

A4 | SCHOOL DISTRICT IMPACTS

Implications of Changes to Future Land Use Plan

The Future Land Use Map (FLUP) has changed from the prior version (Refer to Figure 4-1: Comparison of 2006 Plan to FLUP). An analysis was conducted of the potential impacts to the school districts should the vacant properties impacted develop at their maximum capacity.

By analyzing the vacant land areas, we can determine the impacts of the changes. (A place type designation change to an existing building, or one currently in the development process, will have no net impact, so the analysis focused on future development areas.)

Four school districts serve Frisco residents: the Frisco, Prosper, Lewisville, and Little Elm Independent School Districts (ISD). FLUP changes only occur in three of the four; no changes are proposed for the area within the Little Elm district.

School District Review

- Frisco ISD (FISD) staff, Board members, and consultant participated in the process through several venues and methods throughout the entire process. This included attendance and participation and public meetings, Board completion of the Meeting-in-a-Box, meetings and phone interviews with City staff, providing input on indicators and assumptions and future school site needs, exchange of GIS files and tables, review of the Future Land Use Map and impacts, etc. *The net impacts of the changes is a decrease in student enrollment.*
- Prosper ISD (PISD) staff met with City staff to review the Plan map and impacts. Prosper ISD (PISD) provided specific information on future school site needs and expressed positive feedback regarding the plan, particularly regarding the high value urban center and TOD within their district boundaries. *The net impacts of the changes is a slight decrease in student enrollment.*

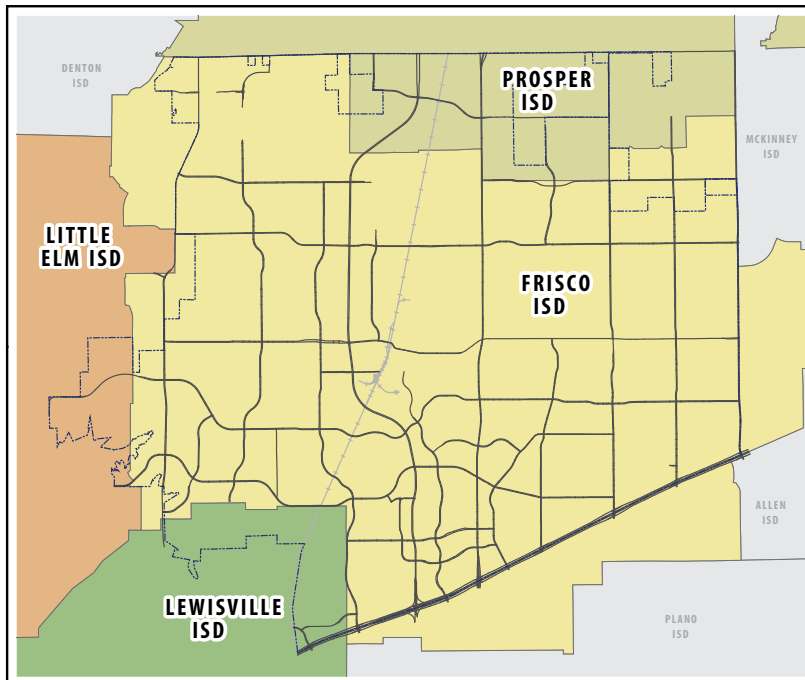


Figure A4-1: School Districts Serving Frisco Residents

- *Lewisville Independent School District net impact was negligible. City staff spoke with the consultant working with the school district and they had no comment (they have been planning for urban style residential in that area for many years).*
- *No changes were made to the area of Frisco within the Little Elm school district.*

Summary of Research Findings

Many factors impact population and school enrollment (up or down) for all housing unit types:

- Demographics / Target Market
- Design & Amenities - for both the individual building and the neighborhood
- Size - Number of Bedrooms, square feet
- Unit Churn - turnover / aging in place
- Quality of Construction & Maintenance
- Age of Project for MF apartments and single-family neighborhoods
- Price Points

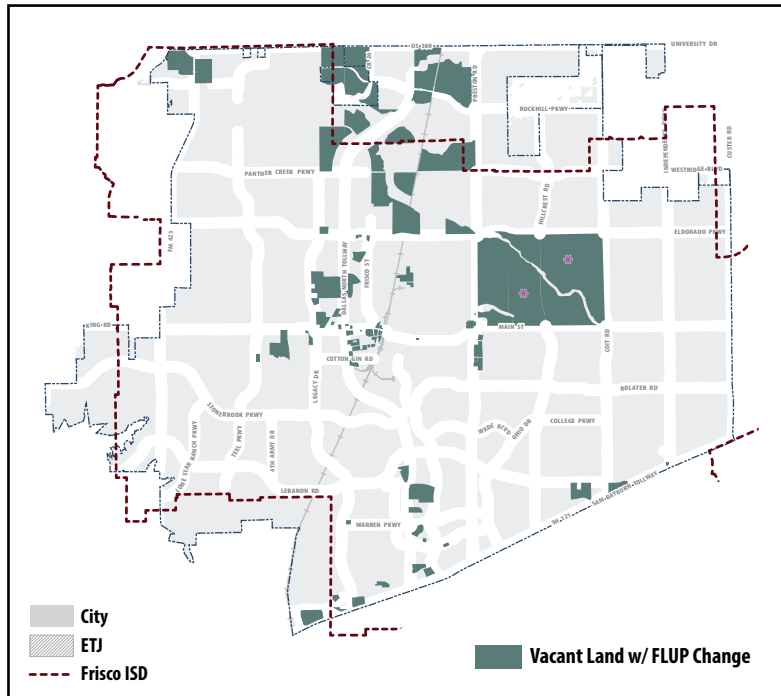


Figure A4-2: Vacant Land Per Place Type Changes by School District

Acres By ISD	Built	Construction/Pipeline	Future	Vacant	Grand Total
Frisco	1,033	839	507	3,487	5,866
Prosper	47	256	510	757	1,569
Lewisville	18	12	4	54	89
Little Elm	n/a	n/a	n/a	n/a	n/a
Grand Total	1,098	1,107	1,021	4,297	7,524

Table A4.1: Areas with FLUP Place Type Changes by School District

School Enrollment Projections

Implications to Frisco ISD (FISD)

Of the proposed FLUP changes to acreage within the FISD boundary, 59.5% is vacant land and the remaining is built, under construction, in the pipeline or planned. Of the ±3,487 vacant acres in this study, not all were residential areas. The analysis shows the net impact of the changes results in a decrease in projected FISD school enrollment of ±3,464 students from the FLUP changes (including the analysis of the public/semi-public estimated land needs such as schools and parks). These estimates reflect the highest density assumptions used in the place type categories, with the Brinkmann Ranch Urban Center parcels capped per current entitlements.

Frisco ISD - Future Development on Vacant Land, by Place Type	Changes to FLUP	Estimated Public / Semi-Public Land Needs	Percent Residential	Net Change in Residential Acres †	Net Change in School Enrollment ‡
Suburban Neighborhood	-2,144	-638	100%	-1,947	-8,097
Town Center	1		0% *		
Mixed-Use	-228	-224	80%	-235	-3,111
Transit-Oriented Development	-13		50%	-4	-12
Urban Center	2,233		30%	435	7,397
Suburban Regional Activity Center	167		25%	27	359
Commercial Node (Retail)	-84		0%		
Business Park	-92		0%		
Industrial	160		0%		
				-1,724	-3,464

Table A4.2: Frisco ISD, Net School Enrollment from changes to FLUP

† Net Residential Acres is calculated by the total acreage multiplied by a site efficiency factor for streets, open space, etc. (varies by place type) and the percent residential with that place type.

‡ School Enrollment is the population that is aged 5 - 17. Housing Unit types, persons-per-household, and age group estimates vary by place types.

* The Town Center vacant acreage is on Main Street (non-residential).

Implications to Little Elm ISD

No changes are proposed for the area within the Little Elm district (no impact).

Implications to Prosper ISD

Changes are proposed to ±757 acres that fall within the Prosper ISD, with a net impact of a decrease in ±209 students.

Prosper ISD - Future Development on Vacant Land, by Place Type	Changes to FLUP	Estimated Public / Semi-Public Land Needs	Percent Residential	Net Change in Residential Acres †	Net Change in School Enrollment ‡
Suburban Neighborhood	-133	-319.1	100%	-319	-1,316
Mixed-Use	-12		80%	-6	-83
Transit-Oriented Development	-112		50%	-36	-106
Urban Center	391		30%	76	1,295
Commercial Node (Retail)	-34		0%		
Business Park	126		0%		
Industrial	-226		0%		
				-283	-209

Table A4.3: Prosper ISD, Net School Enrollment from changes to FLUP

Implications to Lewisville ISD

There is negligible impact to the Lewisville school district as a result of the change to the Future Land Use Plan.

Lewisville ISD - Future Development on Vacant Land, by Place Type	Changes to FLUP	Estimated Public / Semi-Public Land Needs	Percent Residential	Net Change in Residential Acres †	Net Change in School Enrollment ‡
Mixed-Use	-10		80%	-7	-29
Transit-Oriented Development	44		50%	14	42
Suburban Regional Activity Center	10		25%	2	22
Business Park	-44		0%		
				9	35

Table A4.4: Lewisville ISD, Net School Enrollment from changes to FLUP

School Enrollment - Multi-Family vs Urban Living

Research was conducted into the implications of different housing unit types, particularly regarding the differences between garden-style apartments (MF) and urban residential (UL). Data was gathered from a number of different projects in various school districts in the region, as well as informational interviews conducted with a local demographic consultant that works with several of the local school districts.

In addition to gathering the tax implications of different types of development, the focus of much of this research was:

- Typical apartment complexes (MF) have a 10-yr “tipping point” where they start to show an increase in school enrollment.

Q1: Does the same thing happen to mixed-use (MXD) and urban multi-family (uMF) projects, collectively referred to as Urban Living (UL) or do they maintain a more consistent demographic over time?

Q2: Does the type of units (distribution of studio, 1 bed, 2 bed, 3 bed) and neighborhood type (location characteristics) impact demographic stability over time?

School Enrollment Ratio by Product Type

In 2014, the MF and UL products in Frisco illustrate a distinct difference by product type. The difference between product types is also clear, and consistent across the region. Number of bedrooms, price points, amenities, all have an influence on population. Other school districts typically use a different classification for projections to show the difference in enrollment by product type.

Units Type	Avg Units Per Acre	School Enrollment Ratio
MF	18	0.40
UL	44	0.07
Combined Avg	26	0.3

By Age of Product	Avg Units Per Acre	School Enrollment Ratio
10< Yrs old		
MF	16	0.35
UL	43	0.07
10+ Yrs old		
MF	19	0.42
UL	56	0.07

Table A4.5: School Enrollment Ratio by Unit Type

Units by Type	Studio Units	One Bed	Two Bed	Three Bed
MF		48.7%	41.7%	9.6%
UL	4.1%	70.8%	24.6%	0.5%
Percent	1.5%	56.7%	35.5%	6.3%

Table A4.6: Proportion of Studio, 1 Bed, 2 Bed, 3 Bed Units

Tax Implications

Analysis of the County Assessors data show a distinct difference in Frisco ISD tax receipts per child per acre for each housing unit product type.

Urban Living (UL) project types have a higher property value and fewer students, resulting in a higher value per student per student than any other housing unit product type.

Multi-Family (MF)		Urban Living (UL)	
Garden-Style Apartments	Urban Multi-Family (uMF)	Mixed-Use Residential (MXD)	
			
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 stories	
Surface parking		Parking garages	
Residential only		1st Floor may include flex space for future non-residential uses	
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	

Table A4.7: Comparison of Residential Product Type (2014)

Analysis of the County Assessors data show a distinct difference in FISD tax* receipts per child per acre for each housing unit product type. The tables below include minimum and maximum to illustrate that individual properties can vary widely from the average.

Valuation Per Acre	Minimum	Maximum	Average	Median
SF	\$ 174,033	\$ 1,866,178	\$ 905,831	\$ 828,488
MF	\$ 449,249	\$ 2,431,899	\$ 1,450,442	\$ 1,440,320
UL	\$ 3,817,809	\$ 9,736,326	\$ 5,363,386	\$ 4,586,940

Table A4.8: 2015 Tax Assessors Value per Acre, by Residential Product Type

* Random Sample used for Single-Family statistics

Based on the 2015 FISD tax rate of 1.46 per \$100 valuation, Urban Living products typically result in more tax dollars assessed than the district spends on a per child basis.

FISD Tax Receipts Per Student Per Acre	Average	Median
SF	\$4,330.43	\$4,943.17
MF	\$3,242.78	\$4,056.00
UL	\$21,699.16	\$21,275.94
FISD EXPENDITURE PER STUDENT (2014)		\$7,700

Table A4.9: School District Tax Implications, by Residential Product Type

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