

Multi-family Housing and Impact on Schools

This paper focuses on apartments in Southwestern Plano Independent Schools District. It is focused on elementary school students, particularly at Mitchell and Huffman.

The Plano Tomorrow Plan seeks to urbanize Plano by allowing apartments including Urban Mixed Use and Mid-rise residential on just about all available land in Plano.

The advocates of "urbanization" state that we do not need to worry about schools because children do not live in apartments. They want dense concentrations of apartments to create "vibrant walkable neighborhoods" with lots of activity. The city recently enacted a policy for requiring a minimum density for multi-family developments of 40 units per acre. For the apartments currently being built at Coit South Plano Parkway, by Central Market, the City specified a minimum density of 50 units per acre.

The Plan for Haggard West proposed a development on 280 acres at Windhaven and the Tollway with 4,900 multi-family units. The developer noted it was fully consistent with Plano's objectives for Urban Mixed Use Development and growing the population of Plano. The Plan was tabled because it was not specific enough and it was too much to approve all at once. It was suggested the developer break it up into 5 or 6 different pieces and come back for approval.

We thought it would be instructive to compare this to the area on the east side of the Tollway between Frankford and George Bush. Although this tract is in the city of Dallas, it is in Plano ISD. This area is about 230 acres, with 5,921 apartments and is solid apartments. That's a density of 26 units per acre. What would it be like if it was 40 or 50 units per acre? This area appears to meet the definition of the vibrant walkable neighborhood Plano says it wants— it has a major grocery store and several restaurants on its southern edge that can be accessed without crossing any busy streets, a city of Dallas dog park on its northern edge and city of Dallas public park along the eastern edge and is dense with 9,000 residents.

Based on US Census data as of 2010, it appears a minimum 1,011 children lived in these apartments during the 2010 census. The actual number was likely much higher. There are 287 homes in the census tract with 732 residents and we assumed there was only one adult in each house and the rest were 445 children to calculate the maximum number of children living the houses. (reality is probably half that amount of children live in the houses). Since there were 1,456 children in the two census tracts, the minimum number of children living in apartments is 1,011 (but more likely around 1,250). Of course, apartments are transient and many of the children living in these apartments in 2010 would no longer be there in 2015, but we believe it is likely they have been replaced by other children and overall there are more children today in these apartments than in 2010. Based on the same Census data, we estimate there were over 400 children ages 0 through 6 in 2010 that would now be in grades K-5 in these apartments, of which we estimate 326 are in the Huffman Elementary attendance boundaries.

This would constitute over half of the students attending Huffman elementary. Is it coincidental that Huffman elementary is performing very poorly and is in the 36th percentile of all schools in Texas? Many DISD elementary schools are far better than that. We hear that many people living in Old Shepard Place refuse to send their children Huffman, even though Huffman is in their neighborhood. Instead, they are driving their kids to other PISD schools, have enrolled them in private school or are home schooling them. What a sorry state of affairs.

We also looked at 2015 bus routes to estimate the number of students enrolled in grades K-10. There are 22 school buses exclusively serving the apartments in this area and we estimate that PISD is transporting 1,300 students to its schools, including over 600 in K-5, 385 in 6-8 and 300 in grades 9-10.

If this is the result of Urban walkable neighborhoods, is that what we want for Plano? Well we effectively already have four Urban Centers - the Shops at Legacy, the area around Coit & Plano Parkway, Heritage 190 (approved for construction) at Alma & 190 / George Bush and Downtown Plano. Do we need any more? We

This analysis is focused on Apartments Feeding Huffman & Mitchell Elementary

Apartments in North Dallas / SW Plano - Area West of White Rock Creek and South of Park Blvd.

Feeding Schools Huffman / Mitchell / Haggar / Barksdale

Almost all Apartments Feeding Huffman are between the Tollway and White Rock Creek and North of Timberglen

Tract 1 Area East of Tollway, West of White Rock, North of Frankford, South of Hwy 190**Huffman - From N Dallas, East of Tollway**

535	Gramercy Park	4755 Gramercy Oaks	
242	Crestmont Reserve	5050 Pear Ridge	
376	Madison on the Parkway	19002 Dallas Parkway	
388	Versailles	4900 Pear Ridge Dr	
636	Haverly Park / Oaks	4701 Haverwood	
228	Idlewyld Village	4849 Haverwood	
590	Landmark at Glen Eagles	4909 Haverwood	
180	4804 Haverwood	4804 Haverwood	aka Haverly Place
228	Stone Ridge	4750 Haverwood	
3,403	Total Apartments from N Dallas in Huffman Attendance Zone		

These apartments are on approximately 120 acres - density of 28 units per acre

Mitchell - From N Dallas E of Tollway

522	Verandas at Timberglen	4607 Timberglen	
456	Sutton Place	18600 Dallas Parkway	
260	Creekside	4750 Pear Ridge	
168	Pear Ridge	4754 Old Bent Tree lane	
562	Rancho Pallisades	4849 Frankford Rd	
1,968	Total Apartments East of Tollway in Mitchell Attendance Zone		

Haggar From N Dallas, E of Tollway, West of White Rock

550	Champions of North Dallas	4912 Haverwood	
550	Total N Dallas Apartments in this Tract (West of White Rock) in Haggar Attendance Zone		

5,921 Total Dallas Apartments - East of Tollway, West of White Rock North of Frankford
This area is approximately 230 acres, or a density of 25.7 units per acre.

Other Apartments in southwest PISD**West of Tollway - Mitchell**

242	4343 at the Parkway	4343 Rosemeade	
236	Willows on Rosemeade	4300 Rosemeade	
252	The Park on Rosemeade	4141 Rosemeade	
224	La Salle	18725 Dallas Parkway	
224	The Brixton	18959 Dallas Parkway	
164	Walkers Mark	4055 Frankford Rd	
1,342	Total Mitchell West of Tollway		

N of 190, West of Tollway, S of Park - Barksdale

364	Ashmore on Horizon	4300 Horizon	
286	The Brazos	4341 Horizon	
348	Emory on Horizon	4200 Horizon	
372	Wimberly	4141 Horizon	
1,370	Total Barksdale,		

N of 190, East of Tollway (Plano) - Huffman

338	Collonade @Willow Bend	1100 Meredith Ln	
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3,741 Total Apartments in Huffman Attendance Zone**3,310 Total Apartments in Mitchell Attendance Zone**

Estimated students based on number of buses

This analysis shows that about 1,300 students attend PISD Grades K-6 from the Apartment described below. It is based on the number of Buses serving these North Dallas Apartments in Census tracts 371.13 & 317.14, East of Tollway, West of White Rock creek, North of Frankford, S of SH 190 /Bush. There are 5,921 apartments on these 230 acres north & east of the Albertson's Shopping Center on Frankford. The analysis assumes all students take the bus and none are transported in cars or other private means. The average School bus holds 90+ students at 3 per seat, but only 60+ for adults at 2 per seat.



Elementary school buses depart around 7:00 AM

Middle school buses depart around 7:30 am

High School Buses depart around 8:20 am

Level	School	# of Buses	Bus Capacity	Expected per bus	Estimated students
Elementary s	Huffman	4	90	70	280
Elementary s	Mitchell	4	90	70	280
Elementary s	Haggar	1	90	70	70
Total Elementary - K-6		9			630
Middle	Renner	3	70	55	165
Middle	Frankford	4	70	55	220
Total Middle Schools		7			385
High school	Shepton	6	60	50	300
Total Buses and Students K-10th grade		22			1,315

School	Bus #, complex served
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Elementary Schools - buses depart around 7 am

Huffman	813 Haverly Park (the Oaks)
Huffman	837 Idlewyld Village, Versailles, Crestmont Reserve, Gramercy on the Park
Huffman	819 Landmark at Glen Eagles, Haverly Place Apts, Stone Ridge
Huffman	809 Madison on the Parkway
Mitchell	834 Verandas at Timberglenn
Mitchell	810 Creekside, Sutton Place
Mitchell	838 Pear Ridge Apts
Mitchell	834 Rancho Palisades
Haggar	Bus 815 – Champions of North Dallas

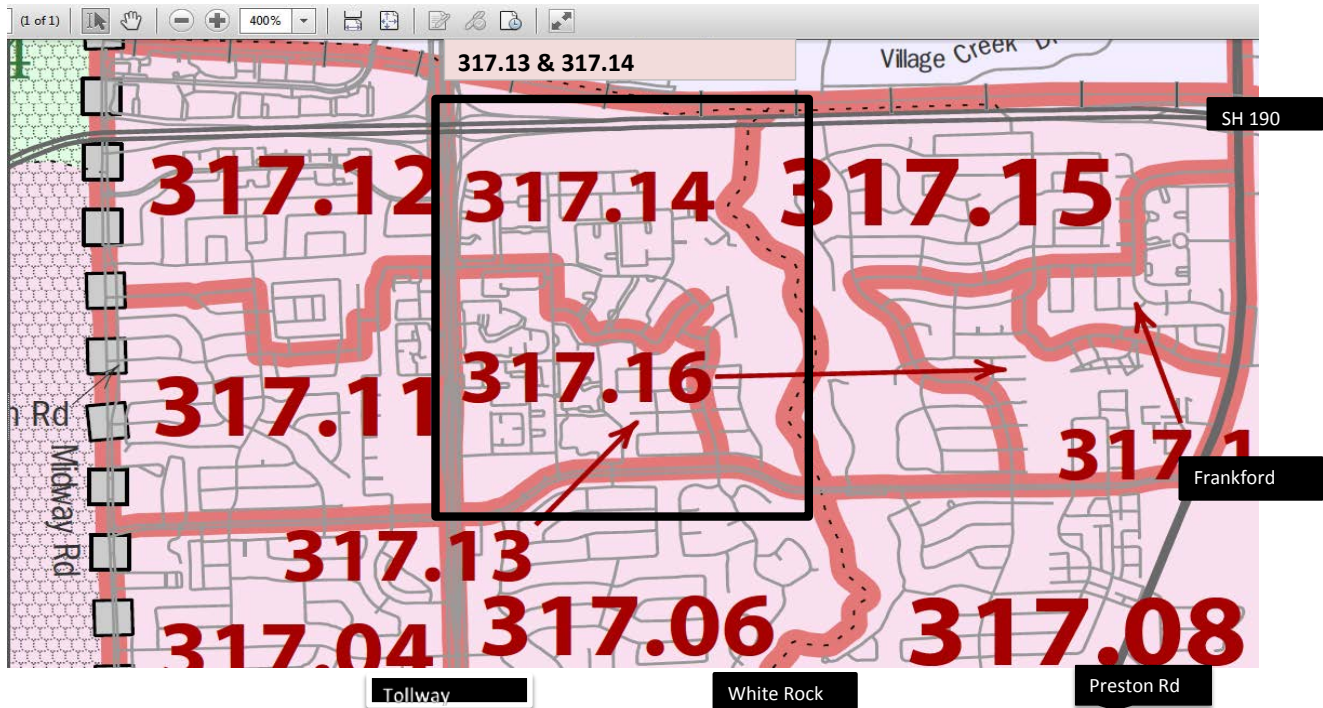
Middle schools - buses depart around 730 am

Renner	Bus 810 Idlewyld Village, Landmark at Glen Eagles, Haverly Place, Champions (split w Frankford)
Renner	Bus 825 Stone Ridge, Versailles, Crestmont Reserve, Gramercy on the Park
Renner	Bus 831 Haverly Park (the Oaks), Madison on the Parkway,
Frankford	Bus 837 Sutton Place
Frankford	Bus 834 Creekside at Pear Ridge, Champions (Split some go to Renner)
Frankford	Bus 827 Pear Ridge Apts
Frankford	Bus 806 Rancho Palisades

High school (9th & 10th grade) - buses depart around 820 am

Shepton	Bus 835 Crestmont Reserve, Stone Ridge, Gramercy on the Park
Shepton	Bus 804 Versailles, Idlewyld Village,
Shepton	Bus 803 Haverly Park, Madison,
Shepton	Bus 831 Landmark at Gleneagles,
Shepton	Bus 834 Champions, 4804, Creekside, Rancho Palisades
Shepton	Bus 806 Sutton Place, Verandas, Pear Ridge

Census Tracts 317.14 and 317.13 are the areas East of the Tollway, West of White Rock Creek, North of Frankford and South of Geo. Bush /Hwy 190



There is one small housing development in that straddles these two census tracts (Oaktree) with 287 homes. Although the census data states there are 363 owner occupied houses in these 2 census tracts, there are actually only 287 houses and the rest are 5,921 apartments. 174 houses are in Census Tract 317.13 and 113 houses are in Census Tract 317.14. It is important to point out the census data at this granular level is notoriously under reported especially by minorities and low income households. Corrections to data occur for underreporting at higher level, so it is safe to assume the number of occupants in the apartment households are under reported. All of the 287 houses in Tracts 317.13 and 317.14 attend Haggar Elementary.



Analysis of Census Data for Census Tracts 317.13 and 317.14

All of the apartments in 317.14 attend Huffman Elementary, except Champions attends Haggar Elementary

Most of the apartments in 317.13 attend Mitchell Elementary. Rancho Palisades attends Haggar, Stone Ridge attends Huffman

	Census tract 317.13	Census tract 317.14	Census tracts 317.13 & 14 combined
Number of Apartments in Tract	2,196	3,725	5,921
Children under 18 in Tract	650	806	1,456
Children under 14 in Tract	544	774	1,318
# of Households w Children < 18	414	547	961
Number of Houses in Tract	174	113	287
Minimum # Apts w Children	240	434	674
# of Single Par. Households w Children	205	334	539
Average occupants in Owned homes	2.60	2.47	n/a
Max # of Children per Owned home	1.60	1.47	n/a
Max # Children in Owned homes	278	166	445
Minimum # Child < 18 in apartments	372	640	1,011
# Children under 5 in 2010	211	342	553
# Children under 6 in 2010 (estimated)	253	410	664
Expected # Children in Gr K-5 in 2015	253	410	664
Est. Children from Apts @ Huffman 2015		326	326

(Based on 2010 census)

Note Children in Owned homes & Champion Apt. in 317.14 go to Haggar, but children in Stone Ridge apartments in 317.13 go to Huffman Table assumes 79% of the children in in 317.14 go to Huffman, which is the percentage of apartments with children to total households Table assumes that the 287 houses only have one adult and all of the other 445 occupants are children. If instead, was assumed there were 1.8 adults per house, the number of children living in houses would only be 215, meaning that 1,241 children under 18 were living in apartments rather than the minimum 1,011 used here.

CENSUS DATA FROM US CENSUS BUREAU

DP-1-Geography-Census Tract 317.13 and 317.14, Collin County, Texas Population Group-Total population: Profile of General Population and Housing Characteristics: 2010

In 2010 the were a total of 1,318 children age 14 and under living in Census Tracts 317.13 and 317.14, which is the area from the Tollway, East to White Rock Creek Between Frankford Road and Geo Bush Hwy 190

2010 Census Summary File 2 from US Census Bureau

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/sf2.pdf>.

Summary File 2 has a population threshold of 100. Data are available only for the population groups having a population of 100 or more of that specific group within a particular geographic area.

Subject	Census tract 317.13		Census tract 317.14		Census tracts 317.13 & 14 combined	
	Number	Percent	Number	Percent	Number	Percent
SEX AND AGE [1]						
Total population	3,972	100.0	5,028	100.0	9,000	100.0%
Under 5 years	211	5.3	342	6.8	553	6.1%
5 to 9 years	188	4.7	250	5.0	438	4.9%
10 to 14 years	145	3.7	182	3.6	327	3.6%
15 to 19 years	175	4.4	182	3.6	357	4.0%
20 to 24 years	420	10.6	633	12.6	1,053	11.7%
25 to 29 years	761	19.2	1,013	20.1	1,774	19.7%
30 to 34 years	587	14.8	700	13.9	1,287	14.3%
35 to 39 years	336	8.5	418	8.3	754	8.4%
40 to 44 years	274	6.9	358	7.1	632	7.0%
45 to 49 years	261	6.6	300	6.0	561	6.2%
50 to 54 years	189	4.8	226	4.5	415	4.6%
55 to 59 years	175	4.4	151	3.0	326	3.6%
60 to 64 years	126	3.2	115	2.3	241	2.7%
65 to 69 years	55	1.4	85	1.7	140	1.6%
70 to 74 years	33	0.8	36	0.7	69	0.8%
75 to 79 years	21	0.5	15	0.3	36	0.4%
80 to 84 years	10	0.3	11	0.2	21	0.2%
85 years and over	5	0.1	11	0.2	16	0.2%
Median age (years)	30.7	(X)	29.4	(X)		
16 years and over	3,392	85.4	4,222	84.0	7,614	84.6%
18 years and over	3,322	83.6	4,162	82.8	7,484	83.2%
21 years and over	3,192	80.4	3,992	79.4	7,184	79.8%
62 years and over	198	5.0	208	4.1	406	4.5%
65 years and over	124	3.1	158	3.1	282	3.1%

Census tract 317.13

Subject	Number	Percent
Male population	1,929	48.6
Under 5 years	107	2.7
5 to 9 years	82	2.1
10 to 14 years	73	1.8
15 to 19 years	90	2.3
20 to 24 years	177	4.5
25 to 29 years	394	9.9
30 to 34 years	301	7.6
35 to 39 years	182	4.6
40 to 44 years	123	3.1
45 to 49 years	126	3.2
50 to 54 years	86	2.2
55 to 59 years	82	2.1
60 to 64 years	51	1.3
65 to 69 years	24	0.6
70 to 74 years	15	0.4
75 to 79 years	12	0.3
80 to 84 years	3	0.1
85 years and over	1	0.0
Median age (years)	30.7	(X)
16 years and over	1,648	41.5
18 years and over	1,608	40.5
21 years and over	1,548	39.0
62 years and over	87	2.2
65 years and over	55	1.4
Female population	2,043	51.4
Under 5 years	104	2.6
5 to 9 years	106	2.7
10 to 14 years	72	1.8
15 to 19 years	85	2.1
20 to 24 years	243	6.1
25 to 29 years	367	9.2
30 to 34 years	286	7.2
35 to 39 years	154	3.9
40 to 44 years	151	3.8
45 to 49 years	135	3.4
50 to 54 years	103	2.6
55 to 59 years	93	2.3
60 to 64 years	75	1.9
65 to 69 years	31	0.8
70 to 74 years	18	0.5
75 to 79 years	9	0.2
80 to 84 years	7	0.2
85 years and over	4	0.1
Median age (years)	30.6	(X)
16 years and over	1,744	43.9
18 years and over	1,714	43.2
21 years and over	1,644	41.4
62 years and over	111	2.8
65 years and over	69	1.7
RELATIONSHIP [1]		
Total population	3,972	100.0
In households	3,972	100.0
Householder	2,323	58.5
Spouse [2]	456	11.5
Child	715	18.0
Own child under 18 years	621	15.6
Other relatives	147	3.7
Under 18 years	21	0.5
65 years and over	14	0.4
Nonrelatives	331	8.3
Under 18 years	6	0.2
65 years and over	2	0.1
Unmarried partner	172	4.3
In group quarters	0	0.0
Institutionalized population	0	0.0

Census tract 317.14

Number	Percent
2,416	48.1
183	3.6
119	2.4
99	2.0
83	1.7
269	5.4
489	9.7
369	7.3
201	4.0
195	3.9
135	2.7
91	1.8
65	1.3
54	1.1
36	0.7
13	0.3
4	0.1
3	0.1
8	0.2
29.6	(X)
1,997	39.7
1,971	39.2
1,907	37.9
87	1.7
64	1.3
2,612	51.9
159	3.2
131	2.6
83	1.7
99	2.0
364	7.2
524	10.4
331	6.6
217	4.3
163	3.2
165	3.3
135	2.7
86	1.7
61	1.2
49	1.0
23	0.5
11	0.2
8	0.2
3	0.1
29.2	(X)
2,225	44.3
2,191	43.6
2,085	41.5
121	2.4
94	1.9
5,028	100.0
5,028	100.0
2,928	58.2
495	9.8
943	18.8
805	16.0
188	3.7
43	0.9
30	0.6
474	9.4
16	0.3
0	0.0
273	5.4
0	0.0
0	0.0

Census tracts 317.13 & 14 combined

Number	Percent
4,345	48.3%
290	3.2%
201	2.2%
172	1.9%
173	1.9%
446	5.0%
883	9.8%
670	7.4%
383	4.3%
318	3.5%
261	2.9%
177	2.0%
147	1.6%
105	1.2%
60	0.7%
28	0.3%
16	0.2%
6	0.1%
9	0.1%
3,645	40.5%
3,579	39.8%
3,455	38.4%
174	1.9%
119	1.3%
4,655	51.7%
263	2.9%
237	2.6%
155	1.7%
184	2.0%
607	6.7%
891	9.9%
617	6.9%
371	4.1%
314	3.5%
300	3.3%
238	2.6%
179	2.0%
136	1.5%
80	0.9%
41	0.5%
20	0.2%
15	0.2%
7	0.1%
3,969	44.1%
3,905	43.4%
3,729	41.4%
232	2.6%
163	1.8%
9,000	100.0%
9,000	100.0%
5,251	58.3%
951	10.6%
1,658	18.4%
1,426	15.8%
335	3.7%
64	0.7%
44	0.5%
805	8.9%
22	0.2%
2	0.0%
445	4.9%
-	0.0%
-	0.0%

Census tract 317.13			Census tract 317.14		Census tracts 317.13 & 14 combined	
Subject	Number	Percent	Number	Percent	Number	Percent
Male	0	0.0	0	0.0	-	0.0%
Female	0	0.0	0	0.0	-	0.0%
Noninstitutionalized population	0	0.0	0	0.0	-	0.0%
Male	0	0.0	0	0.0	-	0.0%
Female	0	0.0	0	0.0	-	0.0%
HOUSEHOLDS BY TYPE [3]						
Total households	2,323	100.0	2,928	100.0	5,251	100%
Family households (families) [4]	765	32.9	975	33.3	1,740	33%
With own children under 18 years	414	17.8	547	18.7	961	18%
Husband-wife family	456	19.6	495	16.9	951	18%
With own children under 18 years	209	9.0	213	7.3	422	8%
Male householder, no wife present	83	3.6	117	4.0	200	4%
With own children under 18 years	39	1.7	71	2.4	110	2%
Female householder, no husband	226	9.7	363	12.4	589	11%
With own children under 18 years	166	7.1	263	9.0	429	8%
Nonfamily households [4]	1,558	67.1	1,953	66.7	3,511	67%
Householder living alone	1,311	56.4	1,622	55.4	2,933	56%
Male	657	28.3	804	27.5	1,461	28%
65 years and over	21	0.9	27	0.9	48	1%
Female	654	28.2	818	27.9	1,472	28%
65 years and over	32	1.4	47	1.6	79	2%
Households with individuals under 18	433	18.6	585	20.0	1,018	19%
Households with individuals 65 years	106	4.6	137	4.7	243	5%
Average household size	1.71	(X)	1.72	(X)	3	x
Average family size	2.72	(X)	2.67	(X)	5	x
HOUSING TENURE [3]						
Occupied housing units	2,323	100.0	2,928	100.0	5,251	100%
Owner-occupied housing units	233	10.0	130	4.4	363	7%
Population in owner-occupied	606	(X)	321	(X)	927	x
Average household size owner-	2.60	(X)	2.47	(X)	2.54	x
Renter-occupied housing units	2,090	90.0	2,798	95.6	4,888	93%
Population in renter-occupied	3,366	(X)	4,707	(X)	8,073	x
Average household size of renter-	1.61	(X)	1.68	(X)	1.65	x

X Not applicable.

[1] When a category other than Total Population is selected, all persons in the household are classified by the race, Hispanic or Latino origin, or tribe/tribal grouping of the person.

[2] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

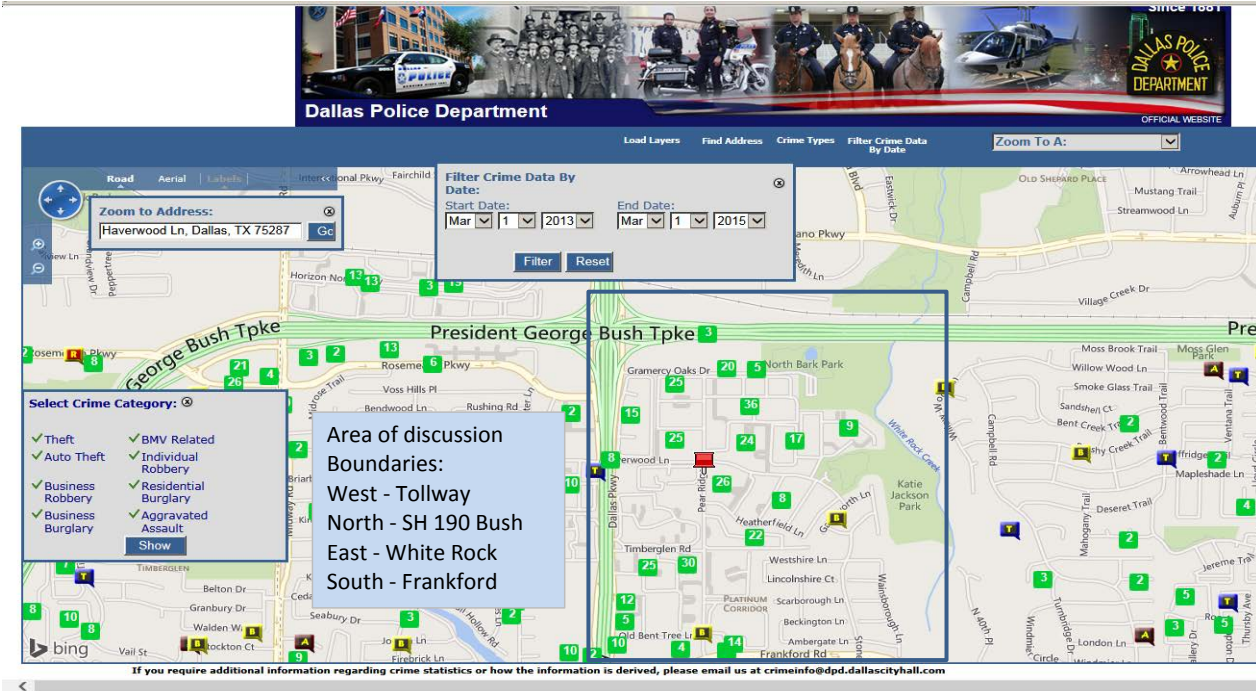
[3] When a category other than Total Population is selected, all persons in the household are classified by the race, Hispanic or Latino origin, or tribe/tribal grouping of the householder.

[4] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

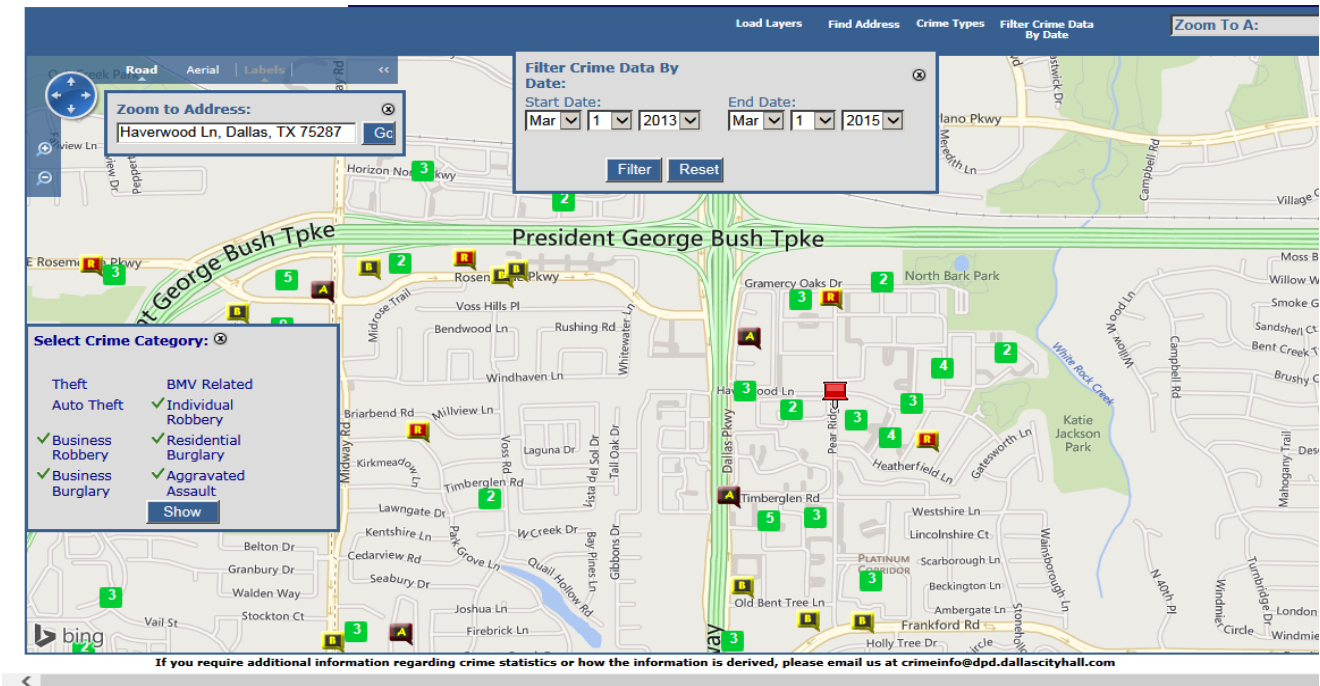
[5] As part of the release of Summary File 2 (SF2) data, the Census Bureau released quick-table DP-1 for 38 states between December 15, 2011 and April 5, 2012. Some of the data cells in these tables were found to be erroneous (the male institutionalized population count and percentage). The tables were removed on April 9, 2012, and the data cells were corrected and re-released on April 26, 2012

Source: U.S. Census Bureau, 2010
Summary File 2, Tables PCT3, PCT4, PCT7, PCT9, PCT10, PCT15, PCT18, PCT22, PCT24, PCT28, PCT31, PCT32, PCT36, PCT37, PCT39, HCT2, HCT4, HCT5, and HCT7.

Dallas Crime stats Beat # 614 two years ended March 1, 2015 From Dallas Police Website
 Numbers in Green are the number of Reported crimes for Theft, Robbery, Burglary and Aggravated Assault, Including murder



Here is the report, excluding theft and theft of motor vehicle (only Robbery , Burglary and Aggravated Assault)



Note the Black A is for Aggravated Assault
 The Black and Yellow B is for Burglary of a Business
 The Red and Yellow R is for Burglary of a Residence

Apartments in Subject Area



Grammercy on the Park



Crestmont Reserve



Madison On the Parkway



Versailles Apartments



The Oaks Haverly Park



Idlewyld Village



Verandas at Timberglenn



Rancho Palisades



Sutton Place