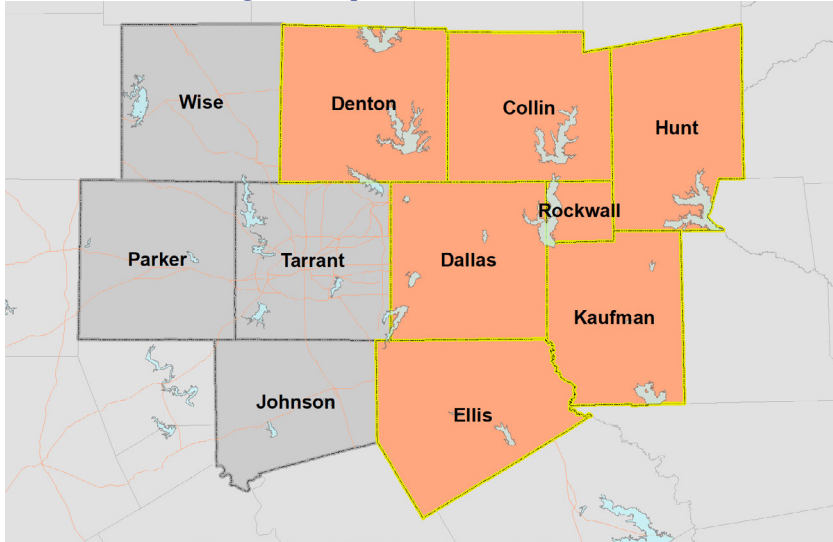


Projections

Regional

The Dallas-Fort Worth-Arlington Metropolitan Statistical Area (MSA), comprises two Metropolitan Divisions (MDs): the Fort Worth-Arlington MD, which includes Hood, Johnson, Parker, Somervell, Tarrant and Wise counties, and the Dallas-Plano-Irving MD, which includes Collin, Dallas, Denton, Ellis, Hunt, Kaufman and Rockwall counties.

Dallas-Fort Worth-Arlington Metropolitan Statistical Area (MSA)



Over 50 percent of the population growth projected to occur by 2045 is anticipated to occur outside existing incorporated areas

Metropolitan Divisions

 Dallas-Plano-Irving

 Fort Worth-Arlington-Grapevine

Population and Employment

County	2020 Census	2045	Change	CAGR	County	2020 BEA	2045	Change	CAGR
Dallas-Plano-Irving									
Collin	1,057,649	1,789,009	731,360	2.12%	Collin	1,057,649	1,789,009	731,360	2.12%
Dallas	2,581,853	3,533,454	951,601	1.26%	Dallas	2,581,853	3,533,454	951,601	1.26%
Denton	897,070	1,516,522	619,452	2.12%	Denton	897,070	1,516,522	619,452	2.12%
Ellis	190,652	318,212	127,560	2.07%	Ellis	190,652	318,212	127,560	2.07%
Kaufman	143,800	209,425	65,625	1.52%	Kaufman	143,800	209,425	65,625	1.52%
Rockwall	107,130	161,628	54,498	1.66%	Rockwall	107,130	161,628	54,498	1.66%
Hunt	96,972	143,590	46,618	1.58%	Hunt	96,972	143,590	46,618	1.58%
Subtotal:	5,075,126	7,671,840	2,596,714	1.67%	Subtotal	3,556,913	5,719,932	2,163,019	1.92%
Fort Worth-Arlington-Grapevine									
Tarrant	2,083,512	3,047,872	964,360	1.53%	Tarrant	1,272,899	2,066,696	793,797	1.96%
Johnson	176,561	258,090	81,529	1.53%	Johnson	78,245	120,570	42,325	1.74%
Parker	146,840	234,672	87,832	1.89%	Parker	65,978	102,289	36,311	1.77%
Wise	67,826	103,951	36,125	1.72%	Wise	34,349	54,326	19,977	1.85%
Subtotal:	2,474,739	3,644,585	1,169,846	1.56%	Subtotal	1,451,471	2,343,881	892,410	1.94%
Total:	7,549,865	11,316,425	3,766,560	1.63%	Total:	5,008,384	8,063,813	3,055,429	1.92%

Source: The Perryman Group. (March 2020). A Long-Term Employment and Population Forecast for the North Central Texas Council of Governments Region

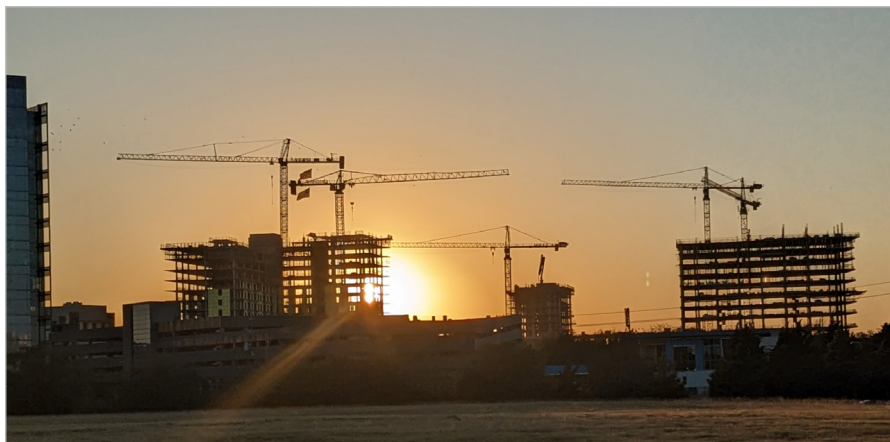
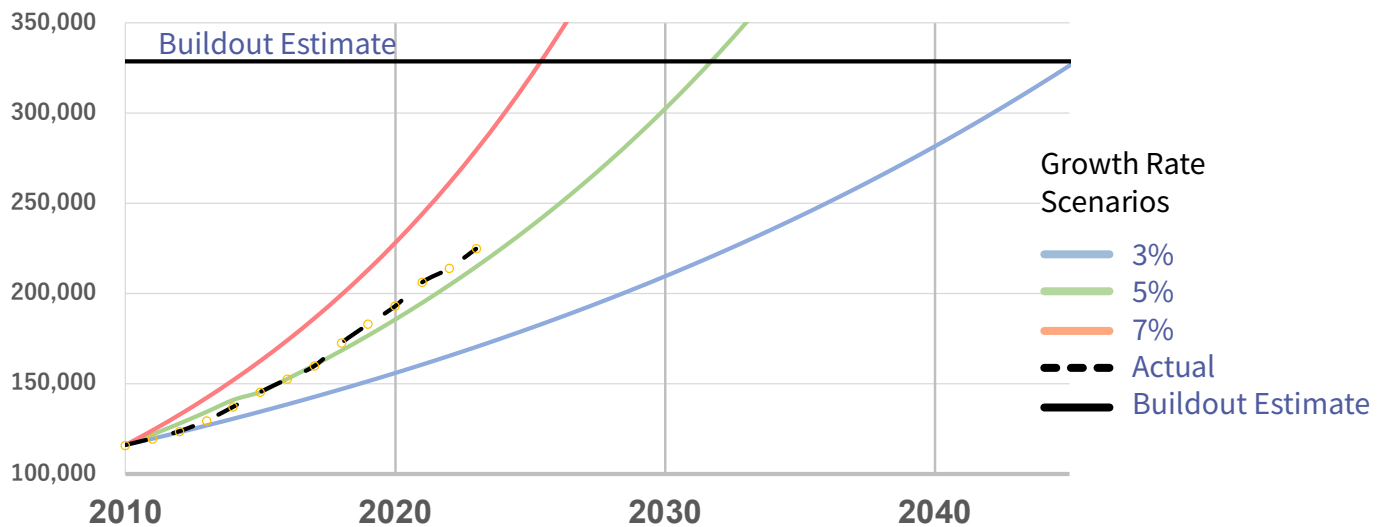
Projections

Frisco Buildout Update

The current buildout population is estimated at 329,000±.

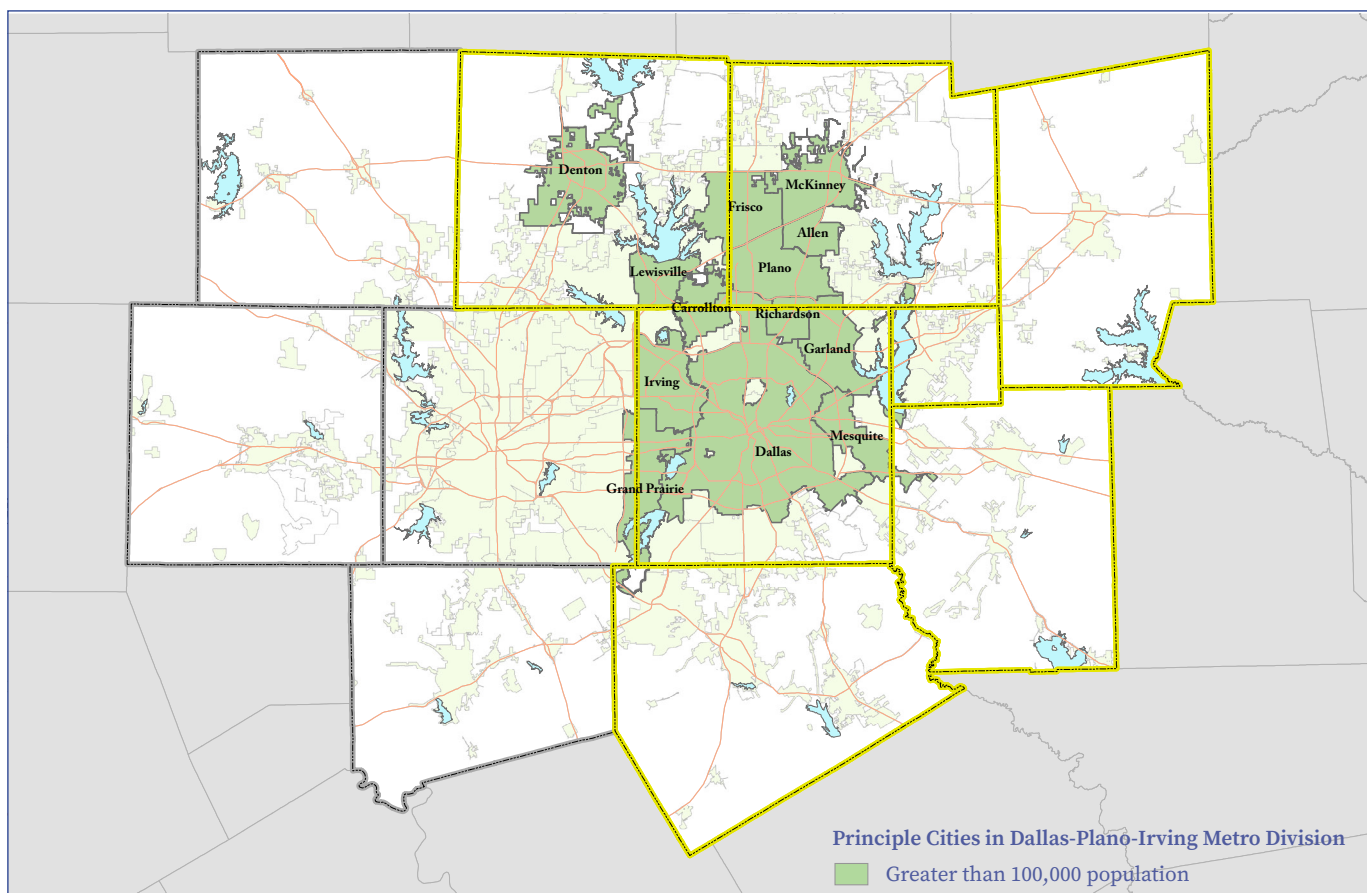
Factors affecting the buildout population of a growing city include;

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



Regional Comparison

Economic Profile

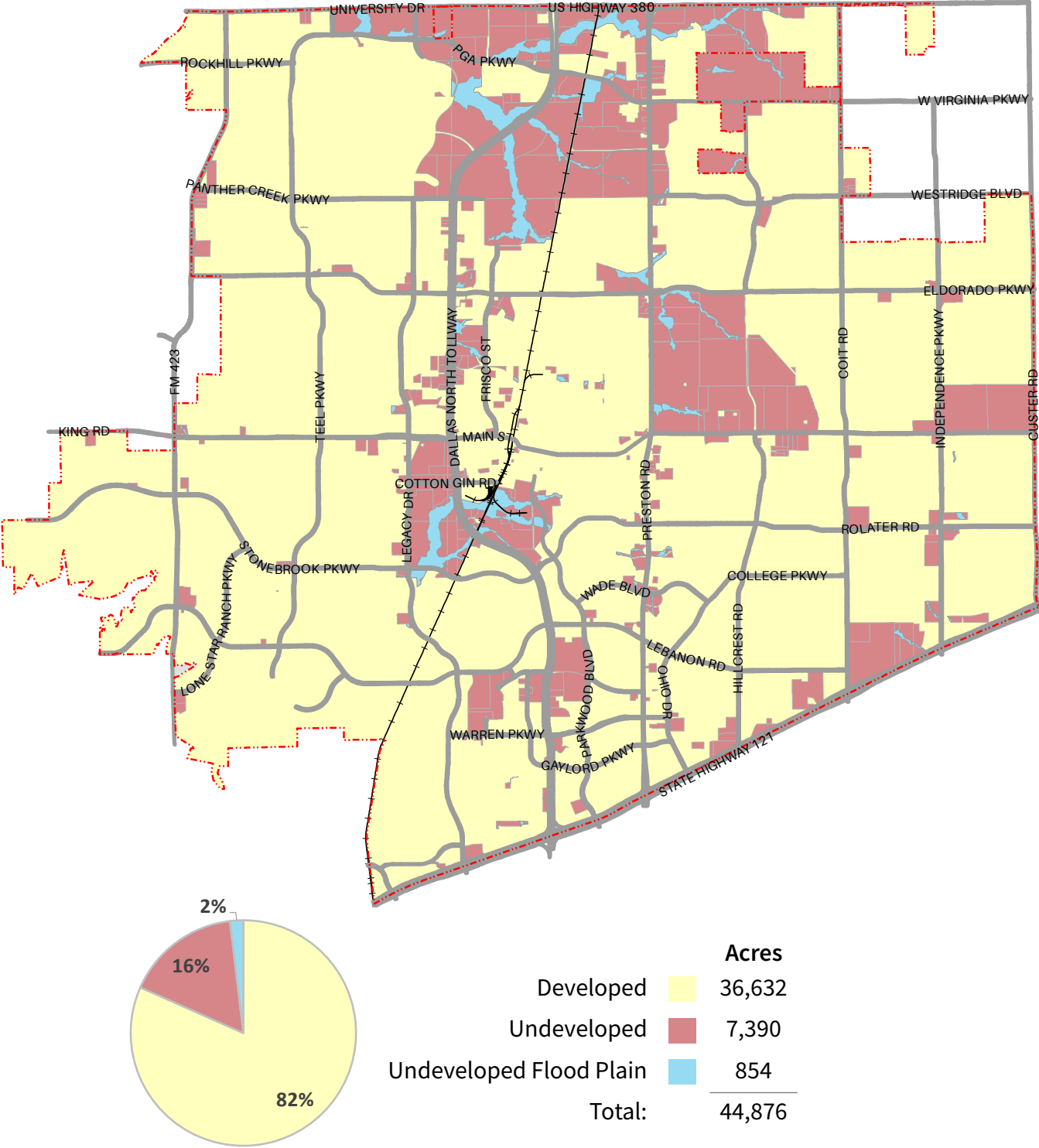


Principle City	Population	Median HH Income	% with Health Insurance	% Families below Poverty	% Unemployed	Occupation: Business, Science & Arts (%)	Occupation: Service (%)
Frisco	200,509	130,118	94.1	1.8	5.0	64.5	9.3
Allen	104,627	107,438	93.6	4.3	3.3	61.4	7.2
Carrollton	133,434	86,647	83.3	9.5	3.8	45.5	14.4
Dallas	1,304,379	57,995	76.5	13.6	6.0	40.3	15.2
Denton	139,869	64,873	86.2	11.2	6.4	43.9	15.3
Garland	246,018	61,607	76.9	12.6	5.2	29.6	19.6
Grand Prairie	196,100	68,473	81.4	11.6	4.6	32.1	15.0
Lewisville	111,822	75,915	83.9	7.6	6.9	43.1	16.2
McKinney	195,308	98,317	93.2	6.1	3.6	54.5	12.8
Mesquite	150,108	60,957	76.7	13.1	6.9	25.0	17.8
Plano	285,494	95,002	89.0	6.5	5.1	58.2	12.1
Richardson	119,469	85,580	87.1	7.2	7.0	57.1	12.0

Source: American Community Survey: 2021 1-year estimates

Land Available

Undeveloped land refers to parcels where there is no active construction activity.

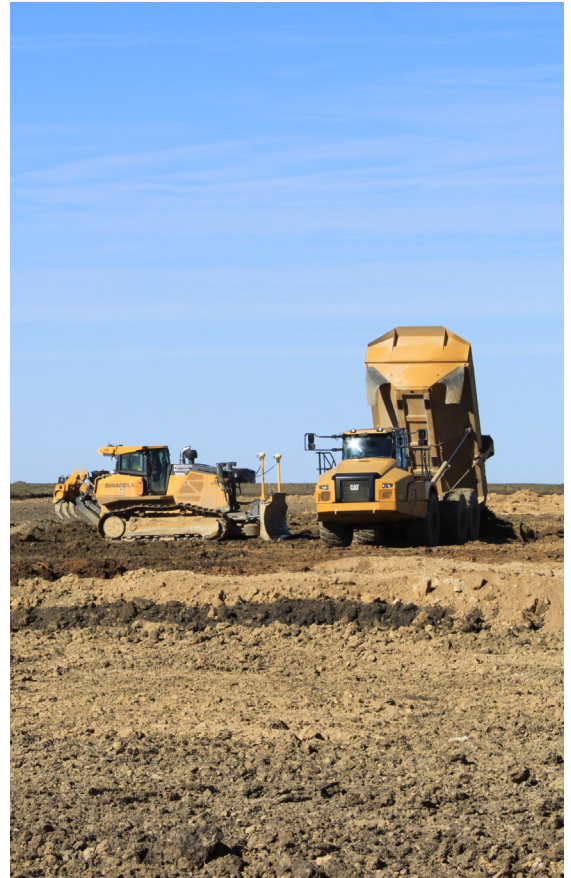


Project and Permit Activity

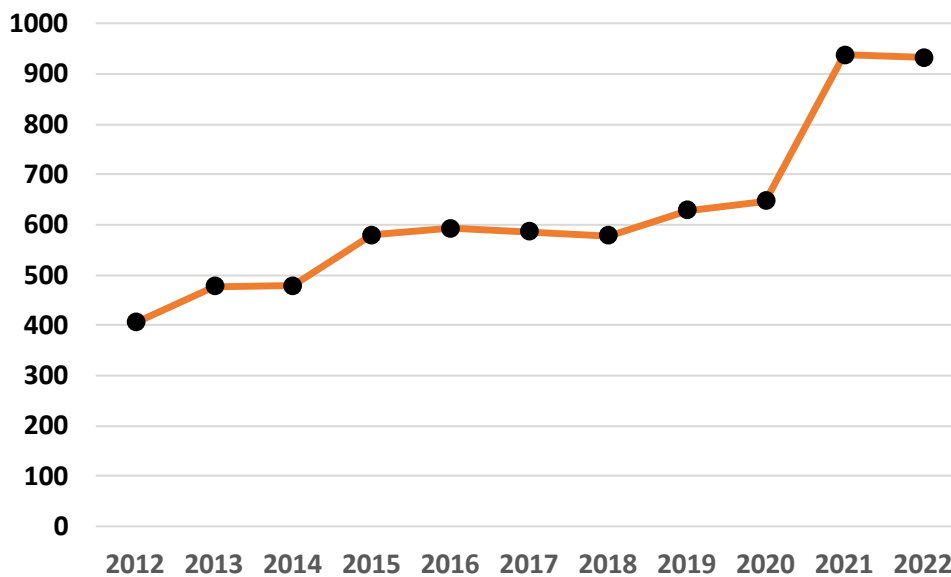
Project Submittals (2020-2022)

Application Type	2020	2021	2022
Amended Plat	5	3	1
Annexation	0	0	0
Comp Plan	2	0	0
Construction Set	71	123	85
Conveyance	19	21	35
Facade Plan	109	128	178
Final Plat	57	45	50
Misc Dev	0	7	5
Open Space	90	122	111
Prelim Plat Minor Am	1	2	5
Preliminary Plat	7	17	8
Preliminary Site Plan	33	58	52
Presubmittal Meeting*	NA	129	121
Replat	24	45	37
Site Plan	89	109	145
Specific Use Permit	19	6	5
Substantially Conforming Site Plan	93	100	71
Zoning	25	28	23
Grand Total	644	943	932

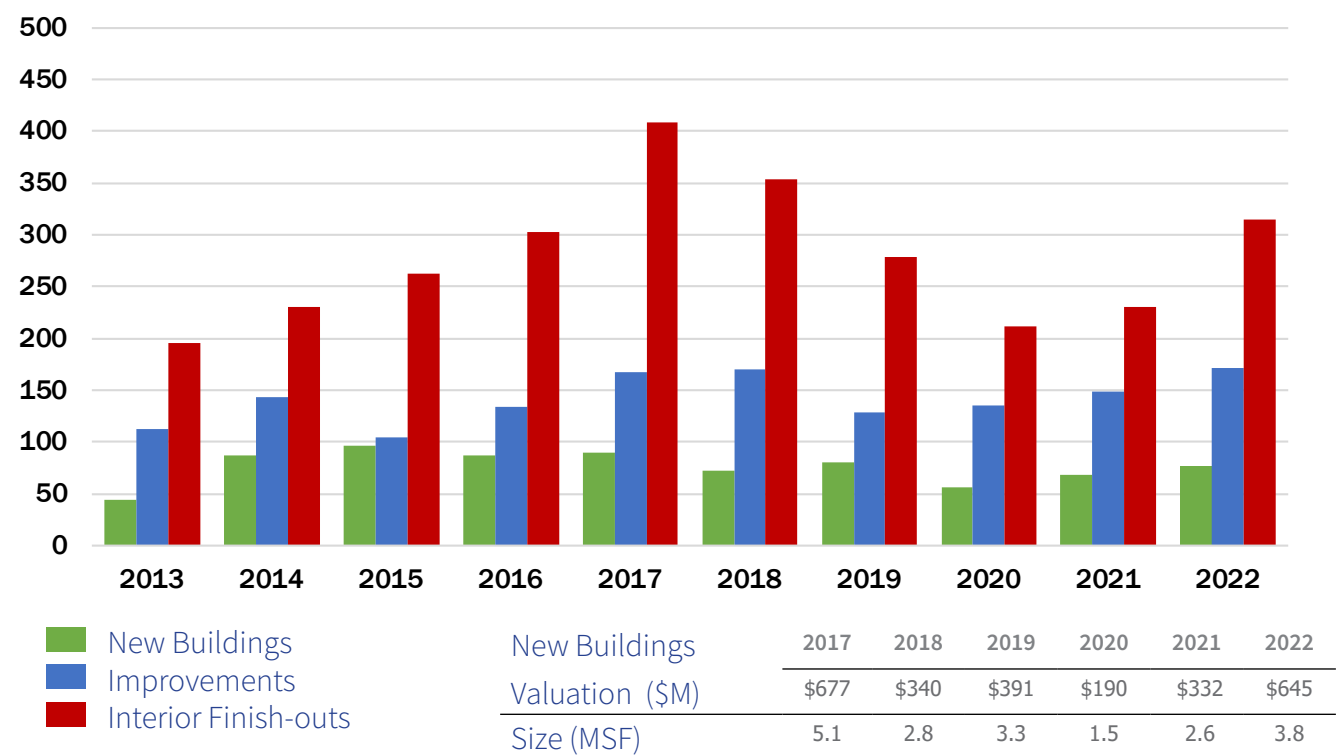
*Pre-submittal meetings are formal submittals since 2021.



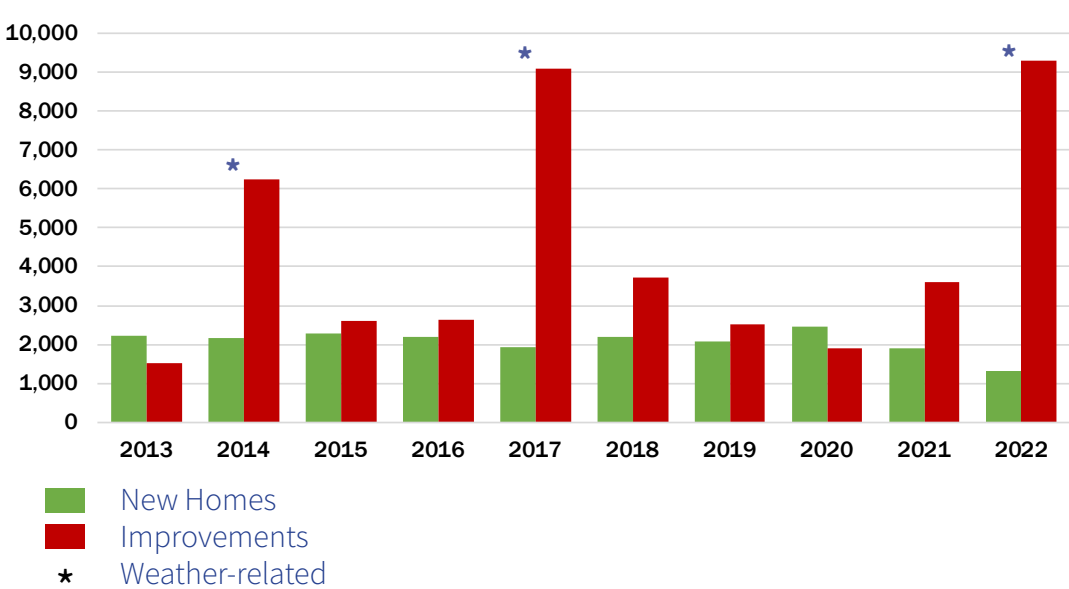
Development Submittals by Year (2012-2022)



Commercial Permits Issued



Residential Permits Issued

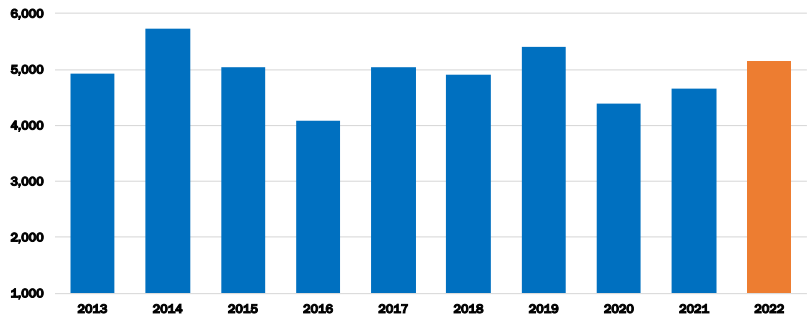


Other Permits

Issued

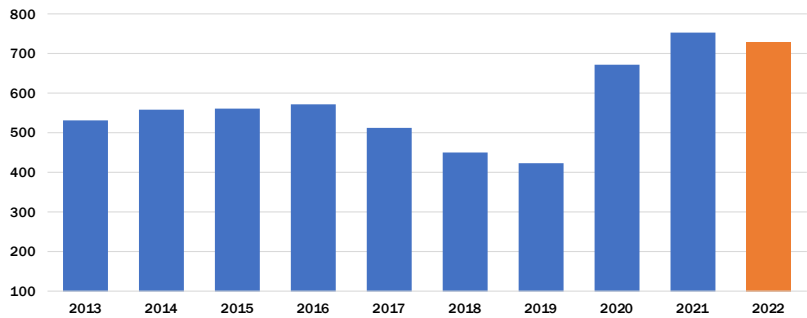
Mechanical, Electrical, & Plumbing

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



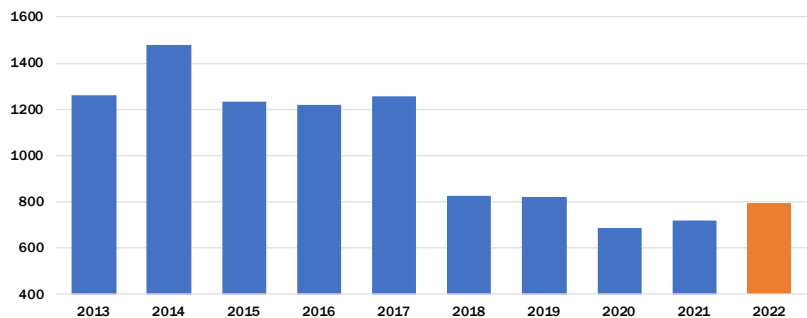
Pools

- Residential
- Semi-Public
- Non-residential



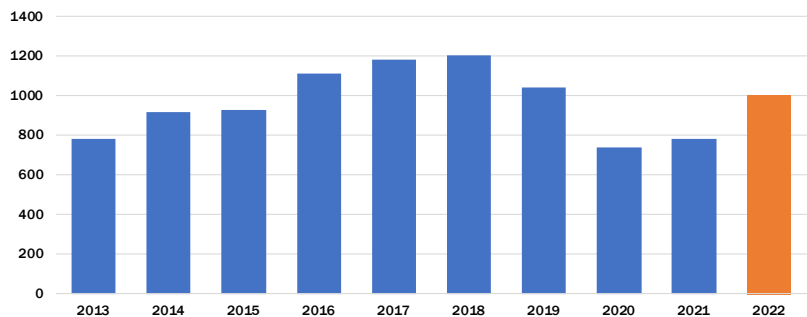
Fences/Walls

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



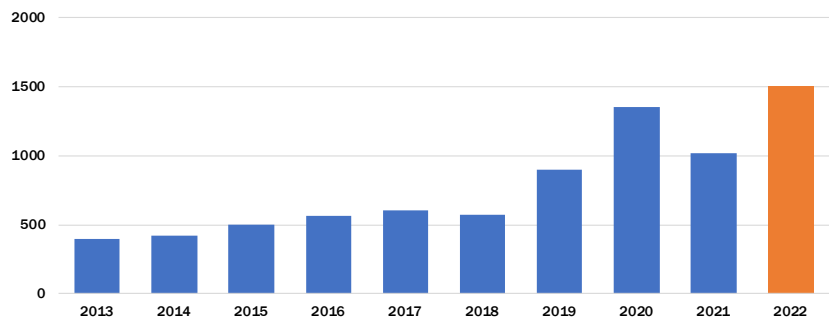
Signs

- Kiosk
- Real Estate
- Inflatable
- Canopy
- Wall



Health

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



Medical Facilities

Hospitals	Address	Beds
Baylor Scott & White Institute for Rehabilitation	2990 Legacy Drive	44
Baylor Scott & White Medical Center - Centennial	12505 Lebanon Rd	118
Baylor Scott & White Medical Center - Frisco	5601 Warren Parkway	68
Medical City Frisco	5500 Frisco Square Blvd	61
Texas Health Hospital	12400 Dallas Pkwy	63
Planned: Baylor Scott & White	PGA Pkwy / Frisco St	110
Private Psychiatric Hospital		Beds
Haven Behavioral Hospital of Frisco	5680 Frisco Square Blvd	70
Ambulatory Surgical Center		Suites
Baylor Scott & White Sports Surgery Center at the Star	3800 Gaylord Parkway Ste 410	6
Baylor Scott & White Surgicare at Centennial	4401 Coit Road Ste 100	6
CCRM Dallas Fort Worth	8380 Warren Parkway #201	2
Dallas IVF Surgery Center LLC	2840 Legacy Drive Ste 110	8
Frisco Surgical Center LLC	5616 Warren Parkway Ste 100	2
Legent Outpatient Surgery Frisco	8350 Dallas Parkway Ste 100	6
Medical City Surgery Center Frisco	5575 Frisco Square Blvd Ste 100	6
Preston Surgery Center, LLC	7589 Preston Road Ste 100	2
Scottish Rite For Children	5700 Dallas Parkway	3
Freestanding Emergency Medical Care Facilities		Stations
ER of Texas Frisco	16300 State Highway 121	8
Frisco ER	12600 Rolater Rd	2
Icare Emergency Room	2955 Eldorado Parkway Ste 100	9
Legacy ER	9205 Legacy Drive	9
Legacy ER	16151 Eldorado Pkwy	6

Source: [Texas Health and Human Services](#)

Senior Living

Assisted Living Facility	Address	Licensed Capacity
Beehive Homes Of Frisco	2660 Timber Ridge Drive	57
Bethesda Gardens Frisco	10588 Legacy Dr	100
Landing At Watermere Frisco	4300 Cotton Gin Road	136
Magnolia Assisted Living LLC	6974 Waverly Lane	8
Magnolia Assisted Living LLC	13305 Wimberley Dr	7
Magnolia Assisted Living LLC Cedar Creek	3259 Cedar Creek Trail	9
Mustang Creek Estates Frisco House	1200 W Main Street	90
Parkview in Frisco	7420 Rolling Brook	57
Parsons House Frisco	5850 Ohio Drive	100
Saddle Brook Memory Care Community	9966 Legacy Dr	130
Sunrise of Frisco	2680 Legacy Drive	104
The Cottages at Chapel Creek	8111 Wade Boulevard	90
Windhaven Senior Living Frisco	2828 Nature Way	64
Nursing Facility		
Stonemere Rehabilitation Center	11855 Lebanon Road	136
Victoria Gardens of Frisco	10700 Rolater Dr	118
Prairie Estates	1350 Main St	180
Age-Restricted Community		Units
Aspens at Wade Park		162
Artistry at Edgestone		188
Frisco Lakes		3,080
Parkview Independent Living		205
Watermere at Frisco		238

Source: [Texas Health and Human Services](#)

Commercial Open Space Standards

Photographs show results of the requirements for commercial open space after 5 years of administration. Open space plans for commercial property must include amenity features to make it interactive and usable.

- Sculptures, and/or pedestrian entry monuments/gateways
- Water features
- Tree groves/orchards
- Shade structures such as pavilions or pergolas
- Raised planter beds with plants of seasonal color and/or native plants with brick and/or stone veneer

Nonresidential Open Space Requirements (Ord. No. 17-08-51)

