

# *District 10 Land Use Plan*

## *Advisory Committee Meeting – May 12, 2004*

### *Committee Members present:*

Shawn Holyoak

Warren Ellis

Michael Miles

Tim O’Ferrall

Mary Doman

Lewis McMahan

Susan Morgan

Chuck Canfield

Jack Stout

Terri Woods

Joe Geer

### *Meeting Notes*

The meeting began with answers to questions asked last meeting in regards to the legal recourse the City has in certain situations. One question is whether an SUP issued originally for a permanent time period can be revoked. The City Attorney’s Office indicated that through a rezoning, SUP’s issued for a permanent time period can be revoked. A related question is whether a use that is violating the Deed Restrictions it is operating under is non-conforming, or whether it is simply violating City Code and needs to be cited by the Code Compliance Department. The City Attorney’s Office indicated that such a use would only be violating City Code and would need to be cited by the Code Compliance Department.

### *Final Issues*

Staff had investigated several final issues for this meeting. Crime Statistics were the first issue discussed. An analysis was conducted that compared the average crime rate per unit for single family with the average crime rate per unit for multifamily complexes. The results showed that the majority of multifamily complexes had higher levels of crime per unit than single family, though a significant number of complexes had lower rates of crime per unit. A list of multifamily complexes and their corresponding crime rate per unit was handed out to the committee.

Staff then discussed the Tax analysis that was conducted. Similar to the crime statistics analysis, each multifamily complex was examined to see how much taxes they pay. This was then compared with the taxes that would be paid if the land for each complex was converted to the average size lot for R-7.5(A) single family residential. The results showed that about two thirds of complexes paid more in taxes than the land would generate under equivalent R-7.5(A) development, but one third paid less. It was pointed out that this analysis, while useful, neglected to take into account the extra cost that multifamily complexes may affect the City and School District. While this was not a full cost/benefit analysis, all agreed that this simple approach was effective in identifying properties that are especially problematic.

Code Compliance data was discussed next. The information that staff had available turned out to be useless. As a result, staff indicated that additional research needed to be done. Meetings that occurred after the advisory committee meeting indicated that the information provided to staff was flawed, and that

code compliance information is indeed available. This information will be provided to the committee as soon as it is available and analyzed.

A summary of all information presented to the committee, and the conclusions drawn from that information, was then presented in preparation for the discussion of what the goals should be for the next phase of the land use plan.

### *Goals*

Staff wrote up some initial “goals” to get discussion going, which turned out to be very successful. The discussion was very lively and many good ideas were discussed. Some of these ideas were:

- Bring more working age population into the community
- Create a positive community image
- Attract retailers that target the population
- Achieve an increase of 20 to 25 acres of park land
- Strive for a culturally and demographically diverse community
- Define a center through gateways, pedestrian orientation, etc.
- Push density to DART, or Embrace or Leverage DART
- Clarify service provision for City services

The final goals were created after additional email discussion with the committee members after the meeting ended. Those final goals were presented at the public meeting held on Monday, May 17, 2004. The final goals presented were:

- Create and promote a positive community identity
- Strive for a socio-economically diverse population
- Attract specialty retailers and restaurants
- Achieve an increase in home ownership from 33% to 50% of the total households
- Encourage development in proximity to DART light rail stations
- Ensure all areas have adequate City services, including Parks, Libraries, etc.

### *Final Comments*

The next meeting date has not been set. Staff will be investigating Code Compliance information in more detail, and planning the recommendations phase of the plan in preparation for the next meeting.