Agenda

1. Approval of Minutes: October 20, 2020 and October 29, 2020
2. Discussion and Direction: Housing Menu
3. Discussion and Consideration: Future Land Use Map and Category Descriptions
4. Discussion: Introduction to Density Guidance Map
5. CPRC Work Plan Updates
Housing Menu
Housing Menu – To Date

• February 4, 2020
  – Housing Menu was first introduced to CPRC

• March 3, 2020 and October 6, 2020
  – CPRC reviewed the proposed Housing Menu

• October 29, 2020
  – CPRC requested to revisit the Housing Menu
  – CPRC wanted more information on:
    › Retirement Housing, and
    › Midtown Housing
Housing Menu – Purpose

- Establishes a common nomenclature to discuss housing
- Indicates preferences when housing proposals are made
- Establishes a uniform standard to maintain city’s housing inventory
Housing Menu – Zoning

• Important that the Housing Menu not conflict with the Zoning Ordinance

• However, it should look beyond long-standing, standard zoning districts

• Enables Plano to address and respond to innovative housing types
  – Types can be requested in zoning applications
Housing Menu – Retirement Housing

• Added “SF Senior Living” as a subtype.
Housing Menu – Retirement Housing

• Added “MF Senior Living” as a subtype.
Housing Menu – Retirement Housing

- Changed Retirement Housing to Institutional Living on the FLU Dashboards
Housing Menu – Midtown Housing

- Compared Midtown Housing with housing types defined in the Zoning Ordinance

- Difficult to compare
  - Zoning Ordinance is complex and uses are regulated differently from zoning district to zoning district.
Staff compared the “zoning envelope” of existing zoning districts and standards with those in the draft RCD standards.

**Zoning Envelope:** The three-dimensional space within which a structure is permitted to be built on a lot and which is defined by the maximum height regulations and yard setbacks.
Housing Menu – Midtown Housing

- Staff and the consultants have divided the comparisons into:
  - Single-Family (Detached),
  - Duplexes,
  - Single-Family (Attached), and
  - Multifamily
Housing Menu – Midtown Housing

Single Family (Detached)

- **Zoning Districts**
  - Patio Home District (PH)
  - General Residential (GR)

- **RCD Districts**
  - Single-Family Residence-3 (SF-3) – Detached Townhomes
  - Single-Family Residence-2 (SF-2) – Detached Townhomes or Bungalow Courts
  - Single-Family Residence-1.5 (SF-1.5) – Detached Townhomes

- **Existing Developments**
  - The Icon at Legacy West (PD-65) – Detached Townhomes
  - The Commodore at Preston (PD-16) – Detached Townhomes
  - Rice Field (PD-179) – Detached Townhomes
# Housing Menu – Midtown Housing

## Single Family (Detached)

<table>
<thead>
<tr>
<th>Zone</th>
<th>Min. Lot Size (sq. ft)</th>
<th>Max. Height</th>
<th>Min. Front Setback</th>
<th>Min. Side Setback</th>
<th>Min. Rear Setback</th>
<th>Net Density DUA</th>
</tr>
</thead>
<tbody>
<tr>
<td>PH</td>
<td>3,600-4,000</td>
<td>2 story, 35 ft.</td>
<td>10-20 ft.</td>
<td>5 ft.</td>
<td>10 ft.</td>
<td>10-12</td>
</tr>
<tr>
<td>GR</td>
<td>3,000</td>
<td>1 story, 30 ft.</td>
<td>10-20 ft.</td>
<td>5 ft.</td>
<td>5 ft.</td>
<td>14.5</td>
</tr>
<tr>
<td>SF-3</td>
<td>3,000</td>
<td>2 story, 35 ft.</td>
<td>10 ft.</td>
<td>5 ft.</td>
<td>5 ft.</td>
<td>14.5</td>
</tr>
<tr>
<td>SF-2</td>
<td>2,000</td>
<td>1.5 story, 25 ft.</td>
<td>10 ft.</td>
<td>3 ft.</td>
<td>5 ft.</td>
<td>22**</td>
</tr>
<tr>
<td>SF-1.5</td>
<td>1,500</td>
<td>3 story, 50 ft.</td>
<td>10 ft.</td>
<td>5 ft.</td>
<td>None*</td>
<td>30**</td>
</tr>
<tr>
<td>PD-65</td>
<td>875</td>
<td>3 story, 50 ft.</td>
<td>3 ft.</td>
<td>None*</td>
<td>None</td>
<td>18.3 (actual)</td>
</tr>
<tr>
<td>PD-16</td>
<td>1,500</td>
<td>3 story, 45 ft.</td>
<td>Varies</td>
<td>None*</td>
<td>3 ft.</td>
<td>27.5 (actual)</td>
</tr>
<tr>
<td>PD-179</td>
<td>None</td>
<td>3 story, 50 ft.</td>
<td>0-5 ft.</td>
<td>None*</td>
<td>None</td>
<td>16.1 (actual)</td>
</tr>
</tbody>
</table>

DUA – density per acre (net)

*3 feet of building separation required

**Draft RCD standards limits the average overall density of the development to 20 DUA
Housing Menu – Midtown Housing

Single Family (Attached)

- **Zoning Districts**
  - Single-Family Residence Attached District (SF-A)
  - Urban Mixed-Use District (UMU)
  - Downtown Business/Government District (BG)

- **RCD Districts**
  - Attached Townhomes – 1 unit per lot
  - Stacked Townhomes – 2 units per lot (attached by a vertical or horizontal wall)

- **Existing Developments**
  - Mustang Square (PD-32)
  - 15th Street Townhomes (PD-197)
## Housing Menu – Midtown Housing

### Single Family (Attached)

<table>
<thead>
<tr>
<th>Zone</th>
<th>Min. Lot Size (sq. ft)</th>
<th>Max. Height</th>
<th>Min. Front Setback</th>
<th>Min. Side Setback</th>
<th>Min. Rear Setback</th>
<th>Net Density DUA</th>
</tr>
</thead>
<tbody>
<tr>
<td>SF-A</td>
<td>2,035-2,250</td>
<td>2 story, 35 ft.</td>
<td>10-20 ft.</td>
<td>5 ft.</td>
<td>10 ft.</td>
<td>10-12</td>
</tr>
<tr>
<td>BG/UMU</td>
<td>700</td>
<td>3 story, 50 ft.</td>
<td>3-15 ft.</td>
<td>None</td>
<td>None</td>
<td>62***</td>
</tr>
<tr>
<td>Attached</td>
<td>1,200</td>
<td>3 story, 50 ft.</td>
<td>10 ft.</td>
<td>None</td>
<td>None</td>
<td>36**</td>
</tr>
<tr>
<td>Stacked</td>
<td>1,200</td>
<td>3 story, 50 ft.</td>
<td>10 ft.</td>
<td>None</td>
<td>None</td>
<td>72.5**</td>
</tr>
<tr>
<td>PD-32</td>
<td>875</td>
<td>3 story, 50 ft.</td>
<td>Varies</td>
<td>None*</td>
<td>None*</td>
<td>25.6</td>
</tr>
<tr>
<td>PD-197</td>
<td>700</td>
<td>4 story, 60 ft.</td>
<td>3-15 ft.</td>
<td>None*</td>
<td>None</td>
<td>46.2</td>
</tr>
</tbody>
</table>

**DUA – density per acre (net)**

*6 feet of building separation required

**Draft RCD standards limit the average overall density of the development to 20 DUA

***UMU and BG limit overall development density to 40 DUA
Housing Menu – Midtown Housing

Duplex

- **Zoning Districts**
  - Two-Family Residence (Duplex) District (2F)
  - General Residential (GR)
- **RCD Districts**
  - Duplex – 2 units per lot
- **Recent Zoning Approval**
  - Collin Creek Mall Redevelopment (UMU-3)
### Housing Menu – Midtown Housing

#### Duplex

<table>
<thead>
<tr>
<th>Zone</th>
<th>Min. Lot Size (sq. ft)</th>
<th>Max. Height</th>
<th>Min. Front Setback</th>
<th>Min. Side Setback</th>
<th>Min. Rear Setback</th>
<th>Net Density DUA</th>
</tr>
</thead>
<tbody>
<tr>
<td>2F</td>
<td>5,400-8,000</td>
<td>2 story, 35 ft.</td>
<td>25-30 ft.</td>
<td>10 ft.</td>
<td>10 ft.</td>
<td>11-16</td>
</tr>
<tr>
<td>GR</td>
<td>6,000</td>
<td>1 story, 30 ft.</td>
<td>10-20 ft.</td>
<td>5 ft.</td>
<td>10 feet.</td>
<td>14.5</td>
</tr>
<tr>
<td>RCD</td>
<td>3,000</td>
<td>2 story, 35 ft.</td>
<td>10 ft.</td>
<td>5 ft.</td>
<td>10 ft.</td>
<td>29*</td>
</tr>
<tr>
<td>UMU-3</td>
<td>875 (per unit)</td>
<td>3 story, 50 ft.</td>
<td>Varies</td>
<td>0-3 ft.</td>
<td>None</td>
<td>50**</td>
</tr>
</tbody>
</table>

*DUA – density per acre (net)

*Draft RCD standards limits the average overall density of the development to 20 DUA

**UMU and BG limit overall development density to 40 DUA
Housing Menu – Midtown Housing

Multifamily

• Zoning Districts
  – Multifamily Residence-1, -2, and -3 Districts (MF-1, MF-2, and MF-3)

• RCD Districts
  – Manor Home
  – Stacked Flat

• Other Multifamily Types in the Housing Menu
  – Garden Style
  – Main-Street Style
# Housing Menu – Midtown Housing

## Multifamily

<table>
<thead>
<tr>
<th>Zone</th>
<th>Min. Lot Size (sq. ft)</th>
<th>Max. Height</th>
<th>Max Lot Coverage</th>
<th>Net Density DUA</th>
</tr>
</thead>
<tbody>
<tr>
<td>MF-1</td>
<td>8,400</td>
<td>3 story, 40 ft.</td>
<td>35%</td>
<td>12</td>
</tr>
<tr>
<td>MF-2</td>
<td>8,400</td>
<td>2 story, 35 ft.</td>
<td>35%</td>
<td>18</td>
</tr>
<tr>
<td>MF-3</td>
<td>8,400</td>
<td>3 story, 45 ft.</td>
<td>35%</td>
<td>21.5</td>
</tr>
<tr>
<td>Manor Home</td>
<td>5,000-8,000</td>
<td>2 story, 35 ft.</td>
<td>70%</td>
<td>26-32*</td>
</tr>
<tr>
<td>Stacked Flat</td>
<td>8,000</td>
<td>3 story, 50 ft.</td>
<td>75%</td>
<td>32-49*</td>
</tr>
<tr>
<td>Garden Style</td>
<td>NA</td>
<td>3 story, 40 ft.</td>
<td>35%</td>
<td>12-21.5</td>
</tr>
<tr>
<td>Main-Street Style</td>
<td>NA</td>
<td>4 story, 60 ft.</td>
<td>90-100%</td>
<td>40-100</td>
</tr>
<tr>
<td>Mid-Rise</td>
<td>NA</td>
<td>10 story</td>
<td>90-100%</td>
<td>75-120</td>
</tr>
<tr>
<td>High Rise</td>
<td>NA</td>
<td>20 story</td>
<td>90-100%</td>
<td>100-150</td>
</tr>
</tbody>
</table>

DUA – density per acre (net)

*Draft RCD standards limits the average overall density of the development to 20 DUA

**Zoning Districts**

**RCD Districts**

**Other Housing Types**
Maximum Density – Comparison

Stacked Flat: 22 DUA

Garden-Style: 22 DUA
### Residential Community Design (RCD)

#### Other Requirements:
- 1 to 3 stories
- Variety of uses
- 20 DUA max density
- 15% min. open space
- Governance Association
- Street Types
- Max Block Length

<table>
<thead>
<tr>
<th>Housing Mix</th>
<th>Minimum Housing Types Required</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>50 Units or Less</td>
</tr>
<tr>
<td>Tier One Units</td>
<td>1</td>
</tr>
<tr>
<td>Tier Two Units</td>
<td>2</td>
</tr>
<tr>
<td>Tier Three Units</td>
<td>3</td>
</tr>
</tbody>
</table>

- **Tier One:**
  - Single-Family-3
  - Single-Family-2
  - Duplex
  - At least 50% of all units in district must be Tier One housing types.

- **Tier Two:**
  - Single-Family-1.5
  - Townhome
  - Manor Home

- **Tier Three:**
  - Stacked Townhome
  - Stacked Flat
  - Tier Three units are permitted only when district has over 100 units.
  - No more than 25% of all units in district may be Tier Three units.
Residential Community Design (RCD)

Other Requirements:
• Residential Transitions

Option B
2:1 height-to-setback ratio
Residential Community Design (RCD)

<table>
<thead>
<tr>
<th></th>
<th>Dwelling Units</th>
<th>Lots</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minor Streets and Mews</td>
<td>4.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Space &amp; Paseos</td>
<td>0.7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-Family-3</td>
<td>111</td>
<td>111</td>
<td>7.8</td>
</tr>
<tr>
<td>Manor Homes</td>
<td>24</td>
<td>4</td>
<td>0.8</td>
</tr>
<tr>
<td>Stacked Townhomes</td>
<td>44</td>
<td>22</td>
<td>0.6</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>179</strong></td>
<td><strong>137</strong></td>
<td><strong>14.0</strong></td>
</tr>
</tbody>
</table>

9.2 acres of housing,

Net Density: 19.6 dwelling units per acre
Overall Density: 12.8 dwelling units per acre
Live/Work – Loft v. Flex Space

• CPRC raised concerns about Live/Work units being used for additional density rather than for commercial space
  – This is because the existing Zoning Ordinance allows for “Flex Space (Live-Work)” uses

• A new definition is proposed in the RCD district for “Live/Work (Business Loft)”

Proposed Definition:
A building that is designed with one ground-floor, nonresidential space and one attached dwelling unit.

The dwelling unit may be located on the same floor, or directly above, the nonresidential use and must be occupied by individuals owning or employed by the associated nonresidential use.
Boarding Houses

- CPRC voiced concerns that the Midtown Multi-Unit category may effectively be used as boarding houses
  - Boarding/Rooming Houses are a separate use in the Zoning District
  - Use is limited to the General Office (O-2), Light Commercial (LC), and Downtown Business/Government (BG) Districts and is not permitted in any residential districts

Definition:

A residence or dwelling, excluding hotels and household care facilities, wherein three or more rooms are rented either by written or oral agreement.
Discussion of Housing Menu

Does the Committee have questions, comments or changes regarding the Housing Menu
FLU Map and Categories
Dashboard Changes

• Changes were made to the following FLU Categories:
  – Neighborhood Corners (NC)
  – Community Corners (CC)
  – Neighborhoods (N)
  – Expressway Corridors (EX)

• Other Changes:
  – Added baseline densities
  – Enhanced introductory pages to include more graphics and detail on open space and streetscapes
  – Changed “Retirement Housing” to “Institutional Living”
Map Changes

1. Revised/New Neighborhood Corners
2. Revised/New Community Corners
3. Revised/New Neighborhoods
4. Changed Single-family neighborhoods in Downtown and along 14th Street to Neighborhoods

See Packet for Details
Discussion of FLU Map and Categories

Does the Committee have questions, comments or changes regarding the FLU Map and Categories
Density Guidance Map
Density Guidance Map – Proposed Process

• Two-part assessment for NC, CC, and SA categories:
  – **Proximity Base Model (PART A)**: City Staff will establish a base density by using a formula to calculate the density adjacent to a proposed multi-family project.
  – **Economic Model (PART B)**: A density limit would be established as follows:
    › NC at 10 DUA (Dwelling Units per Acre),
    › CC at 12 DUA, and
    › SA at 15 DUA.
Density Guidance Map – Proposed Process

If proposed density is $\leq A$ or $B$ → Permitted

If proposed density is $> A$ and $B$ but $\leq$ permitted densities in the Dashboard → Bundle 24: RGM 8

If proposed density is $> $ permitted densities in the Dashboard → Bundle 23
Residential development request in NC, CC, SA

**Question 1**
Is density requested within limits of the Economic or Proximity Base Models?
- **Yes, Density Supported.**
  (*Other considerations remain regarding full support for proposal.*)
- **No. Ask Question 2.**

**Question 2**
Is Density requested between Base Model limit and FLUC Dashboard limit?
- Yes, request must process through Bundle 24: RGM & Favorable Features analysis for rezoning. All reasonable efforts to conform or exceed required to gain support.
- No. Ask Question 3.

**Question 3**
Is Density requested in excess of FLUC Dashboard limit?
- Yes, request must process through Bundle 23: PMA 1 and PMA 2. Plan amendment process to conform to Comprehensive Plan prior to rezoning. If Plan amendment approved bringing plan into alignment with request, then density is supported.
- No. Ask Question 3.
Proximity Base Model Formula

- Formula Components
  - Average Residential Density per subdivision
    - Excludes public right-of-way and open space
  - Weighted Proximity (based on Zoning Case Notification)

<table>
<thead>
<tr>
<th>Notification</th>
<th>Weighting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject site and within 200 Feet</td>
<td>3</td>
</tr>
<tr>
<td>Between 200 and 500 Feet</td>
<td>2</td>
</tr>
<tr>
<td>Between 500 and 1,500 Feet</td>
<td>1</td>
</tr>
</tbody>
</table>

- State-required written notice
- Written courtesy notice
- Written notice to registered homeowners groups
Density Calculation Example

• Average Density within 200’
  = 12.55 units/acre
  – Includes any residential within the subject site
Density Calculation Example

• Average Density within 200’ = 12.55 units/acre
• Average Density 200’-500’ = 6.43 units/acre
Density Calculation Example

- Average Density within 200’ = 12.55 units/acre
- Average Density 200’-500’ = 6.43 units/acre
- Average Density 500’-1,500’ = 7.21 units/acre
Density Calculation Example

- Weighted Average Density
  \[
  \frac{(12.55 \times 3) + (6.43 \times 2) + (7.21 \times 1)}{6} = 9.62 \text{ units/acre}
  \]
Proximity Base Model Formula

\[ A = \text{area within subject parcel and } 200' = \sum a \]
\[ B = \text{area between } 200' \text{ and } 500' = \sum b \]
\[ C = \text{area between } 500' \text{ and } 1,500' = \sum c \]

\[ d = \text{density of individual subdivision} \]
\[ a = \text{area of individual subdivision within } A \]
\[ b = \text{area of individual subdivision within } B \]
\[ c = \text{area of individual subdivision within } C \]

\[ W_a = \text{weight for area } A \text{ (i.e. 3)} \]
\[ W_b = \text{weight for area } B \text{ (i.e. 2)} \]
\[ W_c = \text{weight for area } C \text{ (i.e. 1)} \]

\[ \text{base density} = \frac{W_a \sum_\frac{d \cdot a}{A} + W_b \sum_\frac{d \cdot b}{B} + W_c \sum_\frac{d \cdot c}{C}}{W_a + W_b + W_c} \]
Proximity Base Model Formula

\[ A = \text{area within subject parcel and } 200' = \sum a \]

\[ B = \text{area between } 200' \text{ and } 500' = \sum b \]

\[ C = \text{area between } 500' \text{ and } 1,500' = \sum c \]

\[ d = \text{density of individual subdivision} \]

\[ a = \text{area of individual subdivision within } A \]

\[ b = \text{area of individual subdivision within } B \]

\[ c = \text{area of individual subdivision within } C \]

\[ W_a = \text{weight for area } A \text{ (ie. } 3) \]

\[ W_b = \text{weight for area } B \text{ (ie. } 2) \]

\[ W_c = \text{weight for area } C \text{ (ie. } 1) \]

Base density

\[ \text{base density} = \frac{3 \sum d \cdot a}{A} + \frac{2 \sum d \cdot b}{B} + \frac{1 \sum d \cdot c}{C} \]

\[ \frac{3 + 2 + 1}{3 + 2 + 1} \]
14th and Jupiter - SW Corner (CC)
Average Weighted Density: 4.31 units/acre

14th and Jupiter - SE Corner (CC)
Average Weighted Density: 8.54 units/acre

Adjacent Residential Density (units/acre)
- < 4.0
- 4.1 - 8.0
- 8.1 - 12.0
- 12.1 - 16.0
- 16.1 +
Park and Preston - SW Corner (SA)
Average Weighted Density: 9.33 units/acre

Park and Preston - SE Corner (SA)
Average Weighted Density: 10.95 units/acre

Adjacent Residential Density (units/acre)
- < 4.0
- 4.1 - 8.0
- 8.1 - 12.0
- 12.1 - 16.0
- 16.1 +
Homework Reminder

- Homework will be sent to the Committee for Bundles 23 and 24 later in the month in preparation for the December 1st meeting.

- Both bundle drafts can be viewed in Attachment D and E.
Does the Committee have questions, comments or changes regarding the Density Guidance Map
Work Plan Updates
Work Plan Overview

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

- Work Plan completion date is one month later, resulting in earliest time for public outreach being February 2021, with possible adoption in April 2021
- Updated meeting discussion topics to reflect the agenda
- Moved discussion of Bundles 23 and 24 to the December 1 agenda
- Moved discussion of Glossary to the November 17 agenda
- Updated the tracking status for bundles recently considered by P&Z
Work Plan – 6 Remaining Meetings

- Tuesday, November 17
- Wednesday, November 18
- Tuesday, December 1
- Wednesday, December 9
- Tuesday, January 5
- Tuesday, January 12

Vote on Bundles & Glossary
Vote on Map & Bundles 23 & 24 (Target Date to Send to P&Z)
Vote on any remaining bundles and the plan is ready for public review

Completion needed by January 12 to have Telephone Town Hall on February 11, 2020
Discussion of Work Plan

Does the Committee have modifications regarding the Work Plan?
Next Meeting

- Prepare for the next meeting
  - Date: Tuesday, November 17, 2020
  - Time: 6:00 p.m.
  - Location: Plano Council Chambers
- Topics:
  - Remaining Bundles
  - Glossary
Thank you
For more information, please visit
www.PlanoCompPlanReview.org