Agenda

• Vision Statement
• Identified Topics
• Plano Facts and Figures
• Density Topics Discussion
• Next Steps and Schedule
Vision Statement
Plano Tomorrow - Vision Statement

Plano is a global leader, excelling in exceptional education, abounding with world class businesses and vibrant neighborhoods.
Plano Tomorrow - Vision Statement
Vision Statement

Consider

• Do you agree with the components in the vision statement?
  – Global leader
  – Exceptional education
  – World class businesses
  – Vibrant neighborhoods

• What does it mean to be a “City of Excellence”?

*Please take roughly 1 minute each
Identified Topics
Major Topics (Page 10 – Item3)

- Density (Jan-Feb)
- Future Land Use (Mar-Apr)
- Transportation (May-June)
- Growth Management (July-Aug)
A Living List

Topics to Consider Throughout the Review Process (Uncategorized Topics)  Month
1. Be mindful of taxpayers – partner with private companies. Continuous
2. How to retain existing population and attract new residents. Continuous
3. Maintain parks and transportation via sound economic development goals and efforts. Continuous
4. Have a plan to prevent crime and support police. Continuous
5. Actions to execute what is in the plan. Continuous
6. Allow drones in parks. Continuous
7. The City should move in the same direction as Plano 2045. Continuous
8. The purpose of the comprehensive plan relating to density, land use, growth management, and transportation. Continuous
9. We all want to live in the best community. Continuous
10. Think about how we deliver the city to future generations. Continuous
11. Strive for factual support. Continuous

Density Topic Month

Subtopic # Subtopic Category
1. Housing Types (Establishment of the “menu options” and not location.) Feb 4th
   - Have areas to draw young people / more walkable Feb 4th
   - Housing affordability – e.g., some people need to live outside of the city when they work in Plano. Feb 4th
   - What does mixed use mean? (repeated 3 times) Feb 4th
   - Density is going to increase traffic, overcrowd schools, and reduce quality of life Feb 4th
   - How do we address aging neighborhoods and their preservation? Feb 4th
2. Housing Mix (How they relate to each other in the same development and neighboring development.) Jan-Feb
   - Define what suburban development looks like. Feb 18th
   - Discuss mixed use criteria and what does it mean. Feb 18th
   - Use the phrase “attainable housing” because young people and workers should be able to live in Plano. Feb 18th
   - Do not “urbanize” Plano, we don’t want to be Uptown Dallas. Feb 18th
   - Plano will NOT be one of the largest community in Collin County in the future. Feb 18th

Future Land Use Topic Month

Subtopic # Subtopic Category
1. Land Use Compatibility Mar-Apr
   - Discuss what “incentive” means and prefer not to use monetary incentives. Mar-Apr
   - Define incentives to not burden the taxpayers – it is okay to maintain aging infrastructure. Mar-Apr
2. Neighborhood Center Concept Mar-Apr
   - Discuss concepts to address aging neighborhoods / protect neighborhoods from declining Mar-Apr

Four corner retail centers need to change / purposeful planning for retail corners can have a positive impact on taxes. May-Apr
3. Map Revision Mar-Apr
4. Development review and approval criteria Mar-Apr
5. How does the implementation of these processes affect the effectiveness of a plan? Mar-Apr
6. Mixed Use (comprehensive plan and density) Mar-Apr
    - Evaluate the changing nature of the retail business and the space associated with it.

Transportation Topic Month

Subtopic # Subtopic Category
1. Transit Corridor Densities May-June
   - How does the plan address traffic congestion? May-June
2. Land Use/Transportation Nexus or Relationship May-June
   - Discuss modes of transportation and appropriateness in locations May-June
   - Understand how transit impacts the community May-June
   - Biking is not feasible right now – e.g., people can’t bike to work May-June
3. Maintain May-June
   - Discuss the level of maintenance required for various roadways long-term May-June
4. DART Membership May-June
   - How does DART membership work? May-June
   - How is DART funded? May-June

Growth Management Topic Month

Subtopic # Subtopic Category
1. How to Manage Growth July-Aug
   - Consistent growth / success for city e.g., should have downtown for of success July-Aug
   - Continue to strengthen EDC effort to attract businesses July-Aug
2. Population projections July-Aug
   - We are in a transition from bedroom community to be more urban, we need to continue making this a great community to live, work, play, and learn. July-Aug
   - Be proactive with managing the growth because we can’t control what is coming in the future July-Aug
3. Redevelopment and revitalization July-Aug
   - Be thoughtful on redevelopment and revitalization. July-Aug
   - Seek out lessons learned from successful cities that have transitioned from new growth to redevelopment growth. July-Aug
Identified Topics

Do you agree with the topics and schedule moving forward?

*CPRC members to vote to confirm topics and schedule
Plano: Facts and Figures
Facts & Figures

Data Sources:
- U.S. Census Bureau
  - Decennial Census
  - 2018 American Community Survey (ACS)
  - 2013-2018 ACS
  - 2018 Annual Estimates for the Resident Population for Incorporated Places of 50,000 or more
- Plano, Frisco, and Lewisville ISDs
- North Central Texas Council of Governments (NCTCOG)
- Texas Demographic Center
- City of Plano Planning and Permit Data

Data as of Jan 1, 2019
POPULATION

<table>
<thead>
<tr>
<th>Source</th>
<th>Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019 Planning Annual Report</td>
<td>283,100</td>
</tr>
<tr>
<td>2018 1-year ACS</td>
<td>287,765</td>
</tr>
<tr>
<td>2018 5-year ACS</td>
<td>284,569</td>
</tr>
<tr>
<td>2019 NCTCOG</td>
<td>284,070</td>
</tr>
<tr>
<td>2018 Estimate (50,000+)</td>
<td>288,061</td>
</tr>
<tr>
<td>Texas Demographic Center</td>
<td>290,441</td>
</tr>
</tbody>
</table>
## Population Rankings

### Texas Cities

4. Austin, TX – 964,254  
5. Fort Worth, TX – 895,008  
6. El Paso, TX – 682,669  
7. Arlington, TX – 398,112  
8. Corpus Christi, TX – 326,554  
9. Plano, TX – 288,061  
10. Laredo, TX – 255,855  
11. Lubbock, TX – 255,855  
12. Garland, TX – 242,507  
13. Irvin, TX – 242,242  
14. Amarillo, TX – 199,924

### U.S. Cities

64. St. Louis, MO – 302,838  
65. Cincinnati, OH – 302,605  
66. Pittsburgh, PA – 301,048  
67. Greensboro, NC – 294,722  
68. Anchorage, AK – 291,358  
69. Plano, TX – 288,061  
70. Lincoln, NE – 287,401  
71. Orlando, FL – 285,713  
72. Irvine, CA – 282,572  
73. Newark, NJ – 282,090  
74. Toledo, OH – 274,975

*Source: U.S. Census Bureau – 2018 Annual Estimates of the Resident Population for Incorporated Places of 50,000 or more*
Population Growth Over Time

![Graph showing Plano Population Since 1940]

Source: U.S. Census (1940-2010) and NCTCOG (2019)
Population Growth by Decade

Population Change by Decade Since 1940

Source: U.S. Census (1940-2010) and NCTCOG (2019)
GROWTH
Fun Fact: Plano’s Median Housing Age is 28 years (built in 1991)

Source: City of Plano
Undeveloped Land – as of 10/1/19

- 15.3% of undeveloped land is zoned for residential uses.
- 84.7% of undeveloped land is zoned for nonresidential uses.
- 2,349 acres of undeveloped land.
- 5.4% of total land area.
- 140 acres developed in 2019 YTD.

Source: City of Plano
# Plano’s Comprehensive Plan History

<table>
<thead>
<tr>
<th>YEAR</th>
<th>POPULATION ESTIMATE</th>
<th>POPULATION PROJECTION</th>
<th>PURPOSE</th>
</tr>
</thead>
</table>
| 1963 Plan | 7,900               | 70,000 to 200,000 by 1990* | • Laid foundation of Plano  
• Established residential neighborhoods and locations for roadway development |

*In the 1963 Plan, the estimated city boundaries were Coit Road to the west and Legacy Drive to the north.*
1963 Comprehensive Plan

Source: City of Plano
1963 Comprehensive Plan

Source: City of Plano
1989 Aerial of Plano

Source: City of Plano
## Plano’s Comprehensive Plan History

<table>
<thead>
<tr>
<th>YEAR</th>
<th>POPULATION ESTIMATE</th>
<th>POPULATION PROJECTION</th>
<th>PURPOSE</th>
</tr>
</thead>
</table>
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• Established residential neighborhoods and locations for roadway development |
| 1986 Plan | 107,602             | 360,000 by 2020**      | • Assisted the transition from a primarily residential community to an employment center |

*In the 1963 Plan, the estimated city boundaries were Coit Road to the west and Legacy Drive to the north.  
**In the 1986 and 2015 Plans, the estimated city boundaries are roughly consistent with today’s city limits.
Plano’s Comprehensive Plan History

<table>
<thead>
<tr>
<th>YEAR</th>
<th>POPULATION ESTIMATE</th>
<th>POPULATION PROJECTION</th>
<th>PURPOSE</th>
</tr>
</thead>
</table>
| 1963 Plan | 7,900 | 70,000 to 200,000 by 1990* | • Laid foundation of Plano  
• Established residential neighborhoods and locations for roadway development |
| 1986 Plan | 107,602 | 360,000 by 2020** | • Assisted the transition from a primarily residential community to an employment center |
| 2015 Plan | 271,140 | 300,000** by 2040 | • To successfully manage the transition into a mature city |

*In the 1963 Plan, the estimated city boundaries were Coit Road to the west and Legacy Drive to the north.  
**In the 1986 and 2015 Plans, the estimated city boundaries are roughly consistent with today’s city limits.
## Collin County

### 2018

<table>
<thead>
<tr>
<th>Collin County Total</th>
<th>1 million</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Collin County Cities*</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Plano – 284,579</td>
<td></td>
</tr>
<tr>
<td>2. McKinney – 173,460</td>
<td></td>
</tr>
<tr>
<td>3. Frisco – 165,700</td>
<td></td>
</tr>
<tr>
<td>4. Allen – 99,255</td>
<td></td>
</tr>
<tr>
<td>5. Celina – 9,354</td>
<td></td>
</tr>
</tbody>
</table>

### Future

<table>
<thead>
<tr>
<th>Collin County Total</th>
<th>1.8 - 2.1 million (2045)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Collin County Cities</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. McKinney – 375,000</td>
<td></td>
</tr>
<tr>
<td>2. Celina – 350,000</td>
<td></td>
</tr>
<tr>
<td>3. Plano – 310,000</td>
<td></td>
</tr>
<tr>
<td>4. Frisco – 297,800</td>
<td></td>
</tr>
<tr>
<td>5. Allen – 115,600</td>
<td></td>
</tr>
</tbody>
</table>

*Sources: U.S. Census Bureau – *2018 ACS (5-year), NCTCOG 2045 Forecast, Texas Demographic Center Population Projections, City of Plano, City of Frisco, City of McKinney, City of Celina, City of Allen*
Regional Growth

Source: NCTCOG
DEMOGRAPHICS
## Age

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Percentage</th>
</tr>
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<tbody>
<tr>
<td>Median Age:</td>
<td>38.8</td>
</tr>
<tr>
<td>Children:</td>
<td>24%</td>
</tr>
<tr>
<td>Under 5</td>
<td>6%</td>
</tr>
<tr>
<td>5 - 9</td>
<td>6%</td>
</tr>
<tr>
<td>10 - 14</td>
<td>7%</td>
</tr>
<tr>
<td>15 - 17</td>
<td>5%</td>
</tr>
<tr>
<td>Adults:</td>
<td>76%</td>
</tr>
<tr>
<td>18 - 24</td>
<td>8%</td>
</tr>
<tr>
<td>25 - 44</td>
<td>28%</td>
</tr>
<tr>
<td>45 - 64</td>
<td>28%</td>
</tr>
<tr>
<td>Seniors (65+)</td>
<td>12%</td>
</tr>
</tbody>
</table>

*Source: 2017 5-Year ACS*
Facts & Figures – Seniors Percentage Share

Fun Fact: The population of people Age 65+ has tripled since the 2000 Census

Source: U.S. Census (1990-2010) and City of Plano (2030-2040)
Increasing Diversity

Source: U.S. Census (1990-2010) and 2017 5-Year ACS
Facts & Figures - Foreign Born

1 in 4 Plano residents are foreign born.

Foreign Born - World Regions

- Europe: 7%
- Oceania: >1%
- Africa: 5%
- Latin America: 24%
- Asia: 62%
- Canada: 2%

Source: 2018 1-year ACS
Language Spoken at Home

<table>
<thead>
<tr>
<th>Year</th>
<th>English</th>
<th>Non-English</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990</td>
<td>88.9%</td>
<td>11.1%</td>
</tr>
<tr>
<td>2017</td>
<td>67.4%</td>
<td>32.6%</td>
</tr>
</tbody>
</table>

Source: 1990 U.S. Census and 2017 5-Year ACS
Education

Source: 2017 5-Year ACS
Income

Source: 2017 5-Year ACS

HOUSEHOLD INCOME

$93,012
MEDIAN
HOUSEHOLD INCOME

$46,659
PER CAPITA
INCOME
SCHOOLS
Schools

Under 18 Age Distribution

<table>
<thead>
<tr>
<th>AGE CATEGORY</th>
<th>1990 CENSUS</th>
<th>2000 CENSUS</th>
<th>2010 CENSUS</th>
<th>2017 ACS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5 years</td>
<td>8.6%</td>
<td>8.3%</td>
<td>6.4%</td>
<td>5.5%</td>
</tr>
<tr>
<td>5 to 9 years</td>
<td>8.7%</td>
<td>8.3%</td>
<td>7.3%</td>
<td>6.3%</td>
</tr>
<tr>
<td>10 to 14 years</td>
<td>8.3%</td>
<td>7.8%</td>
<td>7.7%</td>
<td>7.0%</td>
</tr>
<tr>
<td>15 to 17 years</td>
<td>4.5%</td>
<td>4.3%</td>
<td>4.6%</td>
<td>4.7%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>30.1%</td>
<td>28.7%</td>
<td>26.0%</td>
<td>23.5%</td>
</tr>
</tbody>
</table>

Schools

PISD Enrollment at Start of School Year

<table>
<thead>
<tr>
<th>Year</th>
<th>Enrollment</th>
</tr>
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<tbody>
<tr>
<td>2009-10</td>
<td>54,939</td>
</tr>
<tr>
<td>2010-11</td>
<td>55,568</td>
</tr>
<tr>
<td>2011-12</td>
<td>55,659</td>
</tr>
<tr>
<td>2012-13</td>
<td>55,185</td>
</tr>
<tr>
<td>2013-14</td>
<td>54,822</td>
</tr>
<tr>
<td>2014-15</td>
<td>54,689</td>
</tr>
<tr>
<td>2015-16</td>
<td>54,579</td>
</tr>
<tr>
<td>2016-17</td>
<td>54,214</td>
</tr>
<tr>
<td>2017-18</td>
<td>53,888</td>
</tr>
<tr>
<td>2018-19</td>
<td>53,057</td>
</tr>
</tbody>
</table>

Data source: Plano ISD and Templeton Demographics

Plano ISD Class Size Comparison
Kindergarten Students and High School Seniors

Data source: Plano ISD
Schools

School-Age Children Generated by New Development (estimated)

<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>SINGLE-FAMILY</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plano</td>
<td>118</td>
<td>187</td>
<td>203</td>
<td>154</td>
<td>151</td>
<td>105</td>
<td></td>
</tr>
<tr>
<td>Frisco</td>
<td>116</td>
<td>92</td>
<td>33</td>
<td>22</td>
<td>30</td>
<td>43</td>
<td></td>
</tr>
<tr>
<td>Lewisville</td>
<td>18</td>
<td>15</td>
<td>7</td>
<td>6</td>
<td>6</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>252</td>
<td>294</td>
<td>243</td>
<td>182</td>
<td>187</td>
<td>152</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>MULTIFAMILY</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plano</td>
<td>11</td>
<td>53</td>
<td>67</td>
<td>52</td>
<td>20</td>
<td>26</td>
<td></td>
</tr>
<tr>
<td>Frisco</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>10</td>
<td>17</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>Lewisville</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>11</td>
<td>53</td>
<td>67</td>
<td>62</td>
<td>37</td>
<td>35</td>
<td></td>
</tr>
</tbody>
</table>

Students Per Unit/Acre

<table>
<thead>
<tr>
<th>MULTIFAMILY (GARDEN-STYLE)</th>
<th>MULTIFAMILY (MIXED USE)</th>
<th>SINGLE FAMILY (DETACHED)</th>
<th>SINGLE FAMILY (ATTACHED)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Only</td>
<td>First floor may include commercial and/or flex space</td>
<td>Residential Only</td>
<td>Residential Only</td>
</tr>
<tr>
<td>0.44 students per unit</td>
<td>0.04 students per unit</td>
<td>0.49 students per unit</td>
<td>0.38 students per unit</td>
</tr>
<tr>
<td>5.38 students per acre</td>
<td>1.84 students per acre</td>
<td>2.42 students per acre</td>
<td>3.46 students per acre</td>
</tr>
</tbody>
</table>

Data source: Frisco ISD, Plano ISD, and Templeton Demographics.

Frisco ISD, Plano ISD, City of Plano, and Templeton Demographics 43
Schools

Program Capacity: Maximum number of students each campus was designed to accommodate.

Functional Capacity: Maximum number of students a campus can serve without compromising quality of instruction due to overcrowding.

Plano ISD Functional Capacity: 85%
38 of 44 (86%) Plano ISD Elementary Schools at or below the functional capacity of the campus
12 of 13 (92%) Plano ISD Middle Schools at or below the functional capacity of the campus
6 of 6 (100%) Plano ISD High Schools at or below the functional capacity of the campus
1 of 3 (33%) Plano ISD Sr. High Schools at or below the functional capacity of the campus
HOUSING
Housing Unit Types

Examples of Existing General Characteristics

- **Single-Family Detached**
  - Individual garages
  - 1 to 2 stories in height
  - 1 to 10 units per acre
  - 2.91 persons per household

- **Single-Family Attached (townhouse)**
  - Individual garages
  - 2 to 3 stories in height
  - 7 to 12 units per acre
  - 2.91 persons per household

- **Duplex**
  - Individual garages
  - 1 to 2 stories in height
  - 4 to 10 units per acre
  - 2.56 persons per household

- **Traditional Multifamily**
  - Surface parking lots
  - 1 to 3 stories in height
  - 12 to 22 units per acre
  - 2.05 persons per household

- **Mixed-Use Single-Family**
  - Urban-style single-family incorporated with non-residential uses
  - Individual garages
  - 2 to 3 stories in height
  - 7 to 15 dwelling units per acre
  - 1.75 persons per household

- **Mixed-Use Multifamily**
  - Urban-style multifamily incorporated with non-residential uses
  - Structured parking
  - Less than 5 stories in height
  - 30 to 100 dwelling units per acre
  - 1.53 persons per household

- **Mid-Rise Residential**
  - Urban-style multifamily with self-contained amenities
  - Structured parking
  - 5 stories or greater in height
  - 40 to 150 dwelling units per acre
  - 1.53 persons per household

- **Retirement Housing**
  - Independent living facilities, assisted living facilities, and long term care facilities
  - Surface parking lots
  - 2 to 4 stories in height
  - 21.5 to 100 units per acre
  - 1.35 persons per household
Housing Projects

RESIDENTIAL PROJECTS MAP (OCTOBER 2019)

The map below depicts all active, pending, and completed residential projects as of October 1, 2019. The numbers correspond to the list of developments on Pages 5 - 6.

Source: City of Plano
Housing

RESIDENTIAL DEVELOPMENT SUMMARY (JANUARY - SEPTEMBER 2019)
The figures below illustrate the number of new and pending housing units as of October 1, 2019. New units include all housing projects that have received a building permit to begin construction. Pending units include any undeveloped lots within previously approved residential subdivisions and all projects which have received zoning approval and are actively seeking approvals to begin construction.

ISSUED PERMITS IN 2019

- **1,385** NEW UNITS
  - **914** MULTIFAMILY UNITS
  - **318** RETIREMENT HOUSING UNITS
  - **133** SINGLE-FAMILY HOUSES
  - **20** TOWNHOMES

Includes SF-D/SF-A lots, multifamily units, and retirement housing units that have been issued permits and/or are under construction.

ZONED/UNDER REVIEW

- **6,053** PENDING UNITS
  - **4,236** INCLUDES UNDEVELOPED SF-D/SF-A LOTS AND PROPERTIES THAT HAVE RECEIVED ZONING APPROVAL AND ARE ACTIVELY SEEKING ADDITIONAL APPROVALS BY THE CITY OF PLANO.

Source: City of Plano
Housing

Source: City of Plano
## Housing

### Future Distribution of Housing by Type

<table>
<thead>
<tr>
<th>HOUSING TYPE</th>
<th>EXISTING UNITS</th>
<th>PROJECTED UNITS</th>
<th>FINAL ESTIMATE</th>
<th>PERCENT OF TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached</td>
<td>68,973</td>
<td>1,358</td>
<td>70,331</td>
<td>54%</td>
</tr>
<tr>
<td>Single-Family Attached</td>
<td>4,249</td>
<td>865</td>
<td>5,114</td>
<td>4%</td>
</tr>
<tr>
<td>Duplex</td>
<td>493</td>
<td>0</td>
<td>493</td>
<td>0%</td>
</tr>
<tr>
<td>Mixed-Use Single-Family</td>
<td>497</td>
<td>1,090</td>
<td>1,587</td>
<td>1%</td>
</tr>
<tr>
<td>Traditional Multifamily</td>
<td>26,422</td>
<td>458</td>
<td>26,880</td>
<td>21%</td>
</tr>
<tr>
<td>Mixed-Use Multifamily</td>
<td>8,207</td>
<td>4,528</td>
<td>12,735</td>
<td>10%</td>
</tr>
<tr>
<td>Mid-Rise (5 stories or higher)</td>
<td>1,973</td>
<td>798</td>
<td>2,771</td>
<td>2%</td>
</tr>
<tr>
<td>Other**</td>
<td>4,223</td>
<td>568</td>
<td>4,791</td>
<td>4%</td>
</tr>
<tr>
<td>Redevelopment</td>
<td>-</td>
<td>5,300</td>
<td>5,300</td>
<td>4%</td>
</tr>
<tr>
<td><strong>Total Single-Family Types</strong></td>
<td>74,212</td>
<td>3,313</td>
<td>77,525</td>
<td>59%</td>
</tr>
<tr>
<td><strong>Total Multifamily Types</strong></td>
<td>36,602</td>
<td>5,784</td>
<td>42,386</td>
<td>33%</td>
</tr>
<tr>
<td><strong>Total Other</strong>/ <strong>Redevelopment Types</strong></td>
<td>4,223</td>
<td>5,868</td>
<td>10,091</td>
<td>8%</td>
</tr>
<tr>
<td><strong>GRAND TOTAL</strong></td>
<td>115,037</td>
<td>14,965</td>
<td>130,002</td>
<td>100%</td>
</tr>
</tbody>
</table>

**Other** represents recreational vehicles, mobile homes, and retirement housing including independent living facilities, assisted living facilities, and long term care facilities.

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## Future Housing Composition

The data in the Future Distribution of Housing by Type table combines information from existing and projected housing units to provide a 20-year estimate of the projected distribution of Plano’s housing stock by housing type. These numbers are estimates and are subject to change dependent on market conditions and land use policies adopted in future years.

- **130K** housing units by 2039
- **59%** single-family units
- **33%** multifamily units
- **8%** other

**Source:** City of Plano
2020 Census

Shape your future
START HERE
Density Topic Discussion
What is Density?

- **Definition 1**: The number of families, individuals, dwelling units, households, or housing structures per unit of land. (Aurora, Colorado)

- **Definition 2**: The number of dwelling units per gross area devoted to residential development. (Baton Rouge, Louisiana)

- **Definition 3**: The number of dwelling units per acre in residential districts, while intensity is floor area ratio of development in nonresidential zoning districts. (Scottsdale, Arizona)

- **Definition 4**: The ratio of the number of dwelling units per net acre of platted area being developed. (Carrollton, Texas)
What is DUA?

- **Dwelling unit**: A structure or part of a structure that is used as a singular home, residence or sleeping place by one person who maintains a household or by two or more persons who maintain a common household.

- **Acre**: A unit of land area equal to 43,560 square feet.
What about Plano?

DUA varies by zoning district in Plano, as shown:

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Net Density (DUA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family (SF-6, SF-7, SF-9, SF-20)</td>
<td>2-7</td>
</tr>
<tr>
<td>Duplex (2F)</td>
<td>5-8</td>
</tr>
<tr>
<td>Urban Residential (UR)</td>
<td>9</td>
</tr>
<tr>
<td>Patio Home (PH)</td>
<td>11-12</td>
</tr>
<tr>
<td>Multifamily Residence 1 (MF-1)</td>
<td>12</td>
</tr>
<tr>
<td>Multifamily Residence 2 (MF-2)</td>
<td>18</td>
</tr>
<tr>
<td>Single Family Attached (SF-A)</td>
<td>20-22</td>
</tr>
<tr>
<td>Multifamily Residence 3 (MF-3)</td>
<td>22</td>
</tr>
</tbody>
</table>
Lot Coverage

100% LOT COVERAGE

50% LOT COVERAGE

25% LOT COVERAGE
Density – Misconceptions

- The footprint of a house is too big for the size of the lot.
- Incompatibility issue with transition between residential types.
- Too many dwelling units on a certain area of land.
Density and Form

**Density**

- Limits the number of residential dwelling units that can be placed in a given amount of land.

**Building Form**

- Regulates the footprint of the house in reference to the site
- Building massing
- Architectural features
Plano Tomorrow – Density

- Number of times “density” is used: Never Mentioned
- No specific measurables for density
  - Current Population | 285,000
  - Projected | 300,000 to 310,000
Density – Consensus

• Density’s definition and metric are the same
  – Density is not quantified in Plano Tomorrow

• What is low, medium, high and urban density?

• What distinguishes suburban vs. urban?
Density – Consensus

• Density’s definition and metric are the same
  – Dwelling Units Per Acre = DUA
  – Difference between gross (total area with street included) and net (includes only the land the dwelling is placed).
  – SF = Lot Size = DUA (net only)
  – MF = DUA (either net and gross).
Density – Consensus

• What is low, medium and high density?
  – Low = 0 to 10 DUA
  – Medium = 7 to 12 DUA
  – High = 12 to 22 DUA
  – Urban = 22 to 150 DUA
Density – Consensus

• What distinguishes suburban residential density vs. urban residential density?
  – (Nonresidential to be discussed at a later meeting)
Next Steps
Your Homework

- Please send three photos of residential development you would like to see in Plano.

Please send to colton.wayman@freese.com before Wednesday, January 29 @ Noon
Next Steps

- Prepare for the next meeting
  - Date: Tuesday, February 4, 2020
  - Time: 6:00 p.m.
  - Location: Plano City Hall, Training Room A
- Topic:
  - Review Proposed Changes to the Plan
  - Housing Types
    - What does mixed use mean?
    - Which areas should become more walkable?
    - How do housing types affect traffic?
    - How do we preserve aging neighborhoods?
    - How do we make housing affordable in Plano?

- Thoughts: Posting Survey Comments on Website
Thank you
For more information, please visit
www.PlanoCompPlanPlanReview.org