

# JANUARY 2018

# RESIDENTIAL DEVELOPMENT UPDATE

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## POPULATION AS OF FEBRUARY 1

173,489

## 12-MONTH GROWTH RATE

6.6%

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## SELECT SUBMITTALS

### SP18-0005

#### NEWMAN VILLAGE MIXED USE

##### SITE PLAN

One multifamily building on one lot on 4.6± acres on the southeast corner of Obsidian Drive and Crane Avenue. Zoned Planned Development-209-Urban Center. Neighborhood #48.

### PSP18-0005

#### FRISCO SQUARE RESIDENTIAL ADDITION

##### PRELIMINARY SITE PLAN

258 urban living units on one lot, and associated infrastructure on eight lots on 28.0± acres on the north side of Cotton Gin Road, 350± feet east of Dallas Parkway. Zoned Planned Development-153-Mixed Use. Neighborhood #21.

### PP18-0001

#### CANALS AT GRAND PARK SOUTH

##### PRELIMINARY SITE PLAN

55 Townhomes and three Homeowner's Association lots on 10.2± acres on the northwest corner of Legacy Drive and Diamond Point Lane. Zoned Single Family-8.5/Single Family-7/Patio Homes/Townhomes/Multi-Family/Retail. Neighborhood #41.



DEVELOPMENT SERVICES



View the complete list of submittals online at: <http://www.friscotexas.gov/Archive.aspx?AMID=81>.

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# ABOUT THIS PUBLICATION

**PURPOSE:** The intent of this report is to convey technical data to service providers and the development community to assist in planning efforts. Additional elements and features have been added for the benefit of the general public, but due to space and resource allocation constraints, these features are limited.

**DISCLAIMER:** The monthly updates summarize development activity in Frisco. Information shown represents a “snapshot” of activity as of a specific date (the 1st of the month). The contents are estimates, which are continually updated with additional data and new and/or revised submittals, and are provided for informational purposes only.

**? CONTACT:** If you have questions, or suggestions for future updates, call (972) 292-5354 or e-mail [ASatarino@FriscoTexas.gov](mailto:ASatarino@FriscoTexas.gov).

## GET THIS REPORT ONLINE OR VIA EMAIL

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### RELATED RESOURCES

**Development Services Reports Web Site** - Access monthly development reports, including commercial permits data, online at: <http://www.friscotexas.gov/614/Reports>

**Project Status Lookup (by Project Number):** <https://etrakit.friscotexas.gov>

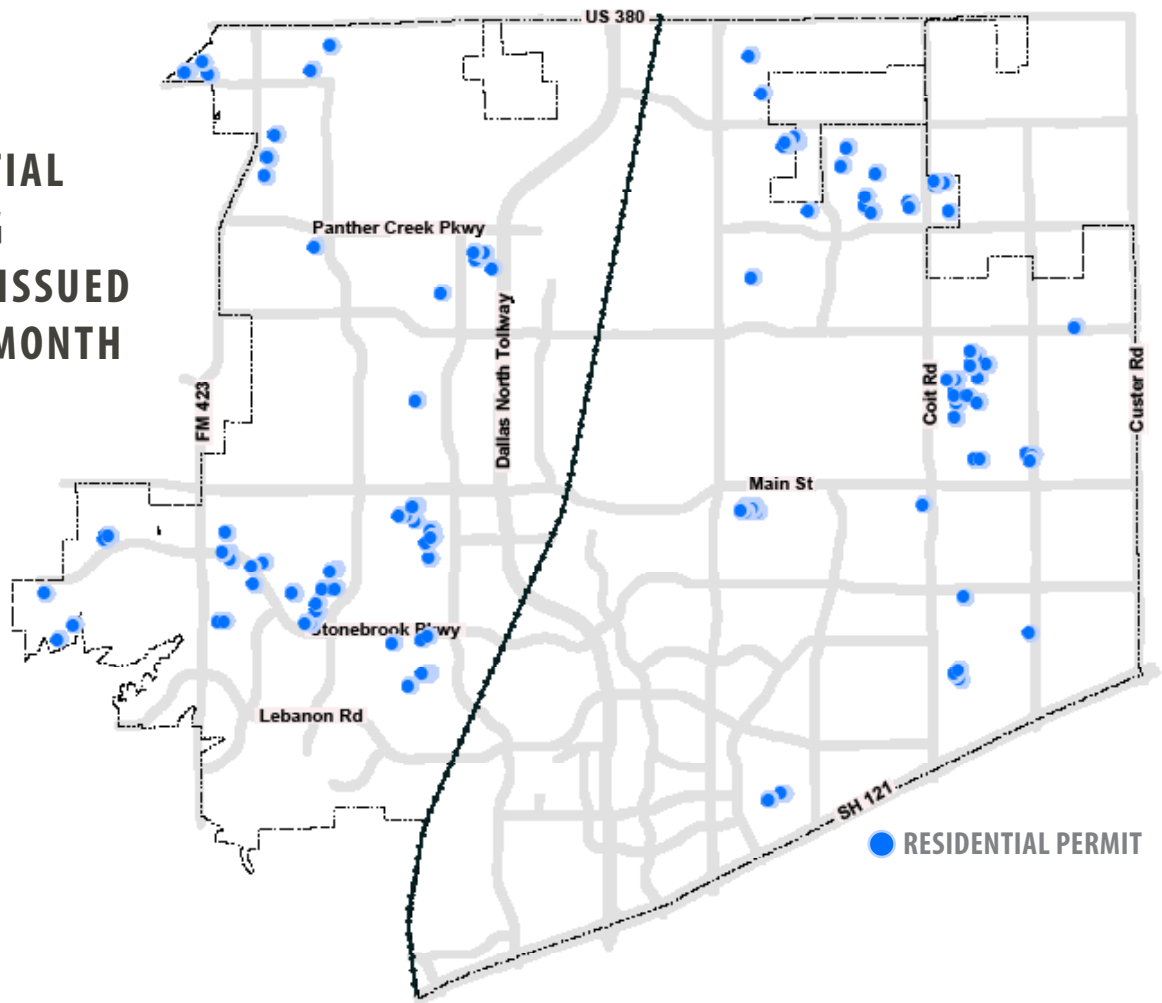
**? Submit Questions / Comments on a Project Under Review:**  
<http://www.ci.frisco.tx.us/FormCenter/Project-Input-Form-9/Project-Input-Form-53>

### ACRONYMS USED IN THIS REPORT

GENERAL / PROCESSES	PERMITS	PROJECT RELATED
<b>LI</b> = Lot Inventory <i>(Permit-Ready Lot Count)</i>	<b>SF</b> = Single-Family	<b>A</b> = Annexation
<b>PL</b> = Pipeline <i>(Lots in the Review Process)</i>	<b>MF</b> = Multi-Family	<b>CS</b> = Construction Set
<b>MTM</b> = Month-to-Month Change	<b>uMF</b> = Urban Multi-Family	<b>FP</b> = Final Plat
<b>YTY</b> = Year-to-Year Change	<b>MXD</b> = Mixed-Use Residential	<b>PD</b> = Planned Development
<b>CO</b> = Certificate of Occupancy	<b>UL</b> = Urban Living <i>(uMF &amp; MXD are UL products)</i>	<b>PP</b> = Preliminary Plat
<b>HU</b> = Housing Unit	<b>QUAD</b> = Quadrant	<b>PSP</b> = Preliminary Site Plan
<b>HH</b> = Households <i>(Occupied HU's)</i>	<b>ROW</b> = Right-of-Way	<b>SP</b> = Site Plan
	<b>SNEW</b> = New SF	<b>SUP</b> = Specific Use Permit
	<b>SADD</b> = SF Addition	<b>Z</b> = Rezone or PD Amendment
	<b>SALT</b> = SF Remodel	
	<b>MNEW</b> = New MF or UL	
	<b>CNEW</b> = New Commercial Building	
	<b>CADD</b> = Commercial Addition	
	<b>CALT</b> = Commercial Remodel	
	<b>CIFO</b> = Commercial Interior Finish Out <i>(Shell Completion or Remodel for New Tenant / Use Needs)</i>	

# SINGLE-FAMILY RESIDENTIAL

## RESIDENTIAL BUILDING PERMITS ISSUED FOR THE MONTH



## SNEW PERMITS ISSUED

	2016	2017	2018
JAN	167	172	167
FEB	226	138	
MAR	233	184	
APR	175	134	
MAY	174	133	
JUN	211	167	
JUL	155	200	
AUG	188	170	
SEP	183	153	
OCT	144	166	
NOV	180	149	
DEC	152	169	
<b>TOTAL</b>	<b>2,224</b>	<b>1,935</b>	<b>167</b>

## MOST ACTIVE

### Neighborhoods:

ESTATES AT ROCK HILL	15
ESTATES AT SHADDOCK PARK	8
LEXINGTON	8
CANALS AT GRAND PARK	7
GLEN VIEW	6

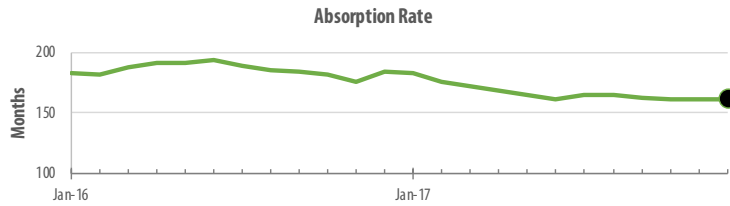
### Builders:

PULTE HOMES	22
DARLING HOMES OF TEXAS	18
LENNAR HOMES	18
LONDON HOMES	17
SHADDOCK HOMES	14

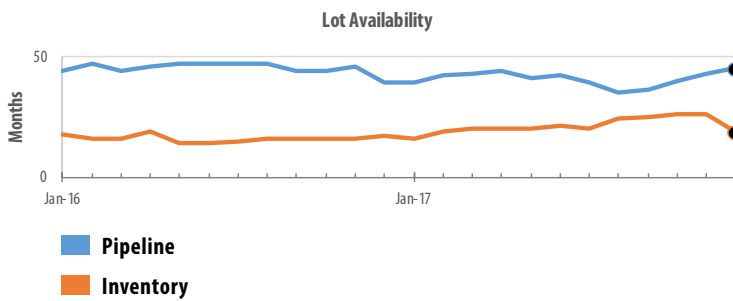
## SINGLE-FAMILY LOT INVENTORY

Two measures of potential future housing activity are the Pipeline (PL) and Lot Inventory (LI). PL lots are those that are in the review process (formal submittal received), but have not been platted. LI is the number of single-family residential lots that have been platted and are permit-ready.

By dividing the number of PL and LI lots by the average monthly permits issued over the past 12 months (known as the absorption rate), we can estimate the months of lot inventory. Industry experts consider the market balanced at ± 24 months of inventory.



<b>LOT INVENTORY (LI):</b>	<b>3,493</b>
<b>Months of Inventory:</b>	<b>22</b>
<b>Based on an Absorption Rate of:</b>	<b>161 (SNEW/mo)</b>



<b>LOTS IN PIPELINE (PL):</b>	<b>7,270</b>
<b>Pipeline Change:</b>	<b>+17</b>
<b>Months of Pipeline:</b>	<b>45</b>
<b>Stage in Pipeline:</b>	<b>LOTS   %</b>
PP – Preliminary Plat	3,236   45%
CS – Construction Set	2,275   31%
FP – Final Plat	1,759   24%

## DISTRIBUTION

BY COUNTY	COLLIN	DENTON	TOTAL
<b>SF Housing Units</b>	<b>33,665</b> 55.89%	<b>26,565</b> 44.11%	<b>60,230</b>
<b>Under Construction</b>	<b>395</b> 52.25%	<b>361</b> 47.75%	<b>756</b>
<b>Lot Inventory</b>	<b>1,631</b> 49.20%	<b>1,684</b> 50.80%	<b>3,315</b>
<b>Pipeline</b>	<b>4,170</b> 58.55%	<b>2,952</b> 41.45%	<b>7,122</b>
<b>TOTAL</b>	<b>39,861</b> 55.81%	<b>31,562</b> 44.19%	<b>71,423</b>

## NEIGHBORHOODS WITH GREATER THAN 100 LOTS IN THE PIPELINE

COMMUNITY	PL	INV	UC	TOTAL
COLLINSBROOK FARMS	730	0	0	730
LEXINGTON	538	333	73	1,117
HOLLYHOCK	528	197	22	842
ESTATES AT SHADDOCK PARK	459	0	0	459
GARILEN	422	0	0	422
EDGEWOOD	356	0	0	356
VILLAGES OF CREEKWOOD	353	0	0	353
FRISCO SPRINGS	326	0	0	326
FRISCO LAKES	318	173	14	3,023
WADE SETTLEMENT	307	0	0	307
EDGESTONE AT LEGACY NORTH	296	0	0	296
VILLAGES OF MAJESTIC GARDENS	258	0	0	258
DOVE CREEK	230	0	0	230
ESTATES AT ROCKHILL	185	100	22	346
PRAIRIE VIEW	184	92	32	461
PHILLIPS CREEK RANCH	179	545	53	2,190
NEWMAN VILLAGE	157	98	36	742
SOMERSET PARK	138	0	0	138
HILLS OF CROWN RIDGE	131	38	16	215
CANALS AT GRAND PARK	122	67	5	378
PARK WEST	120	0	0	120
EDGESTONE AT LEGACY	112	196	43	368
HILLS OF KINGSWOOD	107	96	13	379
ROCKHILL AT PRESTON	104	57	19	193

## NEIGHBORHOODS WITH GREATER THAN 100 LOTS IN THE INVENTORY

COMMUNITY	PL	INV	UC	TOTAL
PHILLIPS CREEK RANCH	179	545	53	2,190
LEXINGTON	538	333	73	1,117
MIRAMONTE	0	306	53	757
GLEN VIEW	0	233	10	246
HOLLYHOCK	528	197	22	842
EDGESTONE AT LEGACY	112	196	43	368
FRISCO LAKES	318	173	14	3,023
RICHWOODS	15	145	26	1,669
AVONDALE	0	130	57	234

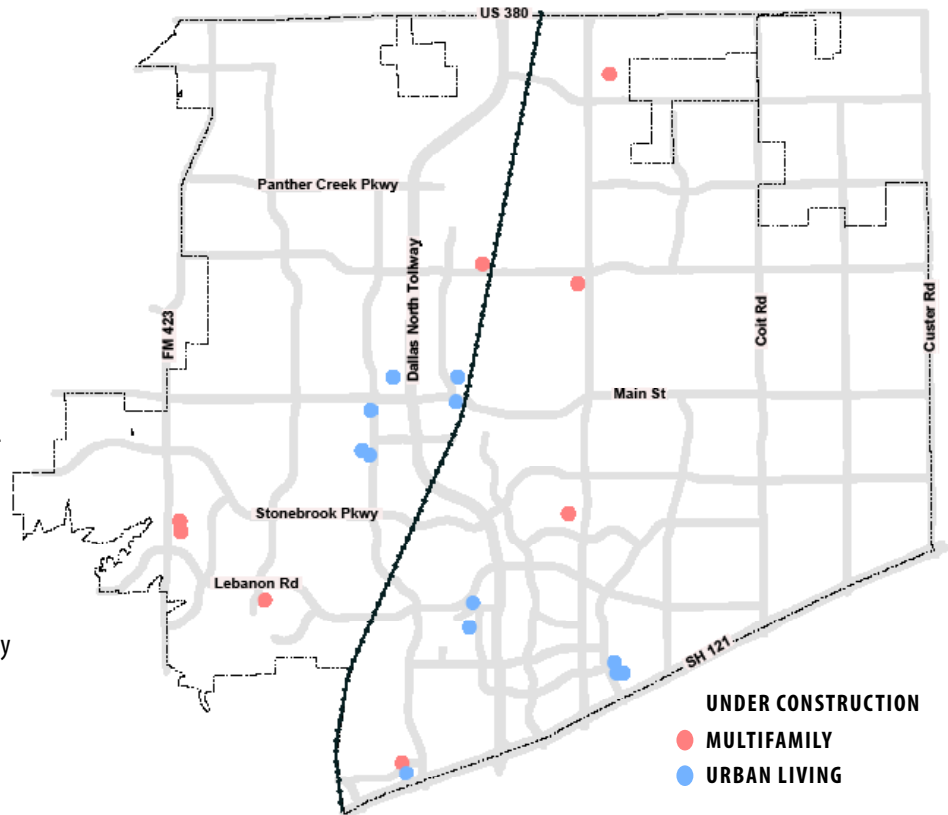
# MULTI-FAMILY (MF) AND URBAN LIVING (UL)

## What's the difference between MF and UL products?

In Frisco, **Multi-Family (MF)** developments are generally medium-density (15-19 units/acre) garden-style apartments where there is a predominance of surface parking. **Urban Living (UL)** is typically 4 stories (with or without parking garages), and the first floor may have flex space allowing for other uses in the future.

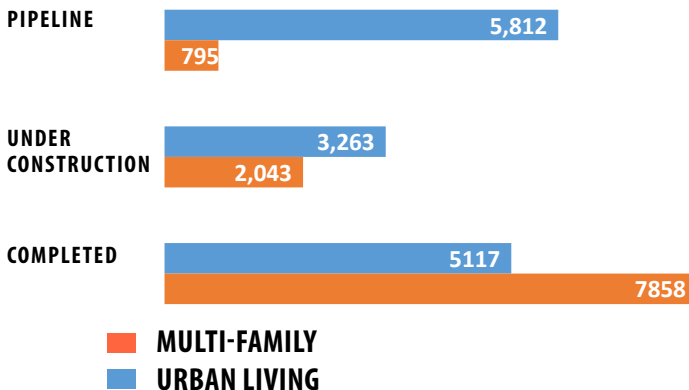
Projects listed are in the review process (pipeline), under construction, or recently completed.

Units released are units completed (construction completed, unit released for occupancy).



● UNDER CONSTRUCTION  
● MULTIFAMILY  
● URBAN LIVING

## TOTAL MULTI-UNITS



## PERMITS ISSUED

YEAR	PERMITS	UNITS
2012	1   4	134   1,347
2013	1   0	352   0
2014	1   6	304   989
2015	1   2	568   333
2016	2   9	551   2,543
2017	5   3	826   1,243

MF | UL

## UNDER CONSTRUCTION

### MULTIFAMILY

ISSUED	PERMIT	COMMUNITY	UNITS
6/3/2015	B14-9627	PHILLIPS CREEK RANCH - STRATUS	219
8/16/2016	B16-0761	PHILLIPS CREEK RANCH - PH2	302
6/15/2017	B17-00417	PDG FRISCO	257
7/11/2017	B14-9682	ALAQUA AT FRISCO	308
9/5/2017	B17-03079	THE ATHERTON - BROOKHOLLOW ADDITION	500
9/15/2017	B16-5030	FRISCO FLATS	125
11/30/2017	B17-02369	DAVIS MULTIFAMILY PH 1	332
TOTAL:			2,043

### URBAN LIVING

4/19/2016	B15-4077	RAVELLO AT STONEBRIAR	216
5/24/2016	B15-5172	FRISCO 16 PH1 - VERUS APTS AT GAYLORD PKWY	283
7/20/2016	B15-4497	THE MAXWELL - SOUTH CGP	325
8/10/2016	B16-0220	EMERSON COURT	312
10/26/2016	B16-1758	STATIONHOUSE AT FRISCO STATION	302
11/7/2016	B16-3894	DOMAIN AT THE GATE	350
12/7/2016	B16-2029	FRISCO FRESH MARKET - WATERFORD	597
1/19/2017	B16-3260	THE CHARMICHAEL - PARK WEST	320
5/4/2017	B16-05564	ALTA AT FRISCO SQUARE	298
8/24/2017	B17-04607	FRISCO 16 PH2	260
TOTAL:			3,263

## PIPELINE

### MULTIFAMILY

APPROVED	PROJECT	COMMUNITY	UNITS
11/14/2016	PSP16-0051	DAVIS MULTIFAMILY PH 2,3	702
6/8/2017	FP17-0038	WESTRIDGE VILLAS	93
TOTAL:			795

### URBAN LIVING

4/11/2016	PSP16-0015	FRISCO SQUARE PH 3 LOT 2-7	1,600
5/26/2017	PSP17-0031	WADE PARK PH 2B	1,232
5/30/2017	PSP17-0036	JPI AT THE GATE	425
5/30/2017	PSP17-0035	NEWMAN VILLAGE URBAN LIVING TRACT 2	300
5/30/2017	SUP17-0009	STAR HOUSE	160
6/26/2017	SP17-0049	SKYHOUSE FRISCO	352
9/25/2017	SP17-0076	ABLON AT FRISCO SQUARE PH 2	266
9/25/2017	PSP17-0049	FRISCO SUMMIT PH 2	373
9/25/2017	PSP17-0049	FRISCO SUMMIT PH 3	316
10/30/2017	SP17-0089	BROADSTONE FRISCO SQUARE	256
TOTAL:			5,280

# SENIOR LIVING



DEVELOPMENT NAME	ROOMS	BEDS
1 BEEHIVE HOMES		50
2 BETHESDA GARDENS	80	80
3 LA FONTAINE		40
4 MUSTANG CREEK ESTATES	81	81
5 PARKVIEW	56	56
6 PRAIRIE ESTATES	180	180
7 SADDLEBROOK	42	65
8 STONEMERE REHAB CENTER		125
9 SUNRISE OF FRISCO	96	96
10 THE LANDING AT WATERMERE	111	111
11 THE LODGE ON PRESTON RIDGE	70	70
12 VICTORIA GARDENS	59	118

PROJECT NAME	ROOMS	BEDS
13 FRISCO MEMORY CARE: SUP14-0003		108
14 WINDHAVEN: B15-2163		64
15 THE COTTAGES AT CHAPEL CREEK: FP15-0036	52	52

DEVELOPMENT NAME	LOTS	UNITS
A FRISCO LAKES	3,000	
B PARKVIEW		202
C WATERMERE AT THE CANALS OF GRAND PARK		238
D ASPENS AT WADE PARK		162