

**2011 Annual Housing Summary  
City of Plano**

City of Plano Planning Department  
Planning Division

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## 2011 Annual Housing Summary

### PURPOSE OF STUDY

There are three purposes for the Annual Housing Study:

- Estimate the number of potential housing units which remain to be built in Plano;
- Identify the location where new housing is under construction and where potential housing could be developed; and
- Provide current and future descriptions of distribution of housing by type.

The study results are based on current zoning designations, approved plats, concept plans, site plans, and future land use plan recommendations and do not account for potential changes in the zoning map unless residential uses are identified on the future land use plan.

### STUDY RESULTS

The table below displays the results of the 2011 Annual Housing Study. There are 6,456 additional housing units that could be built in Plano. Over 55% of the new and potential housing units are multifamily and the majority of these units are concentrated around the Legacy Business Park, Haggard Square, and at the intersection of the President George Bush Turnpike and Renner Road. The remaining units are single-family detached and attached (townhouses).

#### Potential Housing Units As of January 1, 2011

Housing Type	Zoning	Platted Lots	Future Plans	Total
SF Detached	52 units	831 units	1,109 units	<b>1,992 units</b>
SF Attached	293 units	518 units	97 units	<b>908 units</b>
Multifamily	2,653 units	673 units	230 units	<b>3,556 units</b>
2F Duplex	0 units	0 units	0 units	<b>0 units</b>
ILF	0 units	0 units	0 units	<b>0 units</b>
<b>TOTAL UNITS</b>	<b>2,998 units</b>	<b>2,022 units</b>	<b>1,436 units</b>	<b>6,456 units</b>

### NOTES:

**Zoning** = Potential housing units that could be built on undeveloped land under the current zoning regulations.

**Platted Lots** = Platted residential lots that have not been issued building permits.

**Future Plans** = Future Land Use Plan recommendations for residential development for the study area even if the current zoning designation does not permit residential development. This category also includes the potential number of housing units listed on approved concept and or site plans.

**ILF** = Independent Living Facilities

### STUDY METHODOLOGY

The results of the study were calculated through review of areas where residential construction is underway or where housing could be built. These locations are referred to as

study areas. A map showing the study areas is attached to this document along with an appendix showing a summary of the results for each study area.

The zoning designation, estimated number of housing units, undeveloped lots that have not been issued a building permit, population and completion date are provided for each study area. Detailed calculations and methodologies are included in the electronic file of the technical version of this document and are available upon request.

**FUTURE DISTRIBUTION OF HOUSING BY TYPE**

The data below provides a general estimate of the projected distribution of Plano’s housing stock by housing type. The housing stock is divided into three types - “single-family,” “multifamily,” and “other.” Single-family refers to all single-family attached, detached and duplex units. Multifamily refers to apartments and condominiums. Other housing includes mobile homes, recreational vehicles and retirement housing. Here are the results from the study:

**Projected Distribution of Housing by Type  
January 1, 2011**

<b>Category</b>	<b>Existing Units</b>	<b>Projected Units</b>	<b>Final Estimate</b>	<b>Percent of Total</b>
Single-family	71,236 units	2,900 units	74,136 units	66.9%
Multifamily	30,635 units	3,556 units	34,191 units	30.8%
Other	2,571 units	0 units	2,571 units	2.3%
<b>TOTAL</b>	<b>104,442 units</b>	<b>6,456 units</b>	<b>110,898 units</b>	<b>100.0%</b>

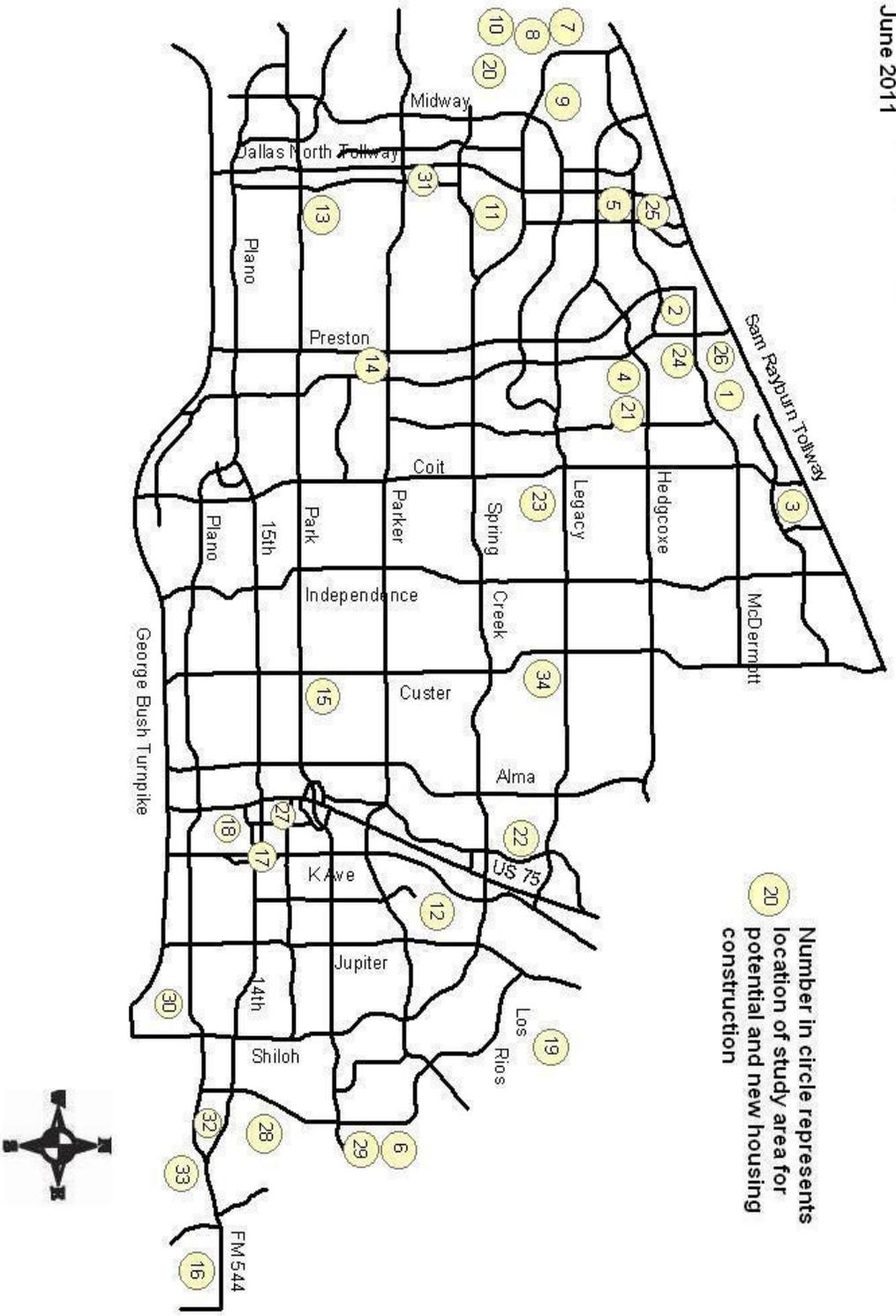
**POTENTIAL POPULATION**

If all of the potential housing units were completed, the City of Plano would have a population of 273,610 people. This population estimate was determined by using persons per household figures and occupancy rates for different housing types from the 2009 American Community Survey (U. S. Census Bureau) specifically for Plano and applied to new housing issued permits during the year 2010. This figure is added to the 2010 Census estimate to determine the potential population at full development based on current zoning and land use plans.

**2010 STUDY AREAS FULLY DEVELOPED**

The following locations noted below were included in the 2003 through 2010 Annual Housing Studies that were under construction during those times. The last permits for these projects were issued in 2010.

- SE Linmore and Willow Bend - White Rock Creek Estates - 28 single-family detached units
- NW Spring Creek and Jupiter - Oak Point Estates - 110 single-family attached and 129 single-family detached units



## Study Area Summary Appendix

Please refer to the map in front of this appendix which displays the location of all of the study areas. Each number represents a location within Plano where potential residential development could take place or construction is under way.

### ZONING DESIGNATIONS

Listed below are the definitions of the abbreviated zoning designations found in the Study Area Summary.

PD = Planned Development

MF-2 = Multifamily-2 (18 dwelling units per acre)

MF-3 = Multifamily-3 (21.5 dwelling units per acre)

2F = Two Family (duplex) (minimum lot size of 8,000 square feet)

SF-A = Single-Family Attached (townhouses with minimum lot size of 2,250 square feet)

PH = Patio Home (minimum lot size of 4,000 square feet)

GR = General Residential (zoning regulations for Douglass Community, bounded by 14<sup>th</sup> Street on the north, DART light rail line on the east, the Cotton Belt railroad on the south and F Avenue on the west (minimum lot size of 3,000 square feet))

SF-6 = Single-Family-6 (minimum lot size of 6,000 square feet)

SF-7 = Single-Family-7 (minimum lot size of 7,000 square feet)

SF-9 = Single-family-9 (minimum lot size of 9,000 square feet)

SF-20 = Single-Family-20 (minimum lot size of 20,000 square feet)

ED = Estate Development (minimum lot size of 43,560 square feet - one acre or 85,000 square feet if any large animals are kept)

O-2 = General Office

RC = Regional Commercial

R = Retail

BG = Downtown/Business Government

CB-1 = Central Business-1

RE = Regional Employment

CE = Commercial Employment

## **STUDY AREA SUMMARIES**

### **1. NE McDermott and Robinson**

Land zoned PD-38-MF 2

Undeveloped single-family attached lots: 65

Estimated population: 173 people

Estimated completion date: 2015

### **2. NW Headquarters and Ohio**

Land zoned PD-20 MIXED USE

Additional multifamily units: 363

32 single-family attached units also approved for the zoning district

Estimated population: 638 people

Estimated completion date for the multifamily units: 2013

Estimated completion date for the townhouse units: 2021

### **3. N of Ridgeview, from Coit to Gillespie**

Land zoned PD-152-PH and PD-479 O-2/SF-A

Undeveloped single-family detached lots: 15

Estimated population: 45 people

Estimated completion date: 2012

### **4. SW Hedgcoxe and Robinson**

Land zoned PD-156-SF-A

Estimated single-family attached units: 187

Estimated population: 497 people

Estimated completion date: 2021

### **5. Legacy Town Center residential development**

Land zoned PD-65-CB-1

Additional multifamily units: 710

Estimated population: 1081 people

Estimated completion date: 2016

### **6. SE Trail Walker and Los Rios**

Land zoned SF-7

Undeveloped single-family detached lots: 11

Estimated population: 32 people

Estimated completion date: 2012

### **7. NW Kings Manor and Spring Creek**

Land zoned PD-16-PH

Undeveloped single-family detached lots: 61

Estimated population: 182 people

Estimated completion date: 2014

**8. SW Kings Manor and Spring Creek**

Land zoned PH

Undeveloped single-family detached lots: 6

Estimated population: 18 people

Estimated completion date: 2013

**9. NW Spring Creek and Tennyson**

Land zoned PH, SF-A, and SF-9

Undeveloped single-family detached lots: 93

Undeveloped single-family attached lots: 34

Estimated population: 367 people

Estimated completion date: 2021

**10. Old Gate, N of McKamy (Kings Gate Subdivision and King's Ridge Addition)**

Land zoned SF-7, SF-9, and SF-20

Undeveloped single-family detached lots: 13

Estimated population: 39 people

Estimated completion date: 2021

**11. N of Windhaven between the Tollway and Spring Creek**

Land zoned PD-154-SF-6 and PD-242-MF-2

Undeveloped single-family detached lots: 137

Estimated multifamily units: 371

Estimated population: 974 people

Estimated completion date for single-family detached units: 2016

Estimated completion date for multifamily units: 2021

**12. NW Parker and Jupiter (Moore Property)**

Land zoned Agricultural

Estimated single-family units: 402

Estimated population: 1,199 people

Estimated completion date: 2021

**13. NE Park and Parkwood**

Land zoned PD-153-SF-A

Undeveloped single-family detached lots: 36

Estimated population: 96 people

Estimated completion date: 2015

**14. SE Parker and Preston**

Land zoned PD-150-SF-A, PH, and SF-A

Undeveloped single-family attached lots: 62

Estimated additional single-family attached units: 74

Estimated additional single-family detached units: 24

Estimated population: 434 people

Estimated completion date: 2021

**15. NE Park and Custer (Haggard Farm)**

Land zoned Agricultural  
Estimated single-family units: 336  
Estimated population: 1,002 people  
Estimated completion date: 2021

**16. NE Park Vista and Cotton Belt RR**

Land zoned Agricultural  
Estimated single-family units: 71  
Estimated population: 212 people  
Estimated completion date: 2021

**17. 15<sup>th</sup> Street and I Avenue**

Land zoned BG  
Estimated multifamily units: 230  
Estimated population: 350 people  
Estimated completion date: 2015

**18. Douglass Community**

Land zoned GR  
New homes permitted in 2010: 3  
Estimated population: 9 people  
Estimated completion date: 2011

**19. NE Los Rios and Cloverhaven**

Land zoned SF-6 and SF-7  
Undeveloped single-family detached lots: 384  
Estimated population: 1,146 people  
Estimated completion date: 2017

**20. NW Windhaven and Red Wolf**

Land zoned SF-6  
Undeveloped single-family detached lots: 6  
Estimated population: 18 people  
Estimated completion date: 2012

**21. NW Quincy and Preston Meadow**

Land zoned PD-439-SF-7  
Undeveloped single-family detached lots: 37  
Estimated population: 110 people  
Estimated completion date: 2012

**22. SW Legacy and Chase Oaks**

Land zoned SF-A

Undeveloped single-family attached lots: 92

Estimated population: 244 people

Estimated completion date: 2016

**23. E of Coit between Denham and Dalston**

Land zoned SF-7

Estimated single-family units: 28

Estimated population: 84 people

Estimated completion date: 2021

**24. SE McDermott and Ohio**

Land zoned PD-155-SF-6

Undeveloped single-family detached lots: 2

Estimated population: 6 people

Estimated completion date: 2012

**25. NW Headquarters and Parkwood**

Land zoned PD-65-CB-1

Undeveloped single-family attached lots: 83

Estimated population: 220 people

Estimated completion date: 2015

**26. NE McDermott and Ohio**

Land zoned PD-177-SF-A and PD-178-SF-6

Undeveloped single-family attached lots: 62

Undeveloped single-family detached lots: 58

Estimated population: 338 people

Estimated completion date: 2015

**27. SW 18<sup>th</sup> and G Avenue**

Land zoned PD-179

Undeveloped single-family attached lots: 84

Estimated population: 223 people

Estimated completion date: 2016

**28. SE San Miguel and Country Club**

Land zoned SF-A

Estimated single-family attached units: 38

Estimated population: 101 people

Estimated completion date: 2021

**29. NE Merriman Drive and Los Rios Boulevard (Merriman Farm)**

Land zoned ED and Agriculture  
Estimated single-family detached units: 95  
Estimated population: 283 people  
Estimated completion date: 2021

**30. NE President George Bush Turnpike and Renner Road**

Land zoned PD-207-R  
Estimated multifamily units: 1,200  
Estimated population: 1,827 people  
Estimated completion date: 2021

**31. NE Parker Road and Dallas North Tollway**

Land zoned PD-185-RC  
Estimated multifamily units: 265  
Estimated population: 403 people  
Estimated completion date: 2021

**32. SW 14<sup>th</sup> Street and Bradshaw Drive**

Land zoned SF-6  
Estimated single-family detached units: 34  
Estimated population: 101  
Estimated completion date: 2016

**33. E of Bradshaw Drive at Plano Parkway**

Land zoned SF-A and SF-6  
Estimated single-family attached units: 59  
Estimated single-family detached units: 171  
Estimated population: 667  
Estimated completion date: 2021

**34. SE Legacy Drive and Custer Road**

Land zoned MF-3  
Estimated multifamily units: 417 units  
Estimated population: 635 people  
Estimated completion date: 2021