Agenda

1. Approval of Minutes: September 19, 2020 and September 29, 2020
2. CPRC Work Plan Updates
3. Discussion: Housing Types Menu
4. Exercise: Growth and Change Map
“Continuous improvement is better than delayed perfection.”

- Mark Twain
Work Plan Updates
Work Plan Overview

- P&Z Reviews CPRC’s Edits & Sends Comments Back to CPRC (October-December)
- Earliest Possible Public Meeting on Plano Tomorrow Revisions (January-February)
- Earliest Possible Public Hearings on Plano Tomorrow (February-March)
Work Plan – Revisions

- Removed reserve meeting dates of September 30 and October 7
- Moved discussion of Housing Types Menu and Growth and Change Map to the October 6 agenda
- Postponed discussion of glossary and remaining bundles
- Extended Committee meeting dates into January 2021
- Updated tentative dates of public outreach and public hearings
- Added a section for tracking the status of the bundles, maps, and other related items
Discussion of Work Plan

Does the Committee have modifications regarding the Work Plan?
Plano Bicycle Association Feedback

• What changes if any could the city make to improve safety for cyclists riding individually or in groups on Plano streets?
  
  Addition of some protected bike lanes.

• Are the busy thoroughfares like Preston Road, Coit Road, Park Road or Parker Road too risky for a cyclist to travel on during peak or off-peak commuter times?
  
  During Peak Travel times we consider it a risk. During off-peak times, we believe that it is manageable. A more pressing issue that we see is the deteriorating condition of the roads that have caused various bicycle accidents over the last 6 weeks.

• The PTP indicated that if improvements in transit were made (i.e. bike lanes) that more people would commute to work on their bicycle. Is that a desire or a reality for members of your club considering our weather, traffic congestion and work distance from home for your members?
  
  We have some members who would ride to work and others that would not due to the issues mentioned.
Plano Bicycle Association Feedback

• For long distance rides between cities in the metroplex, how would you rate the bike path/trail connectivity between Plano and our joining cities? What could the city do to improve the connectivity to adjoining cities?

  Related to the previous question, we would love for our bike routes and paths to connect to our neighboring cities. I personally would love for the Chisholm Train to be extended to the Spring creek trail in Richardson so that my commute to work would be safer.

• Do your members prefer to use city streets or bike/pedestrian trails within the cities trail system when they ride?

  It is a mixture of streets and trails with a majority being completed on the streets during group rides.
Additionally, we would like to showcase our city to the rest of the country on how bike-friendly our community truly is. Here are a few other items that we would like to see that were not covered by your questions:

- A few more fixed inflation stations (pumps) along our bike trails.
- A few first aid supply locations on the trails, possibly located at restroom locations.
- Encouragement from our city to our local businesses to provide more bike racks.
Housing Types Menu
History of Middle Housing

• **Timeline:**
  - Started discussing in February 2020
  - Continue discussion in March 2020

• **Importance or Significance:**
  - Method to provide housing options
  - Compatible with infill and redevelopment opportunities
  - Provide transition to neighborhood area (traditional neighborhood unit concept)
Midtown Housing Discussion

Defining Middle Housing for Plano
Defining Middle Housing

*Missing Middle Housing* is a range of multiunit or clustered housing types, compatible in scale with single-family homes, that help meet the growing demand for walkable urban living, respond to shifting household demographics, and meet the need for more housing choices at different price points. (AARP)
Key Characteristics

- **Similar to the scale of a house (height, width, and depth)**
- Ideally located within a walkable area, close to amenities
- Mixes well with other building types
- Features small but well-designed residences, often with floor plans similar to those common in single-family homes
- **Can be for sale or rented**
- Creates a sense of community within a building and in the neighborhood

Sources: AARP, Department of Housing and Urban Development, Opticos Design, Inc.
Connected Community Context

Placement Option 1

Distributed throughout a block with single-family homes.

Stands side-by-side with single-family detached homes.

Provides range of house scale buildings in walkable communities.
Placement Option 2
Bookends or placed on the side of a single-family block

Placements buffers traditional single-family homes from busier streets and higher densities.

Allows for larger units since Middle Housing is not directly placed next to single-family homes.
Typical Range of Middle Housing Types

- Duplex: Side-by-Side
- Duplex: Stacked
- Triplex: Stacked
- Fourplex: Stacked
- Cottage Court
- Courtyard Building
- Live-Work
- Townhouse
- Multiplex (small-large)

Image: Opticos Design, Inc. Missing Middle Housing: Webinar - Thinking Big and Building Small to Respond to Today's Housing Crisis 2020
Middle Housing Benefits

- Densities support walking, TOD, & multimodal transportation
- Supports infill development
- Smaller footprint conserves land & resources
- Reduces off-street parking
- Size, design, & construction can be more affordable
- Aligns with market demands
- Age-in place/entry level homes

Sources: AARP, Department of Housing and Urban Development, Opticos Design, Inc.
Demographic Trends

- By 2025, **75%-85%** of households will have no children
  (U.S. Census Bureau)

- Today (2020) **30%** of households are **single persons**
  (Opticos Design)

- By 2030, **1 in 5 people** in the U.S. will be older than 65
  (AARP)

- **Seniors (55+) and retirees with no children** occupy **48%** of **single-family owner-occupied homes** across the country
  (Robert Charles Lesser & Co.(RCLCO))

- **Families** occupy **49%** of **single-family renter-occupied homes** across the country
  (Robert Charles Lesser & Co.(RCLCO))

Chart: AARP: The United States is an Aging Nation
Where do people want to live?

57.32% people making 50K-100K or more surveyed in 2018 by RCLO would prefer to live in a suburban area with a mix of houses, shops, and businesses (Robert Charles Lesser & Co.(RCLCO))

Chart: Robert Charles Lesser & Co.(RCLCO) 2018 Housing and Community Preference Survey
Plano Housing & Demographics

Nonfamily households, living alone are in owner-occupied homes

- 39% Nonfamily

Nonfamily households, living alone are in rental properties

- 61% Nonfamily

Family households live in owner-occupied homes

- 72% Family

Family households live in rental properties

- 24% Family

Source: 2018 ACS - 5 Year Estimates
Plano Housing & Demographics

- Most 55+ households own homes
  - 75% of 55+ own a home
- 55+ households own the majority of owner-occupied homes (48%)

Source: 2018 ACS - 5 Year Estimates
Plano Housing & Demographics

- Most 55+ households own homes
  - 75% of 55+ own a home
- 55+ households own the majority of owner-occupied homes (48%)

Owner-Occupied Households by Age

- 15 to 24 years
- 25 to 34 years
- 35 to 44 years
- 45 to 54 years
- 55 years and over

Source: 2018 ACS - 5 Year Estimates
Plano Housing & Demographics

Age of Householder

- 3% 15 to 24 years
- 17% 25 to 34 years
- 21% 35 to 44 years
- 22% 45 to 54 years
- 48% 55 years and over

Owner-Occupied Households by Age

- 18% 15 to 24 years
- 26% 25 to 34 years
- 2% 35 to 44 years
- 22% 45 to 54 years
- 38% 55 years and over

Source: 2018 ACS - 5 Year Estimates
Young to middle aged adults (25-44) more often live in rental properties

- 58% of 25-44 year olds rent
- 42% of 25-44 year olds own a home
Plano Housing & Demographics

- Young to middle aged adults (25-44) more often live in rental properties
  - 58% of 25-44 year olds rent
  - 42% of 25-44 year olds own a home

Source: 2018 ACS - 5 Year Estimates

Renter-Occupied Households by Age

- 15 to 24 years: 7%
- 25 to 34 years: 24%
- 35 to 44 years: 30%
- 45 to 54 years: 16%
- 55 years and over: 24%
Housing Market Trends

- **2.5 million** additional housing units will be needed to make up [housing] shortage (Freddie Mac)

- **Less than 10%** of all housing units produced between **1990 and 2013** were Middle Housing scale (American Community Survey)

Chart: [Freddie Mac: The Major Challenge of Inadequate U.S. Housing Supply](#)
Attainable Housing

For every 10 of the lowest-income renters, there are fewer than four apartments that are affordable and available to them (National Low Income Housing Coalition)

31% of Americans are housing cost burdened
(American Community Survey)

Map: Out of Reach 2020, National Low Income Housing Coalition
Attainable Housing

For every 10 of the lowest-income renters, there are fewer than four apartments that are affordable and available to them (National Low Income Housing Coalition)

- 31% of Americans are housing cost burdened (American Community Survey)

- 27% of Plano Residents are cost burdened (City of Plano Draft Consolidated Plan 2020-2024)

Source: Community Impact News
# Plano Housing & Demographic Facts

**Hourly Income Needed to Afford One and Two Bedroom Rentals in Plano**

<table>
<thead>
<tr>
<th>Zip Code</th>
<th>One Bedroom</th>
<th>Two Bedroom</th>
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<tbody>
<tr>
<td>75023</td>
<td>$25.19</td>
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<tr>
<td>75094</td>
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</tbody>
</table>

**Average**

|          | $27.34 | $32.86 |

**Median Household Income:**

- **Plano:** $92,121  
  › $44.29/hr

- **Texas:** $59,570  
  › $28.64/hr

- **United States:** $60,293  
  › $28.99/hr

Source: Out of Reach 2020, National Low Income Housing Coalition
### Plano Housing & Demographic Facts

#### Hourly Income Needed to Afford One and Two Bedroom Rentals in Plano

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</table>

#### Nonfamily Median Household Income:

- **Plano:** $54,613
  - $26.26/hr
- **Texas:** $37,139
  - $17.86/hr
- **United States:** $35,971
  - $17.29/hr

Source: 2018 5-Year American Community Survey (U.S. Census Bureau)

Source: Out of Reach 2020, National Low Income Housing Coalition
What does this mean for Plano?

- Older adults hold the majority of ownership opportunities but have less options to downsize if desired
  - Those ownership opportunities are therefore less available for younger households
- Rental prices are expensive for most households, and even more expensive for nonfamily households
- Both rental and homeownership are out of reach for many people in Plano
- Middle housing can help fill that gap with additional rental and homeownership opportunities at more attainable price points
Plano’s Approach…

**Midtown Housing**

Midtown Housing provides a range of low-rise moderate density housing types, from small lot single-family homes to larger multi-unit homes, which may complement some neighborhoods as a transition between commercial uses and lower-density residential products. These housing products provide communities with a greater spectrum of price points and lower maintenance options for homeownership in a neighborhood setting.
Midtown Housing – Single Unit

Description

- Small-lot single-family products
- Located within, or in walkable proximity to, goods and services or transit
- Generally one to three stories
- Garage parking on smaller lots
Midtown Housing – Multi-Unit

Description

• Multiple-family products in structures that appear as single-family residences
• Typically 2 to 10 units per lot with parking provided on the lot
• The buildings are two to three stories
• One common entrance visible from the street
Texas Examples

Attached Townhomes
Waxahachie, TX

Attached Townhomes
Frisco, TX
Texas Examples

Attached Townhomes
Rowlett, TX

Live/Work Unit
Lewisville, TX
Texas Examples

Duplex
University Park, TX

Duplex
Houston, TX
Texas Examples

Manor Homes
Austin, TX

Bungalow Courts
Austin, TX
Texas Examples

Duplex, Triplex & Quadplex Community
Lubbock, TX
Texas Examples: Adjacency

Carrollton, TX: Townhomes next to Small Lot Single-Family
Texas Examples: Adjacency

Southlake, TX:
Townhomes backing Small Lot, Single-Family
Texas Examples: Adjacency

Old Town, Coppell, TX:
Small Lot Single-Family next to Commercial and Residential; and backing Single-Family
Texas Examples: Adjacency

Frisco, TX
Townhomes and Bungalow homes across from Apartments
Texas Examples: Adjacency & Open Space

Frisco, TX
Small lot, Single-Family homes fronting open space and facing and backing more small lot homes
National Examples

55+ Attached Townhomes
Phoenix, AZ

Detached Townhomes
Decatur, GA
National Examples

Side-by-Side Duplex
Tacoma, WA

Fourplexes
Omaha, NE
National Examples: Middle Housing

Courtyard Apartment
Sacramento, CA

Bungalow Court
Greenwich, RI
Vision Alignment

Guiding Principles

Plano Together

- GP 3.1: The Plan serves people of all backgrounds, striving to meet the needs of an inclusive and vibrant community that calls Plano “home.”

Policies & Actions

Pedestrian Environment (PE)

- Policy: Plano will pursue a safe, universally accessible, and well-connected pedestrian system that enhances walkability, improves navigation of major thoroughfares, and provides connections to nearby destinations desired by the community.

Special Housing Needs (SHN)

- Policy: Plano will support the special housing needs of residents including seniors, people with disabilities, and low- to moderate-income households through inclusive regulations and programs and actions furthering the goals stated in the Consolidated Plan. Proposed locations for special needs housing should be afforded the same health and safety considerations as other housing.

Neighborhood Conservation (NC)

- NC3: Conserve Plano’s established residential neighborhoods to maintain an inventory of entry level housing.

Undeveloped Land (UL)

- UL3: Ensure that new housing growth on undeveloped land provides functional and appropriate environments for residential uses and activities such as proximity to existing compatible residential development, configuration to support housing, and access to neighborhood parks. When adjacent to existing residential neighborhoods a compatible transition in building height and bulk should be provided.
Housing Types Menu – Revisions

• Staff/Consultant modified the Housing Types Menu to avoid any potential conflict with the Future Land Use (FLU) category descriptions

• Proposed Changes:
  1. Revise “Small Lot Single-Family” and “Middle Housing” product types.
  2. Removing typical density ranges from each of the housing types.
Revise “Small Lot Single-Family” and “Middle Housing” product types

- Staff and the consultants propose revising the “Small Lot SF” and “Middle Housing” options into two separate categories under the new term “Midtown Housing”
  - Midtown Housing – Single Unit
  - Midtown Housing – Multi-Unit
Revise “Small Lot Single-Family” and “Middle Housing” Product Types

- If these changes are acceptable, staff suggests revising the compatibility bubbles in the FLU category sheets.
Revise “Small Lot Single-Family” and “Middle Housing” Product Types

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<td>Retirement Housing</td>
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<table>
<thead>
<tr>
<th>Neighborhood Corners (NC)</th>
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<tbody>
<tr>
<td>Midtown - Single-Unit</td>
<td>●●●〇〇〇〇</td>
</tr>
<tr>
<td>Midtown - Multi-Unit</td>
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</table>
Removing Typical Density Ranges from each of the Housing Types

• Density ranges were originally included to inform CPRC’s initial density discussions in February/March

• To avoid confusion, staff/consultant propose removing the density ranges for each housing type
  – Allow the maximum density listed in the FLU Category Sheets to control expectations
Housing Types Menu – Glossary

- Staff recommends that the Housing Types Menu ultimately be incorporated within the Comprehensive Plan Glossary for clarification.
Discussion of the Proposed Housing Types Menu and Middle Housing

Thoughts from the Committee?

Does the Committee approve of this approach (details will be seen on revised FLUM descriptions)?
Growth and Change Map
The Growth and Change Map shall not constitute zoning regulations or establish zoning district boundaries.
**Open and Social Space (OS)**
These areas are expected to remain open and social space uses, such as nature preserves, parks, country clubs, and institutional uses, but will improve to meet the changing leisure, recreation, and social desires of the community.

**New Growth (NG)**
These existing undeveloped areas (>50 acres) are expected to experience new development through master-planned projects.

**Evolve Urban (EU)**
These existing areas are expected to experience extensive large-scale change through major redevelopment projects that evolve into distinct walkable districts.
Transform Center (TC)
These existing areas are expected to experience significant redevelopment and transformation of the existing form into small-scale pedestrian-friendly centers.

Improve and Refine (IR)
These areas are expected to experience moderate changes through infill, reuse, and redevelopment.

Conserve and Enhance (CE)
These areas are expected to retain the current form of development, but will experience some minor infill and ongoing rehabilitation consistent with the present form and character.
Goal of this Exercise

Part A | To hear what CPRC members think of the Growth and Change Map.

Part B | Consider any areas of change or further study.
Part A

To hear what CPRC members think of the Growth and Change Map.
Part B

Do you have any revisions to the Growth and Change Map?
Next Meeting

- Prepare for the next meeting
  - Date: Tuesday, October 20, 2020
  - Time: 6:00 p.m.
  - Location: Plano Council Chambers
- Topics:
  - FLU Category Descriptions
  - FLU Map
  - G&C Category Descriptions
  - G&C Map
Thank you
For more information, please visit
www.PlanoCompPlanReview.org