

RESOLUTION NO. 60-2001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AMENDING THE *MESQUITE DEVELOPMENT GUIDE: 1994 UPDATE* BY DELETING ALL POLICIES AND STANDARDS RELATING TO MULTIFAMILY RESIDENTIAL DEVELOPMENT AND ADOPTING NEW POLICIES AND STANDARDS FOR MULTIFAMILY RESIDENTIAL DEVELOPMENT; RESCINDING RESOLUTION NO. 38-2001; AND PROVIDING AN EFFECTIVE DATE THEREOF.

WHEREAS, the *Mesquite Development Guide* underwent extensive review and updating in 1994; and

WHEREAS, in order to allow flexibility for further revision, the *Mesquite Development Guide: 1994 Update* was adopted as an interim general plan to allow for further review and revision; and

WHEREAS, significant additional multifamily residential development has occurred since such adoption; and

WHEREAS, the City Council adopted Resolution No. 38-2001 on August 6, 2001, which temporarily suspended the acceptance of multifamily applications; and

WHEREAS, the Planning and Zoning Commission and the City Council have utilized the temporary suspension period to review multifamily development policies and zoning; and

WHEREAS, the Planning and Zoning Commission has recommended adoption of updated multifamily development standards.

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

SECTION 1: That the *Mesquite Development Guide: 1994 Update* be hereby amended by removing all policies and standards relating to multifamily residential development and adopting new policies and standards for multifamily residential development as set out in Exhibit "A" attached hereto.

SECTION 2: That such amendment shall be effective immediately in order to assure orderly, efficient and quality development within the City of Mesquite.

SECTION 3: That Resolution No. 38-2001 and the temporary suspension of multifamily applications be hereby rescinded, allowing the acceptance and filing of applications for zoning, plats, site plans, building permits and other development applications for multifamily development.

SECTION 4: That this resolution shall take effect from and after its passage.

00188

Planning & Zoning/Multifamily Development Guide/December 3, 2001  
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DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 3rd day of December, 2001.



Mike Anderson  
Mayor

ATTEST:



Ellen Williams  
City Secretary

APPROVED:



B. J. Smith  
City Attorney

# MULTIFAMILY DEVELOPMENT POLICY

## Mesquite Development Guide

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## MESQUITE DEVELOPMENT GUIDE – GENERAL OBJECTIVES

Since its initial adoption in 1978, the *Mesquite Development Guide* has set forth two general objectives for development of the City:

- Encourage and accommodate those growth elements which make Mesquite a major suburban city, creating a sound economic base and offering diverse opportunities for a wide variety of living, working, shopping and leisure activities.
- Encourage, protect and maintain the predominance of low density residential neighborhoods, stressing privacy and family-oriented lifestyles as a major feature of the City.

In order to accommodate these potentially conflicting objectives, the *Mesquite Development Guide* sets out a framework of high intensity development areas and low density community areas. The high intensity business areas – business centers, freeway corridors and industrial areas – accommodate the elements focusing on economic base and diversity of opportunity. On the other hand, the low density community areas accommodate residential neighborhoods and their related services.

## MESQUITE DEVELOPMENT GUIDE – MULTIFAMILY POLICIES

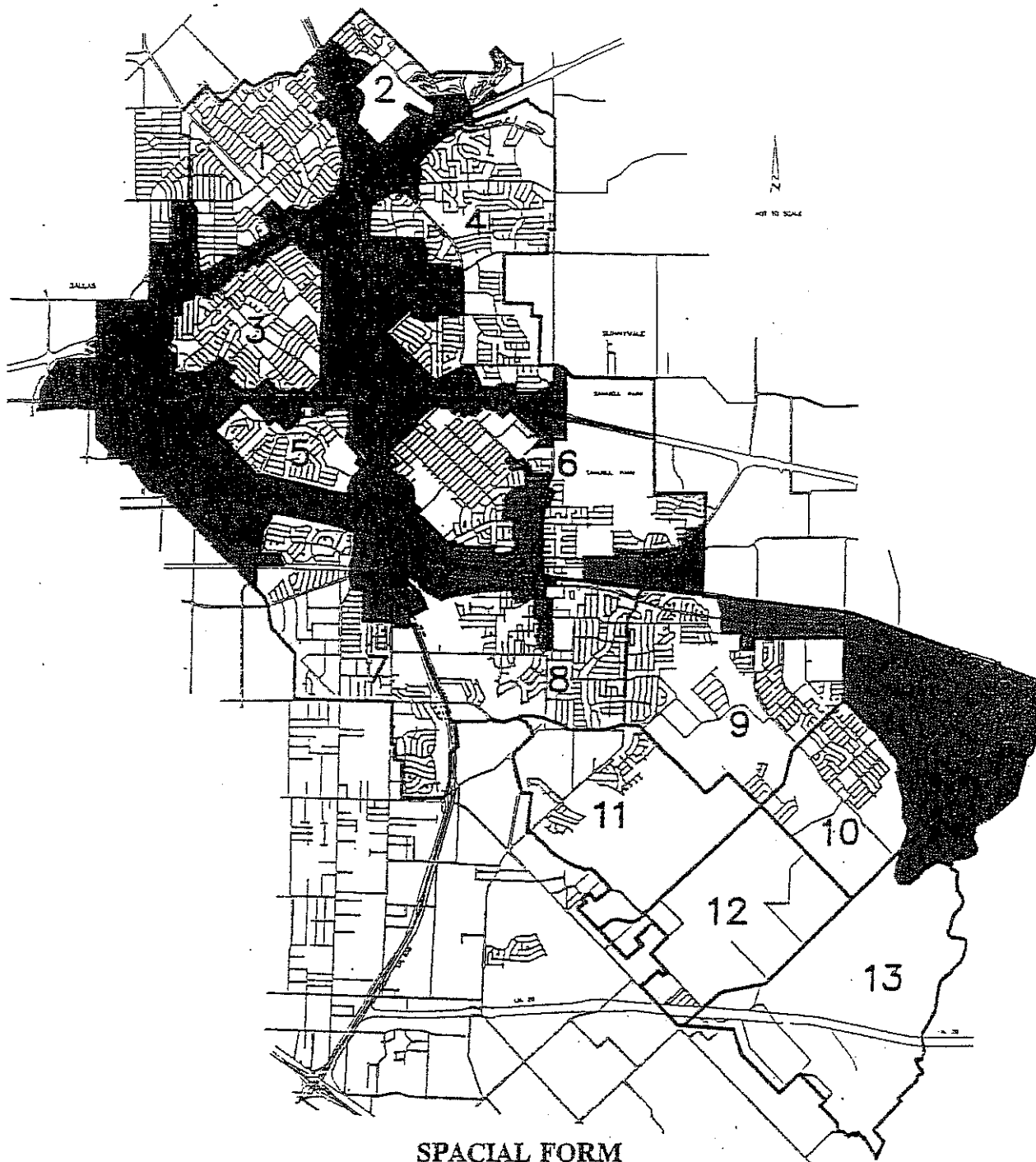
### *Location of Multifamily Dwellings*

The *Mesquite Development Guide* proposes the concentration of multifamily housing in the high intensity development areas where it most directly supports the growth of business uses and where it is complimentary to other uses of greater intensity. The preferred locations for apartments are in the business centers and in the freeway corridors, but not in industrial areas because of compatibility concerns. Encouraging locations within the business centers and along the freeway corridors necessarily concentrates multifamily units in larger complexes. The alternative of less concentrated, more numerous (smaller) locations would require apartment locations in low density community areas and is not considered an acceptable alternative.


The attached map indicates the location of the high intensity areas within the City. The high intensity areas which are considered conforming for the location of existing multifamily units and which might be appropriate for the location of additional units are as follows:

- Town East Business Center Area
- Big Town Business Center Area
- Freeway Corridors (I-30, I-635, US 80, I-20)

Not all locations within these specified areas are necessarily to be designated for multifamily development. The two primary factors which would render a location within the high intensity areas as inappropriate for multifamily use are a *preference for business uses* and the *relationship to lower density neighborhoods*. Locations with the highest degree of accessibility are general most attractive for business uses, especially retail and service uses, and should not be assigned for multifamily use or development. In addition, some attention will be given on the land use plan to the overall mix and proportion of various uses within the business center area or along the freeway corridor, so that multifamily development does not become the predominant use. On the other hand, because of the privacy issues involved, the location of apartments directly adjacent to single family neighborhoods and homes is not considered desirable.



SPACIAL FORM

 **High-Intensity Uses** (Those growth elements which make Mesquite a major suburban city, creating a sound economic base and offering diverse opportunities for a wide variety of living, working, shopping and leisure activities)

**1 - 13 Low-Intensity Uses** (Predominantly low-density residential neighborhoods, stressing privacy and family-oriented lifestyles as a major feature of the city)

### *Proportion of Multifamily in the Housing Stock*

Another aspect of multifamily development is the ultimate role of apartments within the overall housing stock, i.e., the proportion of multifamily units at build-out. The general objectives of the City acknowledge the need for a variety of housing types in order to fulfill various lifestyle needs; however, the objective of maintaining the predominance of low density neighborhoods warrants a limitation on the overall proportion of apartments. The 1994 Update of the *Development Guide* explored this issue and set out a maximum target ratio of 20% – 22%.

This ratio appears to continue to set an appropriate target and can be utilized to analyze the appropriateness of existing and proposed zoning along with the analysis of the specific locations. The ratio of multifamily units within the current housing stock is 26% which is slightly higher than the target ratio. Multifamily units could however increase to 34% of the entire housing stock based on the existing zoning pattern. Further consideration of the target ratio is incorporated in the following analysis to determine where the ratio would be after adjustments are made in the land use plan.

### *Quality of Multifamily Housing*

Development standards for multifamily development, as set out in the *Mesquite Zoning Ordinance*, have been revised several times over the past decades. The revisions have frequently been made in the period after the city has experienced a surge in apartment construction. The resulting standards have emphasized two primary aspects of multifamily design and construction:

- 1). *Quality of construction* is an issue because maintenance is essential to keeping units attractive and marketable. Provision of basic design features assists in guaranteeing the long term viability of the complexes. Development standards therefore address such issues as exterior masonry, landscaping and open space, security, parking ratios, recreational facilities and unit sizes.
- 2). The *relationship to surrounding uses*, in particular to single family homes, has been an issue because the denser apartment development is generally detrimental to the desired privacy of single family neighborhood and homes. The standards therefore address screening and buffering, setbacks and building height requirements – both general height requirements and special height requirements when adjacent to single family development.

Section 2-501 of the *Mesquite Zoning Ordinance*, which sets out standards for multifamily development, has recently been revised as an earlier step in the overall evaluation of multifamily development policies and standards. These standards and requirements are considered appropriate as adopted.

### **RATIO OF APARTMENTS TO TOTAL HOUSING UNITS**

#### *City Of Mesquite*

<u>Year</u>	<u>Percent</u>
2000	26
1990	28
1980	19
1970	9

#### *Area Cities – 2000 (Ranked by Percent)*

<u>City</u>	<u>Percent</u>
Irving	58
Lewisville	42
Arlington	38
Carrollton	31
Plano	30
Grapevine	29
Richardson	28
Grand Prairie	26
<b>Mesquite</b>	<b>26</b>
Garland	25
Coppell	
DeSoto	19
Frisco	18
Rockwall	18
Rowlett	2

## POLICY APPLICATION AND IMPLEMENTATION

The policies and objectives for multifamily development revolve around locational issues, proportionality and design standards as discussed above. Since design standards were recently update, implementation considerations will revolve around the locational and proportionality issues.

### *No Additional Multifamily Zoning*

Because existing zoning will accommodate more multifamily units than are desired under the target ratio of 20% -22%, a primary implementation policy is that no additional land will be zoned for multifamily use, because existing zoning is more than adequate to accommodate and provide for the development of this housing type. There may be locations where reconfiguration of existing apartment zoning would be appropriate if the result is a better project layout and design, and if the reconfiguration does not increase the total number of apartment units permitted. A desirable by-product of reconfiguration could be to reduce the density of the actual complexes which are built, even though the number of units might remain constant.

### *Appropriateness Analysis and Rating*

A point scale was developed for the two aspects of the objectives/policies which were judged to be most critical to site appropriateness – location within a high intensity area and relationship to existing single family neighborhoods. Each tract was rated according to the following scale and assigned appropriateness points which resulted in a composite score reflecting the degree of appropriateness (or inappropriateness) for multifamily use at the location. The scores for each specific tract are detailed in Appendix C, Page 2.

<i>Rating Scales for Vacant Multifamily Tracts – Appropriateness Relative to Objectives/Policies</i>	<i>Appropriateness Points</i>
<b>Location (In High Intensity Development Area)</b>	
• Tract in high intensity area	10
• Tract on dense fringe of low density community area (where existing uses are of higher intensity/Previously classified as high intensity area in 1984)	5
• Tract in low density community area (except fringe areas)	0
<b>Relationship (To Existing Single Family Neighborhoods)</b>	
• Tract not adjacent to existing single family	10
• Tract across street or easement from existing single family	5
• Tract directly abutting existing single family	0

### *Land Use Plan Designation/Proportions*

Based on the analysis of individual sites in regard to appropriateness for multifamily use, as well as the potential/preference for alternative use, each specific tract zoned apartment has been assigned a desired use. Details of the analysis are included in the Appendix. As land use plan maps are prepared/updated, these are the uses which will be indicated for the specific tracts. See following sections for discussion of ratings and recommended implementation actions.

#### **IMPACT OF LAND USE DESIGNATION ON PROPORTIONS**

<i>Policy Area/Location</i>	<i>Existing MF Units</i>	<i>Additional MF on Land Use Plan</i>	<i>TOTAL MF Per Land Use Plan</i>
<b>High Intensity Development Areas</b>			
Town East Business Center	3,639	0	3,639
Big Town Business Center	1,508	0	1,508
I-635 Corridor	2,398	781	3,179
I-30 Corridor	590	0	590
US 80 Corridor	1,623	165	1,788
<i>Subtotal – High Intensity</i>	<i>9,758</i>	<i>946</i>	<i>10,704</i>
<b>Community Areas</b>			
Planning Area 1	33	0	33
Planning Area 2	412	0	412
Planning Area 4	488	760	1,248
Planning Area 6	1,049	0	1,049
Planning Area 7	222	0	222
Planning Area 8	60	0	60
<i>Subtotal – Community Areas</i>	<i>2,264</i>	<i>760</i>	<i>3,024</i>
<b>Total</b>	<b>12,022</b>	<b>1,706</b>	<b>13,728</b>
Proportion of Build-out Housing			22.9%

### *Detail of Appropriateness Analysis and Recommendations*

The following table presents all vacant multifamily tracts. Tracts are grouped by their appropriateness rating, but also by the evaluation of the potential/preference for alternate use. Each grouping includes a recommended implementation action.

Composite ratings are interpreted as follows: Locations with ratings of 20 are considered the most appropriate sites, while locations with ratings of 15 are also considered acceptable for multifamily use. Locations with ratings of ten or less are considered inappropriate for multifamily use with the smallest scores indicating the highest degree of inappropriateness due to both adjacency and locational issues.



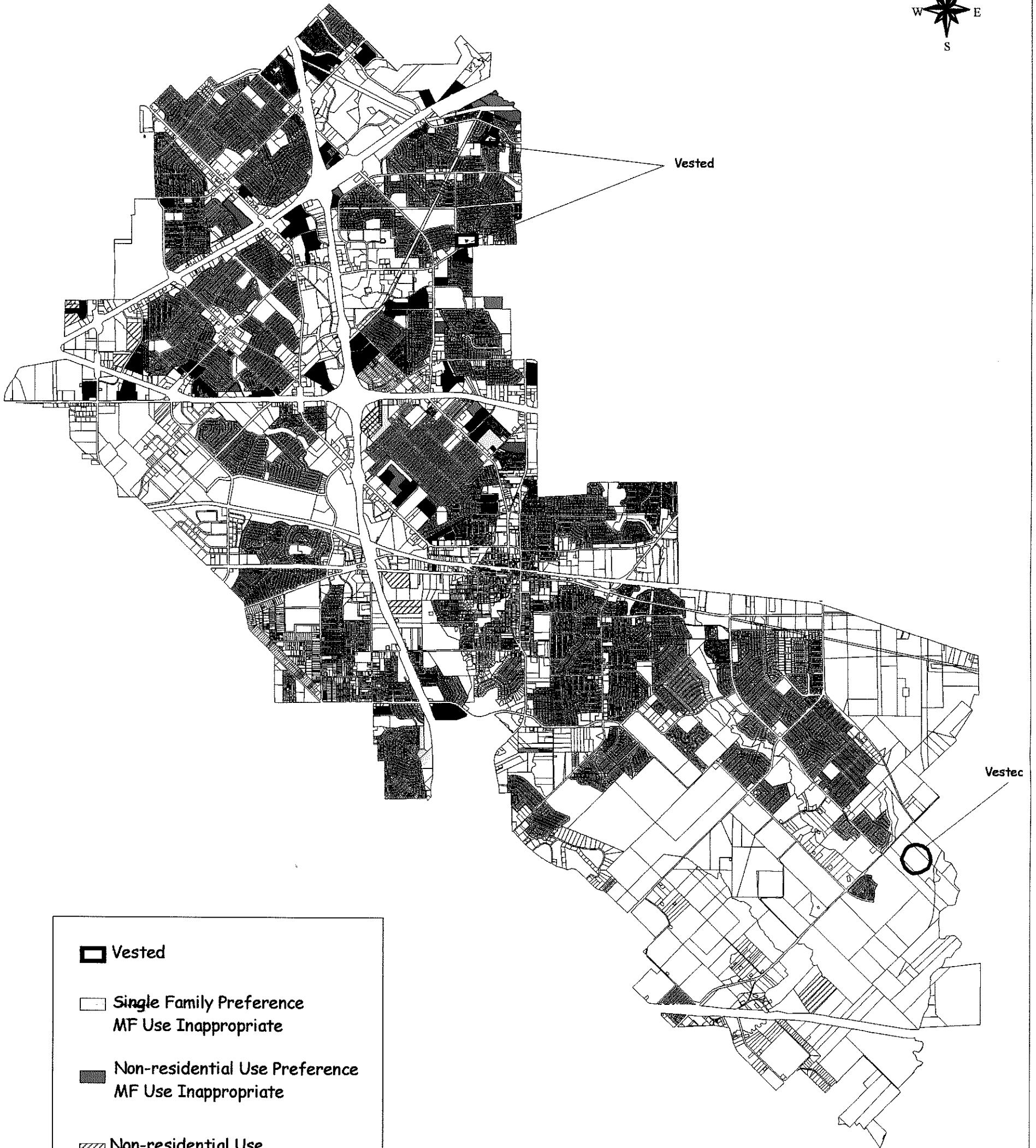
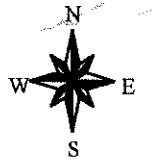
POLICY AREA	MAP #	LOCATION/DESCRIPTION	ACRES	DENSITY	MAX UNITS	ZONING	RATING SCORE
<b>MULTIFAMILY USE APPROPRIATE – RETAIN AS MULTIFAMILY</b>							
<i>Recommended Action: Show for multifamily use on land use plan.</i>							
I-635 Corridor	5a	FAULKNER CORNERS, PHASE 2			204	PD 1797	20
US 80 Corridor	6	CARRERA RUN, PHASE 2			110	PD 1888	20
I-635 Corridor	5b	FAULKNER CORNERS SOUTH, PH. 2			126	PD 1842	15
I-635 Corridor	18	GROSS/WINDBELL	10.5	22.0	451	PD1915	15
Neighborhood 4	13	AMERICANA - EAST OF CREEK	13.6	30.0	408	PD 1555	15
Neighborhood 4	15	LAS LOMAS EXTENSION	21.7		352	PD 1782	15
US 80 Corridor	20	BEHIND HILLCREST APTS	4.6	12.0	55	A-1	15
					1,706		








<b>MULTIFAMILY USE ACCEPTABLE – NONRESIDENTIAL USE PREFERENCE/POTENTIAL</b>							
<i>Recommended Action: Show for business use on land use plan.</i>							
Big Town Business	8	EAST MEADOW - SOUTH	14.6	25.0	365	PD 1949	20
Big Town Business	3	EASTFIELD BOULEVARD	11.9	12.0	143	A-1	20
Big Town Business	2	JOHN WEST ROAD	5.9	12.0	71	A-1	20
I-30 Corridor	14	I-30/NORTHWEST	4.3		104	PD 1782	20
I-635 Corridor	24a	LBJ FRONTAGE ROAD	1.0	12.0	12	A-1	20
I-635 Corridor	24b	LBJ FRONTAGE ROAD	27.0	12.0	324	PD 1186	20
I-635 Corridor	25	LBJ/MILITARY PARKWAY	20.9	12.0	251	A-1	20
I-20 Corridor	27	FALCON'S LAIR SOUTH			761	PD3379	20
US 80 Corridor	19b	THE VALLEY	27.9	22.0	614.0	PD 1889	20
Big Town Business	10	EAST MEADOW - MIDDLE	10.7	24.7	264	PD 1183	15
Big Town Business	9	EAST MEADOW - NORTH	13.0	21.5	280	PD 1183	15
					3,189		

<b>MULTIFAMILY USE INAPPROPRIATE – NONRESIDENTIAL USE POTENTIAL/PREFERENCE</b>							
<i>Recommended Action: Show as business on land use plan; Contact owners to discuss voluntary rezoning to Light Commercial</i>							
US 80 Corridor	7	PARKSIDE DRIVE	4.3	12.0	52	A-1	10
I-30 Corridor	1	GUS THOMASSON/ I-30	13.3	12.0	159	A-1	10
US 80 Corridor	22	BELT LINE/RANGE	15.0	17.0	255	PD 1706	5
Neighborhood 4	16	BELT LINE/NORTHWEST	21.1		338	PD 1782	5
Neighborhood 4	17	GALLOWAY/AMERICANA	6.0	16.0	96	PD 1718	0
					900		

<b>MULTIFAMILY USE INAPPROPRIATE – SINGLE FAMILY USE POTENTIAL/PREFERENCE</b>							
<i>Recommended Action: Show as single family residential on land use plan. Although single family use is desirable, location size, access and adjoining apartments make these sites difficult and questionable for single family development. Increased setbacks and height limitations recently adopted will make multifamily development more acceptable adjacent to the existing single family homes.</i>							
US 80 Corridor	19a	ADJACENT TO VALLEY	18.1	12.0	217	A-1	10
Neighborhood 6	21	GALLOWAY/RANGE	19.5	20.0	390	PD 1775	10
Neighborhood 7	23	LAKE JUNE WOODS	34.4	24.0	755	PD 2434	5
Neighborhood 1	4	LA PRADA/SHENSTONE	1.6	10.0	32	PD 1860	0
					1,394		

<b>MULTIFAMILY USE INAPPROPRIATE – VESTED SITES</b>							
<i>No action is recommended in regard to these sites which are either in the review pipelines and vested under the Local Government Code or which present consideration and approval (Falcon's Lair).</i>							
Neighborhood 13	26	FALCON'S LAIR NORTH			918	PD 3287	10
Neighborhood 4	12	ALEXAN	13.5		224	PD 1299	0
Neighborhood 4	11	CENTRAL PARK			110	PD1782	0
					1,252		



-  Vested
-  Single Family Preference  
MF Use Inappropriate
-  Non-residential Use Preference  
MF Use Inappropriate
-  Non-residential Use  
MF Use Acceptable
-  Retain Multifamily
-  Existing Multifamily
-  City Limits



**APPENDIX A:  
PROPORTIONS BY RATING**

Policy Area	EXISTING AND APPROPRIATE TRACTS			PLUS ACCEPTABLE TRACTS		INAPPROPRIATE TRACTS			TOTAL POTENTIAL (UNITS)
	Existing Units	Rated Appropriate	SUBTOTAL	Rated Acceptable	SUBTOTAL	Busines Preference	Single Fam Preference	Vested Status	
<b>High Intensity Development Areas</b>									
Town East Business Center	3,639	0	3,639	0	3,639	0	0	0	3,639
Big Town Business Center	1,508	0	1,508	1,123	2,631	0	0	0	2,631
I-635 Corridor	2,398	781	3,179	587	3,766	0	0	0	3,766
I-30 Corridor	590	0	590	104	694	159	0	0	653
US 80 Corridor	1,623	165	1,788	614	2,402	307	217	0	2,926
1-20 Corridor	0	0	0	761	761	0	0	0	761
<b>Subtotal</b>	<b>9,758</b>	<b>946</b>	<b>10,704</b>	<b>3,189</b>	<b>13,893</b>	<b>466</b>	<b>217</b>	<b>0</b>	<b>14,576</b>
<b>Community Areas</b>									
Planning Area 1	33	0	33	0	33	0	32	0	65
Planning Area 2	412	0	412	0	412	0	0	0	412
Planning Area 4	488	760	1,248	0	1,248	434	0	334	2,016
Planning Area 6	1,049	0	1,049	0	1,049	0	390	0	1,439
Planning Area 7	222	0	222	0	222	0	755	0	977
Planning Area 8	60	0	60	0	60	0	0	0	60
Planning Area 13						0	0	918	918
<b>Subtotal</b>	<b>2,264</b>	<b>760</b>	<b>3,024</b>	<b>0</b>	<b>3,024</b>	<b>434</b>	<b>1,177</b>	<b>1,252</b>	<b>5,887</b>
<b>TOTAL</b>	<b>12,022</b>	<b>1,706</b>	<b>13,728</b>	<b>3,189</b>	<b>16,917</b>	<b>900</b>	<b>1,394</b>	<b>1,252</b>	<b>20,463</b>
% of Build-Out Housing (60,000 Dwelling Units)			22.9%		28.2%				34.1%

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APPENDIX B:  
 DETAIL OF EXISTING MULTIFAMILY DEVELOPMENT  
 By Policy Area Location  
 (As of September 2001)

Area	Policy Area	Description	Status	Acres	Year	Density	Units	Zoning	Comments
5	Big Town Business	CAMELOT	Existing	20.0	1983	25.6	512	PD1851	
1	Big Town Business	EASTFIELD PLAZA	Existing	10.5	1973	19.1	201	A-1	
5	Big Town Business	ELMWOOD GARDENS	Existing	9.0	1980	17.8	160	PD1449	
3	Big Town Business	GARDEN HOUSE	Existing	18.4	1970	20.0	368	A-1	
5	Big Town Business	TRINITY PLACE	Existing	15.6	1984	17.1	267	PD1992	
<b>Big Town Business Total</b>				73.5			1508		
1	I-30 Corridor	BROOKMEAD	Existing	0.6	1963	33.3	20	C	
2	I-30 Corridor	CHRISTIAN CARE APTS	Existing	6.0	1986	11.7	70	PD1920	Retirement Housing
1	I-30 Corridor	CROSSROADS	Existing	2.7	1963	26.7	72	A-1	
2	I-30 Corridor	FAIRWAYS AT MESQUITE	Existing	9.8	1999	22.6	220	PD1783	
4	I-30 Corridor	PALOS VERDES LANDING	Existing	1.3	1982	33.8	44	PD1782	
1	I-30 Corridor	WHITSONIAN	Existing	7.3	1968	22.5	164	A-1	
<b>I-30 Corridor Total</b>				27.7			590		
6	I-635 Corridor	CASA CLAIRE	Existing	8.2	1972	19.5	160	A-1	
8	I-635 Corridor	CREEK VILLAGE	Existing	29.5	1983	13.0	384	PD1867	
8	I-635 Corridor	CREEK VILLAGE 2	Existing	9.5	1984	8.4	80	PD1867	
2	I-635 Corridor	FAULKNER CORNERS	Existing	21.2	1982	11.5	244	PD1797	
4	I-635 Corridor	FAULKNER CORNERS SOUTH	Existing	10.8	1982	11.6	125	PD1842	
6	I-635 Corridor	FOXWOOD	Existing	7.5	1978	22.4	168	PD1396	
6	I-635 Corridor	HILLCREST	Existing	19.1	1971	18.4	352	A-1	
1	I-635 Corridor	LA PRADA CLUB	Existing	10.5	1984	26.0	273	PD1832	
2	I-635 Corridor	LONG BRANCH	Existing	11.7	1984	23.9	280	PD1886	
1	I-635 Corridor	SMITH RIDGE	Existing	10.8	1983	22.6	244	PD1832	
6	I-635 Corridor	WINDBELL	Existing	5.4	1973	16.3	88	A-1	
<b>I-635 Corridor Total</b>				144.2			2398		
8	Military Corridor	ALLENHURST	Existing	1.9	1963	31.6	60	C	
<b>Military Corridor Total</b>				1.9			60		
1	Neighborhood 1	BRADFORD HOUSE	Existing	4.3	1996	0.2	1	PD1846	Assisted Living
1	Neighborhood 1	EASTFIELD PLACE	Existing	2.4	1983	13.3	32	PD1846	
<b>Neighborhood 1 Total</b>				6.7			33		
2	Neighborhood 2	AUDOBON PARK	Existing	10.8	1983	24.1	260	PD1857	
2	Neighborhood 2	NEWPORT	Existing	5.9	1983	25.8	152	PD1786	
<b>Neighborhood 2 Total</b>				16.7			412		
4	Neighborhood 4	PECAN RIDGE	Existing	7.1	1983	29.6	210	PD1555	
4	Neighborhood 4	PINES OF PALOS VERDES	Existing	12.4	1983	10.3	128	PD1782	
4	Neighborhood 4	THE WATERFORD	Existing	11.4	1998	13.2	150	PD1299	Retirement Housing
<b>Neighborhood 4 Total</b>				30.9			488		

APPENDIX B:  
 DETAIL OF EXISTING MULTIFAMILY DEVELOPMENT  
 By Policy Area Location  
 (As of September 2001)

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Area	Policy Area	Description	Status	Acres	Year	Density	Units	Zoning	Comments
6	Neighborhood 6	CAMBRIDGE COURT	Existing	3.9	1999	0.3	1	PD1904	Assisted Living
6	Neighborhood 6	CASCADE PARK	Existing	15.4	1972	15.6	240	A-1	
6	Neighborhood 6	PINE OAKS	Existing	12.0	1983	20.0	240	PD1775	
6	Neighborhood 6	RANGE ROAD ELDERLY	Existing	2.8	1990	33.2	93	PD2570	Retirement Housing
6	Neighborhood 6	SUN RIDGE	Existing	17.6	1964	23.2	409	A-1	
6	Neighborhood 6	VILLAGE EAST CONDOS	Existing	4.3	1983	15.5	66	PD1904	
	<b>Neighborhood 6 Total</b>			56.0			1049		
7	Neighborhood 7	HICKORY TREE	Existing	8.2	1972	18.3	150	A-1	
7	Neighborhood 7	PEACHTREE	Existing	2.5	1964	28.8	72	A-1	
	<b>Neighborhood 7 Total</b>			10.7			222		
3	Town East Business	CHURCHILL CROSSING	Existing	11.5	1983	30.2	347	PD1872	
4	Town East Business	CLAYTON HILL 1	Existing	14.0	1982	22.7	318	PD1699	
4	Town East Business	CLAYTON HILL 2	Existing	5.8	1983	23.1	134	PD1699	
4	Town East Business	MESQUITE VILLAGE	Existing	10.6	1983	25.0	265	PD1877	
4	Town East Business	ONE TOWNE CREST	Existing	10.3	1983	23.3	240	PD1630	
4	Town East Business	PACE'S RIDGE	Existing	14.5	1982	23.2	336	PD1699	
4	Town East Business	SMITH SUMMIT	Existing	10.9	1983	23.3	254	PD1630	
4	Town East Business	STONELEIGH APARTMENTS	Existing	8.7	1997	23.0	200	PD2366	
3	Town East Business	THE BARONS	Existing	32.1	1998	8.3	267	PD3009	
3	Town East Business	THE LANE	Existing	15.7	1983	24.5	384	PD1872	
3	Town East Business	THE PLACE	Existing	20.4	1983	21.7	442	PD1872	
4	Town East Business	TOWNE CENTRE VILLAGE	Existing	8.1	1984	23.2	188	PD1630	
3	Town East Business	TOWNE CROSSING	Existing	9.0	1983	29.3	264	PD1872	
	<b>Town East Business Total</b>			171.6			3639		
3	US 80 Corridor	BRECKENRIDGE	Existing	2.6	1983	20.0	52	PD1855	
3	US 80 Corridor	CARRERA RUN	Existing	10.3	1983	10.7	110	PD1888	
3	US 80 Corridor	CASTLE LOMA	Existing	4.5	1983	21.8	98	PD1878	
3	US 80 Corridor	CHARTER OAKS	Existing	12.7	1972	22.7	288	A-1	
4	US 80 Corridor	ECHELON AT MISSION RANCH	Existing	17.2	1999	17.2	295	PD2731	
4	US 80 Corridor	ENCLAVE	Existing	17.2	1998	14.9	256	PD1880	
3	US 80 Corridor	SHILOH MANOR	Existing	0.8	1964	35.0	28	C	
3	US 80 Corridor	TOWN EAST	Existing	7.5	1962	25.3	190	A-1	
3	US 80 Corridor	TRADEWINDS	Existing	8.8	1988	34.8	306	A-1	
	<b>US 80 Corridor Total</b>			81.5			1623		
	<b>Grand Total</b>			621.4			12022		

**APPENDIX C:  
VACANT ZONED MULTIFAMILY TRACTS  
By Policy Area Location  
(As of September 2001)**

Area	Policy Area	Description	Status	Acres	Density	Units	Zoning	Comments	RATING SCORE
3	Big Town Business	EAST MEADOW - MIDDLE TRACT	Vacant	10.7	24.7	264	PD 1183		15
3	Big Town Business	EAST MEADOW - NORTH TRACT	Vacant	13.0	21.5	280	PD 1183		15
3	Big Town Business	EAST MEADOW - SOUTH TRACT	Vacant	14.6	25.0	365	PD 1949		20
1	Big Town Business	EASTFIELD BOULEVARD	Vacant	11.9	12.0	143	A-1		20
1	Big Town Business	JOHN WEST ROAD	Vacant	5.9	12.0	71	A-1		20
<b>Big Town Business Total</b>				56.1		1123			
1	I-30 Corridor	GUS THOMASSON/SIDNEY	Vacant	13.3	12.0	159	A-1		10
4	I-30 Corridor	I-30/NORTHWEST	Vacant	4.3		104	PD 1782		20
<b>I-30 Corridor Total</b>				17.6		263			
4	I-635 Corridor	FAULKNER CORNERS SOUTH, PH 2	Vacant			126	PD 1842		15
2	I-635 Corridor	FAULKNER CORNERS, PHASE 2	Vacant			204	PD 1797		20
6	I-635 Corridor	GROSS/WINDBELL	Vacant	10.5	22.0	451	PD 1915		15
8	I-635 Corridor	LBJ FRONTAGE ROAD	Vacant	1.0	12.0	12	A-1		20
8	I-635 Corridor	LBJ FRONTAGE ROAD	Vacant	27.0	12.0	324	PD 1186		20
8	I-635 Corridor	LBJ/MILITARY PARKWAY	Vacant	20.9	12.0	251	A-1		20
<b>I-635 Corridor Total</b>				59.4		1368			
1	Neighborhood 1	LA PRADA/SHENSTONE	Vacant	1.6	10.0	32	PD 1860		0
<b>Neighborhood 1 Total</b>				1.6		32			
13	Neighborhood 13	FALCON'S LAIR NORTH	Vacant			918	PD 3287		10
13	Neighborhood 13	FALCON'S LAIR SOUTH	Vacant			761	PD3379		20
<b>Neighborhood 13 Total</b>				-		1679			
4	Neighborhood 4	ALEXAN	Vacant	13.5		224	PD 1299		0
4	Neighborhood 4	AMERICANA - EAST OF CREEK	Vacant	13.6	30.0	408	PD 1555		15
4	Neighborhood 4	BELT LINE/NORTHWEST	Vacant	21.1		338	PD 1782	Drainage	5
4	Neighborhood 4	CENTRAL PARK	Vacant			110	PD1782		0
4	Neighborhood 4	GALLOWAY/AMERICANA	Vacant	6.0	16.0	96	PD 1718		0
4	Neighborhood 4	LAS LOMAS EXTENSION	Vacant	21.7		352	PD 1782	Drainage	15
<b>Neighborhood 4 Total</b>				75.9		1528			
6	Neighborhood 6	GALLOWAY/RANGE	Vacant	19.5	20.0	390	PD 1775		10
<b>Neighborhood 6 Total</b>				19.5		390			
7	Neighborhood 7	LAKE JUNE WOODS	Vacant	34.4	24.0	755	PD 2434		5
<b>Neighborhood 7 Total</b>				34.4		755			
6	US 80 Corridor	ADJACENT TO THE VALLEY	Vacant	18.1	12.0	217	A-1	Drainage	10
6	US 80 Corridor	BEHIND HILLCREST APARTMENTS	Vacant	4.6	12.0	55	A-1		15
6	US 80 Corridor	BELT LINE/RANGE	Vacant	15.0	17.0	255	PD 1706		5
3	US 80 Corridor	CARRERA RUN, PHASE 2	Vacant			110	PD 1888		20
7	US 80 Corridor	PARKSIDE DRIVE	Vacant	4.3	12.0	52	A-1		10
6	US 80 Corridor	THE VALLEY	Vacant	27.9	22.0	614.0	PD 1889		20
<b>US 80 Corridor Total</b>				69.9		1303.0			
<b>Grand Total</b>				334.4		8441.0			

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**APPENDIX C:  
VACANT ZONED MULTIFAMILY TRACTS  
By Policy Area Location  
(As of September 2001)**

<i>Description</i>	<i>Location</i>	<i>Relation</i>	<i>RATING SCORE</i>	<i>RATING COMMENTS</i>
EAST MEADOW - MIDDLE TRACT	10	5	15	High intensity; SF across street; business use preference
EAST MEADOW - NORTH TRACT	10	5	15	High intensity; SF across street; business use preference
EAST MEADOW - SOUTH TRACT	10	10	20	High intensity; No SF adjacent; business use preference
EASTFIELD BOULEVARD	10	10	20	High intensity; SF over 500 feet; business use preference
JOHN WEST ROAD	10	10	20	High intensity; No SF adjacent; business use preference
GUS THOMASSON/SIDNEY	10	0	10	High intensity; SF abutting; business use preference
I-30/NORTHWEST	10	10	20	High intensity; No SF adjacent; business use preference
FAULKNER CORNERS SOUTH, PH 2	10	5	15	High intensity; SF across street
FAULKNER CORNERS, PHASE 2	10	10	20	High intensity; SF over 500 feet
GROSS/WINDBELL	5	10	15	Dense fringe; No SF adjacent
LBJ FRONTAGE ROAD	10	10	20	High intensity; SF over 500 feet; business use preference
LBJ FRONTAGE ROAD	10	10	20	High intensity; SF over 500 feet; business use preference
LBJ/MILITARY PARKWAY	10	10	20	High intensity; SF over 500 feet; business use preference
LA PRADA/SHENSTONE	0	0	0	Community area; SF abutting
FALCON'S LAIR NORTH	5	5	10	Community area; SF across street;
FALCON'S LAIR SOUTH	10	10	20	High intensity; No SF adjacent
ALEXAN	0	0	0	Community area; SF abutting; business use preference
AMERICANA - EAST OF CREEK	5	10	15	Dense fringe; SF over 500 feet
BELT LINE/NORTHWEST	5	0	5	Dense fringe; SF abutting
CENTRAL PARK	0	0	0	Community area; SF abutting
GALLOWAY/AMERICANA	0	0	0	Community area; SF abutting; business use preference
LAS LOMAS EXTENSION	10	5	15	High intensity; SF across easement
GALLOWAY/RANGE	5	5	10	Dense fringe; SF across drainage/street
LAKE JUNE WOODS	5	0	5	Dense fringe; SF abutting
ADJACENT TO THE VALLEY	5	5	10	Dense fringe; SF across easement
BEHIND HILLCREST APARTMENTS	5	10	15	High intensity; No SF adjacent
BELT LINE/RANGE	5	0	5	Dense fringe; SF abutting; business use preference
CARRERA RUN, PHASE 2	10	10	20	High intensity; SF over 500 feet
PARKSIDE DRIVE	10	0	10	High intensity; SF abutting; business use preference
THE VALLEY	10	10	20	High intensity; No SF adjacent; business use preference