



# 2011 DEVELOPMENT ACTIVITY REPORT

## Demographics

*Population, housing, and economic statistics for Frisco as of Jan 1, 2012.*

## Forecasting

*Population and FISD enrollment history and projections*

## Recent Development

*Approved projects, site plans, final plats, and a 2011 Growth Profile with summary data by county and quadrant*



[www.FriscoTexas.gov](http://www.FriscoTexas.gov)

**FRISCO, TX**





**IN RECOGNITION OF THEIR DEDICATED SERVICE TO THE CITY OF FRISCO IN 2011:**

**CITY MANAGER'S OFFICE**

**George Purefoy,**  
City Manager

**Henry Hill,**  
Deputy City Manager

**Ron Patterson,**  
Assistant City Manager

**Nell Lange,**  
Assistant City Manager

**CITY COUNCIL MEMBERS**

**Maier Maso,**  
Mayor

**Pat Fallon,**  
Mayor Pro Tem

**Scott Johnson,**  
Deputy Mayor Pro Tem

**Bob Allen**

**Jeff Cheney**

**John Keating**

**Tim Nelson**

**PLANNING & ZONING  
COMMISSIONERS**

**Jeff Tryoski,**  
Chair

**Will Russell,**  
Vice-Chair

**Bill Woodard,**  
Secretary

**Clint Richardson**

**John Hamilton**

**Rick Williamson**

**Bryan Dodson**

**Dave Wilcox**  
(Former Chair)

**Christopher Moss**  
(Former Vice-Chair)

**NOTES**

**COVER IMAGES: Forest Park Medical Center Construction Photos.** The medical center represents a \$114 million dollar investment and will bring 350 jobs to Frisco Square.

**PLEASE NOTE: This report is intended for informational purposes only.** The City of Frisco assumes no liability from the use of the information reported herein.

**ACRONYMS**

To save space, this report uses a variety of acronyms. Frequently utilized acronyms are shown below and in the table on the following page.

CO = Certificate of  
Occupancy

HU = Housing Unit

HH = Household  
(Occupied  
Housing Units)

SF = Single-Family

MF = Multi-Family

MXD = Mixed-Use  
Residential

SUP = Specific Use  
Permit

PD = Planned  
Development



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 details the approvals from 2011, but Development Services staff also processed 116 pre-submittals and 261 applications in 2011 (up from 188 in 2010).

Project information and status updates for development projects listed in this report can be found on the city web site at <https://eTrakIT.FriscoTexas.gov> or via email to Development Services at [ProjectInfo@FriscoTexas.gov](mailto:ProjectInfo@FriscoTexas.gov).

For additional information, contact Development Services at 972-292-5300.

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	OTHER COMMERCIAL
21	GROWTH PROFILE

PROJECTS SUBMITTED IN 2011		
TYPE OF PROJECT		TOTAL
AP	AMENDED PLAT	4
CP	CONVEYANCE PLAT	12
CS	CONSTRUCTION SET	32
DA	DEVELOPERS AGREEMENT	3
FP	FINAL PLAT	11
PP	PRELIMINARY PLAT	22
PSP	PRELIMINARY SITE PLAN	16
PSPCP	PRELIMINARY SITE PLAN CONVEYANCE PLAT	12
RP	REPLAT	11
SA	SUBDIVISION ORDINANCE AMENDMENT	1
SCSP	SUBSTANTIALLY CONFORMING SITE PLAN	36
SP	SITE PLAN	25
SPCP	SITE PLAN CONVEYANCE PLAT	2
SPFP	SITE PLAN FINAL PLAT	33
SPRP	SITE PLAN REPLAT	9
SUP	SPECIFIC USE PERMIT	9
Z	ZONING CASE	21
ZA	ZONING ORDINANCE AMENDMENT	2
TOTAL SUBMITTALS		261

# ABOUT FRISCO

**F**risco, Texas, is one of the fastest growing cities in America, capitalizing on its strategic location on the Dallas North Tollway corridor with easy access to amenities and a large consumer market.



**F**risco is one of the nation's brightest spots for development. The DFW region has over 5.7 million people, and more than 40 million people within a 600-mile radius of the Metroplex.

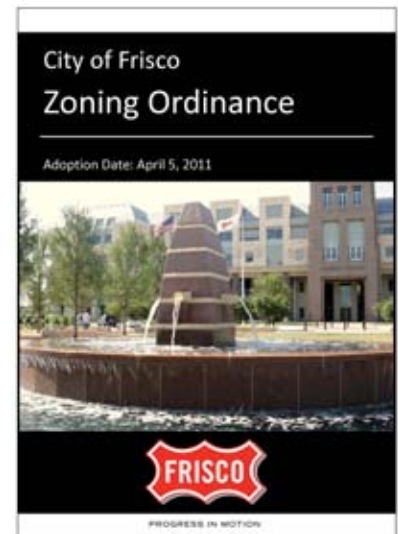
**G**uided by the City's Comprehensive Plan and the Parks Master Plan, the formula for managing and accommodating growth is working.

**M**easurable results include a low tax rate and strong permit activity (over 9,700 new single family and 360 new commercial permits issued since January 1, 2006).

**I**n 1990, the City's population stood at only 6,138 - but as of January 1, 2012 is over 123,730, and is expected to reach 280,000 when built out. To meet the needs of a growing population, Frisco has a wide variety of neighborhoods and housing types to meet the needs of different generations and lifestyles.

**F**or more information on development in Frisco, contact the Development Services Department at 972-292-5300.

# ZONING ORDINANCE UPDATE



**T**he City of Frisco completed a major revision to the Zoning Ordinance in 2011.

**A**pproved April 5, 2011, the new Zoning Ordinance modernized and updated the entire text, the first major update since 1993. The goals of the update were:

- Incorporating innovative and best practices of city planning into the Ordinance to ensure that Frisco continues to be a well-planned community in an environment of rapid growth and urbanization; and
- Creating a user-friendly format to assist in navigating the document by consolidating requirements and inserting hyperlinks throughout the document.

**T**he complete list of major changes can be found online at [www.FriscoTexas.gov/ZOUpdate](http://www.FriscoTexas.gov/ZOUpdate).

## MAJOR EMPLOYERS

Frisco ISD  
T-Mobile USA  
City of Frisco  
Amerisource Bergen  
Sinacola & Sons Excavating  
Collin College  
Conifer Health Solutions  
CLA USA  
Oracle USA  
Centré at Preston Ridge  
Stonebriar Centré

IKEA Frisco  
Market Street  
Tenet Texas RBO  
Kenexa Technology  
Fiserv Solutions  
Technisource  
Kroger Marketplace  
Genband  
Costco Wholesale  
Thyssen Krupp Elevator Corp  
Transplace TX LP

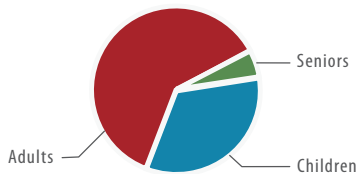
# FRISCO FACTS

The data below is a quick “at-a-glance” version of the most commonly requested statistics for the City of Frisco, as of January 1, 2012. For more information on this or any other demographic data, contact 972-292-5357.

## POPULATION

<b>Total Population:</b>	<b>123,730</b>
Males:	48.9%
Females:	51.1%
<b>Median Age:</b>	<b>34</b>
<b>Children:</b>	<b>33.3%</b>
Under 5	9.6%
5 - 17	23.7%
<b>Adults (18 - 64):</b>	<b>61.3%</b>
<b>Seniors (65+):</b>	<b>5.4%</b>
<b>Population w/ Disability:</b>	<b>4.3%</b>
<b>Seniors w/ Disability:</b>	<b>30.4%</b>

### POPULATION BY AGE GROUPS

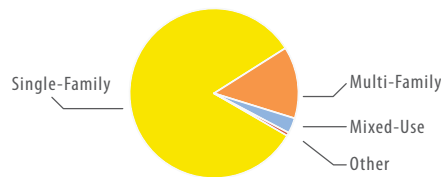


<b>Minority Population:</b>	<b>32.8%</b>
<b>White Alone:</b>	<b>67.2%</b>
<b>Black Alone:</b>	<b>7.8%</b>
<b>Asian Alone:</b>	<b>9.9%</b>
<b>Hispanic:</b>	<b>12.1%</b>
<b>Other:</b>	<b>5.1%</b>

## HOUSING

<b>Total Housing Units:</b>	<b>44,638</b>
<b>Single Family:</b>	<b>82.7%</b>
<b>Multi-Family or Mixed-Use:</b>	<b>16.7%</b>
<b>Owner Units:</b>	<b>74.2%</b>
<b>Rental Units:</b>	<b>25.0%</b>
<b>Vacancy Rate:</b>	<b>5.3%</b>

### HOUSING UNIT TYPES



<b>Total Households (HH):</b>	<b>42,250</b>
<b>Married Couple HH:</b>	<b>67.0%</b>
w/ children	42.5%
w/o children	24.5%
<b>Single Person HH:</b>	<b>17.5%</b>
<b>Other Households:</b>	<b>33%</b>
<b>HHs w/ Senior:</b>	<b>11.3%</b>
<b>HHs w/ Children:</b>	<b>51.7%</b>
<b>Single Parent HHs:</b>	<b>7.6%</b>
<b>Average HH Size:</b>	<b>2.93</b>
<b>Average Family Size:</b>	<b>3.35</b>

## ECONOMY

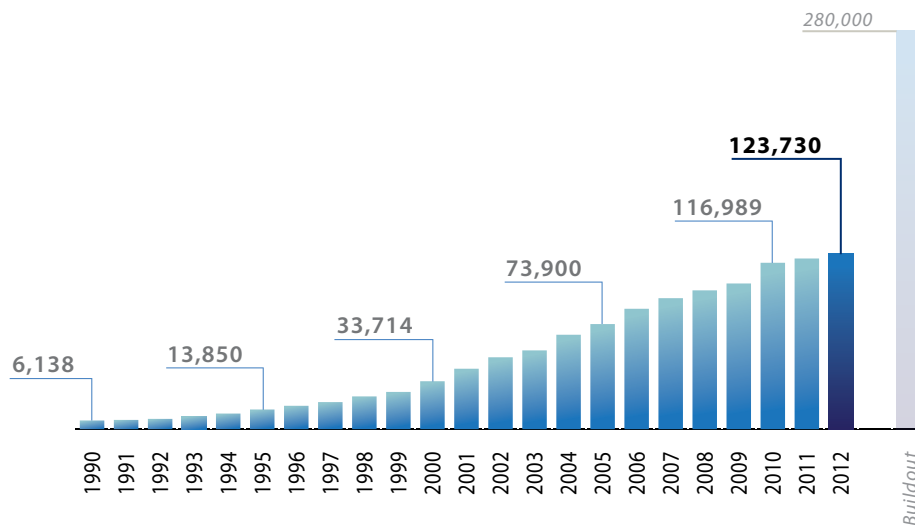
<b>Median HH Income:</b>	<b>\$100,868</b>
<b>Workforce Estimate:</b>	<b>55,031</b>
<b>Educational Attainment:</b>	
High-School / GED:	97.0%
Bachelor's or greater:	56.0%
<b>Unemployment Rate:</b>	<b>5.7%</b>
<b>Top Occupations:</b>	
Mgmt, Science, Bus:	54.9%
Sales & Office:	26.5%
Service:	14.0%
<b>Avg Commute (minutes):</b>	<b>27.3</b>
<b>Method of Commute:</b>	
Drive Alone:	81.0%
Carpool:	6.0%
Public Transit:	< 0.1%
Worked at Home:	11.0%
<b>Median Home Value:</b>	<b>\$237,000</b>
<b>Median Mortgage:</b>	<b>\$2,021</b>
<b>Median Rent:</b>	<b>\$1,065</b>
<b>Housing Burden (&gt;30% Income)</b>	
Homeowner	27.5%
Renter	50.8%
<b>Poverty Rate:</b>	<b>5.8%</b>
Families:	4.9%
Children:	7.5%
Seniors:	2.4%

# POPULATION GROWTH & PROJECTIONS

As of January 1, 2012, the population of Frisco was estimated at 123,730. The annual growth rate in 2011, at 3.1%, was essentially unchanged from 2010, adding more than 3,700 residents. (For information on housing starts, see pages 9 and 14.)

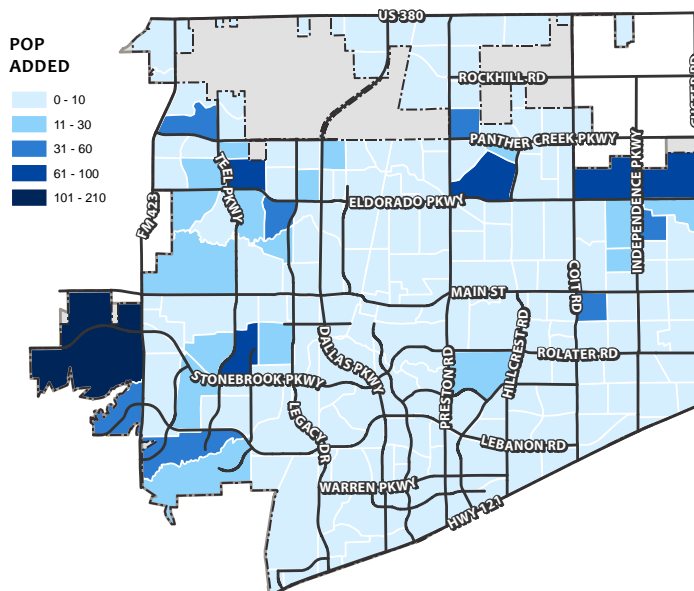
If the single-family activity remains steady, the 2012 growth rate will be slightly higher due to new Multi-Family and Mixed-Use Residential units that will open within the year.

Projects currently in the pipeline are expected to bring the City of Frisco population to over 156,000 by 2020. Several large projects are expected to come online starting in 2012, including single-family, multi-family and mixed-use. These projects alone, when completed, will add over 20,000 people and 8,500 housing units.

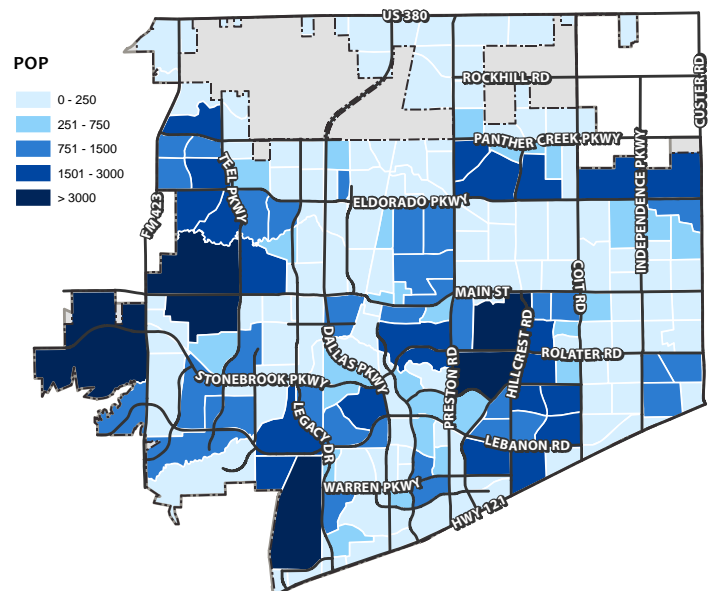


BUILD-OUT YEAR BY ANNUAL GROWTH RATE			
Year	3%	5%	7%
2015	134,600	145,350	156,750
2020	156,000	185,500	219,800
2025	180,900	236,700	280,000 (in 2023)
2030	209,650	280,000 (in 2029)	
2035	243,000		
2040	280,000		

## Population Growth



## Population Distribution





# EDUCATIONAL FACILITIES

## Schools & Day Cares

Approximately 1/4 of Frisco's population are school-aged children, with another 10% under 5 years old. 51.7% of Frisco Households have one or more child, with 42.5% of households married with children. Educational facilities continue to open to meet the needs of our rapidly growing, family-oriented population.

- The Frisco Independent School District has expanded capacity (see page 13).
- New private schools are in the process, including Holy Cross Catholic School.
- At least one new day care opens each year.

### Public Schools:

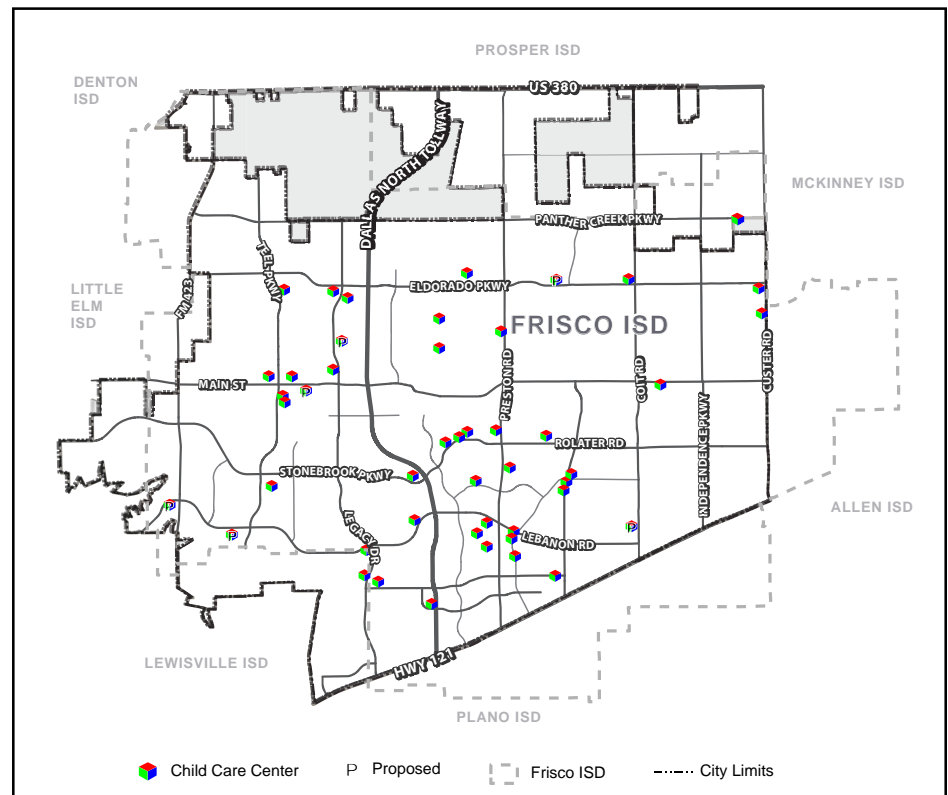
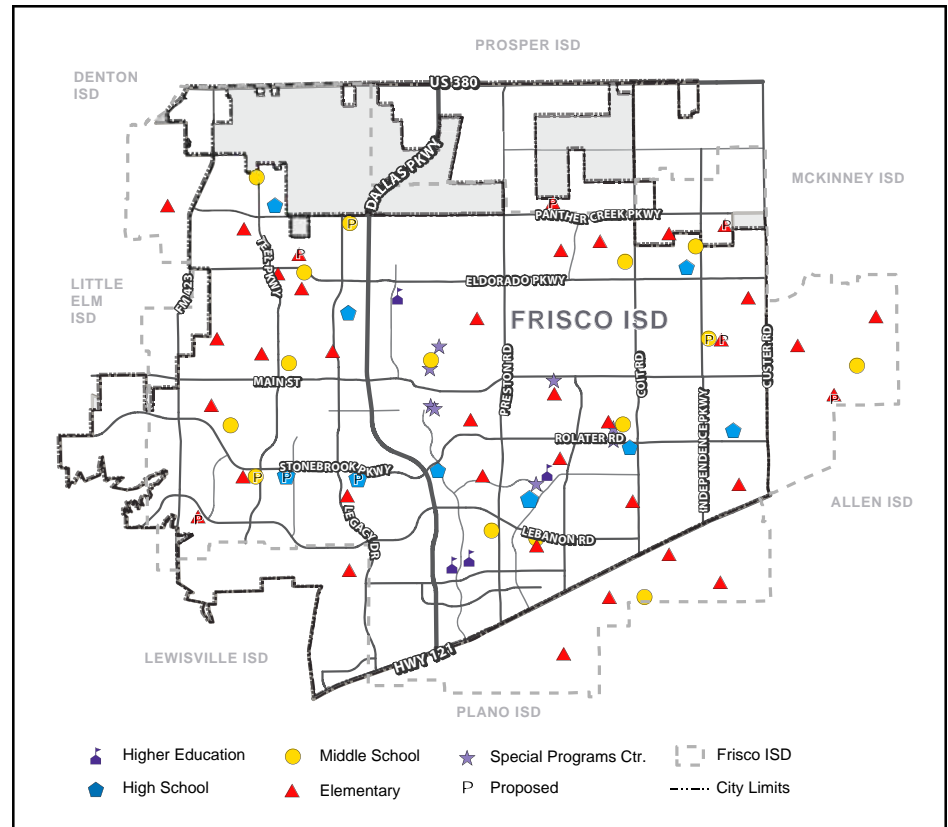
4 school districts, primarily FISD  
 35 Elementary Schools  
 (4 new proposed)  
 13 Middle Schools  
 (3 new proposed)  
 6 High Schools  
 (1 new proposed)  
 4 Special Program Schools

### Private Schools:

Legacy Christian Academy  
 (new High School opens in 2012)  
 Holy Cross Catholic School  
 (opens 2012)  
 39 Child Care facilities

### Higher Education:

Amberton University  
 University of Dallas  
 - Frisco Learning Center  
 UT Arlington  
 - MBA Professional Cohort at Frisco  
 Collin College  
 - Preston Ridge Campus

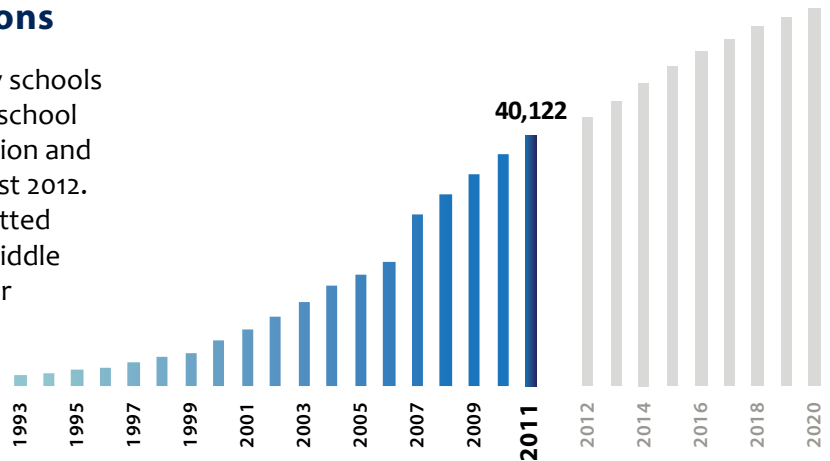


# EDUCATIONAL FACILITIES

## FISD Enrollment History & Projections

Frisco Independent School District had an enrollment of 40,233 students for the 2011/2012 school year (up 7.6% from the prior year). FISD is projecting an enrollment of over 60,000 students by 2020, remaining one of the fastest growth school districts in the nation.

Three elementary schools and one middle school are under construction and set to open in August 2012. FISD has also submitted plans for another middle and high school. For more school development activity, see page 13.

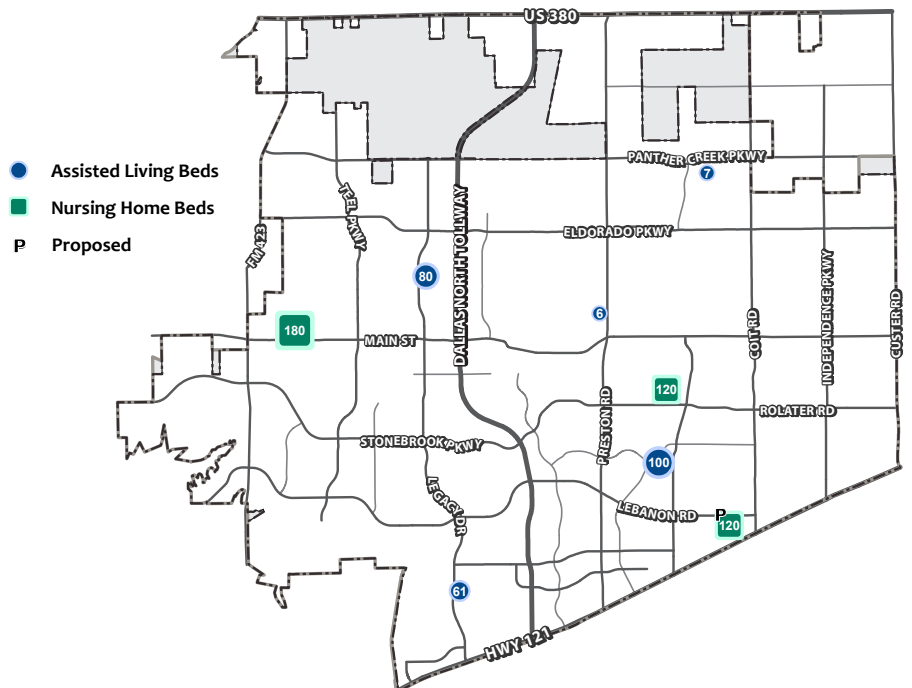


Building elevation illustrations for FISD Middle School #13 (above) and High School #7 (below).

## SENIOR SERVICES & NURSING FACILITIES

Frisco's Senior population has also been growing rapidly, from 3.6% in 2000 to 5.4% (6,300) in 2010. Following national demographic trends, Frisco will see a growth in this segment of population as the Baby Boomers transition into retirement years.

The City received one application for a new nursing home in 2011. The map at the right shows the number of beds per facility for existing and proposed sites.



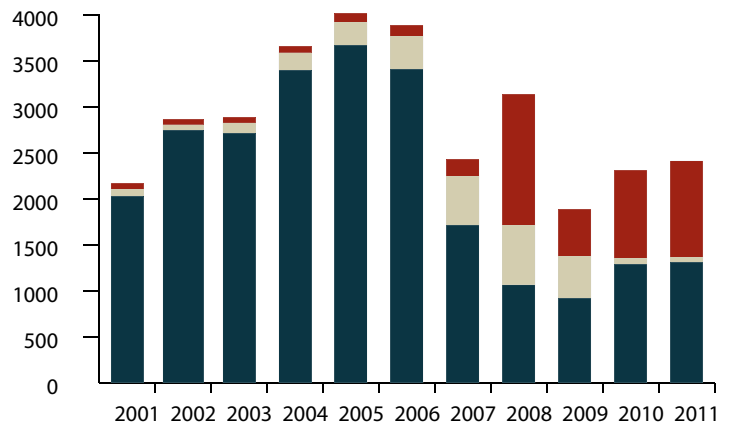


# HOUSING STARTS

## Permit Activity

New Single-Family (SF) construction activity was up slightly in 2011, with 1,306 SF permits issued in 2011 compared to 1,284 in 2010.

Permits were issued for one Multi-Family (MF) and one Mixed-Use Residential (MXD) project, with 241 and 335 units respectively. Several MXD permits are expected to be issued in 2012.



YEAR	SNEW	SADD	SALT	TOTAL
2007	1,717	532	177	2,426
2008	1,063	643	1,426	3,132
2009	922	454	511	1,887
2010	1,284	63	967	2,314
2011	1,306	60	1,046	2,412

YEAR	MNEW
2007	1,717
2008	1,063
2009	922
2010	0
2011	576

■ New  
■ Addition  
■ Remodel  
 SNEW = NEW Single-Family  
 SADD = Single-Family ADDITION  
 SALT = Single-Family REMODEL  
 MNEW = NEW Multi-Family or Mixed-Use Residential

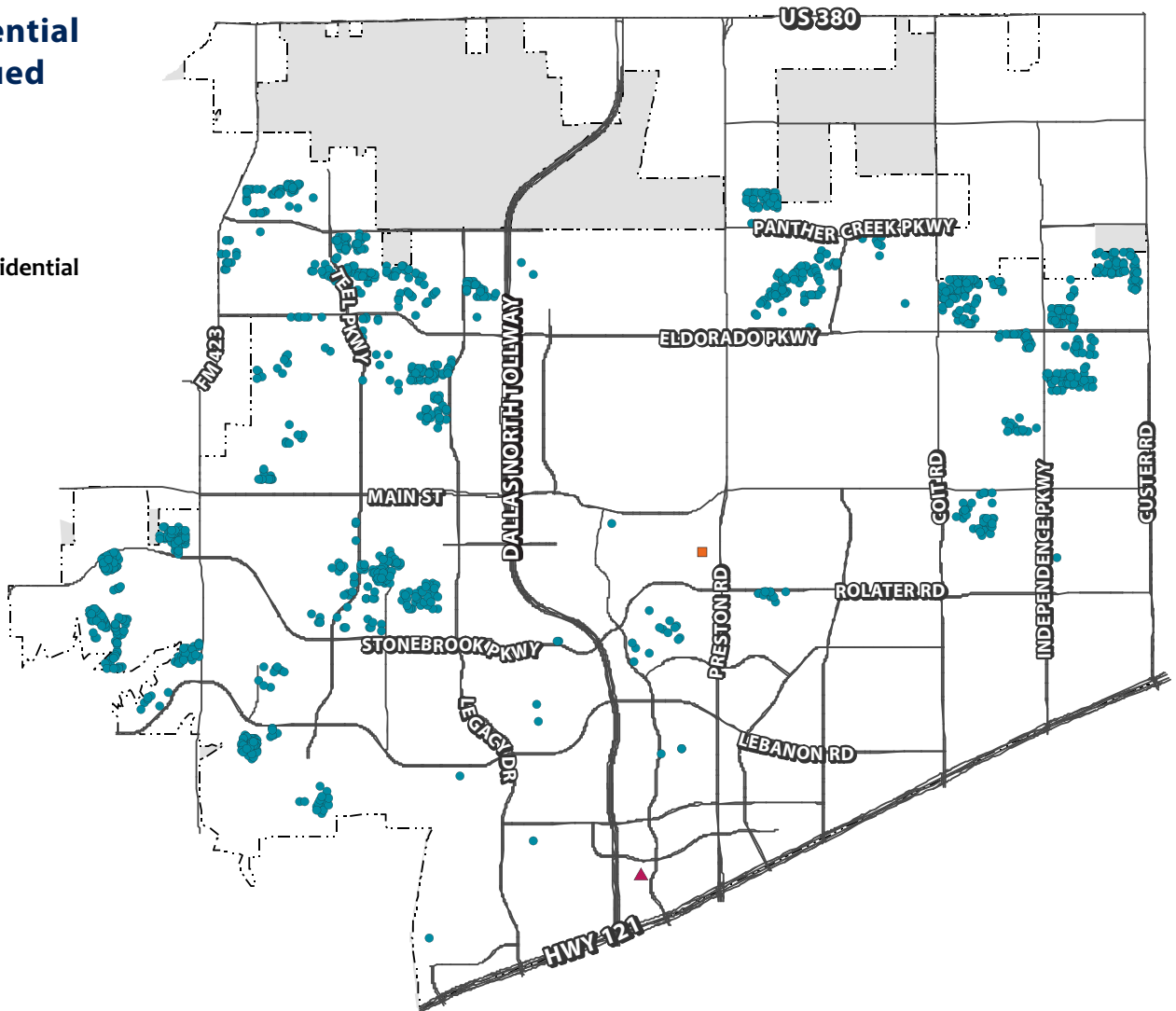
SUBDIVISIONS WITH 10 OR MORE HOUSING STARTS IN 2011	SNEW ISSUED
AUSTIN RIDGE AT LONE STAR RANCH PH 1	68
WINDING CREEK ESTATES	57
FRISCO LAKES - VILLAGE 11	48
FRISCO LAKES - VILLAGE 20, PH 2	44
CROWN RIDGE, PH 2	43
VILLAGE LAKES, PH 2B	42
VILLAGES @ WILLOW BAY, PH. 6	40
STONELAKE ESTATES WEST, PH 2	39
PARK PLACE ESTATES	39
VILLAGES OF STONELAKE, PH 1C	39
SHADDOCK CREEK ESTATES, PH 4B	37
NEWMAN VILLAGE, PH 1	37
KNOLLS OF FRISCO, PH 2A	36
VILLAGES @ WILLOW BAY, PH 5	29
LANDING @ WATERSTONE, PH 2	29
STONEWATER ESTATES	28
CYPRESS CREEK, PH 2	27
VILLAGES @ WILLOW BAY SOUTH, PH 1	25
COBB FARM, PH 2	23
FRISCO LAKES - VILLAGE 14	23
HILLS OF KINGSWOOD, PH 1	22
DOMINION @ PANTHER CREEK, PH 4A	21
DOMINION @ PANTHER CREEK, PH 2	21

SUBDIVISIONS WITH 10 OR MORE HOUSING STARTS IN 2011	SNEW ISSUED
GRAYHAWK, SEC 2, PH 6	21
CHRISTIE RANCH, PH 2A	19
SHADDOCK CREEK PH V	19
FRISCO LAKES - VILLAGE 15, PH 2	18
VILLAGE LAKES, PH 1	18
BIRMINGHAM ESTATES	17
VILLAGES OF STONELAKE ESTATES, PH 1A	16
VILLAGES OF STONELAKE, PH 1B	16
SEDONA	16
THE VILLAGE @ PANTHER CREEK, PH 1	14
GRAYHAWK, SECTION 2, PH 5	14
CHRISTIE RANCH, PH 2B, 2C, & 2D	13
DOMINION @ PANTHER CREEK, PH 3	13
SORANO	13
MEADOW CREEK, PH 2	13
VILLAGES @ WILLOW BAY, PH 4	11
CREEKSIDE @ PRESTON, PH 3	11
GRAYHAWK, PH 11	11
GRIFFIN PARC, PH 2	10
STONE CREEK VILLAGE, PH 2	10
WYNNGATE	10
COUNTRY CLUB RIDGE @ THE TRAILS, PH 2	10

# HOUSING STARTS

## 2011 Residential Permits Issued

- Single-Family
- Multi-Family
- ▲ Mixed-Use Residential



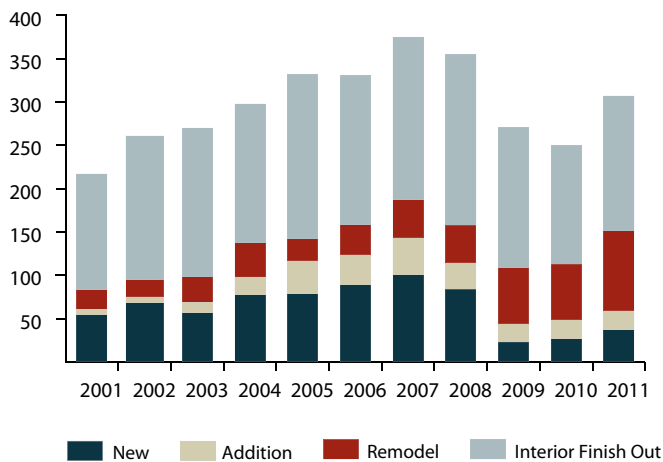
## Future Housing Activity

Plat activity is up as well, with 3,088 lots submitted for platting in 2011, up from 931 in 2010. The table below lists the Preliminary Plats (PP) submitted in 2011. See page 14 for approved Site Plans and Final Plats.

PLAT	SUBDIVISION	LOTS	PLAT	SUBDIVISION	LOTS
PP11-0001	HIGHLAND RIDGE	117	PP11-0013	PHILLIPS CREEK RANCH, PH 1	106
PP11-0002	LAWLER PARK NORTH	344	PP11-0014	PHILLIPS CREEK RANCH, PH 2	124
PP11-0003	VILLAGES @ WILLOW BAY SOUTH, PH 2-5	408	PP11-0015	FRISCO LAKES - VILLAGE 08	124
PP11-0004	COBB FARM, PH 3A & 3B	131	PP11-0016	CROWN RIDGE, PH 3	143
PP11-0005	NEWMAN VILLAGE MODEL HOME PARK	11	PP11-0017	RICHWOODS, PH 1-11	504
PP11-0007	SHERIDAN - PHILLIPS CREEK RANCH	314	PP11-0018	KINGSWOOD VILLAGE	165
PP11-0008	CREEKSIDE @ PRESTON, PH 4C	91	PP11-0019	SADDLEBROOK, PH 3	43
PP11-0009	NEWMAN VILLAGE, PH 2A	74	PP11-0020	QUAIL MEADOW, PH 3	62
PP11-0010	THE SHORES @ WATERSTONE, PH 2	93	PP11-0021	LATERA, PH 2 & 3	77
PP11-0012	RIDGEVIEW @ PANTHER CREEK, PH 1	118	PP11-0022	FRISCO LAKES - VILLAGE 24, PH 2	39

# COMMERCIAL PERMIT ACTIVITY

## 2011 Commercial Permits



There were 37 new commercial permits issued in 2011 (up from 27 in 2010), as well as 155 interior finish outs, 93 alterations, and 22 additions permitted.

New Construction (CNEW) activity in 2011 had a combined investment value of \$113,886,596. CNEW and CADD (Commercial additions) increased commercial space a total of 1,109,246 square feet and 53,788 square feet respectively.

As of the date of publication of this report, the City of Frisco has a total of 13,341,153 square feet commercial space.

COMMERCIAL SPACE	SQ FT
Retail Space	8,682,440
Office Space	4,658,713
<b>TOTAL</b>	<b>13,341,153</b>









Commercial projects completed in 2011 include Costco Wholesale (DNT & Eldorado), the Fisd Administration Building, and the Wingate by Wyndham Hotel (SH 121 & Independence).

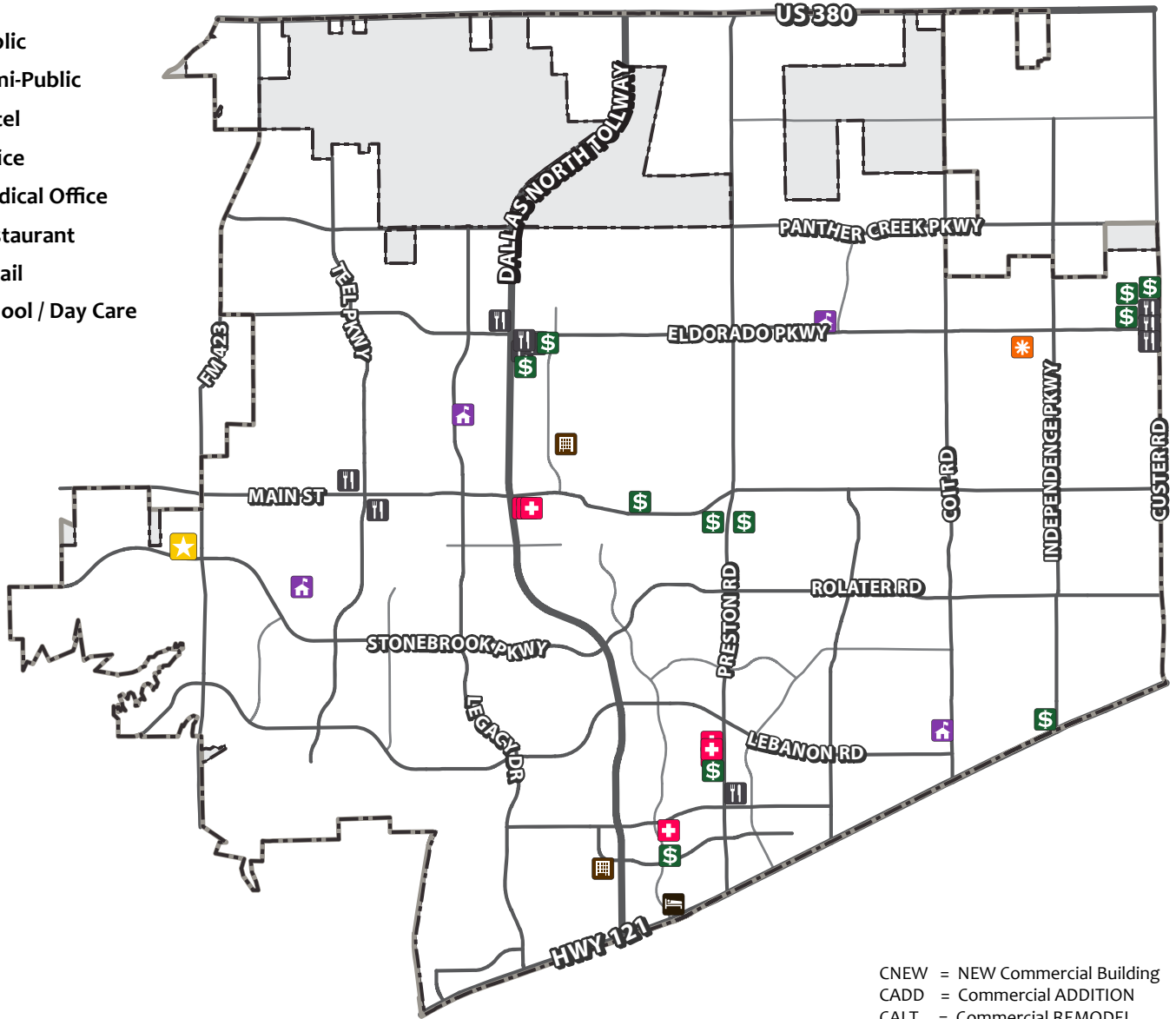
Projects currently under construction and expected to completed in 2012 include the Forest Park Medical Center, Home 2 Suites by Hilton, and Frisco Fire Station #7.

## 2011 New Commercial Permits Issued

PERMIT NO.	USE TYPE	PROJECT NAME
B10-0662	RESTAURANT	ROSA'S CAFÉ
B10-1411	RETAIL	RACETRAC #933
B10-1699	RETAIL	FRISCO FAMILY SERVICES RESALE BUILDING
B10-2049	RETAIL	MR CLEAN CAR WASH & OIL LUBE FACILITY
B10-2211	RETAIL	O'REILLY AUTO PARTS
B10-2538	RESTAURANT	MCDONALDS
B10-2565	MEDICAL OFFICE	FOREST PARK MEDICAL CENTER
B10-2661	RESTAURANT	RAISING CANE'S
B10-2715	RETAIL	PETCO
B11-0010	RETAIL	COSTCO WHOLESALE
B11-0011	RETAIL	COSTCO FUEL CENTER
B11-0012	RETAIL	CUSTER STAR RETAIL SHELL BLDG B2
B11-0074	MEDICAL OFFICE	FOREST PARK MEDICAL CENTER GARAGE & BRIDGE
B11-0079	MEDICAL OFFICE	FOREST PARK MEDICAL OFFICE & RETAIL
B11-0092	RESTAURANT	RAISING CANE'S
B11-0149	RETAIL	7-ELEVEN
B11-0510	SCHOOL	FISD - NICHOLS ELEMENTARY
B11-0529	RESTAURANT	MCDONALDS
B11-0531	RESTAURANT	MCDONALDS
B11-0565	RESTAURANT	CHICKEN EXPRESS
B11-0652	DAY CARE	CHILDREN'S LIGHTHOUSE DAY CARE
B11-1067	DAY CARE	LEGACY MONTESSORI
B11-1143	OFFICE	ALTRIA REDUCED
B11-1245	PUBLIC	FRISCO FIRE STATION 7
B11-1268	RETAIL	HICKORY CENTER @ PRESTON
B11-1305	RESTAURANT	WHATABURGER
B11-1422	RETAIL	BRAUMS
B11-1604	RETAIL	KWIK DRY CLEAN
B11-1615	DAY CARE	CREATIVE WORLD SCHOOL
B11-1767	HOTEL	HOME 2 SUITES BY HILTON
B11-1967	RESTAURANT	WENDY'S
B11-2063	RETAIL	FRISCO CORNERS OFFICE PARK, BLDG 1
B11-2068	RETAIL	FRISCO CORNERS OFFICE PARK, BLDG 2
B11-2069	RETAIL	FRISCO CORNERS OFFICE PARK, BLDG 3
B11-2260	MEDICAL OFFICE	FRISCO URGENT CARE & CLINIC
B11-2494	SEMI-PUBLIC	THE ARBORS @ WILLOW BAY SOUTH AMENITY CENTER
B11-2562	RESTAURANT	DAIRY QUEEN

# COMMERCIAL PERMIT ACTIVITY

-  Public
-  Semi-Public
-  Hotel
-  Office
-  Medical Office
-  Restaurant
-  Retail
-  School / Day Care



CNEW = NEW Commercial Building  
 CADD = Commercial ADDITION  
 CALT = Commercial REMODEL  
 CIFO = Interior Finish Out

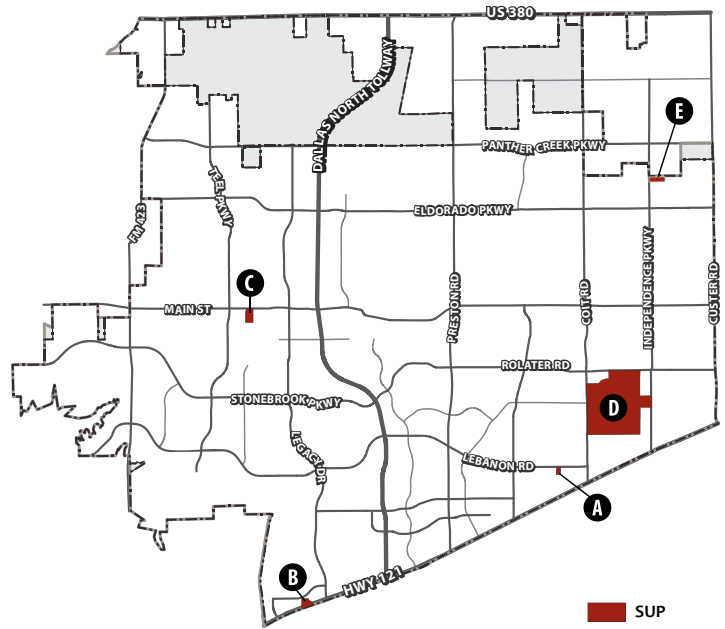
## Commercial Permits History

YEAR	CNEW		CADD		CALT		CIFO		TOTAL PERMITS
	Permits	Sq Ft	Permits	Sq Ft	Permits	Sq Ft	Permits	Sq Ft	
2007	101	3,451,744	43	983,789	42	1,709,642	169	1,186,856	355
2008	84	1,201,971	39	2,531,351	39	491,563	194	1,104,852	356
2009	23	533,514	21	397,140	64	570,876	167	899,097	275
2010	27	737,898	22	148,367	66	325,578	137	998,229	252
2011	37	1,109,246	22	53,788	93	629,627	155	790,403	307

# PROJECTS APPROVED IN 2011

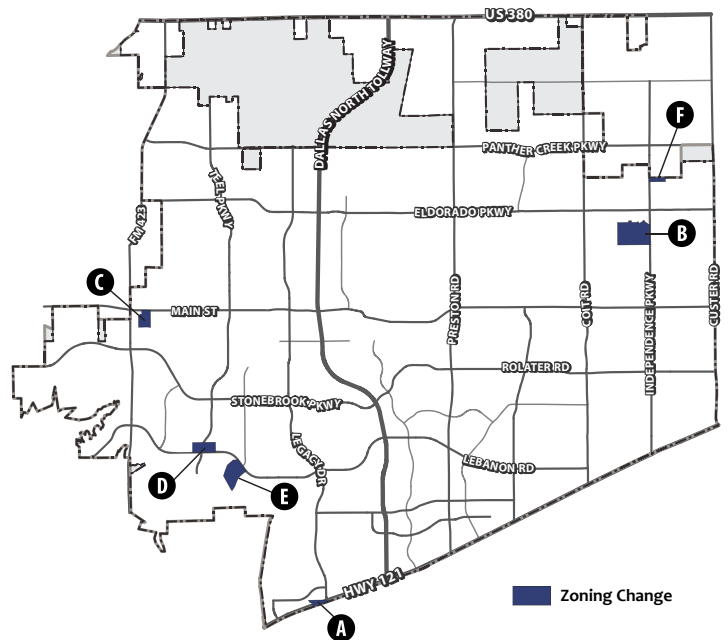
## Specific Use Permits

CASE & ORDINANCE	DESCRIPTION
<b>A</b> SUP11-0001 11-06-18	<b>Lebanon South</b> South of Lebanon, 2,000± ft west of Coit Nursing/convalescent home
<b>B</b> SUP11-0002 11-06-19	<b>Legacy 121 Addition</b> North of SH 121, 1,200± ft west of Legacy Automobile sales/leasing
<b>C</b> SUP11-0003 11-08-26	<b>Grace Avenue United Methodist</b> South of Main, 1,300± ft west of Legacy Child day care center
<b>D</b> SUP11-0004 11-08-28	<b>Richwoods</b> South of Rolater and North of CR 68 between Coit & Independence Private street development (gated subdivision)
<b>E</b> SUP11-0006 11-11-49	<b>Eternity Community Church</b> East of Independence, 2,300± ft north of Eldorado Religious facility



## Zoning Changes

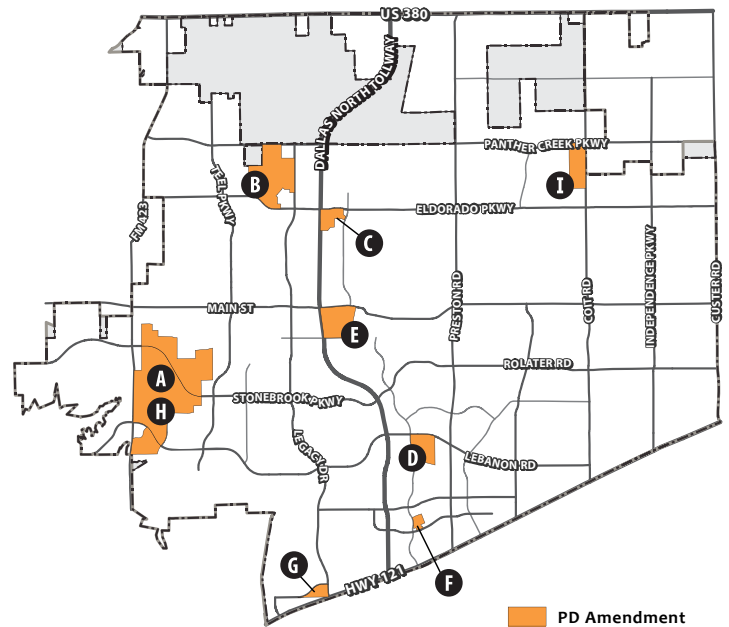
CASE & ORDINANCE	DESCRIPTION
<b>A</b> Z10-0002 11-01-01	<b>Legacy Creek</b> North of SH 121, 400± ft west of Legacy FROM Highway TO PD-Retail/Office-2
<b>B</b> Z11-0002 11-05-12	<b>West of Independence, 1,200± ft south of Eldorado Pkwy</b> FROM SF-8.5/SF-7/PH TO SF-8.5/SF-7
<b>C</b> Z11-0009 11-11-50	<b>Oakmont @ Frisco</b> North of Old Newman, 600± ft east of FM 423 FROM Retail TO PD-Retail/Patio Home
<b>D</b> Z11-0010 11-09-34	<b>Saddlebrook/Quail Meadow III</b> NWC & NEC Teel & Lebanon FROM Retail TO Patio Home
<b>E</b> Z11-0011 11-08-31	<b>Kingswood Villas</b> SWC Lebanon & Rock Creek Pkwy FROM PD-189/MF-15/C-1 TO Patio Home
<b>F</b> Z11-0014 11-11-48	<b>Eternity Community Church</b> East of Independence, 2,300± ft north of Eldorado FROM Agricultural TO Single Family-8.5



# PROJECTS APPROVED IN 2011

## Amendments to Planned Developments (PDs)

CASE & ORDINANCE	DESCRIPTION
<b>A</b> Z10-0004 11-03-08	<b>Phillips Creek Ranch</b> Amend PD-202 development standards and site layout.
<b>B</b> Z10-0006 11-01-03	<b>Newman Village</b> Amend PD-211 development standards and garage requirements.
<b>C</b> Z11-0001 11-06-20	<b>Tollway &amp; Eldorado Pkwy</b> Amend PD-156-Retail development standards, zoning exhibit, and PD boundaries.
<b>D</b> Z11-0004 11-08-24	<b>Insight for Living SEC Parkwood &amp; Lebanon</b> Amend PD-193 to expand the PD boundaries and allow accessory residential.
<b>E</b> Z11-0007 11-07-23	<b>Frisco Square SEC Main &amp; DNT</b> Amend PD-153 to simplify the PD document (no change to development standards or exhibits).
<b>F</b> Z11-0008 11-09-33	<b>Cool Springs Ph II NEC Gaylord &amp; Parkwood</b> Amend PD-207 to expand the PD boundaries.
<b>G</b> Z11-00012 11-10-47	<b>Stonebriar Commons NWC SH 121 &amp; Legacy</b> Amend PD-178 to allow additional residential units.
<b>H</b> Z11-00015 11-11-51	<b>Phillips Creek Ranch</b> Amend PD-202 building materials.
<b>I</b> Z11-00016 11-12-55	<b>Ridgeview @ Panther Creek SWC Panther Creek &amp; Coit</b> Amend PD-205 development standards and lot sizes.



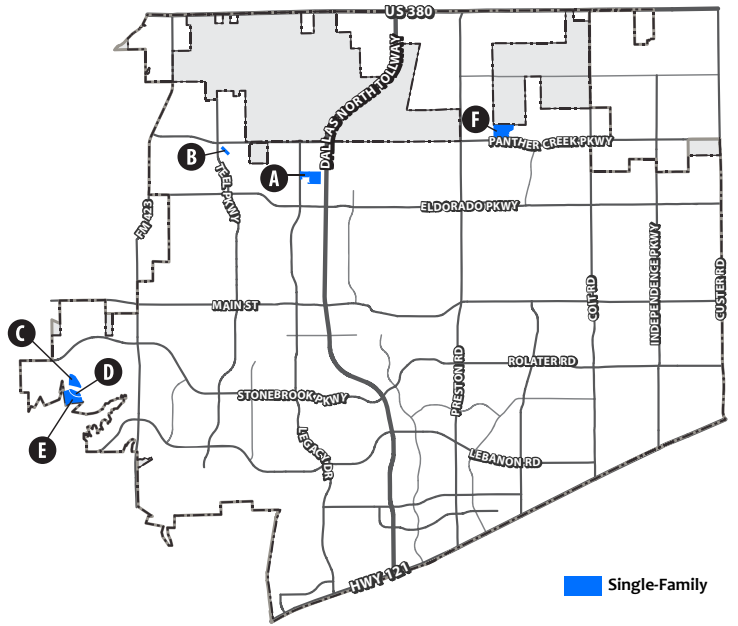
Cool Springs Ph II, which applied for a building permit in November of 2011, is one of three mixed-use residential projects currently in the pipeline in the Frisco Bridges area. The projects, expected to complete in 2012 and 2013, will bring another 876 residential units to a neighborhood conveniently located next to major employment, retail, and entertainment centers.



# SITE PLANS & FINAL PLATS

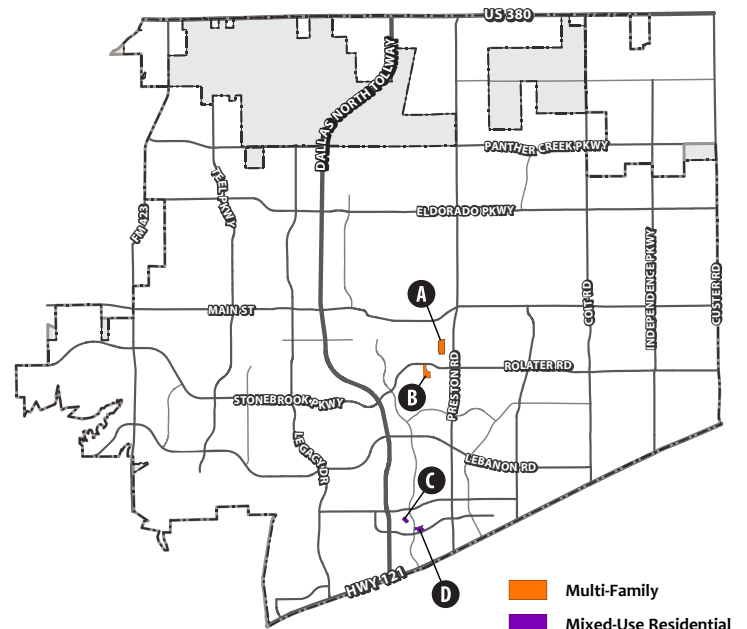
## Single-Family Residential

CASE NUMBER	DESCRIPTION
<b>A</b> FP10-0004	<b>Cobb Farm, Phase 2</b> 32.5± acres east of Legacy, 2,500± ft south of Panther Creek 78 SF-3 lots and 2 HOA lots
<b>B</b> FP11-0003	<b>Christie Ranch, Phase 2B</b> 5.2± acres west of McGregor, 100± ft north of Courtney 30 PH lots
<b>C</b> FP11-0002	<b>Frisco Lakes Village 11</b> 17.3± acres east of Frisco Lakes, 1,750± ft south of Stonebrook 73 PH lots and 4 HOA lots
<b>D</b> FP11-0005	<b>Frisco Lakes Village 12</b> 7.5± acres north of Frisco Lakes, 3,100± ft south of the intersection of Anthem & Stonebrook 21 SF-7 lots
<b>E</b> FP11-0006	<b>Frisco Lakes Village 13</b> 23.8± acres south of Frisco Lakes Drive, 490± ft west of Loudoun Springs 51 SF-7 lots and 3 HOA lots
<b>F</b> FP11-0008	<b>Miramonte, Phase 1A</b> 43.6± acres north of Panther Creek Parkway, 2,000± ft west of Hillcrest 37 SF-8.5 lots, 45 PH lots, 6 HOA lots, one City-owned lot, and one Prosper ISD lot



## Multi-Family / Mixed-Use Residential

CASE NUMBER	DESCRIPTION
<b>A</b> PSP10-0016 SPFP11-0007	<b>Old Hickory Square</b> South of Hickory, 700± ft west of Preston 241-unit multi-family building (MF)
<b>B</b> PSP11-0005	<b>North Court Villas</b> South of Stonebrook Parkway, 950± ft west of Stoneridge 134-unit multi-family building (MF)
<b>C</b> SPFP11-0023	<b>Ablon at Frisco Bridges</b> SEC of Avenue of the Stars & Rifle Gap 252-unit multi-family building (MXD)
<b>D</b> SPFP11-0028	<b>Cool Springs, Phase II</b> North of Gaylord Parkway, 250± ft east of Parkwood 290-unit multi-family building (MXD)



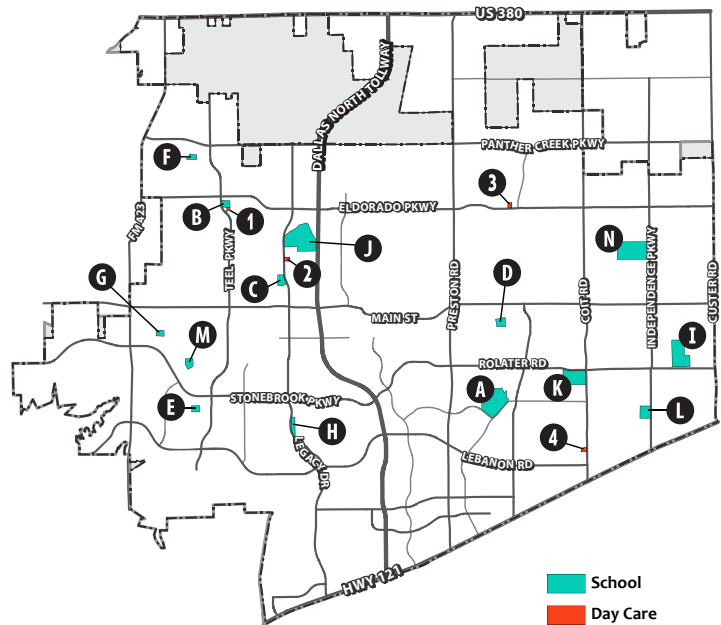
# SITE PLANS & FINAL PLATS

## School

CASE NUMBER	DESCRIPTION
<b>A</b> SPRP11-0007	<b>Collin College</b> NWC Wade & Ohio Parking Garage
<b>B</b> SP11-0001	<b>Purefoy Elementary</b> East of Teel, 225± ft south of Eldorado Add an easement, remove temporary turnaround, and add 4 parking spaces
<b>C</b> SP11-0008	<b>Carroll Elementary</b> NWC Thorne Hall & Legacy Add a temporary building
<b>D</b> SP11-0009	<b>Christie Elementary</b> SEC Red Cedar & Kings Ridge Add a temporary building (for a total of 4)
<b>E</b> SP11-0010	<b>Bledsoe Elementary</b> North of Timber Ridge, 880± ft west of Teel Add a temporary building (for a total of 2)
<b>F</b> SP11-0011	<b>Boals Elementary</b> SEC Roadster & Jaguar Add two temporary buildings (for a total of 3)
<b>G</b> SP11-0013	<b>Sparks Elementary</b> North of Angel Falls, 900± ft west of Twin Falls Add two temporary buildings (for a total of 3)
<b>H</b> SP11-0014	<b>Allen Elementary</b> NEC Academy & Legacy Add a temporary building
<b>I</b> SP11-0017	<b>Liberty High School</b> NWC Rolater & Valley Brook School Addition
<b>J</b> SP11-0018	<b>Wakeland High School</b> East side of Legacy, 300± ft north of Avon School Addition
<b>K</b> SP11-0019	<b>Centennial High School</b> SWC Rolater & Coit School Addition
<b>L</b> SPFP10-0021	<b>FISD Middle School #13</b> West of Independence, 1,600± ft north of Lebanon New Middle School
<b>M</b> SPFP11-0013	<b>Nichols Elementary</b> 735± ft south of High Shoals and 750± ft east of Twin Falls New Elementary
<b>N</b> SPFP11-0031	<b>FISD High School #7</b> West of Independence, 2,800± ft south of Eldorado New High School

## Day Care

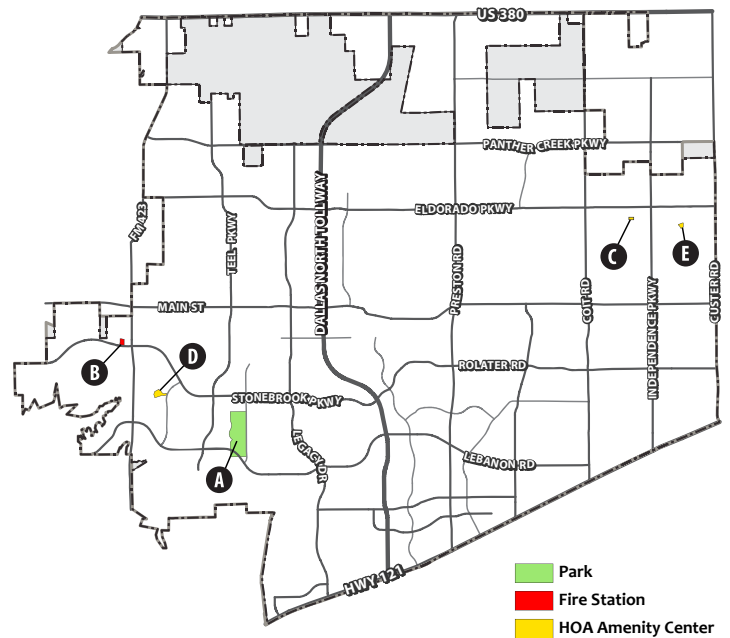
CASE NUMBER	DESCRIPTION
<b>1</b> SP11-0001	<b>Young Scholars Teel Addn</b> East of Teel, 1,300± ft south of Eldorado Addition to a child day care center
<b>2</b> SPFP10-0023	<b>Legacy Montessori</b> East of Legacy, 450± ft south of Avon Child day care center
<b>3</b> SPFP11-0005	<b>Children's Lighthouse</b> North of Eldorado, 415± ft west of Hillcrest Child day care center
<b>4</b> SPFP11-0014	<b>Fellowship of Frisco</b> SEC Coit & Linkside Child day care center



# SITE PLANS & FINAL PLATS

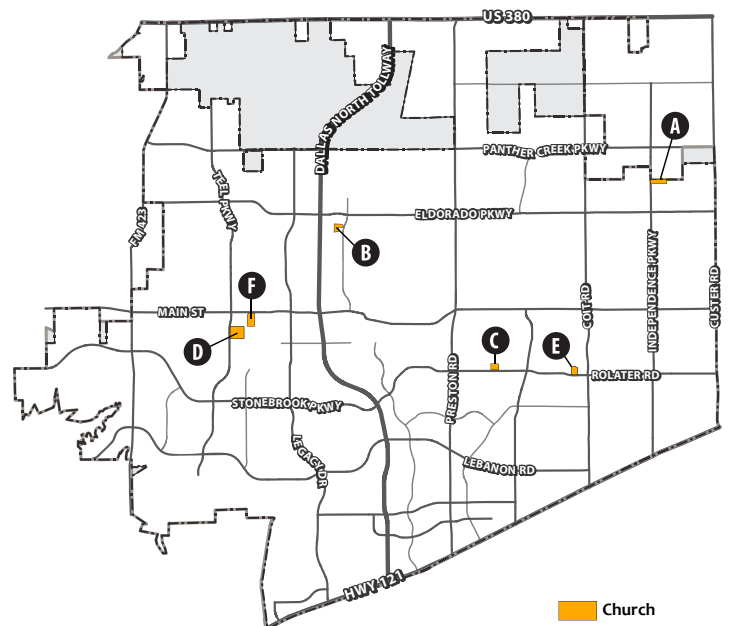
## Public / Semi-Public Facilities

CASE NUMBER	DESCRIPTION
<b>A</b> SPRP11-0006	<b>Southwest Community Park</b> West of 4th Army Memorial Road, 2,100± ft south of Timber Ridge Dog park added to City park
<b>B</b> SPRP11-0006	<b>Fire Station #7</b> North of Stonebrook, 670± ft west of FM 423 New Fire Station
<b>C</b> SP11-0023	<b>The Arbors @ Willow Bay, Ph 2</b> SEC Salmon & Yucca Amenity center
<b>D</b> SPFP11-0015	<b>Vista Park at Phillips Creek Ranch</b> West of Lonestar Ranch, 1,700± ft south of Stonebrook Amenity center
<b>E</b> SPRP11-0001	<b>Villages of Stonelake Estates, Ph 1B</b> SEC Parliament & Christopher Amenity center



## Religious Facilities

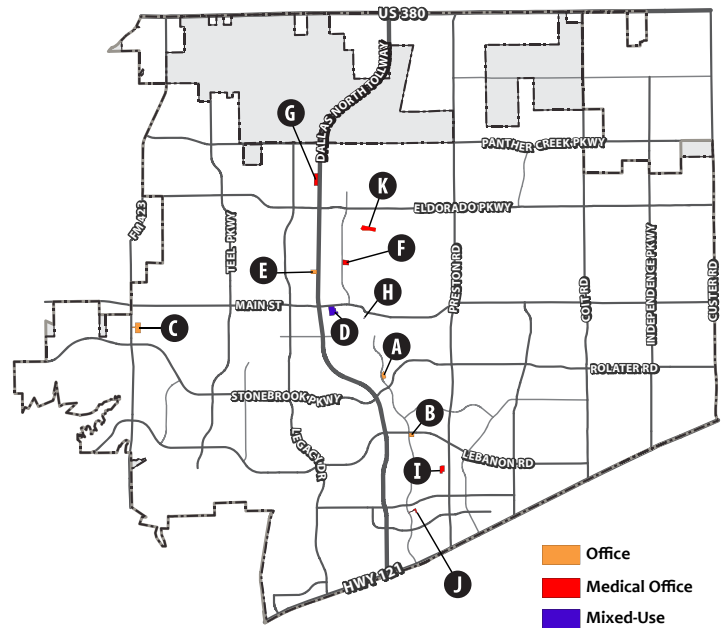
CASE NUMBER	DESCRIPTION
<b>A</b> PSP11-0007	<b>Eternity Community Church</b> East of Independence, 2,300± ft north of Eldorado Church
<b>B</b> PSP11-0012	<b>Islamic Center of Frisco</b> West of Frisco Street, 930± ft south of Eldorado Mosque and a retail building
<b>C</b> SP11-0002	<b>Hope Fellowship Church Addition</b> NWC of Rolater and Kings Ridge Church and temporary building
<b>D</b> SP11-0021 SPRP11-0010	<b>Elevate Life Church - Temp Bldgs</b> East of Teel, 1,000± ft south of Main Church and public school with 4 temporary buildings
<b>E</b> PSP11-0003 SPFP11-0016	<b>Kingdom Life Christian Center Addition</b> North of Rolater, 1000± ft west of Coit Church
<b>F</b> SPRP11-0008	<b>Grace Avenue United Methodist, Ph 3</b> South of Main, 1,350± ft east of Teel Church and child day care - add parking on NWC of site and add a 23,584 sq. ft. building



# SITE PLANS & FINAL PLATS

## Office

CASE NUMBER	DESCRIPTION
<b>A</b> FP11-0004	<b>Parkwood Offices Addition, Block A, Lot 5</b> East of Parkwood, 650± ft north of Stonebrook Condominium office complex
<b>B</b> PSP11-0004	<b>Insight for Living (Stonebriar Church)</b> <b>SEC Lebanon &amp; Parkwood</b> Office/retail/warehouse building with accessory residences
<b>C</b> PSP11-0009	<b>West Frisco Office Center</b> <b>SEC FM 423 &amp; Old Newman</b> Six professional office buildings & a self-storage facility
<b>D</b> PSP11-0011	<b>Frisco Square, Block B, Lot 1 (Gearbox Software)</b> <b>SEC Main &amp; World Cup</b> Six mixed use buildings
<b>E</b> PSPCP11-0004	<b>Fair Parkway Addition, Block A, Lot 1</b> West of the DNT, 2,700± ft north of Main Professional office building
<b>F</b> PSPCP11-0007	<b>Sports Village USA, Block B, Lot 5</b> <b>NEC Sports Village &amp; Frisco Street</b> Medical office building
<b>G</b> PSPCP11-0009	<b>Eldorado Market Place Addn II, Block A, Lots 1-3</b> West of the DNT, 1,800± ft north of Eldorado Three medical office buildings
<b>H</b> SP11-0005	<b>Frisco Cafe, Old Donation, Block 14, Lot 9R</b> <b>SWC Half Elm &amp; Second</b> Cafe, beauty salon, and music school in one building
<b>I</b> SPFP11-0002	<b>Stockard Drive Office Park</b> South of Stockard, 385± ft west of Preston Three medical/professional office buildings
<b>J</b> SPFP11-0021	<b>Frisco Urgent Care &amp; Clinics</b> East of Parkwood, 530± ft south of Warren Medical office building
<b>K</b> SPFP11-0011 SPFP11-0027	<b>NTTA Maintenance &amp; Warehouse Facility</b> East of Research, 1,400± ft south of Eldorado Office, maintenance, warehouse, and auto storage



*Gearbox Software is relocating their Corporate Headquarters, bringing an additional 250 jobs to Frisco Square. Construction to begin in 2012 on their new building, at the southeast corner of Main Street & World Cup Way.*



# SITE PLANS & FINAL PLATS

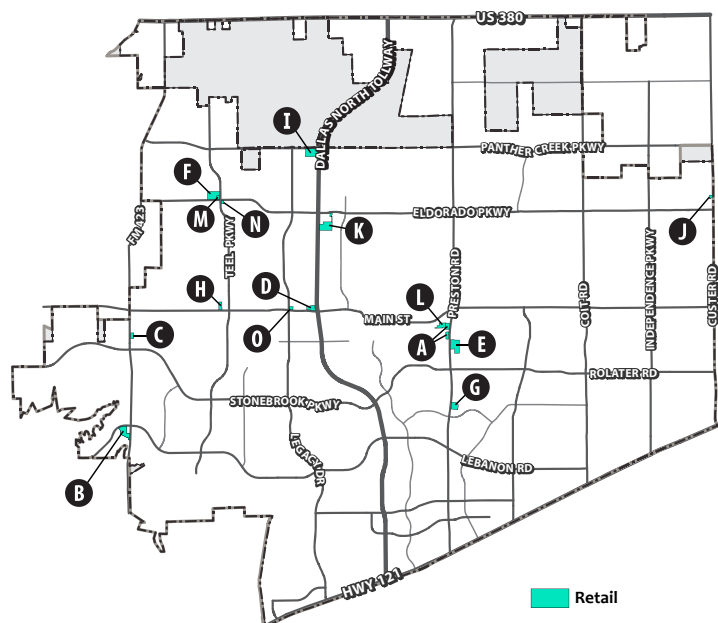
## Retail

CASE NUMBER	DESCRIPTION
<b>A</b> PSP11-0006	<b>Hickory Center @ Preston</b> NWC of Preston & Hickory 3 restaurants and 3 retail buildings
<b>B</b> PSP11-0008	<b>Waterstone 423 Retail Addition</b> SWC of FM 423 & Lebanon A child care center, a bank, 2 restaurants, and a retail strip building
<b>C</b> PSP11-0010	<b>Auto Splish Splash</b> East of FM 423, 420± ft south of Old Newman Automotive repair facility, full service car wash, and retail building
<b>D</b> PSP11-0014	<b>Frisco MarketCenter, Block A, Lots 8-10</b> NWC Main & the DNT 4 restaurant/retail buildings
<b>E</b> PSPCP10-0008	<b>SEC Hickory &amp; Preston</b> A bank, 2 restaurants, and 4 retail buildings
<b>F</b> PSPCP11-0001	<b>NWC Eldorado &amp; Teel</b> 2 retail buildings, 2 restaurants, a bank, a medical office, and a convenience store with gas pumps
<b>G</b> PSPCP11-0005	<b>Mohr Addition</b> East of Preston, 600 ± ft north of Wade 3 office buildings and 2 restaurants
<b>H</b> PSPCP11-0006	<b>Teel Crossing Shopping Center 2</b> North of Main, 600± ft west of Teel A retail building and a restaurant

CASE NUMBER	DESCRIPTION
<b>I</b> PSPCP11-0012	<b>Panther Creek Crossing Add, Block A, Lot 1-7</b> SWC Panther Creek & the DNT 4 retail buildings, 4 restaurants, and a convenience store with gas pumps
<b>J</b> SP11-0007	<b>Custer Star Addition, Block A, Lot 7</b> West of Custer, 850± ft north of Eldorado Dry cleaners
<b>K</b> SP11-0016	<b>Costco</b> East of the DNT, 815± ft south of Eldorado A big box building with accessory gas pumps
<b>L</b> SPFP11-0008	<b>Hickory Center @ Preston</b> South of Gary Burns, 365± ft west of Preston 3 retail buildings
<b>M</b> SPFP11-0009	<b>RaceTrac</b> NWC Eldorado & Teel Convenience store with gas pumps
<b>N</b> SPFP11-0010	<b>SEC Eldorado &amp; Teel</b> Convenience store with gas pumps
<b>O</b> SPFP11-0026	<b>RaceTrac @ Frisco MarketCenter</b> NEC of Main and Legacy Convenience store with gas pumps



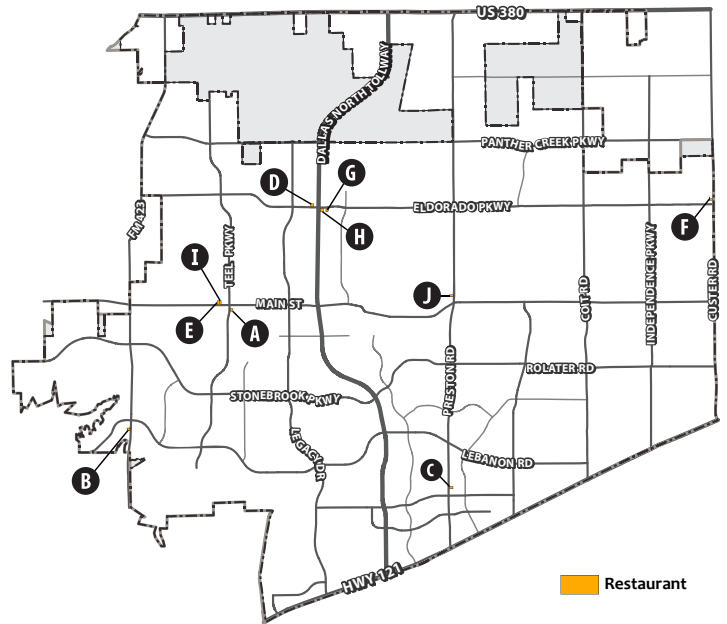
Costco Wholesale opened a location in Frisco (East of the DNT, south of Eldorado) in October of 2011. The project is a \$12.8 million dollar investment and brought 142 jobs to Frisco.



# SITE PLANS & FINAL PLATS

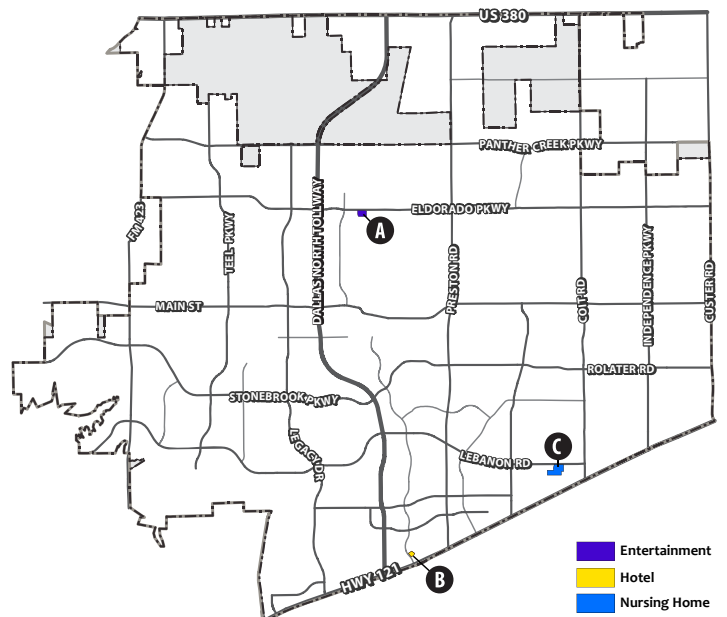
## Restaurant

CASE NUMBER	DESCRIPTION
<b>A</b> FP11-0007 SPRP11-0003	McDonald's East of Teel, 200± ft south of Main
<b>B</b> SPCP11-0001	McDonald's West of FM 423, 560± ft south of Lebanon
<b>C</b> SPFP10-0022	Raising Cane's NEC Preston & Prestmont
<b>D</b> SPFP10-0024	Raising Cane's North of Eldorado, 120± ft west of the DNT
<b>E</b> SPFP11-0001	Braums North of Main, 760± ft west of Teel
<b>F</b> SPFP11-0004	Chicken Express West of Custer, 300± ft north of Eldorado
<b>G</b> SPFP11-0012	McDonald's South of Eldorado, 450± ft east of the DNT
<b>H</b> SPFP11-0017	What-A-Burger SEC Eldorado & the DNT
<b>I</b> SPFP11-0025	Chicken Express North of Main Street, 650± ft west of Teel
<b>J</b> PSPCP11-0010	Popeye's West of Preston, 315± ft north of Main



## Other Commercial

CASE NUMBER	DESCRIPTION
<b>A</b> PSPCP11-0008	Frisco Center Business Park, Block B, Lot 1R SEC Research & Eldorado Indoor gun range and a mini-warehouse/self-storage
<b>B</b> SPRP11-0002 SPRP11-0009	Home 2 Suites by Hilton East of Parkwood., 1,300± ft north of SH 121 Hotel
<b>C</b> PSP11-0002 SPFP11-0018	Paramount Health Care South of Lebanon, 1,800± ft west of Coit A 120-bed nursing/convalescent Home and two office buildings





# 2011 GROWTH PROFILE

**POPULATION:** **123,730** as of 01/01/12

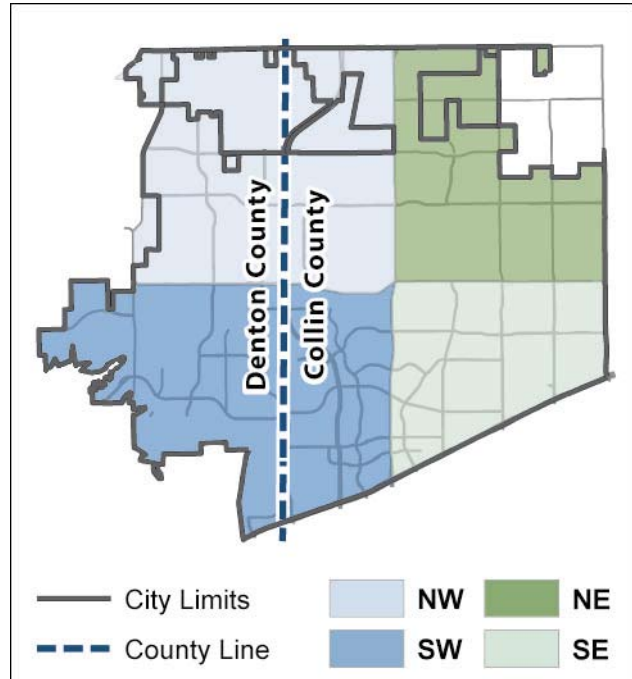
Start 2011 Population: 120,000  
Annual Growth: 3,730 | 3.1%

**HOUSING UNITS:** **44,638** as of 01/01/12

Start 2011 Total Units: 43,351  
Growth: 1,287 | 3.0%

HU TYPE:

SF	36,899	82.6%
MF	6,145	13.8%
MXD	1,324	3.0%



## HOUSING UNIT COMPETITIONS (COs):

BY QUADRANT	NE	NW	SE	SW
New Housing Units (COs)	402 31.2%	324 25.2%	58 4.5%	503 39.1%
Average Value of New SF	\$270,053	\$283,451	\$231,515	\$238,299
<b>TOTAL HU</b>	6,807   15.2%	8,714   19.5%	12,643   28.3%	16,474   36.9%
<b>TOTAL POP</b>	20,597   16.6%	27,515   22.2%	35,016   28.3%	40,603   32.8%

BY COUNTY	COLLIN	DENTON	TOTAL
New Housing Units (COs)	485   39.5%	798   60.5%	1,283
Average Value of New SF	\$269,450	\$253,202	\$259,344
<b>TOTAL HU</b>	28,280   63.4%	16,358   36.6%	44,638
<b>TOTAL POP</b>	75,138   60.7%	48,592   39.3%	123,730

NOTE: Population & Housing Unit Totals based on Certificate of Occupancy and Demolitions.  
Totals are estimates and are subject to change. Percentages may not equal 100% due to rounding.



**PROGRESS IN MOTION**

**CITY OF FRISCO - DEVELOPMENT SERVICES DEPARTMENT**

**6101 FRISCO SQUARE BLVD. FRISCO, TX 75034**

**TEL: 972-292-5300 FAX: 972-292-5388**

**WWW.FRISCOTEXAS.GOV**

**JOHN LETTELLEIR, AICP**  
**DEVELOPMENT SERVICES DIRECTOR**  
**JLETTELLEIR@FRISCOTEXAS.GOV**

**JOHN WEBB, AICP**  
Zoning & Subdivision Administrator  
JWebb@FriscoTexas.gov

**STEVE COVINGTON**  
Chief Building Official  
SCovington@FriscoTexas.gov

**JEFFREY WITT, AICP**  
Comprehensive & Environmental  
Administrator  
JWitt@FriscoTexas.gov

**GREG CARR**  
Code Enforcement & Animal Control  
Administrator  
GCarr@FriscoTexas.gov