

District 10 Land Use Plan

Advisory Committee Meeting – January 14, 2004

Committee Members present:

Shawn Holyoak

Michael Miles

Donna Halstead

Susan Morgan

Terri Woods

Jack Stout

Tim O'Ferrall

Mark Williamson

Mary Doman

Chuck Canfield

Derek Reidling

Lewis McMahan

Joe Geer

Kirk Williams

Luke Davis

Gregory Lyons

Pauline Dixon

Warren Ellis

Meeting Notes

Survey

The meeting opened with an update on the survey. Staff was instructed that a survey would not be necessary to get good public involvement in the planning process. As a result, all plans for the survey have been dropped, and no additional surveys will be distributed.

Demographics

Issues

The remainder of the meeting consisted of a staff presentation regarding demographics. This presentation was made to spur discussion of the demographic issues facing the study area. Identifying those issues is the first step towards developing good recommendations for the future. The principal issues identified were:

1. There are too few homes to absorb the area's projected population increase over the next few years
2. This area is losing its working age population and aging rapidly
3. This area has a higher share of renters than the City of Dallas as a whole. The lack of homeownership in this area is a problem.
4. There is too little choice in types of housing; currently only single family detached homes or apartments are available in the area.

5. A corollary is that the \$149,914 average home price in the area is almost twice as high as the City of Dallas. This lack of affordability is also an issue and is directly related to the lack of housing choice
6. The population in this area is, on the whole, remarkably well educated. Nonetheless, school overcrowding is a major issue that will reduce the average educational level over time.
7. The lack of a stable (living in the area for more than 5 years) residential population makes the formation of a community difficult.
8. Target prospective homeowners between 25 – 34 years of age to the community.
9. Recapture re-investment opportunities (e.g., homeownership, commercial, redevelopment of multifamily properties)

Potential Recommendations

Thoughts on ways to address these issues were also put forth, both by staff and the advisory committee members. These recommendations included:

10. Too few homes:
11. Use all vacant land for residential development
12. Use DART stations to increase density around those stations
13. Use excess commercial property, rezone it for residential, and develop townhomes or similar units.
14. Loss of working age population and rapid aging
15. Create a better mix of housing choices so young singles and families can leave apartments
16. Create a better mix of housing choices so empty nesters can leave the large single family homes for smaller homes, and growing families have access to large single family homes
17. High proportion of renters
18. Reduce opportunities for rental housing
19. Rezone multifamily properties owned by Fannie Mae for townhomes or similar housing in order to get more ownership.
20. Create a TIF (Tax Increment Financing district) or a PID (Public Improvement District) to voluntarily increase the taxes paid by those in the area, specifically to use those funds for public improvements.
21. Education of renters is greatly needed. This includes homebuyer training and other training such as credit counseling, etc.
22. Work with landlords on a Renter-to-Owner program, which will allow renters to plan a move to home ownership.
23. Too little choice of housing types.
24. Rezone properties to allow for different housing types
25. Take advantage of current high rental vacancy rates to find ways to get these properties purchased to prevent redevelopment of rental multifamily
26. School Overcrowding
27. No suggestions were put forward specifically for school construction or other means of reducing school population
28. Need for residential stability (residing in the area for more than 5 years)
29. No suggestions other than the recognition that more home ownership, using the aforementioned recommendations, would greatly increase residential stability.

Additionally, several suggestions were made for additional types of demographic analysis. These included a comparison between District 10 and the 10 Most Livable cities, or other similar comparisons, in order to help the committee understand how District 10 compares to some of the best places in the country. A suggestion for a comparison between District 10 and other well known places in terms of residential unit density was also made. These comparisons will be made and presented to the committee at some future meeting date.

The committee will hold its fourth meeting on February 11, 2004, at 3 pm, at the Lake Highlands Recreation Center.