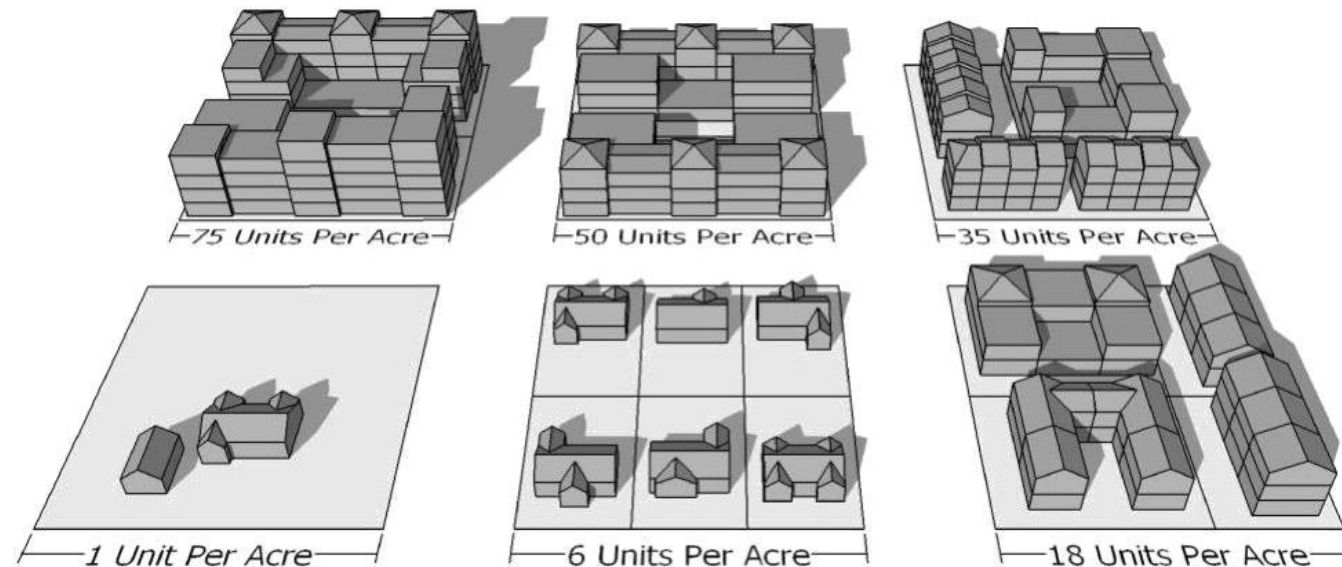


What is Residential Density

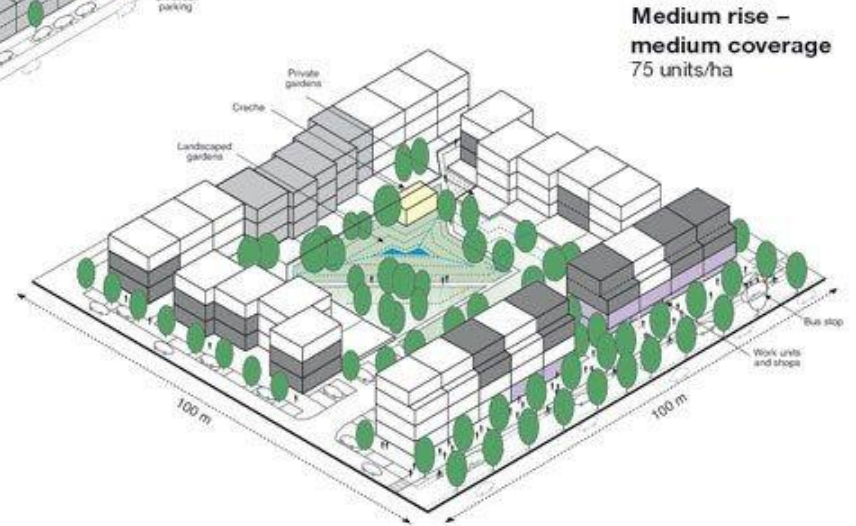
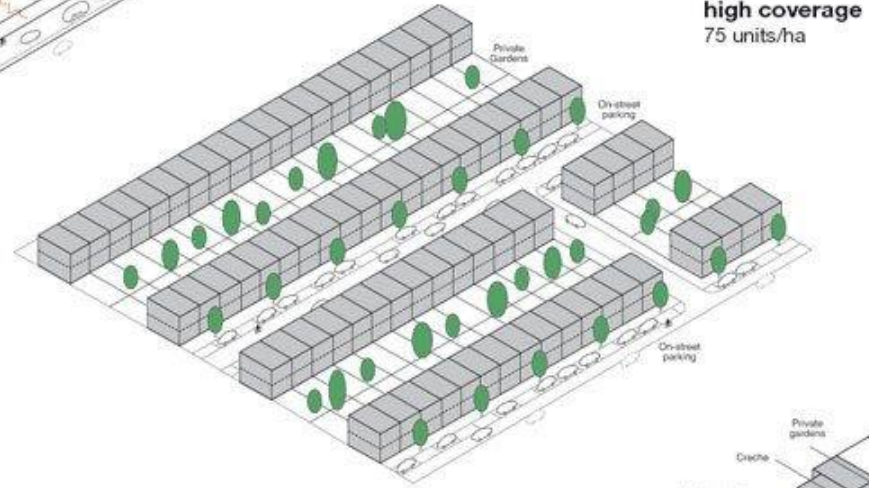
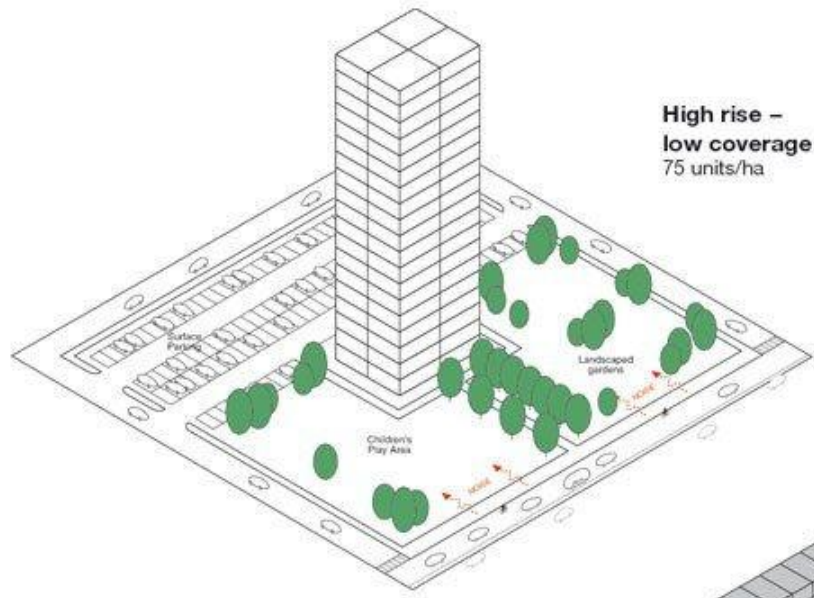
- Residential density refers to the number of dwelling units per acres of land (DU/Acres)
- Density is used in planning for new residential development to measure the amount of new housing to go on a specific site.



Calculating Density

- There are two ways to calculate density
 1. Gross Density is the number of units divided by the acreage of the entire area
 2. Net Density is the number of units divided by the acreage of residential area

Gross density can result in the same traffic congestion that can be a major concern of density



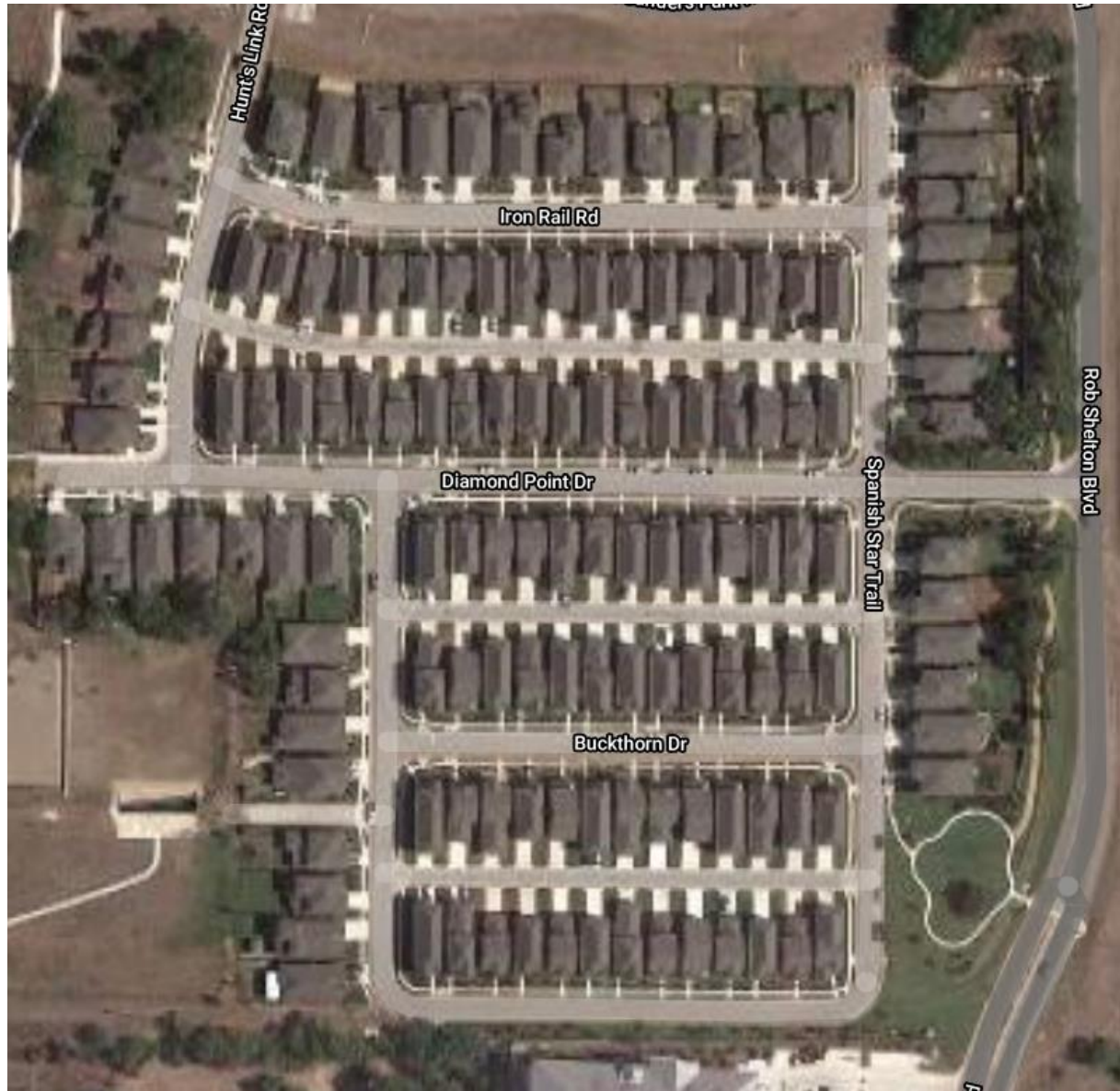
- Key**
Target a mix of activities
Include a variety of house types
- Community facilities
 - Shops and workspaces
 - Maisonettes
 - Houses
 - Apartments

- Badly designed high density can lead to various issues
 - Cramped
 - Traffic congestion
 - Increased parking demand
 - Lack of privacy
 - Reduced open space
 - Inability to fit in with the surrounding community
- Low Density can lead to
 - Urban Sprawl
 - Feelings of isolation
 - Car dependency
 - Difficulties in offering a wider range of housing options
 - Affordability issues

Ways density is observed

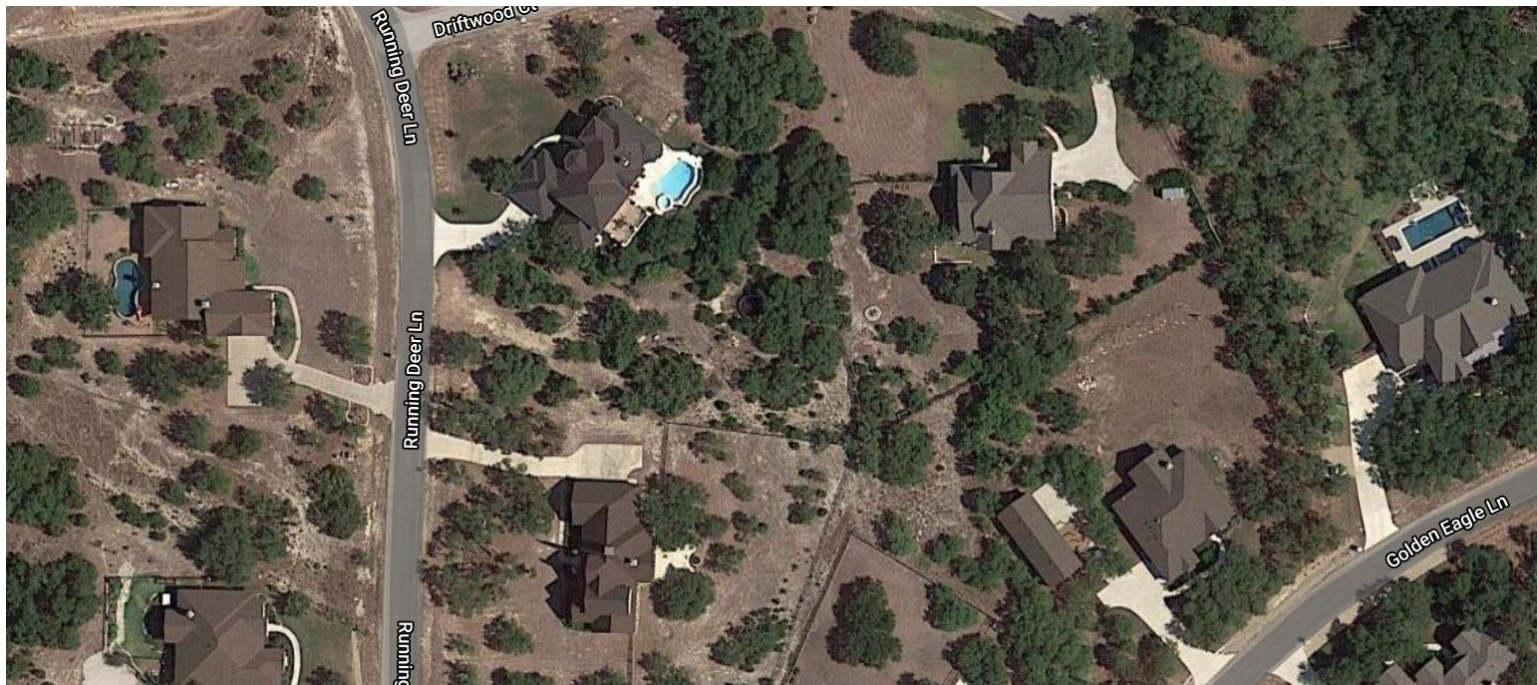
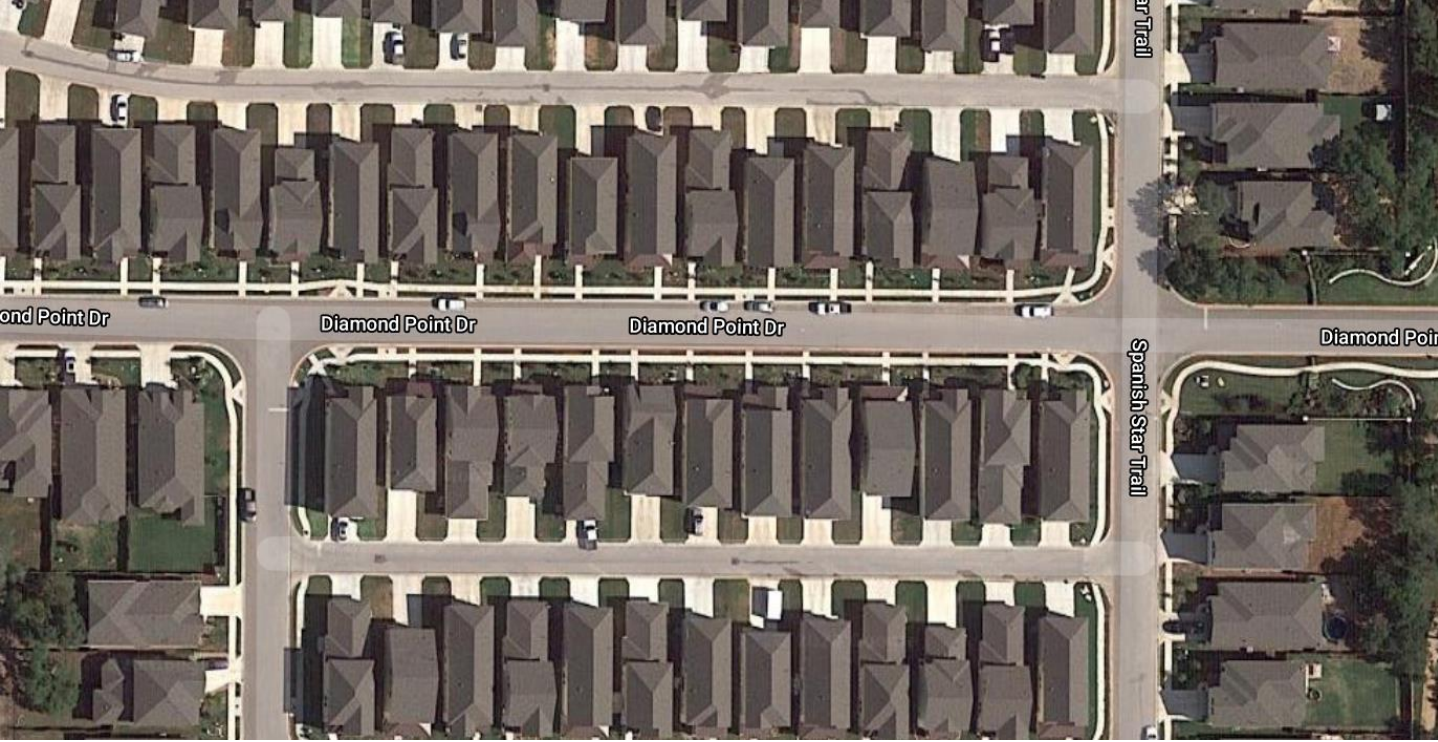
- Visually
- Height
- Setbacks
- Impervious cover
- Open space
- Traffic congestion

High Density – Texas Heritage

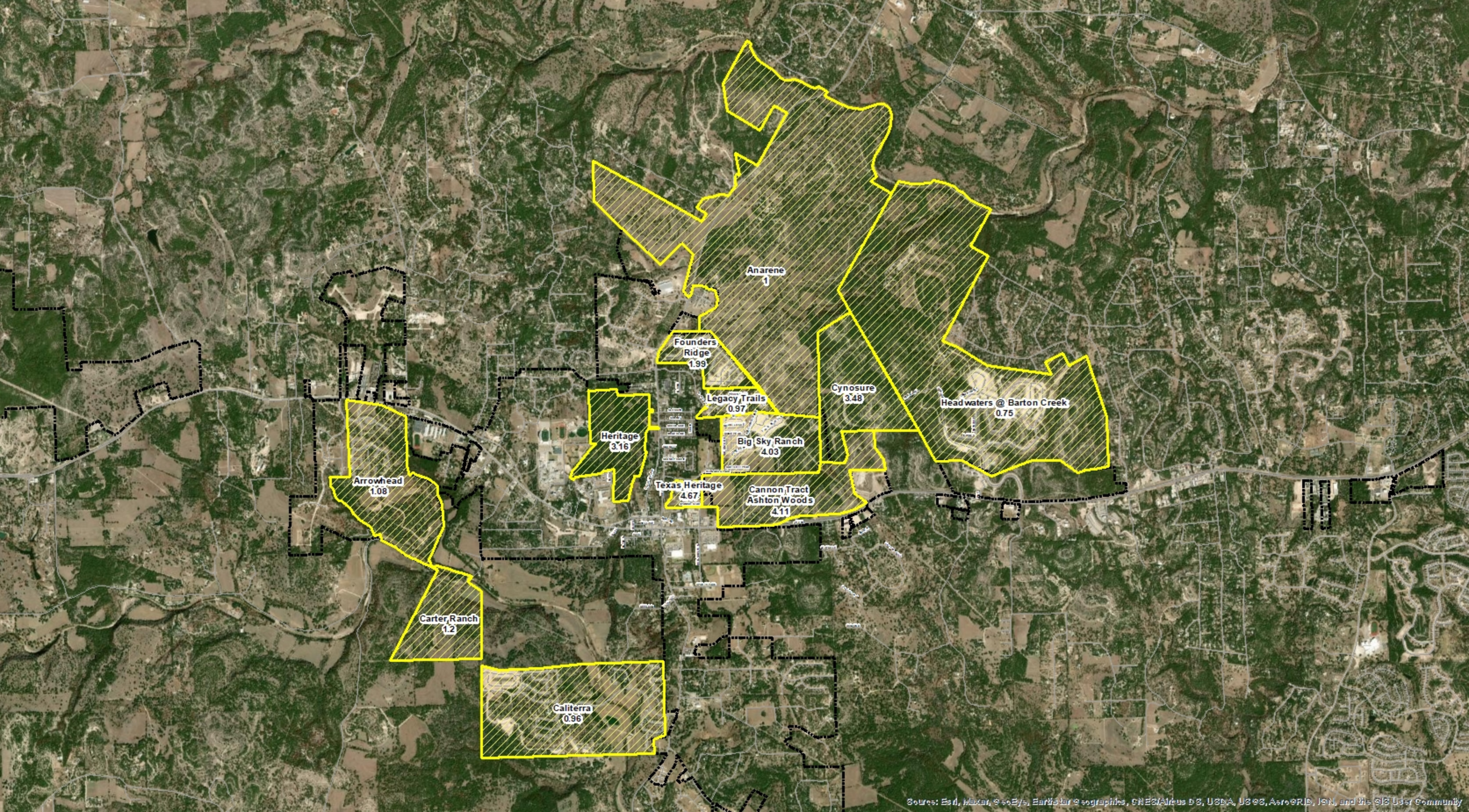


Low Density – Hidden Springs





Density Map



Anarene
1

Founders
Ridge
1.99

Legacy Trails
0.97

Cynosure
3.48

Headwaters @ Barton Creek
0.75

Arrowhead
1.08

Heritage
3.16

Big Sky Ranch
4.03

Texas Heritage
4.67

Cannon Tract
Ashton Woods
4.11

Carter Ranch
12

Caliterra
0.96

Development	City Limits/ETJ	Single Family Lot or LUEs	Wastewater	Acreage	Density per Acreage	34/35	40	45	50	60	65/70
Anarene	ETJ	1677	WW-CODS	1677.61	1				X		
Arrowhead	City Limits	403	WW-CODS	374.2	1.08				X	X	X
Big Sky Ranch	City Limits	805	WW-CODS	200	4.03	X		X		X	
Caliterra	ETJ	567.7	WW-CODS	592	0.96				X		
Cannon Tract	City Limits	400	WW-CODS	97.049	4.12		X	X			
Carter Tract	ETJ	235	WW-CODS	196.8	1.19				X		
Cynosure	ETJ	985	WW-CODS (Proposed)	283	3.48		X		X	X	
Founders Ridge	City Limits	204	WW-CODS	102.479	1.99						X
Headwaters	ETJ	1000	WW-MUD	1336.7	0.75				X	X	X
Heritage	City Limits	595	WW-CODS	188.13	3.16	X	X	X	X	X	
Legacy Trails	City Limits	54	Septic	55.7026	0.97						
Texas Heritage	City Limits	139	WW-CODS	29.784	4.67	X		X			

Zoning Districts	Lot Size	Units per acre*	parkland per acre**
SF-1	1 acre	1	0.04
SF-2	0.5 acre	2	0.08
SF-3	3,500 sq ft	12.5	0.5
SF-4	10,000 sq ft	4.35	0.174
SF-5	2,500 sq ft	16.67	0.6668
MF	1,815 sq ft	24	0.96

1 acre= 43,560 sq ft

*Maximum density a subdivision can build to

** Based on SF= 1 LUE

ETJ Minimum Lot and Unit Sizes

Wastewater System	Aquifer Zone	Surface or Rainwater	Public Water Supply	Private Well
Public Sewer	Recharge	1.5	1.5	2
	Contributing	0.75	0.75	1.5
	WQBZ	2.0/Av 3.0	2.0/Av 3.0	2.0/Av 3.0
Private Septic	Recharge	2	2	2
	Contributing	1.5	1.5	2
	CWQZ	2	2	2
	WQBZ	2.0/Av 3.0	2.0/Av 3.0	2.0/Av 3.0