

**Date:** August 28, 2020

**To:** Comprehensive Plan Review Committee Members

**From:** Christina Day, AICP, Director of Planning

**Subject:** Follow-up to August 4th CPRC Meeting

The purpose of this memo is to provide staff's perspective on the email forwarded to the Committee from Ms. Judy Kendler, as well as additional data and context to the items discussed by the Committee at the August 4th CPRC meeting.

**INFORMATION RELATED TO EMAIL FROM JUDY KENDLER:**

General Comments:

Not everyone in a community has the same priorities or preferences in regard to development, so there is a balancing act in providing the best standards to meet everyone's needs. What gets approved and built in any city is the result of a wide variety of considerations and actions, a few of which are as follow:

- Land owner expectations and goals
- Developer proposals, business practices, and goals
- Public input via letters, public speaking, direct contact with officials, and other means
- Existing public policy and development standards of the community
- City staff recommendations based on public policy and professional standards
- Appointed official recommendations based on their priorities, perspectives, and consideration of information provided from all sources
- Elected official decisions based on their priorities, perspectives, and consideration of information provided from all sources
- Negotiations and relationships between stakeholder parties
- Real estate market environment

These factors have varying influence depending on the community and may also change over time.

A comprehensive plan is an aspirational document. It is long-range in nature, not all ideas will be implemented in the short-term. A plan is a vision for the future and should provide direction that is implemented through aligned actions, budgeting, and regulations.

City Council zoning decisions are legislative in nature. Risk to the city is increased by disregarding adopted policy. Legislative actions often balance a number of factors and cannot be mandated to take specific action through any of the Comprehensive Plan policies.

Staff has observed a blurring/mixing of prior policies and actions under the 1986-based plan with those of Plano Tomorrow that lead to a misunderstanding of both documents. We are open to ideas from the CPRC and P&Z on how to create a clearer understanding and distinction of these issues. Some are noted herein.

The following items are in response to the numbered sections of Ms. Kendler's email:

## **1. Setbacks from the Street and from Expressways**

The origin of setbacks in America is largely tied to the government's role in protecting public health. As discussed in this [article from the National Institute of Health](#), building forms of the 19<sup>th</sup> and early 20<sup>th</sup> century promoted a more active lifestyle, yet infectious diseases were a concern. During the 20<sup>th</sup> century, building standards were developed that shifted to a more sedentary, auto-dependent lifestyle, which resulted in more chronic diseases. Based on these two situations, modern planning thought believes the best setbacks need to strike a balance between the hazards of proximity to high-volume, high-speed roadways (which are noisy and more polluted), and the walkability of smaller streets with reduced speed and traffic volumes (less noise and pollution).

Also of note, due to the increasing scarcity (and corresponding increasing value) of land in Plano, there is substantial market pressure to institute a more efficient use of land if investment in the community is desired. This market reality often results in requests to reduce setbacks or utilize zoning without large setbacks to keep development costs competitive in the market.

In regard to setbacks from major highways, the 1986-based plan does recommend a residential setback of 1,200 feet from the centerline of expressways. However, there are exceptions to that policy based on land use and the terrain, so there are notable exclusions which have resulted in numerous developments within 1,200 feet of the expressways, examples include:

- Estancia at Ridgeview Ranch near Independence Pkwy and 121, zoned in 2001
- Northglen 1 subdivision near Coit and 121, zoned in 2012
- Kathryn Park subdivision near Custer and 121, zoned 2011
- Westbrook at Ridgeview near Independence and 121, zoned 2001

The [Expressway Corridor Environmental Health Study](#) and related policy and zoning standards adopted in 2019 (though the policies are no longer in effect) are more specific than the current 1986-based plan and base recommendations on site-specific scientific analysis of air quality and noise along Plano's expressways. Between March and October 2019, there were four substantive presentations and five meetings with public hearings on the results of the study and proposed modifications to the Comprehensive Plan and Zoning Ordinance at Planning & Zoning Commission and City Council, respectively; no one from the public appeared to speak or provide feedback on these items.

## **2. Open Space**

The City of Frisco requires open space in multifamily developments as a percentage. Plano's zoning ordinance requires open space based on a certain square footage per bedroom. Comparing these standards would be difficult absent a study of various sites and considering the variety of densities in numerous districts.

Frisco's single family districts, such as townhouse and patio home/cluster housing, that require open space do require more than Plano's, typically 15% vs. 10%. Plano's standards are not a recent requirement, the standard dates back to at least 2006, while Frisco's ordinance dates to 2013. Without additional research, we are unsure exactly how long these standards may have been in effect.

To our knowledge, the city has not reduced open space standards, but this perception may exist because of the institution of new development types. These development types are consistent with market trends in the region and nationally. Comparative information on sample projects in the area:

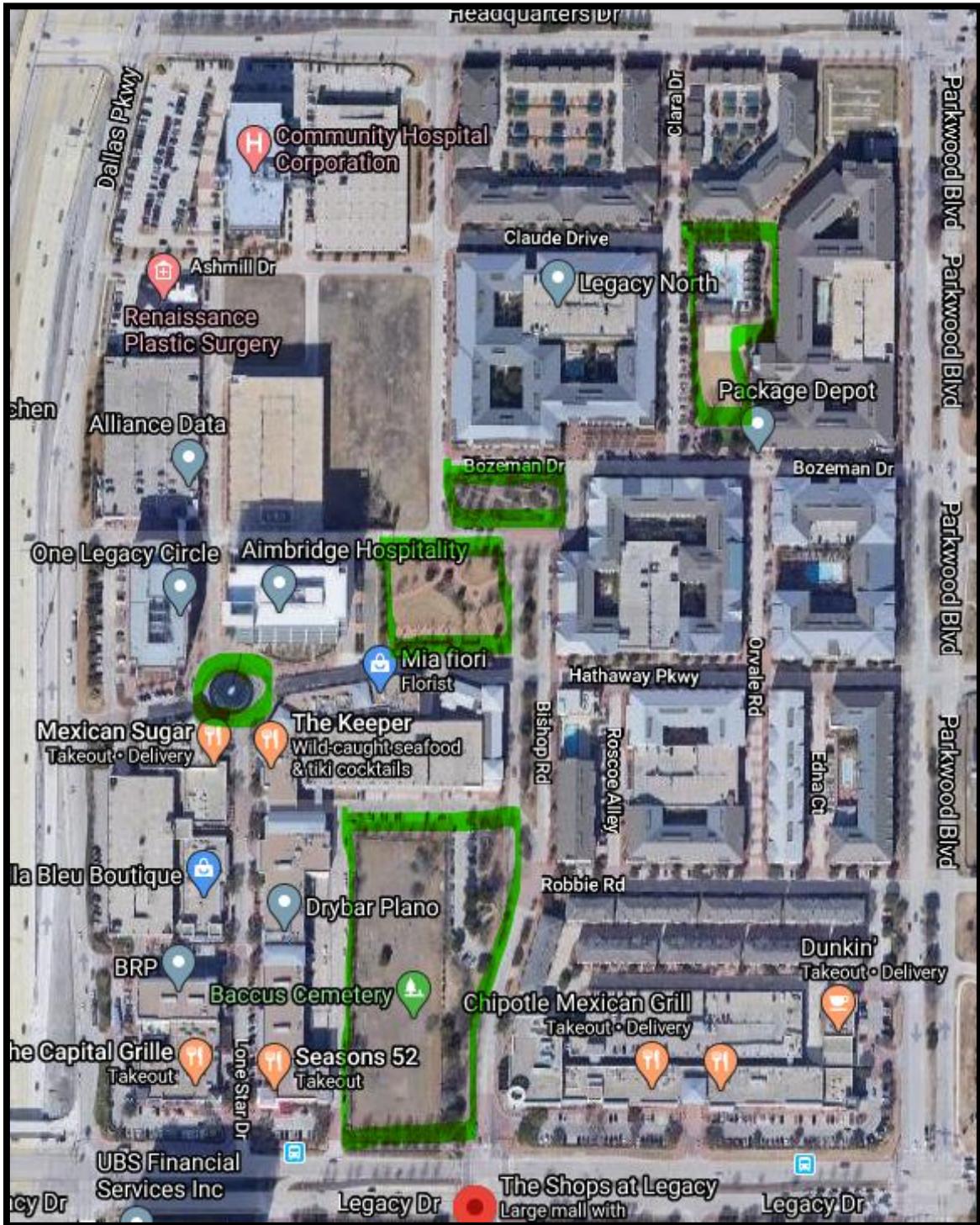
- Plano <https://www.planotexas.org/DocumentCenter/View/891/Legacy-Central-Brochure>
- Frisco <https://www.dallasnews.com/business/real-estate/2019/01/18/250-acre-frisco-project-will-overlook-new-pga-headquarters/>
- Allen <https://communityimpact.com/dallas-fort-worth/mckinney/development/2020/02/17/new-80-acre-mixed-use-development-the-avenue-coming-to-allen-across-from-mckinney039s-hub-121/>
- Richardson: <https://www.cor.net/businesses/mixed-use-developments#:~:text=Richardson%20currently%20has%20three%20major,Galatyn%20Park%20DART%20Rail%20Stations.>

There are advantages and disadvantages to each project, and none is perfect, as related to the factors in the general comments above.

Reduced open space standards may be perceived due to the inclusion of a zoning standard defining mid-rise residential use in the ordinance in 2013. This tracks with area development trends noted above and allows 100% lot coverage. Per the ordinance, *“Mid-rise residential development is intended as a complementary use to large-scale commercial districts and corridors. It should be used to diversify land use, increase pedestrian activity, and reduce auto dependency. Mid-rise residential development should be integrated with other land uses and amenities conducive to a residential environment.”*

The letter also discusses the open space in Legacy North (continued on next page).

Legacy North includes numerous outdoor green spaces or amenities, the largest of which is part of Baccus Cemetery and includes the iconic cattle drive bronzes statues. Below, green outlines the open space areas.



**3. Why did the city reduce the amount of space previously required between residential buildings containing a minimum number of units?**

The answer to this question relates to changes in the market noted above under question 2. The same standards exist today for garden-style apartments, those have not changed. Newer development standards, consistent with market trends seen throughout Collin County and surrounding cities, are where the distinction lies.

**4. Stand Alone Residential Uses vs. Integration in Mixed-Use Developments**

The Plano Tomorrow plan was approved in October 2015 and was not affiliated with the review and decision on the Broadstone Evoke zoning case in February 2015. Broadstone Evoke (Mid-rise residential development at the southwest corner of Preston and Plano Parkway) was submitted in 2014 and approved by City Council in February 2015. In February of 2015, the Plano Tomorrow Plan was not in final form (still being developed). Clips from the agenda packet demonstrating use of the 1986-based plan in Item 8A on 1/20/05 P&Z write-up for ZC 2014-42 follow, since Community Commercial (COC) land use is not in the Plano Tomorrow Plan.

<b>8A EM</b>	<b>Public Hearing:</b> Zoning Case 2014-42 - Request to rezone 6.3± acres located on the south side of Plano Parkway, 185± feet west of Preston Road <b>from</b> Planned Development-201-Light Commercial with Specific Use Permit #537 for New Car Dealer <b>to</b> Planned Development-Light Commercial with Specific Use Permit #537 for New Car Dealer to allow mid-rise residential with modified development standards. <b>Applicant: Winstead, P.C.</b>
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AGENDA ITEM NO. 8A (1/20/15)

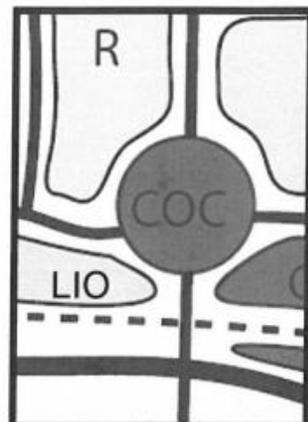
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foot masonry screening wall is required along the eastern property line adjacent to first floor residential units.

**Conformance to the Comprehensive Plan**

**Future Land Use Plan:** The Future Land Use Plan designates this property as Community Commercial (COC). Community commercial centers generally serve a neighborhood area of three to five miles, and include department or discount stores, grocery stores, specialty shops, and restaurants along with office uses. This request is not consistent with the future land use plan.

The city's current land use policies recommend that land along expressway corridors be reserved for economic development and employment opportunities. However, mid-rise residential development may be appropriate along



There has been confusion in the community about the relationship of the Plano Tomorrow Plan to those zoning cases approved during public outreach phase of the Plano Tomorrow Plan. Zoning and planning are complicated, technical, and process driven. It is easy to misunderstand details for those not thoroughly involved. However, this has not helped the community understand the function and policy basis of the plan itself, as actions of the 1986 plan are attributed to Plano Tomorrow, providing a substantial basis for misperception.

When developing a new plan, there needs to be a clear understanding of which plan is judging any zoning petition under review. The plan adopted at the time a petition is submitted is the only Comprehensive Plan considered in reviewing an active case. To this end, staff only includes related plan support in the staff write up and tracks this information for each case. For example, the P&Z and Council should not be utilizing any Interim Plan (current adopted, 1986-based plan) policies to guide decisions for cases submitted under Plano Tomorrow prior to the joint meeting on August 5, 2020; conversely, they will not utilize Plano Tomorrow policies to judge new cases submitted after August 5, 2020.

## **5. Concept Plans and Building Materials**

One of the challenges with tying specific materials to a project is that the architecture on buildings is often incomplete at the time of zoning. Since rezoning is not guaranteed, designing a full building is a substantial investment when it may or may not be approved. However, the State has restricted cities in their ability to make and enforce requirements on buildings.

The Texas Legislature passed HB 2439 in the last session, limiting cities' ability to regulate building products, materials, or methods used in the construction of residential or commercial structures beyond the International Building Code requirements. The city was not in support of this legislation. Upon passage, it required the organization to reduce the standards for building materials within our zoning ordinance and building code amendments.

This will have a substantial impact on the way Plano appears over time, since material requirements, in excess of national codes, have been in place for over three decades, during much of the city's development. The ability to exceed minimum national codes is key to establishing community identity, adapting to local environmental and economic conditions, meeting public expectations, and maintaining property values.

Most older, non-historic neighborhoods would not have the ability to protect themselves from incompatible infill construction (if a house were to burn down and rebuild) because they do not have the protection of deed restrictions. They rely on city codes for some element of compatibility. This has eliminated long-standing residential material standards that have protected these neighborhoods for years.

## **6. Neighborhood Centers**

The Neighborhood Center future land use category does not support 4- or 5-story buildings. The category specifically states low-rise buildings are expected and single family is the preferred housing type. One- and two-story buildings – consistent with Retail zoning most often in place, would be appropriate. A third story could be appropriate if adequate building setbacks were in place from smaller structures.

## **7. Minimum Density Requirements**

The Plano Tomorrow Plan does not include any policies or references to a minimum density of 40 dwelling units per acre for mixed-use development. This policy was in the prior plan, but was not continued in Plano Tomorrow. The Urban Mixed-Use (UMU) zoning category, which does include a

minimum 40 du/ac, was created in 2014 based upon policies from the 1986-based comprehensive plan. The 2012 Interim Redevelopment and Undeveloped Land Policies, part of the 1986-based Plan (and now current interim plan) included the following recommendation:

New multifamily zoning should require a minimum density of 40 dwelling units per acre on the project site. Phased development should have a minimum average density of 40 dwelling units per acre. However, no phase having less than 40 units per acre may be constructed, unless preceded by or concurrently built with a phase which maintains the minimum 40 dwelling units for the overall project. Additionally, mid-rise multifamily development and neighborhood mixed-use zoning districts could be exceptions to this minimum density requirement.

This recommendation was removed from the city's comprehensive plan in 2015 with adoption of the Plano Tomorrow Plan, which describes the desired form and context of mixed-use in the future land use designations in lieu of minimum densities.

## **8. Mixed Use Development Goals**

This is summarized in the current, 1986-based comprehensive plan's [mixed-use policy statement](#).

### **RESPONSE TO COMMITTEE DISCUSSIONS:**

#### **1. Does Plano have a higher density than the six largest cities in Texas?**

Due to a number of variables, effectively illustrating the different in densities between multiple cities can be difficult to achieve. Using a simple ratio of total population to total land area gives a perspective worthy of consideration, but it is also limited because it fails to account for differences in how land use is distributed in each city. Some examples of questions that must also be considered:

- Is a city landlocked or does it have room to grow?
- Is it mostly built-out or is there an abundance of undeveloped land?
- How much land is dedicated to parks, rivers, lakes/reservoirs, floodplains, or natural areas?
- What is the breakdown of residential land vs. non-residential land?
- Does the city have large commercial or industrial areas?
- Is density spread out evenly or is it in high density nodes? How large are these nodes?
- Does the city have uses that typically require a large amount of land, such as airports, universities, military bases?

Staff suggests the committee consider five alternative approaches to calculating density that can provide additional context to the density of Plano compared to surrounding cities:

- Method 1: Population Density per Square Mile of Total Land Area
- Method 2: Population Density per Square Mile of Residential Land Area
- Method 3: Housing Density by Acreage
- Method 4: Housing Density by Population
- Method 5: Ratio of Population to Land Area and Housing Mix

## Method 1: Population Density per Square Mile of Total Land Area

To calculate this method, divide the total population by the total land area for each city.

- **Pros:** Provides a high-level comparison of each city's residential density using a basic calculation of population divided by land area.
- **Cons:** Does not account for differences in the distribution of residential and non-residential land uses in each city (i.e., larger total percentages of nonresidential land could offset higher concentrations of population density in the residential portions of the city).

Selected Texas Cities Ranked by Gross Population Density (Persons per Total Square Miles)					
No.	City Name	Total Population (2018)	Total Land (Sq. Mi.)	Persons Per Sq. Mi.	2013-2018 % Change in Pers. Per Sq. Mi.
1	University Park	24,954	3.7	6,744.3	+6.0%
2	Garland	237,982	57.0	4,175.1	+3.4%
3	Arlington	392,462	95.8	4,096.7	+5.7%
4	Richardson	114,402	28.6	4,000.1	+12.7%
5	Plano	284,579	71.6	3,974.6	+6.7%
6	Dallas (3)	1,318,806	340.8	3,869.7	+7.9%
7	Allen	99,255	26.4	3,759.7	+13.8%
8	Houston (1)	2,295,982	637.4	3,602.1	+7.6%
9	Irving	238,637	67.0	3,561.7	+8.1%
10	Addison	15,626	4.4	3,551.4	+10.7%
11	San Antonio (2)	1,486,521	460.9	3,225.3	+9.4%
12	Austin (4)	935,755	312.7	2,992.5	+11.8%
13	McKinney	173,460	63.0	2,753.3	+26.0%
14	El Paso (6)	680,354	256.7	2,650.4	+3.0%
15	Fort Worth (5)	855,786	342.8	2,469.5	+12.4%
16	Frisco	165,700	67.7	2,447.6	+34.0%

Sources: 2013 & 2018 American Community Survey 5-Year Estimates (U.S. Census Bureau)  
(#) – Population Ranking for Six Largest Texas Cities

Using this method, the City of Plano has a higher population density than the six largest cities in Texas; as do similar cities like Garland, Arlington, and Richardson. University Park also has the highest population density of all North Texas cities. Frisco and McKinney are quickly catching up with a 5-year percentage increase in population density of 34% and 26%, respectively, from 2013 to 2018.

## Method 2: Population Density per Square Mile of Residential Land Areas

To calculate this method, divide the total population by the residential land area for each city.

- **Pros:** Eliminates non-residential land from the equation and provides a better comparison of densities in the residential portions of each city.
- **Cons:** Data available on the amount of residential land in each city is inconsistent and can be difficult to calculate due to differing methodologies used to determine what is classified as “residential land.”

Freese & Nichols, Inc. provided the following data using Urban Footprint, a privately-sourced data and mapping software commonly used for city planning, mobility and emergency response organizations.

Selected Texas Cities Ranked by Gross Population Density (Persons per Residential Square Miles)				
No.	City	Total Population	Residential Land (Square Miles)	Persons per Square Mile
1	Addison	15,626	0.8	19,532
2	Irving	238,637	17.2	13,874
3	Dallas (3)	1,318,806	103.3	12,767
4	El Paso (6)	680,354	56.0	12,149
5	University Park	24,954	2.2	11,343
6	Garland	237,982	21.8	10,917
7	Arlington	392,462	36.7	10,694
8	Richardson	114,402	11.1	10,307
9	Plano	284,579	27.7	10,274
10	San Antonio (2)	1,486,521	145.6	10,210
11	Allen	99,255	9.8	10,128
12	Fort Worth (5)	855,786	85.6	9,998
13	Austin (4)	935,755	102.1	9,165
14	McKinney	173,460	19.9	8,717
15	Frisco	165,700	19.3	8,585
-	Houston (1)	2,295,982	NA	NA

Sources: Urban Footprint & 2018 American Community Survey 5-Year Estimates (U.S. Census Bureau)  
 (#) – Population Ranking for Six Largest Texas Cities

### Method 3: Housing Density by Acreage

An alternative approach to comparing densities between cities is to calculate housing density rather than population density. Using this calculation, cities with a higher density of single-family homes are assumed to be lower density overall. Conversely, cities with a higher density of multifamily units are assumed to be higher density overall.

- **Pros:** Provides a different perspective on density, using the number of single-family (detached) and multifamily (3+ units per lot) units relative to the land area in each city. (Note: Duplex and townhouse units are not compared.)
- **Cons:** Based on assumption of housing density being relative to population density when comparing housing types; does not account for differences in persons per household, which could result in similar population densities despite a difference in housing density.

The tables below (continued on next page) illustrate the cities with the highest single-family and multifamily housing densities by total land area and residential land area.

Single-Family Housing Density Total Land Area			
No.	City Name	SF Units (Detached Only)	SF Units per Acre
1	University Park	*6,082	2.57
2	Allen	31,329	1.85
3	Richardson	29,133	1.59
4	Garland	55,928	1.53
5	Plano	67,284	1.47
6	Arlington	87,585	1.43
7	McKinney	49,899	1.24
8	Frisco	51,042	1.18
9	San Antonio (2)	345,155	1.17
10	Dallas (3)	251,996	1.16
11	Houston (1)	430,055	1.05
12	Fort Worth (5)	222,298	1.01
13	El Paso (6)	165,660	1.01
14	Austin (4)	194,645	0.97
15	Irving	32,977	0.77
16	Addison*	*1,170	0.42

Single-Family Housing Density Residential Land Area			
No.	City Name	SF Units (Detached Only)	SF Units Per Res. Acre
1	Allen	31,329	4.97
2	El Paso (6)	165,660	4.62
3	University Park	*6,082	4.32
4	Frisco	51,042	4.14
5	Richardson	29,133	4.11
6	Fort Worth (5)	222,298	4.06
7	Garland	55,928	4.01
8	McKinney	49,899	3.92
9	Dallas (3)	251,996	3.81
10	Plano	67,284	3.79
11	San Antonio (2)	345,155	3.70
12	Arlington	87,585	3.54
13	Irving	32,977	2.98
14	Austin (4)	194,645	2.98
15	Addison	*1,170	2.27
16	Houston (1)	NA	NA

Sources: 2018 1-year American Community Survey (U.S. Census Bureau)  
 \*2018 5-year ACS used due to data suppression of 1-year ACS data for the city  
 (#) – Population Ranking for Six Largest Texas Cities

Multifamily Housing Density Total Land Area			
No.	City Name	MF Units (3+ Units)	MF Units Per Acre
1	Addison*	*7,756	2.75
2	Dallas (3)	304,601	1.40
3	Irving	53,073	1.24
4	Houston (1)	477,651	1.17
5	Austin (4)	185,581	0.93
6	Richardson	16,302	0.89
7	Plano	37,686	0.82
8	Arlington	45,641	0.74
9	San Antonio (2)	178,208	0.60
10	Garland	18,389	0.50
11	University Park*	*1,155	0.49
12	Fort Worth (5)	92,661	0.42
13	McKinney	16,269	0.40
14	Frisco	15,713	0.36
15	Allen	6,063	0.36
16	El Paso (6)	58,767	0.36

Multifamily Housing Density Residential Land Area			
No.	City Name	MF Units (3+ Units)	MF Units Per Acre
1	Addison*	*7,756	15.06
2	Irving	53,073	4.80
3	Dallas (3)	304,601	4.60
4	Austin (4)	185,581	2.84
5	Richardson	16,302	2.30
6	Plano	37,686	2.12
7	San Antonio (2)	178,208	1.91
8	Arlington	45,641	1.84
9	Fort Worth (5)	92,661	1.69
10	El Paso (6)	58,767	1.64
11	Garland	18,389	1.32
12	McKinney	16,269	1.28
13	Frisco	15,713	1.28
14	Allen	6,063	0.96
15	University Park	*1,155	0.82
-	Houston (1)	NA	NA

Sources: 2018 1-year American Community Survey (U.S. Census Bureau)  
 \*2018 5-year ACS used due to data suppression of 1-year ACS data for the city  
 (#) – Population Ranking for Six Largest Texas Cities

#### Method 4: Housing Density by Population

A fourth approach that completely removes land area from the density equation is to compare the number of housing units relative to the total population for each city. For example, Addison has one multifamily unit for every two residents, compared to University Park that has one multifamily unit for every 21.6 residents.

- **Pros:** Removes land area and associated limitations with Methods 1, 2, and 3; illustrates the “feel” of housing density by showing how many residents are located in each city per single-family or multifamily unit.
- **Cons:** Not a true measure of density, only a relative comparison of population to housing units; does not account for differences in persons per household, which could result in similar densities despite a difference in housing density.

Ratio of MF Units to Total Population		
No.	City	Housing Density (High to Low)
1	Addison*	1 MF unit for every 2.0 residents
2	Dallas (3)	1 MF unit for every 4.3 residents
3	Irving	1 MF unit for every 4.5 residents
4	Houston (1)	1 MF unit for every 4.8 residents
5	Austin (4)	1 MF unit for every 5.0 residents
6	Richardson	1 MF unit for every 7.0 residents
7	Plano	1 MF unit for every 7.6 residents
8	San Antonio (2)	1 MF unit for every 8.3 residents
9	Arlington	1 MF unit for every 8.6 residents
10	Fort Worth (5)	1 MF unit for every 9.2 residents
11	Frisco	1 MF unit for every 10.5 residents
12	McKinney	1 MF unit for every 10.7 residents
13	El Paso (6)	1 MF unit for every 11.6 residents
14	Garland	1 MF unit for every 12.9 residents
15	Allen	1 MF unit for every 16.4 residents
16	University Park*	1 MF unit for every 21.6 residents

Ratio of SF-D Units to Total Population		
No.	City	Housing Density (High to Low)
1	Addison*	1 SF-D unit for every 13.4 residents
2	Irving	1 SF-D unit for every 7.2 residents
3	Houston (1)	1 SF-D unit for every 5.3 residents
4	Dallas (3)	1 SF-D unit for every 5.2 residents
5	Austin (4)	1 SF-D unit for every 4.8 residents
6	Arlington	1 SF-D unit for every 4.5 residents
7	San Antonio (2)	1 SF-D unit for every 4.3 residents
8	Garland	1 SF-D unit for every 4.3 residents
9	Plano	1 SF-D unit for every 4.2 residents
10	El Paso (6)	1 SF-D unit for every 4.1 residents
11	University Park*	1 SF-D unit for every 4.1 residents
12	Richardson	1 SF-D unit for every 3.9 residents
13	Fort Worth (5)	1 SF-D unit for every 3.8 residents
14	McKinney	1 SF-D unit for every 3.5 residents
15	Frisco	1 SF-D unit for every 3.2 residents
16	Allen	1 SF-D unit for every 3.2 residents

Sources: 2018 1-year American Community Survey (U.S. Census Bureau)  
 \*2018 5-year ACS used due to data suppression of 1-year ACS  
 (#) – Population Ranking for Six Largest Texas Cities

### Method 5: Ratio of Population to Land Area to Housing Mix

When trying to compare large and medium cities, incorporating the mix of housing types provides an additional factor that can help illustrate the difference in densities. This is because as a city grows, if population, land area, and housing mix increase at the same rate, it will maintain a similar overall density (e.g., a large-sized city five times the population of a medium-sized city would have the same average density if it also has five times the acreage and five times the number of single-family and multifamily units). However, if a city grows at the same rate of population and land area, but with a higher mix of multifamily units, it can rationally be assumed that the city has a higher residential density.

- **Pros:** Helps overcome the drawback of Methods 1 and 2 by providing an additional variable in the comparison of population densities among cities.
- **Cons:** Does not account for differences in persons per household, which could result in similar densities despite a higher mix of multifamily units; and is dependent upon similar increases in population and land area (which is true in most cases for the selected Texas cities) to be an effective measure of density.

By comparing the population, land area, and housing mix of other Texas cities relative to Plano, it can be determined which have a similar density using this method:

- **Arlington:** Having 1.4 times the population and 1.3 times the land of Plano, Arlington has similar density with 1.3 times the number of SF-D units and over 1.2 times the number of MF units.
- **Richardson:** Having 40.2% of the population and 39.9% of the land area of Plano, Richardson has similar density with 43.3% the number of both SF-D and MF units.

- **San Antonio:** Having over 5.2 times the population and 6.4 times the land area of Plano, San Antonio has similar density with 5.1 times the number of SF-D units and 4.7 times the number of MF units.

Summary

None of the methods above provide a definitive comparison of housing density, but together offer additional context to the question of Plano’s density relative to other Texas cities.

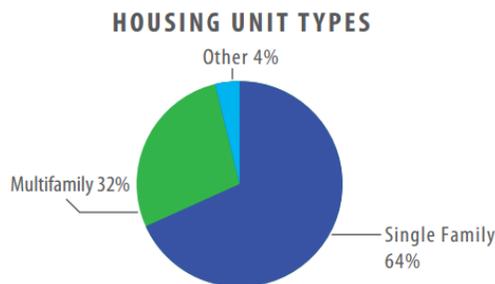
**2. What is the existing and future distribution of housing types in Plano? With all the properties already zoned for apartments, will the city reach 40% multifamily?**

The answer to these questions varies depending upon how retirement housing, assisted living centers, and other similar uses are classified. The 34.7% multifamily figure cited at the August 4th meeting is from the U.S. Census Bureau’s 2018 1-year American Community Survey, which classifies these uses as “multi-unit” structures.

The Planning Department’s annual report includes figures for total housing units and distribution by housing type, but calculates retirement housing, assisted living centers, and other similar uses among the “Other” category rather than multifamily, since they are restricted by law and not open to the general population. This provides the community a better understanding of how many apartments/condominiums are located in the city. According to the [2020 Planning Department Annual Report](#), Plano had 116,451 total housing units as of 01/01/2020, of which 64% are single-family types, 32% are multifamily types, and 4% are other (i.e., retirement housing, assisted living, mobile homes).

**Total Housing Units: 116,451**

SF:	64%
MF:	32%
Other:	4%



The annual report also includes a 20-year projection for total housing distribution, based upon existing zoning, planned residential areas, and future land use assumptions as discussed with the committee during previous discussions on population projections. According to the report, Plano is projected to add approximately 15,800 total units over the next 20 years. This will adjust the total housing distribution to 59% single-family types, 34% multifamily types, 4% other types, and an additional 3% anticipated to take the form of redevelopment but not assigned to a particular housing type.

(continued on next page)

## Future Distribution of Housing by Type

HOUSING TYPE	EXISTING UNITS	PROJECTED UNITS	FINAL ESTIMATE	PERCENT OF TOTAL
Single-Family Detached	69,065	1,649	70,714	53%
Single-Family Attached	4,249	1,070	5,319	4%
Duplex	493	0	493	<1%
Mixed-Use Single-Family	587	1,045	1,632	1%
Traditional Multifamily	26,422	458	26,880	20%
Mixed-Use Multifamily	8,650	4,024	12,674	10%
Mid-Rise (5 stories or higher)	2,444	3,047	5,491	4%
Other**	4,541	749	5,290	4%
Redevelopment	-	3,750	3,750	3%
<b>Total Single-Family Types</b>	<b>74,394</b>	<b>3,764</b>	<b>78,158</b>	<b>59%</b>
<b>Total Multifamily Types</b>	<b>37,516</b>	<b>7,529</b>	<b>45,045</b>	<b>34%</b>
<b>Total Other**/ Redevelopment Types</b>	<b>4,541</b>	<b>4,499</b>	<b>9,040</b>	<b>7%</b>
<b>GRAND TOTAL</b>	<b>116,451</b>	<b>15,792</b>	<b>132,243</b>	<b>100%</b>

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

Multifamily is currently projected at 34% for the year 2040. The “other” category includes institutional uses, such as retirement housing, that could be considered multifamily in their form, though access is age- or ability-restricted. Including those units would increase the total to 40% if approximately 1,600 units were added to the 8,728 units already projected (7,529 Multifamily Types + 749 Other\*\* in table above). If institutional units are excluded in defining multifamily, 10,500 additional units would need to be added to reach 40% multifamily.

The city anticipates redevelopment of some sites will result in additional housing; however, the mix of housing types is yet undetermined. The table above includes a 3% redevelopment projection while maintaining the projected number of housing types.

\*\* For the purposes of simplicity, staff did not net out existing mobile homes and recreational vehicles (519 in total) from the Other\*\* figure above. Doing so would likely have a negligible effect on the projections above.

**3. 500 multifamily units were approved at the southeast corner of Preston Road and Rasor Boulevard within an area designated as “Neighborhood” on the Future Land Use Plan. Is this an example of an “exception” to the comprehensive plan?**

This development is commonly referred to as “The Commodore” and was approved for 500 multifamily units, 99 single-family units, and retail space. It is located in an area designated as Neighborhood on the Future Land Use Plan. Although this designation states that “single-family should remain the primary use within neighborhoods,” it later states “...new residential infill products to be within the context of the surrounding environment.”

This is similar to policies from the 1986-based plan which also included a “Residential” designation in much of the same areas as Plano Tomorrow. This future land use description for Residential stated:

**Residential**

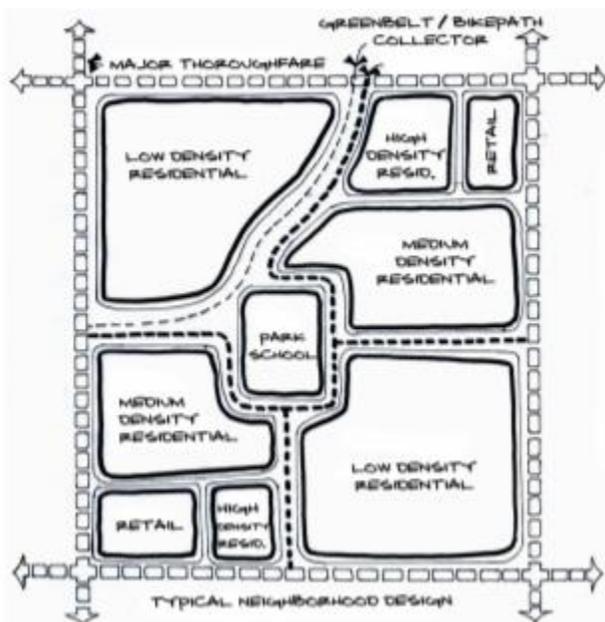
Neighborhoods

The City seeks attractive, inclusive and cohesive residential neighborhoods with a mix of housing opportunities. Low, medium and high-density residential uses are not individually designated. Specific proposals regarding housing are included in the Housing Element of the Comprehensive Plan.

Non-Neighborhood

With few large tracts left for residential development, many infill and redevelopment opportunities may not fit the traditional neighborhood context. Because of this, some residential development may occur in non-neighborhood settings such as in mixed-use developments and specialized housing complexes.

Furthermore, the Urban Design element of the 1986-based plan included the following illustration for a typical neighborhood design.



When analyzing the context of The Commodore site, staff considered that there are no existing single-family neighborhoods in the area. It is surrounded by commercial, civic, office, and multifamily uses. The single-family units approved as part of the project were small-lot, urban style typical for a mixed-use environment. The Commodore project is a good example of how the Planning Department evaluates zoning requests based upon multiple layers of policies within the comprehensive plan. It should be noted that, despite the intense context of the Preston Road Corridor in that location, the majority of the land, over 50%, in The Commodore is utilized for single family development. While single-family is the primary land use in Residential and Neighborhoods future land use categories, both plans leave flexibility to accommodate areas that may be better suited for supporting uses to support and protect single family housing by providing a transition where needed and appropriate.

#### **4. Does the Urban Mixed-Use District (UMU) have a requirement to provide a main street?**

This was discussed at the P&Z and City Council hearings during the recent request to revise UMU-2 zoning. UMU zoning requirements, including the provision of a main street, are technically “required” for all UMU districts; however, the zoning district, similar to a Planned Development district, also specifies that amendments and supplements are allowed, with five exceptions. The following are the five items that cannot be changed as taken from the Zoning Ordinance:

regulations. In considering the establishment of a UMU district, the Planning & Zoning Commission and City Council may amend and supplement the base UMU regulations and related development regulations in the Zoning Ordinance and Subdivision Ordinance to implement individual development plans, with the exception of:

*(ZC2019-003; Ord. No. 2019-5-8)*

- i. Requirement for an adopted development plan;
- ii. Requirement for a governance association;
- iii. Minimum residential densities for multifamily development;
- iv. Requirement to maintain three or more uses; and
- v. Requirement for nonresidential uses to be constructed within the first phase of development.

At the July 20, 2020, P&Z Commission meeting, staff noted that the requirement to provide a main street was not one of the five development regulations listed as non-negotiable in the section above. By implication, the main street is then a “requirement” that can be changed if necessary “to implement individual development plans.”

Video of the P&Z meeting can be viewed here: <http://planotx.swagit.com/play/08052020-629>.

Video of the City Council meeting can be viewed here: <https://planotx.swagit.com/play/08112020-538>.

5. What is Plano's median household income? How does that compare to Texas' median income?

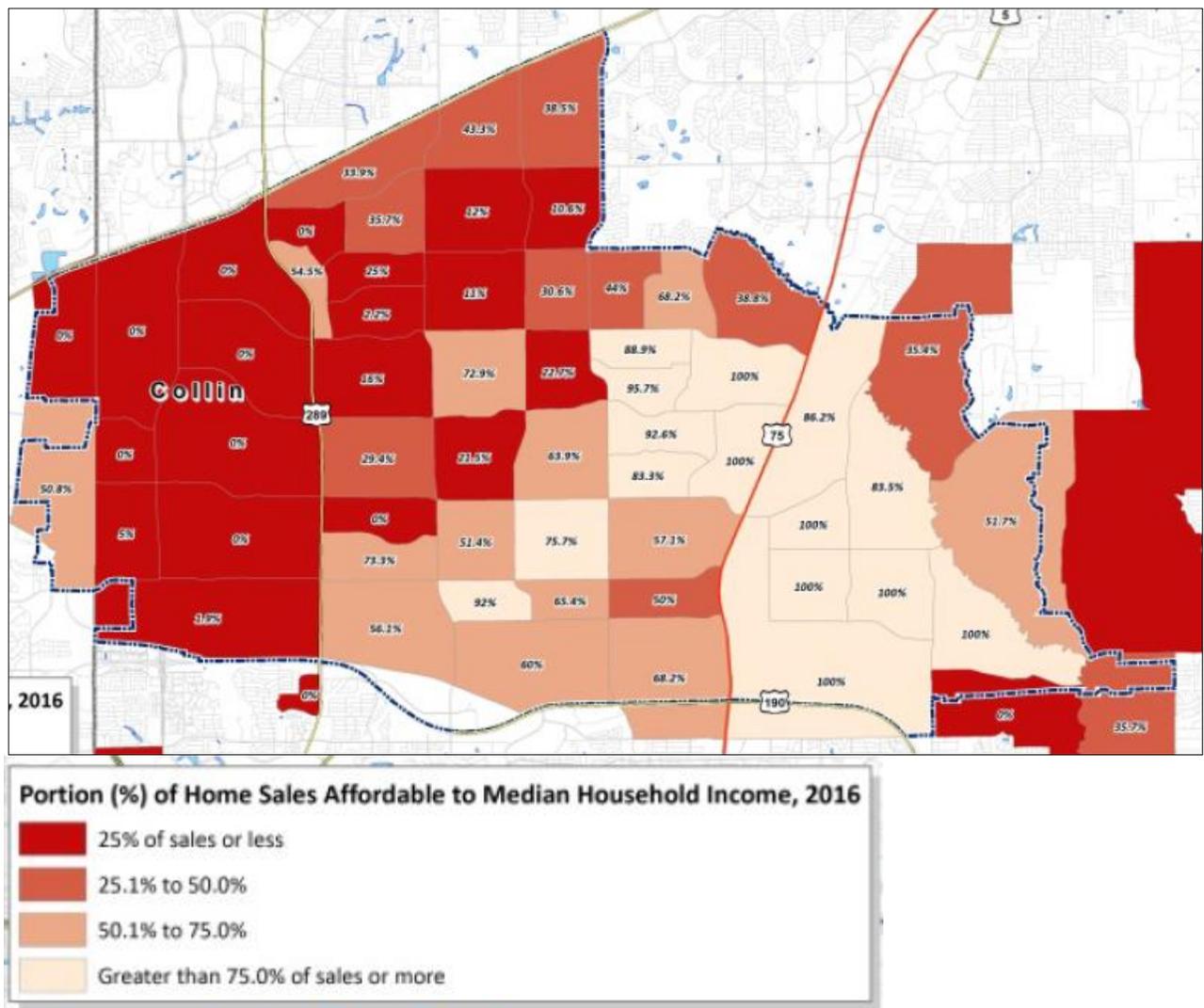
Median household income for Plano: \$92,121  
 Median household income for Texas: \$59,570  
 Source: 2018 5-Year American Community Survey (U.S. Census Bureau)

For more information about Plano's housing market, please visit:  
<https://www.plano.gov/DocumentCenter/View/34436/City-of-Plano-Housing-Trends-Analysis-and-Strategic-Plan-Report>

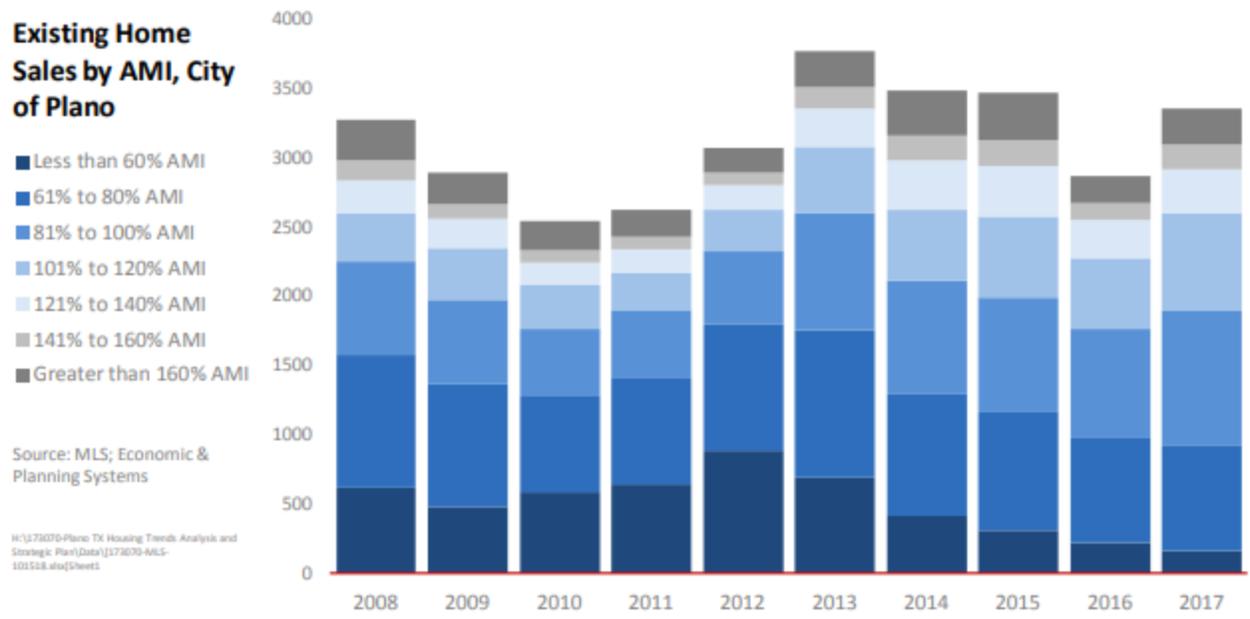
6. Is there information about Plano's housing affordability relative to the median income?

Information about Plano's housing affordability relative to the median income from the [Housing Trends Analysis and Strategic Plan Report](#).

**Figure 92 Percent of Home Sales Affordable to Median Income, 2016** (cropped for larger view of Plano)



**Figure 93 Existing Home Sales by AMI, City of Plano**



**7. What are the occupancy rates of mixed-use multifamily (MUMF) compared to traditional multifamily (MF)?**

Occupancy Rate for MF - 89.3%

Occupancy Rate for MUMF - 92.5%

Source: City of Plano using data from the 2018 5-year American Community Survey