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RESOLUTION NO. 04-91

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, ADOPTING LAND USE ASSUMPTIONS FOR THE DESIGNATED SERVICE AREA (CITY OF MESQUITE CITY LIMITS) RELATING TO THE WATER AND WASTEWATER IMPACT FEE PROGRAM, TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the City Council appointed a Capital Improvements Advisory Committee in accordance with Chapter 395 of the Local Government Code to advise and assist in developing Land Use Assumptions for the City of Mesquite;

WHEREAS, Land Use Assumptions have been developed within a designated service area as prescribed by Chapter 395, and information relating to such assumptions has been made available to the public;

WHEREAS, the City Council, at a public hearing held January 21, 1991, considered the Land Use Assumptions within the designated service area; and

WHEREAS, all requirements of advertisement and notification regarding such action have been in accordance with the requirement of Chapter 395;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That the City Council of the City of Mesquite, Texas, hereby adopts the Land Use Assumptions relating to the Water and Wastewater Impact Fee Program, attached hereto as Exhibit "A", which project changes in land uses, densities, intensities and population in and for the designated service area, which consists of the City of Mesquite City Limits shown on the map attached to and made a part of Exhibit "A".

SECTION 2. That this resolution shall take effect immediately upon date of passage as the law in such cases provides.

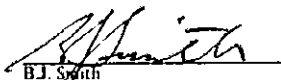
DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 4th day of February, 1991.


George A. Venner, Sr.
Mayor

ATTEST:

APPROVED:


Lynn Prugel
City Secretary


B.J. Smith
City Attorney

**CITY OF MESQUITE
LAND USE ASSUMPTIONS
WATER AND WASTE-WATER IMPACT FEE PROGRAM
SEPTEMBER 1990**

INTRODUCTION

The City of Mesquite intends to establish fee programs to recover the costs of providing certain water and waste-water facilities. The following land use assumptions are specifically developed to satisfy the requirements of Chapter 395 of the 1990 Texas Local Government Code regarding the formulation and adoption of water and wastewater impact fees. The land use assumptions will be used to determine the demand for new facilities and the proportional costs attributable to new growth. The report describes the service area, both in terms of current and ultimate development, and projects changes in land use, density, intensity, and population. The assumptions and the methodology used are summarized in the following report. Due to the nature and extent of the information, the primary presentation of the land use assumptions is by means of the Land Use Assumptions Map and Land Use Analysis Tables. These exhibits are attached to the report as appendices.

DEVELOPMENT SUMMARY

	CURRENT 1990	PROJECTED 2000	PROJECTED 2010	PROJECTED ULTIMATE
POPULATION (#)	104,396	123,628	142,856	180,450
EMPLOYMENT (#)	32,940	39,478	45,189	80,661
HOUSING UNITS (#)	39,623	46,983	54,343	69,977
Single Family	28,784	34,120	39,454	46,000
Multifamily	10,839	12,863	14,889	23,977
DEVELOPED LAND (AC)	15,660	19,555	21,563	26,747
Residential	9,108	9,592	11,103	13,203
Nonresidential	2,864	3,433	3,930	7,014
Other	3,688	6,530	6,530	6,530
UNDEVELOPED LAND (AC)	11,087	7,192	5,184	0
% Undeveloped	41.4%	26.9%	19.4%	0
TOTAL LAND (AC)	26,747	26,747	26,747	26,747

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SERVICE AREA

The service area used for the land use assumptions consists of the entire City of Mesquite, thereby resulting in systemwide land use assumptions as permitted by Section 395.0455 of the 1990 Texas Local Government Code. Information is presented on a citywide/systemwide basis and also on a subarea basis. The subareas divide the City into thirteen Planning Areas in order to provide a geographical/location perspective to the data and to more clearly identify which sections of the City are impacted by future development.

SUMMARY OF ASSUMPTIONS

The following assumptions about land use, population, and employment factors are used in the calculations and projections which describe future development. These assumptions will be applied citywide to all Planning Areas.

Population Factor: The population factors used to convert housing units to population (i.e. average persons per household and average occupancy rate) will remain stable over time.

Further declines in household size are anticipated as the Metroplex continues to move toward the national average in terms of the number of persons per household and as some areas of the City age, becoming occupied by a greater percentage of "empty nesters." It is assumed, however, that any future decline in the average household size will be partially offset by some increase in average occupancy rates, particularly in single family homes. The current factors are therefore considered realistic and useable for the purpose of these calculations. Keeping the relationship between housing units and population unchanged will make the calculations and projections easier to understand.

Housing Type Proportions: The proportion of housing units by type (i.e. single family vs. multifamily) will remain stable over time.

Currently 70% of the housing units in the City are single family detached units and development policy supports the continued predominance of such units. It is assumed that a combination of development policy, zoning, and other land use regulations will be effective in maintaining these proportions.

Housing Density: The density of development by housing type (i.e. single family detached, single family attached, and multifamily) will remain stable over time.

Although there are influences which will tend to increase the density of new construction within each respective housing type, development policy will encourage a reduction in the average density of future development with the result that the average density of current development by housing type on a citywide basis is expected to be representative of the densities

of development which can be expected in the future. Development policies affecting the greatest proportion of vacant land (i.e. Southeast Mesquite Density Distribution Policy) will result in proportionally more large lot homes and less small lot single family homes. Furthermore, zoning and development policy regarding multifamily development is not expected to change to a degree which would allow a significantly higher density.

Zoning/Use Projection: Development will occur in accordance with the current zoning designations, except as noted below.

The current zoning is assumed to be a valid indicator of the ultimate use of the land, except as modified by the following observations: a) AG zoned land will develop as single family detached residential, and b) certain specific residential tracts which are surrounded by nonresidential zoning will develop as nonresidential (these tracts are individually adjusted in the calculations), c) land within the 100 year flood plain will not develop, d) school/park sites will be developed in accordance with the Educational Planning Units study prepared by the Mesquite Independent School District, e) additional park land, except school/parks, will be in the 100 year flood plain, f) additional right-of-way for streets will be acquired in accordance with the Mesquite Thoroughfare Plan, and g) additional land acquisition for Hudson Airport will be in accordance with the Airport Layout Plan and the environmental studies for the airport.

Employment Growth: Employment growth will be in accordance with the projections developed by the North Central Texas Council of Governments (NCTCOG).

Employment Density: Average employment density (workers per acre) will remain stable over time.

1990 DEVELOPMENT

The development of an accurate description of current development, population and employment was essential as a basis upon which to consider, evaluate and project future development changes. Data regarding 1990 development reports existing conditions, as well as "Permit Ready" data which reflects those projects where fees are paid but construction or occupancy has not occurred.

SUMMARY OF 1990 DEVELOPMENT

	Existing	Including Permit Ready
Population:	104,396	116,389
Housing Units:	39,623	44,097
Employment:	32,940	Same
Acres Developed:	15,660	Same
% of Total Acres:	59%	Same

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BASIC INFORMATION

The information providing the basis for describing existing development was gathered from available surveys, files, and other existing data sources.

Land Use: Existing land use files, maintained in the Mesquite Planning Division, are based on a 1976 land use survey which has been updated and corrected using a combination of information from building permits, plats, supplementary field surveys, scaling by planimeter, and tax roll/appraisal information. These files provide detailed data regarding acres of developed land by type of use and undeveloped land by zoning.

Housing: Housing count files, maintained in the Mesquite Planning Division provide detailed information regarding the number of units by housing type. Current housing units are reported in a two-tiered manner, i.e. existing lots/units and "Permit Ready" lots/units, which are not yet constructed but which can be built without increasing developed acreage. These lots/units are in projects for which development fees have been paid, i.e. generally in subdivisions which are under construction and/or multifamily projects which are being built in phases.

Population: The January 1, 1990 population estimate for the City of Mesquite (104,600) was prepared by the NCTCOG based on housing counts provided by the City. The formula used to break the population down into Planning Area populations re-establishes the City population at 104,396. In order that all calculations compute properly, this adjusted population is used for the purposes of this report.

The following estimated population factors were used to calculate the 1990 population.

<u>Housing Type</u>	<u>Persons per Household</u>	<u>Occupancy Rate</u>
Single Family Detached	3.0	93%
Single Family Attached	3.0	93%
Multifamily	2.3	92%

Employment: The employment projections for 1990 are prepared by the NCTCOG. These employment projections were prepared in 1987 and included estimates of current 1987 employment and projections of employment growth for 1990 and future years.

DERIVED DATA

The following information is derived from the above basic information as described below. The derived data provides an understanding of the characteristics of existing development which can be carried forward to help describe likely future development.

Housing Type and Density: The density of existing residential development (units per acre) is derived by dividing the developed acres of each housing type into the number of "permit ready" units in that housing type. The proportion of units by type is taken from the existing housing count.

<u>Housing Type</u>	<u>Average Units Per Acre</u>	<u>Percent of Total Units</u>
Single Family Detached	3.7	70.0%
Single Family Attached	6.8	2.5%
Multifamily	21.7	27.5%

Employment Density: The average density of existing employment (11.5 workers per acre) is derived by dividing the current number of employees by the acres developed in nonresidential land uses. For this purpose nonresidential land use includes retail/service, commercial, public/semi-public, and industrial uses.

ULTIMATE DEVELOPMENT

Information regarding ultimate development, or the holding capacity of the City, is developed as the basis for the planning and design of water and wastewater systems which will be adequate to serve future development. The capital improvements plan then proposes phasing of construction of the needed facilities based on the growth projections.

SUMMARY OF ULTIMATE DEVELOPMENT

Population:	180,450
Housing Units	69,977
Employment:	80,661
Acres Developed:	26,747
% of Total Acres:	100%

BASIC INFORMATION

The information providing the basis for developing a description of the ultimate development of the City is provided by the land use files which include data regarding the amount, location, and zoning of undeveloped land within the City.

Land Use: The ultimate development capacity of the City of Mesquite is analyzed by reviewing the status and potential of undeveloped land. All acreage is assumed to develop in accordance with the assumptions described above. The result of this analysis is a description of the holding capacity of the City, including an allocation of total acreage by land use type.

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DERIVED DATA

All aspects of ultimate development other than acreage by land use type are derived by applying the assumptions described in the previous section to the basic land use acreage generated by this analysis.

Housing: The total number of housing units accommodated under ultimate development is derived by multiplying the average density (units per acre) for each housing type by the total number of additional acres available for development of that housing type. This number is then added to the "permit ready" housing count.

Population: The total population accommodated under ultimate development is derived by multiplying the population factors (persons per household and occupancy rate) for each housing type by the total number of housing units of each type.

Employment: The total employment accommodated under ultimate development is derived by multiplying the average employment factor (11.5 workers per acre) by the total number of acres available for nonresidential development.

2000 AND 2010 PROJECTIONS

Population, employment and land use are projected for the years 2000 and 2010. These projections will serve as the basis for developing a capital improvements program which assures that adequate facilities are available at all times.

SUMMARY OF PROJECTED DEVELOPMENT

	<u>2000</u>	<u>2010</u>
Population:	123,628	142,856
Housing Units:	46,983	54,339
Employment:	39,478	45,189
Acres Developed:	19,555	20,864
% of Total Acres:	73%	78%

BASIC INFORMATION

The information providing the basis for the projection of growth to the years 2000 and 2010 is the historical growth data for the City, i.e. past population and housing growth rates.

Housing: The basic projection used for the years 2000 and 2010 is based on the number of building permits, i.e. the numbers of housing units, expected to be

constructed. See Appendix A: Growth Projections for an explanation of the projections.

Employment: The employment projections for the years 2000 and 2010 were prepared by the NCTCOG and are used without modification.

DERIVED DATA

All aspects of development in the years 2000 and 2010, except for the projections of housing and employment, are developed by applying the assumptions described in the previous section to these projections.

Land Use: The acreages required to accommodate residential development are derived from projections of housing units and employment. The total number of units of each housing type is derived by multiplying the projected number of units by the percentage proportion of each housing type. The number of units by type is then divided by the average density for each respective type to derive the acreage required to accommodate the units. Likewise, the acreage required to accommodate nonresidential development is derived by dividing the total projected employment by the average employment density (workers per acre).

Population: The projected population is derived by multiplying the projection of housing units by the average population factor for each respective housing type.

DISTRIBUTION OF GROWTH

The above methodology results in projected population and employment growth for the entire City, including calculation of the amount of acreage required to accommodate this development. This growth is distributed to the various Planning Areas on the basis of the following factors.

Employment projections, prepared on a small area basis (Traffic survey zones) by the North Central Texas Council of Governments, have been converted to Planning Area projections by totaling appropriate traffic survey zone data. These projections are used without adjustment or modification. Approximately 73% of the employment growth in the next 20 years is projected to occur in the existing major employment centers of the City: 44% of the employment growth is projected in the Town East Mall area (Planning Areas 3 and 4); and 29% in the Skyline/Forney Industrial area (Planning Areas 5 and 7). Thirteen (13%) percent of the employment growth is projected for Southeast Mesquite, where the Airport Industrial Area will emerge as a new employment center.

Future residential development was assigned to various Planning Areas based on the historical growth patterns of the City, the availability of undeveloped and properly zoned land, and general staff knowledge of planned developments in the City.

Single family detached residential development will predominantly be located in the Planning Areas located in Southeast Mesquite due to the lack of appropriate undeveloped land in most other planning areas.

Multifamily residential development will be predominantly located in the northern planning areas in proximity to the freeways where appropriately zoned land exists, which is in accordance with the City's development policies.

The five planning areas composing Southeast Mesquite will accommodate 63% of the residential growth over the next 20 years; The other eight planning areas will accommodate the remaining 37% of the residential growth. (See Appendix C for more detailed information by Planning Area.)

APPENDIX A GROWTH PROJECTIONS

Three population growth projections for the ten and twenty (2000 and 2010) were evaluated. Both the high and low projections are considered possible, but a modified/moderate projection is considered most reasonable and is used to derive the description of development for the years 2000 and 2010.

LOW PROJECTIONS	2000:	117,479
NORTH CENTRAL TEXAS COG	2010:	129,369

NCTCOG prepared growth projections for area cities in 1987, with 2000 and 2010 growth for Mesquite projected as shown above. These projections are considered to be within a range of what could be expected, but are considered to be on the very low side of what is likely for the following reasons.

1. The currently estimated 1990 population of the City exceeds the NCTCOG 1990 projected population by several thousand persons. This shortfall results from the model used to calculate the projections. The projection model has apparently not accounted for an actual transition of growth to the eastern part of Dallas County. With the availability of vacant land and the completion of new I-20, it is reasonable to expect that growth, which has not been adequately reflected in the NCTCOG projection, will occur in this segment.
2. The populations projected by the NCTCOG would indicate a reduction of almost 50% over the average historical level of permits issued by the City between 1950 and 1990. (i.e. a projected level of approximately 460 permits per year, compared to an actual average level of 977 permits per year over the forty year period). While the number of permits issued per year will eventually fall due to the lack of attractive undeveloped land, this is not yet the case. Southeast Mesquite is currently one of the most attractive areas in the Metroplex for single family residential development and will still have undeveloped land available at the end of the 20 year period being studied. Some reduction in permit levels is expected as noted below; however, a reduction as significant as 50% is not seen as likely during the study period.

HIGH PROJECTION	2000:	129,924
MESQUITE PLANNING DIVISION	2010:	155,454

Since the NCTCOG projection is considered low due to the significant reduction in projected permits, a straight-line projection based on the historical average of permits issued per year was prepared. Based on the growth of the City from 1950 to 1990, an average of 977 permits per year has been issued during that 40 year period.

The straight-line projection of 977 permits per year results in 9,770 additional

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housing units in 2000 and 19,540 additional housing units in 2010. Based on the assumed proportion of housing types and the assumed population factors, the following population would result from the construction of these projected units:

	Housing Type/ % of Units	# of Units Projected	Population Factor	Projected Population
<u>2000</u>	Single Family/72.5%	7,083	2.80	19,832
	Multifamily/27.5%	<u>2,687</u>	2.12	<u>5,696</u>
	SUBTOTAL: 1990 TO 2010 CHANGE	9,770		25,528
	Current 1990 Count	<u>39,623</u>		<u>104,396</u>
	TOTAL 2010 PROJECTION	49,393		129,924
<u>2010</u>	Single Family/72.5%	14,166	2.80	39,665
	Multifamily/27.5%	<u>5,374</u>	2.12	<u>11,393</u>
	SUBTOTAL: 1990 TO 2010 CHANGE	19,540		51,058
	Current 1990 Count	<u>39,623</u>		<u>104,396</u>
	TOTAL 2010 PROJECTION	59,163		155,454

The straight-line projection based solely on the historical average of permits issued is within the range of what could be expected. However, due to the extremely high level of construction in the early 1980's, this projection is considered to be on the high side of what is likely to occur in the next 20 years. The distortion of the construction in the 1980's, relative to the overall history of growth in Mesquite, is illustrated by the following analysis of averages permits issued by decade.

Decade	Average Annual # of Permits Issued
1950's	753
1960's	729
1970's	696
1980's	<u>1,732</u>
40 Year Average	977

The projected 2000 population of 129,924 and the projected 2010 population of 155,454 are, therefore, considered to be higher than is likely to occur.

MODERATE PROJECTION 2000: 123,628
MESQUITE PLANNING DIVISION 2010: 142,856

With the continued availability of undeveloped land in the City, the straight-line projection method is considered a valid method of evaluating potential future growth. The projection, however, needs to be modified to eliminate the

distortion created by the high construction cycle of the 1980's which is not expected to be repeated. In order to adjust the average, it is suggested that the three highest permits years (i.e. 1982, 1983, 1984) be removed from the averaging calculation. The result is a modified or adjusted historical average of 736 permits per year over a 37 year historical period. (1950 to 1990 minus the three highest permit years).

The straight-line projection of 736 permits per year results in 7,360 additional housing units in 2000 and 14,720 additional housing units in 2010. Based on the assumed proportion of housing types and the assumed population factors the following population would result from the construction of these projected units:

	<u>Housing Type/ % of Units</u>	<u># of Units Projected</u>	<u>Population Factor</u>	<u>Projected Population</u>
<u>2000</u>	Single Family/72.5%	5,336	2.80	14,941
	Multifamily/27.5%	<u>2,024</u>	2.12	<u>4,291</u>
	SUBTOTAL: 1990 TO			
	2000 CHANGE	7,360		19,232
	Current 1990 Count	<u>39,623</u>		<u>104,396</u>
	TOTAL 2000 PROJECTION	46,983		123,628
<u>2010</u>	Single Family/72.5%	10,672	2.80	29,880
	Multifamily/27.5%	<u>4,048</u>	2.12	<u>8,580</u>
	SUBTOTAL: 1990 TO			
	2010 CHANGE	14,720		38,460
	Current 1990 Count	<u>39,623</u>		<u>104,396</u>
	TOTAL 2010 PROJECTION	54,343		142,856

This modified straight-line projection approximately represents the midpoint between the low and high projections and is considered the most likely growth pattern. This modified projection is used to derive the description of development for the years 2000 and 2010.

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**APPENDIX B
ANNUAL GROWTH PROJECTIONS**

	POPULATION	HOUSING UNITS	EMPLOYMENT	ACRES DEVELOPMENT
1990	104,396	39,623	32,940	15,660
1991	106,319	40,359	33,594	16,050
1992	108,242	41,095	34,248	16,439
1993	110,166	41,831	34,901	16,829
1994	112,089	42,567	35,555	17,218
1995	114,012	43,303	36,209	17,608
1996	115,935	44,039	36,863	17,997
1997	117,858	44,775	37,517	18,386
1998	119,782	45,511	38,170	18,776
1999	121,705	46,247	38,824	19,165
2000	123,628	46,983	39,478	19,555
2001	125,551	47,719	40,049	19,756
2002	127,474	48,455	40,620	19,957
2003	129,396	49,191	41,191	20,157
2004	131,319	49,927	41,762	20,358
2005	133,242	50,663	42,335	20,559
2006	135,165	51,399	42,905	20,760
2007	137,088	52,135	43,476	20,961
2008	139,010	52,871	44,047	21,161
2009	140,933	53,607	44,618	21,362
2010	142,856	54,343	45,189	21,563

**APPENDIX C
CITY OF MESQUITE
LAND USE ASSUMPTION TABLES**

The following land use assumption tables provide more detailed land use data for the City of Mesquite, as well as for the thirteen planning areas within the City. Further detailed information is available, by planning area, through the Planning Division Office.

The terms used in the Land Use Assumption Tables are defined as follows:

Current 1990: Refers to existing development, not including "permit ready" lots/units.

Single Family: Refers to both single family detached and single family attached housing units.

Residential: Refers to land used for single family detached, single family attached, multifamily, and group quarters (e.g. nursing home housing).

Nonresidential: Refers to land used for retail/services, commercial, industrial, and public/semipublic facilities (e.g. schools, churches, fire stations, hospitals, etc.).

Other: Refers to land which cannot be developed or is expected to be used in a passive manner including transportation facilities (e.g. streets, railroad, airport), parks, and floodplain areas. "Other" acreage is included under the "Developed" classification, as it is not available for development of residential or nonresidential uses.

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CITY OF MESQUITE
LAND USE ASSUMPTION TABLES

	CURRENT 1990	PROJECTED 2000	PROJECTED 2010	PROJECTED ULTIMATE
CITY OF MESQUITE				
POPULATION (#)	104,396	123,628	142,856	180,450
EMPLOYMENT (#)	32,940	39,478	45,189	80,661
HOUSING UNITS (#)	39,623	46,983	54,343	69,977
Single Family	28,784	34,120	39,454	46,000
Multifamily	10,839	12,863	14,889	23,977
DEVELOPED LAND (acres)				
Residential	15,660	19,555	21,563	26,747
Nonresidential	9,108	9,592	21,103	13,203
Other	2,864	3,433	3,930	7,014
Other	3,688	6,530	6,530	6,530
UNDEVELOPED LAND (acres)				
% Undeveloped	11,087	7,192	5,184	0
	41.4%	26.9%	19.4%	0
TOTAL LAND (acres)	26,747	26,747	26,747	26,747
PLANNING AREA #1				
POPULATION (#)	14,483	14,724	15,271	16,697
EMPLOYMENT (#)	4,523	4,707	4,861	5,722
HOUSING UNITS (#)	5,442	5,550	5,808	6,474
Single Family	4,332	4,352	4,352	4,373
Multifamily	1,110	1,198	1,456	2,101
DEVELOPED LAND (acres)				
Residential	1,780	1,821	1,846	1,930
Nonresidential	1,154	1,154	1,166	1,201
Other	420	436	449	498
Other	206	231	231	231
UNDEVELOPED LAND (acres)				
% Undeveloped	150	109	84	0
	7.8%	5.6%	4.3%	0
TOTAL LAND (acres)	1,930	1,930	1,930	1,930

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CITY OF MESQUITE
LAND USE ASSUMPTION TABLE

	CURRENT 1990	PROJECTED 2000	PROJECTED 2010	PROJECTED ULTIMATE
PLANNING AREA #2				
POPULATION (#)	4,257	5,259	6,594	12,618
EMPLOYMENT (#)	517	559	797	2,768
HOUSING UNITS (#)	1,639	2,093	2,723	5,564
Single Family	633	688	688	689
Multifamily	1,006	1,405	2,035	4,875
DEVELOPED LAND (acres)				
Residential	195	211	240	371
Nonresidential	91	95	116	241
Other	299	378	378	378
UNDEVELOPED LAND (acres)				
% Undeveloped	40.9%	30.9%	25.8%	0
TOTAL LAND (acres)	990	990	990	990
PLANNING AREA #3				
POPULATION (#)	16,086	17,147	18,330	20,947
EMPLOYMENT (#)	5,089	6,079	6,816	7,502
HOUSING UNITS (#)	6,416	6,899	7,457	8,592
Single Family	3,343	3,398	3,398	3,706
Multifamily	3,073	3,501	4,059	4,886
DEVELOPED LAND (acres)				
Residential	1,007	1,026	1,051	1,135
Nonresidential	441	527	591	652
Other	312	343	343	343
UNDEVELOPED LAND (acres)				
% Undeveloped	17.4%	11.0%	6.8%	0
TOTAL LAND (acres)	2,130	2,130	2,130	2,130

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CITY OF MESQUITE
LAND USE ASSUMPTION TABLE

	CURRENT 1990	PROJECTED 2000	PROJECTED 2010	PROJECTED ULTIMATE
PLANNING AREA #4				
POPULATION (#)	19,078	20,927	21,224	25,381
EMPLOYMENT (#)	5,983	8,813	9,636	9,104
HOUSING UNITS (#)	7,358	8,170	8,277	10,192
Single Family	5,116	5,299	5,406	5,548
Multifamily	2,242	2,871	2,871	4,644
DEVELOPED LAND (acres)				
Residential	2,194	2,501	2,656	2,790
Nonresidential	1,419	1,447	1,476	1,586
Other	451	642	768	792
	324	412	412	412
UNDEVELOPED LAND (acres)				
% Undeveloped	596	289	134	0
	21.4%	10.3	4.8%	0
TOTAL LAND (acres)	2,790	2,790	2,790	2,790
PLANNING AREA #5				
POPULATION (#)	5,861	6,074	6,628	6,656
EMPLOYMENT (#)	4,734	5,881	7,489	15,707
HOUSING UNITS (#)	2,321	2,397	2,656	2,666
Single Family	1,382	1,458	1,466	1,476
Multifamily	939	939	1,190	1,190
DEVELOPED LAND (acres)				
Residential	1,230	1,432	1,585	2,260
Nonresidential	464	474	487	489
Other	454	553	693	1,366
	312	405	405	405
UNDEVELOPED LAND (acres)				
% Undeveloped	1,030	828	675	0
	45.6%	36.6%	29.8%	0
TOTAL LAND (acres)	2,260	2,260	2,260	2,260

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CITY OF MESQUITE
LAND USE ASSUMPTION TABLE

	CURRENT 1990	PROJECTED 200	PROJECTED 2010	PROJECTED ULTIMATE
PLANNING AREA #6				
POPULATION (#)	16,804	19,256	20,172	24,590
EMPLOYMENT (#)	5,750	6,043	6,437	7,595
HOUSING UNITS (#)	6,370	7,362	7,769	9,751
Single Family	4,647	5,157	5,237	5,556
Multifamily	1,723	2,205	2,532	4,195
DEVELOPED LAND (acres)				
Residential	1,114	1,187	1,214	1,369
Nonresidential	306	331	365	660
Other	340	401	401	401
UNDEVELOPED LAND (acres)				
% Undeveloped	27.6%	21.0%	18.5%	0
TOTAL LAND (acres)	2,430	2,430	2,430	2,430
PLANNING AREA #7				
POPULATION (#)	9,361	10,159	10,551	12,423
EMPLOYMENT (#)	3,594	4,219	4,372	6,878
HOUSING UNITS (#)	3,396	3,682	3,822	4,633
Single Family	3,174	3,460	3,600	3,825
Multifamily	222	222	222	808
DEVELOPED LAND (acres)				
Residential	1,118	1,146	1,184	1,272
Nonresidential	340	394	407	598
Other	278	310	310	310
UNDEVELOPED LAND (acres)				
% Undeveloped	20.4%	15.1%	13.0%	0
TOTAL LAND (acres)	2,180	2,180	2,180	2,180

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CITY OF MESQUITE
LAND USE ASSUMPTION TABLE

	CURRENT 1990	PROJECTED 200	PROJECTED 2010	PROJECTED ULTIMATE
PLANNING AREA #8				
POPULATION (#)	9,324	10,533	10,827	12,055
EMPLOYMENT (#)	2,107	2,327	2,552	3,498
HOUSING UNITS (#)	3,416	3,848	3,953	4,420
Single Family	2,892	3,324	3,429	3,778
Multifamily	524	524	524	642
DEVELOPED LAND (acres)				
Residential	1,454	1,624	1,659	1,845
Nonresidential	913	944	959	1,053
Other	173	192	212	304
	368	488	488	488
UNDEVELOPED LAND (acres)				
% Undeveloped	391	221	186	0
	21.2%	12.0%	10.1%	0
TOTAL LAND (acres)	1,845	1,845	1,845	1,845
PLANNING AREA #9				
POPULATION (#)	6,737	10,108	14,171	15,847
EMPLOYMENT (#)	288	849	1,238	5,699
HOUSING UNITS (#)	2,406	3,578	5,061	5,660
Single Family	2,406	3,578	5,061	5,660
Multifamily	0	0	0	0
DEVELOPED LAND (acres)				
Residential	1,091	1,378	1,808	2,290
Nonresidential	840	948	1,349	1,497
Other	79	127	161	496
	172	298	298	297
UNDEVELOPED LAND (acres)				
% Undeveloped	1,199	917	482	0
	52.4%	40.0	21.1%	0
TOTAL LAND (acres)	2,290	2,290	2,290	2,290

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CITY OF MESQUITE
LAND USE ASSUMPTION TABLE

	CURRENT 1990	PROJECTED 2000	PROJECTED 2010	PROJECTED ULTIMATE
PLANNING AREA #10				
POPULATION (#)	406	4,645	5,838	8,705
EMPLOYMENT (#)	29	107	271	9,955
HOUSING UNITS (#)	145	1,659	2,085	3,004
Single Family	145	1,659	2,085	3,004
Multifamily	0	0	0	0
DEVELOPED LAND (acres)				
Residential	760	1,067	1,197	2,300
Nonresidential	400	419	535	798
Other	5	12	26	866
	355	636	636	636
UNDEVELOPED LAND (acres)				
% Undeveloped	1,540	1,233	1,103	0
	67.0%	53.6%	48.0%	0
TOTAL LAND (acres)	2,300	2,300	2,300	2,300
PLANNING AREA #11				
POPULATION (#)	1,504	4,035	8,501	9,551
EMPLOYMENT (#)	291	468	621	1,380
HOUSING UNITS (#)	537	1,441	3,036	3,411
Single Family	537	1,441	3,036	3,411
Multifamily	0	0	0	0
DEVELOPED LAND (acres)				
Residential	436	1,052	1,497	1,680
Nonresidential	298	414	845	947
Other	10	25	39	120
	128	613	613	613
UNDEVELOPED LAND (acres)				
Undeveloped	1,244	628	183	0
	74.0%	37.4%	10.9%	0
TOTAL LAND (acres)	1,680	1,680	1,680	1,680

CITY OF MESQUITE
LAND USE ASSUMPTION TABLE

00095

	CURRENT 1990	PROJECTED 2000	PROJECTED 2010	PROJECTED ULTIMATE
PLANNING AREA #12				
POPULATION (#)	316	672	2,929	9,529
EMPLOYMENT (#)	2	17	48	2,354
HOUSING UNITS (#)	113	240	1,046	2,922
Single Family	113	240	1,046	2,922
Multifamily	0	0	0	0
DEVELOPED LAND (acres)				
Residential	139	554	775	1,512
Nonresidential	91	125	343	879
Other	0	1	4	205
	48	428	428	428
UNDEVELOPED LAND (acres)				
% Undeveloped	1,373	958	737	0
	90.8%	63.4%	48.8%	0
TOTAL LAND (acres)	1,512	1,512	1,512	1,512
PLANNING AREA #13				
POPULATION (#)	179	179	1,820	5,451
EMPLOYMENT (#)	33	39	51	2,502
HOUSING UNITS (#)	64	64	650	1,947
Single Family	64	64	650	1,947
Multifamily	0	0	0	0
DEVELOPED LAND (acres)				
Residential	738	1,780	1,940	2,410
Nonresidential	97	97	256	606
Other	96	97	98	218
	545	1,586	1,586	1,586
UNDEVELOPED LAND (acres)				
% Undeveloped	1,672	630	470	0
	69.4%	26.1%	19.5%	0
TOTAL LAND (acres)	2,410	2,410	2,410	2,410

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CITY OF MESQUITE, TEXAS
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING DIVISION

SCALE 1" = 2000'

LAND USE ASSUMPTIONS MAP

VACANT LAND



CLASSIFICATION:

- A - SINGLE FAMILY DETACHED
- B - SINGLE FAMILY ATTACHED
- C - MULTIFAMILY
- E - COMMERCIAL/RETAIL/SERVICES
- F - INDUSTRIAL



NON-DEVELOPABLE

PARKS, FLOOD PLAIN, TRANSPORTATION FACILITIES



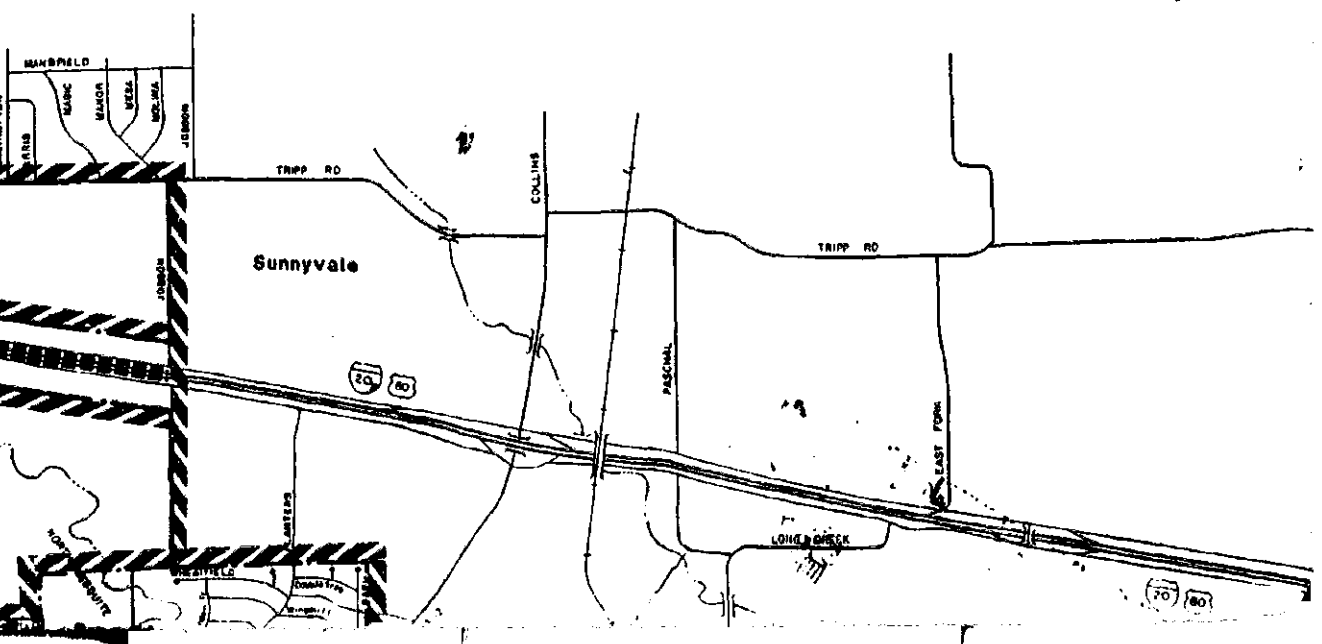
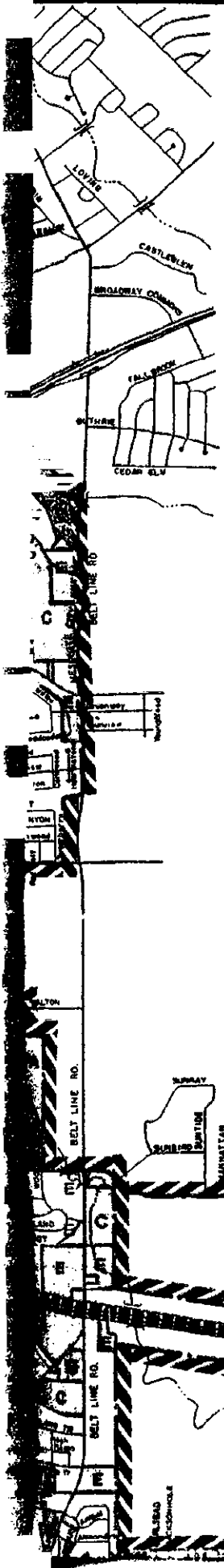
EXISTING DEVELOPMENT



PLANNING AREA BOUNDARIES



SERVICE AREA BOUNDARIES
(CITY LIMITS)



CLASSIFICATION:

- A - SINGLE FAMILY DETACHED
- B - SINGLE FAMILY ATTACHED
- C - MULTIFAMILY
- E - COMMERCIAL/RETAIL/SERVICES
- F - INDUSTRIAL

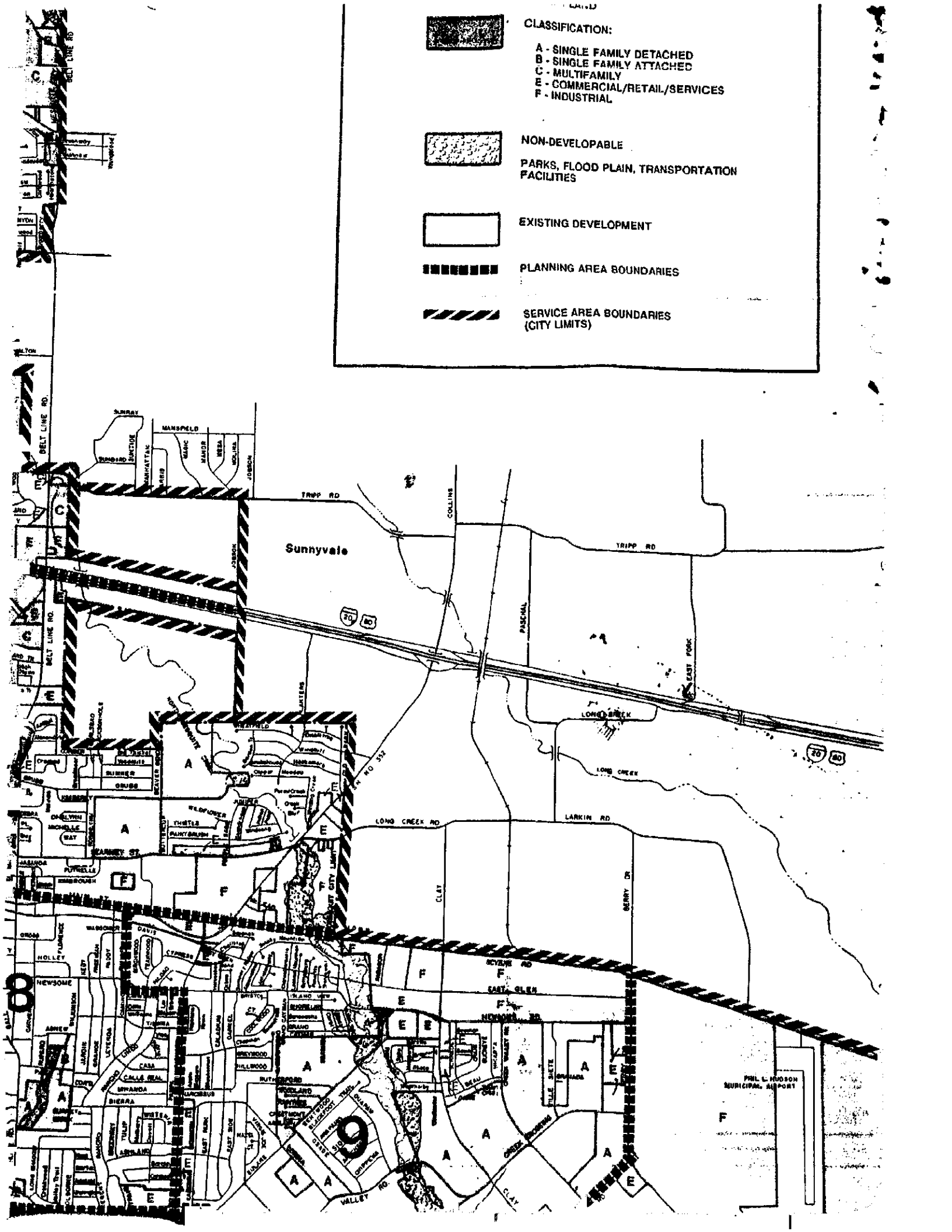
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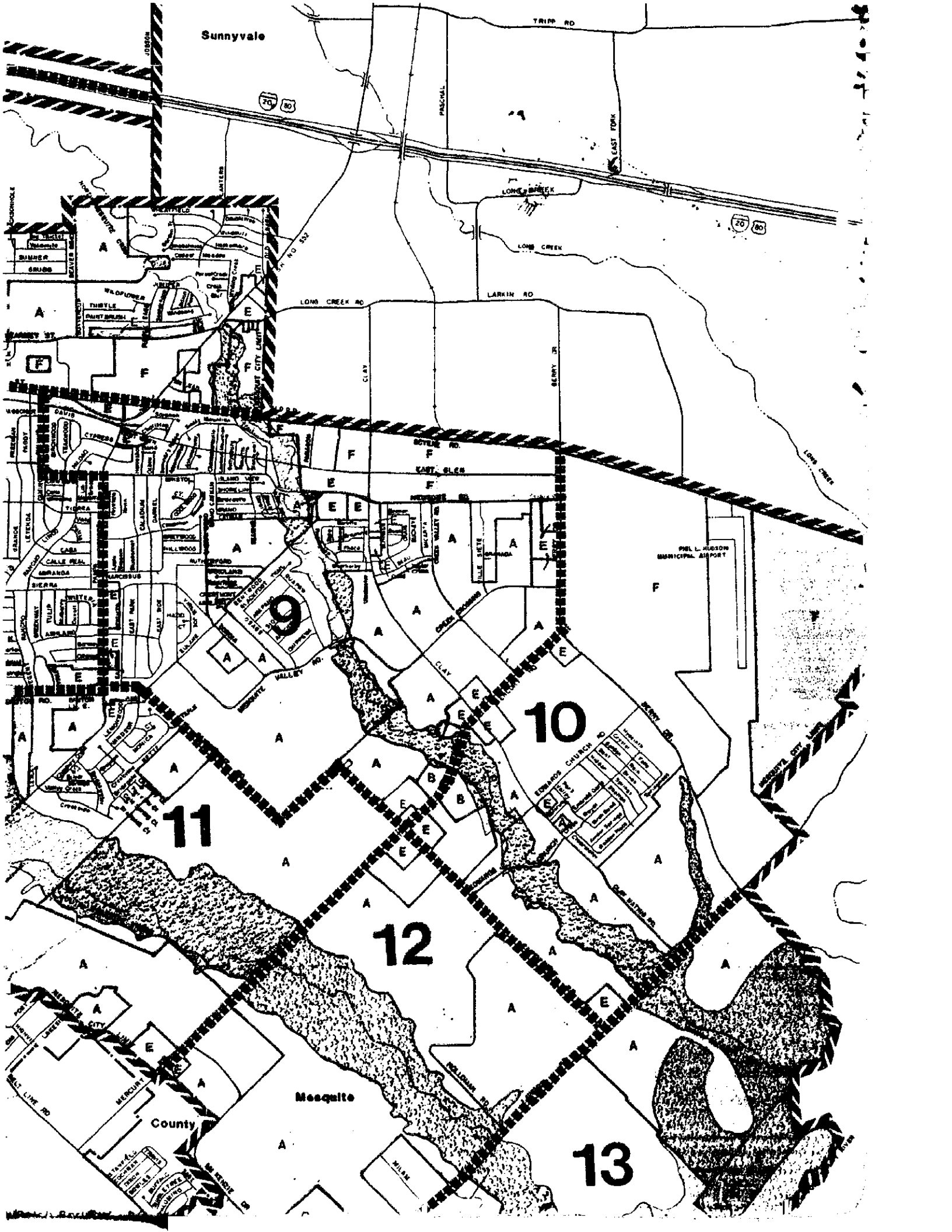
PARKS, FLOOD PLAIN, TRANSPORTATION FACILITIES

EXISTING DEVELOPMENT

PLANNING AREA BOUNDARIES

SERVICE AREA BOUNDARIES (CITY LIMITS)





Sunnyvale

TRIP RD

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20 80

LONG CREEK RD

LARKIN RD

CLAY

SENY

BOYER RD

EAST GLEN

WILSON RD

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PHIL L. HUDSON MUNICIPAL AIRPORT

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Mesquite

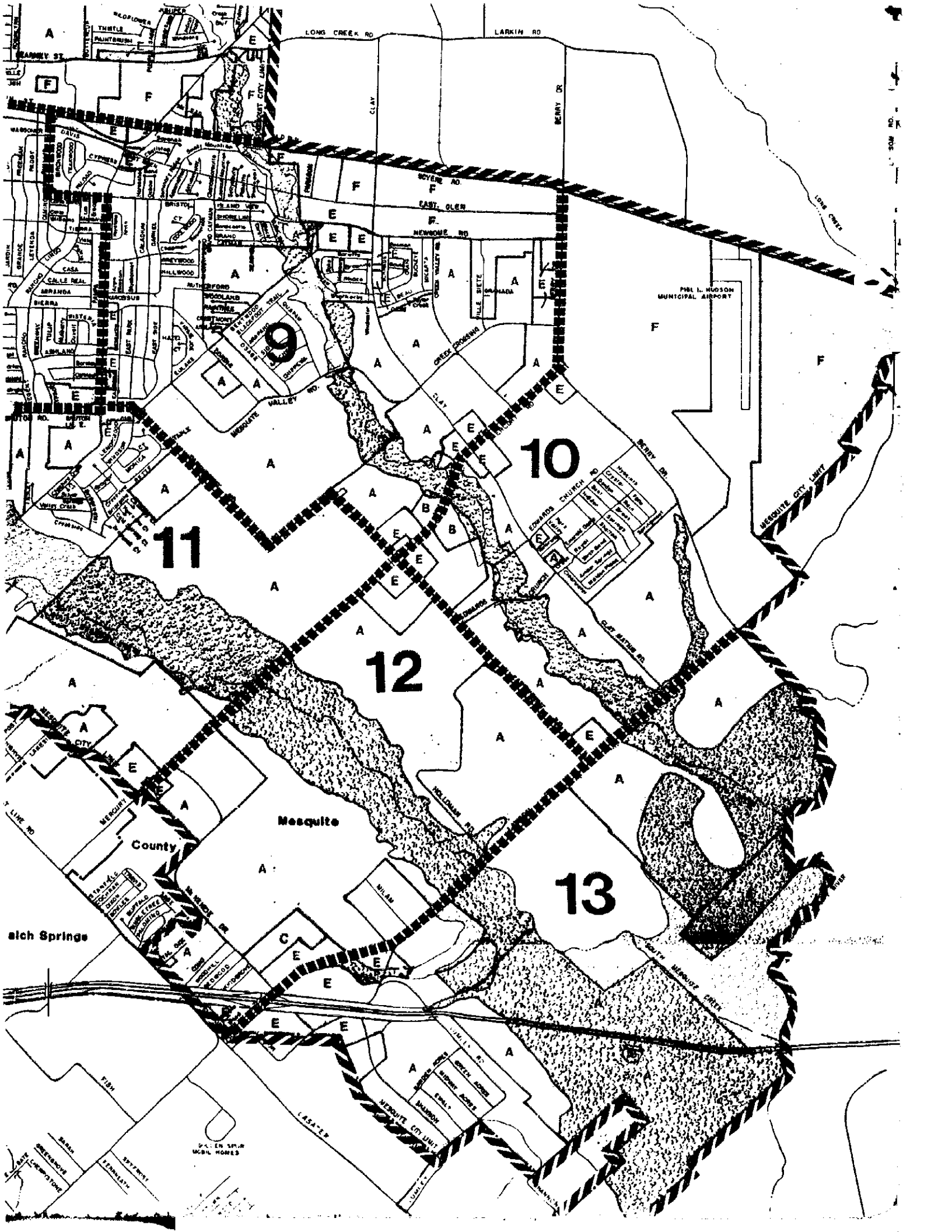
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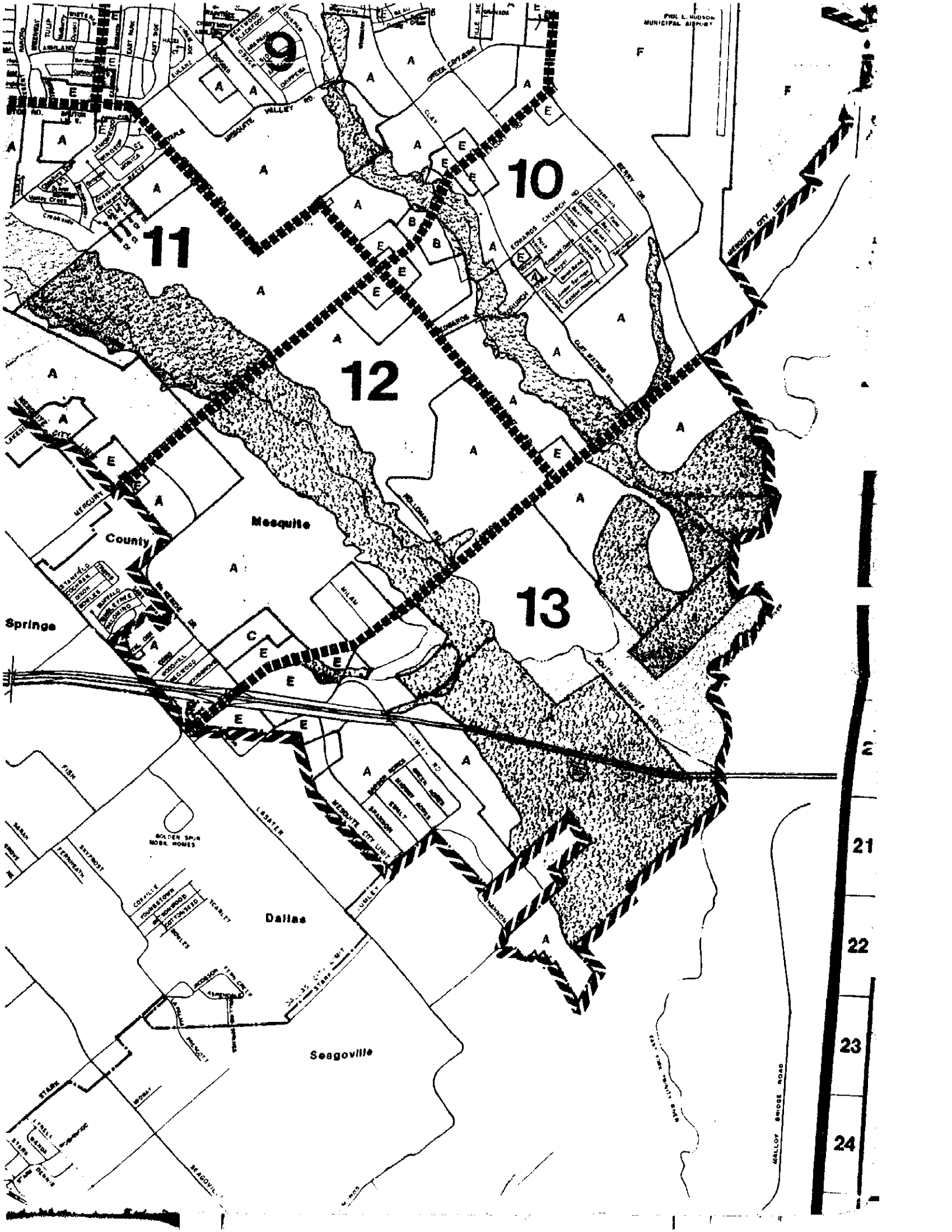
MENLO PARK

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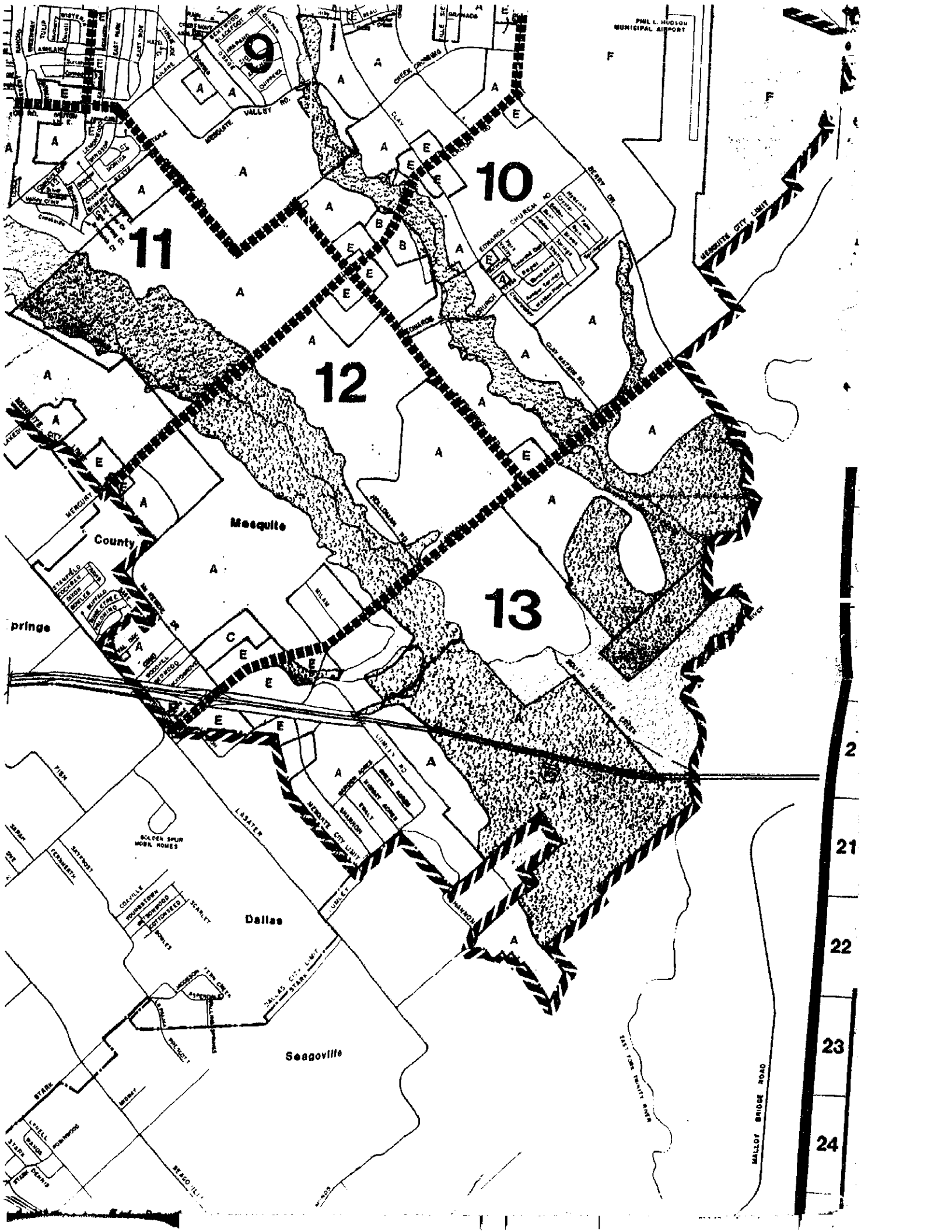
Seagoville

Springe

PHIL L. HUDSON MUNICIPAL AIRPORT

MALLOY BRIDGE ROAD

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Mesquite

Dallas

Seagoville

PHIL L. HUDSON
MUNICIPAL AIRPORT

MEMPHIS CITY LIMIT

County

prince

GOLDEN SPUR
MOBILE HOMES

2

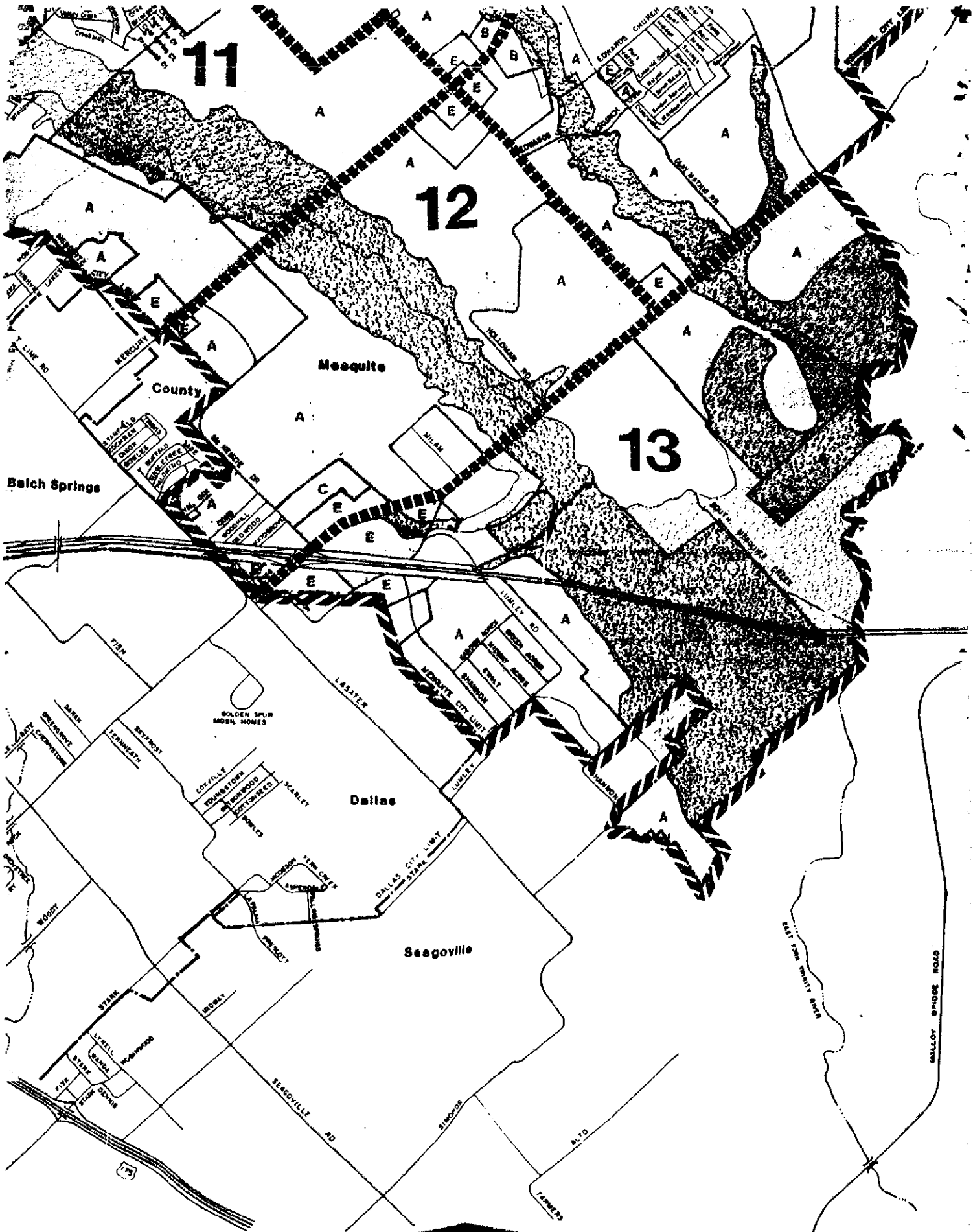
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MALLOY BRIDGE ROAD



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Batch Springs

County

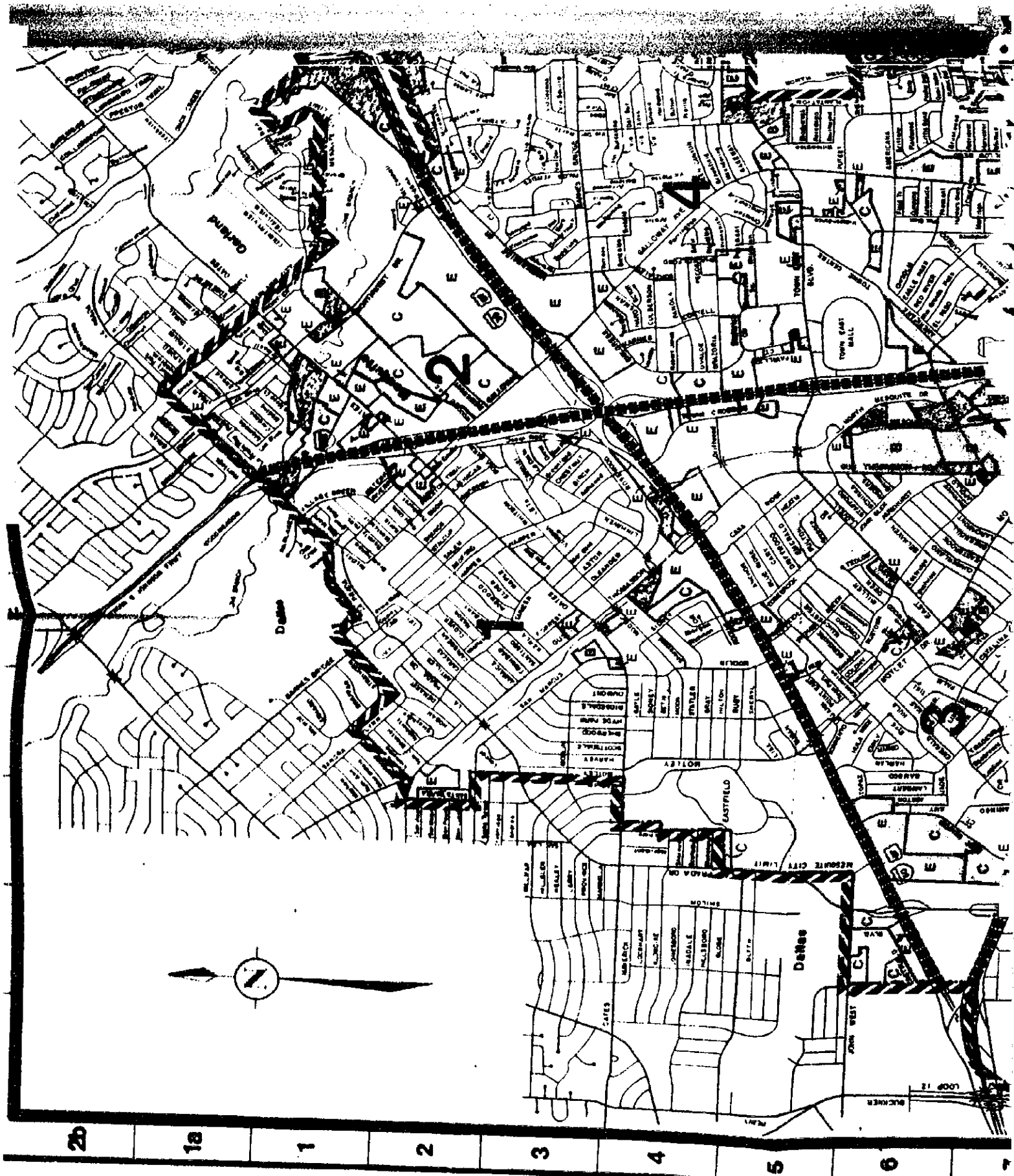
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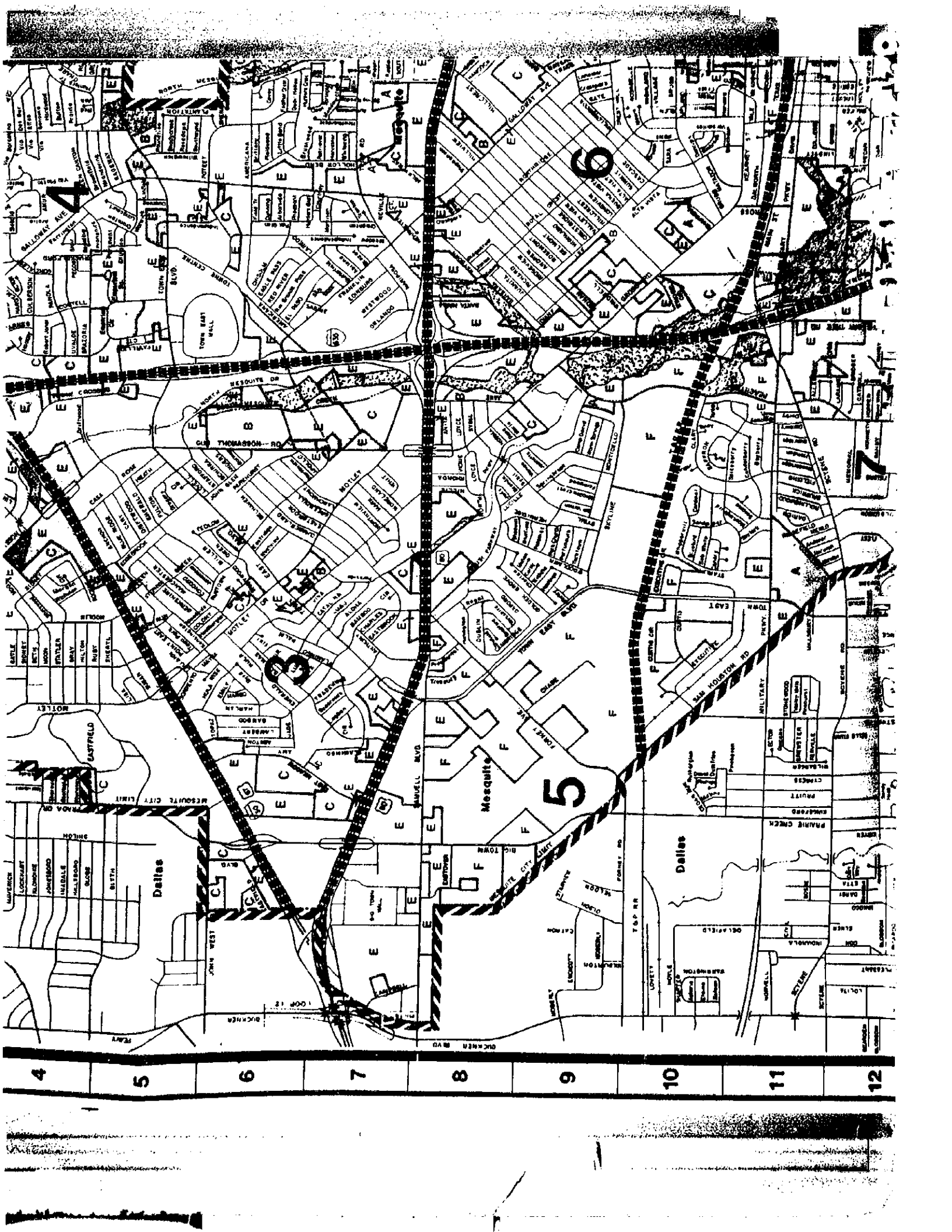
Dallas

Seagoville

EDWARDS CHURCH	
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Lot 3	1/4
Lot 4	1/4
Lot 5	1/4
Lot 6	1/4
Lot 7	1/4
Lot 8	1/4
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Lot 18	1/4
Lot 19	1/4
Lot 20	1/4

M N O P Q R S





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5

4 5 6 7 8 9 10 11 12

Dallas

Dallas

Measquite

Big Town

White City

John West

Resolute City

Gastfield

Lockhart

Jameswood

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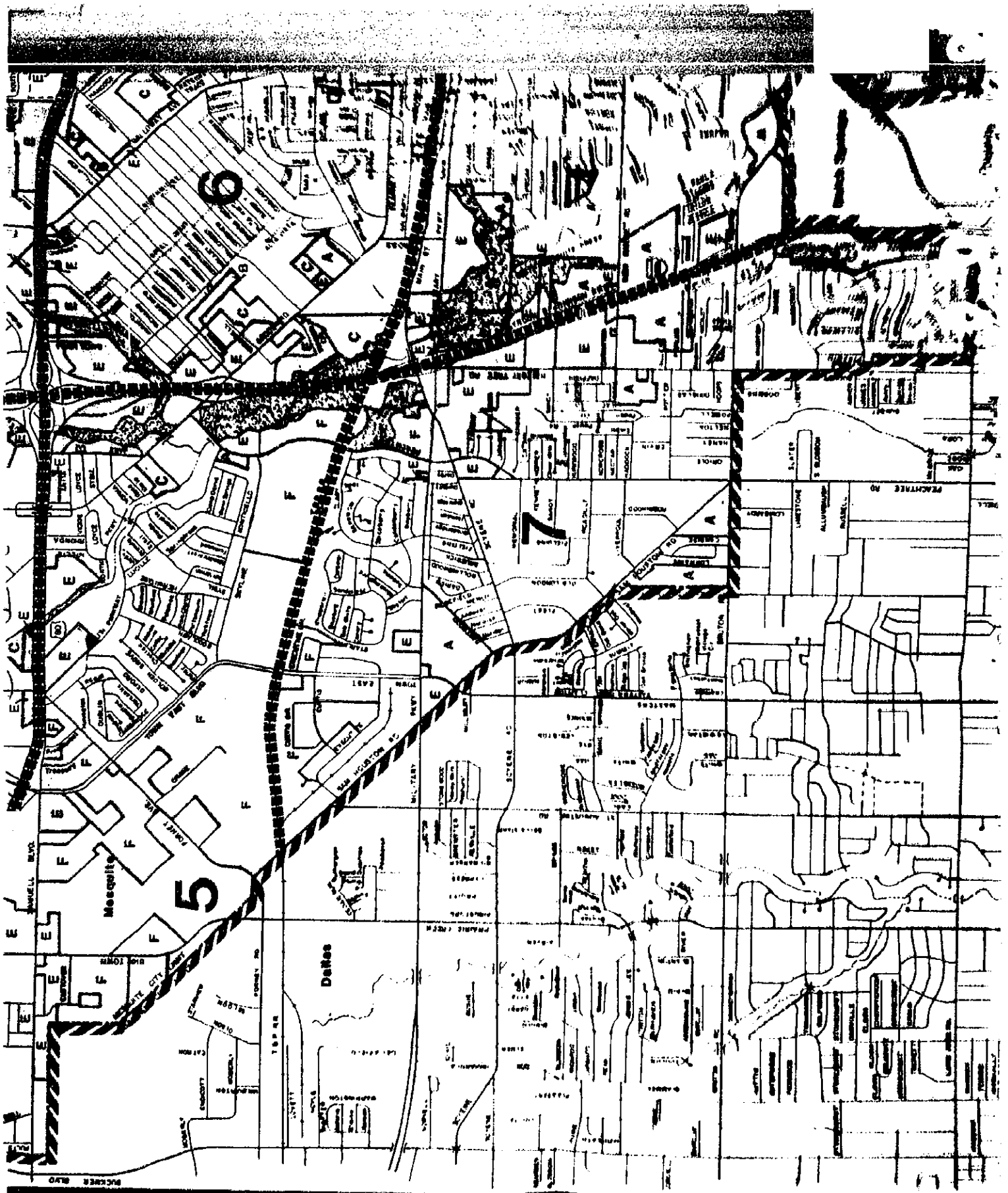
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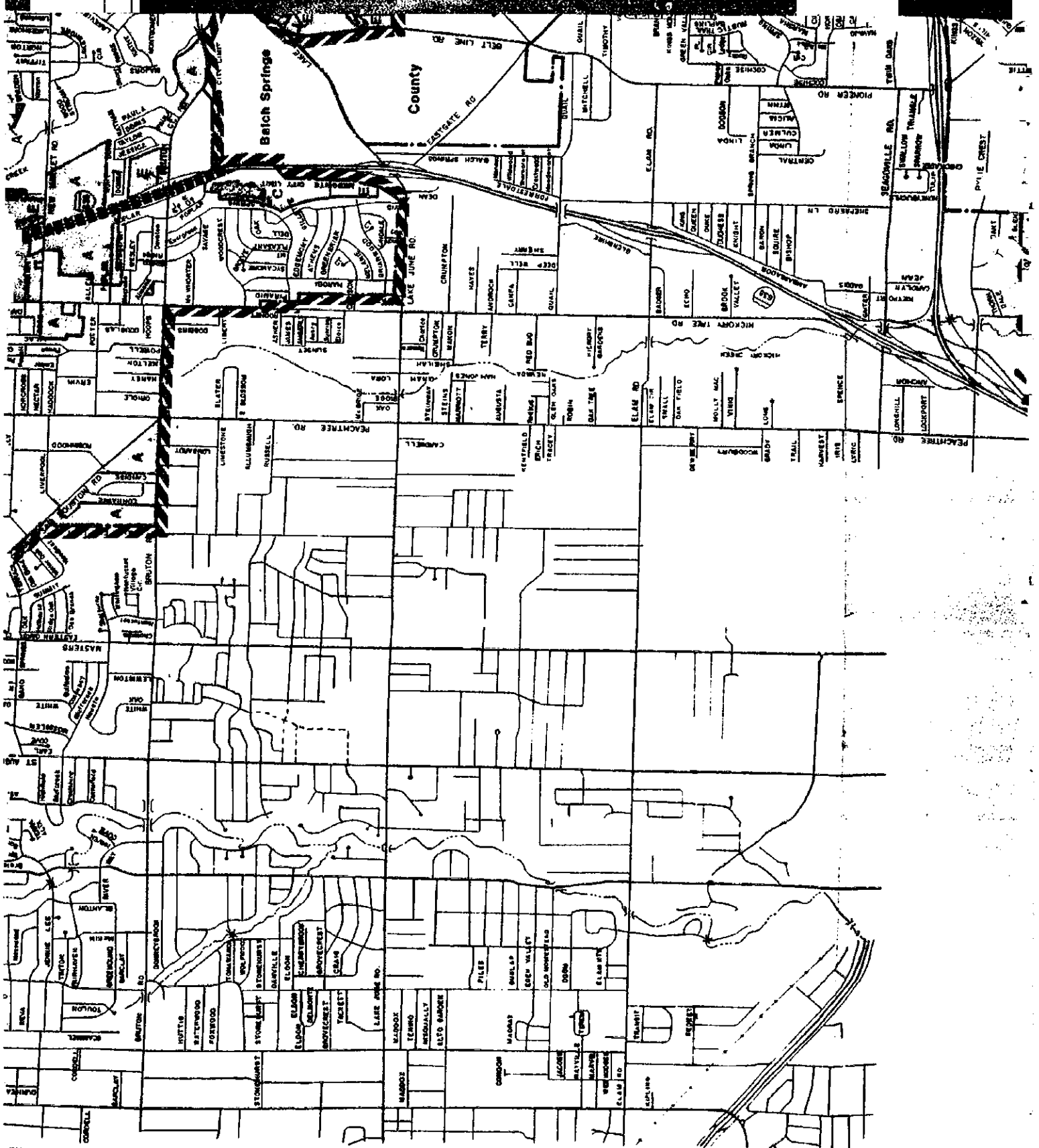
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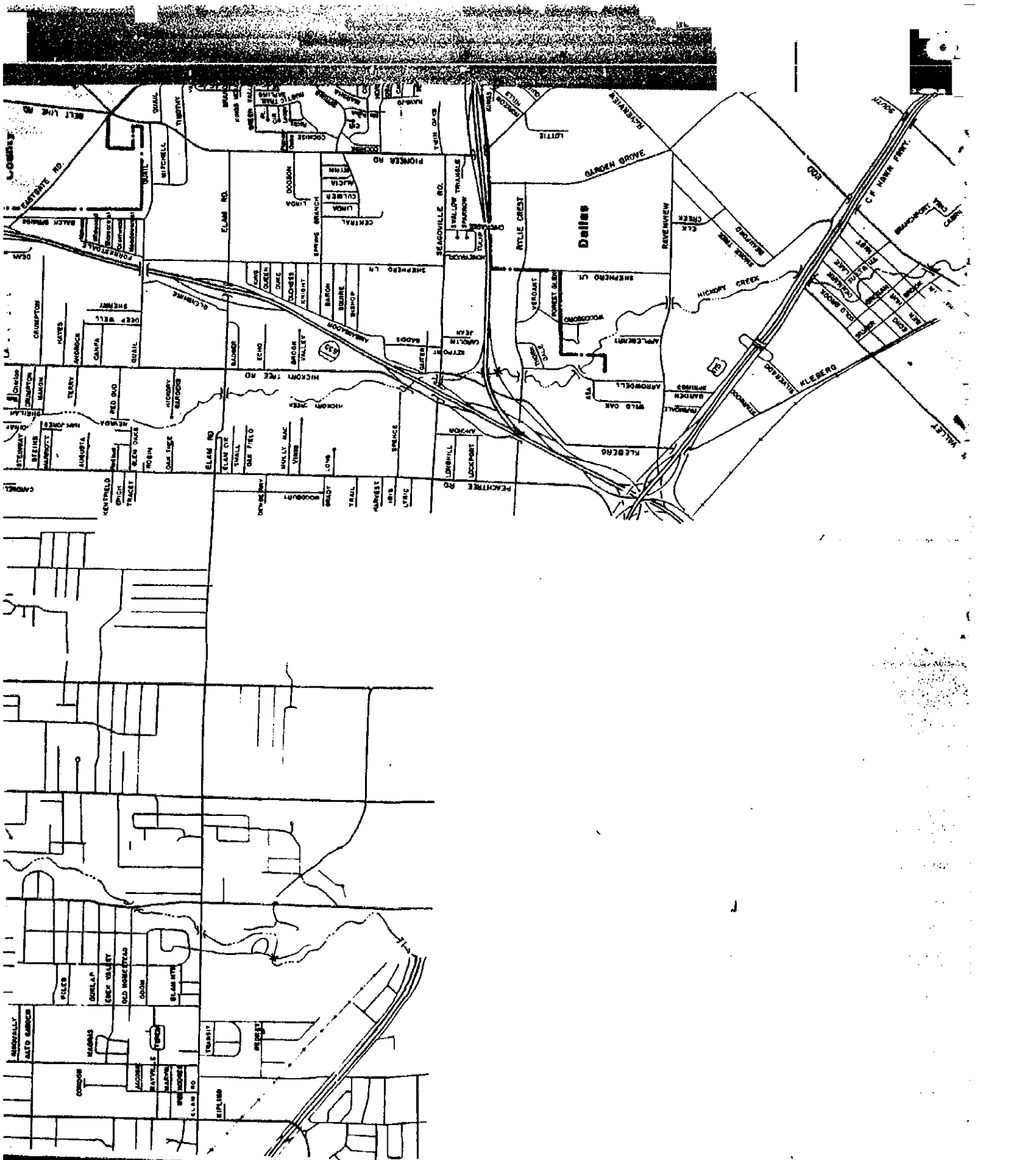
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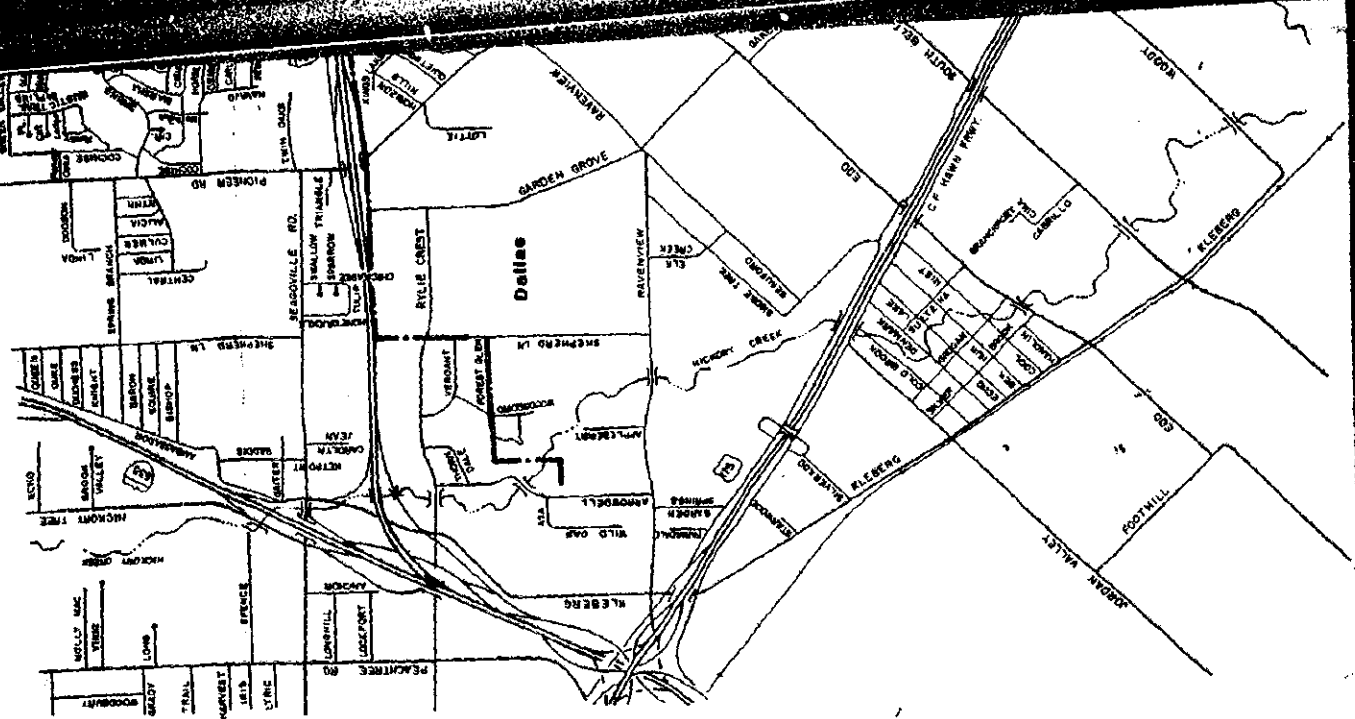
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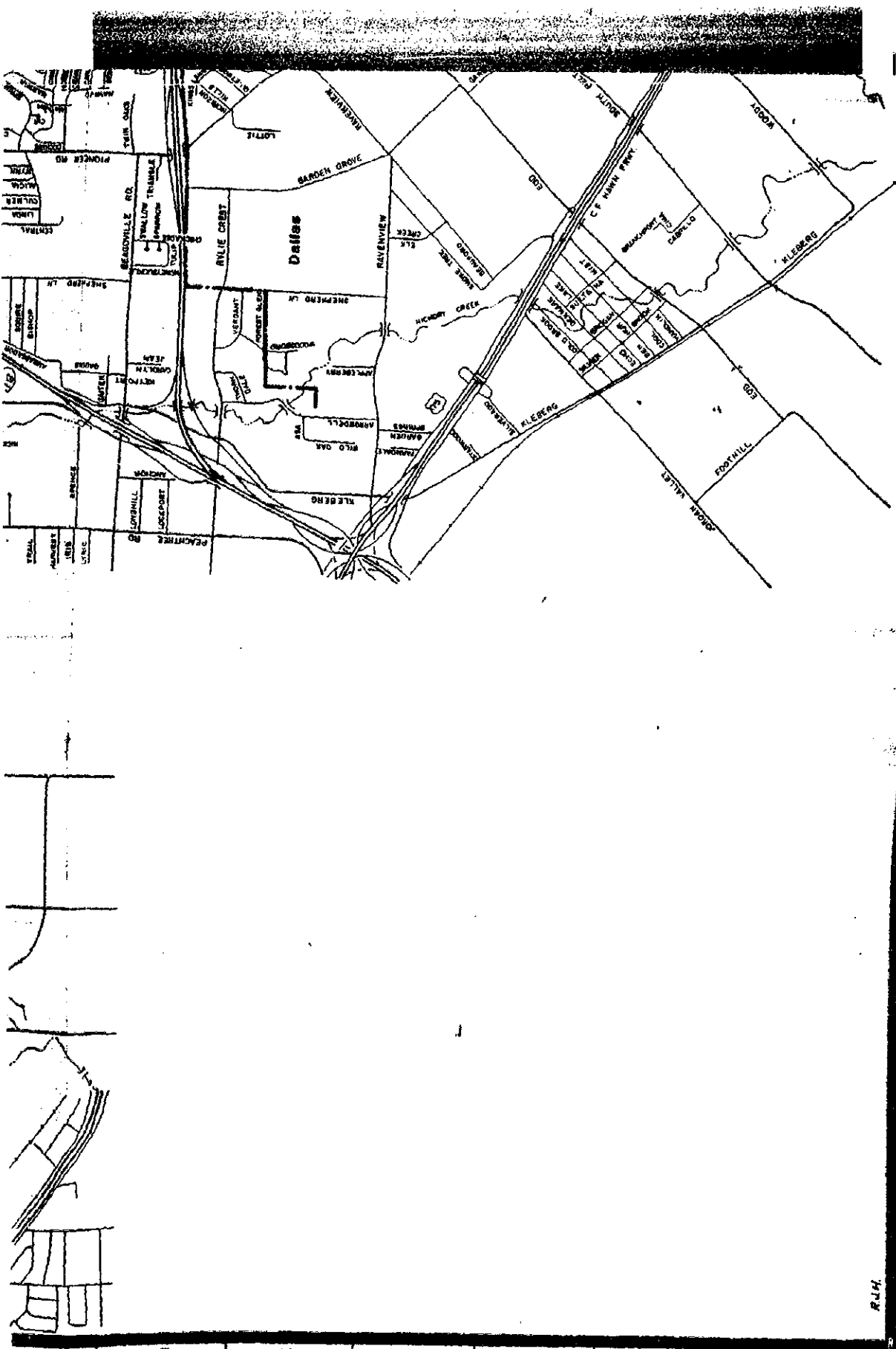
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A B C D E F G H J K

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R.J.H.



A B C D E F G H J K

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R.H.H.