

Date: February 28, 2020
To: Comprehensive Plan Review Committee Members
From: Christina Day, AICP, Director of Planning
Subject: Follow Up to CPRC Questions Memo #2

A number of questions have been brought up by CPRC members. Staff has prepared the answers below. Additional questions will be answered in future memorandums as staff is able to provide the answers.

1. What is the average number of persons per household for Plano?

According to the U.S. Census Bureau, the citywide persons per household figure for Plano is 2.69.

Plano Persons per Household Over Time

1970	3.48
1980	3.24
1990	2.89
2000	2.73
2010	2.61
2011	2.66
2012	2.66
2013	2.66
2014	2.66
2015	2.66
2016	2.65
2017	2.65
2018	2.69
2019	2.69

Sources:

1970 – 2010: U.S. Decennial Census

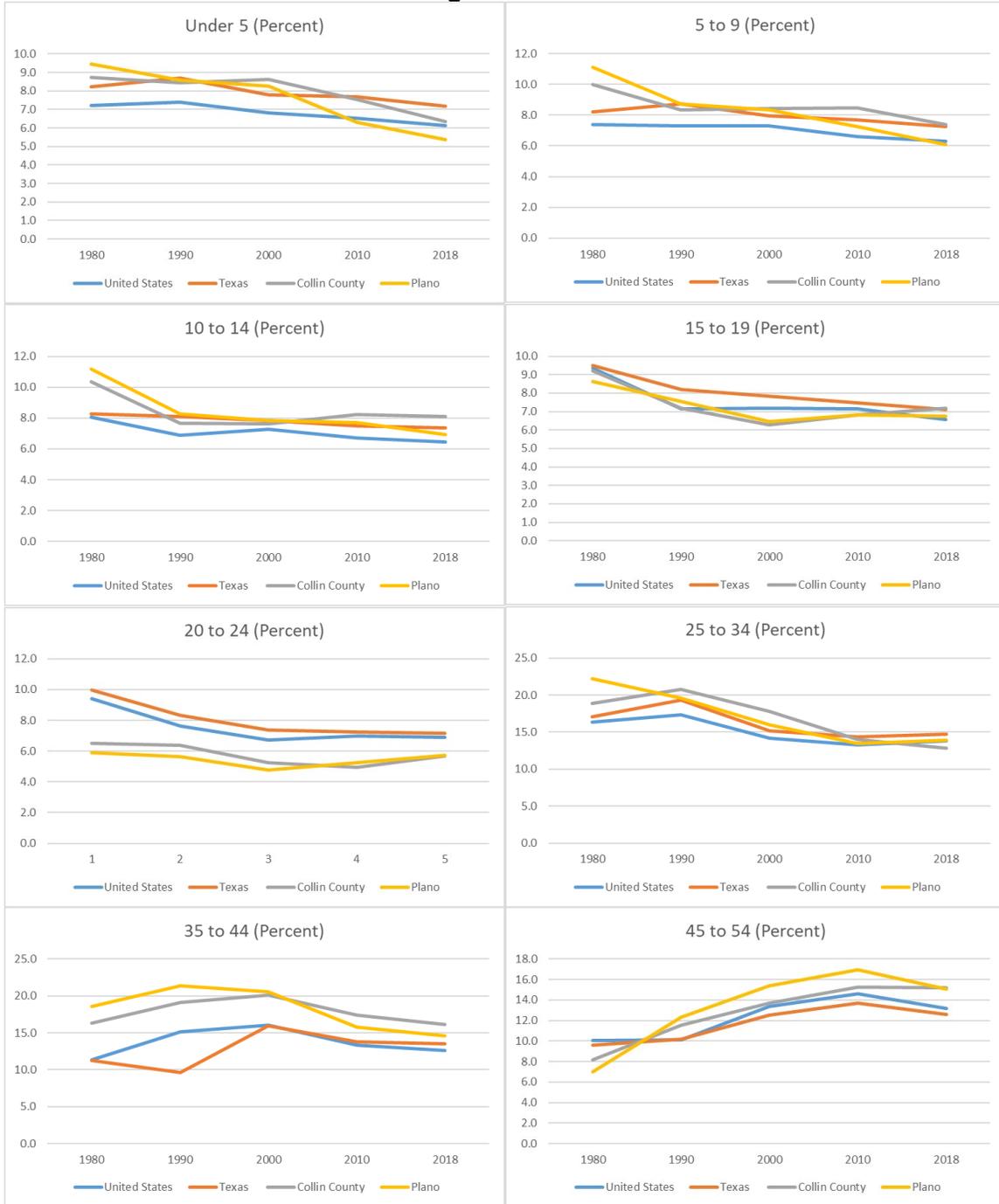
2011 – 2018: 5-year American Community Surveys

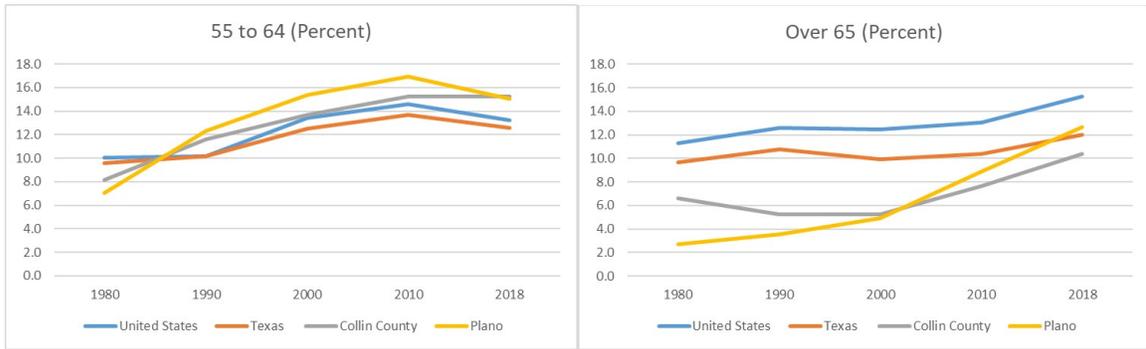
2019: U.S. Census Bureau July 1, 2019 Population Estimates

2. Age Data Over Time

At the February 4 meeting, the committee requested statistics about age in Plano over time. The following graphs illustrate the change in age cohorts of Plano, Collin County, Texas, and the United States from 1980 to 2018. Also provided is a comparison of Plano's median age to other geographies in 2018.

Age Cohorts





Sources: 1980 – 2010 U.S. Decennial Census, 2018 5-Year American Community Survey

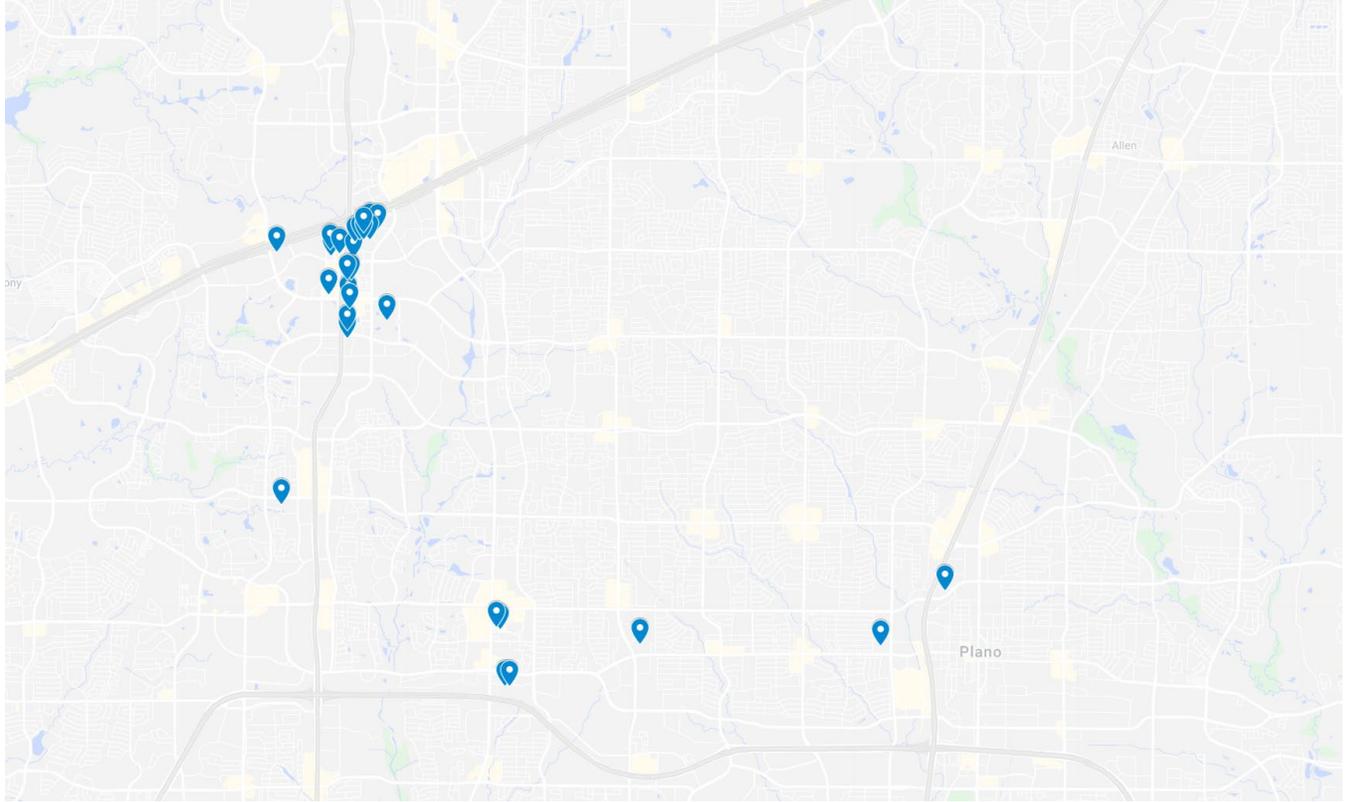
Median Age as of 2018

Rank	City	Median Age
1	Plano	38.6
2	United States	37.9
3	Frisco	36.9
4	Collin County	36.6
5	Richardson	36.0
6	McKinney	35.4
7	Garland	34.4
8	Texas	34.4
9	Arlington	33.3
10	Grand Prairie	33.0
11	Dallas	32.7
12	Irving	31.7

Source: 2018 5-year American Community Survey

3. How many buildings in Plano are over seven stories?

Using high-level, planimetric GIS data, staff determined there are currently [28 buildings](#) seven stories or taller in Plano. These include three residential towers, two hotels, four hospital or related buildings, and 19 office buildings. Several other buildings have similar total heights, but contain only six or less floors of occupiable space.



4. The plan references mixed use in several future land use categories. Does mixed-use mean a single type of development or are there multiple versions of mixed-use?

In the most basic sense, the term “mixed-use” means areas of development that integrate residential and non-residential uses within a unified area, single building, or both. From a zoning standpoint, the two most common types of mixed-use include:

Vertical Mixed-Use: When residential and non-residential uses are located in a single building (retail on the bottom floor with apartments above, for instance).

Horizontal Mixed-Use: When residential and non-residential use are constructed on separate lots but are located within the same master-planned development. (Single-family homes constructed at Legacy West, for instance)

When used in the comprehensive plan, however, mixed-use does not imply a vertical mixed-use or horizontal mixed-use, master-planned development as zoning does. Instead, it means a broader area where multiple properties are encouraged to develop in a way that is highly integrated, highly walkable, and includes a mix of housing, jobs, shopping, and entertainment. This is in contrast to areas where strip centers, big box stores, offices, and other businesses are located on loosely connected individual lots, with surface parking in front of the building, and are not highly walkable from nearby neighborhoods.

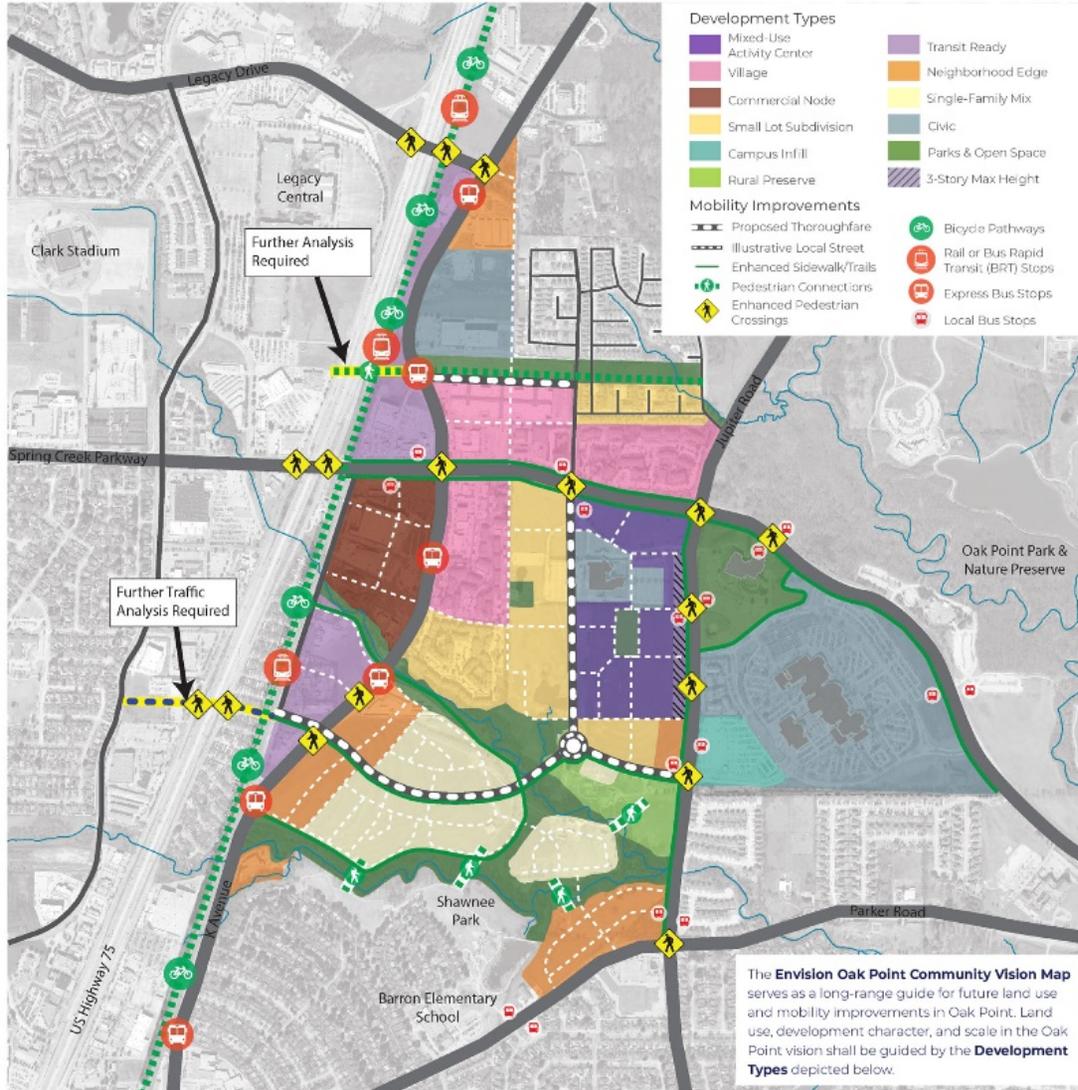
Not all mixed-use is created the same, however. Mixed-use areas can be tailored in ways to serve different needs and different settings. For example, mixed-use areas can be designed to primarily serve surrounding neighborhoods, to serve larger sectors of the community, or to serve as regional activity centers that draw in residents from surrounding cities. This is accomplished through zoning regulations that limit uses, densities, building heights, open space, and other design considerations in ways that are appropriate for the setting.

The Envision Oak Point Plan, a community informed plan to guide future land use and mobility improvements in the Oak Point area, is a good example how mixed use can be planned for in a variety of levels and considerations. The Envision Oak Point Plan includes five mixed-use development types that will support a mix of land use, employment, housing, open space, and heights. The map below illustrates the Plan’s adopted Community Vision Map, highlighting each of the Plan’s 11 Development Types.

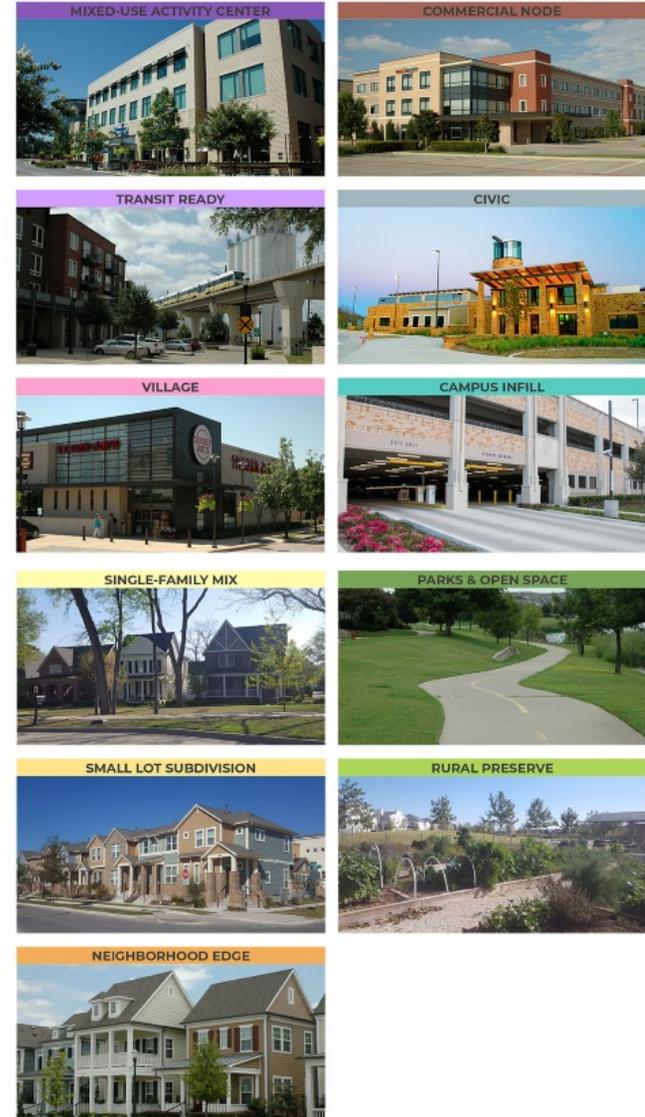
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ENVISION OAK POINT COMMUNITY VISION MAP



Development Types



Development Type	Land Use Mix	Employment Mix	Housing Mix	Open Space Mix	Heights
Mixed-Use Activity Center	70% Residential 30% Nonresidential	60% Office 40% Retail	65% Multifamily 20% Senior 15% SF Attached	10% Open Space 90% Buildings & Infrastructure	2-4 stories
Village	30% Residential 70% Nonresidential	60% Office 40% Retail	10% SF Detached 15% SF Attached 30% Senior 45% Multifamily	10% Open Space 90% Buildings & Infrastructure	1-3 stories
Transit Ready	40% Residential 60% Nonresidential	95% Office 5% Retail	20% SF Attached 80% Multifamily	10% Open Space 90% Buildings & Infrastructure	2-4 stories
Neighborhood Edge	80% Residential 20% Nonresidential	75% Retail 25% Office	55% SF Detached 45% SF Attached	10% Open Space 90% Buildings & Infrastructure	1-2 stories
Campus Infill	25% Residential 75% Nonresidential	75% Civic 25% Retail	100% Student Housing	25% Open Space 75% Buildings & Infrastructure	1-4 stories

For reference, the Envision Oak Point Plan also includes non-mixed-use designations:

Development Type	Land Use Mix	Employment Mix	Housing Mix	Open Space Mix	Heights
Commercial Node	100% Nonresidential	65% Office 35% Retail	NA	10% Open Space 90% Buildings & Infrastructure	1-4 stories
Small Lot Subdivision	100% Residential	NA	75% SF Detached 25% SF Attached	15% Open Space 85% Buildings & Infrastructure	1-2 stories
Single-Family Mix	100% Residential	NA	80% SF Detached 20% SF Attached	10% Open Space 90% Buildings & Infrastructure	1-2 stories
Civic	100% Nonresidential	80% Civic 10% Office 10% Retail	NA	20% Open Space 80% Buildings & Infrastructure	1-2 stories
Rural Preserve	NA	NA	NA	90% Open Space 10% Buildings & Infrastructure	NA
Open Space and Parks	NA	NA	NA	NA	NA

5. What is workforce housing?

The 2006 City of Plano Workforce Housing Study defines workforce housing as housing that “is affordable to those workers earning between 80% and 120% of the area median income (often these are the service workers essential to any community such as police officers, firefighters, teachers, government and retail workers). This group is distinct from those defined as “low-moderate income” whose salary is at or below 80% of area median income.”

6. Can we get creative in thinking of other housing types that we don't currently have?

Middle Housing is a phrase that describes housing types that are, in a sense, “creative.” These housing types reintroduce variety and scale to the average housing market, which is mainly composed of only detached single-family homes and apartments. Middle housing fills the remaining gap by offering housing types like duplexes, small multiplexes, townhomes, live/work units, bungalow courts, brownstones, and others. This type of housing can be compatible in traditional neighborhoods because they are designed to blend in due to their compact scale and intentional architectural features. While middle housing generally incorporates multiple housing units, the comparable form to single-family homes makes middle housing a good fit in traditional neighborhoods.

7. Regarding the Redevelopment of Neighborhood Centers action RNC4, are we talking more multifamily?

RNC4: Create the Neighborhood Mixed-Use (NMU) zoning district and establish regulations and standards for residential mixed-use development.

Action Statement RNC4 must be considered in combination with other policies and actions in the Comprehensive Plan to determine what housing types would be appropriate in a potential NMU zoning district. For instance, the future land use description of Neighborhood Centers states, “when residential is introduced, single-family uses are desired for compatibility with the existing adjacent neighborhoods” and “adequate building setbacks must be considered when development is proposed near neighborhoods.” Furthermore, Action LU7 states that the city should “review and ensure residential adjacency standards provide appropriate transitions in building height and bulk that are sensitive to the physical characteristics of adjoining neighborhoods.

As illustrated in Question 4 above, mixed-use does not equal multifamily. If an NMU district were proposed adjacent to existing neighborhoods, the Comprehensive Plan encourages single-family housing types to be the primary residential component of a mixed-use area. Other housing types may be appropriate in some circumstances, but should only be considered when designed in a manner that is respectful of adjacent development through limitations on height, setbacks, massing, architectural design standards, open space, and more.