FRISCO
PROGRESS IN MOTION

2014
DEVELOPMENT ACTIVITY REPORT

RECENT DEVELOPMENT

Approved projects, site plans, final plats, and a 2014 Growth Profile with summary data by county and quadrant

DEMOGRAPHICS

Population, housing, and economic statistics for Frisco as of January 1, 2015

FORECASTING

Population growth, history and projections

CITY OF FRISCO | DEVELOPMENT SERVICES DEPARTMENT
www.FriscoTexas.gov

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MARCH 2015

ACRONYMS

To save space, this report uses a variety of acronyms. Frequently utilized acronyms are shown below.

GENERAL / PROCESSES

LI = Lot Inventory
PL = Pipeline
MTM = Month-to-Month
YTY = Year-to-Year

CO = Certificate of Occupancy
HU = Housing Unit
HH = Households (Occupied HU's)

SF = Single-Family
MF = Multi-Family
uMF = Urban Multi-Family
MXD = Mixed-Use Residential
UL = Urban Living

QUAD = Quadrant

ROW = Right-of-Way

PERMITS

SNEW = New SF
SADD = SF Addition
SALT = SF Remodel
MNEW = New MF or MXD
CNEW = New Commercial Building
CADD = Commercial Addition
CALT = Commercial Remodel

PROJECT RELATED

A = Annexation
AP = Amended Plat
CA = Comprehensive Plan Amendment
CP = Conveyance Plat
CS = Construction Set
FP = Final Plat
PD = Planned Development
PP = Preliminary Plat
PSP = Preliminary Site Plan
PSPCP = Prelim Site Plan Conveyance Plat
PSPRP = Prelim Site Plan Replat
RP = Replat
SA = Subdivision Ordinance Amendment
SCSP = Substantially Conforming Site Plan
SP = Site Plan
SPCP = Site Plan Conveyance Plat
SPFP = Site Plan Final Plat
SPRP = Site Plan Replat
SUP = Specific Use Permit
TA = Thoroughfare Plan Amendment
Z = Rezone or PD Amendment
ZA = Zoning Ordinance Amendment

COVER IMAGES

TOP PHOTO: *Office and residential buildings under construction in Frisco Square*
BOTTOM PHOTO: *Multi-Use Event Center and the Dallas Cowboys headquarters*

ABOUT FRISCO

Frisco has remained one of the fastest growing cities in the country for more than a decade. In 2000, the City's population stood at 34,000 - but as of January 1, 2015 is estimated at 145,520.

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 shows not only 2014 project approvals, but also discusses submittals and projections. Project information and status updates are online at https://eTrakIT.FriscoTexas.gov or via email to Development Services at ProjectInfo@FriscoTexas.gov.

For more information, contact the Development Services Department at 972-292-5300.

COMPREHENSIVE PLAN UPDATE

Frisco's citizens consistently express their desire to strategically manage growth through the use of sound planning principles, fostering the creation of neighborhoods which have discernible characteristics of quality and uniqueness.

The City first adopted a Comprehensive Plan in 1982, with updates in 1991, 2000, and 2006. The 2015 update reevaluated elements and strategies based on current market and demographic conditions and new projection models. For more information, and to review/comment on the draft plan, visit www.FriscoTexas.gov/Future.

CITY MANAGER'S OFFICE

GEORGE PUREFOY, City Manager

HENRY HILL, Deputy City Manager

NELL LANGE, Assistant City Manager

RON PATTERSON, Assistant City Manager

CITY COUNCIL

MAHER MASO, Mayor

BOB ALLEN, Mayor Pro Tem

JEFF CHENEY, Deputy Mayor Pro Tem

JOHN KEATING

SCOTT JOHNSON

TIM NELSON

WILL SOWELL

PLANNING & ZONING COMMISSION

BILL WOODARD, Chair

ROBERT ROBERTI, Vice-Chair

WILL RUSSELL, Secretary

RICK WILLIAMSON

KEVIN HODES

KRISTIE EDWARDS

ROBERT COX

LINDA JAMES, Former Commissioner

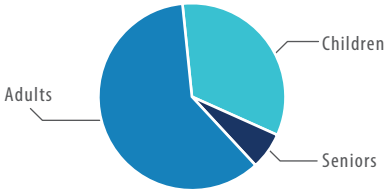
FRISCO FACTS

The data shown below provides a quick "at-a-glance" version of the most commonly requested statistics for Frisco as of January 1, 2015. For more information on this or any demographic data, contact 972-292-5357.

POPULATION

Total Population:	**145,520**
Males:	50%
Females:	50%
Growth Rate:	
Annual (1/1/14 - 1/1/15):	5.8%
5-Yr Compound Annual:	4.6%
Median Age:	34.5
Children:	33.2%
Under 5	8.0%
5 - 17	25.2%
Adults (18 - 64):	60.2%
Seniors (65+):	6.6%
Population w/ Disability:	5.9%
Seniors w/ Disability:	29.8%

POPULATION BY AGE GROUP

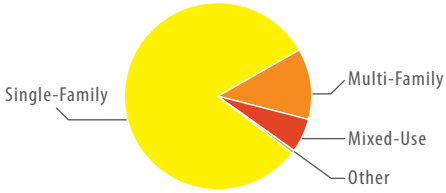


Minority Population:	**34.9%**
White Alone:	64.9%
Black Alone:	7.9%
Asian Alone:	11.4%
Hispanic (Any Race):	12.3%
Other:	3.3%

HOUSING

Total Housing Units:	**52,311**
SF:	81.2%
MF or MXD:	18.3%
Other:	0.5%

HOUSING UNIT TYPES



Tenure Type:	
Owner Units:	71.7%
Rental Units:	28.3%
Vacancy Rate:	4.4%
Total Households (HH):	**49,940**
Married Couple HH:	67.3%
w/ children	*42.5%*
w/o children	*24.8%*
Single Person HH:	15.3%
Other Households:	17.4%
HHs w/ Senior(s):	13.4%
HHs w/ Child(ren):	52.8%
Single Parent HHs:	8.8%
Average HH Size:	3.02
Average Family Size:	3.37

ECONOMY

Median HH Income:	**$109,956**
Workforce Estimate:	70,168
Educational Attainment:	
High-School / GED:	95.5%
Bachelor's or greater:	58.9%
Unemployment Rate:	3.2%
Top Occupations:	
Mgmt, Science, Bus:	55.9%
Sales & Office:	26.4%
Service:	9.9%
Avg Commute (minutes):	29.9
Method of Commute:	
Drive Alone:	80.7%
Carpool:	7.1%
Public Transit:	0.3%
Work at Home:	10.4%
Average SF Appraisal:	**$317,560**
Median SF Appraisal:	$278,028
Median Monthly Mortgage:	$2,152
Median Monthly Rent:	$1,291
Housing Burden (>30% Income)	
Homeowner	33.8%
Renter	39.0%
Poverty Rate:	4.1%
Families:	3.5%
Children:	5.1%
Seniors:	2.9%

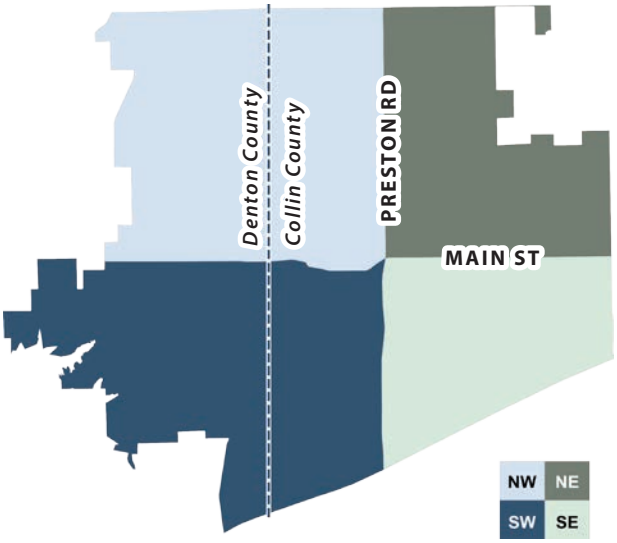
SOURCES: US CENSUS BUREAU, TEXAS WORKFORCE COMMISSION, DENTON AND COLLIN COUNTIES, THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, AND THE CITY OF FRISCO DEVELOPMENT SERVICES DEPARTMENT.

2014 GROWTH PROFILE

POPULATION - 1/1/15	145,520	
ANNUAL GROWTH:	8,060	5.9%

HOUSING UNITS - 1/1/15	52,318	
ANNUAL GROWTH:	3,034	6.2%

EXISTING UNITS BY TYPE:		
SF - Single-Family Units:	42,458	81.2%
MF - Multi-Family Units:	6,580	12.6%
UL - Urban Living Residential Units:	3,006	5.7%
Other:	274	0.5%



DISTRIBUTION

BY QUADRANT	NE		SE		SW		NW	
SF HOMES ADDED	529	25.5%	447	21.5%	930	44.8%	171	8.2%
Average Permit Value	$285,092		$303,705		$255,080		$295,326	
MF/MXD UNITS ADDED	0		0		543		410	
AS OF JAN 1, 2014:								
Total Housing Units:	6,486	12.4%	13,637	26.1%	20,592	39.4%	11,603	22.2%
Total Population:	19,013	13.1%	39,209	26.9%	53,345	36.7%	32,953	23.3%

BY COUNTY	COLLIN		DENTON		TOTAL
SF HOMES ADDED	999	48.2%	1,075	51.8%	2,074
Average Permit Value	$297,262		$257,282		$276,542
MF/UL UNITS COMPLETED	483		470		953
AS OF JAN 1, 2014:					
Total Housing Units:	32,546	62.6%	19,772	37.4%	52,318
Total Population:	87,813	60.7%	52,318	39.3%	145,520

NOTES

A. *Total growth may add to more or less than the SF & UL due to mobile homes, annexations, demolitions, etc. Population and Housing Units totals based on Certificate of Occupancies (COs = permit completions), Annexations, and Demolitions combined.*

B. *New Single-Family is the number of SNEW COs only, and does not reflect permits issued or other housing unit types.*

C. *Totals are estimates and are subject to changes.*

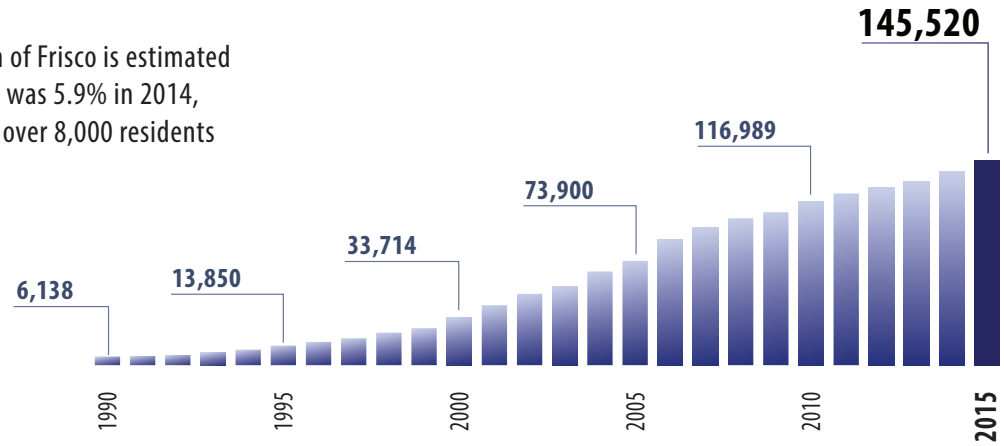
D. *Percentages may not equal 100% due to rounding.*

E. *Values are based on permit estimates (construction only).*

POPULATION GROWTH

POPULATION GROWTH

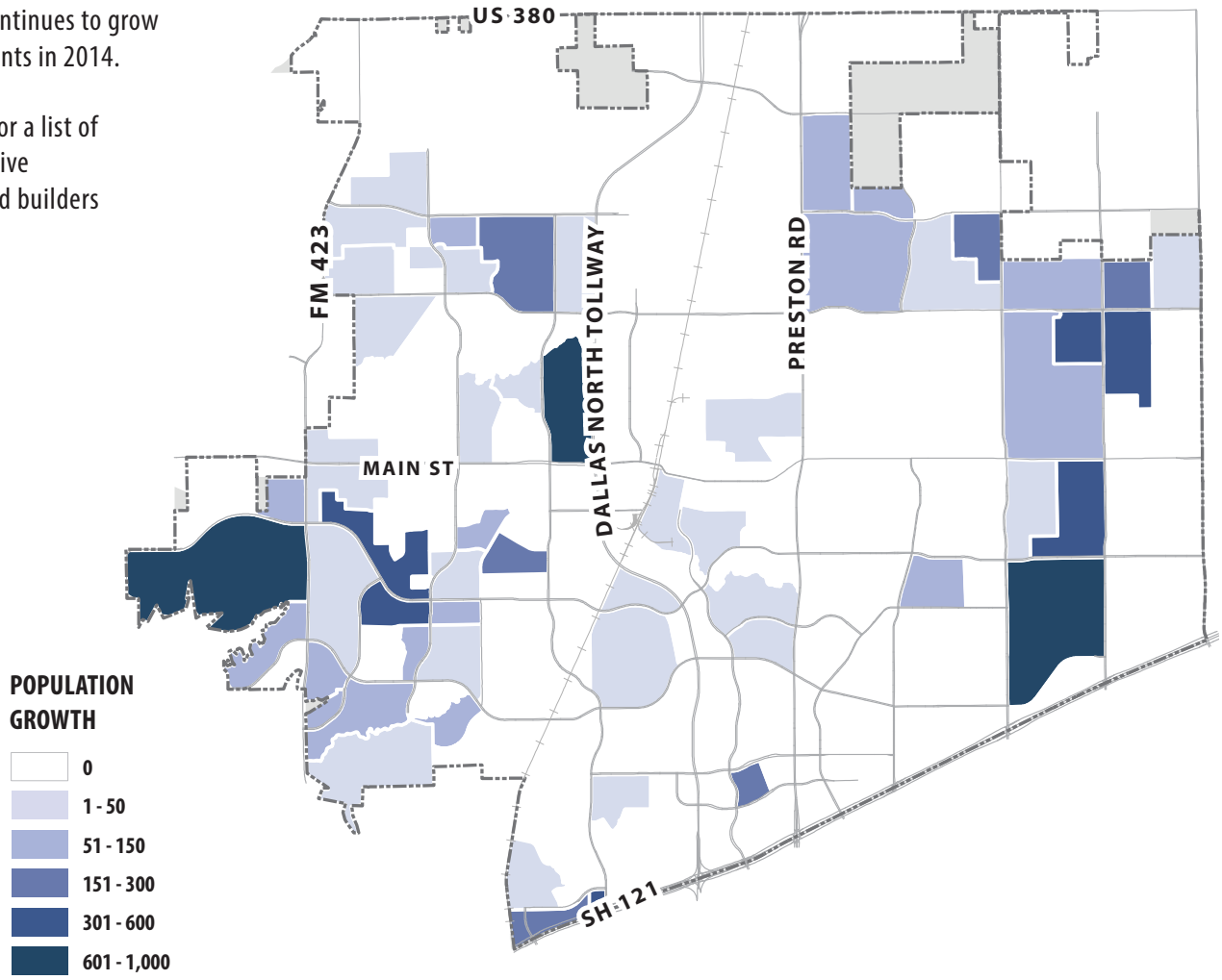
As of January 1, 2015, the population of Frisco is estimated ±145,520. The annual growth rate was 5.9% in 2014, the same as in 2013, but with a gain of over 8,000 residents compared to 7,000 in 2013.



DISTRIBUTION OF POPULATION GROWTH

Population continues to grow in all quadrants in 2014.

See page 15 for a list of the most active subdivisions and builders in 2014.

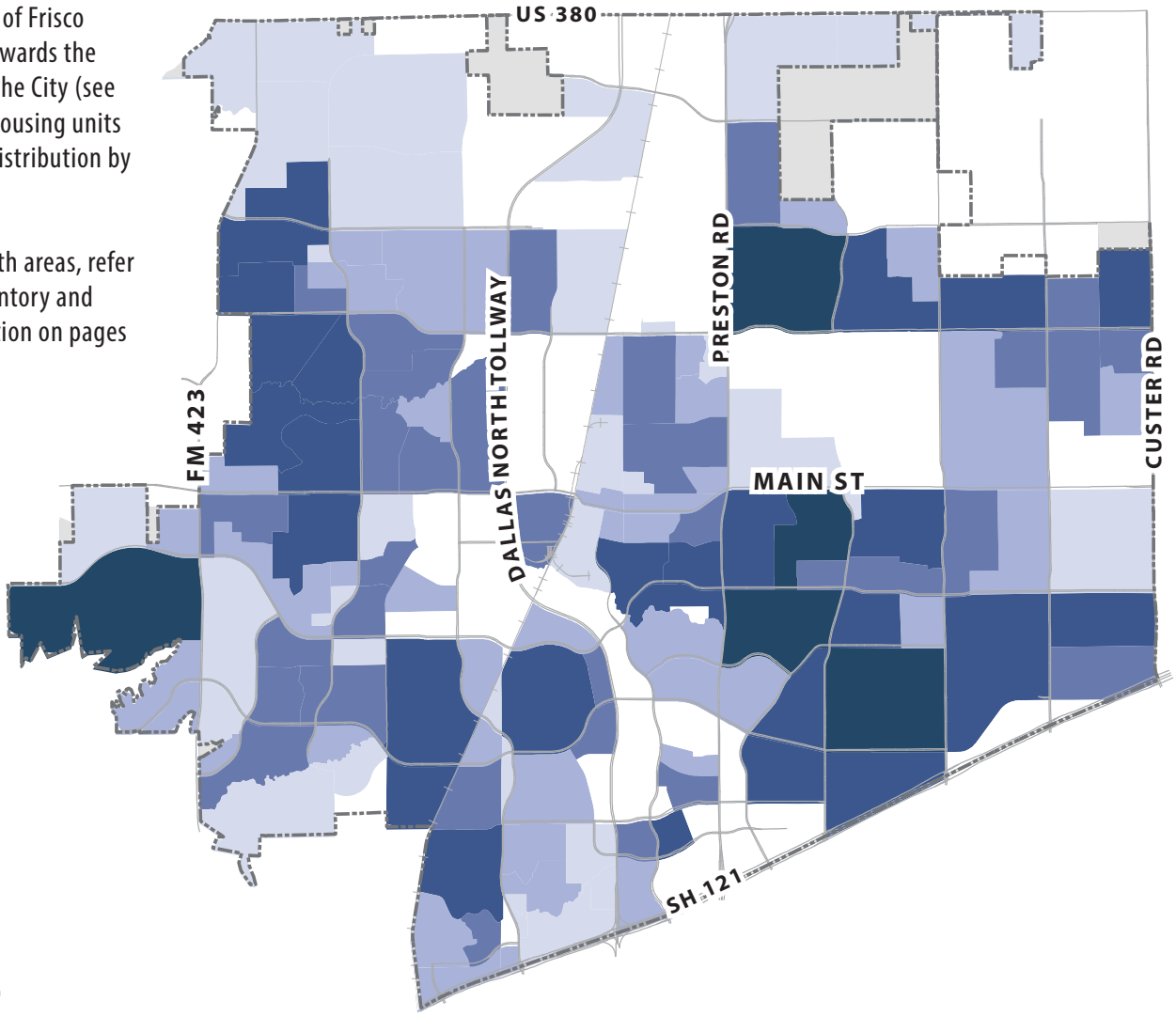


POPULATION ESTIMATES & PROJECTIONS

POPULATION DISTRIBUTION

The population of Frisco is weighted towards the southern half of the City (see page 5 for total housing units and population distribution by quadrant).

For future growth areas, refer to the Lot Inventory and Pipeline information on pages 16 & 17.



TOTAL POPULATION

- 0
- 1 - 250
- 251 - 750
- 751 - 1,500
- 1,501 - 3,000
- 3,001 - 7,000

WHAT'S BEING BUILT IN FRISCO

Check out our '**What's Being Built**" web-site and see how easy it is to access project information, including maps, reports, and fact sheets. You can also find links to roadway construction, demographics, and more, in the additional resources section.

Visit www.FriscoTexas.gov/Departments/PlanningDevelopment/Pages/WhatsBeingBuilt.aspx.

NEED MORE INFO? To submit comments or questions about any project under review, e-mail ProjectInput@FriscoTexas.gov.

STAY UP-TO DATE

Why wait for the next annual report? **Subscribe for monthly updates:**

» The monthly Residential Development Update includes Single-Family & Multi-Family / Mixed-Use residential development activity (permits and approvals).

» Keep track of how fast we're growing with the monthly Population Update.

Subscribe to either or both subscription lists by emailing: bFrey@FriscoTexas.gov.

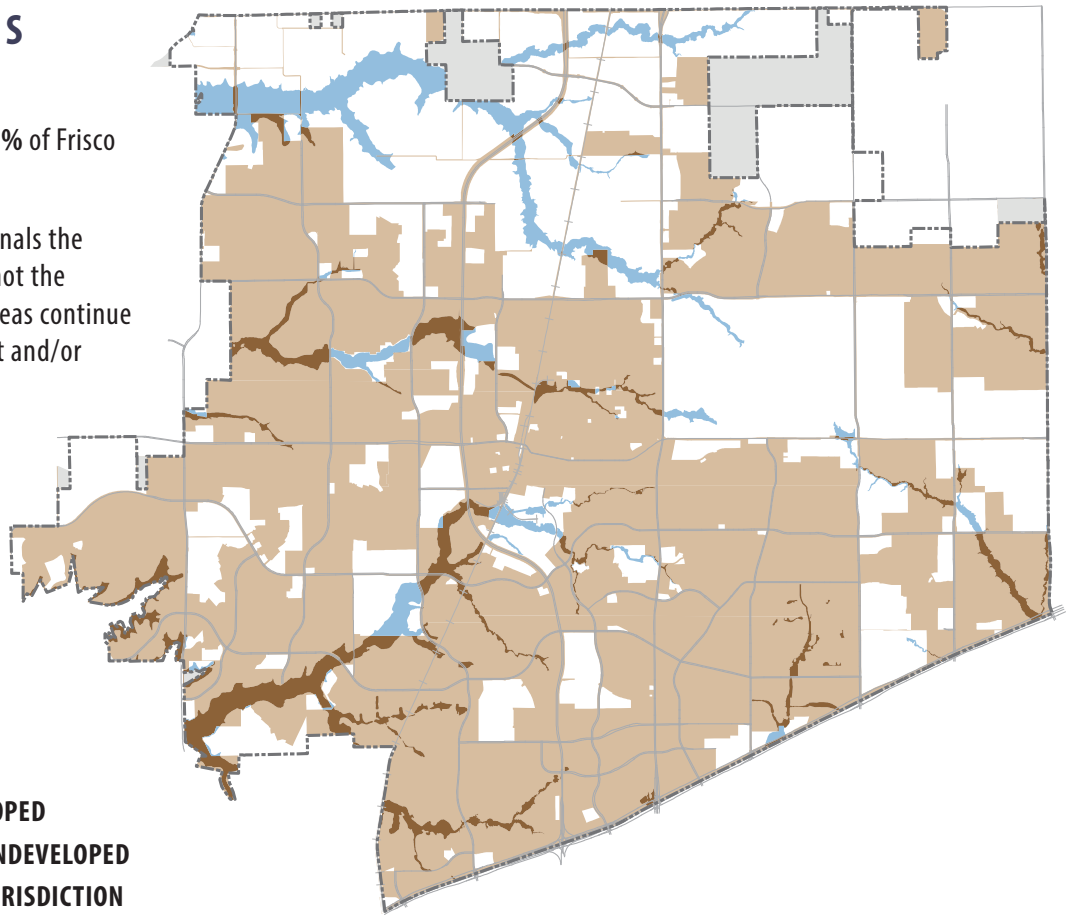
ESTIMATED BUILD-OUT PERCENTAGE

BUILD-OUT STATUS

As of Jan 2015

As of January 1, 2015, **±62%** of Frisco has been platted.

Please note: a filed plat signals the start of construction and not the completion; many of these areas continue to be developed (not yet built and/or completed).



DEVELOPED

UNDEVELOPED

FLOODPLAIN IN DEVELOPED

CITY FLOODPLAIN IN UNDEVELOPED

EXTRA-TERRITORIAL JURISDICTION
(ETJ = future annexation areas)

POPULATION PROJECTIONS

The City developed a three-tiered population projection model to estimate near-term growth, using a linear projection of 3%, 5%, & 7% annual growth rates.

- Frisco's annual growth rate remained flat, at 5.9% (the same as in 2013), with a compound annual growth rate for the past 5 years of 4.6%.
- NOTE: As the City continues to grow, annual percentage growth may decrease even if the actual growth remains consistent or increases (a factor of size).

5-YR PROJECTIONS

YEAR	3%	5%	7%
2015		145,520	
2016	149,860	152,750	155,640
2017	154,320	160,340	166,470
2018	158,920	168,310	178,050
2019	163,660	176,670	190,450
2020	168,540	185,460	203,710

The draft 2015 Comprehensive Plan estimates a maximum build-out population of **±363,490** (preliminary estimate), with a population of **±231,500 by 2030**.

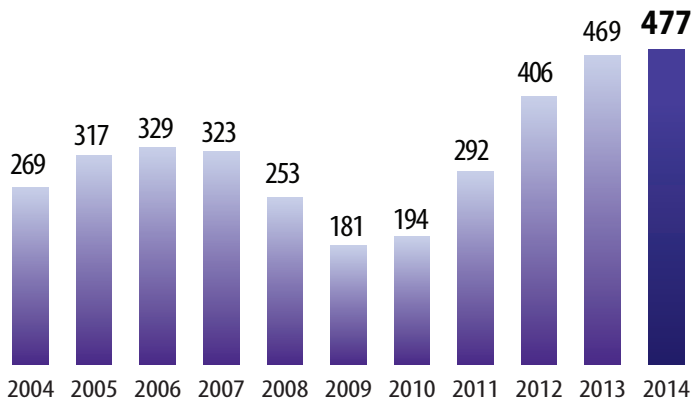
- The Comprehensive Plan uses the highest density assumptions to create a maximum capacity estimate -- for planning purposes only. Most projects come in at less than maximum due to lot size variation, street layout, protection of natural features, etc.

2014 DEVELOPMENT OVERVIEW

PROJECT ACTIVITY IN 2014

Submittals remained at record high levels for the third year in a row, with 477 received in 2014.

PROJECT SUBMITTALS

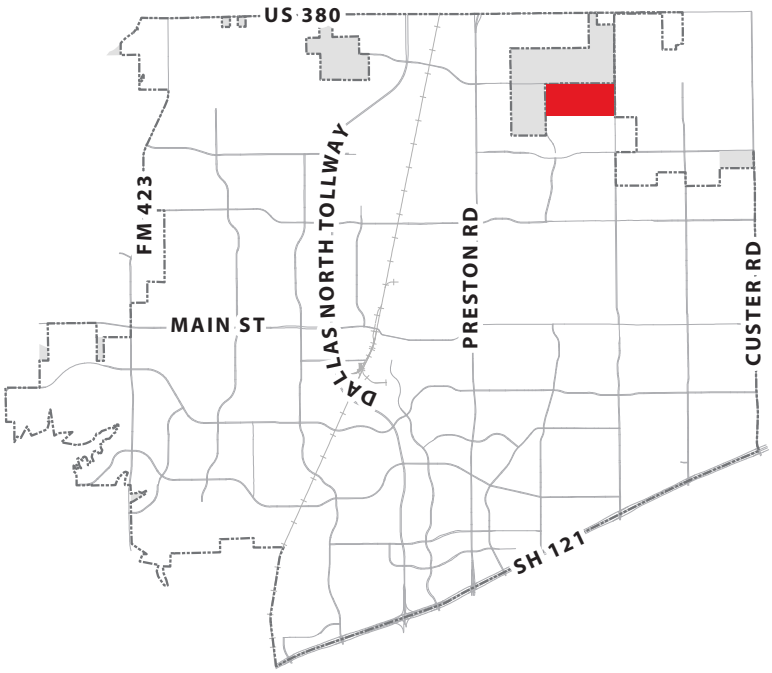


		PROJECT TYPE	SUBMITTALS
A	-	Annexation	2
AP	-	Amending Plat	19
CA	-	Comprehensive Plan Amendment	1
CP	-	Conveyance Plat	39
CS	-	Construction Set	52
FP	-	Final Plat	82
MD	-	Misc. Development	4
MP	-	Minor Plat	1
PP	-	Preliminary Plat	26
PPMA	-	Preliminary Plat Minor Amendment	15
PSP	-	Preliminary Site Plan	37
RP	-	Replat	11
SCSP	-	Substantially Conforming Site Plan	37
SP	-	Site Plan	105
SUP	-	Specific Use Permit	14
TA	-	Thoroughfare Plan Amendment	2
Z	-	Zoning Change	28
ZA	-	Zoning Ordinance Amendment	2
		GRAND TOTAL	**477**

ANNEXATION

The City expanded it's boundaries by approximately ±250.5 acres in 2014 through the approval of one voluntary annexation. The annexation process brings the property into the City with a zoning of Agricultural (AG); future development will typically require rezoning approval.

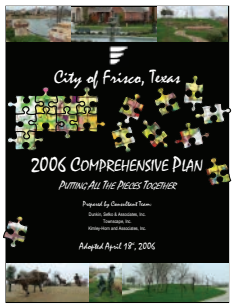
PROJECT	DESCRIPTION
A14-0001	**AVEX TRACT** Voluntary Annexation of 250.5± acres on the southeast corner of Coit & Rockhill

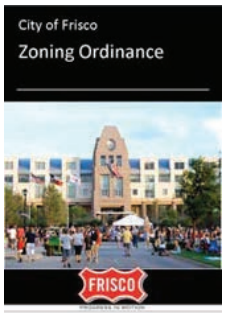


ORDINANCE & PLAN AMENDMENTS

APPROVED IN 2014

PROJECT	DESCRIPTION
CA13-0001	**Future Land Use Plan Amendment** **Related to Z13-0014 & TA13-0002, the Newland/Eland Tract, a.k.a. Hollyhock** A request to amend the Comprehensive Plan regarding the Future Land Use Plan (FLUP) designation from Technology to Residential on tracts of land consisting of 200± acres on the west side of Fields Road, 750± feet south of US 380. Neighborhoods #51 & 52.
TA13-0002	**Teel Pkwy & Rockhill Pkwy Thoroughfare Plan Amendment** **Related to CA13-0001 & Z13-0014, the Newland/Eland Tract, a.k.a. Hollyhock** Thoroughfare Plan Amendment regarding the alignment and intersection of Teel Parkway and Rockhill Parkway. Neighborhoods #51 & 52.
TA14-0001	**Gaylord Pkwy Thoroughfare Plan Amendment** **Related to TA14-0002** Thoroughfare Plan Amendment regarding Gaylord Parkway between Warren Parkway and Lebanon Road and consider and act to direct staff to prepare an Ordinance of the same. Neighborhood #31.
TA14-0002	**Gaylord Pkwy & Warren Pkwy Thoroughfare Plan Amendment** **Related to TA14-0001** Thoroughfare Plan Amendment regarding Warren Parkway and Gaylord Parkway between Ohio Drive and Hillcrest Road. Neighborhood #29.
ZA14-0001	**Zoning Ordinance Amendment** Amendments to Section 3, Land Uses, Section 4, Site Development Requirements and Section 7, Definitions of the Zoning Ordinance.

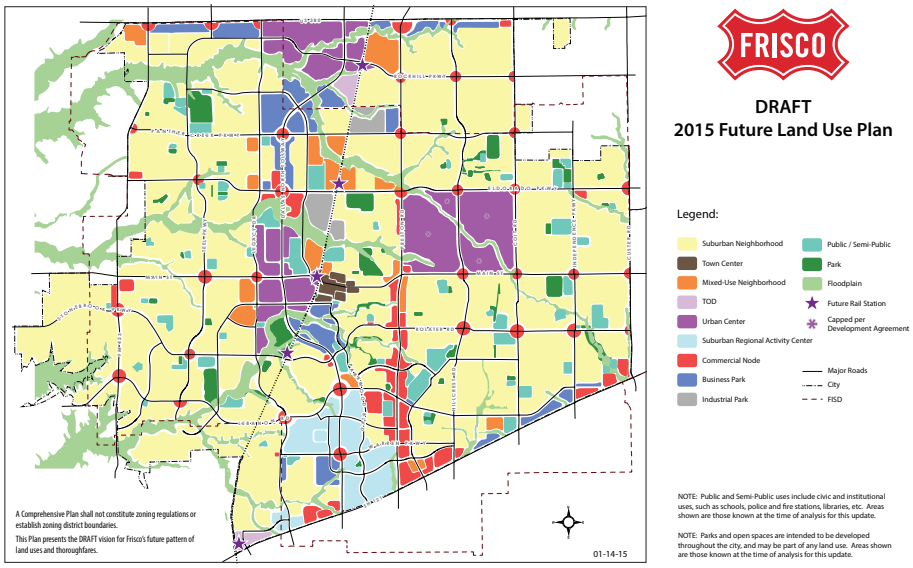




2015 COMPREHENSIVE PLAN

The Comprehensive Plan Advisory Committee has proposed a new Future Land Use Plan with the 2015 update. The 2015 Comprehensive Plan will go before the City Council to consider adoption in April at the earliest.

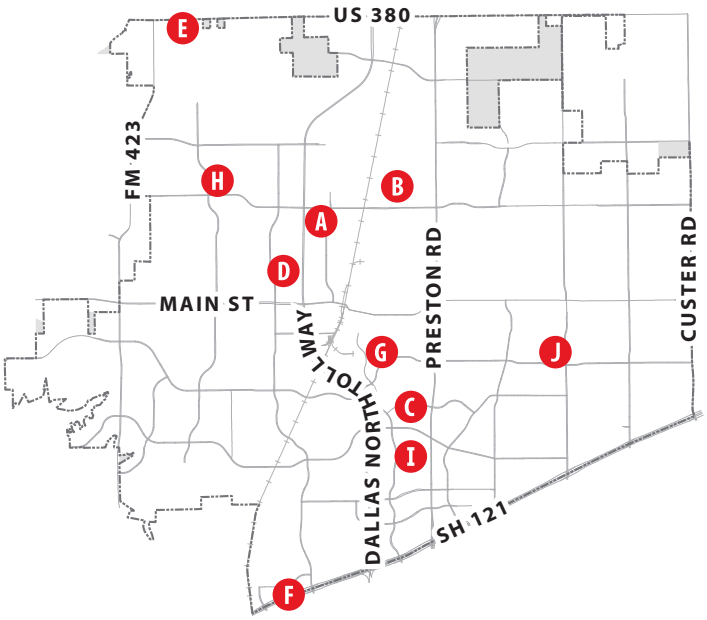
For more information, go to www.FriscoTexas.gov/Future.



REZONINGS, NON-RESIDENTIAL

APPROVED IN 2014

PROJECT	DESCRIPTION
A Z13-0013	**REAL SOCCER PROJECT** 2.7± acres From: Agricultural To: Retail
B Z13-0017	**RIDGEVIEW WEST MEMORIAL PARK** 48.8± acres From: Agricultural To: Planned Development-Agricultural.
C Z13-0018	**THE COTTAGES AT CHAPEL CREEK** 1.0 +/- acres From: Industrial To: Commercial-2
D Z13-0020	**PATRONUS ADDITION, BLOCK A, LOT 1** 34.8± acres Amending: PD-181-C-1/O-2 and PD-186-C-1/O-2 Purpose: Adding Data Center as an allowed use
E Z13-0021	**ELAND 380** 44.8± acres From: Agricultural To: Planned Development-Retail
F Z13-0023	**LEGACY CREEK** Amending: PD-224 Purpose: To incorporate an additional into 6.9± acres into the PD
G Z14-0002	**PARKVIEW SENIOR CENTER** **WATERMARK AT FRISCO** Amending: PD-36 Purpose: Addition of an assisted living facility
H Z14-0004	**NEC ELDORADO & TEEL PKWY** Amending: PD-130 Pupose: Revisions to permitted uses and development standards

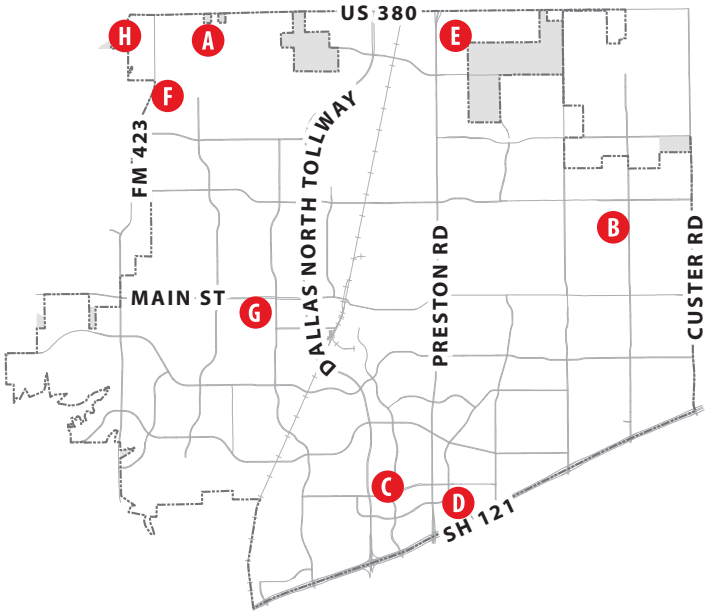


PROJECT	DESCRIPTION
I Z14-0013	**STONEBRIAR COMMUNITY CHURCH** Amending: PD-193 Purpose: To incorporate additional property and add parking
J Z14-0017	**STANDERFER TRACT (KINGDOM LIFE CHURCH)** Amending: PD-163 Purpose: To modify the architectural standards

REZONINGS, RESIDENTIAL & MIXED-USE

APPROVED IN 2014

PROJECT	DESCRIPTION
A Z13-0014	**HOLLYHOCK (A.K.A. NEWLAND/ELAND TRACT)** 308.0± acres From: Agricultural To: PD-Single Family-8.5/Single Family-7/Patio Home
B Z13-0019	**THE ARBORS AT WILLOW BAY, PH 5** 89.4± acres From: PD-194-Single Family-8.5/Single Family-7 To: Single Family-8.5 and Single Family-7
C Z13-0024	**TONTI FRISCO** Amending: PD-25 Purpose: To amend and update the development standards and zoning designations
D Z13-0025	**OHIO-WARREN** 104.3± acres From: Highway and Commercial-1 To: PD-Patio Home/Multifamily
E Z14-0001	**BRETTON WOODS (A.K.A. AVEX TRACT)** 86.1± acres From: Commercial-1 and Industrial To: Single Family-10
F Z14-0006	**SHIU TRACT** 106.1± acres From: Agricultural To: PD-Single Family-8.5/Single Family-7/Patio Home
G Z14-0007	**PARK WEST** 34.0± acres From: PD-40-O-2/C-1/C-2/R/I and Industrial To: PD-Retail/Patio Home/Multifamily
H Z14-0009	**ESTATES AT ROCKHILL** Amending: PD-52 Purpose: Revising development standards and the zoning exhibit



RESIDENTIAL DEVELOPMENT

STAGES & TERMINOLOGY

ANNEXATION

Land annexed into the City is typically given the zoning category of Agricultural (AG).	"**Future Capacity**" is estimated based on acreage that is Residential on the Future Land Use Map (Comp Plan).

ZONING

Zoning to a specific category, Planned Development (PD), or Specific Use Permit (SUP), applies development standards.	"**Zoning Capacity**" is calculated based on acreage and zoning category.

PLAT

For single-family subdivisions, a Preliminary Plat (PP) is the first step, followed by a Construction Set (CS), and then a Final Plat (FP).	"**Lot Pipeline**" (PL) includes lots that are in the review and approval process (PP, CS, FP), where a permit has not yet been issued for any homes.

CONSTRUCTION

Construction of infrastructure (roads, water, sewer, etc.) starts at the CS stage. When the CS is approved construction may go vertical (permits issued for homes). Once the first permit is issued, or the Final Plat is recorded, the subdivision lots are classified as "**Lot Inventory**."	"**Lot Inventory**" (LI) includes lots that are permit-ready, meaning a building permit may be issued for that lot at any time without further subdivision-level reviews. Once a permit is issued it's removed from the Inventory and labeled "**Under Construction**."

OCCUPANCY

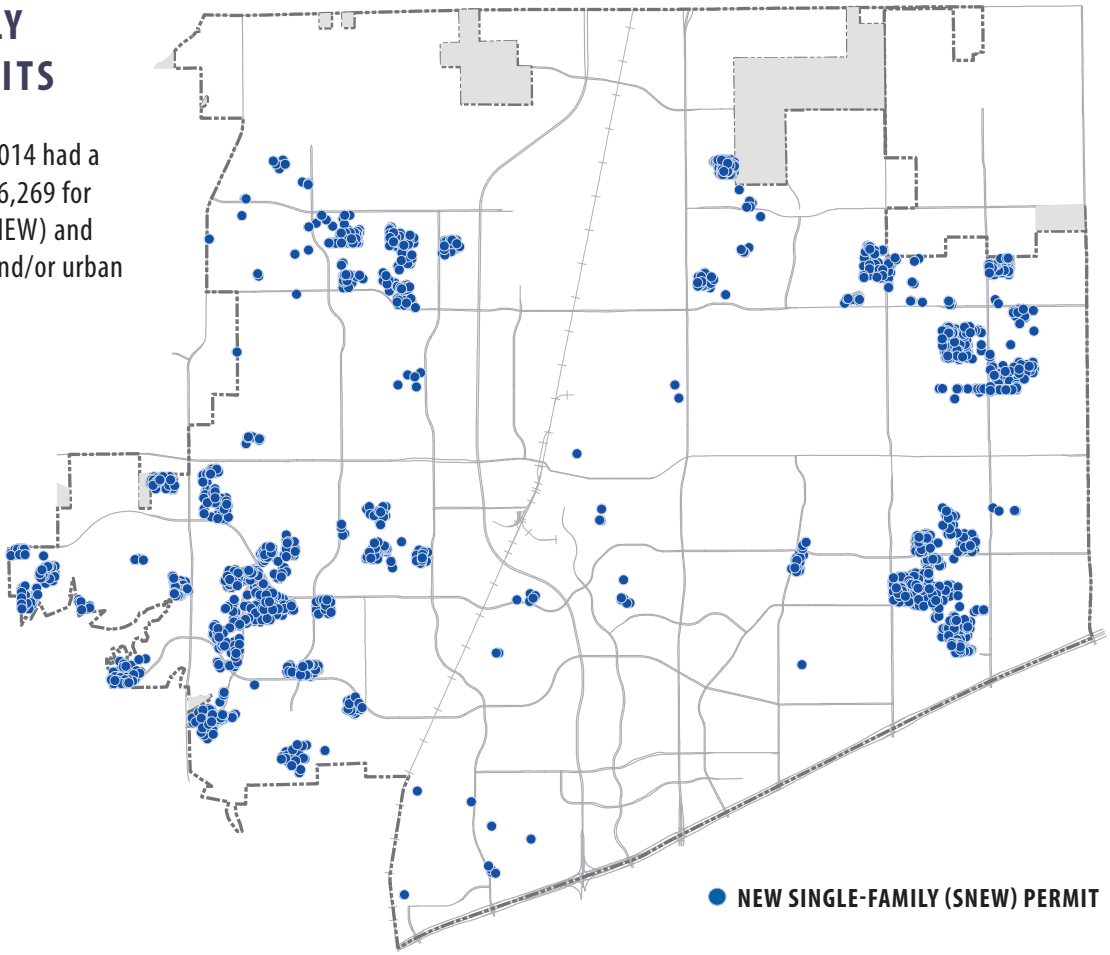
A Certificate of Occupancy is issued when all inspections have been passed, allowing for the homeowner (or tenant) to move in. A population extimate is calculated at this time.	"**Population**" is estimated by multiplying the completed housing units by the persons-per-household and occupancy rates.

RESIDENTIAL DEVELOPMENT

2014 SINGLE-FAMILY RESIDENTIAL PERMITS

New Construction activity in 2014 had a investment value of $605,416,269 for new single-family structures (SNEW) and $132,927,133 for multi-family and/or urban living structures (MNEW).

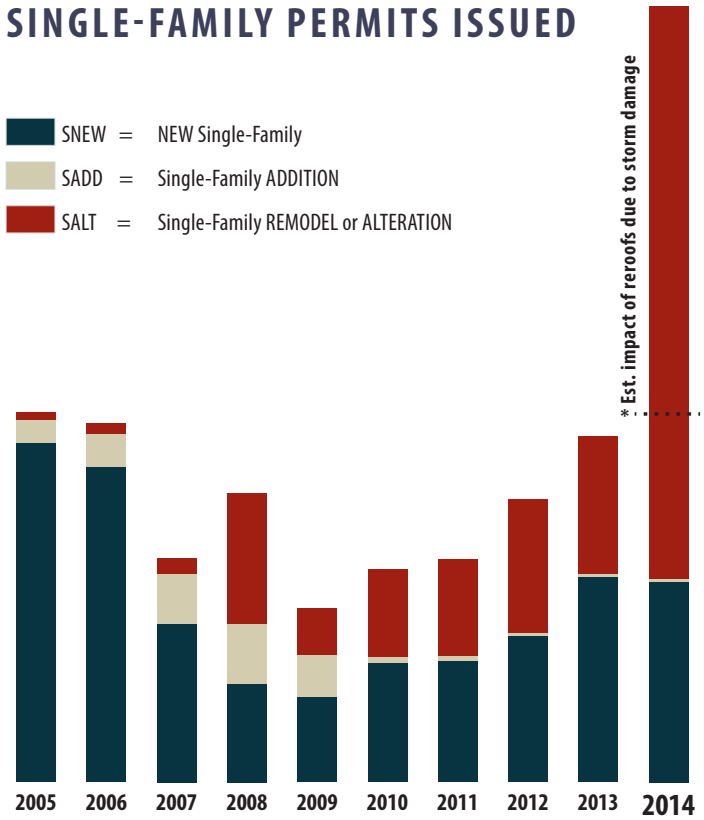
For the past several years there has been an increase in alteration/remodel (SALT) permit volume, corresponding to the aging of Frisco's housing stock. In 2014, there was a significant spike in remodel/alteration permits due to another cause; of the 6,220 SALT permits issued, 77% were re-roofs - many to repair damage caused by storms events (hail, etc.)*.



RESIDENTIAL PERMIT HISTORY

YEAR	SNEW	SADD	SALT	TOTAL
2010	1,284	63	967	**2,314**
2011	1,306	60	1,046	**2,412**
2012	1,578	35	1,449	**3,062**
2013	2,215	41	1487	**3,743**
2014	2,169	47	6,199	**8,415**

SINGLE-FAMILY PERMITS ISSUED



RESIDENTIAL DEVELOPMENT

MOST ACTIVE SINGLE-FAMILY BUILDERS & NEIGHBORHOODS

The three most active subdivisions of the year were once again Phillips Creek Ranch, Richwoods, and Frisco Lakes, with more than one-third of the total 2014 permit volume in those three neighborhoods alone. Both Frisco Lakes and Phillips Creek Ranch submitted plats for their final phases in 2014, so their volumes will start to ebb within the next ±24 months, with final completion of all units possibly occurring as early as 2018. Richwoods may also substantially complete construction by 2018.

NEIGHBORHOOD	PERMITS
PHILLIPS CREEK RANCH	330
RICHWOODS	310
FRISCO LAKES	210
STONELAKE ESTATES, VILLAGES OF	117
LAWLER PARK NORTH	116
WILLOW BAY SOUTH	110
NEWMAN VILLAGE	105
CROWN RIDGE	72
CHRISTIE RANCH	59
QUAIL MEADOW VILLAGE	58
INDEPENDENCE ESTATES	49
WATERSTONE, THE SHORES AT	44
PANTHER CREEK, RIDGEVIEW AT	43
STONEBROOK CROSSING	42
LONE STAR RANCH	39
KINGSWOOD VILLAGE	35
PARK PLACE ESTATES	32
OAKMONT AT FRISCO	32
EMERSON ESTATES	32
WILLOW BAY	27

BUILDER	PERMITS
LANDON	254
PULTE	210
LENNAR	193
FIRST TEXAS	174
DARLING	154
K HOVNANIAN	140
STANDARD PACIFIC	139
HIGHLAND	129
TOLL BROTHERS INC	119
SHADDOCK	104
MERITAGE	74
AMERICAN LEGEND	62
SUMEER	44
DR HORTON	42
GEHAN	40
RYLAND / LIONSGATE	35
BELCLAIRE	30
HOLIDAY	27
WEEKLEY	26
DREES	26
ASHTON WOODS	25

RESIDENTIAL OUTLOOK

SINGLE-FAMILY LOT INVENTORY

Another measure of potential future housing permit activity is the Lot Inventory (LI) and Pipeline (PL). The Lot Inventory is a count of single-family residential lots that are permit-ready. The Lot Pipeline is a count of the lots that are in the approval process (formal submittal received).

By dividing the number of lots by the Lot Absorption rate (the average monthly permits issued from the previous 12 months), we can estimate the months of inventory. Industry experts consider the market balanced at 24 months of inventory.

LOTS	LI	PL
JAN 2011	3,205	1,013
JAN 2012	2,083	3,886
JAN 2013	2,464	4,532
JAN 2014	2,119	6,577
JAN 2015	2,598	6,469

MONTHS OF INVENTORY	LI	PL
JAN 2011	30	10
JAN 2012	19	36
JAN 2013	19	34
JAN 2014	12	36
JAN 2015	14	36

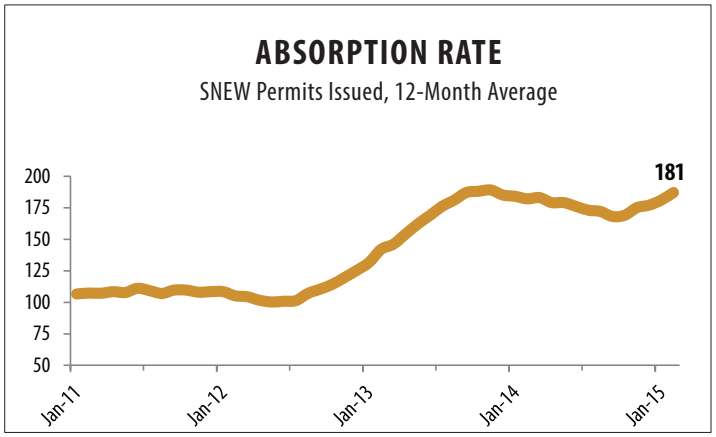
These are indicators of the real estate market (near-term growth rates/capacity), but are also a key indicator of population growth when combined with the subdivision plat timing:

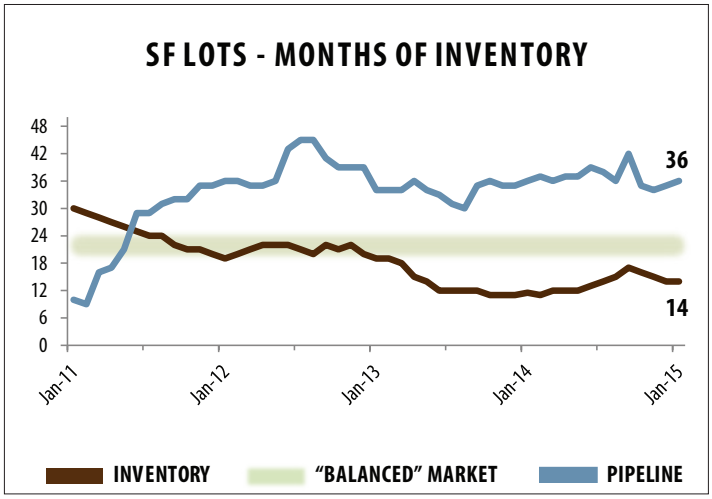
- If subdivisions typically take ±18 months to go from application of the Preliminary Plat (PP) to approval and filing of the Final Plat (FP), and
- New home construction takes, on average, ±6 months to complete, then
- New population, student enrollment, etc., can be expected to begin having an impact approximately two years following PP submittal (assuming a project is approved and developed without significant revisions requiring re-approval).

Refer to the monthly Development Activity Update, online at http://goo.gl/D7nTwt.

LOT INVENTORY (AS OF 1/1/15)	2,598 LOTS ↓
Annual Change of Inventory	+ 479 ↑
MONTHS OF INVENTORY	14 ↑
Lot Absorption:	(SNEW/mo)
6-Month Avg (July - Dec 2014)	187
12-Month Avg (Jan - Dec 2014)	181

LOT PIPELINE (AS OF 1/1/15)	6,469 LOTS ↓
Annual Pipeline Change	- 108 ↑
MONTHS INVENTORY IN PIPELINE	36 →
Stage in Pipeline:	
PP – Preliminary Plat	2,734
CS - Construction Set	3,310
FP - Final Plat	425

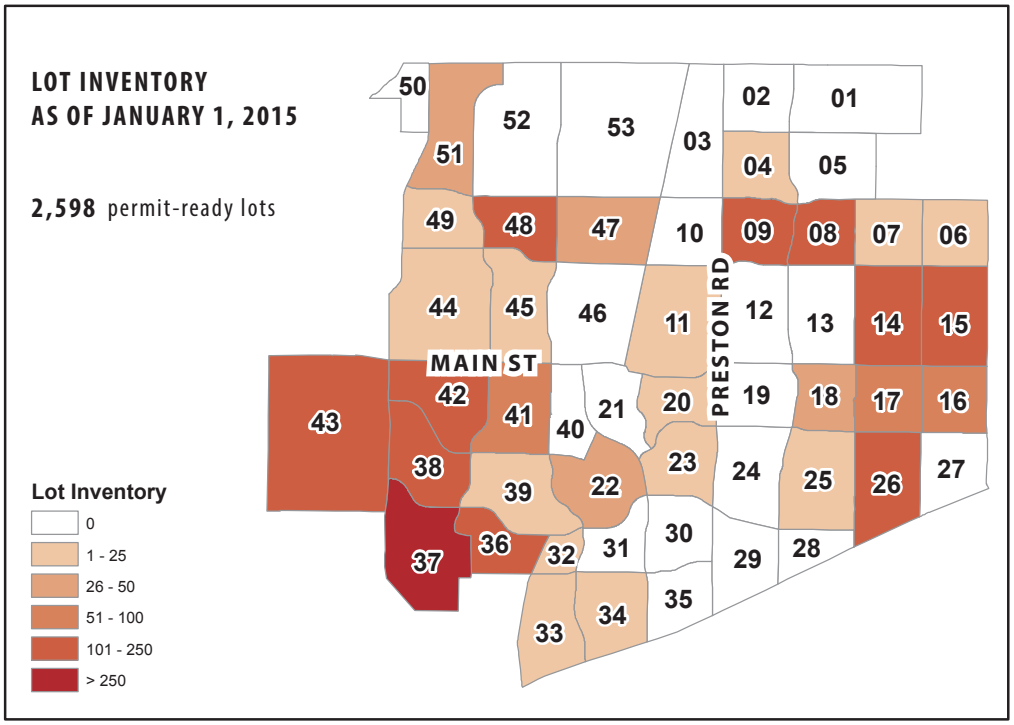


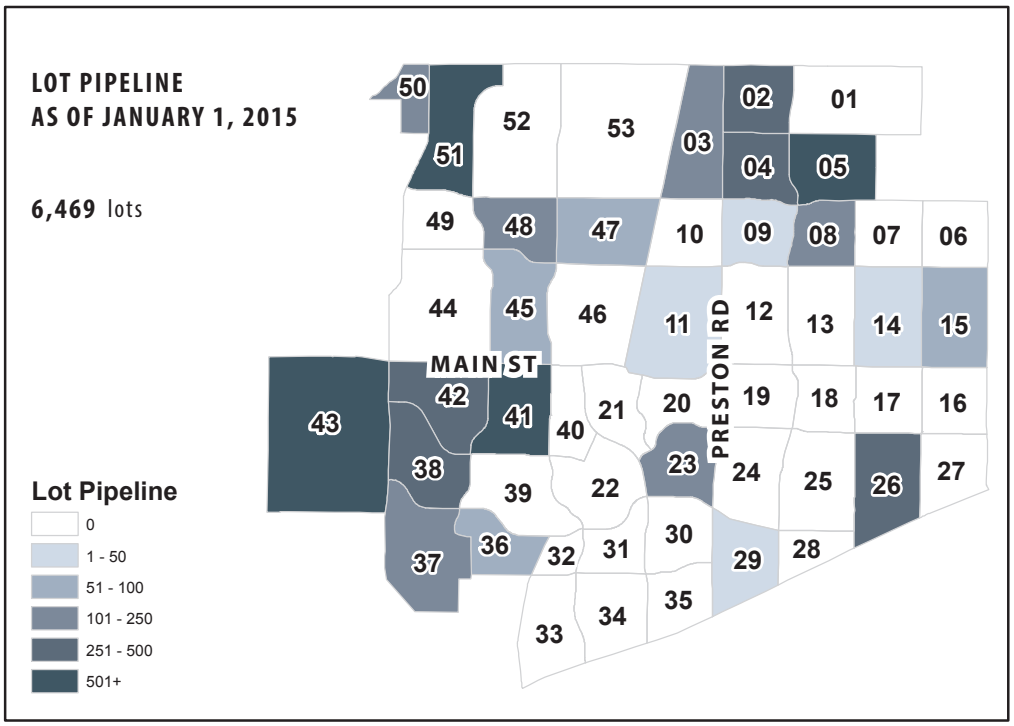


LOT INVENTORY BY NEIGHBORHOOD UNIT

NU #	LI	PL
2		319
3		114
4	14	288
5		1,018
6	6	
7	5	
8	184	128
9	152	33
11	3	22
14	125	48
15	182	70
16	90	
17	66	
18	28	
20	5	
22	40	
23	14	107
25	3	
26	229	279
32	4	
33	9	
34	14	
36	122	55
37	319	201
38	245	434
39	7	
41	96	577
42	188	402
43	249	1,286
44	1	
45	8	56
47	28	71
48	107	106
49	12	
50		161
51	43	106
TOTAL	2,598	6,469

For planning purposes, the City tracks development by several geographic areas, including by County, Quadrant, and Neighborhood Unit (NU). The Neighborhood Units, labeled on the maps below, generally follow major roadways, and allow a quick visual reference for development "hot spots." For Lot Inventory (LI) and Pipeline (PL), this is an indicator of where development is most likely to occur next. Note: On the maps below, the darker the color, the greater the number of lots.





2014 PROJECT APPROVALS

NE QUADRANT

POPULATION: **19,013** | 13.1%

Annual Growth: 1,604

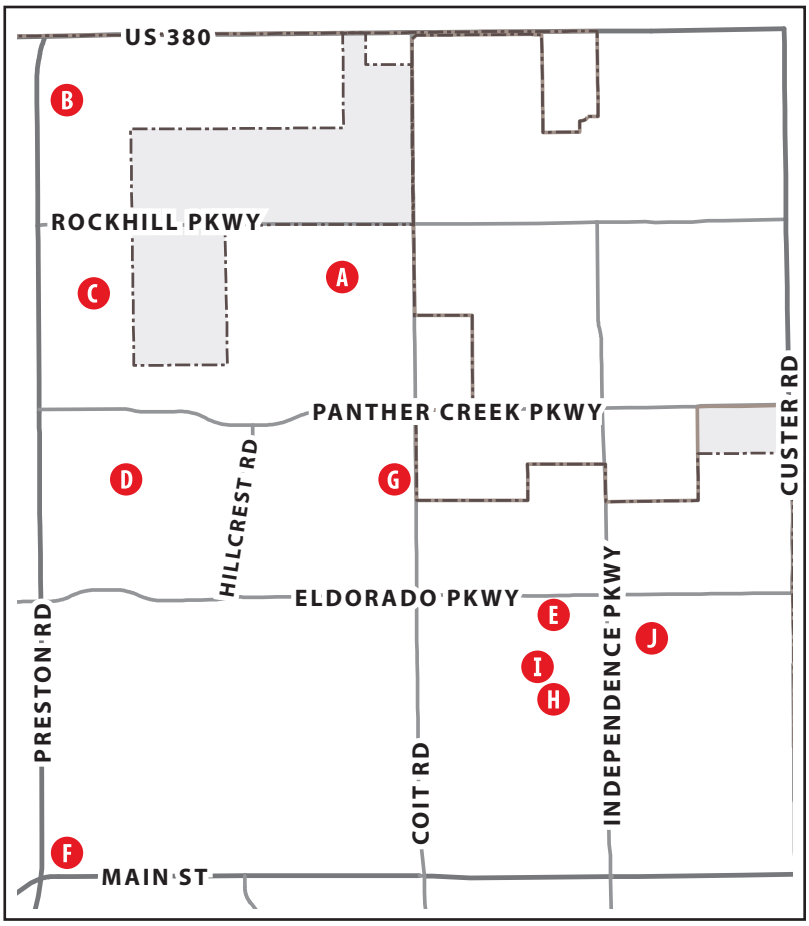
HOUSING UNITS: **6,486** | 12.1%

Annual Growth: 529 | 25.5%

Avg. Permit Value (SNEW): $285,092

HU TYPE	EXISTING	UC	LI	PL
SF	6,191	241	668	1,904
MF	295	0	N/A	0
UL	0	0	N/A	0

HU = Housing Unit
SF = Single-Family
MF = Multi-Family
UL = Urban Living (Urban MF and/or Mixed-Use Residential)
UC = Under Construction
LI = Lot Inventory
PL = Pipeline



SF	NEIGHBORHOODS	DESCRIPTION	LOTS	ZONING	PP	FP
A	BELMONT WOODS		91			FP14-0075
B	BRETTON WOODS		119	Z14-0001	PP14-0007	
C	CROWN RIDGE	PHASE 3B	48			FP14-0013
D	DOMINION AT PANTHER CREEK	PHASE 4C	34			FP13-0029
		PHASE 4D	8			FP14-0028
E	ESTATES AT WILLOW BAY		8		PP13-0028	
F	LATERA	PHASE 2	36			FP13-0033
G	RIDGEVIEW AT PANTHER CREEK	PHASE 2	110			FP14-0058
H	ARBORS AT WILLOW BAY	PHASE 5	40	Z13-0019	PP13-0030	
I	ARBORS AT WILLOW BAY SOUTH	PHASE 4	136		PP14-0004	FP14-0046
J	VILLAGES OF STONELAKE ESTATES	PHASE 3	107			FP14-0023
		PHASE 4A	42			FP14-0053

2014 PROJECT APPROVALS

SE QUADRANT

POPULATION: **36,352** | 28.1%

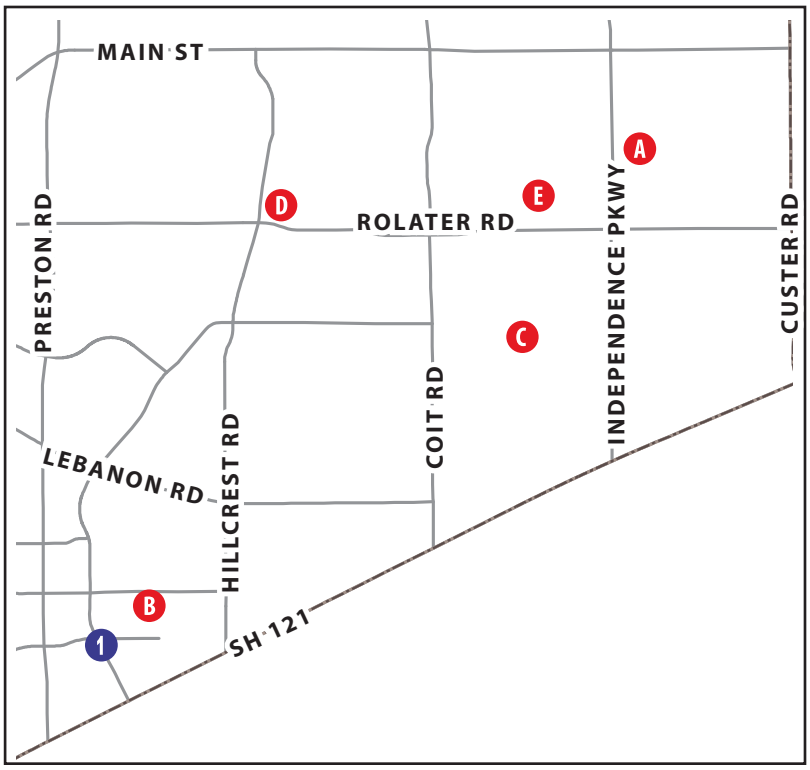
Annual Growth: 248

HOUSING UNITS: **13,189** | 26.8%

Annual Growth: 458 | 16.1%

Avg. Permit Value (SNEW): $303,755

HU TYPE	EXISTING	UC	LI	PL
SF	11,700	223	253	717
MF	1,489	0	N/A	0
UL	0	0	N/A	1,455



SF	NEIGHBORHOODS	DESCRIPTION	LOTS	ZONING	PP	FP
A	LIBERTY CROSSING		94			FP14-0038
B	OHIO-WARREN REZONING	PD-238	175	Z13-0025		
C	RICHWOODS	PHASE 14	79			FP14-0027
		PHASE 16	66			FP14-0008
		PHASE 17	56			FP14-0032
		PHASE 18	55			FP14-0009
		PHASE 19	85			FP14-0031
		PHASE 20	76			FP14-0029
		PHASE 21	50		PP14-0010	
		PHASE 22	95		PP14-0006	
		PHASE 23	79		PP14-0012	
D	STONEBRYCK MANOR	PHASE 2	29			FP14-0047
E	THE CROSSING AT LAWLER PARK	PHASE 3A	39			FP14-0040
		PHASE 3B	36			FP14-0041

MF / MXD PROJECTS	DESCRIPTION	UNITS	TYPE	PROJECT NUMBER(S)
1 OHIO & GAYLORD	PD (rezoning of NEC, SEC, SWC)	2,467	UL	Z13-0025
	NEC - Jefferson Stonebriar	414	UL	PSP14-0024

2014 PROJECT APPROVALS

SW QUADRANT

POPULATION: **49,470** | 36.0%
Annual Growth: 3,989

HOUSING UNITS: **17,430** | 37.6%
Annual Growth: 1,653 | 58.1%
Avg. Permit Value (SNEW): $242,556

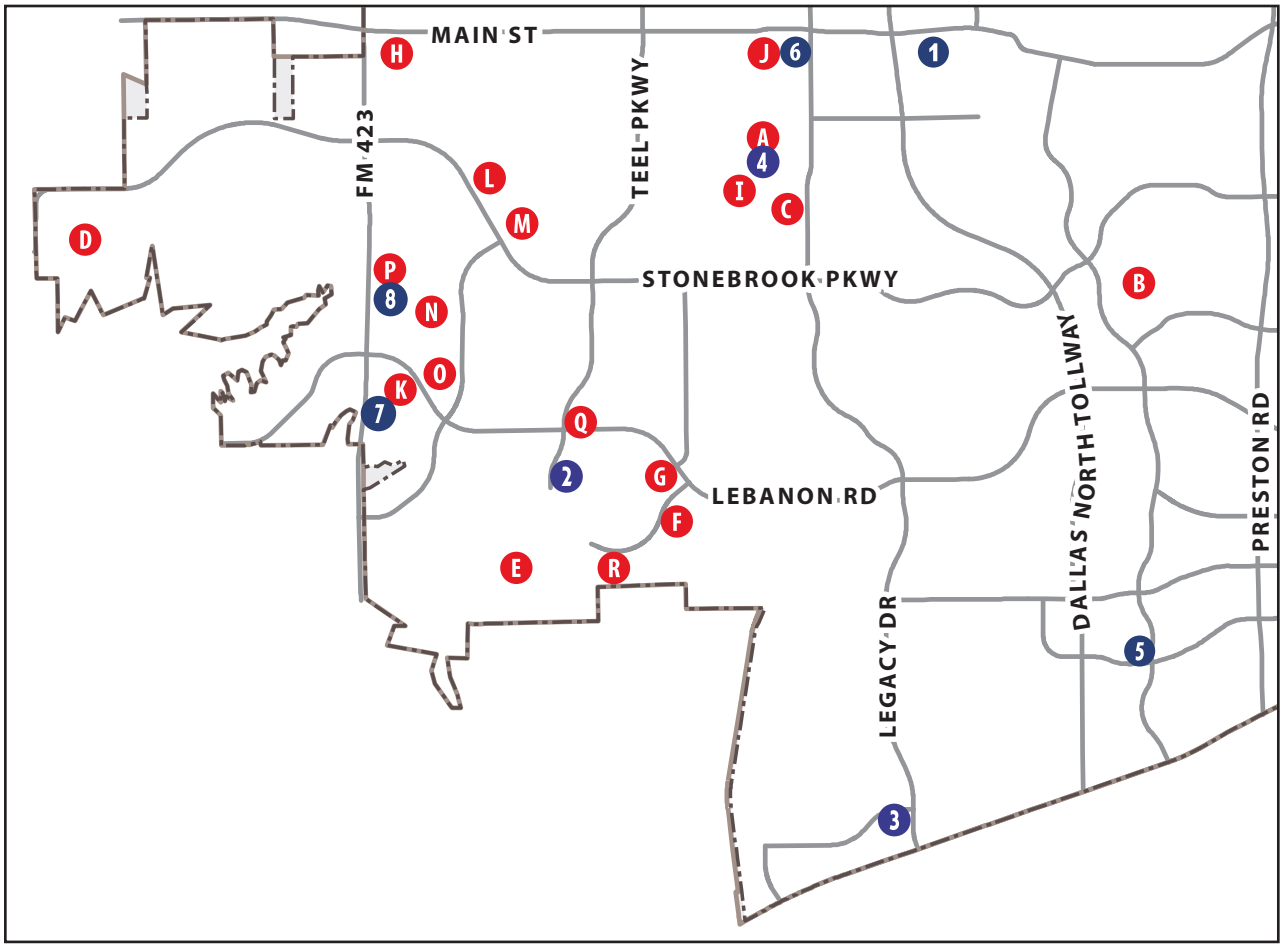
HU TYPE	EXISTING	UC	LI	PL
SF	11,700	223	253	717
MF	4,412	596	N/A	1,085
MXD	2,113	937	N/A	1,095

SF	NEIGHBORHOODS	DESCRIPTION	LOTS	ZONING	PSP/PP	FP
A	CANALS AT GRAND PARK	PHASE 1A SOUTH	85		PSP14-0010	
B	CHAPEL CREEK	PHASE 3A	19		PP14-0015	
		PHASE 3B, 3C, 3D	89		PP14-0020	
C	DIAMOND POINT ESTATES		51			FP14-0001
D	FRISCO LAKES	VILLAGE 1	61			FP14-0048
		VILLAGE 4	110			FP14-0019
		VILLAGE 7	106			FP14-0049
E	HILLS OF KINGWOOD	PHASE 2A	60			FP14-0005
		PHASE 3A & 3B	70		PP14-0013	
F	KINGSWOOD TRAILS		51			FP14-0069
G	KINGSWOOD VILLAGE	PHASE 1	46			FP13-0031
		PHASE 2	61			FP14-0074
H	OAKMONT AT FRISCO		105			FP13-0027
I	PARK PLACE ESTATES	PHASE 3	46			FP14-0076
J	PARK WEST		115	Z14-0007	PP14-0018	
K	PHILLIPS CREEK RANCH (PCR)	MAINVUE, PHASE 1	81			FP14-0015
L		RIVERTON, PHASE 3	49		PP14-0001	
		RIVERTON, PHASE 4	64		PP14-0014	
		RIVERTON, PHASE 7	71		PP14-0022	
M		WATERTON, PHASE 2	29			FP14-0042
		WATERTON, PHASE 3	30			FP14-0043
		WATERTON, PHASE 4	57		PP14-0002	
		WATERTON, PHASE 5	103		PP14-0017	
N		WESTON, PHASE 3	8		PP14-0016	
O		PCR, PHASE 4A	115			FP14-0018
		PCR, PHASE 4B	158			FP14-0035
P		PCR, PHASE 5A & 5B (MARSHALL)	97		PP13-0031	
Q	QUAIL MEADOW VILLAGE	PHASE 3	61			FP14-0004
R	TWIN CREEKS	PHASE 1	95			FP14-0003

2014 PROJECT APPROVALS

SW QUADRANT
(continued)

MF / MXD PROJECTS	DESCRIPTION	UNITS	TYPE	PROJECT NUMBER(S)	
1 ABLON @ FRISCO SQUARE		254	UL	PSP13-0037	SP14-0044
2 ALAQUA	(AKA LEBANON RIDGE APTS, PHASE 2)	244	MF		SP14-0078
3 AMALFI @ STONEBRIAR COMMONS	PHASE 1	395	UL		FP14-0006
4 CANALS AT GRAND PARK	PHASE 1A SOUTH	280	UL		PSP14-0010
5 ORIGIN @ FRISCO BRIDGES	(AKA TONTI FRISCO)	345	UL	Z13-0024	SP14-0022
6 PARK WEST		330	UL	Z14-0007	PP14-0018
7 PHILLIPS CREEK RANCH	AVENUES OF PHILLIP CREEK RANCH	352	MF	SP14-0057	FP14-0072
8	STRATUS (URBAN LIVING TRACT, PH 1)	219	MF		PSP13-0035



2014 PROJECT APPROVALS

NW QUADRANT

POPULATION: **32,573** | 23.7%

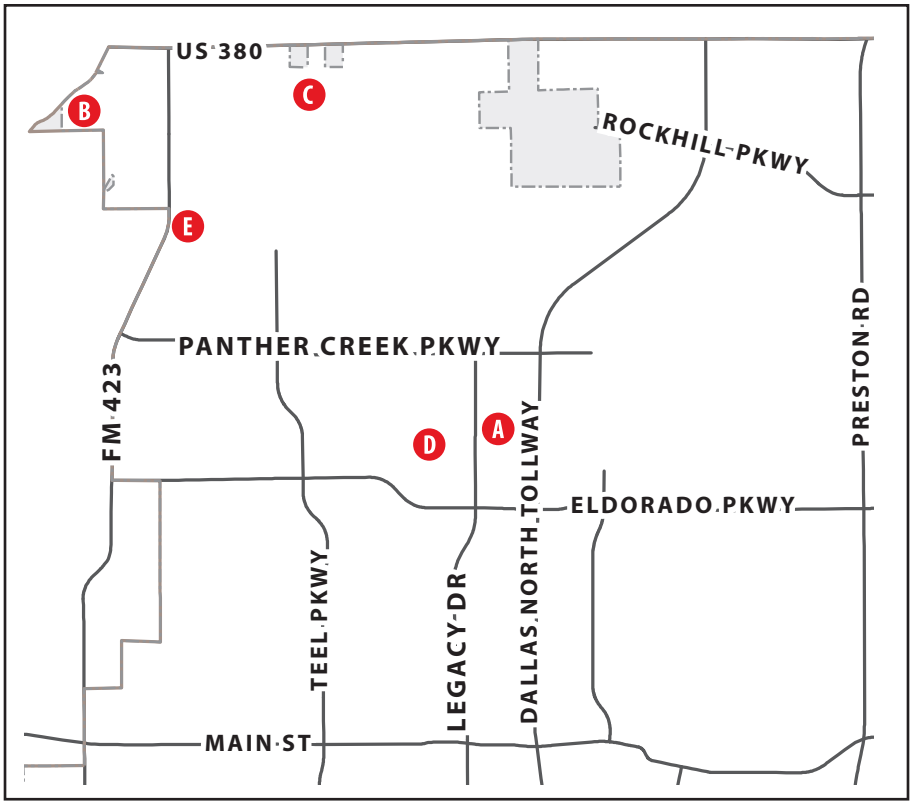
Annual Growth: 835

HOUSING UNITS: **11,013** | 22.4%

Annual Growth: 244 | 8.6%

Avg. Permit Value (SNEW): $281,944

HU TYPE	EXISTING	UC	LI	PL
SF	10,629	98	332	379
MF	384	0	N/A	0
MXD	410	0	N/A	0

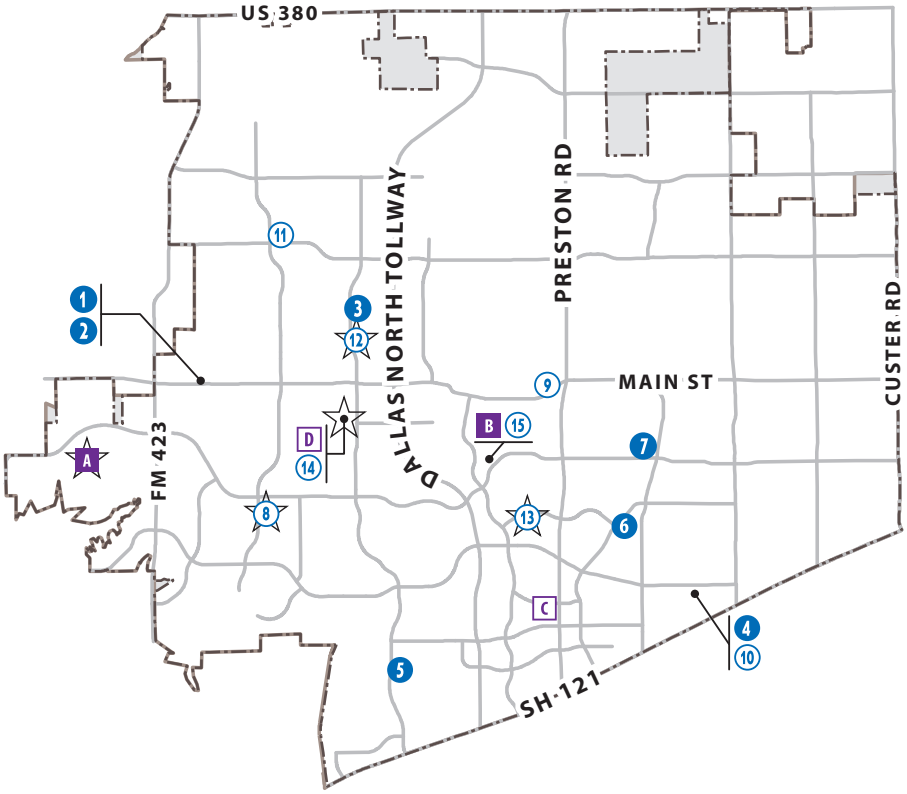


SF	NEIGHBORHOODS	DESCRIPTION	LOTS	ZONING	PP	FP
A	EMERSON ESTATES	PHASE 1	60			FP13-0032
B	ESTATES AT ROCKHILL		161	Z14-0009	PP14-0008	
C	HOLLYHOCK	PHASE 1 - 3	439	Z13-0014	PP14-0009	
D	NEWMAN VILLAGE	PHASE 3	103			
E	SHIU TRACT	PHASE 1 - 2	244	Z14-0006		

SENIOR HOUSING & LONG TERM CARE FACILITIES

Frisco's Senior population has also been growing, from 3.6% in 2000 to 5.4% (6,300) in 2010. The latest American Community Survey shows Frisco with a Senior Population of 6.6%, (9,600 at our current population). Following national demographic trends, Frisco will see a growth in this segment of population as the Baby Boomers transition into retirement years.

The map to the right and the tables below show the development and proposal details.



- EXISTING LONG-TERM CARE
- PROPOSED LONG-TERM CARE
- EXISTING AGE-RESTRICTED HOUSING
- PROPOSED AGE-RESTRICTED HOUSING
- UNDER CONSTRUCTION

	DEVELOPMENT NAME	ROOMS	BEDS
1	MUSTANG CREEK	137	137
2	PRAIRIE ESTATES	180	180
3	RAMBLING OAKS	80	80
4	STONEMERE REHAB CENTER		125
5	SUNRISE OF FRISCO	96	96
6	THE LODGE ON PRESTON RIDGE	70	70
7	VICTORIA GARDENS	59	118

	PROJECT NAME / NUMBER(S)	ROOMS	BEDS
8	BEEHIVE / TIMBER RIDGE SP14-0060, B14-6169		50
9	FRISCO MEMORY CARE SUP14-0003		108
10	LA FONTAINE SP14-0015, B14-5166		40
11	NEC TEEL & ELDORADO SUP14-0014, PSP14-0034		100
12	SADDLEBROOK B13-3527	42	65
13	THE COTTAGES AT CHAPEL CREEK, PH 1 SP14-0010, B14-2940	48	88
14	THE ISLES @ WATERMERE B14-1834		111
15	WATERMARK AT FRISCO Z14-0002, PSP14-0002, SP14-0087		54

	DEVELOPMENT NAME	LOTS	UNITS
A	FRISCO LAKES	3,000	
B	PARKVIEW		202

	PROJECT NAME / NUMBER(S)	LOTS	UNITS
C	ASPENS AT WADE PARK Z14-0023, PSP14-0029		162
D	WATERMERE B14-4189		238

MULTI-FAMILY (MF) AND URBAN LIVING (UL)

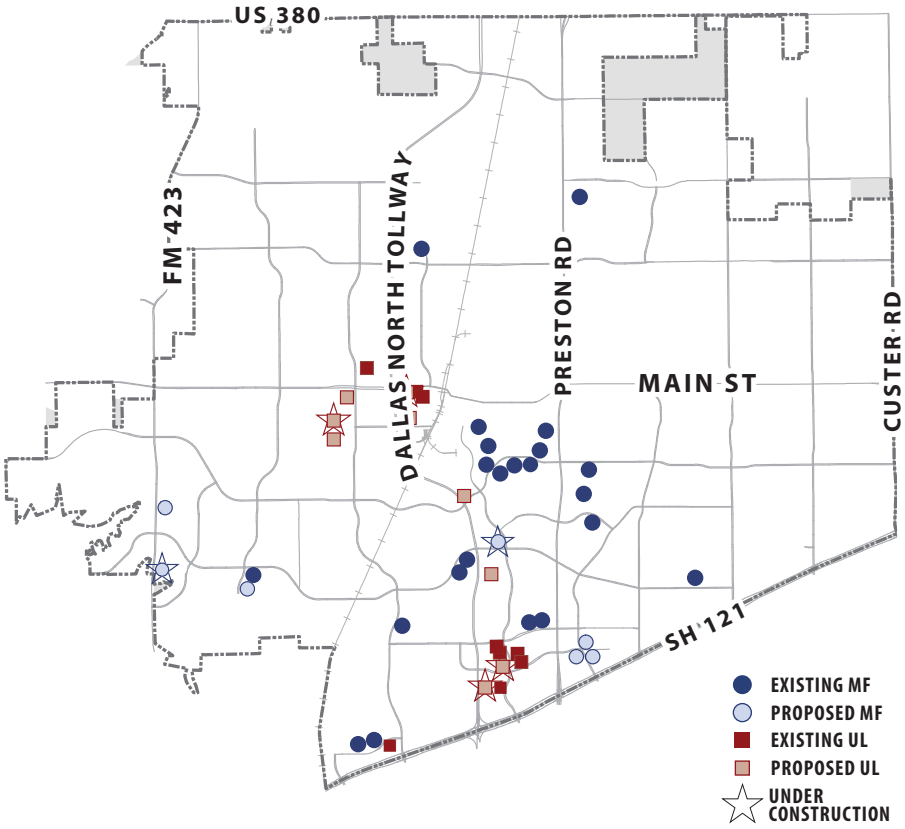
TOTAL UNITS

QUAD	MF UNITS	UL UNITS
NE	295	0
SE	1,489	0
SW	5,507	2,596
NW	384	410
TOTAL	**6,580**	**3,006**

PERMITS ISSUED*

YEAR	PERMITS	UNITS
2010	0 | 0	0 | 0
2011	1 | 1	241 | 335
2012	1 | 4	134 | 1,347
2013	1 | 0	352 | 0
2014	1 | 6	304 | 1,223

* MF | UL



** NOTE: Map does not show projects with less than 80 units.*

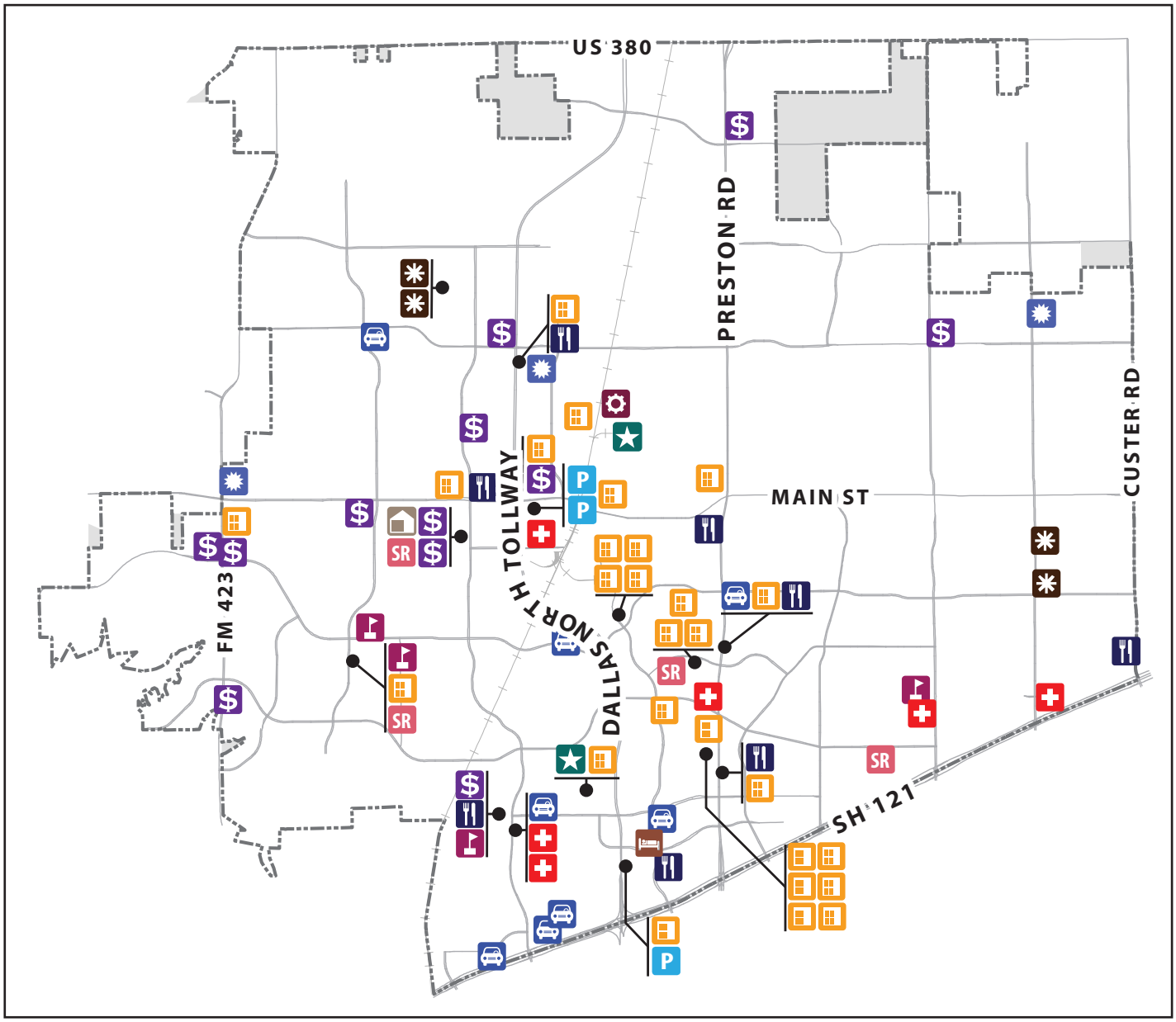
PROJECTS IN THE PIPELINE**

PROJECT NAME	STATUS AS OF 1-1-15	QUAD	UNITS MF	UNITS UL
AVENUES OF PHILLIPS CREEK RANCH	NEARING COMPLETION	SW	352	
AMLI @ THE BALLPARK, PH 2	UNDER CONSTRUCTION	SW		365
VILLAS @ CHAPEL CREEK	UNDER CONSTRUCTION	SW	304	
ABLON @ FRISCO SQUARE	UNDER CONSTRUCTION	SW		275
ORIGIN @ FRISCO BRIDGES (TONTI FRISCO)	UNDER CONSTRUCTION	SW		345
WATERMERE @ THE CANALS AT GRAND PARK	UNDER CONSTRUCTION	SW		238
CANALS @ GRAND PARK, PH 1A SOUTH	BUILDING PERMIT UNDER REVIEW	SW		280
ALAQUA (LEBANON RIDGE, PH 2)	BUILDING PERMIT UNDER REVIEW	SW	276	
STRATUS @ PHILLIPS CREEK RANCH	BUILDING PERMIT UNDER REVIEW	SW	219	
JEFFERSON STONEBRIAR (NEC OHIO & GAYLORD)	SP UNDER REVIEW	SE		414
WADE PARK, LOT 6	PSP & SP UNDER REVIEW	SW		815
FRISCO SUMMIT (SWC OHIO & GAYLORD)	PSP UNDER REVIEW	SE		1,041
		TOTAL	**1,151**	**3,773**

** See page 12 for rezoning approvals.

Multi-Family (MF)	Urban Living (UL)	
Garden-Style Apartments	**Urban Multi-Family (uMF)**	**Mixed-Use Residential (MXD)**
In Frisco, average ±18 acres	In Frisco, average ±9 acres	
15 – 19 units per acre	Average 48 units per acre in Frisco (range from 13 - 75.5 du/a)	
Typically gated, multiple buildings set randomly	Typically placed in a street grid, with the buildings pulled up near the sidewalk	
2 or 3 stories	Typically 4 or more stories	
Surface parking	Parking garages	
Residential only	uMF - 1st Floor may include flex space for future non-residential uses MXD - integrated non-residential uses (retail and/or office)	
1 Bedroom = 48% 2 Bedroom = 43% 3 Bedroom = 10%	Studio = 4% 1 Bedroom = 70% 2 Bedroom = 25% 3 Bedroom = 0.5%	
Student Enrollment typically 0.22 – 0.47 per unit (Outliers as low as 0.11 and as high as 1.1)	Student Population ±0.1 per unit	
5-yr avg of 6.650 students per acre	5-yr avg of 3.309 students per acre	
Population Typically Increases after 10 years	Minimal Fluctuations in Population over Time	
Avg. Assessed Value Per Acre = $1,450,442	Avg. Assessed Value Per Acre = $5,363,386	
Avg. Taxes Per Student per Acre = $3,243	Avg. Taxes Per Student per Acre = $21,699.16	

2014 PERMITS FOR NEW COMMERCIAL



- AMUSEMENT
- ASSISTED LIVING
- AUTOMOTIVE
- HOTEL
- MEDICAL OFFICE
- OFFICE
- PARK
- PARKING GARAGE
- RELIGIOUS FACILITY
- RESTAURANT
- RETAIL
- SCHOOL / DAY CARE
- SELF-STORAGE
- SEMI-PUBLIC

2014 PERMITS FOR NEW COMMERCIAL

PERMIT	PROJECT NAME
B13-0524	CHICKEN EXPRESS
B13-2911	PETSMART
B13-2948	RANDOLPH BROOKS FEDERAL CREDIT UNION
B13-3064	FIRST INTERVAL NATATORIUM
B13-3064	MEDICAL CENTER AT FRISCO MARKET
B13-3183 B13-3253	WEST FRISCO OFFICE CTR
B13-3571	FRISCO WEST LEGACY
B13-3588	FRISCO FIRE STATION 8
B13-3630	KWIK KAR CLEAN GETAWAY CAR WASH
B13-3674	VICTORY AT STONEBRIAR
B13-3677	FRISCO VOLKSWAGEN
B13-3691	ENTERPRISE RENT-A-CAR
B13-3708	720 PRESTON TRACE CENTER, BLDG B
B13-3775	FRISCO PRESTON MEDICAL CTR
B13-3863	IVY KIDS LEARNING CENTER
B13-3885	DATTA YOGA CENTER, PH II
B13-3931	TEEL VILLAGE, PH IV
B13-3954	AMLI PH II GARAGE
B13-3967	MARKET CENTER, LOT 7
B13-4049	CHAPEL CREEK, PH 2
B13-4108	CASI FACILITY
B13-4115	STAR 121 MEDICAL PLAZA
B13-4118	ASPIRING MINDS MONTESSORI
B13-4173	FRISCO CORNERS, BLDG 4
B13-4174	FRISCO CORNERS, BLDG 5
B13-4324	CVS PHARMACY
B13-4326	POLLO TROPICAL (Frisco Trails)
B13-4327	POLLO TROPICAL (Prestmont)

PERMIT	PROJECT NAME
B14-0145	NEWMAN VILLAGE AMENITY CTR
B14-0460	THE SHOPS AT WESTSIDE MARKET
B14-0580	FRISCO CORNERS BUILDING 6
B14-0581	PERRYS STEAKHOUSE & GRILLE
B14-0619	NEWMAN VILLAGE TENNIS COURTS
B14-0736	RAISING CANES 156
B14-0786	LEGACY DOG RESORT
B14-0860	FRISCO CORNERS, BLDG 7
B14-0862	FRISCO CORNERS, BLDG 8
B14-0864	FRISCO CORNERS, BLDG 9
B14-0927	FRIENDSHIP CHURCH
B14-1074	RANDOLPH BROOKS FEDERAL CREDIT UNION
B14-1354	METAMORPHEON HEALTHCARE
B14-1834	THE ISLE AT WATERMERE
B14-2152	BLACK WALNUT CAFE
B14-2302	CORNER STORE #1568
B14-2304 B14-2311	LEGACY MEDICAL PARK
B14-2316	PRESTIGE POOLS
B14-2940	COTTAGES AT CHAPEL CREEK
B14-4034	LIBERTY CROSSING AMENITY CTR
B14-4041	VTG FRISCO COLLISION CTR
B14-4055	VTG FRISCO PRE-OWNED
B14-4138	DREAM WASH AUTO SPA
B14-4143	CORNER STORE #1567
B14-4149	MENEGAZZO PROFESSIONAL OFFICE BUILDING
B14-4180	FRISCO LAKES, BLDG 3
B14-4366	KRISPY KREME

PERMIT	PROJECT NAME
B14-4933	FRISCO MASJID
B14-4961	COWBOY CHICKEN
B14-5166	LA FONTAINE
B14-5173	FRISCO SQUARE, BLDG 10
B14-5196	FRISCO SQUARE GARAGE
B14-5414	FRISCO SOCCER TRAINING
B14-5456	ABLON AT FRISCO SQ GARAGE
B14-5457	MATEO OFFICE, BLDG 8
B14-5483	MATEO OFFICE, BLDG 9
B14-5488	MATEO OFFICE, BLDG 10
B14-5846	CVS PHARMACY
B14-6161	INSIGHT FOR LIVING
B14-6163	HYATT HOUSE FRISCO
B14-6169	BEEHIVE / TIMBER RIDGE ASSISTED LIVING
B14-6275	PUBLIC STORAGE
B14-6812	BENCHMARK TITLE CO.
B14-6865	COMMERCE CTR BLDG D
B14-6986	PARKWOOD OFFICES, BLDG A
B14-6987	PARKWOOD OFFICES, BLDG C
B14-6989	PARKWOOD OFFICES, BLDG D
B14-6990	PARKWOOD OFFICES, BLDG G
B14-7019	MULTI-USE EVENTS CTR
B14-7024	DALLAS COWBOYS FACILITY
B14-7299	CASA TIMBER RIDGE MONTESSORI
B14-7321	FRISCO MEDICAL OFFICE
B14-7596	CREATIVE MINDS PRESCHOOL
B14-7682	WEST FRISCO OFFICE PARK
B14-7901	LEGACY CROSSING CONDOS
B14-8124	FRISCO BRIDGES PLACE

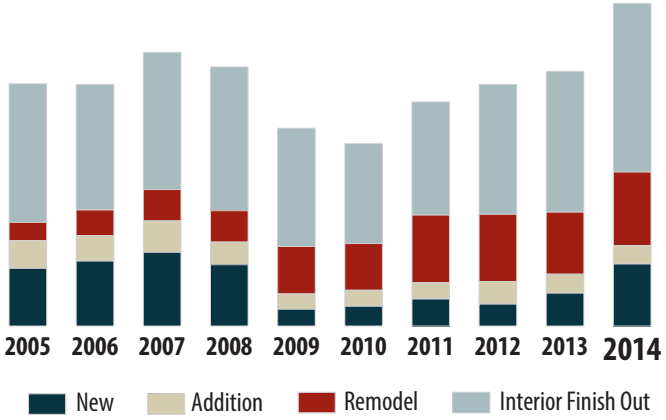
NON-RESIDENTIAL DEVELOPMENT

2014 COMMERCIAL PERMITS

New Construction (CNEW) activity was up in 2014, near peak levels seen in 2007, and had a combined construction investment (permit) value of $254,867,740.

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	
2010	27	737,898	22	148,367	66	325,578	138	998,229	**253**
2011	37	1,032,777	25	55,420	95	631,398	155	790,403	**310**
2012	30	815,653	31	70,777	92	953,749	178	620,829	**331**
2013	45	1,425,761	26	273,283	85	636,094	193	1,013,963	**349**
2014	85	3,526,232	25	134,106	101	1,147,007	231	890,692	**442**

COMMERCIAL SPACE

As of January 1, 2015, the City has 14,825,549 square feet of available commercial space. See page 29 for new Office projects approved in 2014.

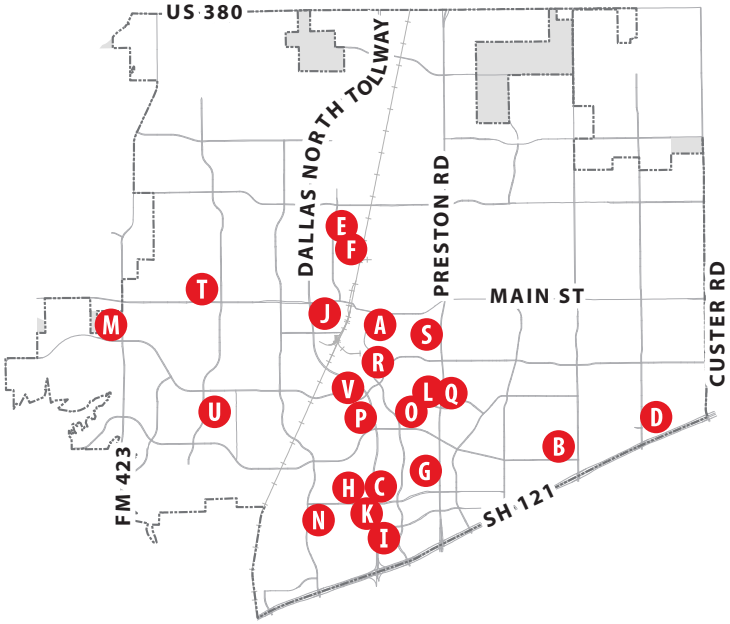
COMMERCIAL SPACE	SQ FT
OFFICE SPACE	5,271,623 | 35.6%
RETAIL SPACE	9,553,926 | 64.4%
TOTAL	**14,825,549**

Construction of office buildings is occuring in several locations in Frisco, including the Frisco Square offices for Gearbox Software (shown above).

2014 PROJECT APPROVALS

OFFICE

PROJECT DESCRIPTION	PROJECT NUMBER(S)
A **7259 ELM STREET**	SP14-0091
B **CENTENNIAL PLAZA** Retail, Office, Medical Office	SP14-0086
C **DUKE OFFICE PARK**	FP13-0026
D **FRISCO CELEBRATION HALL** Child Care Facilities, Retail, Office	PSP14-0019 PSP13-0040
E **FRISCO CENTER**	SP14-0072
F **FRISCO COMMERCE CENTER**	SP14-0063
G **FRISCO CORNERS**	SP14-0026
H **FRISCO MULTI-EVENT CENTER** Public/Semi-Public, Amusement, Office	SP14-0027
I **FRISCO SPORTS COMPLEX**	SP14-0075 PSP14-0020
J **FRISCO SQUARE** MXD, uMF, Office, Retail, Restaurant	PSP13-0037 SP14-0043
K **HALL OFFICE PARK**	FP14-0020 SP14-0050
L **LAKESIDE OFFICE PARK @ PRESTON WADE PH 2**	SP14-0079
M **LEGACY LEARNING CENTER** Office, Restaurant, Retail, Child Care Facilities	PSP14-0013
N **LEGACY MEDICAL PLAZA PH 1 & 2** Medical Office, Office, Automotive	PSPCP13-0013
O **MATEO OFFICE PARK, PH 4**	SP13-0096
P **MOCKINGBIRD ADDITION**	SP14-0083 SP14-0076
Q **MOHR ADDITION**	SP13-0091
R **PARKWOOD OFFICES ADDITION**	SP14-0053

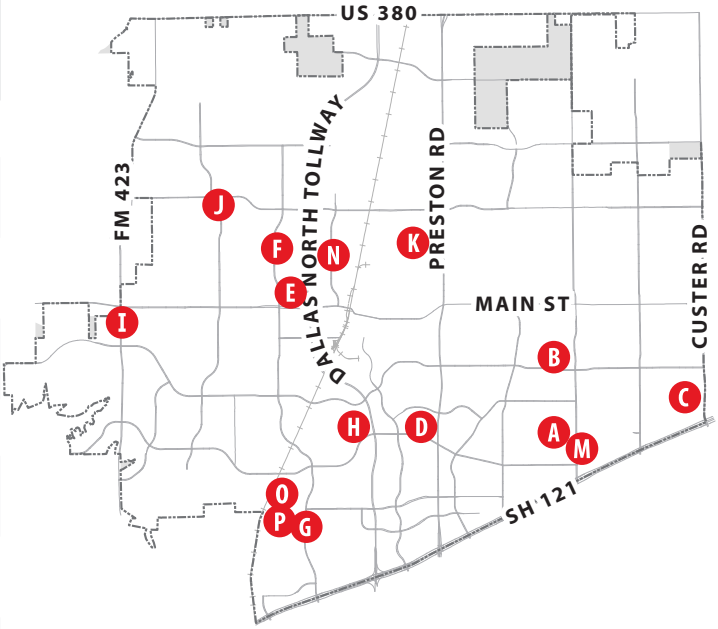


PROJECT DESCRIPTION	PROJECT NUMBER(S)
S **PRESTON HICKORY ADDITION**	PSP14-0022
T **TEEL CROSSING SHOPPING CENTER**	FP14-0002 SPFP12-0017
U **TIMBER RIDGE PLAZA**	PSP14-0016 SP14-0059
V **VERONA VILLA** Amusement, Office, Retail, Restaurant	PSP14-0023

2014 PROJECT APPROVALS

MEDICAL OFFICE

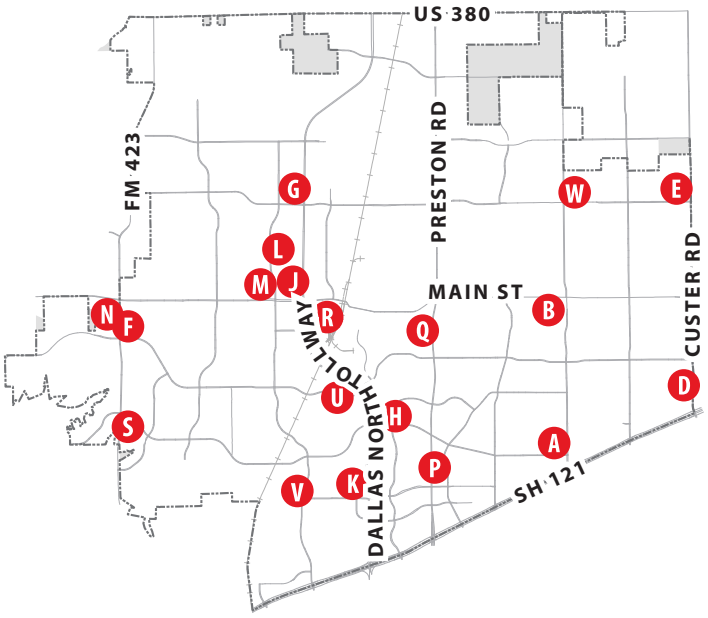
	PROJECT DESCRIPTION	PROJECT NUMBER(S)
A	**BAYLOR INSTITUTE FOR REHABILITATION**	SP13-0090
B	**CENTENNIAL PLAZA** Retail, Medical Office, Restaurant	FP14-0055 SP14-0086
C	**CUSTER BRIDGES** Retail, Medical Office, Restaurant-**Raising Cane's**	PSP13-0030
D	**FIRST CHOICE ER** Medical Office, Restaurant	PSP14-0018 FP14-0017
E	**FRISCO ELITE CARE**	FP14-0064
G	**FRISCO WEST LEGACY ADDITION** Retail, Medical Office, Restaurant	FP14-0054
H	**LEGACY MEDICAL OFFICE** Medical Office, Office, Automotive	PSPCP13-0013 SP13-0078
I	**MOCKINGBIRD ADDITION**	SP14-0003
J	**PHILLIPS CREEK VETERINARY HOSPITAL**	SPFP12-0036 SP13-0099
K	**PREMIER ONE EMERGENCY CENTERS AT FRISCO NORTH**	SP13-0094
L	**PRESTON AT MEADOW HILL ADDITION** Veterinary Clinic	PSP13-0036
M	**SEVEN ELEVEN ADDITION** Medical Office, Retail	PSP13-0041
N	**SH 121 & INDEPENDENCE RETAIL**	FP14-0078 SP14-0062
O	**SPORTS VILLAGE NORTH**	PSP14-0001
P	**VICTORY AT STONEBRIAR** Retail, Medical Office, Amusement	SP14-0051



2014 PROJECT APPROVALS

RETAIL

	PROJECT DESCRIPTION		
A	**CENTENNIAL PLAZA** Retail, Medical Office, Restaurant		FP14-0055 SP14-0086
B	**COIT AND 3537 ADDITION** Retail		PSP14-0012
C	**CORNER STORE** Automotive, Retail, Restaurant		PSP13-0034
D	**CUSTER BRIDGES** Retail, Medical Office, Restaurant-**Raising Cane's**		PSP13-0030
E	**CUSTER STAR ADDITION** Retail		SP14-0067 SP14-0068
F	**CVS PHARMACY** Retail		PSP13-0039
G	**ELDORADO MARKETPLACE** Retail		PSP14-0031
H	**FORUM AT WADE PARK** Restaurant, Retail-**Whole Foods**		PSP14-0006
I	**FRISCO CELEBRATION HALL** Child Care Facilities, Retail, Office		PSP14-0019 PSP13-0040
J	**FRISCO MARKETCENTER** Retail, Restaurant		FP14-0034 FP14-0056
K	**FRISCO MULTI-EVENT CENTER ADDITION** Retail, Restaurant, Amusement		PSP14-0030
L	**FRISCO WEST LEGACY ADDITION** Retail		SP14-0094
M	**LEGACY CROSSING** Retail		SP14-0064 SP14-0065 FP14-0070
N	**NWC FM 423 & STONEBROOK** Office, Restaurant, Retail, Child Care Facilities, Medical Office, Other (Bank)	PSP14-0005 PSP14-0013	SP14-0017 SP14-0018
O	**PETSMART** Eldorado Market Place		FP14-0050
P	**PRESTMONT PLAZA** Retail		SP14-0061

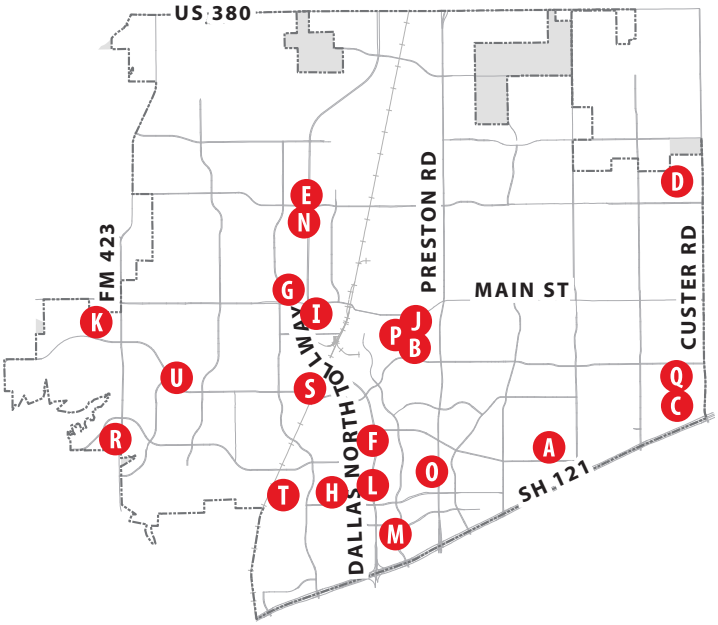


	PROJECT DESCRIPTION	
Q	**PRESTON HICKORY ADDITION** Office, Religious Facilities, Retail, Restaurant	PSP14-0022
R	**SEVEN ELEVEN ADDITION** Medical Office, Retail	PSP13-0041
S	**SHOPS AT WESTSIDE MARKET** Retail, Restaurant	PSP13-0032
T	**STARWOOD VILLAGE EXPANSION** Retail	SP14-0040
U	**VERONA VILLA** Retail, Restaurant, Automotive	PSP14-0015 PSP14-0023
V	**VICTORY AT STONEBRIAR** Retail, Medical Office, Amusement	FP14-0061 FP14-0062 SP14-0051
W	**WILLOW BAY ADDITION** Retail	PSP14-0014

2014 PROJECT APPROVALS

RESTAURANT

	PROJECT DESCRIPTION	PROJECT NUMBER(S)
A	**CENTENNIAL PLAZA** Retail, Medical Office, Restaurant	FP14-0055
B	**CHICK-FIL-A**	SPFP12-0028
C	**CUSTER BRIDGES** Retail, Medical Office, Restaurant-**Raising Cane's**	PSP13-0030
D	**CUSTER STAR ADDITION**	SP14-0069
E	**ELDORADO VILLAGE** Medical Office, Restaurant	PSP14-0018
F	**FORUM AT WADE PARK** Retail, Restaurant	PSP14-0006
G	**FRISCO MARKETCENTER** Retail, Restaurant	FP14-0034 FP14-0056
H	**FRISCO MULTI-EVENT CENTER** Retail, Restaurant, Amusement	PSP14-0030
I	**FRISCO SQUARE** MXD, uMF, Office, Retail, Restaurant	PSP13-0037
J	**KRISPY KREME**	SP14-0012
K	**NWC FM 423 & STONEBROOK** Office, Restaurant, Retail, Child Care Facilities, Medical Office, Other (Bank)	PSP14-0005 SP14-0017 PSP14-0013 SP14-0018
L	**PARKWOOD AT FRISCO BRIDGES** Hospitality, Restaurant	PSP14-0003
M	**PERRY'S STEAKHOUSE**	SP13-0098
N	**POLLO TROPICAL**	FP14-0045
O	**PRESTMONT PLAZA**	FP14-0044
P	**PRESTON HICKORY ADDITION** Office, Religious Facilities, Retail, Restaurant	PSP14-0022
Q	**RAISING CANE'S**	SP14-0006 FP14-0039
R	**SHOPS AT WESTSIDE MARKET** Retail, Restaurant	SP14-0001 PSP13-0032

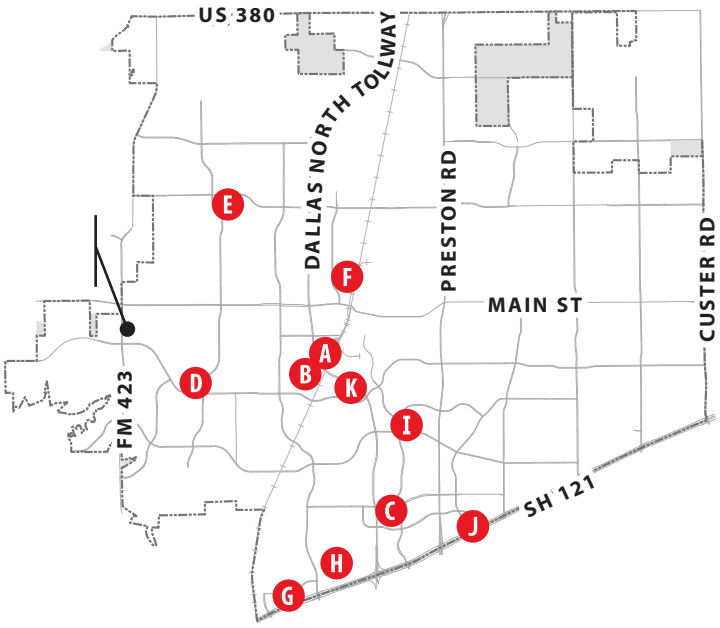


	PROJECT DESCRIPTION	PROJECT NUMBER(S)
S	**VERONA VILLA** Retail, Restaurant, Automotive, Amusement	PSP14-0015 PSP14-0023
T	**VICTORY AT STONEBRIAR** Restaurant-**Black Walnut Café**	SP14-0019
U	**WONDERLAND MONTESSORI ACADEMY** Automotive, Retail, Restaurant	PSP13-0034

2014 PROJECT APPROVALS

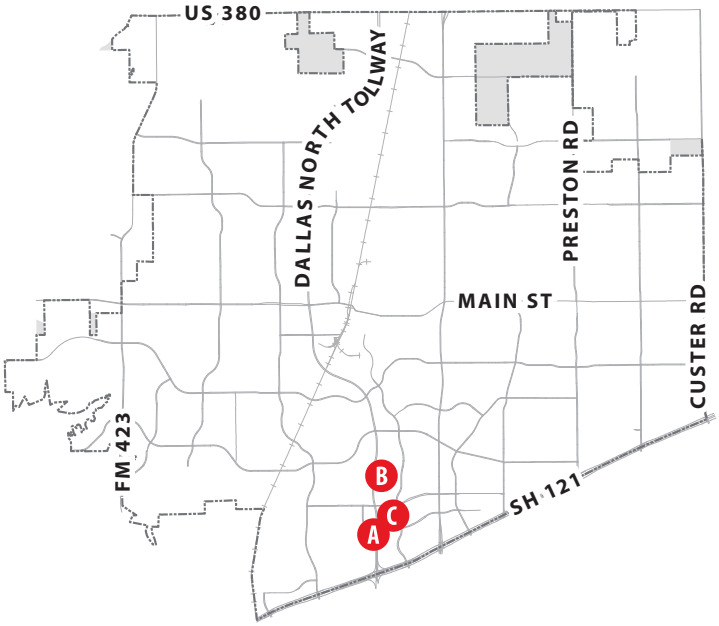
AUTOMOTIVE

PROJECT DESCRIPTION	PROJECT NUMBER(S)
A ALLISON CAR MUSEUM	SP14-0090
B CALIBER COLLISION	FP14-0030 FP14-0010
C CENTRE AT PRESTON RIDGE, PH 2	SP14-0025 FP14-0065
D CORNER STORE	SP14-0007 PSP13-0034
E DREAM WASH AUTO SPA	SP14-0011
F HERB'S PAINT AND BODY	SP14-0093
G LEGACY CREEK WEST	PSP13-0038
H LUXURY AUTO ADDITION	SP14-0009
I RACETRAC ADDITION	SP13-0100
J SILVERTHORNE ADDITION	FP14-0021
K VALERO	SP14-0042 PSP14-0015



HOSPITALITY

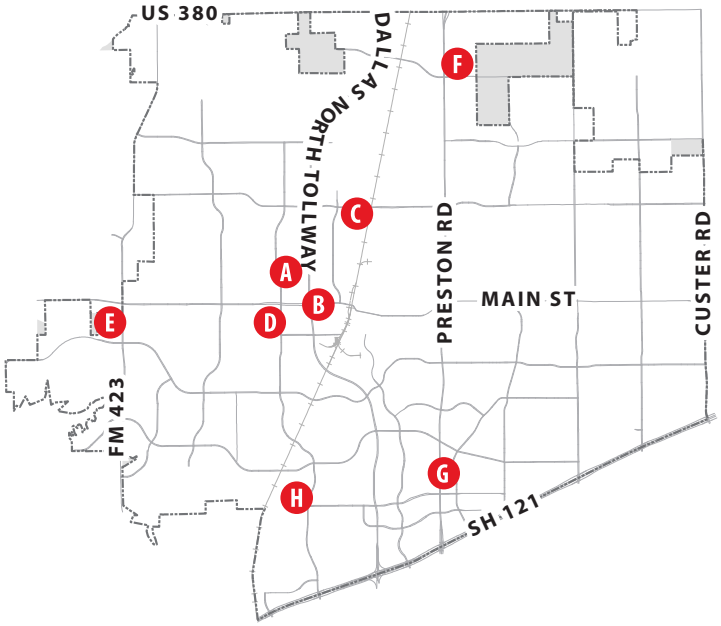
PROJECT DESCRIPTION	PROJECT NUMBER(S)
A DRURY INN	SP14-0071
B HOLIDAY INN Hospitality, Restaurant	PSP14-0003
C HYATT HOUSE Hospitality, uMF	PSP14-0009 SP14-0033



2014 PROJECT APPROVALS

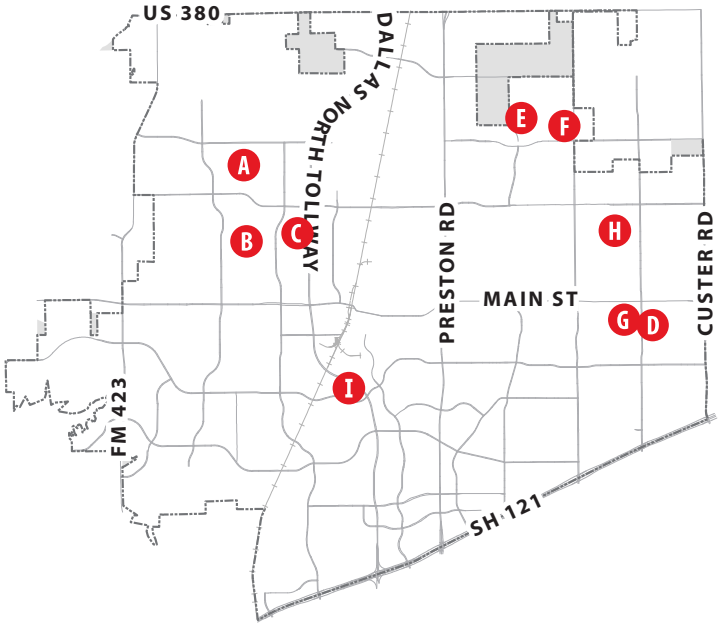
OTHER COMMERCIAL

	PROJECT DESCRIPTION	PROJECT NUMBER(S)	
A	**ADVANTAGE SELF STORAGE**		SP14-0085
B	**FRISCO AQUATICS CENTER** Pet Resort, Public Storage		PSP14-0011 SP14-0066
C	**FRISCO STORAGE**	SPFP11-0029	FP14-0036
D	**LEGACY DOG RESORT**		SP14-0004
E	**NWC FM 423 & STONEBROOK** Office, Restaurant, Retail, Child Care, Medical Office, Other (Bank)		PSP14-0005
F	**PRESTIGE POOL ADDITION**	PSP14-0007	SP14-0020
G	**RANDOLPH BROOKS FEDERAL CREDIT UNION**	PSP14-0004 SP14-0023	FP14-0051 FP14-0073
H	**STEPHEN'S CLEANERS**		SP14-0029



PUBLIC / SEMI-PUBLIC

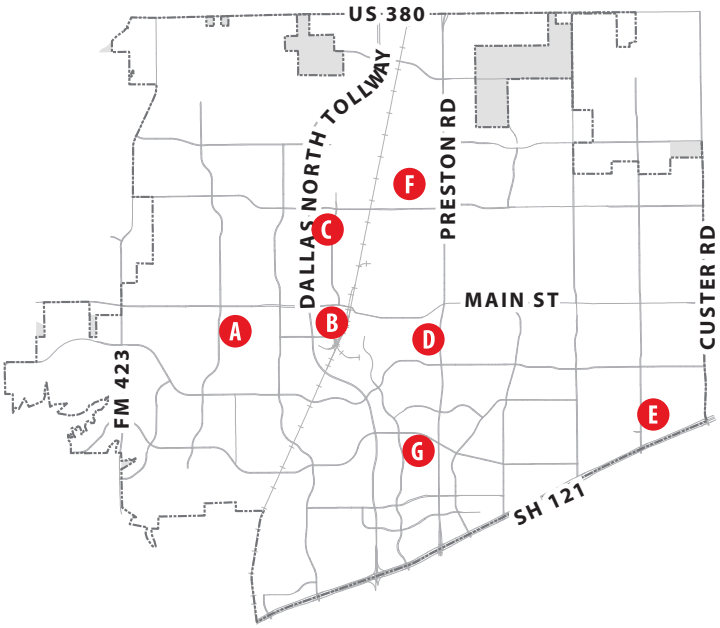
	PROJECT DESCRIPTION	PROJECT NUMBER(S)
A	**BOULDER DRAW PARK**	SP13-0092
B	**COTTONWOOD CREEK PARK**	SP14-0055 SP14-0084
C	**FRISCO MULTI-EVENT CENTER** Public/Semi-Public, Amusement, Office	PSP13-0042 SP14-0027
D	**LIBERTY CROSSING** HOA Amenity Center	SP14-0016
E	**MIRAMONTE, PH 2** HOA Amenity Center	SP14-0054
F	**PRAIRIE VIEW, PH 1** HOA Amenity Center	SP14-0070
G	**SOUTHEAST COMMUNITY PARK, PH 3**	SP13-0093
H	**THE PARK AT WILLOW BAY**	SP14-0030
I	**VERONA VILLA** Meeting Hall	SP14-0074



2014 PROJECT APPROVALS

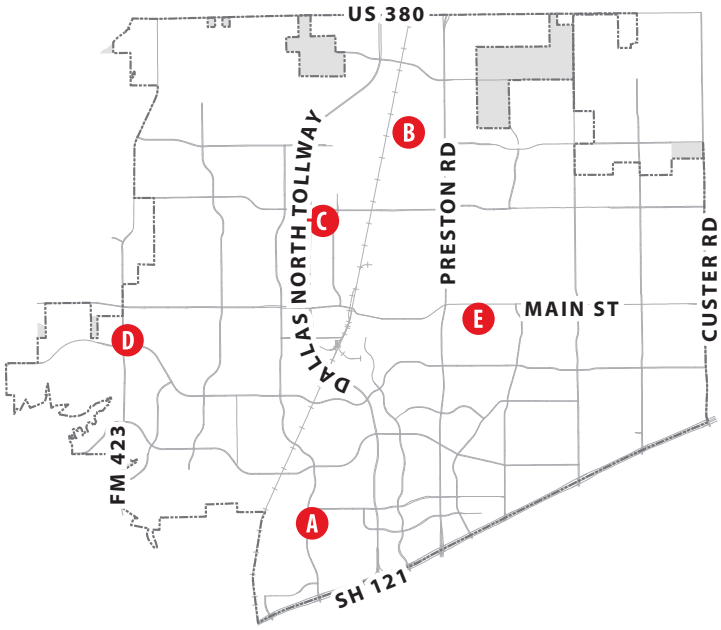
RELIGIOUS FACILITIES

	PROJECT DESCRIPTION	PROJECT NUMBER(S)
A	**CELEBRATION COVENANT CHURCH** Religious Facilities, Schools	SP13-0073
B	**GRACE CHURCH** Parking Lot Expansion	FP14-0026
C	**ISLAMIC CENTER OF FRISCO** Temporary Building	SP14-0028
D	**PRESTON HICKORY ADDITION** Office, Religious Facilities, Retail, Restaurant	PSP14-0022
E	**PRESTON TRAIL COMMUNITY CHURCH**	FP14-0037
F	**RIDGEVIEW WEST MEMORIAL PARK** Cementary	PSP13-0028
G	**STONEBRIAR COMMUNITY CHURCH** Parking Lot Expansion	SP14-0082



UTILITY

	PROJECT DESCRIPTION	PROJECT NUMBER(S)
A	**AT&T MOBILITY**	SP14-0049 SUP14-0005
B	**COLLIN SWITCHING STATION**	SP14-0045 SUP13-0002
C	**SPRINT**	SP14-0014
D	**STONEBROOK ELEVATED STORAGE TANK 2.5 MG**	SP14-0073
E	**VERIZON WIRELESS**	SP13-0097



EDUCATIONAL FACILITIES

FRISCO YOUTH

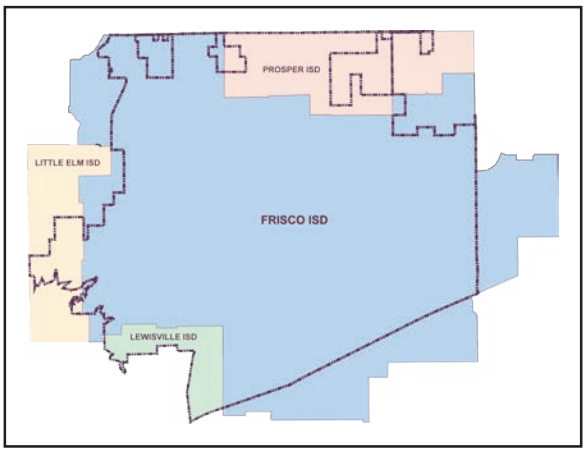
Children make up one-third of the population of Frisco (±48,300).

Since the 1990's the youngest age groups have been the majority of the children in Frisco, due primarily to the high growth focusing on home buyers that were young couples just starting their families.

As Frisco ages, and those families age, the distribution is spreading out (see table at right), which has prompted in the number of middle and high schools that have been or are planned to be built.

UNDER 18	2000	2010	2013
Under 5 years	41.6%	27.4%	24.2%
5 to 9 years	28.2%	31.0%	34.7%
10 to 14 years	20.6%	25.5%	28.2%
15 to 17 years	9.6%	11.3%	13.0%

Sources: US Census Bureau, Decennial Census and the latest American Community Survey Data (2013).



SINGLE-FAMILY PERMITS BY SCHOOL DISTRICT

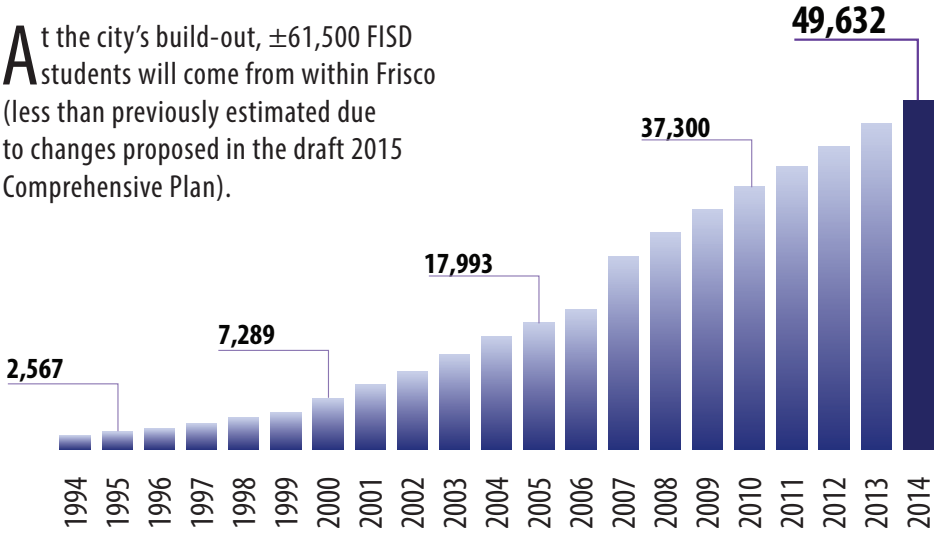
DISTRICT	2010	2011	2012	2013	2014
FRISCO	990	1,079	1,310	1,874	1,867
LITTLE ELM	205	151	210	216	191
PROSPER	80	49	47	98	78
LEWISVILLE	9	23	11	27	33
TOTAL SNEW	**1,284**	**1,302**	**1,578**	**2,215**	**2,169**

SCHOOL ENROLLMENT

Frisco Independent School District (FISD) had an enrollment of 49,827 students as of January 5, 2015, up 7.7% from January of 2014. The chart at the right shows FISD enrollment growth over time, by school year. FISD celebrated surpassing an enrollment of 50,000 students early in 2015.

Approximately 93% of FISD students reside within the City of Frisco boundaries and Extraterritorial Jurisdiction (ETJ = future annexation areas), just under 36,000 students.

At the city's build-out, ±61,500 FISD students will come from within Frisco (less than previously estimated due to changes proposed in the draft 2015 Comprehensive Plan).



FISD Enrollment at Start of School Year

EDUCATIONAL FACILITIES

SCHOOLS SITES UNDER CONSTRUCTION

The table below shows the FISD schools under construction as of January 2015. See page 38 for schools in the pipeline.

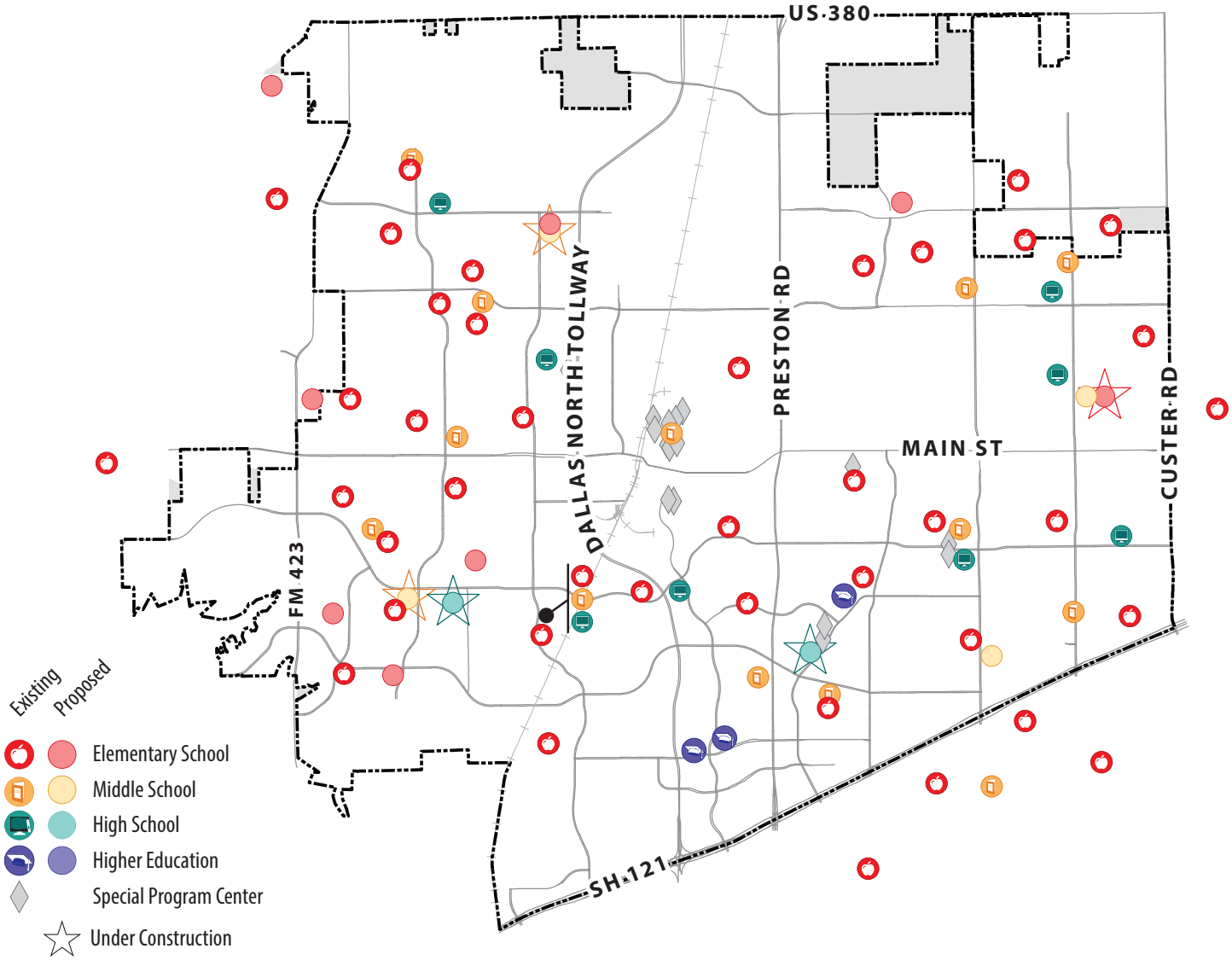
NAME	OPENING
NORRIS ES	AUG 2015
TRENT MS	AUG 2015
PEARSON MS	AUG 2015
REEDY HS	AUG 2015
CTE ADDITION	AUG 2015
LEBANON HS	AUG 2016

Prosper ISD is making plans for a new elementary school in Frisco (at the NEC of Hillcrest and Panther Creek).

ES = Elementary School
MS = Middle School
HS = High School
CTE = Career and Technical Education Center

NEW SCHOOLS

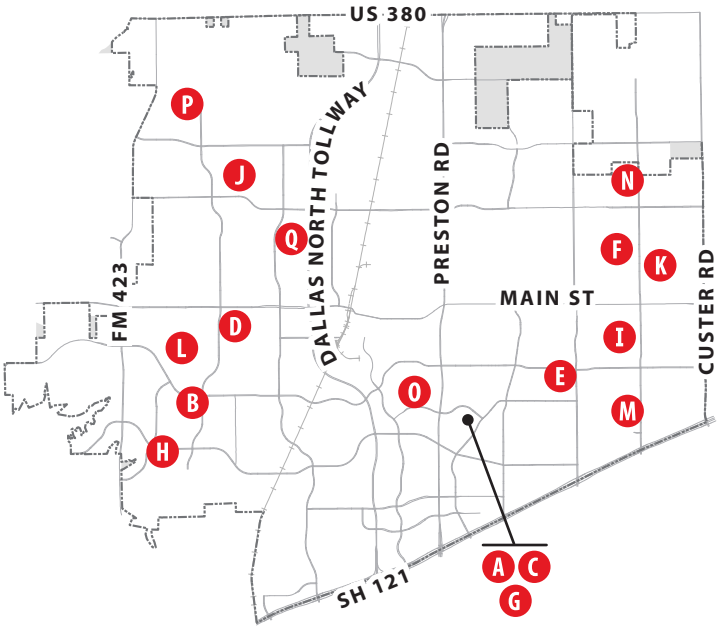
YEAR	PERMITS ISSUED, BY TYPE		
	ES	MS	HS
2010			
2011	2	1	
2012			1
2013	3		1
2014	1	2	1



2014 PROJECT APPROVALS

SCHOOLS (PUBLIC & PRIVATE)

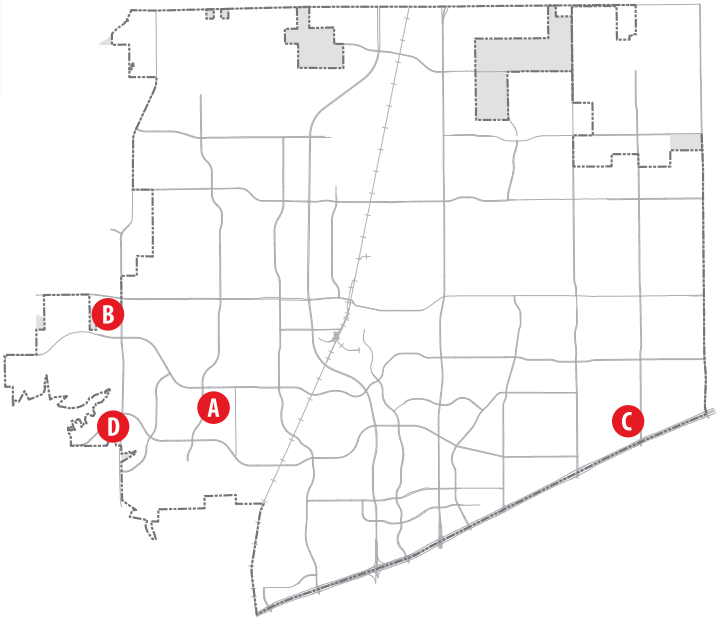
PROJECT DESCRIPTION	PROJECT NUMBER(S)
A **ADMINISTRATION BUILDING**	SP14-0056
B **BLEDSOE MIDDLE SCHOOL**	SP14-0002
C **CAREER & TECH CENTER ADDITION**	SP14-0024
D **CENTENNIAL HIGH SCHOOL ADDITION**	SP14-0038
E **LEADERSHIP PREP SCHOOL** (PORTABLES)	SP13-0073
F **INDEPENDENCE HIGH SCHOOL**	FP14-0014
G **LEBANON TRAIL HIGH SCHOOL**	SP14-0046
H **HOSP ELEMENTARY SCHOOL**	FP14-0024
I **MCSPEDDEN ELEMENTARY SCHOOL**	FP14-0025
J **NEWMAN ELEMENTARY SCHOOL**	FP14-0016
K **NORRIS ELEMENTARY SCHOOL**	SP14-0077
L **PIONEER MIDDLE SCHOOL** (PORTABLES)	SP14-0035
M **ROACH MIDDLE SCHOOL** (PORTABLES)	SP14-0048
N **SPEARS ELEMENTARY SCHOOL** (PARKING)	SP14-0021
O **STAFFORD MIDDLE SCHOOL** (PORTABLES)	SP14-0034
P **VANDEVENTER MIDDLE SCHOOL** (PORTABLES)	SP14-0037
Q **WAKELAND HIGH SCHOOL** (PORTABLES)	SP14-0036

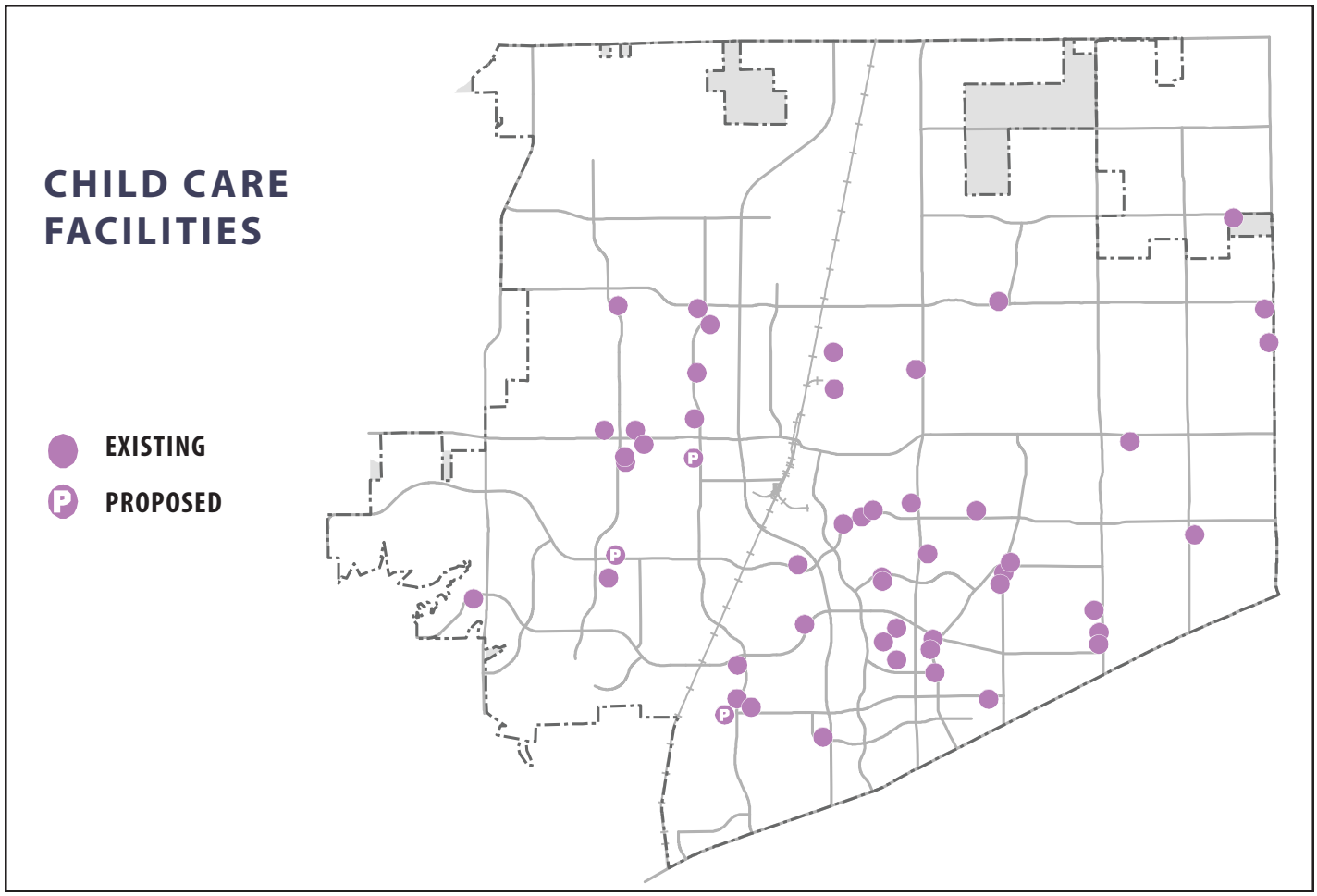


2014 PROJECT APPROVALS

CHILD CARE FACILITIES

PROJECT DESCRIPTION	PROJECT NUMBER(S)
A CASA TIMBER RIDGE MONTESSORI	PSP14-0016 SP14-0058
B LEGACY LEARNING CENTER	PSP14-0013
C PRIMROSE OF EAST FRISCO	PSP13-0040 PSP14-0019 SP14-0032
D PRIMROSE OF WEST FRISCO	FP14-0011





CITY OF FRISCO
DEVELOPMENT SERVICES DEPARTMENT

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