

RESOLUTION NO. 15-2007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, RECEIVING AND ADOPTING THE CASA VIEW HEIGHTS NEIGHBORHOOD PLAN AS THE COLLECTIVE VISION OF NEIGHBORHOOD RESIDENTS FOR THE IMPROVEMENT AND REVITALIZATION OF CASA VIEW HEIGHTS.

WHEREAS, on October 18, 2004, the City Council of the City of Mesquite, Texas, adopted Resolution No. 45-2004 designating certain target neighborhoods to receive technical assistance and other resources for purposes of developing a comprehensive revitalization strategy that includes housing rehabilitation, land use planning, investment in public infrastructure and code enforcement; and

WHEREAS, the Casa View Heights subdivision, identified as Census Tract 179.00, Block Group 1, and bounded by La Prada Drive, Gus Thomasson Road, Oates Drive and Sherwood Drive, was one of four neighborhoods designated to receive neighborhood revitalization assistance; and

WHEREAS, the Casa View Heights neighborhood qualifies as a low- to moderate-income area and is eligible for the use of Community Development Block Grant (CDBG) funds; and

WHEREAS, staffs from the Community Development Department and other departments have held six meetings with neighborhood residents beginning on June 23, 2005, to explain the benefits of the Addressing Mesquite Program, discuss issues and concerns that impact neighborhood appearance, public infrastructure and safety, and develop strategies for positive change in the neighborhood; and

WHEREAS, prior to each neighborhood meeting, the City staff notified every property owner and resident of the Casa View Heights area to ensure that the discussion and work of the residents represented the diversity of opinion throughout the neighborhood; and

WHEREAS, interested residents of Casa View Heights met on June 29, 2006, to prioritize the strategies and determine which ones should be given the greatest consideration when the City allocates staff and financial resources for neighborhood revitalization; and

WHEREAS, the neighborhood residents have completed the Casa View Heights Neighborhood Plan, attached hereto as Exhibit "A," and it represents the consensus of opinion of residents as to the problems and solutions that must be addressed to improve their quality of life and promote the health and sustainability of their neighborhood.

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

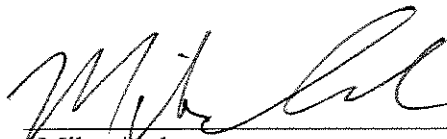
SECTION 1. That the Casa View Heights Neighborhood Plan, attached hereto as Exhibit "A," is hereby adopted as the official statement of the residents of Casa View Heights and their collective vision for the improvement of their neighborhood.

SECTION 2. That the Casa View Heights Neighborhood Plan shall be used in conjunction with the Rental Certificate-of-Occupancy and Enhanced Code Enforcement components of the Addressing Mesquite Program to bring about comprehensive neighborhood revitalization in Casa View Heights.

SECTION 3. That the Casa View Heights Neighborhood Plan shall be used as the basis for allocating financial assistance, including but not limited to Community Development Block Grants funds, for neighborhood revitalization in Casa View Heights.

SECTION 4. That the Community Development Director shall work with residents from Casa View Heights from time to time to revise and amend the Casa View Heights Neighborhood Plan as conditions change.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 2nd day of April, 2007.



Mike Anderson
Mayor

ATTEST:

APPROVED:



Judy Womack
City Secretary



B. J. Smith
City Attorney



The Casa View Heights Neighborhood Plan

Prepared by Neighborhood Residents and Community Development Department



City of Mesquite
2006

ACKNOWLEDGEMENTS

City of Mesquite Casa View Heights Neighborhood Plan

The Community Development Department would like to acknowledge the following residents of Casa View Heights for their support and commitment in the creation of the Casa View Heights Neighborhood Plan.

Participating Neighborhood Residents:

Oscar Arizola	Eveln Leon	Audrey Raulston
Peggy Blommingdale	Rogelio Martinez	Scott Robertson
Rick Bolden	Donna & Richard Masteron	William Robertson
Silas Bryan	Don McCauley	Cecila Rios
Barbara Dalton	Charles Michael McClure	Kaleta Russell
Sam Deer	Michael McClure	Marchal Shugaki
Kyle Drake	Mary McFadden	Carol Shaw
David Gumm	Trudy & Jack Medlin	Mary Smith
Janie & Harold Hanez	Rhonda & Tommy Medlin	Marianne Thompson
Teresa Hill	George & Jeannie Mikuda	Amy Tores
Cory Jackson	Bill & Benita Milligan	Fernando Valdez
Michael Kuzhuppillil	Joy Montgomery	Geertha Washington
Evelyn Lance	Terry & Lois Osteen	

CITY OF MESQUITE

CASA VIEW HEIGHTS NEIGHBORHOOD PLAN

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John Monaco

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Shirley Roberts

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Pat Killingsworth, Housing Assistant

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Scott Meador, Health Department

Diana Loven, Environmental Code Inspector

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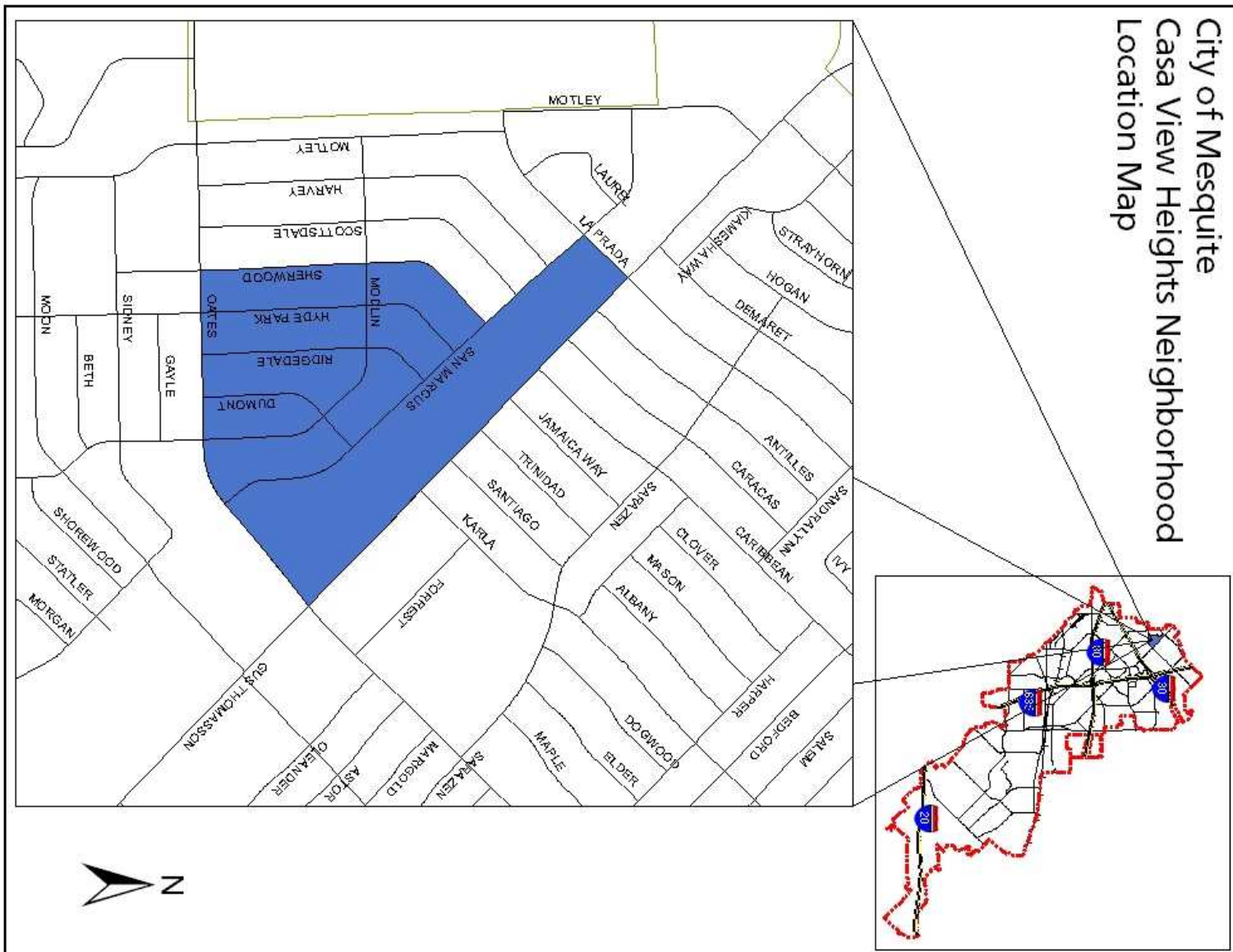
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City of Mesquite
 Casa View Heights Neighborhood
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OVERVIEW

ORIGINS OF ADDRESSING MESQUITE

The city recognizes that its older neighborhoods are aging and showing signs of deterioration. Some of these neighborhoods, built during the 1950's, provided the strong foundation for the growth that the city has enjoyed over the years. As these neighborhoods continue to age and evolve, proactive intervention will be necessary to prevent further decline.

In 2004, the City Council commissioned a Residential Building Condition Survey to analyze the state of the city's neighborhoods. The Residential Building Condition Survey included a general assessment of the conditions of every single-family home throughout the city. The Survey found, for the most part, that neighborhoods are in good shape. Eighty-four percent of all single-family homes within the city are in Grade A, or good condition. However, there were neighborhoods where nearly 40% of the structures were rated below Grade A condition.

In 2005, to address overall building conditions and other critical issues that affect the quality of life in these neighborhoods, the City Council initiated a comprehensive neighborhood revitalization program called **ADDRESSING MESQUITE**. The **ADDRESSING**

MESQUITE program involves three major initiatives: neighborhood planning, a Rental Certificate-of-Occupancy program, and enhanced code enforcement.

For now, the primary source of funding for the **ADDRESSING MESQUITE** program is the Community Development Block Grant (CDBG). As a result, the city must focus its neighborhood revitalization efforts within the Census 2000 block groups that qualify as low- to moderate-income areas. These areas must also be eligible for the use of CDBG funds. The city reviewed its 26 CDBG-eligible neighborhoods and selected four priority neighborhoods based on several different factors. Based on the analysis of the different factors, the four neighborhoods identified by the City Council as priority neighborhoods are:

- Casa View Heights
- Mesquite Park
- Sherwood Forest
- Truman Heights

Priority Neighborhood Selection Factors:

1. CDBG Eligible
2. Single-family building conditions
3. Number of environmental code violations
4. Median age of single-family structures
5. Median housing value
6. Within a problem-oriented policing district
7. Elementary school within the block group

OVERVIEW

THE ROLE OF NEIGHBORHOOD PLANNING

Neighborhood planning is a major component of the *ADDRESSING MESQUITE* program. It includes an in-depth examination of neighborhood conditions and identifies strategies that are designed to bring about change. A neighborhood plan is intended to achieve several goals leading toward overall improvement in the health and sustainability of the neighborhood:

- To provide a systematic framework for residents to identify issues and solutions
- To educate the city about the neighborhood's concerns
- To address a wide range of interrelated issues
- To initiate and coordinate neighborhood improvement projects and activities
- To propose proactive strategies for change

Anatomy of a Neighborhood Plan

A neighborhood plan has many of the same features of a community-wide comprehensive plan. But because it is much smaller in scale, a neighborhood plan can focus on a street-level assessment of issues and opportunities that residents contend with on a daily basis. For purposes of planning in Casa View Heights, the discussion, analysis,

and recommended strategies were grouped into four major planning elements:

Neighborhood Appearance:

Issues that affect the appearance and aesthetics of the neighborhood, such as code enforcement, building conditions, and property maintenance

Neighborhood Infrastructure:

Issues that are important to essential functionality, such as street and sidewalk conditions, drainage problems, and water and sewer lines

Neighborhood Safety:

Issues that impact vehicle and pedestrian safety or personal security, such as speeding, street lighting, animal control, and the design of public spaces

Neighborhood Land Use and Zoning:

Issues that arise from conflicting land uses or the city's development regulations, such as inappropriate commercial encroachment, and excessive exposure to inappropriate commercial uses

OVERVIEW

Planning in Casa View Heights

The **Casa View Heights Neighborhood Plan** is the result of a systematic neighborhood planning process. This Plan is a snapshot of the issues that currently impact quality of life for residents of Casa View Heights. The Plan is also a call-to-action that sets the stage for implementing objectives and strategies designed to foster positive change.

The Casa View Heights planning process relied heavily on public participation to identify neighborhood issues and opportunities; outline goals and a vision for the neighborhood; and develop a strategy. With guidance and assistance from a neighborhood planner in the Planning Division of the Community Development Department, the neighborhood actively worked to forge its own neighborhood plan that outlines what residents would like see accomplished.

The planning process consists of collecting data, conducting analysis, identifying the issues, developing objectives, and creating an action plan. The source of information collected during the planning process includes Census 2000 data, the building condition survey, City of Mesquite Zoning Ordinance, neighborhood questionnaires, Dallas Central Appraisal District records, and input from neighborhood residents.

The primary source of information and support for the neighborhood planning process is public participation by the neighborhood residents. Throughout an 18-month period, the city staff met with the Casa View Heights neighborhood residents to discuss the issues or concerns that were important to them. The city staff held a total of 8 neighborhood meetings with the neighborhood residents, which included two introductory meetings on the *ADDRESSING MESQUITE* program and 4 neighborhood planning sessions.

The neighborhood meetings on June 23, 2005, and August 18, 2005, gave the residents an opportunity to learn about the *ADDRESSING MESQUITE* program. The staff briefed the neighborhood residents on the state of the building conditions within the neighborhood and the benefits of neighborhood planning. In addition, the residents had the opportunity to meet with city staff from various departments to discuss generally their concerns or ask questions. The residents that attended the first introductory meeting were able to complete a questionnaire. The results from the questionnaire and the comments from the first two meetings directed the topics of discussion at the neighborhood planning sessions that followed.

OVERVIEW

The Planning Sessions

Neighborhood planning sessions were held with the neighborhood residents on four separate occasions, October 27, 2005, November 10, 2005, January 12, 2006, and February 2, 2006. Session participants discussed in detail specific issues related to their neighborhood. Each planning session dealt with a range of issues that fell under the four major planning elements: appearance, infrastructure, safety, and land use & zoning. Staff facilitated the discussion by organizing each session around only one planning element at a time.

On June 29, 2006, the city staff presented a draft set of implementation strategies to the neighborhood residents. The participants clarified the issues, added their comments, voted and prioritized the implementation strategies that would comprise the substance of the neighborhood plan. A draft of the Casa View Heights Neighborhood Plan was confirmed during a final meeting held on March 15, 2007.

The residents of Casa View Heights neighborhood presented the Casa View Heights Neighborhood Plan to the Planning and Zoning Commission on March 26, 2007. After the presentation and affording all parties an opportunity to be heard, the Commission voted to

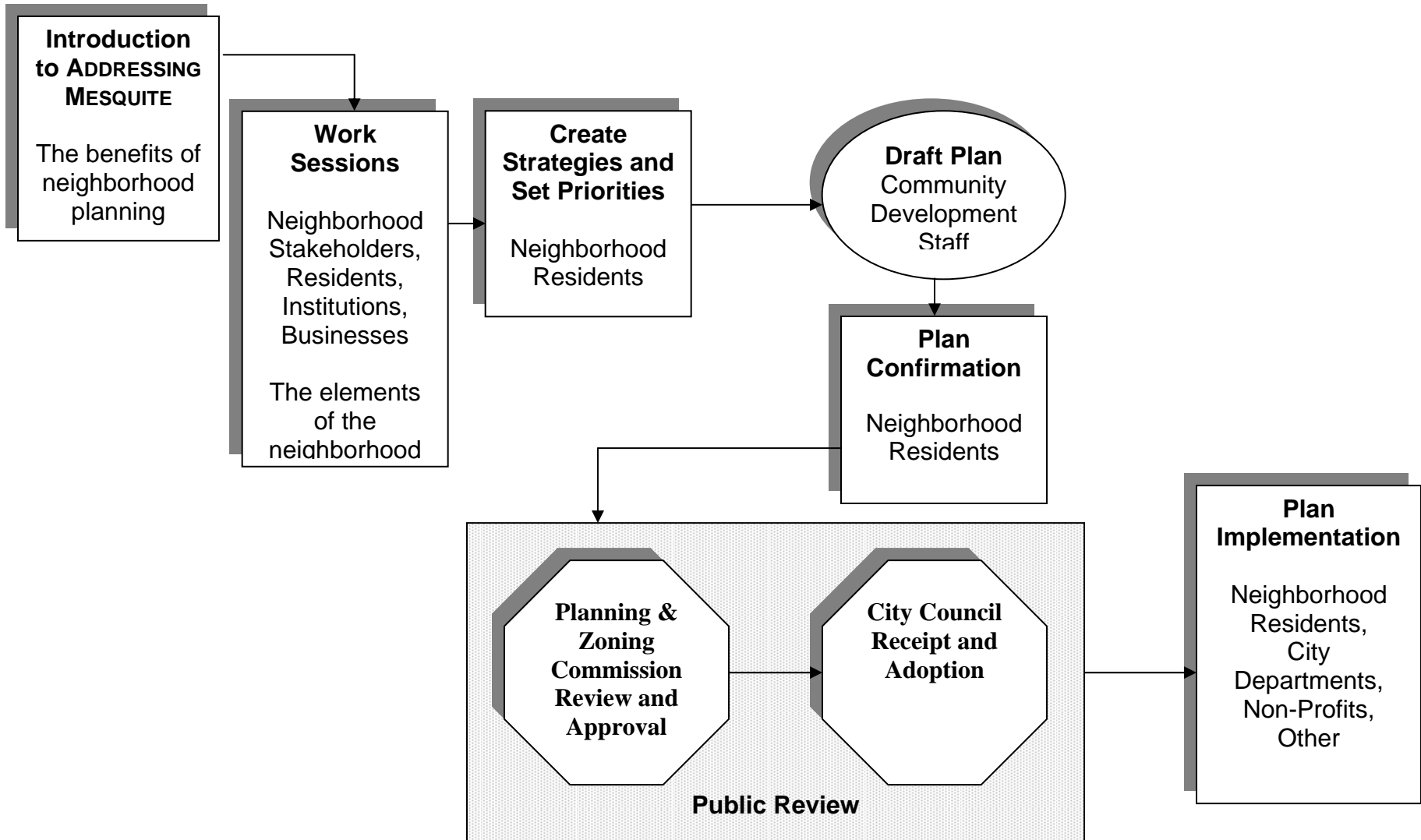
recommend adoption of the plan. The Casa View Heights Neighborhood Plan was officially received and adopted by the Mesquite City Council on April 2, 2007.

Table 1: Meeting Subject & Attendances

Meeting Date	Subject	Attendances
June 23, 2005	Introduction	26
August 18, 2005	Introduction	19
October 27, 2005	Neighborhood Safety	13
November 10, 2005	Neighborhood Appearance	13
January 12, 2006	Neighborhood Land Use & Zoning	16
February 2, 2006	Neighborhood Infrastructure	15
June 29, 2006	Strategy Prioritization	14
March 15, 2007	Draft Plan Presentation	14

OVERVIEW

Figure 1: Addressing Mesquite Neighborhood Planning Model



NEIGHBORHOOD PROFILE

Casa View Heights Neighborhood Profile

The Casa View Heights neighborhood is located in the northwest part of the city, just west of Gus Thomasson Road and borders the City of Dallas to the west. The neighborhood boundaries are La Prada Drive to the north, Gus Thomasson Road to the east, Oates Drive to the south, and Sherwood Drive to the west. The neighborhood is located in the City Council District 4 and Census Tract 179.00 Block Group 1. The Casa View Heights Neighborhood Plan is part of the Casa View Heights #15 subdivision. Map 1 depicts the neighborhood.

Neighborhood Boundaries

North – La Prada Drive
West – Sherwood Drive
South – Oates Drive
East – Gus Thomasson Road

The development of the neighborhood occurred during the 1950's and early 1960's as a middle-class neighborhood. The majority of the homes are traditional in style with common features such as gabled roofs, brick, and one car attached garages. Today, the neighborhood remains a high quality neighborhood with highly affordable housing.

The neighborhood amenities include the close proximity to neighborhood services along Gus Thomasson Road. Additionally, the neighborhood offers access to major arterial routes and close proximity to IH-30. In addition, the neighborhood is located a couple of blocks east of Eastfield Community College.

Housing

There are 280 housing units within the Casa View Heights neighborhood. According to the 2000 Census data of the 280 housing units, 268 are occupied. Of the 268 occupied housing units, there are approximately 183 or 68% owner occupied and 85 or 32% renter occupied. According to the Dallas Central Appraisal District records, the average appraised market value in 2006 for a single-family home in Casa View Heights was approximately \$72,228.

NEIGHBORHOOD PROFILE



Map #2: Casa View Heights Boundary

NEIGHBORHOOD PROFILE



NEIGHBORHOOD PROFILE

Demographics

A review of the 1990 and 2000 Census shows minor changes in the number of neighborhood residents. However, the data also shows significant changes in the makeup of the neighborhood residents. The population for the neighborhood in 2000 was 812 people, which is up 2.6% from 791 people in 1990. There was also a slight increase in the number of families from 212 families in 1990 to 216 families in 2000.

Demographically, in 2000 the majority of the neighborhood was Caucasian with 72% of the population, which is down from 91% of the neighborhood population in 1990. African-Americans comprised 5% of the population in 2000, while in 1990 African-Americans made up only 0.5% of the neighborhood population. Other races made up 23% of the neighborhood population in 2000, which is up from 9% of the neighborhood population in 1990.

Ethnically, there has been a significant increase in the Hispanic neighborhood population. In 2000, Hispanics made up 31% of the neighborhood population, which is up from 16% of the neighborhood population in 1990. The Casa View Heights neighborhood has a significantly larger percentage of Hispanic population compared to

citywide data, which in 2000, made up 16% of the citywide population.

Figure 2 and 3 compare the demographic characteristics between Casa View Heights from 1990 to 2000.

Figure 2: Population by Race

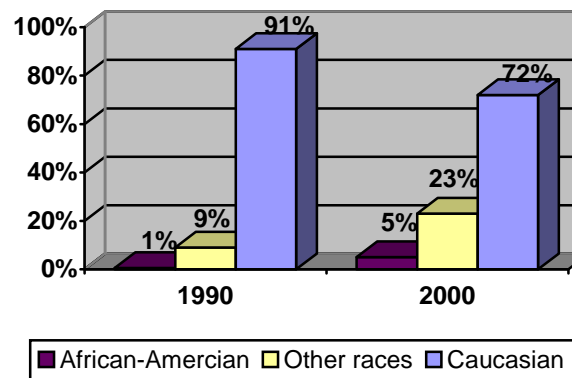
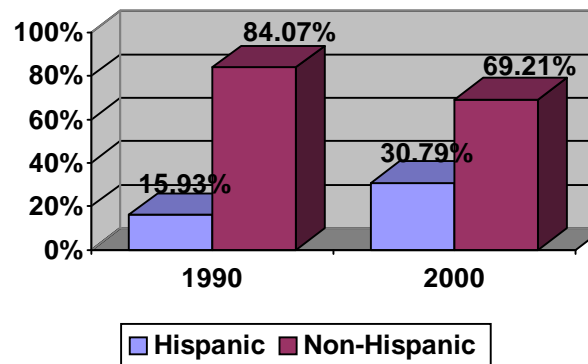


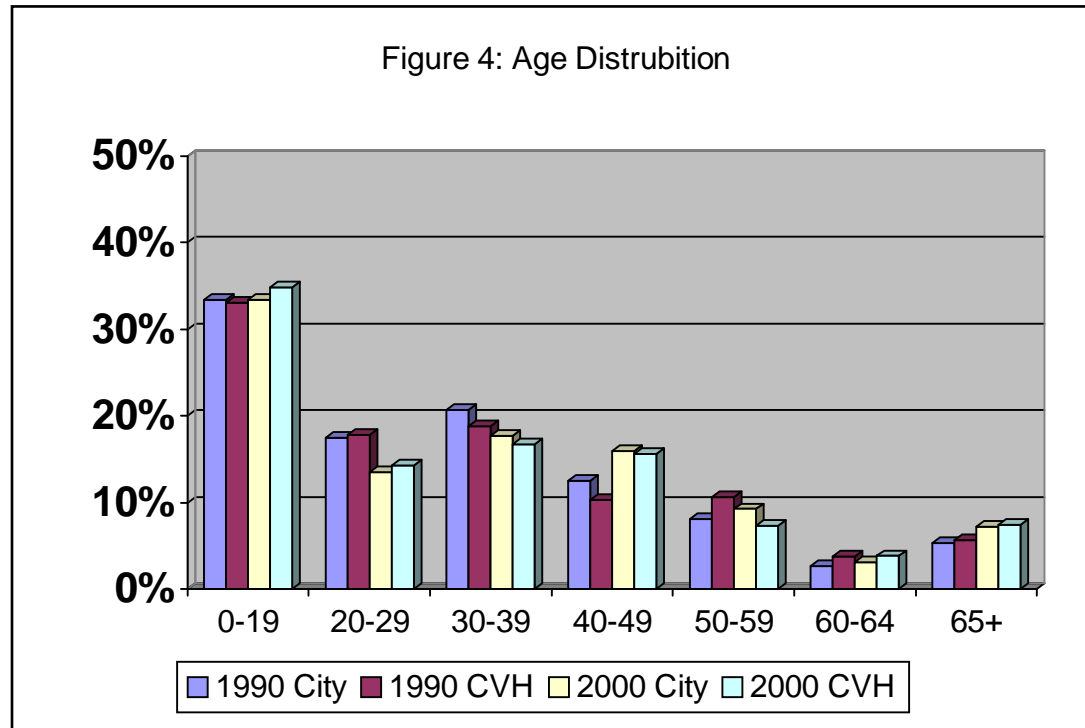
Figure 3: Hispanic Population



NEIGHBORHOOD PROFILE

Census data shows that age distribution is consistent with citywide data. In the period between 1990 and 2000, the age group 19 and under increased slightly in percentage of the neighborhood population. The age groups 20-29, 30-39, and 50-59 decreased in percentage of the total neighborhood population. The 40-49 age

group registered an increase. The neighborhood population has aged between 1990 and 2000. However; this is consistent with the changes in the citywide census data between 1990 and 2000. Figure 4 shows the percentages of the different age groups in 1990 and 2000.



NEIGHBORHOOD INVENTORY & ANALYSIS

INVENTORY AND ANALYSIS

This section provides an inventory and analysis of the Casa View Heights neighborhood. The neighborhood stakeholders, with the assistance of city staff familiar with the area, took an inventory of the issues affecting the neighborhood under four traditional neighborhood planning elements: neighborhood appearance, neighborhood land use and zoning, neighborhood infrastructure, and neighborhood safety. Using that information, the Planning staff prepared the following analysis that led to the development of neighborhood objectives. Findings are presented in greater detail following the Summary below.

SUMMARY

The Casa View Heights neighborhood is a quality neighborhood described by its residents as having excellent access to nearby commercial services, health care, and major freeways. The goal of the Casa View Heights Neighborhood Plan is to sustain these qualities of the neighborhood while addressing the issues that the neighborhood faces.

Neighborhood reinvestment activity increased in 2005. The building permit activity for home improvements, home additions, foundation repairs, and garage conversions have all shown an increase in number and value of the building permits compared to the last five years (Appendix A). Continued growth in property owner reinvestment, combined with increased investments from the city, will greatly assist in revitalizing and ensuring a strong, sustainable neighborhood.

Through the neighborhood planning process, the information provided by the neighborhood stakeholders, combined with the following staff assessment for each of the four planning elements, identified the issues and concerns that need to be addressed.

Neighborhood Appearance

The neighborhood residents expressed concerns not only with specific homes that are in need of improvements, but also with the commercial buildings along Gus Thomasson. Residents are concerned that nearby businesses with appearance issues negatively affect the neighborhood. The neighborhood building conditions data shows the housing conditions have improved between 2004 and 2005. However, the neighborhood still faces challenges not only in maintaining the improved residential building conditions but also in improving the

NEIGHBORHOOD INVENTORY & ANALYSIS

appearance of nearby businesses within the neighborhood.

Neighborhood Land Use & Zoning:

The Casa View Heights neighborhood has a variety of different uses. The neighborhood is mainly residential, however, there are a significant number of commercial uses that may serve the immediate neighborhood and general area. A significant issue for the neighborhood, as identified by staff and residents, is the deterioration of commercial uses along the Gus Thomasson corridor. This is evident from the appearance of negative secondary commercial uses and commercial vacancies.

The Casa View Heights neighborhood is bordered by a major business corridor, which provides excellent access to the services. However, when the commercial activity begins to deteriorate, the impact will have negative repercussions on the nearby surrounding neighborhood. The major challenge for the Casa View Heights neighborhood is to not only revitalize the residential area but also revitalize the commercial corridor.

The *Mesquite 2003 Development Guide* has designated the neighborhood area along Gus Thomasson as General Business. The *2003 Development Guide*

outlines areas designated as General Business, which primarily provide services to residents of the surrounding neighborhood. Within a Community Area, such as Casa View Heights neighborhood, the General Business designation is generally assigned along the fringe of an established neighborhood, indicating that goods and services should be oriented to the surrounding area. Additionally, entertainment/recreation uses, highway related uses, outdoor display lots, and storage yards, are not appropriate. While the *2003 Development Guide* calls for restrictions on inappropriate uses in Community Areas, the neighborhood residents indicate more could be done to protect the residential character of the neighborhood.

Planning tools such as a neighborhood overlay district could be used to outline complementary uses and/or design standards. Design standards are regulations that that can be used to identify acceptable building and site layout standards that are more aesthetically pleasing and provide more protection to adjoining residential uses. Neighborhood residents have given high priority to utilizing planning tools such as overlay districts and/or design standards.

NEIGHBORHOOD INVENTORY & ANALYSIS

The neighborhood residents expressed a desire to improve neighborhood linkage by utilizing the existing neighborhood drainage system. The residents are cut off from the commercial activities along Gus Thomasson due to a drainage channel that runs between San Marcus and Gus Thomasson. The neighborhood residents support improving walkability to the commercial activities by installing a pedestrian bridge over the drainage channel and other pathways throughout the neighborhood. Work is currently under way to ensure that the 2007 Trails Master Plan includes possible trail paths for the Casa View Heights Neighborhood.

Neighborhood Safety

The main safety concerns expressed by neighborhood residents during the planning meetings were speeding, the lack of streetlighting, and concerns with crime spilling over from the adjacent neighborhood to the west. The residents identified concerns regarding speeding and cut through traffic along San Marcus Ave and Modlin Drive. Residents cited specific areas in the neighborhood that need enhanced streetlighting.

The overall number of crimes within the neighborhood is low. However, there has been an increase in the number of crimes over the past few years. In addition, there are

concerns with residents about being vulnerable to the migration of criminal activity from the adjacent neighborhoods within the City of Dallas, particularly with gang activity.

Residents identified specific areas within the neighborhood that lack sufficient streetlight coverage. An initial review by city staff found that all street intersections had streetlighting. However, further review with residents is needed to identify streetlights that could be added in the mid-block range of the street and alley entrances.

Neighborhood Infrastructure

In 2005 and 2006, major infrastructure improvements were completed within the neighborhood. The project included replacing water lines, street resurfacing, partial sidewalk replacement, and alley resurfacing. The improvements upgraded the appearance and functionality of the neighborhood. However, the project did not include replacing sidewalks unless it was necessitated by water line excavation. As a result, only one side of the street received new sidewalks, and residents would like to see new sidewalks on both sides of a block. Additionally, there are unimproved alleys that were not addressed during the project.

NEIGHBORHOOD INVENTORY & ANALYSIS

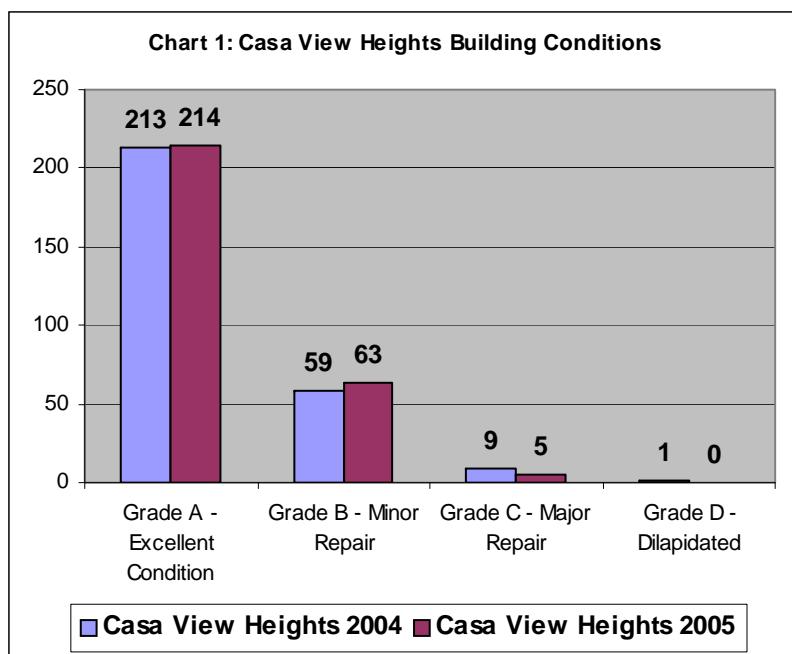
NEIGHBORHOOD INVENTORY & ANALYSIS

Neighborhood Appearance

Neighborhood appearance is primarily concerned with how the neighborhood looks, how the properties are maintained, and the condition of the housing stock. The following assessments of housing conditions and property upkeep provide the current status of the appearance of the neighborhood. The neighborhood stakeholders identified neighborhood appearance,

particularly property upkeep, a major issue for the neighborhood.

Figure #4: Building Conditions Chart



Grade A – Excellent Condition:

Adequate weather protection; no deterioration to roof; exterior surfaces, cornice, siding, windows, driveways, or sidewalks

Grade B – Minor Repair:

Slight deterioration of weather protection found to the roof, exterior surfaces, cornice, or siding; minor window damage due to cracks or breaks; driveways and sidewalk with minor cracks presenting safety or trip hazards

Grade C – Major Repair:

Found inadequate exterior paint with less than 50% of all having exposed wood; some roofing materials missing or loose, waves in roof and missing grit; two or more windows broken; driveway and sidewalk in need of repair due to safety and trip hazards

Grade D – Dilapidated:

Eaves and cornice need replacing; large amount of roofing is missing; greater than 50% of wall area with exposed, bare, or decayed wood; numerous windows are broken or missing

NEIGHBORHOOD INVENTORY & ANALYSIS

Housing Conditions:

The information collected through the 2004 Residential Building Condition Survey, shows a 75.5% rate of Grade A single-family homes within the neighborhood compared to a 84% rate of Grade A single-family homes citywide. The 2004 Residential Building Condition Survey evaluated the exterior condition of every single-family home throughout the city, including Casa View Heights. The evaluations took place from the public right of way to review the condition of the structure, sidewalk, and driveway of each single-family and duplex property. The structure, driveway, and sidewalk were each given one of four grades based on the conditions: Grade A, Grade B, Grade C, or Grade D. As part of the *ADDRESSING MESQUITE*, the Rental Inspection Program and enhanced code enforcement implemented in 2005 have shown minor improvements in the building conditions within Casa View Heights.

As trained observers, the Community Development Department inspectors constantly update the building condition grades. At the end of 2005, the survey of building conditions shows an increase in the number of Grade A properties. See Figure 4 for a breakdown on

the building conditions. Maps 2 & 3 show the building conditions in 2004 and 2005 respectively.

The neighborhood residents have shown in 2005 an increase in reinvestments within the neighborhood. The building permit activities for home improvements, home additions, foundation repairs, and garage conversions have all shown an increase in number and value compared to the last five years (Appendix A). As a result, the 2005 building survey shows a decrease in the percentage of Grade C & D homes from 4% in 2004 to 1% in 2005, a decrease of 3%. The neighborhood residents and property owners have made significant improvements in the building conditions between 2004 and 2005. However, the neighborhood still faces challenges in improving the building condition levels comparable to the citywide average of 84% Grade A.

NEIGHBORHOOD INVENTORY & ANALYSIS



Map #3: Casa View Heights Building Conditions

NEIGHBORHOOD INVENTORY & ANALYSIS



Map #4: Casa View Heights Building Conditions

NEIGHBORHOOD INVENTORY & ANALYSIS

Property Upkeep:

In recent years, the number of environmental code violations has risen within the neighborhood. Environmental code violations include high grass and weeds, trash and junk, parking on the grass, inoperable vehicles, overhanging limbs, etc. In reviewing the number and type of violations, the staff focused on the more severe violations that have the greatest impact on neighborhood appearance, such as inoperable vehicles, unsafe structures, high grass and weeds, and fencing. To ascertain a measure of how the appearance of the neighborhood is being affected by these code violations, the staff took the number of severe violations and divided by the number of total violations for the neighborhood to obtain a severe violation index. A higher index indicates that the neighborhood is experiencing a decline in overall appearance. For 2005, the citywide severe violation index was 0.31 while the Casa View Heights neighborhood was 0.37. Table 2 provides a three-year history of the severe violation index.

Table #2: Severe Violation Index

	2004	2005	2006
Citywide	0.24	0.31	0.38
Casa View Heights	0.26	0.37	0.36

NEIGHBORHOOD INVENTORY & ANALYSIS

Neighborhood Infrastructure

Neighborhood Infrastructure covers issues that deal with drainage, sidewalk conditions, streets, and alleys. In the following section, the staff presents the current assessment of each infrastructure item. During the course of the neighborhood planning meetings, the residents were primarily concerned with street conditions.

Drainage

The Casa View Heights Neighborhood currently has had drainage improvements, which includes a channel that runs southeast between Gus Thomasson Road and Sam Marcus Avenue on the eastern end of the neighborhood. These drainage improvements, as well as other improvements, have remedied drainage issues for the neighborhood.



NEIGHBORHOOD INVENTORY & ANALYSIS



Sidewalks

Sidewalks are present throughout the neighborhood. The recent infrastructure improvements of 2005 and 2006 have improved a large portion of the sidewalks in the neighborhood. However, there are still sections of sidewalks that need to be addressed. Map 5: Sidewalk Conditions, shows the neighborhood sidewalk conditions from 2004 before the recent improvements. Additionally, there are missing sidewalk sections along Gus Thomasson Road and Oates Drive. The Sidewalk Conditions map will require updating not only for residential sidewalks but also to review the sidewalk conditions along Gus Thomasson Road and Oates Drive.



NEIGHBORHOOD INVENTORY & ANALYSIS

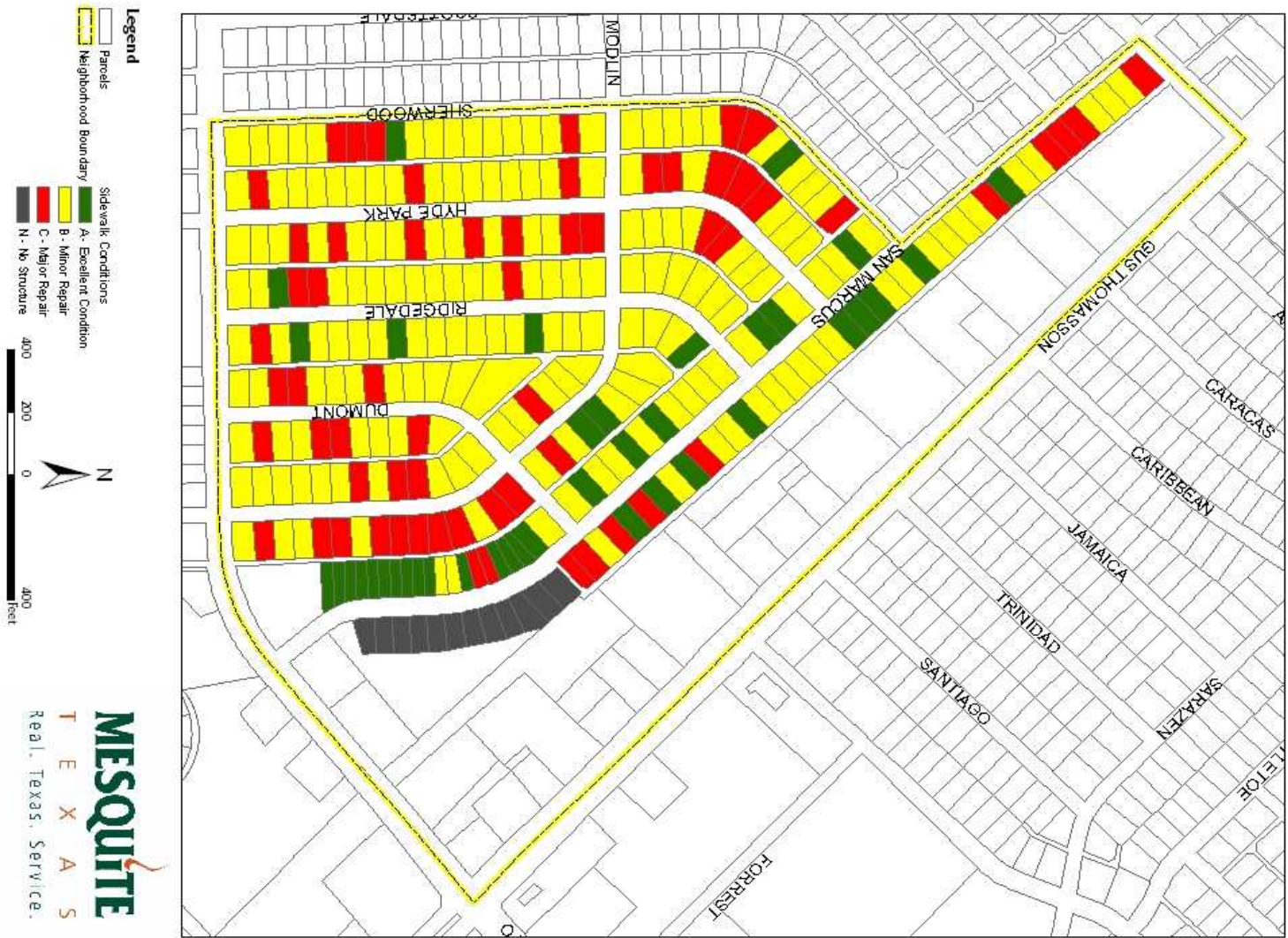


NEIGHBORHOOD INVENTORY & ANALYSIS

Map #5: Casa View Heights Drainage Map



NEIGHBORHOOD INVENTORY & ANALYSIS



Map #6: Casa View Heights Sidewalk Conditions

NEIGHBORHOOD INVENTORY & ANALYSIS

Streets & Alleys

The City of Mesquite's *2005 Thoroughfare Plan* categorizes the streets within the Casa View Heights Neighborhood with the following classifications.

Casa View Heights Neighborhood Street Classification

See Map 5: Street Classification

- Arterial Streets: Gus Thomasson Road
Oates Drive
La Prada Drive
- Residential Streets: San Marcus Ave
Modlin Drive
Dumont Drive
Sherwood Drive
Hyde Park Drive
Ridgedale Drive

The residential streets listed above, that provide circulation through the neighborhood, are all paved and have curbs and gutters. Additionally, all residential streets have been resurfaced during the 2005 and 2006 improvement project. The arterial streets are all up to standards according to the *2005 Thoroughfare Plan*.



NEIGHBORHOOD INVENTORY & ANALYSIS

Neighborhood Land Use & Zoning

Neighborhood Land Use and Zoning deals with issues related to the use of land and zoning destinations within the neighborhood. The following staff assessments of the neighborhood land use and zoning will identify the current land uses and zoning within the neighborhood. Initial review found potential conflicts or issues related to the use of land or zoning. In addition, the neighborhood residents expressed some concerns about the land uses or zoning in and around the neighborhood.

Land Use

The Casa View Heights neighborhood has a wide variety of land uses within its border with residential and commercial uses. Residential uses include single-family homes and duplexes, accounting for 88% of all land uses within the neighborhood. The single-family homes are located throughout the neighborhood while the duplexes are located on the south end of San Marcus Ave.

The commercial component of the Casa View Heights neighborhood includes such uses as a retail strip center, fast food restaurant, gasoline service station, an auto repair shop, and medical offices. The commercial use accounts for 6% of the land uses within the

neighborhood. The commercial uses are located along Gus Thomasson Road.

While the neighborhood is mostly developed, there are still some vacant parcels that account for 5%. Institutional uses such as churches make up 1% of the land uses. The neighborhood has one church and a Boys and Girls Club within its boundaries. See Map 6: Land Use and Map 7: Zoning.

Land Use Category	Parcels	Percent
Commercial	20	6%
Institution	2	1%
Residential	287	88%
Vacant	19	5%

Zoning

The Casa View Heights neighborhood includes multiple zoning designations. (See Map 7: Zoning) Zoning governs how the land is used and how it is developed. The zoning districts included in the neighborhood are: R-3 Single-Family Residential, A-1 Multi-Family, GR-General Retail, LC-Light Commercial, and C-Commercial. The current zoning matches fairly well with the existing land uses.

NEIGHBORHOOD INVENTORY & ANALYSIS

There are 264 parcels zoned R-3 which are located in the center of the neighborhood along the residential streets. Fourteen parcels zoned A-1 are located along San Marcus Street across from eighteen parcels zoned Duplex.

Twenty-seven parcels, zoned General Retail, are located along Gus Thomasson with four parcels zoned Commercial and one parcel zoned Light Commercial.

In addition to the standard zoning district, there are two situations where additional zoning was required to accommodate a use on the lot. A list of permitted and conditional uses for each zoning district is presented in the Appendix B.

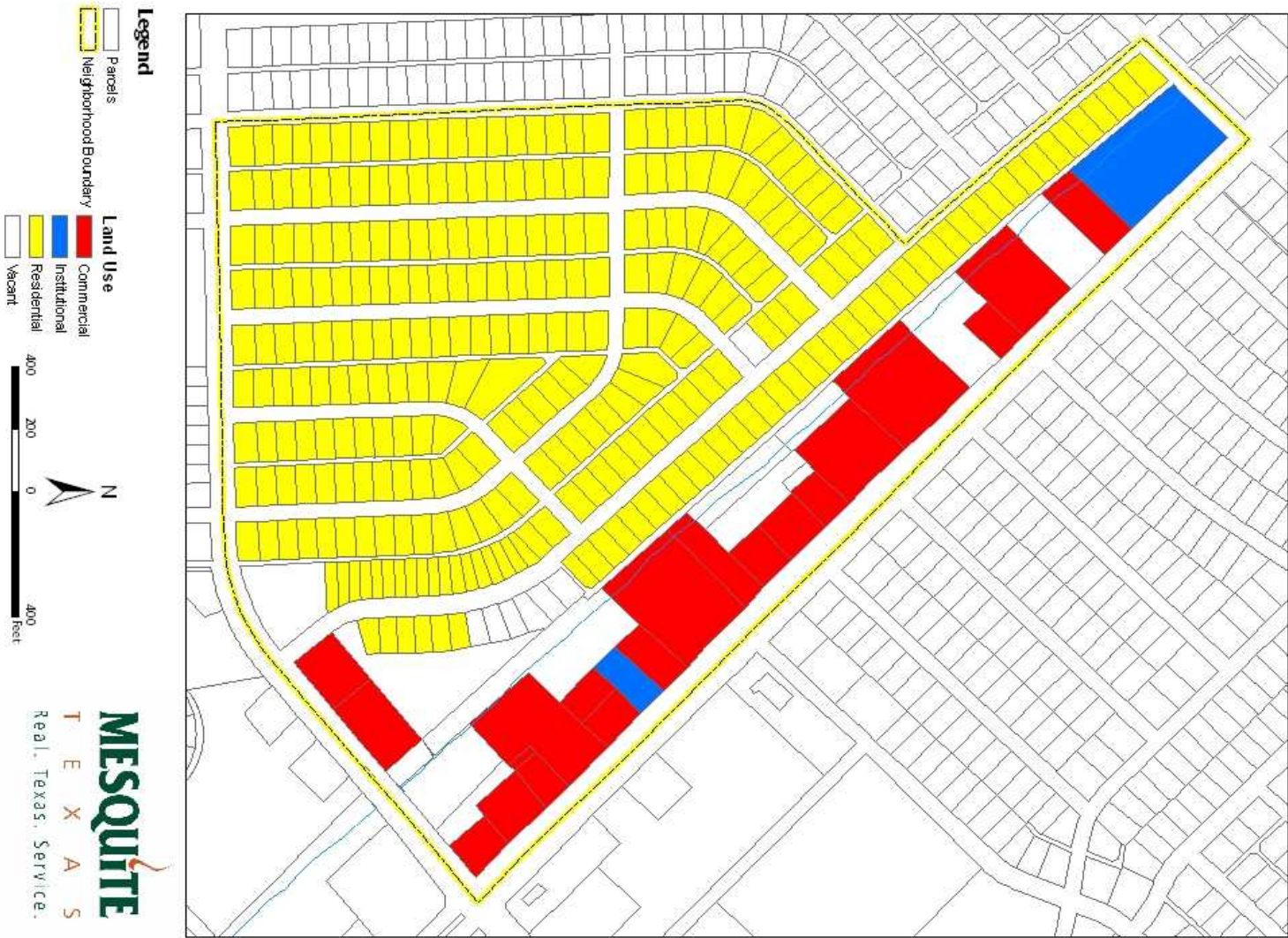
Neighborhood Connectivity

During the January 12, 2006 session on land use and zoning, the residents identified a potential opportunity for the large drainage channel that runs from north to south between Gus Thomasson Road and San Marcus Avenue. The residents believed that the drainage channel and nearby vacant land in the area could be further utilized as a part of unique trail system.

Residents and staff believe that improving the drainage channel with improved landscaping and trails would create a valuable amenity not only for the immediate Casa View Heights neighborhood but also for the surrounding the neighborhoods. Additionally, a trail that follows along the drainage channel, which runs the length of the neighborhood from north to south all the way to IH 30, would greatly improve neighborhood linkages.

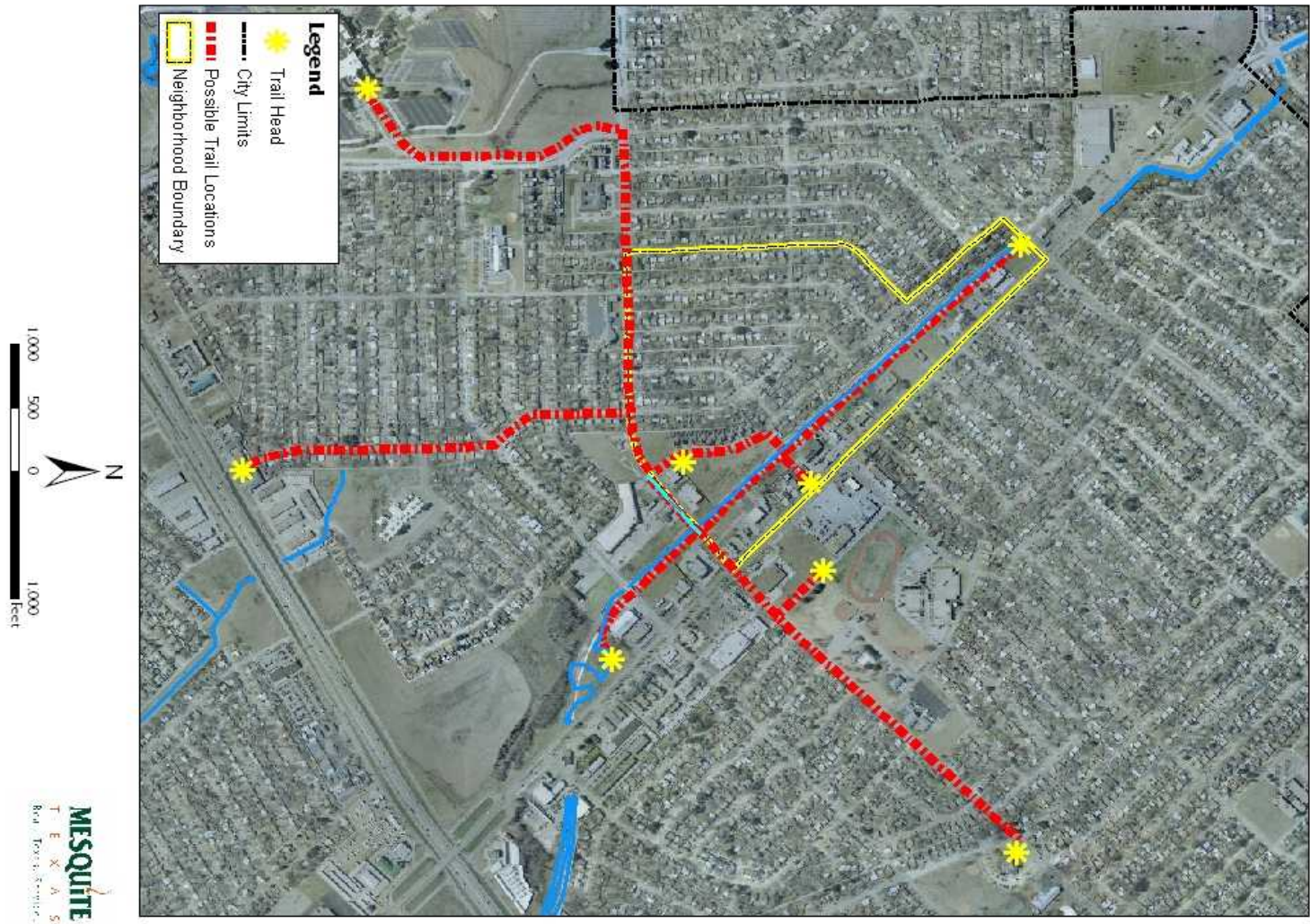
Currently, the Parks and Recreation Department is developing a Master Bike and Trail Plan for the City of Mesquite. Through a joint department cooperation, proposed sketches of a potential Casa View Heights trail is being developed to be included in the 2007 Trail Master Plan. See Map 12 for a conceptual sketch for possible locations of trails and trails heads within the neighborhood.

NEIGHBORHOOD INVENTORY & ANALYSIS



Map #8: Casa View Heights Land Use Map

NEIGHBORHOOD INVENTORY & ANALYSIS



NEIGHBORHOOD INVENTORY & ANALYSIS

Neighborhood Safety

Neighborhood Safety includes issues related to crime, streetlighting, and traffic. In the following section, the staff presents the current assessment of each of the safety items. The neighborhood residents mainly expressed concerns related to speeding and traffic.

Crime

The neighborhood stakeholders that attended the neighborhood meetings indicated some crime issues within the neighborhood. The neighborhood residents cited gang activity along the drainage channel as a major safety concern.

A review by city staff of the Crime-Reporting District 121, which includes the Casa View Heights neighborhood, found recent increase in the number of reported criminal incidences from 2001 to 2005. As shown in Table 4: Crime Reporting District 121; larceny is the most common crime reported. Larceny is followed by auto theft, burglary, and robbery. Year to year there are several incidences of assault. However, it is important to note that Crime Reporting district 121 covers an area larger than the Casa View Heights neighborhood. As a result, while the criminal activity numbers may be inflated

they still provide information on any trends of criminal activity in the area.

Crime	2000	2001	2002	2003	2004	2005
Rape	0	0	0	0	0	0
Robbery	0	6	6	5	3	7
Assault	3	5	5	4	4	3
Burglary	5	7	22	20	27	24
Larceny	40	68	34	47	63	60
Auto Thief	7	7	12	4	9	8
Homicide	0	0	0	0	0	0
Total	57	93	79	80	106	102

Street Lighting

As shown in Map 12: Neighborhood Streetlighting, streetlighting exists throughout the neighborhood. The general standard for streetlights in a residential district is that they be a minimum of 500 feet apart. In addition, streetlights should be present at each street intersection. Visual inspections by Community Development Department staff found 16 streetlights attached to wooden utility poles maintained by TXU Electric Delivery within the neighborhood.

The staff review found that the neighborhood has some streetlight coverage. The residents identify a lack of

NEIGHBORHOOD INVENTORY & ANALYSIS

streetlight coverage in the mid-block range and where there is curvature in the residential streets. The residents also expressed the need for additional lighting around alley entrances. The residents did identify streetlighting as an important safety issue for the neighborhood.

Traffic

During the neighborhood planning session on October 27, 2005, the residents identified speeding as a major issue for the neighborhood. During the planning sessions, the residents indicated speeding along Modlin Drive from vehicles coming from Oates Drive. Modlin Drive has no stop signs. Additionally, concerns were expressed regarding on street parking which make it difficult to get in and out of the neighborhood.

NEIGHBORHOOD INVENTORY & ANALYSIS



NEIGHBORHOOD INVENTORY & ANALYSIS

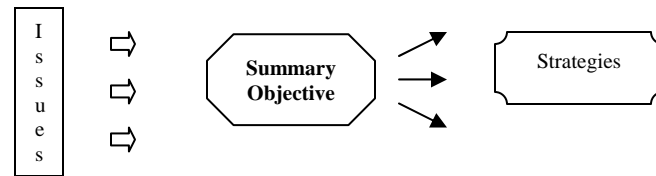


Map #12: Existing Street Light Map

NEIGHBORHOOD STRATEGIES for CHANGE

The Casa View Heights Neighborhood Plan is derived directly from the input of neighborhood residents and stakeholders. Most of their time, in the planning meetings, was spent discussing the impacts and causes and effects of the **Issues and Concerns** that impact the quality of life in the neighborhood. As issues were raised, the group brainstormed specific actions for dealing with the problems. At each meeting, an interdepartmental team of city staff provided practical guidance on the merits of ideas, options for implementation, and assessments of the potential for successfully grappling with the issues.

On June 29, 2006, the Community Development staff presented a set of **Summary Objectives** and **Strategies** to address the issues debated during the planning process. Fourteen residents attended. The participants had the opportunity to question, comment, revise, and ultimately vote on which strategies should have the highest priority.



NEIGHBORHOOD STRATEGIES for CHANGE

NEIGHBORHOOD STRATEGIES for CHANGE

NEIGHBORHOOD APPEARANCE

Neighborhood Appearance Issues and Concerns

- The generally poor state of building conditions and property maintenance creates a negative impact on property values and neighborhood appearance

Summary Objective

Customize the code enforcement methods to meet the needs of the neighborhood by concentrating enforcement on a subset of codes, providing different times for enforcement surveys, and reducing the amount of time to correct violations.

Strategies for Change

- NA1. Focus code enforcement efforts on 5 code items that have the biggest impact on neighborhood appearance

NEIGHBORHOOD STRATEGIES for CHANGE

NEIGHBORHOOD INFRASTRUCTURE

Neighborhood Infrastructure Issues and Concerns

- There have been significant improvements in the neighborhood infrastructure in 2005 and 2006 which included water line replacement, street surfacing, and sidewalk replacement, however sidewalk replacement only included replacing one side of street
- Section of unimproved alleys located between Ridgedale and Hyde Park

Summary Objective

Improve or repair streets, sidewalks, alleys, and drainage system where appropriate.

Strategies for Change

- NI1. Update the 2004 Sidewalk Conditions survey; target properties with sidewalks that are in Grade B condition or lower for sidewalk improvements at 100% city share
- NI2. Increase the city's share of the cost in the alley petition-paving program from 33% to 70% and lower the property owner cost on each side of the alley to 15%
- NI3. Install sidewalks along Gus Thomasson to improve neighborhood linkage

NEIGHBORHOOD STRATEGIES for CHANGE

NEIGHBORHOOD SAFETY

Neighborhood Safety Issues and Concerns

- Speeding throughout the neighborhood particularly along Modlin Drive and San Marcus Drive
- Lack of streetlighting within the neighborhood
- Concerns with criminal and gang activity throughout the neighborhood

Summary Objective

Improve overall safety and security of the neighborhood by working with the neighborhood residents to tailor specific actions to address their safety needs.

Strategies for Change

- NS 1. Research and implement innovative traffic calming devices to reduce speeding within the neighborhood
- NS 2. Research and implement alternative methods to improve the security and safety of the neighborhood
- NS 3. Work with residents to identify areas to install additional streetlights for security and traffic safety

NEIGHBORHOOD STRATEGIES for CHANGE

NEIGHBORHOOD LAND USE & ZONING

Neighborhood Land Use & Zoning Issues and Concerns

- Concerns with the deteriorating appearance of the commercial activity along Gus Thomasson
- Future land uses and developments should complement the neighborhood and not bring in negative impacts
- There is an opportunity to use the large drainage system that runs throughout the neighborhood to improve neighborhood linkage between residents and neighborhood services along Gus Thomasson
- The high number of rental properties within the neighborhood is indicative of neighborhood instability

Summary Objective

Revise the city's planning and development policies to ensure compatible commercial infill development.

Strategies for Change

- NLZ 1. Develop and incentivize a Neighborhood Economic Development program to improve the façade of future and existing small businesses within the neighborhood
- NLZ 2. Research and implement methods to utilize the drainage channel between San Marcus and Gus Thomasson as a neighborhood amenity to improve walkability and neighborhood linkage between neighborhood residents and neighborhood services
- NLZ 3. Create a commercial overlay along Gus Thomasson Road specifying acceptable land uses and design standards
- NLZ 4. Identify a suitable location for a neighborhood park or playground
- NLZ 5. Research and implement a first-time homebuyer program to assist potential homeowners in purchasing a home

NEIGHBORHOOD STRATEGIES for CHANGE

The ultimate purpose of providing the opportunity for the neighborhood residents to vote on the strategies is to prioritize. Prioritizing the strategies gives residents a voice on the issues that require immediate attention, and the process informs decision-makers of the neighborhood's view on where the city should invest its limited resources and time. While the planning process gives the neighborhood plan its credibility, voting and prioritizing provides a structure for implementation.

VOTING RESULTS

Each neighborhood resident had the opportunity to vote for only five of the twenty-two different strategies. The residents were given five colored stickers to represent their votes. Each vote carried a different weight for scoring the final results. The weights were assigned by color, as shown below.

Highest Priority	Red = 5 points
	Green = 4 points
	Blue = 3 points
Lowest Priority	Yellow = 1 point

Each participant was given one vote of red, green, and blue, and two votes of yellow. A voter could only vote once for a given strategy. All of the strategies were posted on the wall of the meeting room, and residents

placed their stickers next to the strategies they deemed to be most important. The city staff photo-documented the results to preserve a record of the vote. See Appendix B.

Using a weighting scheme, rather than simply counting votes, yields a more reliable indication as to which strategies are most critical to the neighborhood. The number of votes does not reveal how committed voters are to a particular strategy. However, through weighting, and forcing the voter to ration his or her votes among competing choices, the results provide a clear picture as to the direction that neighborhood residents want the city to follow during implementation. The two tables below display the results of voting by the residents who attended the meeting on June 23, 2006. Priorities are presented for the strategies grouped by planning element, and then relative to all other neighborhood strategies.

NEIGHBORHOOD STRATEGIES for CHANGE

NEIGHBORHOOD STRATEGIES for CHANGE

STRATEGIES BY PLANNING ELEMENT AND RANK

Strategy		# Red Votes 5pts	# Green Votes 4pts	# Blue Votes 3pts	# Yellow Votes 1pt	Total Votes	Weighted Value
Appearance	NA 1	0	4	3	1	8	26
Infrastructure	NI 1	9	0	0	0	9	45
	NI 2	0	0	1	0	1	3
	NI 3	0	1	0	5	6	9
Safety	NS 3	1	5	4	0	10	37
	NS 1	1	2	2	2	7	21
	NS 2	0	0	3	3	6	12
Land Use	NLZ 1	2	1	0	7	10	21
	NLZ 2	1	0	1	3	5	11
	NLZ 4	0	4	0	3	4	7
	NLZ 3	0	0	0	4	4	4
	NLZ 5	0	0	0	0	0	0

NEIGHBORHOOD STRATEGIES for CHANGE

STRATEGIES BY OVERALL RANK

Strategy (High priority) ↓ (Low priority)		Strategy Statement
HIGH	NI 1	Update the 2004 Sidewalk Conditions survey; target properties with sidewalks that are in Grade B condition or lower for sidewalk improvements at 100% city share
	NS 3	Work with residents to identify areas to install additional streetlights for security and traffic safety
	NA 1	Focus code enforcement efforts on 5 code items that have the biggest impact on neighborhood appearance
	NLZ1/ NS 1	Develop and incentivize a Neighborhood Economic Development program to improve the façade of future and existing small businesses within the neighborhood
		Research and implement innovative traffic calming devices to reduce speeding within the neighborhood
MODERATE	NS 2	Research and implement alternative methods to improve the security and safety of the neighborhood
	NLZ2	Research and implement methods to utilize the drainage channel between San Marcus and Gus Thomasson as a neighborhood amenity to improve walkability and neighborhood linkage between neighborhood residents and neighborhood services
LOW	NI 3	Install sidewalks along Gus Thomasson to improve neighborhood linkage
	NLZ4	Identify a suitable location for a neighborhood park or playground
	NLZ3	Create a commercial overlay along Gus Thomasson Road specifying acceptable land uses and design standards
	NI 2	Increase the city's share of the cost in the alley petition paving program from 33% to 70% and lower the property owner cost on each side of the alley to 15%
	NLZ5	Research and implement a first-time homebuyer program to assist potential homeowners in purchasing a home

NEIGHBORHOOD ACTION MATRICES

PLAN IMPLEMENTATION: An Action Matrix

Planning is a proactive process that should extend into and through the established timeline for completion. The strategies outlined in the neighborhood plan will not implement themselves. There are many variables involving different actors, schedules, and precedent events, thus taking a passive approach to implementation will doom the plan to failure. Cities that are committed to neighborhood planning devote the resources necessary to coordinate, manage, and oversee the implementation phase.


When a neighborhood plan is completed, there is a great sense of pride and a strong desire among participants to produce results. The feeling of accomplishment provides important momentum for a brief time to “keep the ball rolling.” That period provides the opportunity to secure the resources and put a mechanism in place for oversight. However, interest can wane quickly. Without a tangible and immediate organizational commitment to bring the strategies and ideas to fruition, the opportunity to ensure the success of the neighborhood planning effort may be irretrievably lost.

An Action Matrix is a plan for implementing the strategies for each of the four neighborhood planning elements. In

the following tables, each strategy is presented along with the actors, potential funding sources, and a general timeframe for achieving the strategy.

Actors	The neighborhood residents, absentee property owners, the city, and other entities all have mutual responsibility for carrying out the plan.
Funding	Casa View Heights is an income-qualifying neighborhood and CDBG funds will remain a principal, though not exclusive, funding source.
Time Frame	All strategies are deemed important, but they cannot all be accomplished immediately. They vary in complexity, and some require extensive work in advance. In general, the strategies with higher priority have the shorter timeframes for implementation.

NEIGHBORHOOD ACTION MATRICES

NEIGHBORHOOD APPEARANCE					
Strategy Item	Priority	Actors	Funding Source	Timeframe	Performance Measure
NA1. Focus code enforcement efforts on 5 code items that have the biggest impact on neighborhood appearance (determined by the neighborhood residents)		NR City CDD	City CDBG	6-18 mos.	<ul style="list-style-type: none"> ✓ Upgrade Grade B or C properties to Grade A ✓ Reduction in severity index
				Abbreviations:	
				NA	Neighborhood Appearance
				NI	Neighborhood Infrastructure
				NS	Neighborhood Safety
				NLUZ	Neighborhood Land Use and Zoning
				Actors and Funding Sources:	
				CDD	Community Development Department
				City	City Departments (unspecified)
				CDBG	Community Development Block Grants
				CIP	Capital Improvements Program
				NR	Neighborhood Residents
				4B MQL	4B Quality of Life Corporation

NEIGHBORHOOD ACTION MATRICES

NEIGHBORHOOD INFRASTRUCTURE					
Strategy Item	Priority	Actors	Funding Source	Timeframe	Performance Measure
NI 1. Update the 2004 Sidewalk Conditions survey; target properties with sidewalks that are in Grade B condition or lower for sidewalk improvements at 100% city share ¹	H	City	City CDBG CIP	12-48 mos.	<ul style="list-style-type: none"> ✓ Update survey ✓ Policy change adopted ✓ Reduce % of < Grade A sidewalks by 25%
NI 2. Increase the city's share of the cost in the alley petition paving program from 33% to 70% and lower the property owner cost on each side of alley to 15% ¹	L	City NR	City	3-12 mos.	<ul style="list-style-type: none"> ✓ Policy change adopted
NI 3. Install sidewalks along Gus Thomasson to improve neighborhood linkage	L	City	CIP	12-36 mos.	<ul style="list-style-type: none"> ✓ Project completed

Abbreviations:	
NA	Neighborhood Appearance
NI	Neighborhood Infrastructure
NS	Neighborhood Safety
NLUZ	Neighborhood Land Use and Zoning
Actors and Funding Sources:	
CDD	Community Development Department
City	City Departments (unspecified)
CDBG	Community Development Block Grants
CIP	Capital Improvements Program
NR	Neighborhood Residents
4B MQL	4B Quality of Life Corporation

¹ City Council policy change required.

NEIGHBORHOOD ACTION MATRICES

NEIGHBORHOOD SAFETY																	
Strategy Item	Priority	Actors	Funding Source	Timeframe	Performance Measure												
NS1. Research and implement innovative traffic calming devices to reduce speeding within the neighborhood	H	City	City	6-18 mos.	✓ Project completed												
NS2. Research and implement alternative methods to improve the security and safety of the neighborhood	M	City	City	12-48 mos.	✓ Project completed												
NS3. Work with residents to identify areas to install additional streetlights for security and traffic safety	H	City	City	12-36 mos.	✓ Project completed												
Abbreviations:																	
<table border="1"> <tr> <td>NA</td> <td>Neighborhood Appearance</td> </tr> <tr> <td>NI</td> <td>Neighborhood Infrastructure</td> </tr> <tr> <td>NS</td> <td>Neighborhood Safety</td> </tr> <tr> <td>NLUZ</td> <td>Neighborhood Land Use and Zoning</td> </tr> </table>						NA	Neighborhood Appearance	NI	Neighborhood Infrastructure	NS	Neighborhood Safety	NLUZ	Neighborhood Land Use and Zoning				
NA	Neighborhood Appearance																
NI	Neighborhood Infrastructure																
NS	Neighborhood Safety																
NLUZ	Neighborhood Land Use and Zoning																
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<table border="1"> <tr> <td>CDD</td> <td>Community Development Department</td> </tr> <tr> <td>City</td> <td>City Departments (unspecified)</td> </tr> <tr> <td>CDBG</td> <td>Community Development Block Grants</td> </tr> <tr> <td>CIP</td> <td>Capital Improvements Program</td> </tr> <tr> <td>NR</td> <td>Neighborhood Residents</td> </tr> <tr> <td>4B MQL</td> <td>4B Quality of Life Corporation</td> </tr> </table>						CDD	Community Development Department	City	City Departments (unspecified)	CDBG	Community Development Block Grants	CIP	Capital Improvements Program	NR	Neighborhood Residents	4B MQL	4B Quality of Life Corporation
CDD	Community Development Department																
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4B MQL	4B Quality of Life Corporation																

NEIGHBORHOOD ACTION MATRICES

NEIGHBORHOOD LAND USE AND ZONING					
Strategy Item	Priority	Actors	Funding Source	Timeframe	Performance Measure
NLZ 1. Develop and incentivize a Neighborhood Economic Development program to improve the façade of future and existing small businesses within the neighborhood	H	CDD	City	12-60 mos.	✓ Program established
NLZ 2. Research and implement methods to utilize the drainage channel between San Marcus and Gus Thomasson as a neighborhood amenity to improve walkability and neighborhood linkage between neighborhood residents and neighborhood services	M	NR CDD	City	12-36 mos.	<ul style="list-style-type: none"> ✓ Integrate area into citywide trails plan ✓ Develop bridge plans and specs
NLZ 3. Create a commercial overlay along Gus Thomasson Road specifying acceptable land uses and design standards	L	CDD	City	18 mos.	✓ District created
NLZ 4. Identify a suitable location for a neighborhood park or playground	L	NR CDD	City	6-18 mos.	✓ Integrate into parks plan
NLZ 5. Research and implement a first-time homebuyer program to assist potential homeowners in purchasing a home	L	City CDD NR	City	12 mos.	✓ New CDBG activity adopted

Abbreviations:	
NA	Neighborhood Appearance
NI	Neighborhood Infrastructure
NS	Neighborhood Safety
NLUZ	Neighborhood Land Use and Zoning
Actors and Funding Sources:	
CDD	Community Development Department
City	City Departments (unspecified)
CDBG	Community Development Block Grants
CIP	Capital Improvements Program
NR	Neighborhood Residents
4B MQL	4B Quality of Life Corporation

NEIGHBORHOOD PLAN EVALUATION, MONITORING, AND UPDATING

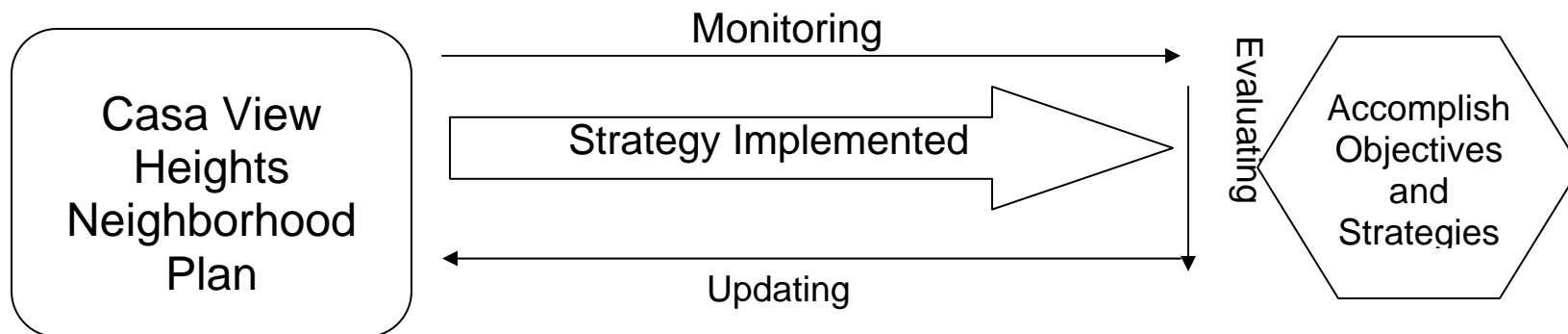
Planning adapts to changing conditions in a neighborhood. In order to ensure successful implementation of the Casa View Heights Neighborhood Plan and its continuing viability, the neighborhood residents and Community Development Department must work collaboratively to monitor and evaluate the plan's effectiveness.

The action matrices suggest the use of certain performance measures that are associated with each strategy. The measures are of two types: *Output* and *Outcome*. Output measures are quantitative methods that tabulate up program results. Outcome measures are qualitative in nature, and are more indicative of whether

ultimate program goals are being reached. A mix of output and outcome measures should be used whenever possible in order to draw multiple inferences about the effectiveness of a particular strategy.

A static neighborhood plan loses its relevance and support as an instrument for bringing about positive change. In the future, city staff and residents will hold additional meetings to assess progress toward meeting the plan objectives and strategies. Amendments and updates to the Casa View Heights Neighborhood Plan will be made when necessary to re-energize the initial objectives outlined in the plan, or adapt to new problems and opportunities.

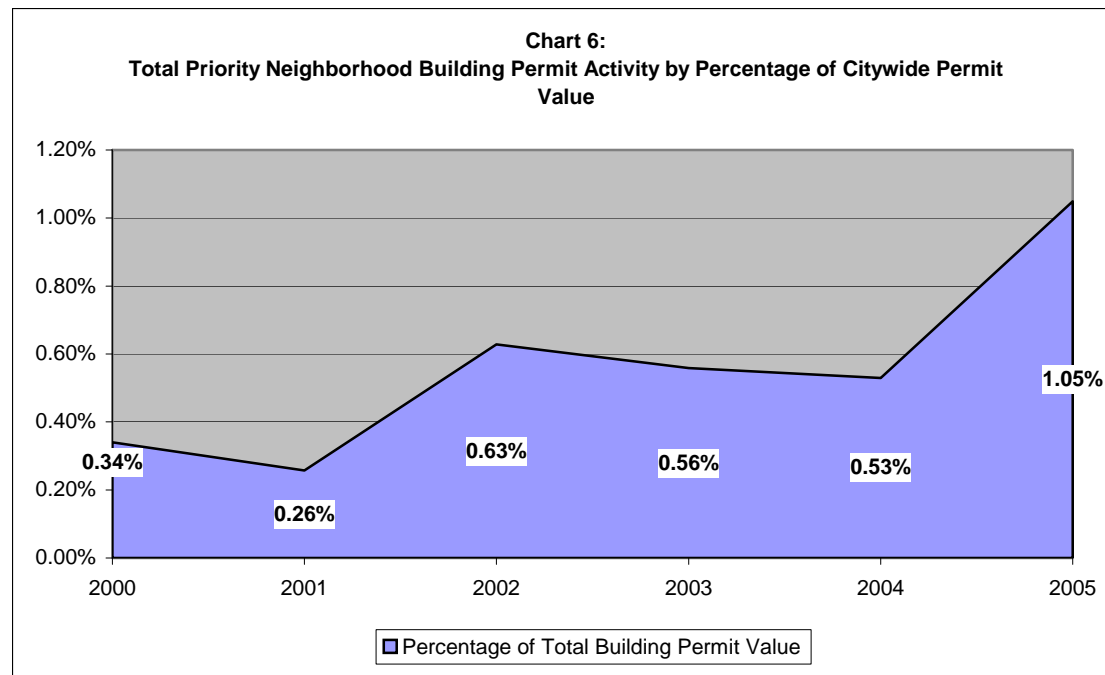
Process of Monitoring, Evaluating, and Updating Casa View Heights Neighborhood Plan Strategies



APPENDICES

Table 5: Residential Building Permit Activity																		
Priority Neighborhood	2000			2001			2002			2003			2004			2005		
	#	\$ Value	% of Citywide	#	\$ Value	% of Citywide	#	\$ Value	% of Citywide	#	\$ Value	% of Citywide	#	\$ Value	% of Citywide	#	\$ Value	% of Citywide
Casa View Heights	6	\$44,900	0.12%	12	\$71,400	0.13%	14	\$59,590	0.15%	7	\$48,393	0.13%	10	\$61,736	0.14%	18	\$108,775	0.26%
Mesquite Park	4	\$38,084	0.10%	9	\$30,800	0.06%	13	\$78,248	0.19%	17	\$99,845	0.26%	14	\$95,667	0.22%	17	\$146,120	0.35%
Sherwood Forest	9	\$45,573	0.12%	9	\$29,099	0.05%	15	\$93,585	0.23%	16	\$41,263	0.11%	13	\$44,695	0.10%	15	\$164,825	0.39%
Truman Heights	1	\$300	0.00%	2	\$10,800	0.02%	4	\$21,499	0.05%	3	\$22,500	0.06%	3	\$27,080	0.06%	3	\$21,700	0.05%
Total Priority Neighborhoods	20	\$128,857	0.34%	32	\$142,099	0.26%	46	\$252,922	0.63%	43	\$212,001	0.56%	40	\$229,178	0.53%	53	\$441,420	1.05%
Citywide	1,319	\$37,936,720		1,522	\$55,177,897		1,681	\$40,234,629		1,626	\$37,932,881		1,421	\$43,306,903		1,390	\$42,073,344	

*Does not include new single-family construction



In 2005, when viewed as a percentage of the City's total permit activity, three of the four Addressing Mesquite neighborhoods experienced significant increases in restoration, remodeling and rehabilitation activity over historical levels

APPENDICES

Appendix B:

2-203 Mesquite Zoning Ordinance – Permitted Residential Uses

3-203 Mesquite Zoning Ordinance – Permitted Nonresidential Uses

2-203 SCHEDULE OF PERMITTED USES

Ord. 2669/4-16-90

	AG	R	D	A	SPECIAL CONDITIONS
A. RESIDENTIAL USES					
1. SINGLE FAMILY DETACHED DWELLINGS					
a. Conventional Dwellings	P	P	P	P	
b. Zero Lot Line Dwellings					Requires PD district; See 2-504.
2. SINGLE FAMILY ATTACHED DWELLINGS					
a. Duplex Two-family Dwellings			P	P	
b. Townhouse Dwellings					Requires PD district; See 2-502.
c. Other Attached Dwellings (3-plex, 4-plex)					Requires PD district.
3. MULTIFAMILY DWELLINGS				P	Requires compliance with 2-501.
4. MOBILE HOME PARKS					Requires PD district; See 2-503.
B. NONRESIDENTIAL USES					
1. CROP PRODUCTION	P	S			SIC 01. Requires minimum 2 acre tract; Permits no retail or wholesale activity; Regulate barns and agricultural structures as accessory structures
2. LIVESTOCK PRODUCTION	C				SIC 02. Requires minimum 5 acre tract; Specify maximum number and type of animals permitted on Conditional Use permit approval; Regulate barns and agricultural structures as accessory structures. All keeping of horse or livestock may be classified as an accessory use if conducted in accordance with the conditions set out in 2-203C.9 and 2-203C.10.
3. AGRICULTURAL SERVICES (except)	C				SIC 07. Permit only in conjunction with approved crop or livestock production uses; Prohibit all other 07 uses in the residential districts.
a. Boarding, Breeding, or Training Facilities	C				
4. FORESTRY	C				SIC 08.
5. FISHING, HUNTING, TRAPPING	C				SIC 09.
6. MINING - EXTRACTION OF MINERALS	C				SIC - Division B. See 1-500.
7. UTILITY FACILITIES (except)	P	P	P	P	See definitions; SIC 48 and 49; Permits service and distribution facilities only, not including business offices,
a. Neighborhood Facilities					warehouses, service centers, storage yards, or generation/ manufacturing plants. See 3-203.
b. Community/Regional Facilities (except)	C	C	C	C	
(1) Wastewater Treatment	C				SIC 4952.
2) Sanitary Landfill	C				SIC 4953.
3) Telecommunications, Towers and Antennas (Ord. 3153/5-5-97)					Requires compliance with 1-700.
8. CEMETERY DEVELOPMENT AND OPERATION	C	C	C	C	SIC 6553.
9. LODGING SERVICES					
a. Rooming/Boarding House (4 or less persons)				S	SIC 702; Permit use of existing house only if home and lot provide adequate space for persons and parking and if
b. Rooming/Boarding House (5 or more persons)				C	no exterior alteration or additional entrances will be necessary.
c. Lodging Houses on Membership Basis				C	SIC 704; Requires no Conditional Use permit in conjunction with an approved college or university.

2-203 SCHEDULE OF PERMITTED USES

Ord. 2669/4-16-90

	<i>AG</i>	<i>R</i>	<i>D</i>	<i>A</i>	<i>SPECIAL CONDITIONS</i>
4. GARDENING (PRIVATE)	P	P	P	P	
5. HOME OCCUPATIONS	P	P	P	P	Requires compliance with 2-700.
6. HOME DAY CARE					
a. Registered Family Home	P	P	P	P	Requires facility to be registered/licensed by the State and conducted in accordance with State regulations; Prohibits play apparatus in the front yard; Prohibits signs.
b. Adult Day Care	P	P	P	P	Requires facility to be registered/licensed by the State and conducted in accordance with State regulations; Prohibits signs; Maximum 6 persons permitted; See also 3-203L.832.
7. YARD/GARAGE SALES	P	P	P	P	Permits maximum of 2 sales at a location during a calendar year with a maximum of 3 days per sale; Permits the sale of miscellaneous used household items and home crafts by the occupants of a residence.
8. KEEPING OF PETS (PRIVATE)	P	P	P	P	Permits only household pets kept in accordance with the Animal Control Ordinance; Prohibits keeping of animals for commercial and/or breeding purposes.
9. KEEPING OF HORSES AND PONIES (PRIVATE)	S	S	S	S	Requires no Special Exception approval if the following conditions are met: a. Minimum lot size of one acre. b. Maximum of 2 horses on first acre; one horse per acre on additional acreage. c. Fencing to retain grazing animals is required. d. No barns, corrals, or similar enclosures within 100 feet of any property line. Not required in the AG district.
10. KEEPING OF LIVESTOCK (PRIVATE) Includes Poultry/Fowl)	S				Requires no Special Exception approval if the following conditions are met: a. Minimum lot size of 2 acres. b. Maximum of one animal per acres. c. Fencing to retain grazing animals is required.
11. LEASING OFFICE				P	
12. COIN-OPERATED LAUNDRY (PRIVATE)				P	
13. COMMUNITY/RECREATION ROOM (PRIVATE)				P	
14. REFUSE CONTAINERS	P	P	P	P	Permits containers in conjunction with multifamily and permitted nonresidential uses which are allowed in the residential districts; Requires compliance with the Special Conditions set out for refuse containers in 3-203L.6.
15. LANDSCAPE IRRIGATION SYSTEMS	P	P	P	P	
16. PONDS (Over 1 1/2 feet deep)	S	S	S	S	

3-200 USE REGULATIONS

3-201 GENERAL USE REGULATIONS

Ord. 2650/12-18-89

No land shall hereafter be used and no structure shall hereafter be erected, altered, or converted in a nonresidential district which is arranged, designed or used for any use other than a use specified in 3-203 as permitted in the district in which it is located, except as otherwise permitted herein

A. P - PERMITTED USES

Principal or accessory uses indicated as "P" (Permitted Use) in 3-203 are permitted in the districts specified, subject to compliance with all conditions and requirements of this ordinance and other applicable provisions of the City Code.

B. C - CONDITIONAL USES

Principal or accessory uses indicated as "C" (Conditional Use) in 3-203 may be permitted in the districts specified if expressly authorized in accordance with the procedures set out in 5-300.

C. S - SPECIAL EXCEPTIONS

Principal or accessory uses indicated as "S" (Special Exception) in 3-203 may be permitted in the districts specified if expressly authorized by the Board of Adjustment in accordance with the procedures set out in 5-200.

D. PROHIBITED USES

Principal or accessory uses not indicated in a district as "P", "C" or "S" in 3-203 shall be prohibited in that district. Refer to 2-203 for uses permitted in the residential districts.

E. SPECIAL CONDITIONS

Special requirements for specific uses are noted in 3-203 under "Special Conditions". The designated use is permitted only when in compliance with the special conditions listed. When a use is authorized as a Conditional Use or as a Special Exception, the authorizing body may approve modification of the special conditions by specifying the allowed modification in its approval, provided that proposed modifications must be identified in the required notices as part of the request. Modifications may be approved if it is determined that the use can be accommodated under modified conditions without creating adverse impact on adjacent properties and that it will be compatible with the neighborhood.

F. SIC CLASSIFIED USES

Nonresidential uses listed in 3-203 include a SIC code number which references the use's classification as contained in the Standard Industrial Classification Manual (1987). The SIC Manual shall be incorporated herein as a reference for the description and definition of those uses referenced by an SIC code number, except as otherwise modified herein.

G. PARKING STANDARDS

Parking requirements for specific uses are indicated by the applicable parking standard group in the "PKNG STND" (Parking Standards) column on Table 3-203. The parking required for the respective parking standard groups are listed on Table 3-405.

H. PLANNED DEVELOPMENT DISTRICT USES

The PD district is not included on the Schedule of Permitted Uses. Uses are permitted in a PD district if the specific PD ordinance references a standard district in which the use is permitted or if the ordinance specifically lists the use as permitted in the PD district. If a use is listed as "C" or "S" in a district referenced by a PD ordinance, it shall be permitted in the PD district only when specifically authorized in accordance with 3-201B or 3-201C, unless such use is specifically listed as permitted in the PD ordinance.

3-203 SCHEDULE OF PERMITTED USES

Ord. 2650/12-18-89

SIC CODE	USE DESCRIPTION	O	GR	LC	MU	CB	SS	C	I	PKG STND	SPECIAL CONDITIONS
A. AGRICULTURE, FORESTRY, FISHING											
01	CROP PRODUCTION	P	P	P	P	P	P	P	P	28	Require minimum 2-acre tract.
02	LIVESTOCK PRODUCTION	S	S	S	S	S	S	S	S	28	The keeping of horses and livestock may be classified as an accessory use if in accordance with the conditions set out in 2-203C.9 and 2-203C.10.
07	AGRICULTURAL SERVICE (Except)									28	See Table 2-203
074 and 075	Veterinary Services/ Animal Hospital/Other Animal Services (Ord. 2723/2-4-91)										
a.	Indoor Services to Household Pets, except Grooming (Veterinary Services, Animal Hospitals, Training, Breeding, and Indoor Boarding)		C	P	P	P		P	P	3	Prohibits outdoor kennels; Requires location in freestanding building at least 10 feet from any other building and at least 100 feet from any property line in a residential district; See City Code for kennel requirements.
b.	Grooming - Household Pets		P	P	P	P		P	P	3	Prohibits location in a multiuse building adjacent to any use involved in sale or preparation of food items; Prohibits keeping animals overnight.
c.	Outdoor Services to Household Pets (includes any service with outdoor kennels or activity)							C	C	3	Requires location in a freestanding building; Requires outdoor kennels to be at least 200 feet from any property line in a residential district and at least
d.	Services to Livestock (including horses)							C	C	3	100 feet from any property line; Requires outdoor kennels, runs, enclosures, etc. to be enclosed by a solid fence at least 6 feet in height; See City Code.
076	Farm Labor Management Services								P	28	
078	Landscape/Horticulture Services (except)			P*	P*	P*		P*	P*	4	
0781	Landscape Counseling and Planning	P	P	P	P	P		P	P	3	
08	FORESTRY									28	See Table 2-203.
09	FISHING, HUNTING, TRAPPING									28	See Table 2-203.
B. MINING, EXTRACTION											
10-14	ALL MINING, EXTRACTION							C	C	8	Requires compliance with 1-500.
C. CONSTRUCTION											
15	BUILDING CONTRACTORS							P*	P*	4	Requires compliance with 3-600 for outdoor storage
16	HEAVY CONSTRUCTION CONTRACTORS							P*	P*	4	
17	SPECIAL TRADE CONTRACTORS										
171	Plumbing, Heating, Air Conditioning			P*	P*	P*		P*	P*	4	

P = Permitted Use (3-201A)
P = Italicized P (P) Use Permitted Only in Conjunction with Gasoline Sales (3-504)
C = Conditional Use (3-201B)
S = Special Exception (3-201C)
NEC = Not Elsewhere Classified

* Refer to 4-800 – TERRA Overlay District: An asterisk (*) indicates that the use requires approval of a Conditional Use Permit if located in the TERRA Overlay District.

3-203 SCHEDULE OF PERMITTED USES

Ord. 2650/12-18-89

SIC CODE	USE DESCRIPTION	O	GR	LC	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
287	Agricultural Chemicals								C*	5	Requires all primary buildings and yard activities, except employee parking, to be located at least 100 feet from any residential district; Requires any loading or outdoor storage areas where loading/unloading of heavy load vehicles is involved to be located at least 200 feet from any residential district; Requires compliance with 3-600 for outdoor storage; See 1-104H regarding high risk uses (Ord. 2816/6-1--92).
289	Miscellaneous Chemical Products								C*	5	
29	PETROLEUM REFINING, RELATED INDUSTRIES								C*	5	
30	RUBBER, MISCELLANEOUS PLASTIC PRODUCTS								C*	5	
31	LEATHER, LEATHER PRODUCTS (except)								P*	5	
311	Leather Tanning, Finishing								C*	5	
32	STONE, CLAY, CONCRETE (except)								C*	5	
	a. Concrete Batch Plants								C*	5	
33	PRIMARY METAL INDUSTRIES								C*	5	
34	FABRICATED METAL PRODUCTS (except)								P*	5	
348	Ordnance, Accessories								C*	5	
35	INDUSTRIAL, COMMERCIAL MACHINERY (except)								P*	5	
357	Computer, Office Equipment							C*	P*	5	
36	ELECTRICAL, ELECTRONIC EQUIPMENT, EXCEPT COMPUTER							C*	P*	5	
37	TRANSPORTATION EQUIPMENT								P*	5	
38	INSTRUMENTS										
381	Detection, Guidance Instruments							C*	P*	5	
382	Measuring, Controlling Instruments							C*	P*	5	
384	Medical & Dental Instruments							C*	P*	5	
385	Ophthalmic Goods			C*	C*	C*		C*	P*	5	
386	Photographic Equipment, Supplies			C*	C*	C*		C*	P*	5	
387	Watches, Clocks			C*	C*	C*		C*	P*	5	
39	MISCELLANEOUS MANUFACTURING										
391	Jewelry, Plated Ware			C*	C*	C*		C*	P*	5	
393	Musical Instruments			C*	C*	C*		C*	P*	5	
394	Toys, Sporting Goods			C*	C*	C*		C*	P*	5	
395	Pencils, Artist's Materials			C*	C*	C*		C*	P*	5	
396	Costume Jewelry, Notions			C*	C*	C*		C*	P*	5	
399	Miscellaneous Manufacturing Industries										
	3991 Brooms, Brushes							C*	P*	5	
	3993 Signs, Advertising Displays							C*	P*	5	
	3995 Burial Caskets							C*	P*	5	
	3996 Linoleum, Hard Surface Flooring, NEC							C*	P*	5	
	3999 Manufacturing Industries, NEC (except)							C*	P*	5	
	a. Flammable, Explosive Products								C*	5	
E. TRANSPORTATION, UTILITIES											
40	RAILROAD TRANSPORTATION (except)	S	S	S	S	S		S	S	28	
	a. Railroad Passenger Terminal	S	S	S	S	P		P	P	26	

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3-203 SCHEDULE OF PERMITTED USES

Ord. 2650/12-18-89

SIC CODE	USE DESCRIPTION	O	GR	LC	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
509	Miscellaneous Durable Goods										
5091	Sporting, Recreation Goods							C*	P*	5	Requires all primary buildings and yard activities, except employee parking, to be located at least 100 feet from any residential district; Requires any loading or outdoor storage areas where unloading/ unloading or storage of heavy load vehicles is involved to be located at least 200 feet from any residential district; Requires compliance with 3-600 for outdoor storage; See 1-1-4H regarding high risk uses; (Ord. 2816/6-1-92).
5092	Toys, Hobby Goods							C*	P*	5	
5093	Scrap, Waste Material (except)							C*	P*	5	
5094	Jewelry, Watches, Precious Stones							C*	P*	5	
5099	Durable Goods, NEC							C*	P*	5	
51	WHOLESALE TRADE - NONDURABLE GOODS										
511	Paper, Paper Products							C*	P*	5	
512	Drugs, Drug Proprietaries, Sundries							C*	P*	5	
513	Apparel, Piece Goods, Notions							C*	P*	5	
514	Groceries, Related Products							C*	P*	5	
515	Farm Product Raw Materials							C*	P*	5	
516	Chemicals, Allied Products							C*	P*	5	
517	Petroleum, Petroleum Products							C*	P*	5	
518	Beer, Wine, Distilled Alcoholic Beverages							C*	P*	5	
519	Miscellaneous Nondurable Goods							C*	P*	5	
5191	Farm Supplies							C*	P*	5	
5192	Books, Periodicals, Newspapers							C*	P*	5	
5193	Flowers, Nursery Stock, Florist Supplies							C*	P*	5	
5194	Tobacco, Tobacco Products							P*	P*	5	
5198	Paint, Varnishes and Supplies							P*	P*	5	
5199	Nondurable Goods, NEC							C*	P*	5	
G. RETAIL TRADE											
52	BUILDING MATERIALS, HARDWARE, GARDEN SUPPLY										
521	Lumber, Other Building Materials			P	P	P		P	P	1	Requires compliance with 3-600 for outdoor storage.
523	Paint, Glass, Wallpaper Stores		P	P	P	P		P	P	1	
525	Hardware Stores		P	P	P	P		P	P	1	
526	Retail Nurseries, Garden Supply			P	P	P		P	P	1	Requires compliance with 3-600.
527	Mobile Home Dealers							C*	C*	8	Requires compliance with 3-600.
53	GENERAL MERCHANDISE STORES										
531	Department Stores		P	P	P	P		P	P	1	
533	Variety Stores		P	P	P	P		P	P	1	
539	Miscellaneous General Merchandise Stores		P	P	P	P		P	P	1	
54	FOOD STORES										
541	Grocery Stores		P	P	P	P		P	P	1	
542	Meat, Fish Markets		P	P	P	P		P	P	1	
543	Fruit, Vegetable Markets		P	P	P	P		P	P	1	
544	Candy, Nut, Confectionery Stores		P	P	P	P		P	P	1	
545	Dairy Products Stores		P	P	P	P		P	P	1	
546	Retail Bakeries		P	P	P	P		P	P	1	
549	Miscellaneous Food Stores (except)		P	P	P	P		P	P	1	
a.	Convenience Stores		P	P	P	P	P	P	P	1	Permit in SS district only in conjunction with self-service gasoline sales.

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3-203 SCHEDULE OF PERMITTED USES

Ord. 2650/12-18-89

SIC CODE	USE DESCRIPTION	O	GR	LC	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
5947	Gift, Novelty, Souvenir Shops		P	P	P	P		P	P	1	
5948	Luggage, Leather Goods Stores		P	P	P	P		P	P	1	
5949	Sewing, Needlework, Piece Goods Stores		P	P	P	P		P	P	1	
596	Non-Store Retailers										
5961	Catalog, Mail Order Houses			P	P	P		P	P	4	
5962	Automatic Machine Operators			P	P	P		P	P	4	
5963	Direct Selling Establishments			P	P	P		P	P	3	Includes retail sales offices only; See City Code for permitted door-to-door sales and sales from trucks or wagons; Requires licensing.
598	Fuel, Ice Dealers								C	1	
5983	Fuel, Oil Dealers								C	1	
5984	Liquified Petroleum Gas Dealers										
5989	Fuel Dealers, NEC										
599	Retail Stores, NEC										
5992	Florists		P	P	P	P		P	P	1	
5993	Tobacco Stores		P	P	P	P		P	P	1	
5994	News Dealers/Newsstands		P	P	P	P		P	P	1	
5995	Optical Goods Stores		P	P	P	P		P	P	1	
5999	Miscellaneous Retail, NEC (except)		P	P	P	P		P	P	1	
	a. Auction Rooms			P*	P*	P*		P*	P*	11	
	b. Fireworks										Prohibit in all districts; Not allowed in City.
	c. Gravestones, Monuments							C*	C*	4	Requires compliance with 3-600; Permit without Conditional Use permit if all sales, display, and storage is within an enclosed building; Classify uses involving any work on stones other than lettering, finishing or shaping to custom order as 0752.
	d. Pet Shops		P	P	P	P		P	P	1	Prohibits location in a multiuse building adjacent to any use involved in the sale or preparation of food items; Permits only boarding of animals for sale unless classified as 0752.
	e. Sales Barns, Flea Markets					C*		C*	C*	1	Prohibits outdoor activity unless specifically approved on the Conditional Use permit.
	f. Swimming Pool, Spa Sales							C*	C*	8	Requires compliance with 3-600; Permit without Conditional Use permit if all sales, display, and storage is within an enclosed building.
H. FINANCE, INSURANCE, REAL ESTATE											
60	DEPOSITORY INSTITUTIONS (Banks, Savings, Credit Unions)	P	P	P	P	P		P	P	3	
61	NONDEPOSITORY INSTITUTIONS	P	P	P	P	P		P	P	3	
62	SECURITY, COMMODITY SERVICES	P	P	P	P	P		P	P	3	

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3-203 SCHEDULE OF PERMITTED USES

Ord. 2650/12-18-89

SIC CODE	USE DESCRIPTION	O	GR	LC	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
b.	Body Art/Decoration (Ord. 3309/7-19-99)		C*	C*	C*	C*		C*	C*	1	See definitions. Requires use to be located a minimum of 1,000 feet from the nearest property line of the following uses: any residential district; any lot currently in residential use; any public or private school or day care center; any library; any park, playground, or other recreation facility, whether commercial, public or non-profit; any church, temple or other place of worship; any City owned property; and any other body/art decoration use. Requires State license.
73 BUSINESS SERVICES											
731 Advertising											
7311 Advertising Agencies		P	P	P	P	P		P	P	3	
7312 Outdoor Advertising Services						P		P	P	4	
7313 Media Advertising Representatives		P	P	P	P	P		P	P	3	
73 BUSINESS SERVICES											
731 Advertising											
7311 Advertising Agencies		P	P	P	P	P		P	P	3	
7312 Outdoor Advertising Services						P		P	P	4	
7313 Media Advertising Representatives		P	P	P	P	P		P	P	3	
7319 Advertising, NEC				P	P	P		P	P	4	
732 Credit Reporting, Collection		P	P	P	P	P		P	P	3	
733 Reproduction, Stenographic Services											
7331 Direct Mail Advertising Services		P	P	P	P	P		P	P	3	
7334 Photocopying, Duplicating Services			P	P	P	P		P	P	1	
7335 Commercial Photography				P	P	P		P	P	3	
7336 Commercial Art, Graphics Design				P	P	P		P	P	3	
7338 Secretarial, Court Reporting Services		P	P	P	P	P		P	P	3	
734 Services to Buildings											
7342 Disinfecting, Exterminating Services				P*	P*	P*		P*	P*	4	
7349 Building Maintenance Services, NEC				P*	P*	P*		P*	P*	4	
735 Miscellaneous Equipment Rental, Leasing											
7352 Medical Equipment Rental				P	P	P		P	P	4	
7353 Heavy Construction Equipment Rental								C*	C*	4	Requires compliance with 3-600; Permit without Conditional Use permit if all display and storage is within an enclosed building.
7359 Equipment Rental, NEC											
a. Household Equipment Only			P	P	P	P		P	P	1	See definition of household equipment
b. Equipment, Other than Household								C*	C*	4	Requires compliance with 3-600; Permit without Conditional Use permit if all display and storage is within an enclosed building.
736 Personnel Supply Services		P	P	P	P	P		P	P	3	Permit labor pools where temporary employees meet on site for transportation in the I district only.

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3-203 SCHEDULE OF PERMITTED USES

Ord. 2650/12-18-89

SIC CODE	USE DESCRIPTION	O	GR	LC	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
76	MISCELLANEOUS REPAIR SERVICES										
762	Electrical Repair Shops		P	P	P	P		P	P	4	
	7622 Radio & Television Repair										
	7623 Refrigeration, Air Conditioning Repair			P*	P*	P*		P*	P*	4	
	7629 Electrical, Electronic Repair, NEC			P	P	P		P	P	4	
763	Watch, Clock, Jewelry Repair		P	P	P	P		P	P	4	
764	Reupholstery, Furniture Repair		C*	P*	P*	P*		P*	P*	4	
769	Miscellaneous Repair Shops										
	7692 Welding Shops					P*		P*	P*	4	Requires enclosed building located at least 100 feet from any residential district.
	7694 Armature Rewinding Shops					P*		P*	P*	4	
	7699 Repair Shops, Services, NEC (except)					P		P	P	4	
	a. Camera Repair		P	P	P	P		P	P	4	
	b. Key Duplicating, Locksmiths		P	P	P	P		P	P	1	
	c. Musical Instrument Repair		P	P	P	P		P	P	4	
	d. Office Equipment, Typewriter Repair		P	P	P	P		P	P	4	
	e. Metalsmiths							P*	P*	4	
	f. Boiler, Tank, Cleaning & Repair							P*	P*	4	
	g. Septic Tank Cleaning							P*	P*	4	
	h. Farm Machinery Repair							C*	P*	4	Requires compliance with 3-600.
	i. Heavy Equipment, Machinery Repair							C*	P*	4	Requires compliance with 3-600.
78	MOTION PICTURES										
781	Motion Picture Production			P	P	P		P	P	28	
782	Motion Picture Distribution			P	P	P		P	P	28	
783	Motion Picture Theaters										
	7832 Motion Picture Theaters (except drive-in)		P	P	P	P		P	P	10	
	7833 Drive-in Motion Picture Theaters							C	C	28	
784	Video Tape Rental		P	P	P	P		P	P	1	
79	AMUSEMENT & RECREATION SERVICES										
791	Dance Studios, Schools (except)		P	P	P	P		P	P	1	
	a. Dancehalls, Ballrooms			C		C		C	C	11	Requires buildings to be located at least 500 feet from any residential district.
792	Theatrical Producers, Bands, Entertainers			P	P	P		P	P	28	
	7922 Theatrical Producers (except)										
	a. Ticket Agencies, Entertainment		P	P	P	P		P	P	3	
	7929 Bands, Other Entertainment Groups			P	P	P		P	P	28	
793	Bowling Centers			C		C		C	C	19	Requires buildings to be located at least 100 feet from any residential district.

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3-203 SCHEDULE OF PERMITTED USES

Ord. 2650/12-18-89

<i>SIC CODE</i>	<i>USE DESCRIPTION</i>	<i>O</i>	<i>GR</i>	<i>LC</i>	<i>MU</i>	<i>CB</i>	<i>SS</i>	<i>C</i>	<i>I</i>	<i>PKNG STND</i>	<i>SPECIAL CONDITIONS</i>
81	LEGAL SERVICES	P	P	P	P	P		P	P	3	
82	EDUCATIONAL SERVICES										
821	Elementary, Secondary Schools	P	P	P	P	P		P	P	21	
822	Universities, Junior Colleges	P	P	P	P	P		P	P	22	
823	Libraries	P	P	P	P	P		P	P	15	
824	Vocational Schools (except)		P	P	P	P		P	P	23	
	a. Truck Driving and Equipment Operating Schools							P	P	23	
829	Schools, Educational Services, NEC		P	P	P	P		P	P	23	
83	SOCIAL SERVICES										
832	Individual, Family Social Services	P	P	P	P	P		P	P	3	Includes senior citizen centers and day care for the elderly and handicapped.
833	Job Training, Vocational Rehabilitation			P	P	P		P	P	3	
835	Child Day Care Services (except)	C	C	P	P	P		P	P	20	Requires a circular or similar drive, covered at the building entrance, with loading/unloading space for 1 vehicle for each 500 square feet of gross floor area (not required for drop-in care located in multitenant building); Requires State licensing. (Ord. 2816/6-1-92)
	a. Home Day Care										See 2-203 and Definitions.
836	Residential Care (State Licensed Only)									24	See 2-203 for Family and Group Homes; Classify halfway houses or correctional facilities for delinquents and offenders as 9223; Prohibits buildings housing psychiatric patients within 250 feet of any residential district.
	a. Family Home (less than 6 persons)									24	
	b. Group Home (7-15 persons)									24	
	c. Residential Care Institution (More than 15 persons)	C	C	P	P	P		P	P	24	
839	Social Services, NEC			P	P	P		P	P	3	
84	MUSEUMS, ART GALLERIES, ARBORETA, ZOOS										
841	Museums, Art Galleries	P	P	P	P	P		P	P	15	
842	Arboreta, Botanical Gardens (except)	P	P	P	P	P		P	P	28	
	a. Zoological Gardens	C	C	C	C	C		C	C	28	
86	MEMBERSHIP ORGANIZATIONS										
861	Business Associations	P	P	P	P	P		P	P	3	
862	Professional Membership Organizations	P	P	P	P	P		P	P	3	
863	Labor Organizations	P	P	P	P	P		P	P	3	
864	Civic, Social, Fraternal Organizations (except)	P	P	P	P	P		P	P	12	Permits facilities which involve dancing or a private club (alcohol) only in the LC, CB, C or I districts.
	a. If including commercial amusement and recreation (SIC 79)			C		C		C	C	11	
865	Political Organizations	P	P	P	P	P		P	P	3	
866	Religious Organizations (Churches)	P	P	P	P	P		P	P	9	Use Parking Standard #3, if office use only; Permits parsonages.
869	Membership Organizations, NEC	P	P	P	P	P		P	P	3	
87	ENGINEERING, ACCOUNTING, RESEARCH, MANAGEMENT SERVICES										
871	Engineering, Architectural, Surveying	P	P	P	P	P		P	P	3	

P = Permitted Use (3-201A)
P = Italicized P (P) Use Permitted Only in Conjunction with Gasoline Sales (3-504)
C = Conditional Use (3-201B)
S = Special Exception (3-201C)
NEC = Not Elsewhere Classified

* Refer to 4-800 – TERRA Overlay District: An asterisk (*) indicates that the use requires approval of a Conditional Use Permit if located in the TERRA Overlay District.

3-203 SCHEDULE OF PERMITTED USES

Ord. 2650/12-18-89

SIC CODE	USE DESCRIPTION	O	GR	LC	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
5	LIMITED RETAIL	P									Permits retail/services uses which are allowed in the GR district to be located in the O district when entirely within an enclosed building with no exterior entrance to the retail/service use, no exterior on-site advertising or signs, and occupying no more than 10% of the total building area, provided such uses are secondary and complementary to the main office and provide services primarily to office tenants and clients.
6	REFUSE CONTAINER (Ord. 3496/4-15-02)	P	P	P	P	P	P	P	P		Prohibits location in a required front or exterior side yard; Requires screening from adjacent streets and residential districts on three sides by construction of a solid masonry fence at least 6 feet in height, provided that no fence shall be required on any sides which are screened by the location of a building or other screening fence. Masonry materials shall be similar to masonry on the main structure. An opening, a minimum 12 feet in width, shall be provided on the fourth side for access by refuse collectors. Such opening shall be situated so that the container is not visible at an angle of greater than 45 degrees from adjacent streets. The Development Review Committee may approve a container location in a required front or exterior side yard or at a greater angle when no other reasonable location is available and may stipulate additional screening requirements in such circumstances
7	COIN-OPERATED AMUSEMENT DEVICES	P	P	P	P	P	P	P	P		Permits a maximum of 4 machines; Requires licensing; Classify more than 4 machines as primary use under 7993.
8	LANDSCAPE IRRIGATION SYSTEMS	P	P	P	P	P	P	P	P		
9	PONDS (Over 1 1/2 feet deep)	S	S	S	S	S	S	S	S		
10	DRIVE-THROUGH FACILITIES (Ord. 3019/3-6-95)	P	P	P	P	P	P	P	P		Requires a setback of at least 50 feet from any residential district for any drive-through service; For facilities using remote order station or other remote speakers, requires installation of a masonry noise barrier at least 8 feet in height between the drive-through facility and any residential district, provided that a building shall be considered to be a noise barrier. Requires compliance with 3-402C regarding stacking lanes.

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