



# Splendora ISD Demographic Study

## UPDATE

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*Population and Survey Analysts*

## Fall 2024

**Presenters:**  
**Kris Pool**  
**Angela Fritz**



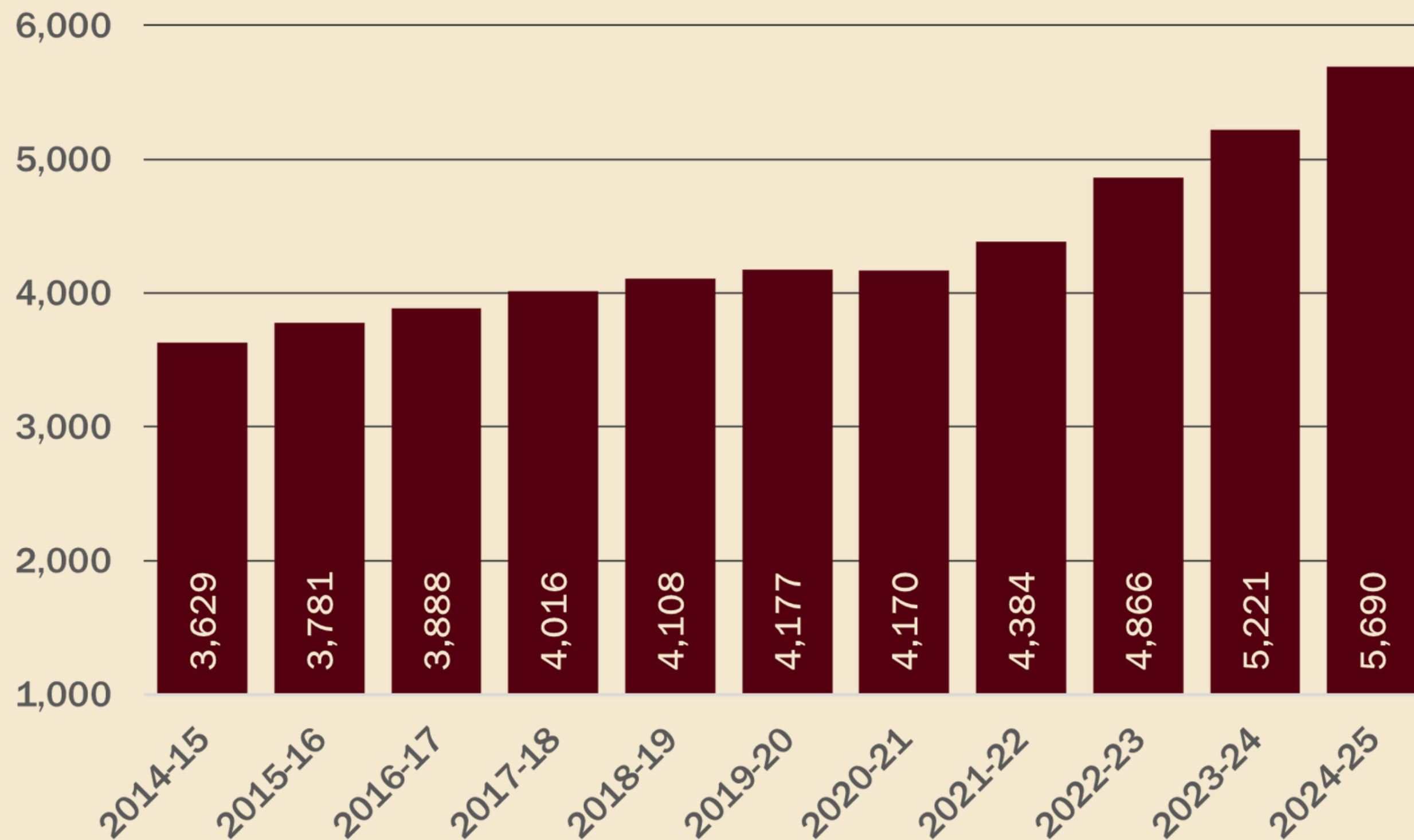
# Demographic Study Update Process

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- Geocode current student population
- Update projections for selected housing developments
- Adjust projected ratios as necessary
- Recalibrate growth scenarios
- Adjust long-range planning documents

# Past Enrollment Change

## Splendora ISD Ten-Year Historical Enrollment



**+1,513**

**Five Year Change**

enrollment change  
2019 to 2024

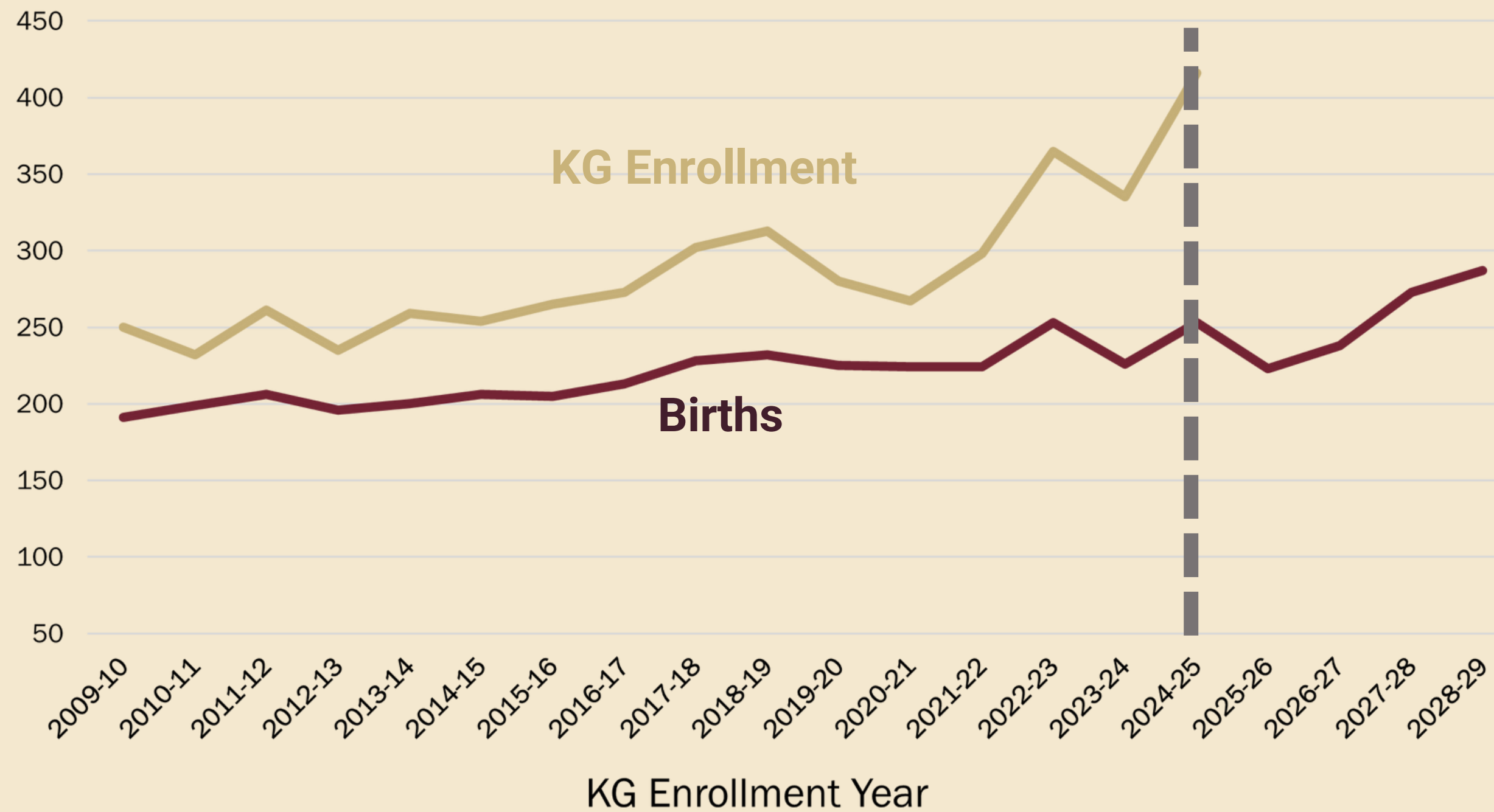
**+2,061**

**Ten Year Change**

enrollment change  
2014 to 2024

Source: Texas Education Agency (TEA)

# KG Enrollment vs. Births



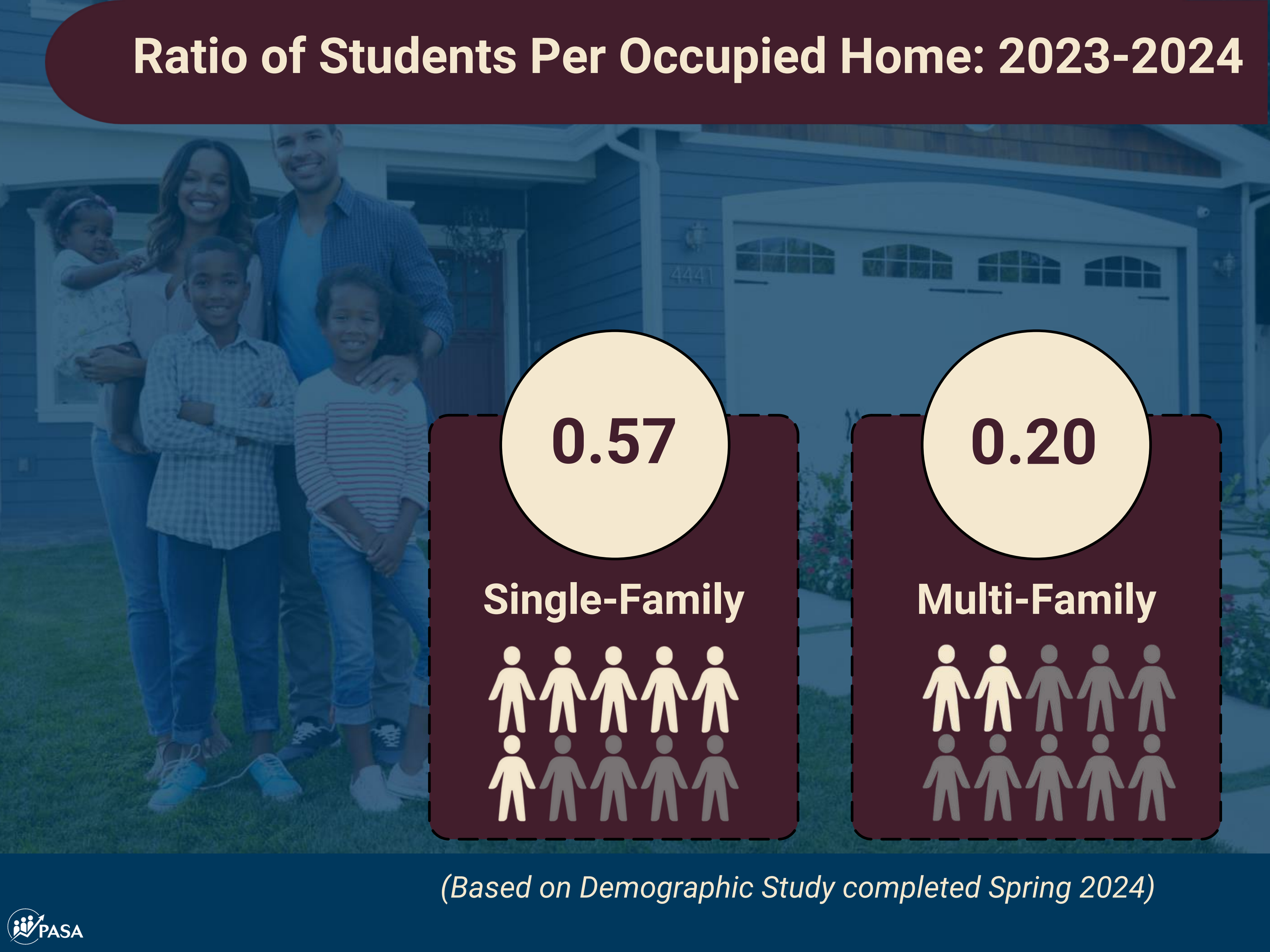
**Difference Between Two Lines Shows Immigration of Young Children After Birth**

**Births Adjusted Five Years to Align with KG Enrollment**

**Births by Zip Code of Birth Mother**

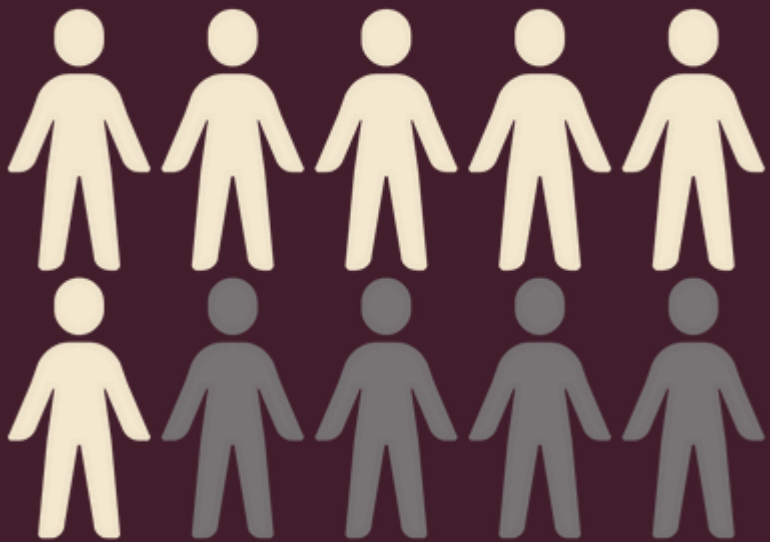
Source: Texas Education Agency (TEA)  
Source: Texas Department of Health and Human Services, Vital Statistics

# Ratio of Students Per Occupied Home: 2023-2024



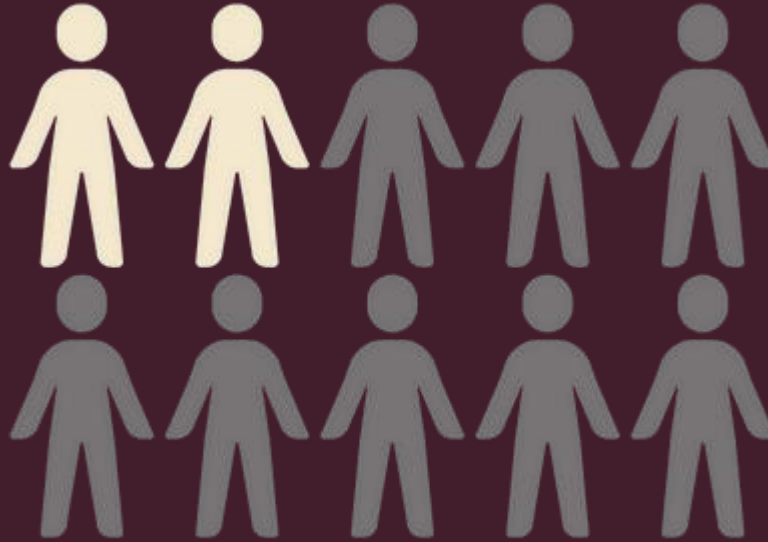
0.57

Single-Family



0.20

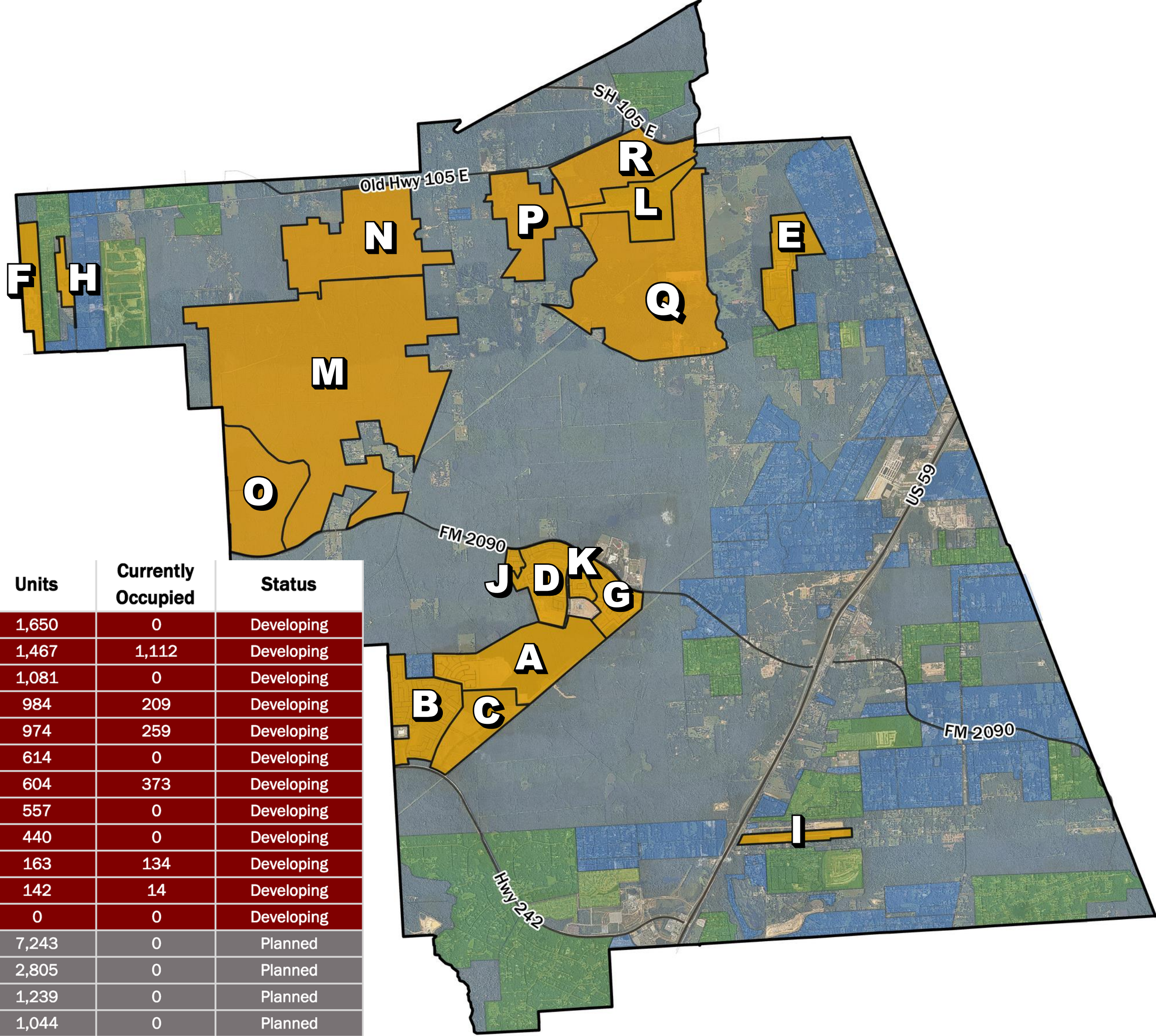
Multi-Family



*(Based on Demographic Study completed Spring 2024)*

# Updated Single-Family Developments

- District Boundary
- Streets
- Updated Developments
- Existing Housing
- Developing Housing



	Development	Units	Currently Occupied	Status
A	Canopies	1,650	0	Developing
B	Harrington Trails	1,467	1,112	Developing
C	CBA Strategic Fund Tract	1,081	0	Developing
D	Townsend Reserve	984	209	Developing
E	Pinewood Trails	974	259	Developing
F	Crockett Meadows	614	0	Developing
G	Presswoods Sec. 1-4, 7-8	604	373	Developing
H	Baron Village	557	0	Developing
I	Reserve at Patton Village, The	440	0	Developing
J	Townsend Reserve - BTR	163	134	Developing
K	Presswoods Sec. 5 & 6	142	14	Developing
L	Hwy 105 Asset & Faulkner Holdings Tracts	0	0	Developing
M	Signorelli Tract	7,243	0	Planned
N	MUD 221	2,805	0	Planned
O	Branches, The	1,239	0	Planned
P	Martin Land Ventures Tracts Future Residential	1,044	0	Planned
Q	Potential Future SF 2A (south)	0	0	Potential Future
R	Potential Future SF 2A (north)	0	0	Potential Future

# Ongoing Development Occupancy Updates

2023-2024



## Harrington Trails

Projected: 176  
Estimated Actual: 171



## Presswoods

Projected: 171  
Estimated Actual: 280



## Townsend Reserve

Projected: 179  
Estimated Actual: 273



## Pinewood Trails

Projected: 41  
Estimated Actual: 13

# Largest Single-Family Impact

Nine-Year Projected New Occupancies

**2,110  
units**

## Signorelli Tract

Signorelli plans to develop 3,000 acres into a master-planned community that will eventually have more than 7,200 homes. There is no site activity yet, but the first homes are expected to begin occupying in 2026.

**1,665  
units**

## MUD 221

This approximately 835-acre tract, west of Daw Collins and south of Old Highway 105, is planned for an estimated 2,800 lots including 35, 40, and 45-foot lots. There is no current site activity, but the first homes are projected to begin occupying in the 2026-2027 school year.

**1,650  
units**

## Canopies

Forestar has initiated development along the western edge adjacent to Harrington Trails. Builders are Smith Douglas and CastleRock Homes. The first homes are projected to be occupied this school year.

**1,239  
units**

## The Branches

Friendswood Development plans to develop 1,239 single-family lots on more than 500 acres along FM 2090, east of Goodman Road. MUD 219 was created for the development. Lots are proposed to range from 25 to 50 feet. There is no current site activity, but the first homes are projected to be occupied in the 2025-2026 school year.

**1,081  
units**

## CBA Strategic Fund Tract

Friendswood Development plans to build 1,081 single-family lots, sized 40 and 45 feet, across nearly 300 acres. The tract is currently being cleared and leveled. This development will connect to both The Canopies and Harrington Trails. The first homes are expected to be occupied during this school year.

# Total Projected New Occupancies: November 2024 - October 2033

**16,035**

85.7% of Total  
SINGLE-FAMILY

**1,310**

7.0% of Total  
MULTI-FAMILY

**1,363**

7.3% of Total  
MANUFACTURED

**18,708**

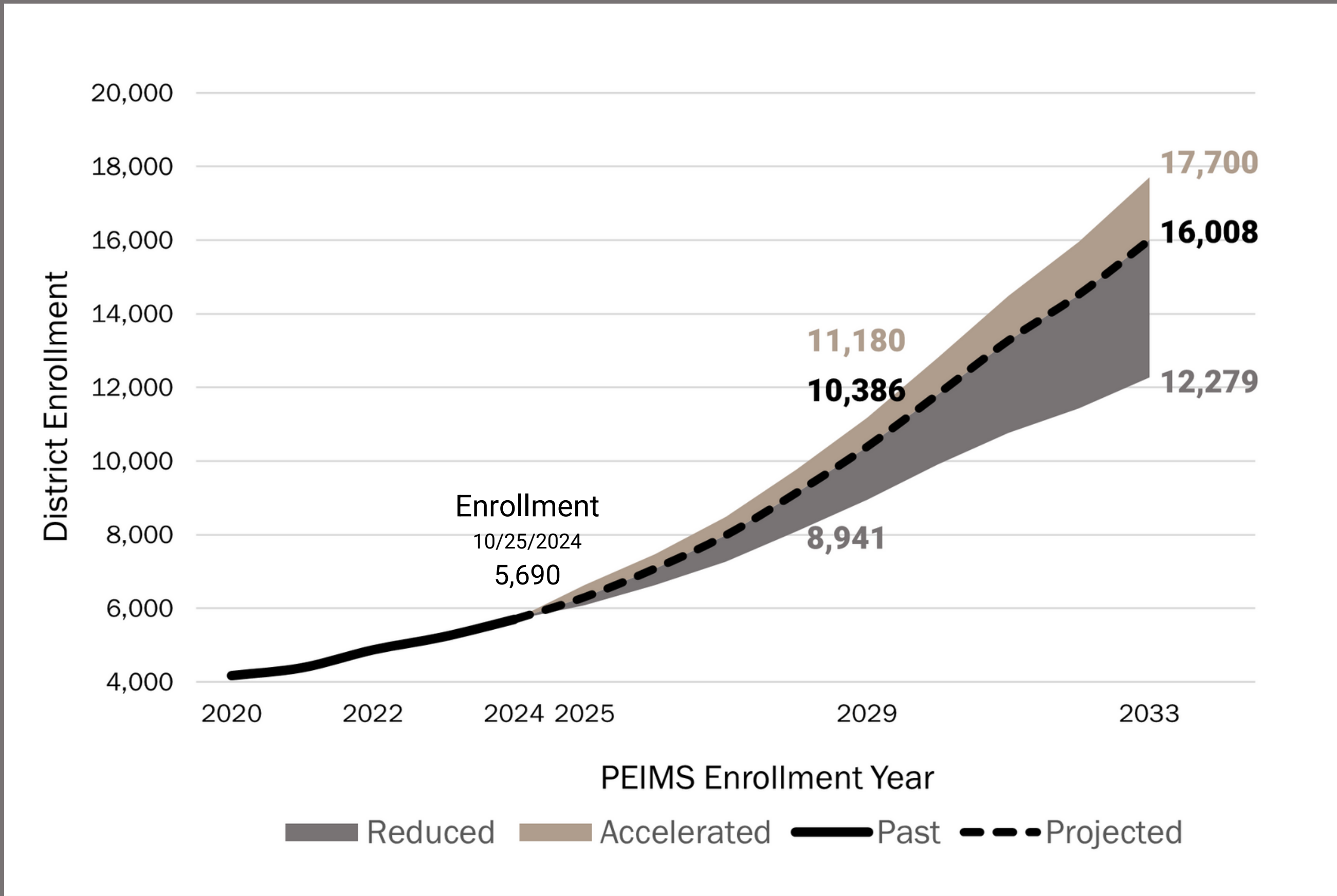
TOTAL PROJECTED NEW HOUSING OCCUPANCIES

# Nine-Year Enrollment Forecast

Every year starts with a clean slate -- not impacted by the previous year's accuracy

The Enrollment Forecast represents the most likely scenario based on the best information available at the time

Reduced and Accelerated Scenarios are also feasible, assuming changing circumstances

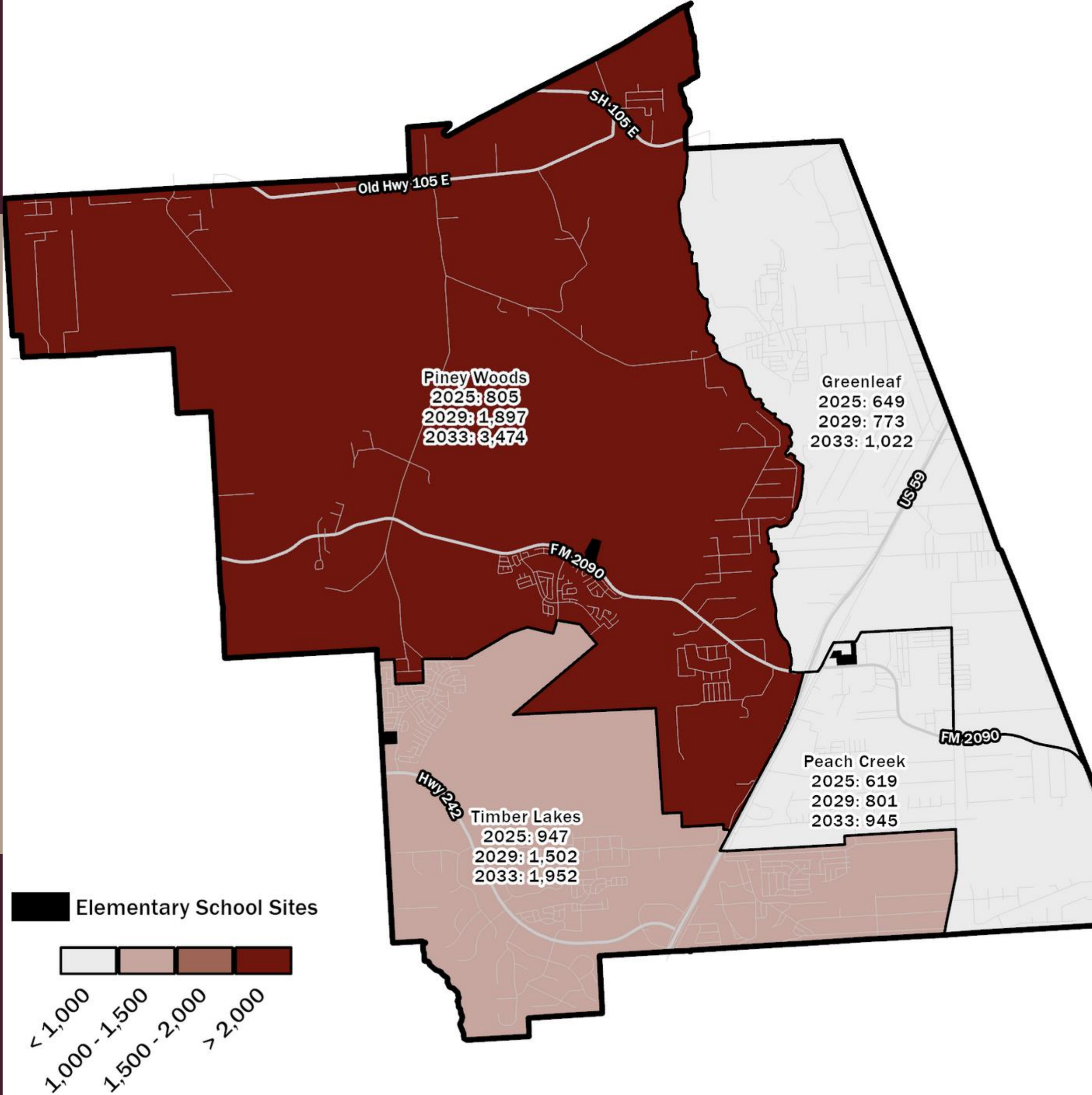


The Accelerated and Reduced Enrollment Scenarios account for potential changes in factors affecting enrollment, such as fluctuations in mortgage rates, housing construction, new charter school plans, birth rates, and resulting kindergarten class sizes.

# Projected Geocoded Students in Elementary Schools

Fall 2025 - Fall 2033

by Attendance Zone



# Projected Elementary School Students

## Projected Resident Elementary Students

	Capacity	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Greenleaf	1,000	620	647	677	697	744	758	825	906	993
Peach Creek	1,000	622	674	716	754	804	797	842	897	948
Piney Woods	818	850	1,043	1,307	1,613	1,942	2,322	2,758	3,138	3,519
Timber Lakes	800	928	1,077	1,216	1,321	1,483	1,600	1,768	1,879	1,933
<b>Total</b>	3,618	3,020	3,441	3,916	4,385	4,973	5,477	6,193	6,820	7,393

  
**New School**

  
**New School**

  
**New School**

Projected student population exceeds 100% capacity

Projected student population exceeds 120% of capacity

# Projected Resident High School Students

	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
<b>Splendor JH</b>									
Projected Residents	1,460	1,610	1,824	2,191	2,549	3,052	3,194	3,404	3,580
Percent Utilization (Residents)	69%	76%	86%	103%	120%	144%	151%	161%	169%
Capacity (Current [870] + Future [1,250])	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120
<b>Splendor HS</b>									
Projected Residents	1,816	2,027	2,239	2,559	2,864	3,282	3,885	4,302	5,037
Percent Utilization (Residents)	86%	97%	107%	122%	136%	156%	185%	205%	240%
Capacity	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
<b>Totals:</b>									
Students Projected	3,276	3,637	4,063	4,750	5,413	6,334	7,079	7,706	8,617
Capacity	4,220	4,220	4,220	4,220	4,220	4,220	4,220	4,220	4,220
Percent Utilization	78%	86%	96%	113%	128%	150%	168%	183%	204%

**New JH**  
Current JH becomes 9th  
Grade Center

**New JH**  
New HS

Projected student population exceeds 100% capacity

Projected student population exceeds 120% of capacity

# QUESTIONS?



**Population and Survey Analysts**

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