City of Plano
Comprehensive Plan Review
Meeting #4 | February 20, 2020 | CPRC No. 4
Agenda

1. Approval of Minutes
2. Presentation: Plano ISD, Police, and Fire
3. Presentation: Population Projections Part 2
4. Presentation: Future Land Use Plans from Surrounding Cities
5. Discussion: Missing Middle Housing
6. Discussion: Housing Types Consensus
7. Discussion: FLUP Categories and Housing Approach (Note: If time allows)
8. Work Plan Updates
Plano Police and Fire-Rescue
The percentage of Plano residents 65 years and over is projected to increase from 8.9 percent in 2010 to 15.9 percent by 2025.

A significant increase is also projected for the number of Plano citizens 55 to 64 years old climbing from 11.6 percent in 2010 to 15.4 percent by 2025 (COP Planning Department, 2017).

Patients age 65 and over accounted for 44% of PFR ambulance transports in 2018.
PFR INCIDENTS BY PROPERTY USE TYPE

- **1 or 2 family dwellings**
- **Multifamily dwellings**

Yearly Count:
- 2016: 7,000
- 2017: 7,500
- 2018: 8,000
- 2019: 8,500
EMS INCIDENTS HEAT MAP
FIRE INCIDENTS HEAT MAP
QUESTIONS?

planofire.org
planotx.org

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Plano Fire-Rescue

Professional service with heart – integrity always.
Plano Police Department
February 20, 2020

Gregory W. Rushin
Deputy City Manager
Our Mission

To provide outstanding Police Services, in partnership with the community, to maintain a safe environment that contributes to the quality of life.
Plano Police Department
Performance Measures

1. Crime Rate
2. Traffic Safety
3. Timely Service
4. Quality of Service
Uniform Crime Reporting (UCR) Part 1 Offenses

- Criminal Homicide
- Rape
- Robbery
- Aggravated Assault
- Burglary
- Larceny
- Motor Vehicle Theft

Violent Offenses

Property Offenses
Crime Rate Comparison – 2019 vs. 2018

2019 Major Crimes per 1,000 down 4.4%

- Violent crimes per 1,000 down 3.7%
- Property crimes per 1,000 down 4.5%
25 Year Violent Crime Rate

Violent Crime Rate
1995 - 2019

 CRIME RATE PER 1,000 POPULATION

 YEAR


3.88 3.18 3.29 3.64 2.87 2.87 2.99 2.67 2.94 2.92 2.61 2.33 1.88 1.38 1.63 1.43 1.58 1.58 1.54 1.49
25 Year Property Crime Rate

Property Crime Rate
1995 - 2019

CRIME RATE PER 1,000 POPULATION

YEAR


41.94 37.73 31.31 36.98 35.74 39.90 35.33 33.91 30.91 31.08 30.52 25.28 24.63 25.93 22.75 20.03 19.95 18.89 18.07 17.95 17.15

0.00 5.00 10.00 15.00 20.00 25.00 30.00 35.00 40.00 45.00 50.00
25 Year Major Crime Rate

![Graph showing the trend of major crime rate from 1995 to 2019. The crime rate gradually decreases over the years.](image-url)
Crime Prevention Approaches Used by the Police Department

Crime Prevention Through Environmental Design (CPTED):

• A multi-disciplinary approach for reducing crime through urban and environmental design, management, and use of built environments.

• Strategies aim to reduce victimization, deter offender decisions that precede criminal acts, and build a sense of community among inhabitants so they can gain territorial control of areas and reduce opportunities for crime and fear of crime.

Neighborhood and Problem Oriented Police Officers:

• Work with home and business owners and apartment management to solve problems and reduce crime and quality of life issues.
Crime Prevention Programs the Police Department Can Consider

Crime Free Multi-Housing Program:

• A crime prevention program designed to reduce crime, drugs, and gangs on apartment properties.

• The program consists of three phases that must be completed under the supervision of the local police department. Property managers can become individually certified after completing training in each phase and the property becomes certified upon successful completion of all three phases:
  – Management Training
  – CPTED
  – Community Awareness Training

• Full certification (gold certificate) permits the right to post the Crime Free Multi-Housing Program sign in their leasing office and advertise membership in print media using the official logo.

• This certificate expires every year unless renewed following compliance with the three phases.

• The anticipated benefits are reduced police calls for service, a more stable resident base, and reduced exposure to civil liability.
Our Mission

To provide outstanding Police Services, in partnership with the community, to maintain a safe environment that contributes to the quality of life.
Active Housing Projects Map

What is included?

Properties that are:

- currently building new housing
- seeking additional approvals to build new housing.
Active Housing Projects Map

Population Projections
Based upon units remaining (have not been issued a building permit)

Calculation:
(Number of units remaining X persons per household X occupancy rate)
Population Estimates Comparisons

Population Estimate Comparisons

City of Plano  NCTCOG Estimate  ACS 5-year  ACS 1-year

2010 Census: 259,841
Active Housing: Single-Family Types

Active Housing Projects Map
Single-Family Housing Types
as of January 1, 2020

- Undeveloped Land
- Active Single-Family Type Housing Projects

*Single-family Type Housing planned as part of a mixed-use development are included on the Mixed-Use Housing Types Map.

547 New Units
1,557 New Residents
Active Housing: Multi-Family Types

Active Housing Projects Map
Traditional Multifamily Housing Types as of January 1, 2020

1 Multifamily Types used as part of a mixed-use development are included on the Mixed-Use Housing Types Map.
2 Permits for these projects were issued in 2019 and are already factored into the Jan 1, 2020 population estimate.
Active Housing: Multi-Family Types

Active Housing Projects Map
Traditional Multifamily Housing Types
as of January 1, 2020

- New Units: 40
- New Residents: 69

Note:
- These data and information are provided as of the date and time of the City’s current availability and status. The City makes no warranty or representation as to the accuracy or completeness of these data. The City does not warrant or guarantee the reliability, sufficiency, or quality of this data for any particular purpose. The City hereby disclaims any and all liability for any errors or omissions or representations in this data or any other data, which may be used by third parties. The City makes no commitment to keep this data current or updated. The City also makes no representation as to the ability of third parties to obtain or use this data. The City makes no representation as to the accuracy or reliability of the data contained in this document and does not guarantee that any defects can be corrected. The City also makes no representation as to the completeness of the data contained in this document. The City makes no representation as to the availability of the data contained in this document at any time.
Active Housing: Mixed-Use Types

Active Housing Projects Map
Mixed-Use Housing Types
as of January 1, 2020

Mixed-Use Type Housing may include multifamily uses, single-family uses, or retirement housing.

*These projects are proposed on undeveloped land, therefore population estimates were included in Undeveloped Land Map population projections from 02/14/2020 CPHCE meeting.

Permits for these projects were issued in 2019 and are already factored into the Jan 1, 2020 population estimate.
Active Housing: Mixed-Use Types

Active Housing Projects Map
Mixed-Use Housing Types as of January 1, 2020

New Units
4,749

New Residents
6,729

Mixed-Use Type Housing may include multifamily uses, single-family uses, or retirement housing.

These projects are proposed on undeveloped land, therefore population estimates were included in Undeveloped Land.

Map population projections from 02/14/20 CPRIE meeting.

Permits for these projects were issued in 2019 and are already factored into the Jan 1, 2020 population estimate.
Active Housing: Retirement Types

Active Housing Projects Map
Retirement Housing Types
as of January 1, 2020

- Undeveloped Land
- Active Retirement Housing Type Projects

'Retirement Housing Type Uses permitted as part of a mixed-use development are included on the Mixed-Use Housing Types Map.
'Permits for these projects were issued in 2019 and are already factored into the Jan 1, 2020 population estimate.'
Active Housing: Retirement Types

Active Housing Projects Map
Retirement Housing Types
as of January 1, 2020

- Undeveloped Land
- Active Retirement Housing Type Projects

'Retirement Housing Type Uses permitted as part of a mixed-use development are included on the Mixed-Use Housing Types Map. Permits for these projects were issued in 2019 and are already factored into the Jan 1, 2020 population estimate.

100 New Units
98 New Residents
Active Housing: All Types

Active Housing Projects Map
All Types
as of January 1, 2020

- Undeveloped Land
- Active Single-family Housing Type Projects
- Active Multifamily Housing Type Projects
- Active Mixed-Use Housing Type Projects
- Active Retirement Housing Type Projects

*Single-family and Multifamily Type Housing Types planned as part of a mixed-use development are included within the Mixed-Use Housing Type.*
Active Housing: All Types

Active Housing Projects Map
All Types
as of January 1, 2020

5,436 New Units
8,453 New Residents
Population Projections

Current Population:  
**284,070** (as of 01/01/2019)

New Residents from 2019 Housing Units Issued Permits:  
+2,330

New Residents from Undeveloped Land:  
+11,229

New Residents from Active Residential Projects:  
+8,453

Projected 2040 Population:  
**306,082**  
- Infill/Redevelopment (310 – 320k)
Surrounding Cities
Surrounding Cities

- Dallas
- Richardson
- Murphy
- Parker
- Allen
- McKinney
- Frisco
- The Colony
- Carrollton
Surrounding Cities

Consider

• Should more information be gathered in specific areas?
  – What do other cities FLUP categories specify?
The Colony | Austin Ranch | 1,700 acres | 5,000 Units (Planned)
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Richardson | CityLine | 186 acres | 3,925 Units (Planned)
Richardson | CityLine | 186 acres | 3,925 Units (Planned)
McKinney | Craig Ranch | 2,200 acres | 20,000 Jobs at Buildout
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Frisco | Future TOD | 82 acres | 1,600-2,000 units (Estimate)
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Transit Oriented Development (TOD)

Local Examples – Mockingbird Station, East Side Transit Village

Character & Intent

50% Residential, 50% Non-Residential

Transit-oriented development will create a higher-density mix of residential and commercial development within walking distance of transit, (rail and bus rapid transit). In Frisco, this development is expected to be more focused on housing, with higher-density residential development within one-quarter mile of a future transit stop and excellent pedestrian facilities to encourage public transit use.

Land Use Considerations

Primary Land Uses
Townhomes, urban residential, senior housing, restaurants, regional commercial/retail, professional office, live/work/ship units

Secondary Land Uses
Civic & institutional uses, parks, community buildings

Precedent Photos

![Precedent Photo 1](image1)
![Precedent Photo 2](image2)
![Precedent Photo 3](image3)
![Precedent Photo 4](image4)
Other Notable Surrounding Development

Example of Missing Middle high-density development.
Other Notable Surrounding Development

Example of Missing Middle high-density development.
Other Notable Surrounding Development

Example of a development that supports business park development.
Other Notable Surrounding Development

Example of a development that supports business park development.
Other Notable Surrounding Development

Example of a development that supports manufacturing and distribution.
Other Notable Surrounding Development

Example of a development that supports manufacturing and distribution.
Increasing Our Understanding

Goal: Increase our Understanding of the area around Plano’s Borders

• Are there other areas that need to be analyzed further?
Next Steps
Next Steps

- Prepare for the next meeting
  - Date: Tuesday, March 3, 2020
  - Time: 6:00 p.m.
  - Location: Plano City Hall, Training Room A
- Topic: Housing Mix
  - Determine Housing Changes to the Plan
  - Housing Mix / Adjacency Discussion
Thank you
For more information, please visit
www.PlanoCompPlanReview.org