

POPULATION PROJECTIONS

January 12, 2025

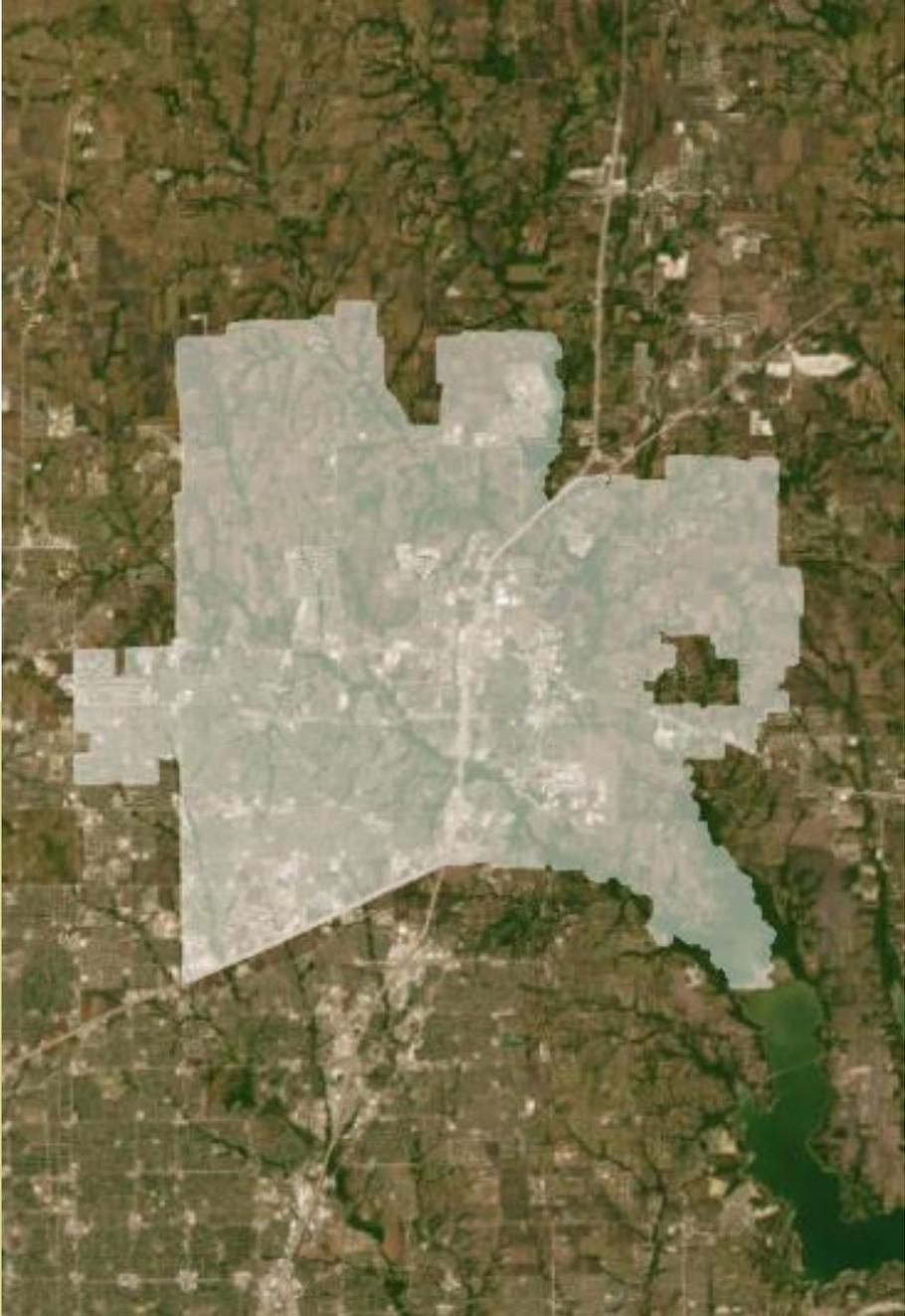
AGENDA

Summary of Projections

Methodology

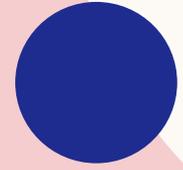
Validation & Comparisons

Long-term View



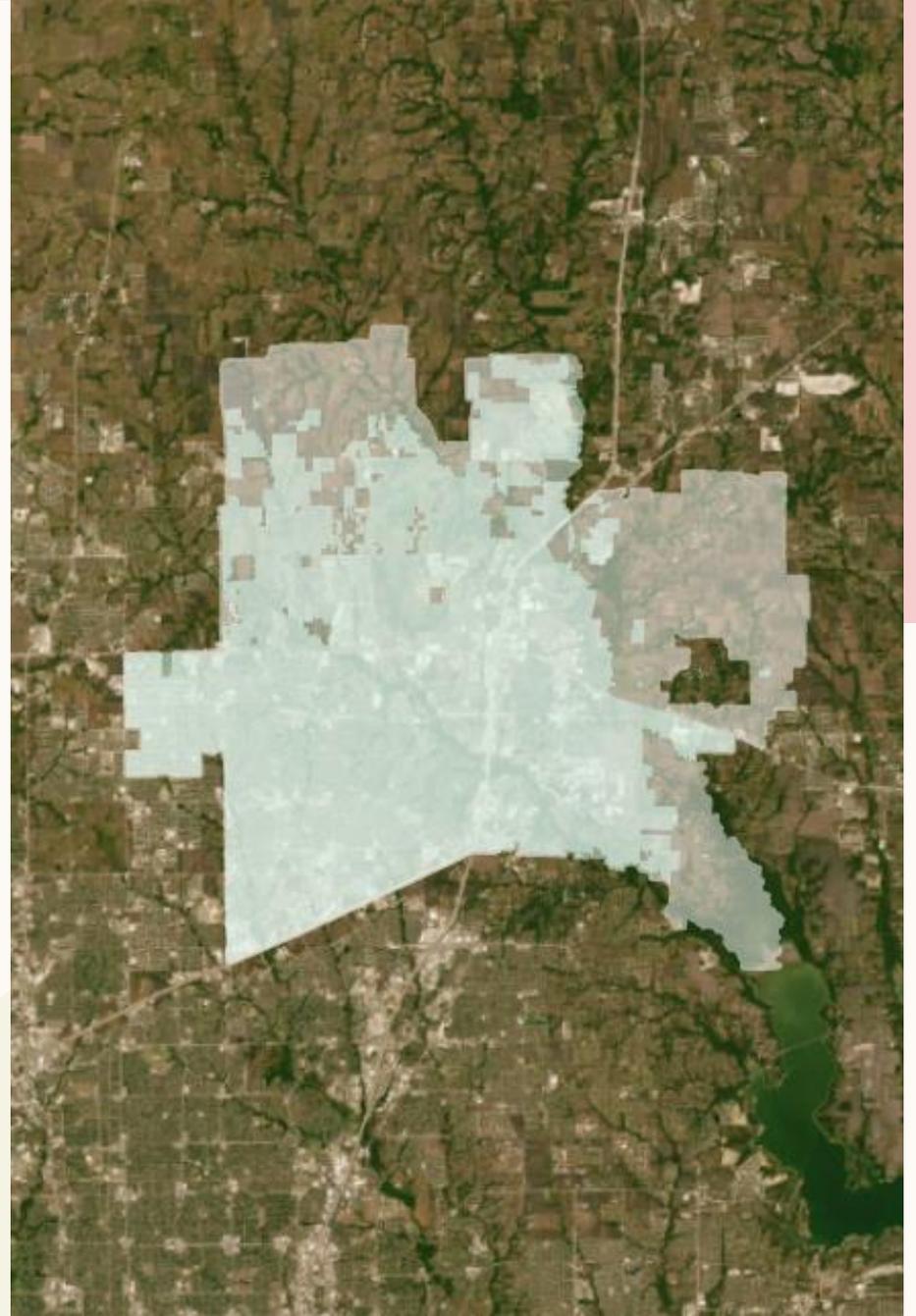
FULL PLANNING AREA

*Aligns with Comprehensive Plan
City limits and ETJ*



REDUCED WATER SERVICE AREA

Aligns with decertification application and City limits



PROJECTIONS

Full Planning Area*	
	Population
Existing**	237,387
10-year Growth	79,108
2034 Total	316,495
Buildout	485,544
Reduced Water Service Area	
Existing**	231,869
10-year Growth	74,374
2034 Total	307,694
Buildout	367,640

* *Land Use Assumptions* publication will not include this information

** As of January 1, 2024

METHODOLOGY

Existing Conditions

- *Appraisal District* – state code and county code
- *Internal data* – add newly permitted projects and validate (e.g. number of units)

10-year Growth & Total

- *Population* – compare Gompertz, ratio, linear, and rolling average for best fit

Buildout Conditions

- *Existing Conditions*
- *Zoning* – apply average development pattern standards
- *Comprehensive Plan* – apply assumptions by placetype

METHODOLOGY - BUILDOUT

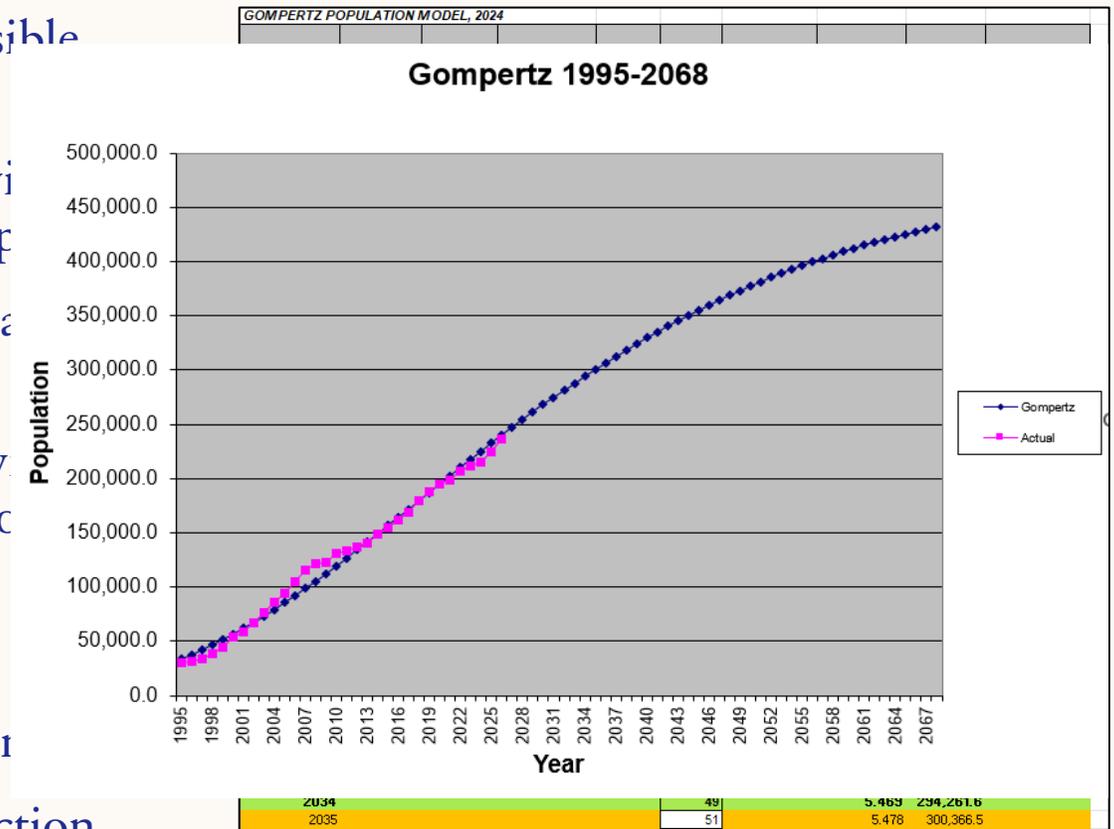
The Buildout model primarily relies on a citywide average of existing conditions to project based on undeveloped acreage.

The Water Reduced Service Area (and others) uses the reduced acreage to calculate its buildout condition.

	Zoning Method	Comp Plan Method	Citywide Average
<i>Single-Family</i>	Citywide Average	Comp Plan/Placetype	3.52 du/acre
<i>Multi-Family</i>	Citywide Average	Comp Plan/Placetype	23.23 du/acre

METHODOLOGY – 10 YR POPULATION

- Evaluate multiple methods to understand possible growth pattern
 - *Gompertz model* – assumes growth rate will be slower at the beginning and end of a time period
 - *Linear method* – assumes a static growth rate based on a rolling average
 - *Ratio method* – assumes our population will grow at the same ratio to Collin County's population over time
- Validate possible projection with internal data
 - *Historical growth* – in units and population
 - *Active projects* – check feasibility of projection

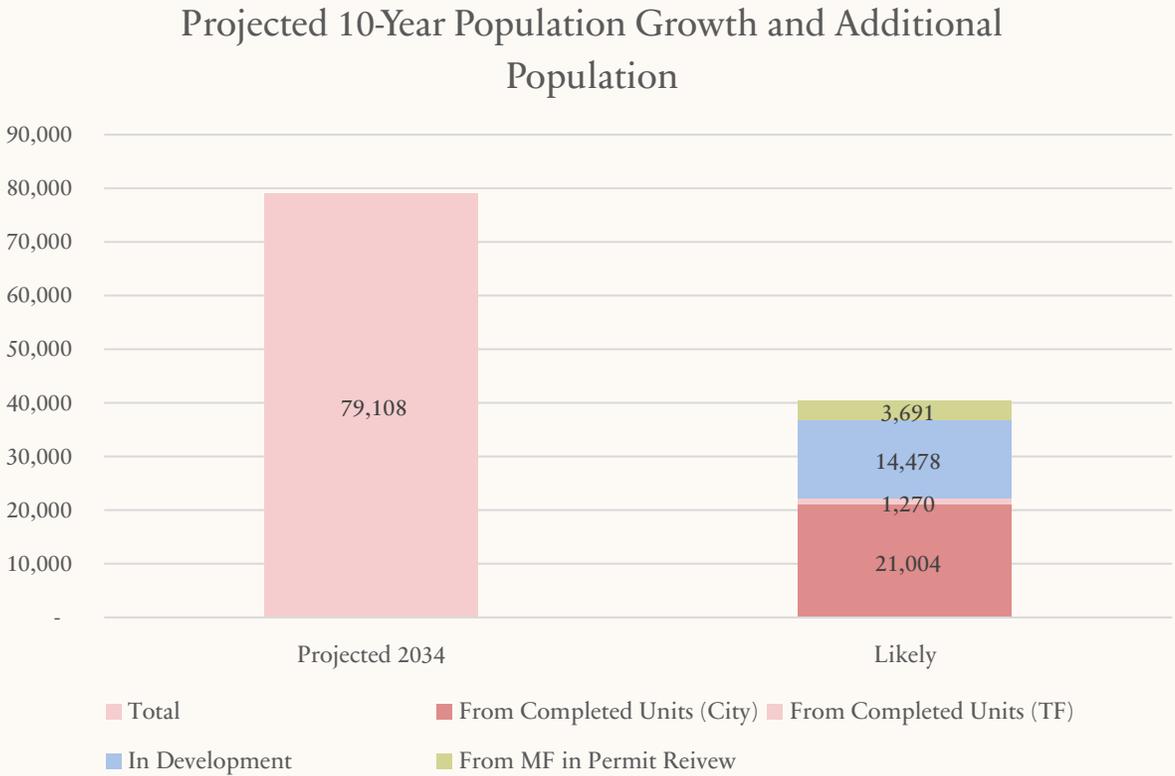


METHODOLOGY – 10 YR VALIDATION



- Historical growth has been consistent at 6,000 to 8,000 people annually
- Most recent 10-year rolling average is 7,410 people annually
- Highest 10-year rolling average is 8,228 people annually in 2007

METHODOLOGY – 10 YR VALIDATION



- Rolling 10-year average – 74,100 people over a 10-year period
- 36,752 people added through projects completed since Jan 1, 2024 or in active development
- 46% of 10-year projection is in development or complete
- 40,443 people added through completed, in development, or multifamily in review projects

METHODOLOGY – BO VALIDATION

	PPL/Sq. Mile
Existing City Limits	3,214
Existing Full Planning Area	2,110
Projected Buildout (Full Planning Area)	4,258
<i>Plano</i>	4,083
<i>Allen</i>	4,215
<i>Garland</i>	4,252

- Comparing existing conditions with comprehensive plan assumptions
- Projected buildout does have a higher density but is similar to other built out cities in the metroplex
- Consider projects yet to be built (e.g. Honey Creek, Billingsly, etc.)

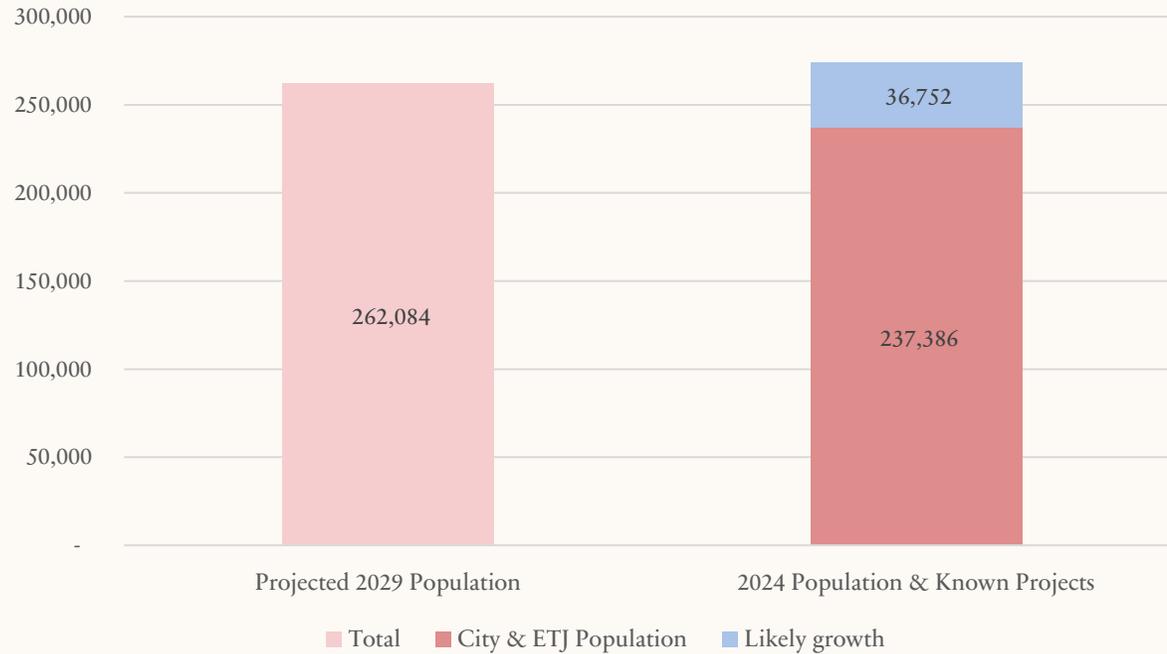
2019 LUA COMPARISON

- Zoning changes – non-residential to residential or increased density
- Methodology differences - “development efficiency” coefficient and slight change in people per dwelling unit

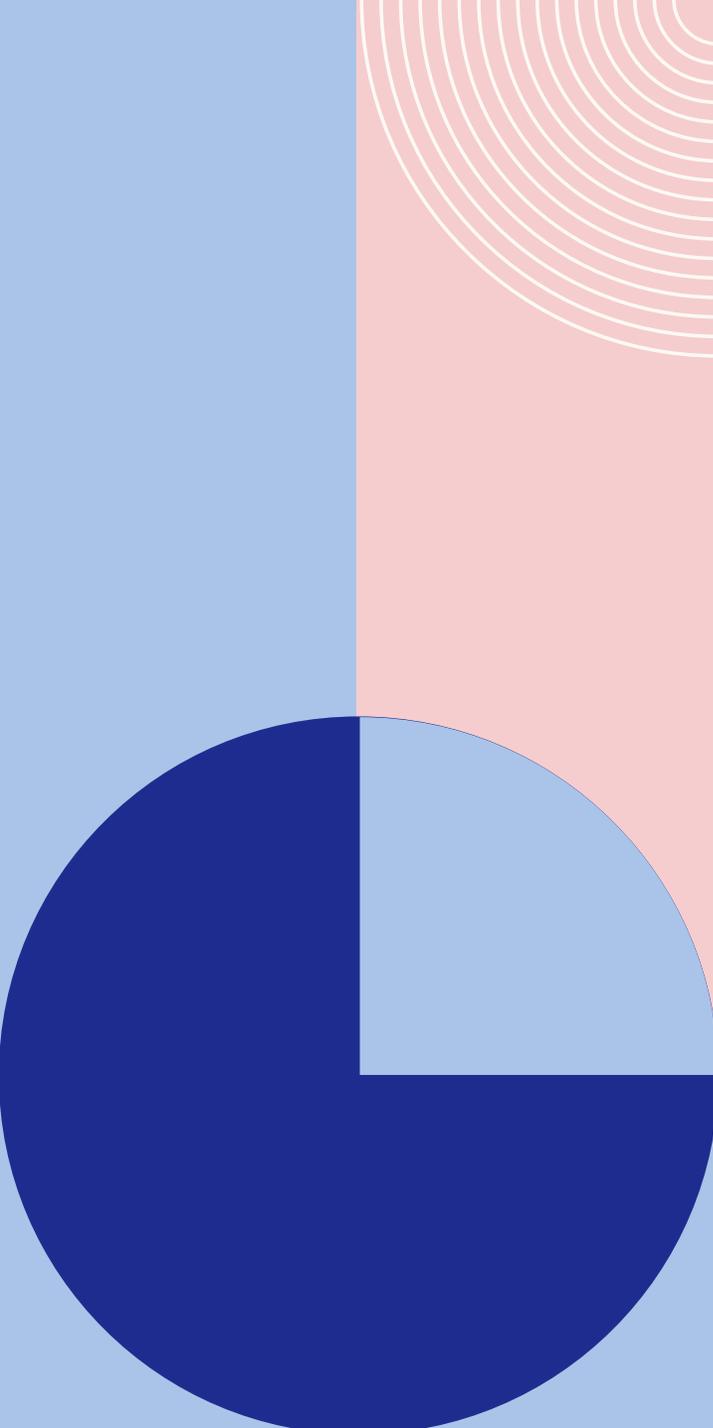
Full Planning Area	
<i>Buildout</i>	
Population	
2019	433,869
2024	485,544
<i>Difference</i>	51,675

2019 LUA COMPARISON

Comparison of Projected 2029 Population (from 2019 LUA)
to Current and Expected Population



Once projects under active development are completed, we will have surpassed the projected 2029 population from the 2019 LUA at a population of 274,138.



LONG-TERM VIEW

Can we predict when we will reach buildout?

LONG-TERM VIEW

Can we predict when we will reach buildout?

Not really 😊

But we can find some insights

LONG-TERM VIEW

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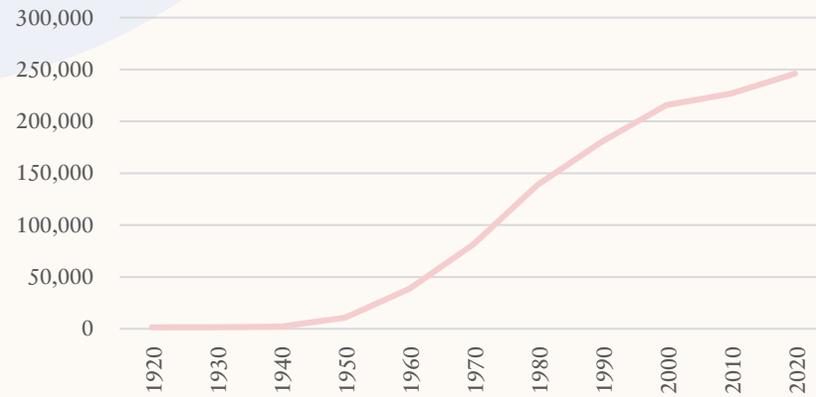
Remaining Growth (Reduced)	
	Population
Existing**	231,869
10-year growth	74,374
2034 Total	307,694
Buildout	367,640
<i>Remaining</i>	59,946

* Land Use Assumptions publication will not include this information

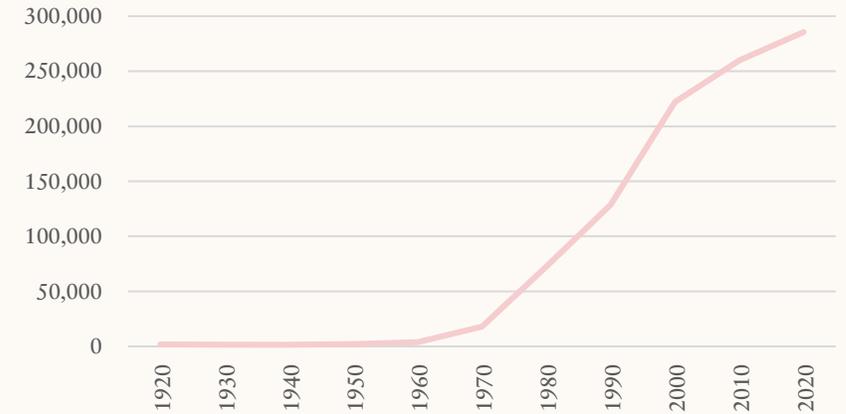
** As of January 1, 2024

LONG-TERM VIEW

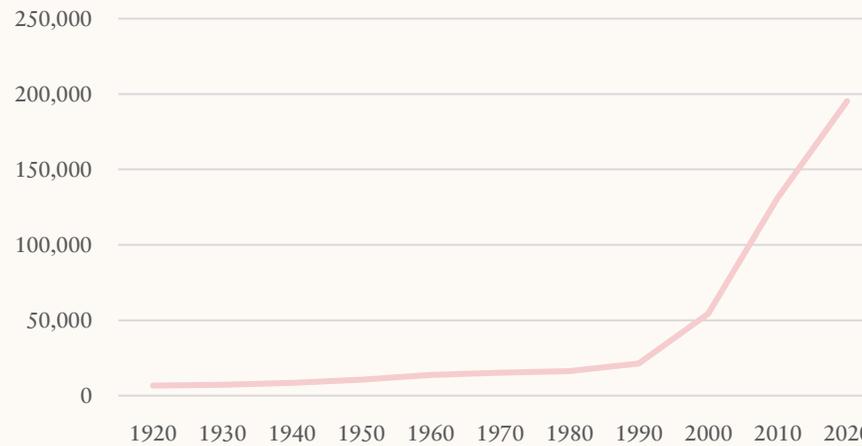
City of Garland Population Growth (1920 - 2020)



City of Plano Population Growth (1920 - 2020)

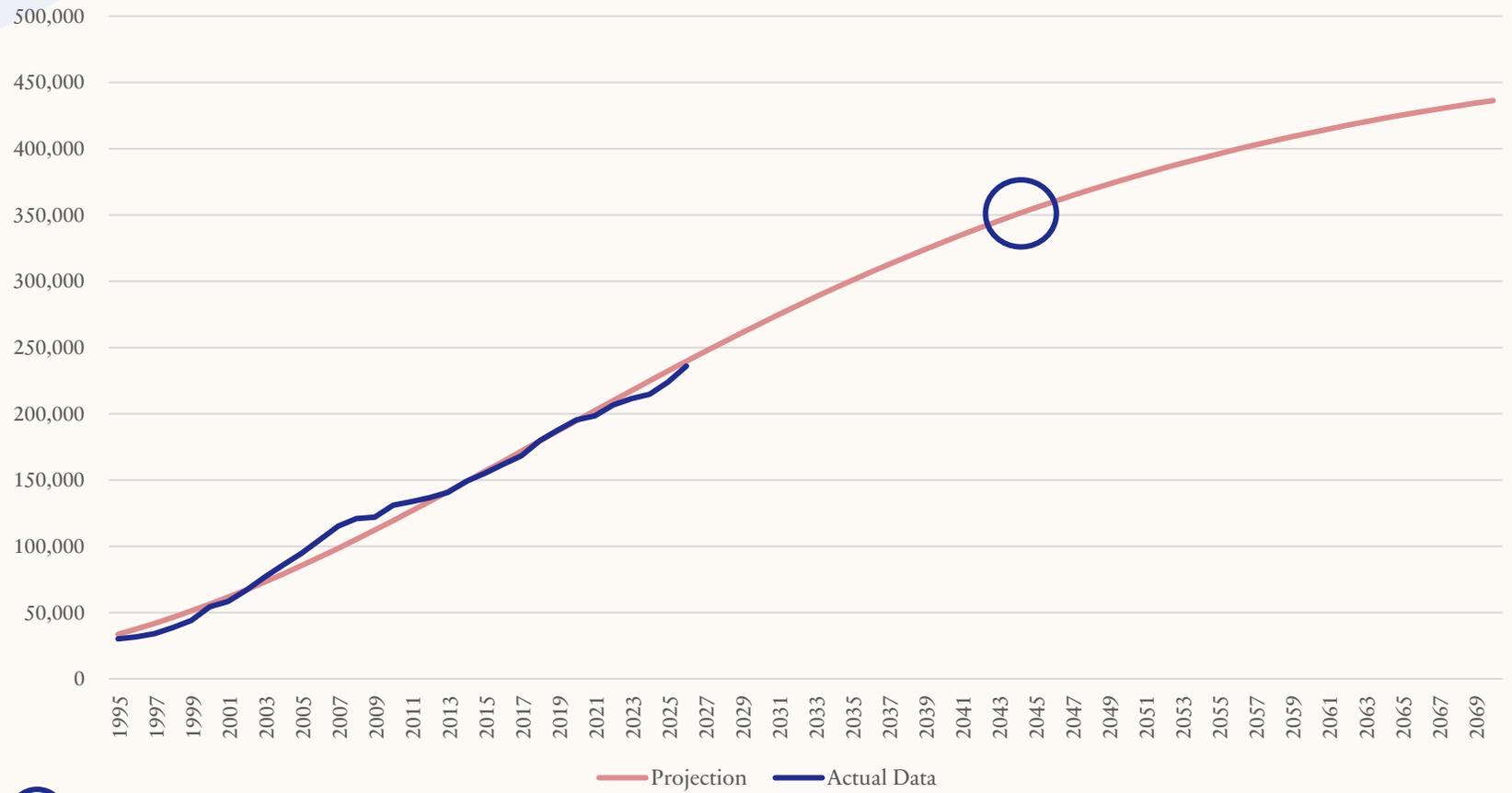


City of McKinney Population Growth (1920 - 2020)



LONG-TERM VIEW

Gompertz (Full Planning Area)

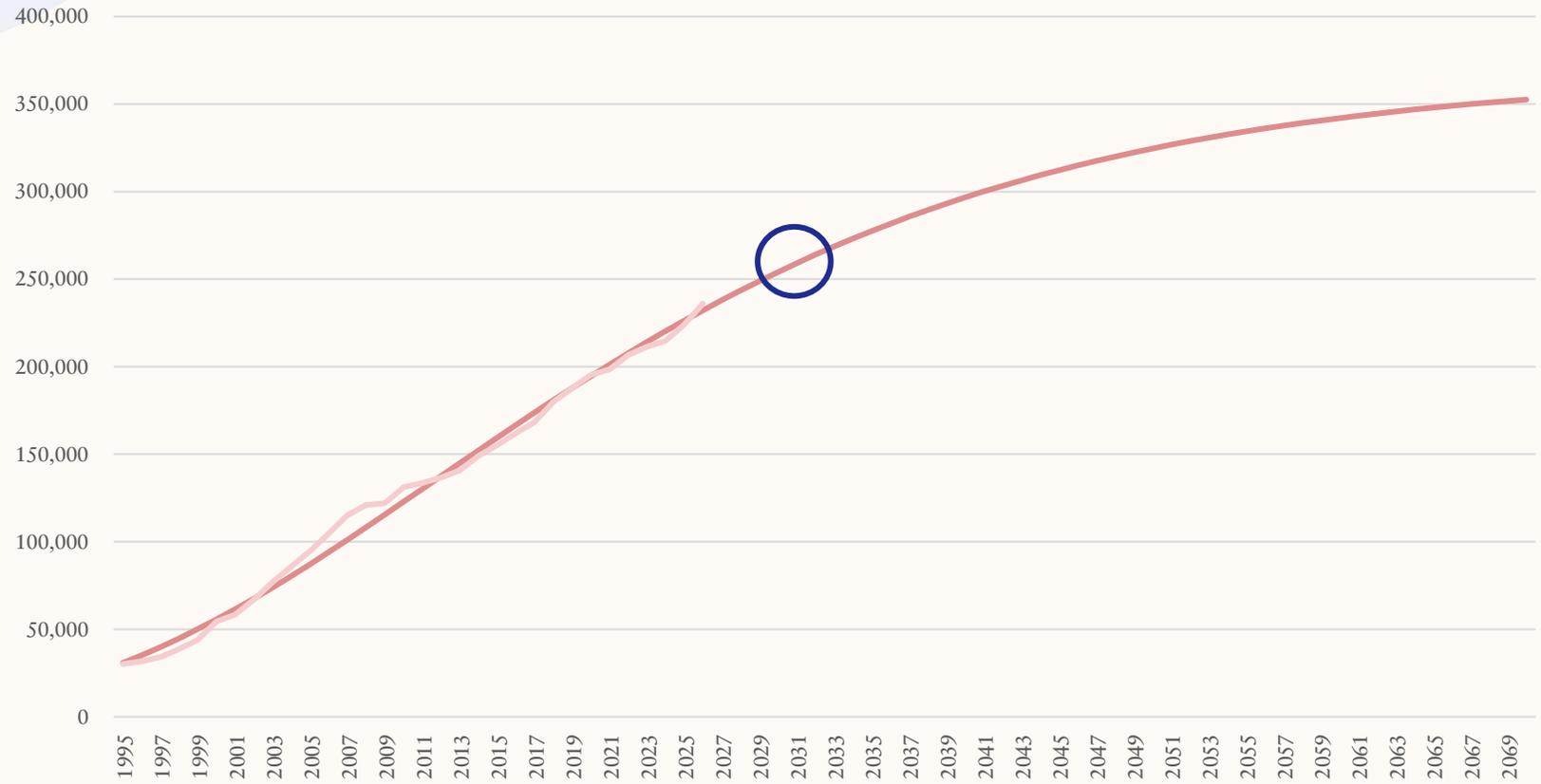


○ falls below growth of 5,000 people annually (2044)

— Projection — Actual Data

LONG-TERM VIEW

Gompertz (Reduced Area)

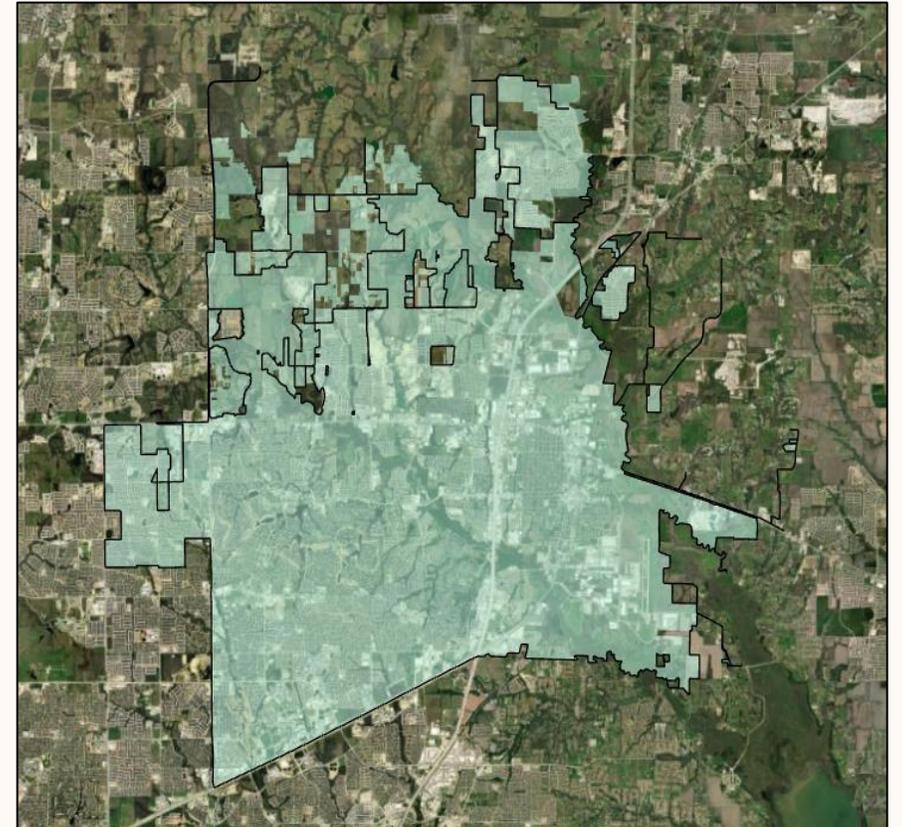


 falls below growth of 5,000 people annually (2032)

— Projection — Actual Data

LONG-TERM VIEW

- If we assume limited growth beyond our proposed reduced water service area, our growth rate may begin to slow as soon as 2032.
- However, our environment is more unpredictable than ever
 - Owner-initiated annexations have continued, if intermittently
 - Restrictions on municipal ability to control land use



THANK YOU

