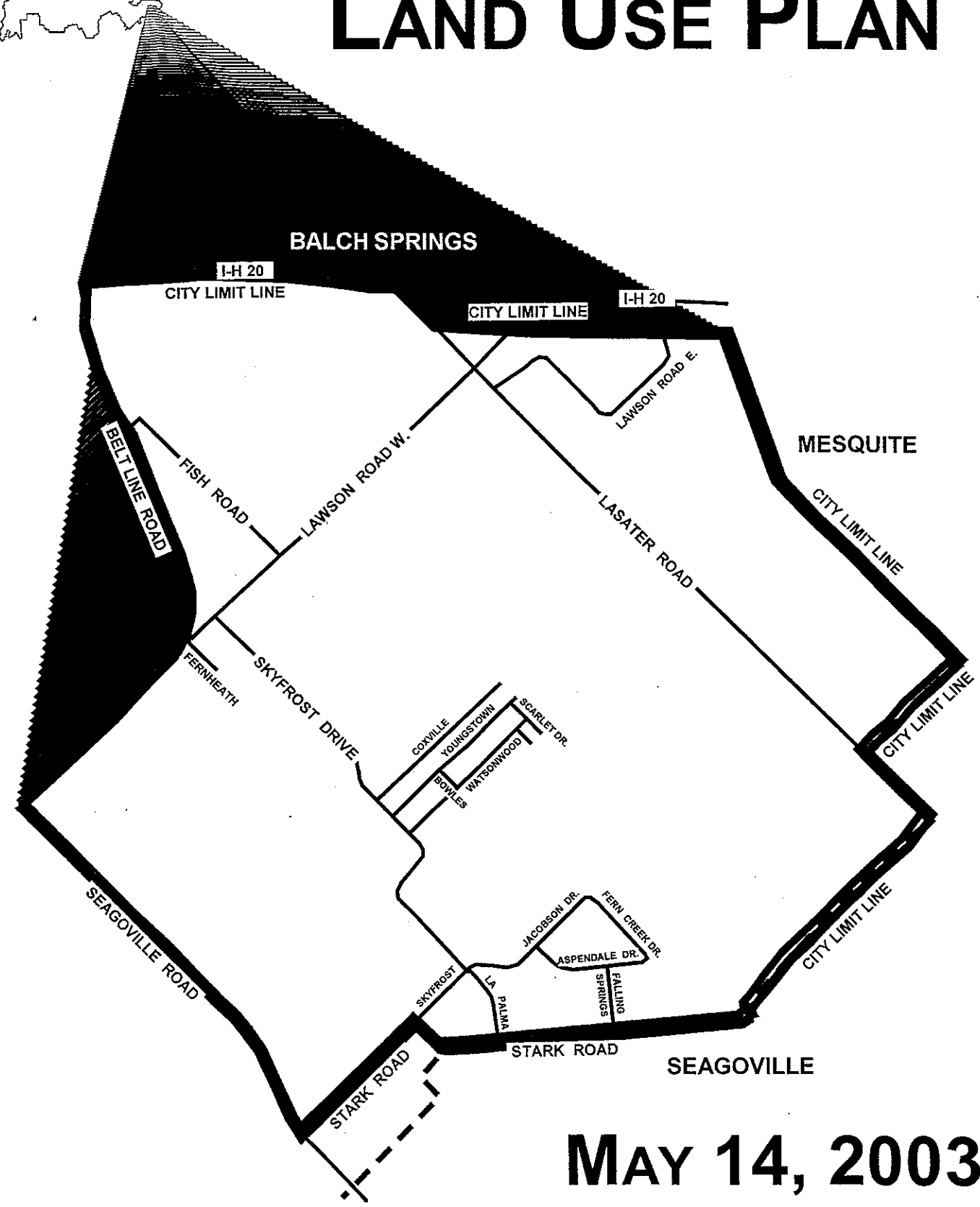


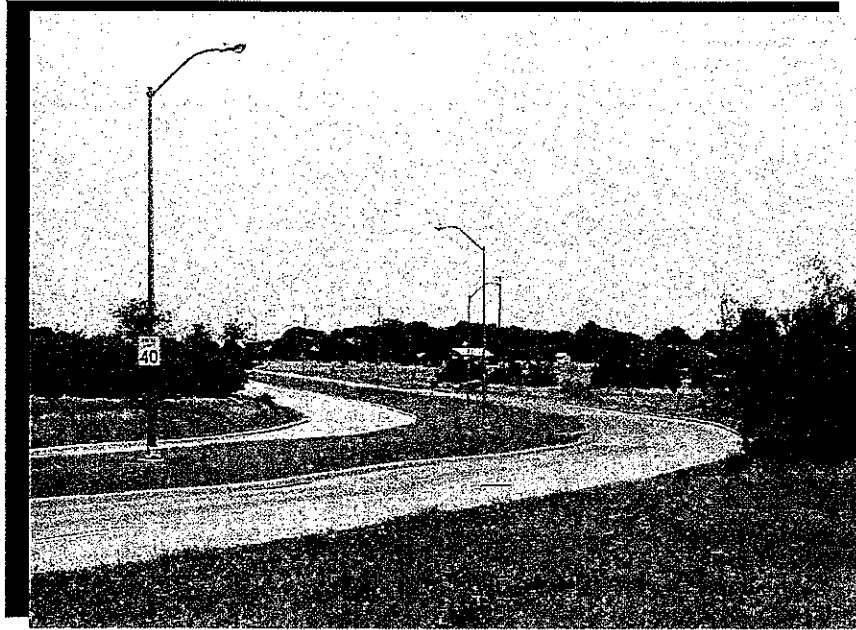


EAST KLEBERG LAND USE PLAN



MAY 14, 2003

EAST KLEBERG LAND USE PLAN



CITY OF DALLAS
DEPARTMENT OF DEVELOPMENT SERVICES

ACTING DIRECTOR OF DEVELOPMENT SERVICES
JIM WOOD

ASSISTANT DIRECTOR OF LONG RANGE PLANNING
SHERELL J. COCKRELL

PROJECT STAFF:

CARRIE GORDON, PH.D. – PROJECT MANAGER
ANGELA CALVIN, AICP – PROJECT ASSISTANT

May 14, 2003

WHEREAS, the City Council directed the Development Services Department to determine proper zoning of the East Kleberg area based on a review of the existing land use and its conformity with the existing zoning; conduct an analysis of the existing housing stock and potential for housing development and the type of housing development that would be attracted to the area; propose recommendations for future economic development opportunities based upon current development activity in and immediately adjacent to the area; and

WHEREAS, an 11-member council-appointed volunteer Steering Committee was established to work with City staff and other stakeholders to identify issues perceived to discourage growth and development of the area and offer recommendations; and

WHEREAS, the Steering Committee, in conjunction with City staff, held nine steering committee meetings between May 2002 and March 2003, and one community meeting on February 4, 2003, to solicit citizen input on preliminary findings and recommendations; and

WHEREAS, the City Council finds that the East Kleberg Land Use Plan will serve as a planning tool to guide and prioritize the implementation of future development in the area; Now Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the East Kleberg Land Use Plan is hereby adopted as the general land use plan and guide to benefit the citizens in this community.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED BY
CITY COUNCIL

MAY 14 2003

Shirley Gray
City Secretary

APPROVED *Shirley Gray* HEAD OF DEPARTMENT / APPROVED *Deft Davis* CITY CONTROLLER / APPROVED *Thomson* CITY MANAGER

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ACKNOWLEDGEMENTS

A special thank you to the steering committee members that worked so diligently to ensure that the content of the study represented not only the citizens that own property or reside in the area but adjacent communities that would be impacted by any development activity in and around the study area. And to the public officials, City staff and other agencies that played an integral part in the development of this document.

PUBLIC OFFICIALS

James Fantroy
Dallas City Council – District 8

Theressa Washington
Former City Plan Commission Member – District 8

Carol Brandon
City Plan Commission – District 8

STEERING COMMITTEE

Nancy Bingham, Chair
Veronica Priest, Co-Chair
J.R. Kanaman
William "Bill" Freeman
Jeannie Collins

Theodore "Bear" Wojtowicz
Coen Enright
Linda Ragsdale
Patsy Paschall
Charlie Shepherd

Theressa Washington (former member)

CITY OF DALLAS STAFF AND OTHER AGENCIES

Carrie F. Gordon, Ph.D. (Project Manager)
Angela Calvin, AICP (Project Assistant, ArcView and ArcGIS Graphics)
Sherry Taylor (Development Services – Economic Development Division)
Erling Holey (Dallas Water Utilities)
Ronald Drake and Ricky Beisert (Dallas Water Utilities - Graphics)
Tanya Brooks (Public Works and Transportation)
Cobbie Ransom and Roderick Dickerson (Housing Department)
Officers Gilberto Garza and Dwight Cotton (Dallas Police Department)
Brita Bishop (Development Services – Building Inspection Division)
Ronda Carr-Kemp and Stacy Creecy (Cover Design)
William McDonald (City of Balch Springs)

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EXECUTIVE SUMMARY

GENERAL OVERVIEW

At the request of Councilmember James Fantroy and Theresa Washington (former City Plan Commissioner), the City's Development Services Department conducted this study to: 1) determine proper zoning of the area and change the zoning if warranted; 2) conduct an analysis of the existing housing stock and potential for future housing development; 3) propose recommendations for future economic development opportunities; and 4) identify other areas of need perceived to impede development and offer recommendations.

OTHER PUBLIC INVOLVEMENT

After the appointment of a steering committee by Councilmember James Fantroy, with the assistance of Theresa Washington, the East Kleberg Land Use Study was initiated on May 21, 2002. Between May 2002 and March 2003, nine (9) steering committee meetings and one (1) community meeting were held to receive input from area residents, business and property owners and stakeholders. The adjacent municipalities of Balch Springs, Mesquite, and Seagoville were also invited to participate in this phase of the process to ascertain information on their planning initiatives as it related to the scope of the East Kleberg Land Use Study. Only staff from the City of Balch Springs participated.

Key City of Dallas departments involved in the process included Development Services (Comprehensive Planning (lead) and Economic Development Divisions), Dallas Water Utilities, Public Works and Transportation, and Housing.

COMMUNITY NEEDS ASSESSMENT ISSUES

Quality of life issues were prioritized based on those needs the community perceived to be of utmost importance as it envisioned development, housing in particular, moving in the direction of Balch Springs, Mesquite, and Seagoville. Recent housing development activity occurring in those cities is very indicative of the development trend that is targeting southeast Dallas. **Section 2** will address the issues as they relate to the needs of the existing community and potential new development in the East Kleberg community.

STUDY AREA PROFILE

The East Kleberg Land Use Study area is located 15 miles southeast of downtown Dallas, just east of the Interstate-635 (I-635) and Interstate-20 (I-20) interchange, and generally bounded by I-20 to the north; the city limit line of Dallas along Stark Road to the east; to the south by Seagoville Road; and to the west by Belt Line Road. The study area contains approximately 1,476 acres of land. Major zoning

districts within the boundaries of the study area include: CR Community Retail, CS Commercial Service, MH(A) Manufactured Home, MF-1 Multifamily Standard Affordable Housing (SAH), A(A) Agriculture, and R Residential. The residential zoned districts consist of R-1(A) ac, R-1/2(A) ac, R-16(A), R-10(A) and R-7.5(A).

Land use is comprised predominately of manufactured housing (24%), single family (11%), and limited institutional, commercial, multifamily and light industrial (10%). Of utmost concern to the community is the 55% of vacant land available for development in the agriculture and residential zoned districts. This will be discussed in **Section 3** of the study.

Section 4 provides the concluding analysis with an implementation/action plan to ensure that development of the area is addressed in conjunction with adjacent municipalities' future land use initiatives, and improving the overall image of the community.

Although manufactured homes are the predominant built land use and zoning classification, the East Kleberg community adamantly supports the retention of this area for single family housing. The community is hopeful that the area will gradually transition from the 17 existing manufactured home subdivisions and parks to possibly R-7.5(A) or higher residential zoning district classifications.

This community has been proactive by approaching the process with a "smart growth" philosophy. By doing so, they have, with City staff assistance, identified development patterns and quality of life principles to retain the beauty of their community (e.g., natural vegetation, rural atmosphere, little or no traffic) and nurture its future development accordingly.

The East Kleberg Land Use Study offers recommendations that relate to issues the City of Dallas can support, and it should be used as a working document to guide development that supports the vision for this area of Dallas, as prescribed by its property owners and stakeholders. Finally, it should be re-evaluated five (5) years from the date of its adoption.

S E C T I O N 1

1.0 SCOPE OF STUDY AND PROCESS

At the request of Councilmember James Fantroy and former City Plan Commissioner Theresa Washington, the Development Services Department (Comprehensive Planning Division) conducted a study of an area that is generally bounded by I-20 to the north; the city limit line of Dallas along Stark Road to the east; to the south by Seagoville Road; and to the west by Belt Line Road, approximately 15 miles from downtown Dallas.

The Scope of Study for the East Kleberg Land Use Study project was:

1. Determine proper zoning of the area based on a review of the existing land use and its conformity with the existing zoning;
2. Conduct an analysis of the existing housing stock and potential for housing development and the type of housing development that would be attracted to the area;
3. Propose recommendations for future economic development opportunities based upon current development activity in and immediately adjacent to the study area; and
4. Identify other areas of need that are perceived to discourage development of the area and offer recommendations accordingly.

The study was initiated on May 21, 2002, with the appointment of an 11-member steering committee. Meetings were held monthly at the Kleberg-Rylie Recreation Center and Kleberg-Rylie Public Library.

On July 23, 2002, a bus tour (transportation provided by the Kleberg-Rylie Recreation Center) of the study area was conducted to enable City staff and the steering committee to take part in a visioning process to identify strengths and weakness in the area and offer preliminary recommendations to address issues perceived to detrimentally impact the community.

A community meeting was held on February 4, 2003, at the Kleberg Elementary School to present study findings and recommendations, and solicit additional citizen input. There were 64 property owners and stakeholders in attendance who supported future study recommendations for single family and regional retail development.

STEERING COMMITTEE

To ensure unbiased representation on the steering committee, five (5) members were appointed who owned property and/or resided within the boundaries of the study area. The remaining five (5) members were property owners and stakeholders that resided within at least a 1 to 3 mile radius of the study area.

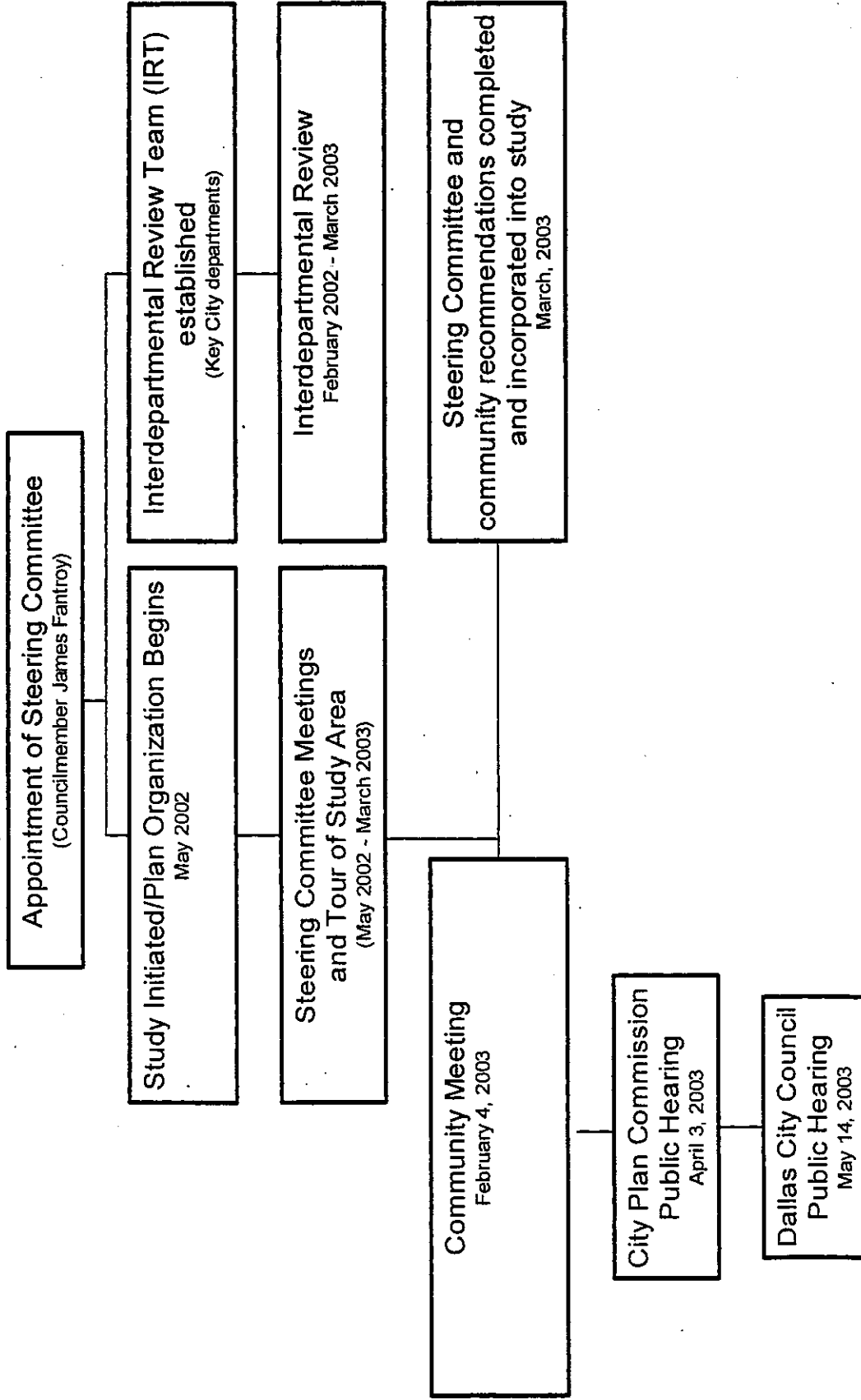


Photo: East Kleberg Land Use Study Steering Committee
Back Row (L to R): Coen Enright, Jeannie Collins, Charlie Shepherd,
Nancy Bingham and Theodore "Bear" Wojtowicz
Front (L to R): William "Bill" Freeman, Linda Ragsdale, Patsy Paschall,
Theresa Washington, J.R. Kanaman and Veronica Priest (not shown).

INTERDEPARTMENTAL REVIEW TEAM

The Interdepartmental Review Team was comprised of staff from: Development Services (Comprehensive Planning and Economic Development Divisions, with Comprehensive Planning serving as lead on the project); Public Works and Transportation; Dallas Water Utilities; and Housing. Other agencies contacted to augment study efforts included the Texas Department of Transportation (TxDOT), and the municipalities of Balch Springs, Mesquite and Seagoville.

CHART 1: EAST KLEBERG LAND USE STUDY PROCESS



S E C T I O N 2

2.0 COMMUNITY PROFILE

The East Kleberg community is located just southeast of I-635 and I-20, and just north of Highway 175. ESRI Business Information Solutions provides 2001 demographic data by zip code on geographic files throughout the city. For this zip code (75253), the following was reported:

“Typical of their youth, this population is mobile, including their homes. They are young families with a country style and a bit of wanderlust. They are more likely to have loans than investments or savings. This is the top-ranked market for pet ownership. Their purchases portray family life and they participate in team sports, take domestic vacations, and purchase fast food through drive-ins.”

Internet Source: www.infods.com/freedata/

When this information was shared with the Steering Committee, they could not fathom their community being depicted in such a manner. Again, this relates to the perception that the number of manufactured and mobile homes in this community “tarnishes” its image. The information can give a dismal picture to persons that are not familiar with its assets and strengths.

As the Steering Committee embarked upon its vision for smart growth, they assessed existing conditions and worked with City staff to seek solutions to issues perceived to impede growth and development. Preserving and protecting the rural character of East Kleberg was the impetus of this study.

VISION STATEMENT

***“Promote a strong rural atmosphere,
yet allow for future growth to develop with sensitivity
to amenities and infrastructure of an urban environment.”***

The Steering Committee developed its vision statement to address concerns regarding the retention of large tracts of land for residential development and transitional development to address the proliferation of existing manufactured homes.

2.1 NEEDS ASSESSMENT

Input was also received, through the brainstorming process, to identify area strengths, weaknesses, threats and opportunities (refer to Table 1). In addition, the process identified strategies or means to achieve the community's vision through the use of zoning tools and other strategic mechanisms.

TABLE 1: AREA ASSETS AND LIABILITIES

<p style="text-align: center;">STRENGTHS</p> <ul style="list-style-type: none"> • Freeway access to I-635, I-20 and Highway 175/C.F. Hawn Frwy. • Low land costs • Rural atmosphere in a large city 	<p style="text-align: center;">OPPORTUNITIES</p> <ul style="list-style-type: none"> • Retail development along I-20 between Belt Line Rd. and Lasater Rd. (e.g., Costco, Home Depot, Lowe's, restaurants, retail shopping center) • Large single family lot development • Near a new sports facility (Mesquite) • New Loop 9 making it attractive to retail businesses (Will connect 3 cities/towns alignments from the southern extension of SH 360 on the western end to I-20 on the eastern end. More info., log on to www.csmtexas.com/Loop9/)
<p style="text-align: center;">WEAKNESSES</p> <ul style="list-style-type: none"> • Area perceived to have a "negative image" due to the number of manufactured homes • No retail or entertainment options within close proximity 	<p style="text-align: center;">DESIRES</p> <ul style="list-style-type: none"> • Retention of large lots for single family development • Transitional housing from MH(A) Manufactured Home to R-7.5(A) single family dwellings
<p style="text-align: center;">THREATS</p> <ul style="list-style-type: none"> • Potential for new manufactured housing subdivisions and lot development in existing MH zoned districts, and the potential for other areas to be rezoned for uses that may not be in concert with the community's vision • Substandard manufactured homes that create "blot on the landscape" • Inadequate infrastructure • Inadequate delivery of City services 	

The purpose of the Needs Assessment component is to identify key issues that are most likely to influence future development and stability of the area. Land use, zoning, and quality of life issues were prioritized by the Steering Committee and are based on their level of importance. (Land Use and Zoning will be discussed further in Section 3.)

- 1) Land Use and Zoning
- 2) Water and Wastewater Improvements
- 3) Crime Prevention/Public Safety
- 4) Infrastructure and Transportation
- 5) Code Compliance
- 6) Economic Development
- 7) Housing

A refined list of the issues raised during the course of this phase of the process is shown below.

TABLE 2: NEEDS ASSESSMENT ISSUES

PRIORITY AREA	ISSUES
Water and Wastewater	<ul style="list-style-type: none"> • Water and wastewater lines are substandard. • Communication efforts need to be strengthened between the Dallas County Water Improvement District #6 (Balch Springs) and the City of Dallas to resolve flooding and water pressure issues.
Crime Prevention and Public Safety	<ul style="list-style-type: none"> • Need more police patrolling the area. • Need more fire hydrants (lots are deep). • Response rate to 911 calls needs to be improved.
Code Compliance	<ul style="list-style-type: none"> • Need a satellite Code Compliance/Police office in the community (mobile unit or storefront facility to house both services). • Code compliance complaints need to be responded to in a timely manner. • Code compliance officers need to be more visible in the community. • In manufactured home parks (MHP) with substandard structures, unpaved streets and so on, educate owners on how to properly maintain their property.

TABLE 2: NEEDS ASSESSMENT ISSUES (CONTINUED):

PRIORITY AREA	ISSUES
<p>Infrastructure and Transportation</p>	<ul style="list-style-type: none"> • Need a massive overhaul to the infrastructure (e.g., take over private streets in MHPs, street resurfacing and reconstruction). • Need traffic signal at the intersections of Belt Line Rd. and Fish Rd. and Belt Line Rd. and Seagoville Rd.
<p>Economic Development</p>	<ul style="list-style-type: none"> • Need more neighborhood-serving business uses: car wash, auto parts store, beauty salon, restaurants (e.g., Braum's), grocery store, Home Depot, Lowe's, or other big box operations.
<p>Housing</p>	<ul style="list-style-type: none"> • Educate the community on housing assistance programs available for home repair and new construction. • Existing quality of housing stock needs to be upgraded to attract more "quality" single family housing to the area.

The next section begins the review and analysis of each prioritized area with information that is based on the feasibility of the City of Dallas to address those issues.

2.1.1 WATER AND WASTEWATER UTILITIES

The City of Dallas Water Utilities Department supplies water systems in the East Kleberg area (see Exhibit B). It is a not-for-profit entity providing water and wastewater services to approximately 1.9 million people in Dallas and 26 nearby communities. The water supply comes from and is maintained by surface water (water from reservoirs or rivers) from five (5) reservoirs – Lewisville, Grapevine, Ray Hubbard, Tawakoni, and Ray Roberts. No ground water (water from wells) is used, although Dallas sits atop an aquifer. Dallas Water Utilities uses chemical treatment, settling, filtering and disinfection to purify drinking water.

Used water (also known as wastewater or sewage) is pumped through the wastewater system to one of the City's wastewater treatment plants. The water is then cleaned and returned to the Trinity River, where it flows downstream and is used by other cities. Five (5) water treatment plants serve the city and nearby communities – East Side, Elm Fork, Bachman, Central, and Southside. The system has a water treatment capacity of 1,165 million gallons per day. Clean water for drinking, bathing, cooking, and maintenance is supplied to the East

Kleberg area from Lake Ray Hubbard and Lake Tawakoni. Wastewater is treated at the nearby East Side water treatment plant.

Both water and wastewater infrastructure can be found in the developed areas of the East Kleberg community; however, many undeveloped areas lack necessary lines. Property owners interested in extending service to their area can request infrastructure improvements through the petition process. The process requires property information and signatures from all petitioners, the completion of a questionnaire, which includes costs and payment methods, and approval by the Dallas City Council.

To qualify for a special assessment, the property must be more than 100 feet from the nearest serviceable main. The property must be zoned residential and at least 50% platted. The maximum extension of mains is 500 feet, unless the excess over 500 feet would qualify as a special assessment project on its own. A successful petition for this process must contain the signature of individual owners of improved property so that their combined frontage equals at least 17% of the total assessable frontage under consideration or the signatures of individual owners of improved or unimproved property so that their combined frontage equals at least 50% of the total assessable frontage under consideration. Developers are not eligible to sign petitions.

While Dallas Water Utilities indicates that they are continuing to improve water and wastewater services, the community indicated that the approach does not thoroughly address their needs. Refer to Appendix A and B for a listing of existing water and wastewater lines for this area.

Citizens expressed concern that the City of Dallas should assist by defraying costs of water and wastewater connections and extensions in areas where mains have not been constructed. In addition, they expressed concern that the City of Dallas should work to bring existing service up to citywide standards.

2.1.2 CRIME PREVENTION AND PUBLIC SAFETY

The mission of the Dallas Police Department, in serving the people of Dallas, is to strive for a reduction in crime and provide a safe city. However, police cannot do this alone. Community safety is achieved through the joined efforts of police officers and the community. Below are a few of the public safety programs available in the city of Dallas:

- Operation ID: Electronic engraving pens are used to mark personal valuable property with a Texas I.D. number, Texas Driver's License number, or a Texas Department of Transportation state issued I.D.



- HEAT: A voluntary statewide vehicle registration program designed to reduce car thefts. Special decals are placed on a vehicle alerting officers that the owner does not normally use the car between the hours of 1:00 a.m. and 5:00 a.m.



- Volunteers in Patrol (VIP): This program is designed to reduce crime by having citizens patrol their own neighborhoods and report any suspicious or criminal activity to the police.
- Crime Watch Program: Comprised of a group of neighbors working together along with law enforcement agencies and local organizations in a community-wide effort to reduce residential crime. Of the 800 citywide crime watch programs, there are six (6) in the East Kleberg community. (Refer to Appendix C for a list of the current participants.)

At present, there is one (1) police storefront serving this reporting area. It is located at the northeast corner of Lake June Road and Masters Drive in the Lake June Plaza. Also available to the community are two (2) mobile storefronts with bike units. These units serve by request.

A perception that exists in the East Kleberg community is that there is a "correlation between the large density of manufactured homes and crime level." The Police Department indicated that overall the crime rate is comparable to other areas of the city. Further, all areas of Dallas experience crime at varying levels and at varying times. There are plans for another sector to bring more officers to the southeast area to improve response time.

The East Kleberg community is located within the reporting areas of 4436 and 6062 as shown below.

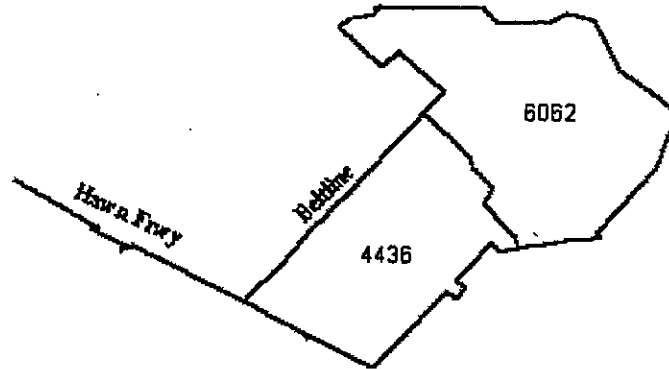
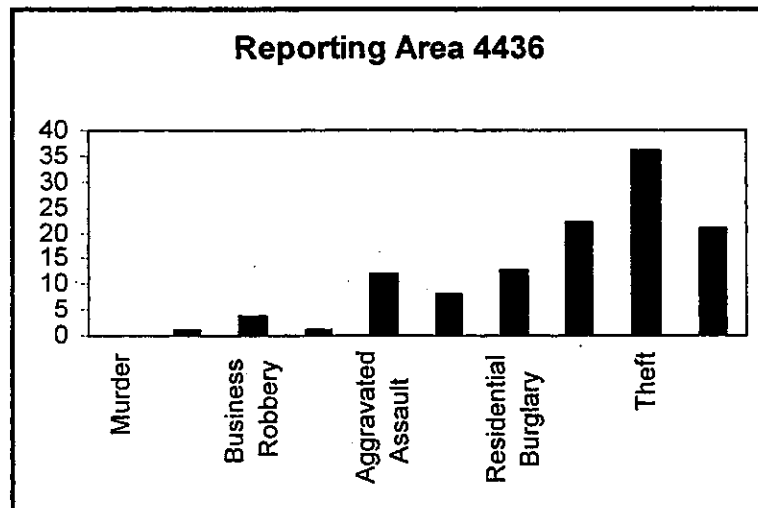


Figure 1: Crime Statistics By Reporting Area

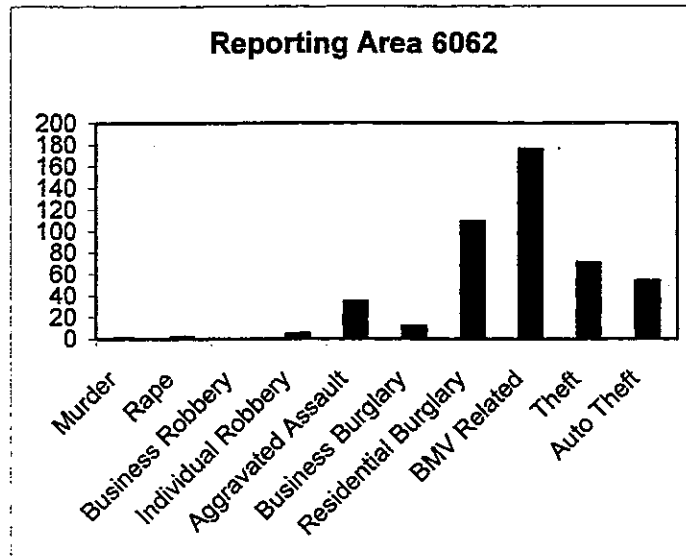
Chart 2 represents the statistics for Reporting Area No. 4436. A total of 118 offenses were reported in 2002: 36 thefts, 22 burglary of motor vehicle (BMV), and 21 offenses for auto theft. There were no murders reported.

CHART 2: CRIME STATISTICS FOR REPORTING AREA NO. 4436



The crime rate was much higher in reporting area 6062 as shown in Chart 3. A total of 465 offenses were reported. The top crime levels were for BMV offenses (176), residential burglaries (109), thefts (71), and auto thefts (54). There were no reported incidents for the category business robbery. As stated earlier, with the high rate of crime in Reporting Area No. 6062, the community feels a strong need for more visible police patrols to help deter crime.

CHART 3: CRIME STATISTICS FOR REPORTING AREA NO. 6062



For more information about the Police Department, contact the Interactive Community Policing (ICP) Coordination Unit at (214) 670-8345 and/or visit their website at www.dallaspolice.net or www.dallascityhall.com (navigate to the Dallas Police Department).

2.1.3 INFRASTRUCTURE AND TRANSPORTATION

There are no public facilities or parks within the study area. Public facilities that serve the area include the Kleberg-Rylie Public Library and Kleberg-Rylie Recreation Center.

The community transportation system includes primarily residential streets and the adjacent I-20. The area is not currently served by the Dallas Area Rapid Transit (DART) public transportation system, and there are currently no plans in the near future to provide bus or rail service.

The *City of Dallas Thoroughfare Plan* defines the thoroughfares and major and minor arterials in the area as follows:

- ✦ **I-20:** A 6-lane, east/west expressway providing access to the larger City and the region.
- ✦ **Belt Line Road:** A 6-lane, divided, principal arterial of standard width.
- ✦ **Lasater Road:** A 6-lane, divided, principal arterial.
- ✦ **Seagoville Road:** A 4-lane, divided, minor arterial of standard width.
- ✦ **Skyfrost Road:** A 4-lane, undivided, minor arterial residential collector.

The Public Works and Transportation Department also identifies street conditions based on a priority system. (Refer to Exhibit A for street ratings in conjunction with the information provided below.)

- A = Good** – good riding surface, no noticeable wear or obvious defects.
- B = Acceptable** – good riding surface but has some minor surface defects and wear indications. Some good cut or patch repairs may exist.
- C = Fair** – Slightly rough riding surface, edges beginning to break down, some gutter/ street misalignments, small areas of spalling, cracks, and cut repairs beginning to require attention.
- D = Poor** – Uncomfortable and/or badly worn riding surface, extensive spalling, cracks, paving failures, poor patches, and/or cut repairs, edge breakdown, and gutter/ street misalignment.
- E = Unacceptable** – Very rough and/or uneven riding surface areas in bad conditions, many unsatisfactory patches and cut repairs.
- U = Poor Repairs** – Conditions caused by utility cut repair. Street otherwise is in “C” or better condition.

The underlying theme throughout the planning process has been to preserve the rural character of the East Kleberg community, which applies directly to the land use element. This reflects much of the same sentiment expressed prior to annexation over 17 years ago; the land use pattern of a rural community is still prevalent today. The scattered pattern of development continues to lend itself to inadequate public services (code compliance, public safety, and so on) and “slow” infrastructure improvements, especially for water, wastewater, drainage systems and fire hydrants (Exhibit C).

As the East Kleberg community grows, infrastructure needs will grow. It will be important for the City to plan ahead for development needs by continuing to evaluate infrastructure that supports both vehicular traffic as well as pedestrian traffic. It will also be important to address community infrastructure, such as recreation amenities as the population grows. Adequate public facilities should be provided as Capital Improvement Program (CIP) funding is available and concurrent with timed and phased development demand.

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2.1.4 CODE COMPLIANCE

The City of Dallas Code Compliance Department enforces City codes to prevent and abate nuisances on private property such as open and dangerous buildings, illegal dumping, weeded lots, graffiti, junk motor vehicles and so on. The number to call when reporting code violations is 3-1-1 (when dialing outside the city limits, (214) 670-5111). It is best to have a complete description of the type of concern and address of the location. Complaints are received 24 hours a day, 7 days a week.

Interest was expressed in cleaning up the neighborhood. The program currently in place is known as Citizens Involved In Code Enforcement (CIVIC). It offers volunteer opportunities for citizen participation. For more information call (214) 670-5708.

Identified code compliance issues were basically related to the level of maintenance at approximately five (5) manufactured home subdivisions and parks throughout the area (e.g., pot holes, substandard structures, trash, loose animals and so on).

2.1.5 ECONOMIC DEVELOPMENT

Economic development is an integral part of any land use study. For the East Kleberg study area, it is the desire to encourage economic development along its major corridors, namely Belt Line Road, I-20 freeway frontage between Belt Line and Lasater Roads, and the west side of Seagoville Road from Belt Line Road to the midpoint of Seagoville Middle School.

The Steering Committee was attending a meeting one evening at the Kleberg-Rylie Recreation Center. As committee members and City staff approached the facility, several children asked them what they were meeting about. During the course of their explanation, the children asked them to strongly consider getting a Super Wal-mart to locate in the community, as well as a new elementary school. Economic Development staff indicated that they would work with community representatives to determine their needs, and develop strategies to attract those businesses to the community.

Unfortunately for the city of Dallas and area residents, Seagoville was recently successful in its negotiations to locate the Super Wal-mart within its city limits (northwest of Hwy. 175 and Malloy Bridge Road). The City of Balch Springs was also successful in its negotiations for the development of an Albertsons grocery store that will be located at the northwest of Belt Line Road and I-20. Both uses are located in other cities, however, they are within close proximity to the study

area. There are still opportunities for other neighborhood-serving uses to locate to the community as development continues along the I-20 corridor.

Although the issue regarding the need for a new elementary school (due to overcrowding) is outside the scope of economic development, it is a valid concern community representatives should explore with the Dallas Independent School District. A new elementary school (Mesquite Independent School District) is under construction in Balch Springs just northwest of Belt Line Road and I-20; however, it will not meet the immediate needs of this community.

Demographic information is used to determine economic needs of a community (i.e., population, education, occupational fields, household income and spending habits). This information is used to determine what types of businesses would be a good "fit" for a particular area/community. Incentives such as tax rebates, development fee rebates, some building permit fee rebates, utility discounts, and potential Community Development Block Grant (CDBG) monies are available to businesses that create jobs (25 jobs within the first 2-year period) or make an investment of \$1 million dollars in the city of Dallas.

The Small Business Initiatives Division has a very good working partnership with area banks and other technical assistance agencies for small business client loan referral and free one-on-one counseling for persons seeking assistance. Economic development incentives are determined on a case-by-case basis. Existing business owners and those interested in starting new business should contact the Marketing Division or Small Business Initiatives Division of the Development Services Department at (214) 670-1685. Other available programs offered through the City are listed below.

Business Retention and Expansion Services/Development Coordination – Assist Dallas businesses find solutions to problems with City services and help businesses understand how their business expansion and/or relocation within Dallas can achieve the highest level of benefits. For more information call (214) 670-1685.

Development Coordination – Provides a Development Guide that addresses Business Development, Property Development, Construction Review, Special Review Processes, and Development Coordination in the City of Dallas, as well as directories for business and property development, fee schedules, and an index to codes, ordinances, resolutions, and manuals. For assistance contact the Development Coordinator at (214) 948-4207.

2.1.6 HOUSING

Residents of the East Kleberg area enjoy a rural, natural environment with sparse development and minimal traffic. Housing in the area includes single family dwellings, one (1) small multifamily apartment complex and several manufactured subdivisions and mobile home parks. In fact, out of 25 manufactured home parks (MHP) and subdivisions in the city of Dallas, 64% are located within the boundary of the East Kleberg study area (refer to Map No. 5).

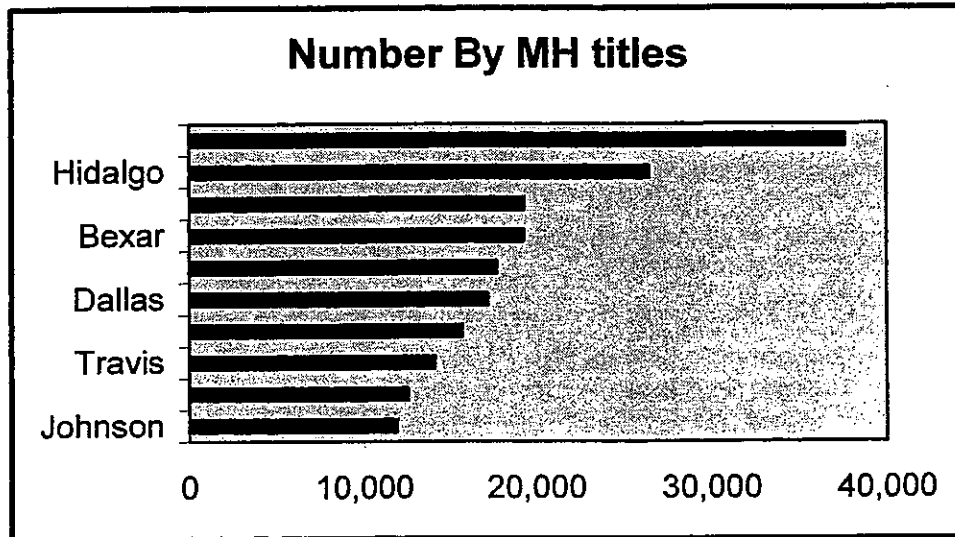
Philip Rosenbloom wrote an article, "Homeowners, and Tenants Too" that provides a historical overview on manufactured housing. He stated that mobile home parks originally became popular among laborers flocking to urban areas for war-related employment during World War II, because they were not affected by wartime restrictions on certain types of construction. After the war, mobile home producers, now known as the "manufactured housing industry," expanded into larger, factory-built, site-specific housing. Today, the industry's most productive region is the south, with Texas, Georgia, Alabama, and Florida leading production. Though some of these homes are shipped out of state, a large percentage of mobile homeowners live in these states previously mentioned.

There are roughly 19 million Americans of various means living in manufactured housing today, but mobile homeowners are still subject to social stigma that developed shortly after World War II. Trailer parks, now largely home to people with incomes below \$20,000, are often perceived as homes for the destitute and disreputable. In recent years, the manufactured housing industry and the federal government have made an effort to stem this stigma by encouraging use of the terms "manufactured homes," and "manufactured home communities." This campaign seems to have had little effect on the social standing of mobile home parks, and according to Janet Dermott of Vermont's Mobile Home Park Project, "Most of the people who live in the parks [still] say 'my trailer'."

Most people who live in manufactured homes today live in the most populous urban counties. Sixty-eight percent of Texas manufactured houses are found in urban areas, and 11.5% of all mobile homes in Texas are in the Houston PMSA (Primary Metropolitan Statistical Area). Another 9.9% are in the Dallas PMSA. Rural counties generally have a higher percentage of the population living in manufactured housing, but many of the rural counties with a very high ratio of manufactured homes are sparsely populated.

The top counties in Texas, by number of manufacture homes, is lead by Harris county, with Dallas county in 6th place. (For more information, log on to www.nhi.org/online/issues/112/rosenbloom.html)

CHART 4: TOP TEN TEXAS COUNTIES BY NUMBER OF MANUFACTURED HOME (MH) TITLES



Internet Source: www.consumersunion.org/other/home/manu.htm

The quality of housing stock and its importance to attract “quality” neighborhood-serving commercial development (in terms of “rooftop” counts needed to attract commercial development) is of extreme importance. The majority of the Steering Committee members feel that manufactured housing developments should be limited in the area to achieve this count. Consensus on the issue was echoed to support “higher quality” residential development in the future.

Approximately 85% of the manufactured housing communities are well maintained. (Substandard structure conditions were noted in 5 MHPs.) Some of the MHPs offer amenities such as swimming pools, homeowner associations, and recreational activities.



Photo: Amber Village Mobile Home Park

The perception continues that manufactured and mobile homes detrimentally impact the area. Comments clearly stated at the community meeting included: "this means of affordable housing and homeownership is just as important to manufactured home owners and renters as it is to a single family dwelling homeowner"; "the area was comprised of manufactured homes long before its annexation to the city of Dallas"; and manufactured homes can cost as much as some single family houses". According to Manufactured Housing Institute (in cooperation with the Federal Trade Commission's Office of Consumer & Business Education, January 1998), depending on the size, floor plans and features, a new manufactured home can cost anywhere from \$15,000 to more than \$100,000. This does not include the land.

There are over 1,300 manufactured housing communities in Texas. Some of the larger ones are owned or controlled by manufacturing companies like Palm Harbor, Champion, or Clayton Homes. Listed below are companies operating in Dallas, four (4) of which are located in the study area (appearing with an (*)):

*Maple Ridge Mobile Homes, Inc. (South Belt Line Road)

*Clayton Estates (Lawson Road)

*Hillside Mobile Home Sales (Lasater Road)

*Maple Ridge Mobile Homes, Inc. (Skyfrost Road)

A-1 Homes

Palm Harbor Homes, Inc.

Redman Industries, Inc.

Star Mobile Homes

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CITY OF DALLAS HOUSING PROGRAMS

The City of Dallas offers a number of home repair, home purchase and housing development programs that are administered through the Housing Department. These programs are available to residents and stakeholders citywide, including those in the East Kleberg study area.

HOME REPAIR ASSISTANCE

Basic Repair Program – Provides deferred payment loans up to \$25,000 to very low income owner-occupant households for repair to basic home systems (water/wastewater, plumbing, electrical, HVAC; roof, and foundation). Includes a grant for the cost of lead-based paint hazard controls that may be necessary as a result of approved repairs. (214) 670-3644

People Helping People – Provides minor exterior repairs for very low income elderly or disabled owner-occupant households through volunteer service providers. Repairs include painting, weatherization, handicap ramp construction, carpentry repairs, small accessory structure demolition, landscaping, and premise clean up. (214) 670-7320

SHARE Program – Provides deferred payment loans up to \$32,500 to low income owner-occupant households occupying structures identified as public nuisances and ordered vacated and demolished by the City's Urban Rehabilitation Standards Board. The SHARE loan is used in conjunction with a City relocation replacement housing payment to fund construction of a replacement home on-site. (214) 670-3644

Coming Attractions – In Fiscal Year (FY) 2002-03, the Department anticipates introduction of the Minor Home Repair Loan Program, designed to provide deferred, self-amortizing loans of less than \$5,000 to very low income owner-occupants. In FY 2003-04, the Department anticipates introduction of the Replacement Housing Program, designed to fund on-site reconstruction of single family homes within targeted neighborhood revitalization areas. (214) 670-3644

HOME PURCHASE ASSISTANCE

Mortgage Assistance Program – Provides deferred payment loans up to \$12,000 to low income first-time homebuyers. Includes additional funds up to \$1,500 for minor repairs necessary for the home to meet federal Housing Quality Standards. Down payment assistance up to \$5,000 for low to moderate-income first-time homebuyers as deferred payment loans. (214) 670-3077

Dallas Housing Finance Corporation Single Family Program – Provides below market interest rate mortgage funds and down payment assistance through participating lenders for purchase of single family homes by low and moderate households. Mortgage funds are made available by means of the issuance of tax-exempt funds. (214) 670-0682

HOUSING DEVELOPMENT ASSISTANCE

Lot Acquisition Program – Provides funds to Community Housing Development Organizations (CHDOs) for purchase of lots in specified neighborhoods for development of new single family homes. Also provides mortgage assistance to low income households purchasing the new homes on the assisted lots. (214) 670-4840

Housing Trust Fund – Provides interim construction financing for new single family homes for purchase by low income homebuyers. Mortgage subsidies are available to participating homebuyers. (214) 828-4390

Cost Participation Program – Provides up to \$2,500 toward the cost of construction of a single family home sold to a low income household. (214) 670-4546

Dallas Housing Finance Corporation Multifamily Program – Provides financing through issuance of tax-exempt mortgage revenue bonds for new construction of multifamily housing for seniors and households with disabilities. (214) 670-0682

Land Transfer Program – Provides for land banking and below market conveyance of developable lots to nonprofit corporations for new housing development. Also allows conveyance of lots with structures for rehabilitation and reuse. Parcels may be City surplus property or acquired by the City through tax-foreclosure or seizure. The City may also release non-tax liens on privately held properties in exchange for payment of back taxes and construction of new single family homes for sale to low income homebuyers. (214) 670-4840

Community Housing Development Organization Program – Provides operating assistance grants up to \$50,000 and both pre-development and development loans to nonprofit City certified Community Housing Development Organizations (CHDOs) developing affordable housing for low income households. Development funding may be used for property acquisition and housing acquisition, rehabilitation and/or new construction. (214) 670-4840

2.2 POLICY STATEMENTS

To provide for orderly growth and development while protecting the rural character of the area, policy statements were developed to address future water and wastewater, infrastructure, transportation, crime prevention and public safety, code compliance, economic development, and housing issues.

WATER AND WASTE WATER

Policy Statement No. 1 Dallas Water Utilities (DWU) continue to work with those desiring service through assessment petitions, and with developers to extend service to unserved areas in East Kleberg.

Policy Statement No. 2 With sensitive "spill-over" water and wastewater issues that impact this community, it is imperative that open lines of communication continue between DWU and the Dallas County Water Improvement District #6 (City of Balch Springs) to resolve issues/concerns in an expeditious and amicable manner.

INFRASTRUCTURE AND TRANSPORTATION

Policy Statement No. 1 Unnecessary and disruptive traffic should be minimized in residential areas through a combination of street improvements and other disincentives to discourage short cut traffic (specifically along Belt Line Road, Lawson Road and Lasater Road), and to accommodate present and future transportation needs.

CRIME PREVENTION AND PUBLIC SAFETY

Policy Statement No. 1 Efforts should be made to provide appropriate levels of public safety services to the entire area for fire and police protection.

CODE COMPLIANCE

- Policy Statement No. 1** Monitor code compliance, after citations are issued, throughout the community on a monthly basis.
- Policy Statement No. 2** Strongly monitor manufactured home property owners to ensure that they keep their property reasonably clean and sanitary and in good repair and maintenance (e.g., roads, parking areas, walkways, porches/decks, underpinning, storm water drainage and ground cover).

ECONOMIC DEVELOPMENT

- Policy Statement No. 1** Market the area and offer incentives to encourage neighborhood-serving commercial and retail type uses to locate within the community.

HOUSING

- Policy Statement No. 1** Encourage new and infill development in areas presently zoned A(A) for single family development (minimum 1-acre lots).
- Policy Statement No. 2** Efforts should be made to provide safe and sanitary housing to all residents; eliminate dilapidated and unfit housing; and preserve the existing supply of sound housing.
- Policy Statement No. 3** Discourage additional manufactured housing development(s).

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S E C T I O N 3

3.0 HISTORICAL SKETCH

There have been four (4) studies that were either adjacent to or included parts of the East Kleberg study area, namely: Kleberg Community Land Use Plan (October 1980); Rylie Land Use Plan (April 1981); Southeast Dallas Annexation Areas Study (1986), and the I-20 Freeway Corridor Land Use Study (December 2000). Of those studies, the Southeast Dallas Annexation Areas and Kleberg Community Land Use Plan are applicable to this study.

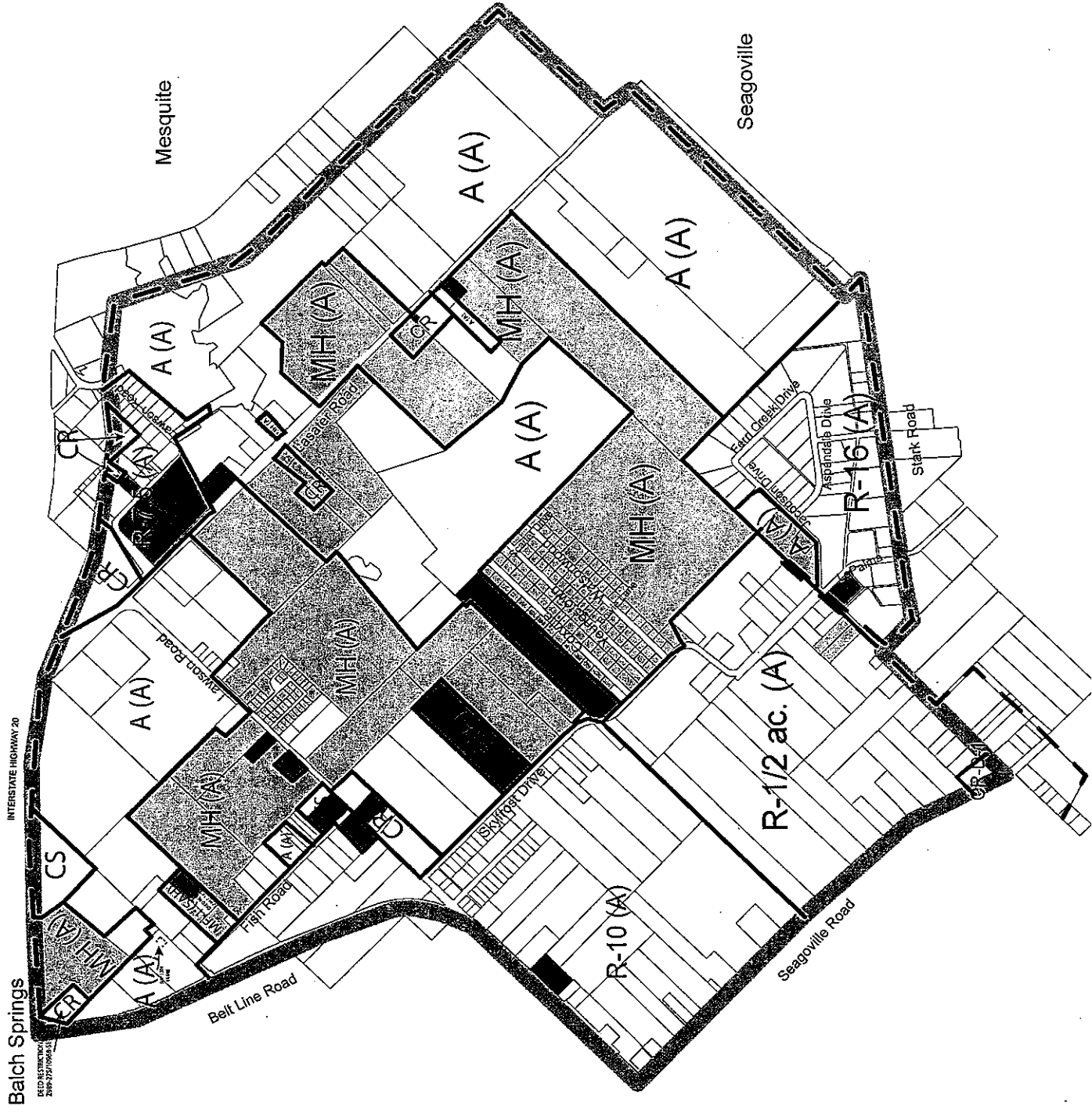
SOUTHEAST DALLAS ANNEXATION AREAS STUDY (SEDAAS) – It is noted in the SEDAAS that a portion of the East Kleberg study area was annexed to the city of Dallas on May 21, 1986 (identified as Area 4). The SEDAAS cited that the land use was comprised mainly of a “potpourri” of uses that ranged from scattered single family homes to industrial uses. Specifically, two-thirds of the area was undeveloped with a development pattern created by the mobile home parks. This created a dominant development trend that precluded the recommendation for single family residential uses that would ordinarily be recommended for a rural residential area such as this. Further, development of single family homes was considered unlikely with adjacency to mobile home parks, and even more unlikely adjacent to the commercial and industrial uses. Since 1986, more manufactured and mobile homes have sprung up in the community and the number of business uses has decreased significantly (currently 12 existing business uses). Incompatible land use that existed prior to the annexation of this area can still be seen today, however, it is not as grave.

KLEBERG COMMUNITY LAND USE PLAN – As noted in the Kleberg Community Land Use Plan, and still prevalent today, is the desire for a natural environment. Key policy statements that continue to be valid are:

- Desire for a rural environment through the retention of large lots.
- City of Dallas provide needed services and improvements to reduce some of the barriers to future population growth.
- Encourage nonresidential uses along major interceptions or peripheral of the area.
- Location of neighborhood shopping facilities.

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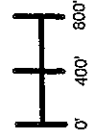
East Kleberg Existing Land Use and Zoning



Current Land Use

	Single Family
	Manufactured Home
	Multifamily
	Retail / Commercial
	Institutional
	Agriculture
	Industrial
	Vacant

- Study Boundary
- Dallas City Limit



Prepared by
 City of Dallas
 Department of Development Services
 Spring 2003

MAP NO. 1

3.1 DEMOGRAPHIC PROFILE

Census tracts (CT) in the study area include 170.03, 170.04 and 171.01. Data discussed in this section will refer to the census tract figure shown below. More detailed demographic information is provided in Appendix D. (The intent was to reflect data at the closest block group level; however, should be noted that the statistics provide data that is outside the boundaries study area.)

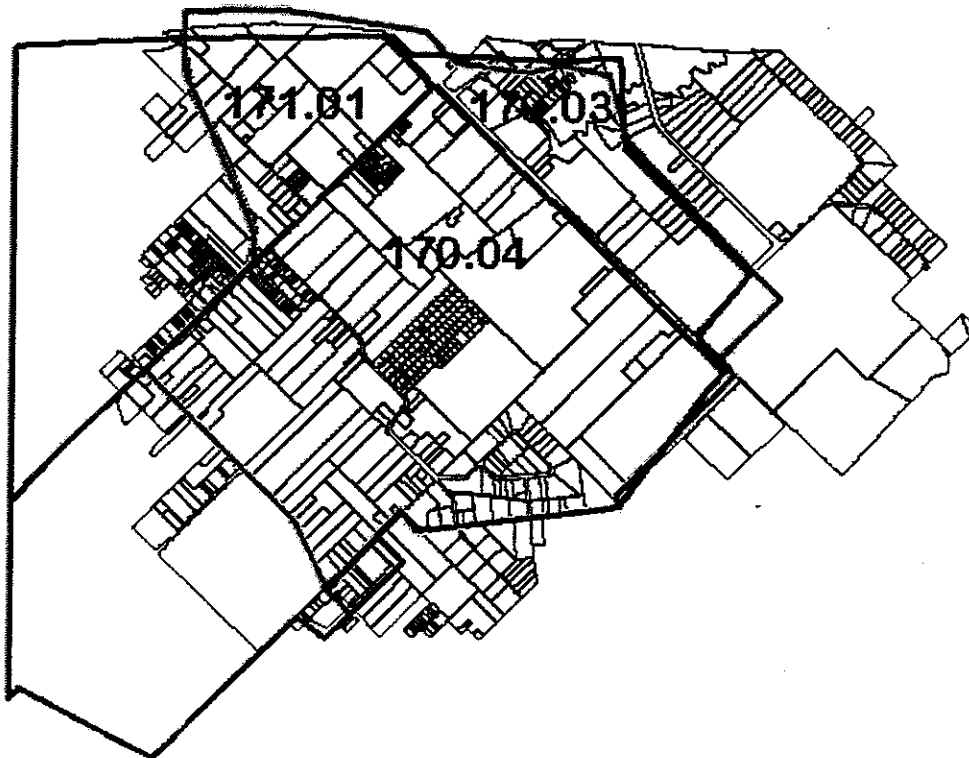
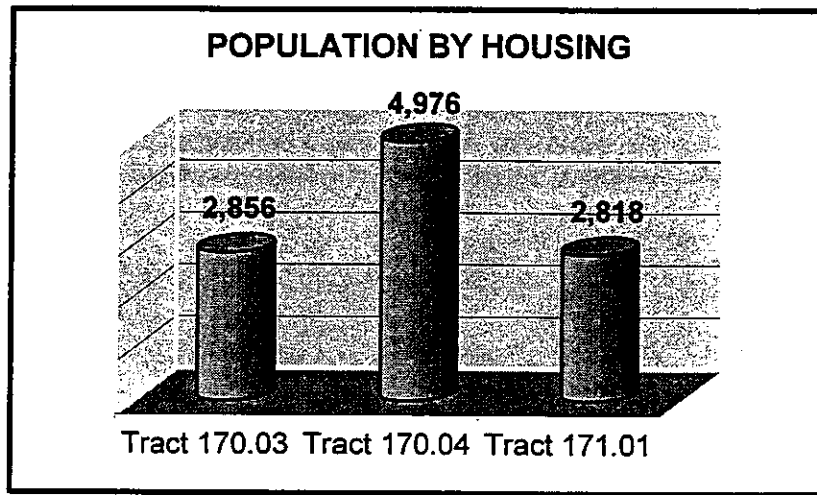


Figure 2: East Kleberg Census Tracts

POPULATION BY RACE – Within the three (3) census tracts (CT), there are a total of 10,573 people. Of that figure, 71% are White, 20% Hispanic or Latino, 8% Black, and less than 1% are other races.

HOUSING CHARACTERISTICS – The *Population And Housing* figure for all census tracts is 27% for CT 170.03, 26% for CT 170.04, and 47% for CT 171.01 as shown in Chart 5.

CHART 5: POPULATION BY HOUSING DATA



For the classification, *Units In Structures*, there were a total of 4,046 housing units. This equates to 37% single family, 63% mobile home, and less than 1% for multifamily, boat, RV and van.

Out of all census tracts, CT 170.04 witnessed the largest increase in housing units between the period 1995–1998. The data shows that 34% were owner occupied, and 12% renter-occupied by March 2000. The occupancy rate stands at 84.4%, with 75.6% owner-occupied and 24.4% renter occupied.

SEX BY EDUCATIONAL ATTAINMENT FOR PERSONS 25 YEARS AND OVER

For males, 16% completed high school, 5% had some college (1 or more years, no degree), and 1% possessed a Bachelor's degree.

For females, 17% completed high school, 6% had some college (1 or less years, no degree), and 3% possessed a Bachelor's degree.

EMPLOYMENT STATUS FOR THE POPULATION 16 YEARS AND OVER

Of the 7,459 males and females in all CTs, 61% are employed, and 34% are not in the labor force. The overall unemployment rate for males was 7.6% and 5.2% for females.

MEDIAN HOUSEHOLD INCOME

The median household income in 1999 was: \$44,806 (CT 170.03); \$34,397 (CT 170.04) and \$28,646 (CT Tract 171.01). (* Dallas City Median = \$37,628)

3.2 EXISTING LAND USE AND ZONING

The East Kleberg study area includes approximately 1,476 acres, and includes the following zoning district classifications: CR Community Retail, CS Commercial Service, MH(A) Manufactured Home, MF-1(A) Multifamily (SAH), A(A) Agriculture, R Residential (includes R-1(A) ac, R-1/2(A) ac, R-16(A), R-10(A), and R-7.5(A)). The existing land use map provides a general picture of overall land use patterns (refer to Map 1).

The existing land use is predominately comprised of manufactured housing at approximately 24%, with the next highest land use being single family at 11%. Of the remaining land use, 10% includes institutional, commercial, multifamily and light industrial uses, and 55% is vacant and zoned for agricultural uses.

3.3 SUBAREA ANALYSIS AND RECOMMENDATIONS

For analysis purposes, the area was divided into four (4) subareas. Each subarea will be reviewed separately with existing conditions, and provide future land use and zoning recommendations that represent the needs and vision for the East Kleberg community. To facilitate review of this section, refer to Map Nos. 2, 3 and No. 4, and Appendix E and F for terms and other pertinent information.

SUBAREA 1

Existing Conditions – Subarea 1 is generally bounded on the north by I-20, on the east by Lasater Road, on the south by Lawson Road, and on the west by Belt Line Road. The zoning districts include CR, MH(A), MF-1(SAH, A(A), and CS. The subarea is developed with scattered single family homes, manufactured homes, a recreational vehicle (RV) park, multifamily complex, convenience store (Snappy #3), other small business uses, and vacant tracts of undeveloped land. The most recent development activity will be the construction of a Texaco station at the northeast corner of Belt Line Road and I-20.

The nonconforming uses identified were scattered single family homes located in the CS and MH(A) zoning districts, and RVs and single family dwellings on property zoned MH-1(SAH).

Future Land Use – Although regional retail districts should not be typically located in areas of low-density residential development, the eastbound and westbound access along the service roads of the I-20 corridor offers an ideal location for such development. Favorable consideration should be given to regional serving retail development as apart of a Planned Development District

(PDD). Developers should be encouraged to provide adequate landscaping and buffers to aesthetically enhance the corridor and offer screening on the south side of Lawson Road. In addition, infrastructure improvements should be designed to minimize cut-through traffic from Belt Line Road and Lasater Road onto Lawson Road. This area could be a prime location for regional serving businesses (e.g., restaurants, retail shopping center, big box operation such as Lowe's, Costco, and so on) that cater to southeast Dallas, Balch Springs, Mesquite, and Seagoville.

RECOMMENDATIONS:

- 1) **The existing single family residential uses do not adversely impact the area, hence, no zoning changes are recommended at this time.**
- 2) **The hodgepodge of incompatible uses in the MF-1(SAH) zoning district do not appear to adversely impact the neighborhood; however, it is recommended that Code Compliance and/or Building Inspection determine whether the uses are nonconforming or illegal and take appropriate action, if warranted.**
- 3) **To discourage small tract development along this corridor, favorably consider a Planned Development District for RR and CR uses that do not adversely impact the surrounding community.**

SUBAREA 2

Existing Conditions – Subarea 2 is generally bounded on the northwest by Belt Line Road, on the east by Skyfrost Drive, on the south by Stark Road, and on the west by Seagoville Road. The zoning districts include R-10(A), R-1/2 ac(A), and CR-D-1. Land uses include scattered single family homes on large and small lots, a day care facility, small manufactured home park, and large tracts of undeveloped land.

The nonconforming uses identified included lots developed with single family homes that are less than the required lot sizes of 10,000 square feet and one-half acre; manufactured home park in the one-half acre district on Stark Road, manufactured home on Skyfrost Drive; and the business use (sheet metal company) on Belt Line Road in the residential district.

Future Land Use – Belt Line Road is a principal arterial along the western boundary of the study area. It is recommended that favorable consideration be given to NS Neighborhood Serving zoning along Belt Line Road commencing at Lawson Road to Seagoville Road.

RECOMMENDATIONS:

- 1) The existing single family uses and business use do not adversely impact the area, hence, no zoning changes are recommended at this time.
- 2) Retain the R-10(A) and R-1/2(A) ac residential zoning district classifications.
- 3) Favorably consider NS(A) zoning along Belt Line Road as shown on the future land use map.

SUBAREA 3

Existing Conditions – Subarea 3 is generally bounded on the north by Lawson Road, on the east by Lasater Road, on the south by the Dallas city limit and Stark Road, and on the west by Skyfrost Drive. The zoning districts include R-10 (A), CR, MH(A), A(A). Land uses include two (2) auto salvage and reclamation businesses, private club, mini-storage, mechanic shop, scattered single family homes, and two (2) large tracts of undeveloped land zoned agriculture. This subarea also includes the majority of manufactured homes in the entire East Kleberg study area.

The nonconforming uses identified were two (2) single family homes and an auto salvage and reclamation business located in the MH(A) zoning district; portions of a manufactured home park located in the CR district; and an auto salvage and reclamation yard located in the A(A) district.

Future Land Use – At the community meeting held on February 4, 2003, the property owners and stakeholders were adamant about preserving and protecting developable tracts of agriculture land. It is highly recommended that favorable consideration be given to R-1(A) ac zoning on these tracts to encourage the retention of large lots for single family homes. Regardless of the A(A) zoned tract that is surrounded by MH zoning, the majority of citizens that participated in the community meeting supported one (1) acre lots for single family development. In an effort to encourage and support single lot development, support was also shown for zoning that transitions from the manufactured homes to residential development at R-7.5(A). (This is only applicable to MH(A) zoning in Subarea 3.)

With the existing density of housing developed in this subarea, neighborhood serving uses are encouraged along Lawson Road to serve the MH zoned areas. Developers should also provide open and green space as shown on the future land use map.

RECOMMENDATIONS:

- 1) The existing single family uses do not adversely impact the area, hence, no zoning changes are recommended at this time.
- 2) It is recommended that Code Compliance and/or Building Inspection determine whether both auto salvage and reclamation uses are nonconforming or illegal and take appropriate action, if warranted.
- 3) Retain the existing MH(A) residential zoning district classifications.
- 4) Favorably consider R-1(A) ac zoning on property zoned A(A), and favorably consider R-7.5(A) on property MH(A).

SUBAREA 4

Existing Conditions – Subarea 4 is generally bounded on the north, east and south, along I-20, by the Dallas city limit and on the west by Lasater Road. The zoning districts include CR, R-7.5(A), MH(A), and A(A). The existing land uses include a church, public facilities (DWU and Mesquite ISD), scatter single family homes, manufactured homes, construction company, and vacant agriculture land.

There was one (1) nonconforming use identified. A commercial use located in the MH(A) district. This use does not adversely impact adjacent uses; hence it use should retain its nonconforming rights.

Future Land Use – Consistent with the land use recommendation for A(A) zoned uses in Subarea 3, these parcels of land should be favorably considered for R-1(A) ac lot development. Future land use at the northeast corner of Lasater and Lawson Roads should complement zoning recommendations noted in Subarea 1 for regional-serving uses.

Two (2) lots zoned CR, located in the northeast corner of this subarea, should be favorably considered for R-7.5(A) zoning due to their adjacency to the existing residential zoning.

RECOMMENDATIONS:

- 1) The existing uses do not adversely impact the area, hence, no zoning changes are recommended at this time.
- 2) Favorably support R-1(A) ac zoning on tracts of land zoned A(A).

3) Favorably support R-7.5(A) zoning on tracts of land zoned CR northeast of Lasater and Lawson Roads.

At this time, there is no rationale to support rezoning any zoning districts in the study area. However, future zoning recommendations should reflect the desires of the community.

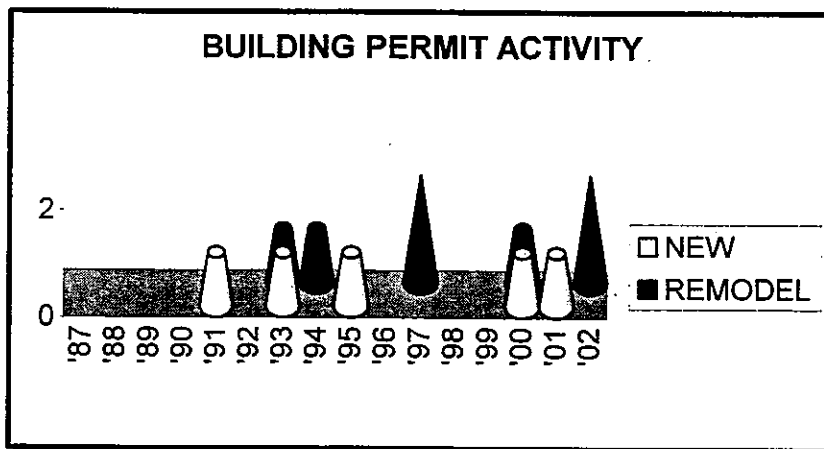
Further, land use decisions should be based on the long-term vision of the East Kleberg community, not on short-term solutions that may impede future growth of the area within the next 5 to 15 years.

3.3.1 DEVELOPMENT ACTIVITY

ZONING AND BUILDING ACTIVITY PROFILE

As shown on Chart 6, building permit activity in the study area has been very limited. Since its annexation in 1987, there has been minimal permits issued for new construction and remodeling. The most activity occurred between 2000 and 2002, with two (2) permits for new construction and three (3) for remodeling.

CHART 6: PERMIT ISSUANCE



A review of the zoning history, since 1986, is shown in Table 3. To date, there have been 7 zoning cases that resulted in 4 approvals, 3 denials, and 1 withdrawal. There was only one (1) Board of Adjustment (BDA) case during this period. (Refer to Map No. 6)

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TABLE 3: ZONING ACTIVITY

LOCATOR #	CASE NO.	PROPERTY LOCATION	ZONING REQUEST	APPROVAL DATE
1	Z867-171	Belt Line Rd., NE of Seagoville Rd.	Specific Use Permit (SUP) on property zoned R-10(A)	Approved by City Council (CC) 2 yr. period, subject to certain conditions 6/10/87
2	Z889-210	S. Belt Line Rd., NE of Seagoville Rd.	Renewal of SUP #970 for a Child Care Facility	Approved by CC SUP for a 5 yr. period with automatic renewal for 5 yr. periods (subject to site plan, landscape, and conditions) 8/23/89
3	Z989-275	Belt Line Rd. @ Ravensview Rd., SE corner	From MH(A) to CR for a motor vehicle fueling station, general merchandise or food store and restaurant	Approved by CC, with voluntary deed restrictions 12/8/99
4	Z890-208	Seagoville Rd. @ Woody Rd.	Change from R-1/2(A) ac to CS	Denied by City Plan Commission (CPC) 9/27/90

TABLE 3: ZONING ACTIVITY (CONTINUED:)

LOCATOR #	CASE NO.	PROPERTY LOCATION	ZONING REQUEST	APPROVAL DATE
5	Z923-238	14201 Skyfrost, SE of Watsonwood St.	Change from R-1/2(A) ac to MH(A)	Approved by CC 8/11/93
6	Z934-133	Seagoville Rd. @ Woody Rd.	Change from R-10(A) to MF-1(SAH) Multifamily Standard Affordable Housing for 240 apartment units	Denied by CC, without prejudice 3/25/94
7	Z978-158	Lasater Rd., NW of Stark Rd.	Change from A(A) to a Planned Development District (PDD) for manufactured homes and warehouse uses	Denied by CPC 5/13/98 Denied by CC 6/10/98
8	Z012-172	Lasater Rd., N of Stark Rd.	Change from A(A) to R-7.5(A)	Withdrawn by applicant 7/18/02
9	<i>Board Of Adjustment Case No. 978-221</i>	14420 Skyfrost Dr.	Special exception to fence height regulations	Granted 9/15/98

ADJACENT MUNICIPALITIES

In recent years, interest in new single family housing development has grown and potential developers have expressed an interest in developing lots at densities associated with R-7.5(A) zoning. Not only in this area of Dallas but the adjacent municipalities have raised their minimal lot size and dwelling unit size to nurture housing development to attract middle and upper middle-income level homebuyers to their communities.

As reported by the City of Balch Springs, over the next 18 months 1,100 homes (price range, \$100,000 up) are under construction and will be built in five (5) subdivisions. And developers are continuing seeking land acquisition and zoning changes to offer this type housing.

The Mesquite City Council adopted the Southeast Mesquite Task Force Recommendations Residential Policy (6/26/02). Emphasized in the study, "the vision for lower-density neighborhoods of higher quality that offers a more private lifestyle, avoiding crowding in the land use pattern by providing more green space, and maintaining a more rural feel (price range of \$400,000 plus)".

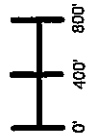
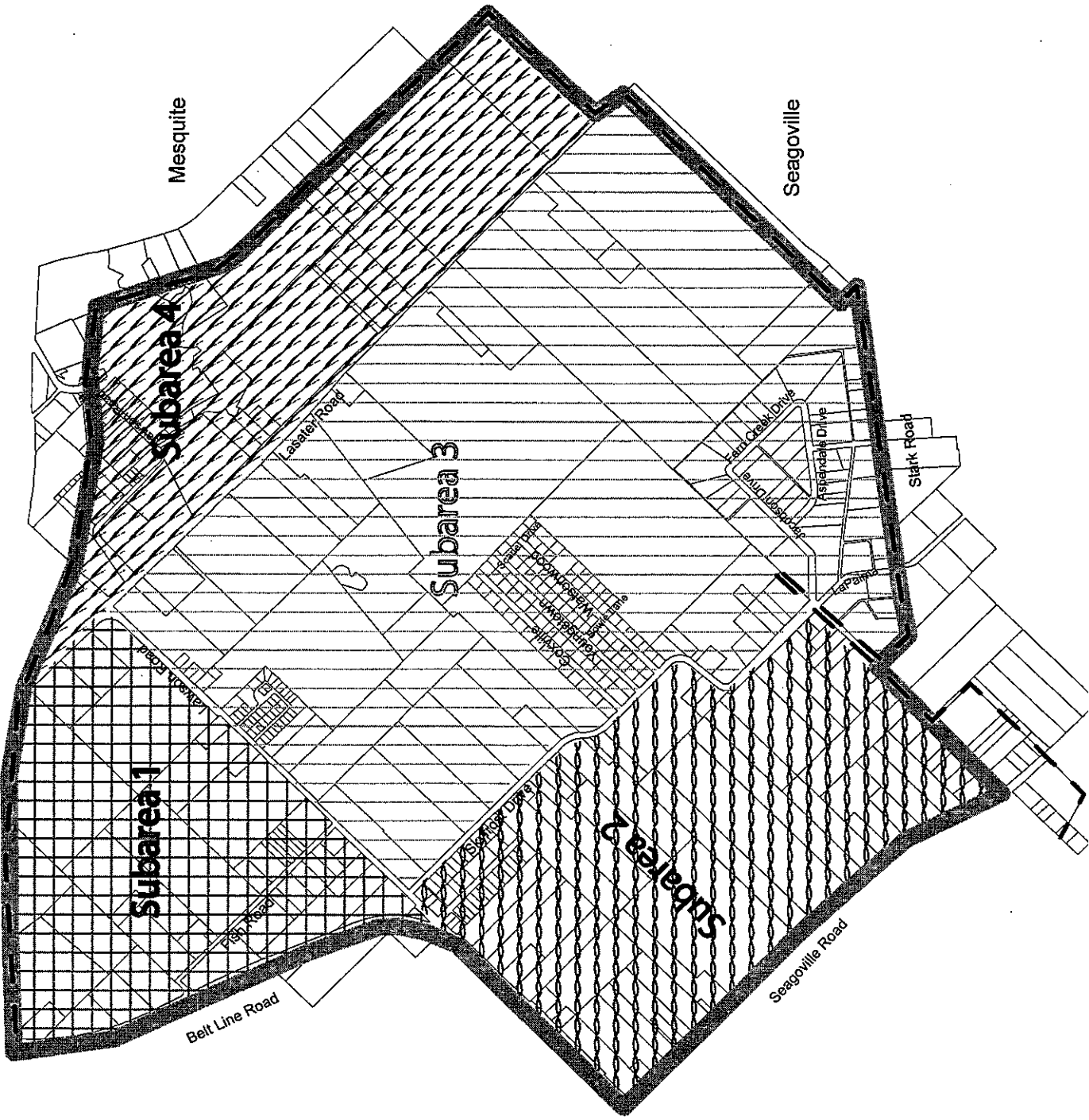
Seagoville is also being consistent with the development trend in this area of southeast of Dallas. They are currently developing new cottage-style single family homes in the \$100,000 range on large lots.

The East Kleberg area is also situating itself to complement the housing initiatives of the adjacent municipalities. As stated in the Mesquite study, "zoning cannot assure that any particular type or quality of development actually occurs, but it can be used to reserve land for the desired development..."

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East Kleberg Subareas

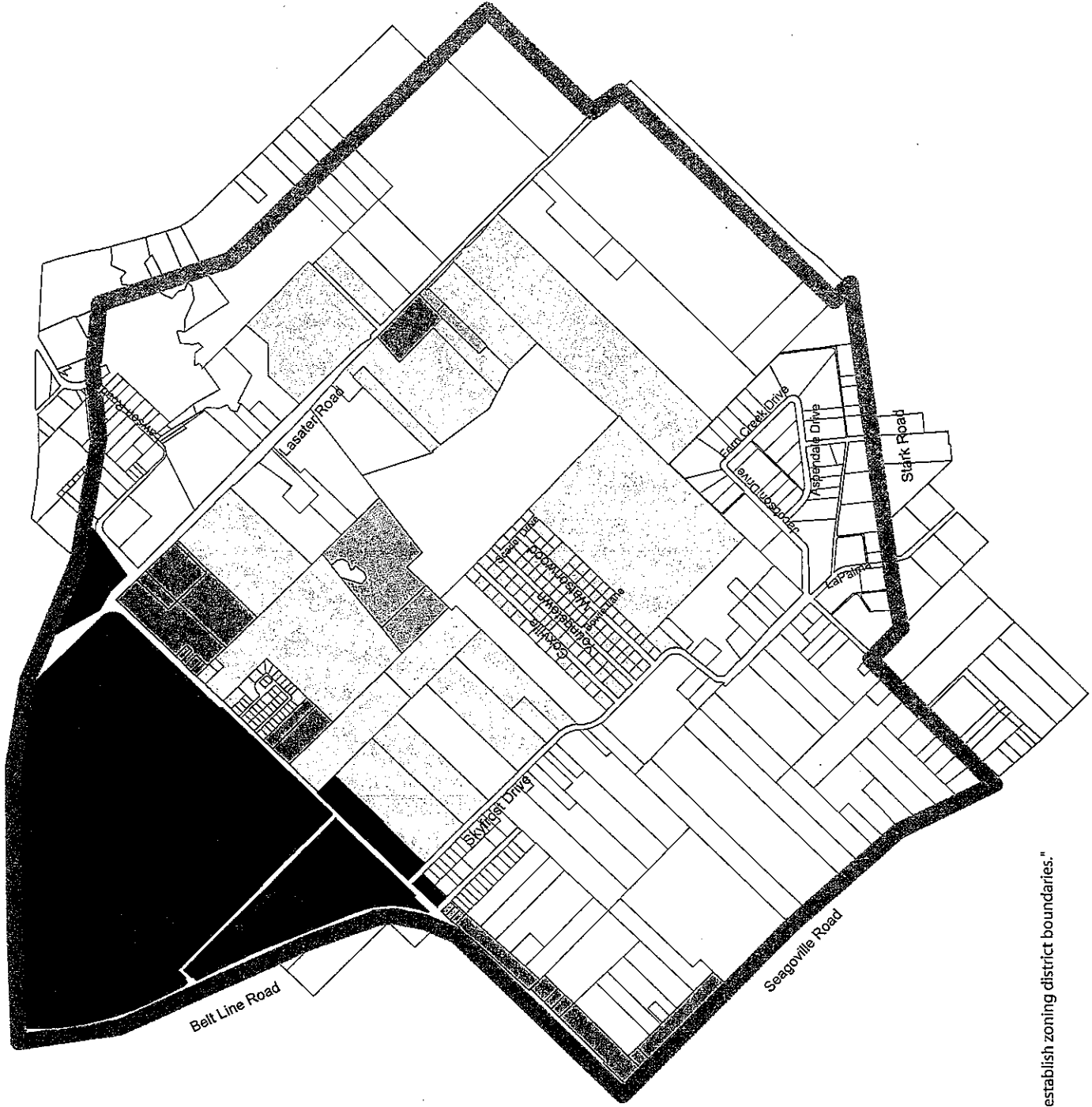
Batch Springs









Prepared by
City of Dallas
Department of Development Services
Spring 2003

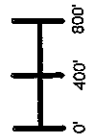
MAP NO. 2

East Kleberg Future Land Use



Legend

	Single Family
	Manufactured Home
	Multifamily
	Neighborhood Service
	Retail / Commercial
	Park and Open Space



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 Spring 2003

MAP NO. 3

"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."
 Texas Local Government Code, Section 219.005.

East Kleberg Future Zoning



Legend	
R-1 ac.(A)	Single Family
R-1/2 ac.(A)	Single Family
R-16(A)	Single Family
R-10(A)	Single Family
R-7.5(A)	Single Family
MH(A)	Manufactured Home
NS(A)	Neighborhood Service
CR	Community Retail
RR	Regional Retail



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3.4 POLICY STATEMENTS

Land use and zoning policy statements should serve as directives to achieve the type of quality of living status the community desires, and augment the intent of future land use and zoning for the area as depicted in the future land map contained herein.

- Policy Statement No. 1** Encourage new and infill development in areas presently zoned A(A) for single family development, not less than one (1) acre.
- Policy Statement No. 2** Preserve the integrity of residential areas by discouraging the intrusion of incompatible land uses into neighborhoods.
- Policy Statement No. 3** Discourage commercial development in residential areas unless it is compatible with the scale of the neighborhood and is of a local serving nature.
- Policy Statement No. 4** Discourage additional manufactured housing in the area.
- Policy Statement No. 5** Favorably considered parcels adjacent to existing R-7.5(A), located NE of Lasater and Lawson Roads, presently zoned CR Community Retail for the same zoning classification to ensure continuity of land use and zoning.
- Policy Statement No. 6** Encourage land use and zoning that supports development activity the community would like to see (i.e., Home Depot, restaurants, dry cleaners and medical facility), along I-20 freeway corridor between Belt Line and Lasater Roads.

S E C T I O N 4

4.0 CONCLUDING ANALYSIS

The rural character of the East Kleberg community is an asset not commonly found in large cities. It is a quality that should be maintained, however, as the area grows and development continues to head southeast of the Dallas metroplex, it will may become increasingly difficult to do. There are many tools that can be used to encourage growth in the area while maintaining the character existing residents value so much. This document serves as one of those planning tools to help guide future development and "protect its assets".

Comments heard during the community meeting, from the manufactured home property owners, renters and single family homeowners indicated that residents prefer to see large lot development in an effort to grow while maintaining the rural character of the area. Growth is welcomed along the I-20 freeway corridor as long as developers work with the community and the City of Dallas to address existing and future needs related to water and wastewater, infrastructure, design standards, public safety and traffic mitigation.

Future land use and zoning recommendations are based on present knowledge and conditions in the study area. Any future zoning change requests that deviate from these recommendations, policies, and future land use and zoning maps should be evaluated in accordance with the conditions at that time. However, zoning changes should not disregard the desires of the community.

As noted in this document, several studies have been conducted in the area north of Hwy. 175 and southeast of the interchange of I-635 and I-20. All studies are basically consistent in what is envisioned for this portion of southeast Dallas. The Steering Committee adamantly summarized their final thoughts stating, "there is unity in the community and this document will serve as the continuing effort to preserve and protect the rural character of this "community-at-large" for years to come."

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4.1 IMPLEMENTATION/ACTION PLAN

The implementation plan presents action items for the City and community to carry out as it seeks to improve its image to attract new and infill housing, and attract businesses that meet their needs. The North Stark Neighborhood Association (NSNA), only known organized neighborhood group at the time of this study, should serve as the conduit through which many of the recommendations are implemented. It is highly recommended that NSNA solicit the participation and support of citizens that reside in the manufactured home parks and subdivisions to ensure unbiased representation to benefit the entire community.

TABLE 4: RECOMMENDED ACTIONS

PRIORITY AREA	RECOMMENDED ACTION(S)	BY WHOM	TIMELINE
LAND USE AND ZONING	<ol style="list-style-type: none"> 1. Development Services staff monitor zoning change requests to ensure consistency with recommendations identified the East Kleberg Land Use Study. 2. Zoning Ordinance Review Committee (ZOAC) should re-visit MH(A) ordinance regulations in Chapter 51(A) to address issues association with conditions that exists in Dallas MHPs and subdivisions (e.g., fence regulations, carports, street maintenance, and so on), with the assistance of the manufactured home builders and MH property owners. 	<p style="text-align: center;">Zoning and Comprehensive Planning Divisions</p> <p style="text-align: center;">Same</p>	<p style="text-align: center;">Ongoing</p> <p style="text-align: center;">ST ST Short term: 1 - 2 years)</p>

PRIORITY AREA	RECOMMENDED ACTION(S)	BY WHOM	TIMELINE
<p style="text-align: center;">WATER AND WASTEWATER</p>	<ol style="list-style-type: none"> 1. Dallas Water Utilities (DWU) will continue to work with those desiring service through assessment petitions and with developers to extend service to unserved areas. 2. Community work with City to address drainage concerns through the street paving petition process (e.g., property owners must obtain signatures on the petition) for existing street improvements such as concrete paving, curbs, gutters, and underground storm drainage systems. Water and wastewater mains could be improved at that time if required to. 	<p style="text-align: center;">DWU, North Stark Neighborhood Association (NSNA)</p>	<p style="text-align: center;">ST, Ongoing</p>
<p style="text-align: center;">CRIME PREVENTION AND PUBLIC SAFETY</p>	<ol style="list-style-type: none"> 1. Community initiate joint meetings between the manufactured home, residential, and business property owners and residents to address crime issues by strengthening existing crime watch programs and initiating other feasible programs offered through the Dallas Police Department (DPD). 2. City should continue to assess needs and provide adequate City services (police, fire, water, etc.) per annexation agreement. 	<p style="text-align: center;">DPD Interactive Community Policing (ICP) Unit, NSNA</p>	<p style="text-align: center;">ST, ongoing</p>

PRIORITY AREA	RECOMMENDED ACTION(S)	BY WHOM	TIMELINE
<p style="text-align: center;">CODE COMPLIANCE</p>	<ol style="list-style-type: none"> City schedule neighborhood sweep(s) to identify code violations, and provide monthly monitoring thereafter to minimize repetitive violations. City assist with scheduling neighborhood meetings to introduce all residents to City Code Compliance Programs (e.g., Operation Pinwheel, Neighborhood Mow/Clean Program, and so on). 	<p>Code Compliance, NSNA</p>	<p>ST, ongoing</p>
<p style="text-align: center;">INFRASTRUCTURE AND TRANSPORTATION</p>	<ol style="list-style-type: none"> Address inadequate infrastructure for sidewalk, curb and gutter; street improvements; and water and waste water lines for home on septic tank systems. City work with manufactured home property owners to address the need for new construction on unpaved streets to the public street system in an effort to improve driving conditions for its residents. Build streets in accordance with the City of Dallas Thoroughfare Plan. Traffic count should be conducted to determine feasibility of a new traffic signal at the intersection of Belt Line and Fish Roads and Beltline and Seagoville Roads. 	<p>Public Works and Transportation (PWT), DWU</p>	<p>Ongoing</p> <p style="text-align: right;">ST</p>

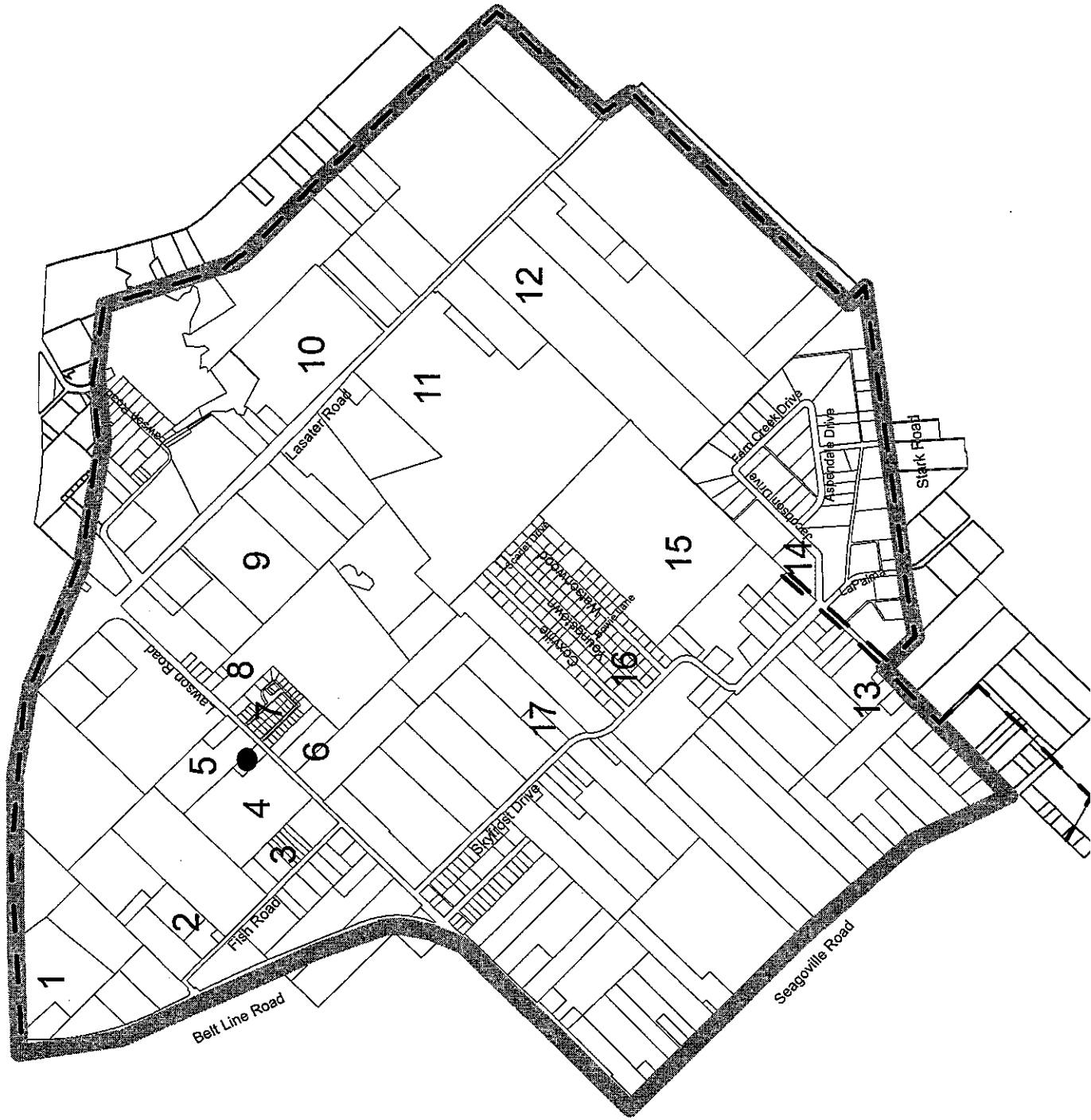
PRIORITY AREA	RECOMMENDED ACTION(S)	BY WHOM	TIMELINE
ECONOMIC DEVELOPMENT	1. City work with the neighborhood association to identify economic development initiatives available to the community, and marketing strategies to attract desirable business to the community.	Economic Development, NSNA	ST, ongoing
HOUSING	1. Work with NSNA to provide education materials on available Housing programs.	Housing Department, NSNA	ST
OTHER	1. Work with the Dallas Independent School District to assess the need for a new elementary school in the community.	NSNA, Councilmember	ST

MAPS

East Kleberg Existing Manufactured Home Subdivisions And Parks

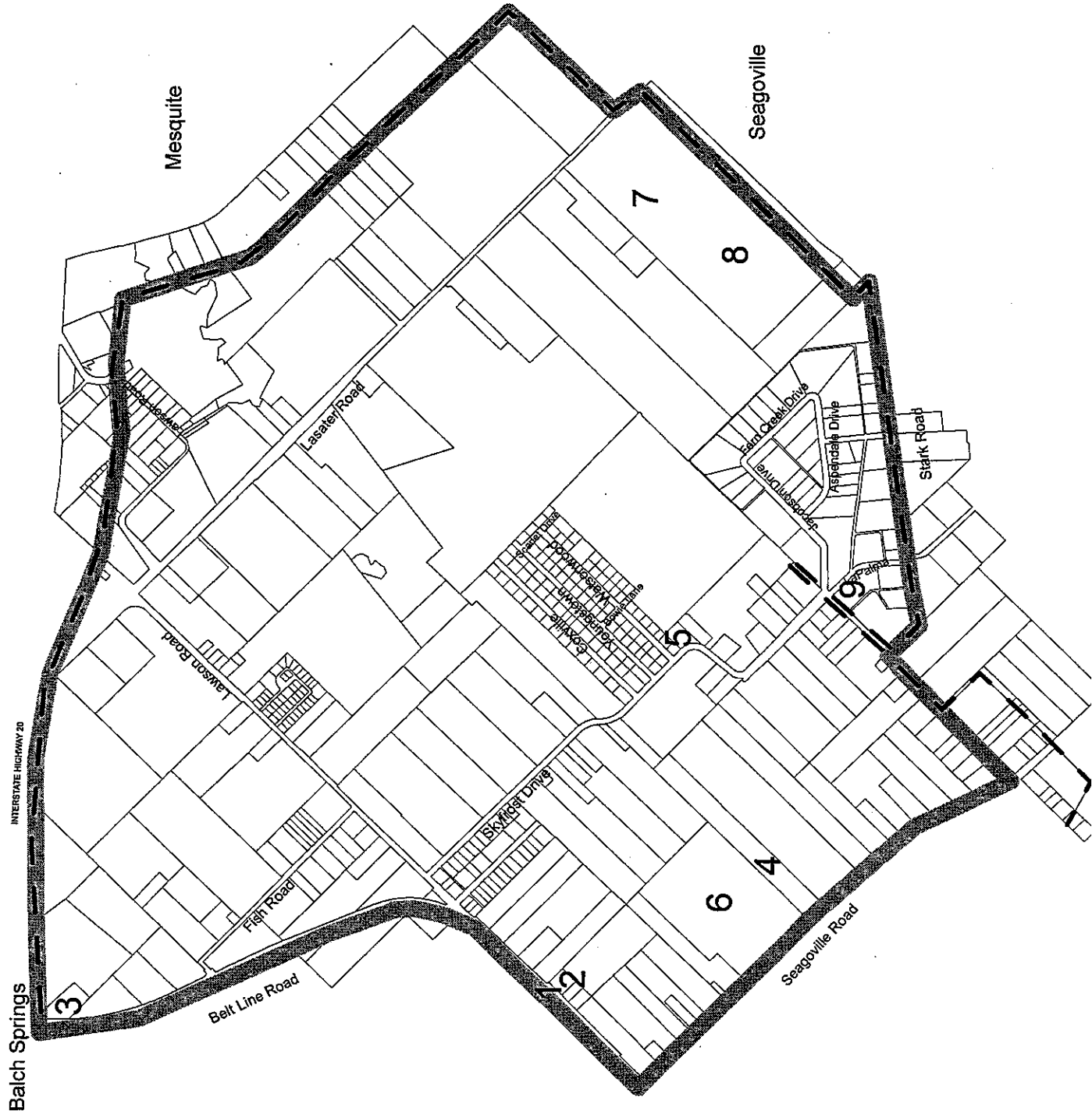
Legend

- 1 Mesquite Greens
- 2 Diamond Oak Court
- 3 Honeysuckle Park
- 4 Beltline Mobile Home Villa
- 5 Willow Lake
- 6 Clayton Estates I
- 7 MHP Subdivision
- 8 Clayton Estates II
- 9 Mesquite Ridge
- 10 Mesquite Meadows
- 11 Victory Park
- 12 Brookside Village
- 13 Stark Road MHP
- 14 Tanglewood MHP
- 15 Oakwood Cove Community
- 16 MHP Subdivision
- 17 Amber Village
- RV Park



Prepared by
 City of Dallas
 Department of Development Services
 Spring 2003

East Kleberg Zoning History Locator



LEGEND

Zoning

1. Z867-171, Approved
2. Z889-210, Approved
3. Z989-275, Approved
4. Z890-208, Denied
5. Z923-238, Approved
6. Z934-133, Denied
7. Z978-158, Denied
8. Z012-172, Withdrawn

Board Of Adjustment

9. BDA 978-221, Granted

-  Study Boundary
-  Dallas City Limit

MAP NO. 6

APPENDICES

APPENDIX A

Dallas Water Utilities Existing Water Lines

* = ANNEX

STREETS	LIMITS	SIZE (IN.)	YEAR BUILT	LIN. FT.
S. side of I.H. 20	Belt Line Rd., east	12	1985	900
W. side of Lasater Rd.	I.H. 20, south	6,2	*	4440
E. side of Lasater Rd.	Lawson Rd., west and south	12	1985, 1988	5400
Fish Rd.	Belt Line Rd. to Lawson Rd., west	8,6,2	*, 1982	2300
Lawson Rd., west	Skyfrost Dr. to Lasater Rd.	16	1991	4000
Belt Line Rd.	Seagoville Rd. to Skyfrost Dr.	20	1987	1510
Lawson Rd. E.	Belt Line Rd. toward I.H. 20	6	*	2450
Belt Line Rd.	Seagoville Rd. to Skyfrost Dr.	8	1989	1520
Fernheath Ln.	Belt Line Rd., south	8	1990, 2001	380
Skyfrost Dr.	Lawson Rd., west to Stark Rd.	12, 8, 6	*, 1981, 1985	3070
Seagoville Rd.	Belt Line Rd. to Stark Rd.	24	1987	2400
Seagoville Rd.	Belt Line Rd. to Stark Rd.	12	1985, 1987	2400
Stark Rd.	Seagoville Rd. to Skyfrost Dr.	12	1985	910
Coxville Ln.	Skyfrost Dr., west	8	1997	980
Youngstown St.	Skyfrost Dr. to Scarlet Dr.	8	2000	980

APPENDIX A

Dallas Water Utilities Existing Water Lines

* = ANNEX

STREETS	LIMITS	SIZE (IN.)	YEAR BUILT	LIN. FT.
Watsonwood St.	Skyfrost Dr. to Scarlet Dr.	8	1997	930
Scarlet Dr.	Youngstown St., south	8	1997	180
Bowles Ln.	Youngstown St., south	8	1997	340
Jacobson Dr.	Skyfrost Dr. to Ferncreek Dr.	8	1987	850
Ferncreek Dr.	Jacobson Dr. to Aspendale Dr.	8	1987	490
Aspendale Dr.	Jacobson Dr. to Ferncreek dr.	8	1987	700
Falling Springs Rd.	Aspendale Dr. to Stark Rd.	2,3/4	*	380
La Palma Dr.	Skyfrost Dr. to Stark Rd.	2	*	470
Alley north of Stark Rd.	E. & W. of Falling Springs Rd.	2	*	780
Stark Rd.	La Palma Dr., east	1 1/4	*	250
Lawson Rd., west	Prestige Mobile Home Park (E. of Fish Rd.)	8	1993	1600

Source: City of Dallas - Dallas Water Utilities, February 2003

APPENDIX B

**Dallas Water Utilities
Existing Wastewater Lines**

* = ANNEX

STREETS	LIMITS	SIZE (IN.)	YEAR BUILT	LIN. FT.
Ravenview Rd.	I.H. 20 to Belt Line Rd.	8	1985	120
Lasater Rd.	I.H. 20 to Lawson Rd., east	8,6	*	1460
Lasater Rd.	Lawson Rd., east and south	24,21	1990	4910
Lawson Rd., east	Lawson Rd., east	24	1988	40
E. of Lasater Rd.	Lawson Rd., east to Lawson Rd., west	8	*	250
Lawson Rd., west	E. of Lasater Rd. to Greenwood Dr.	8	*	80
Greenwood Dr.	I.H. 20 to Lawson Rd., west	8	*	350
Lawson Rd., west	Lasater Rd. west	6	*	720
Lasater Rd.	Lawson Rd., east to Lawson Rd., west	12 FM	1988	170
Lawson Rd., west	Lasater Rd. to east of Fish Rd.	12 FM	1988	1000
Fish Rd.	Belt Line Rd. to Lawson Rd., west	6	*	1880
McKenzie Rd.	I.H. 20 to Lawson Rd., east	8	*	400
Lawson Rd., east	McKenzie Rd. to Lasater Rd.	6	*	1000
S. of Lawson Rd., west	Skyfrost Dr. to Lasater Rd.	8	*	4050
S. of Lawson Rd., west	Prestige Mobile Home Park (E. of Fish Rd.)	8	1993	1350

APPENDIX B

**Dallas Water Utilities
Existing Wastewater Lines**

STREETS	LIMITS	SIZE (IN.)	YEAR BUILT	LIN. FT.
Lawson Rd., west	Skyfrost Dr. to east of Fish Rd.	15	*	970
Lawson Rd., west	Belt Line Rd. to east of Fish Rd.	27	1989	1130
Lawson Rd., west	Belt Line Rd. to east of Fish Rd.	8	*	1150
Belt Line Rd.	Lawson Rd., west to Seagoville Rd.	27	1988	1300
Belt Line Rd.	Lawson Rd., west to Seagoville Rd.	12	1988	1300
Skyfrost Dr.	N. of Stark Rd. to south of Lawson Rd., west	8	1995	1140
Fernheath Ln.	Belt Line Rd., south	8	1990,1997	700
S. of Lawson Rd., west	Lasater Rd. to east of Skyfrost Dr.	12,8	1983,1992	4240
Bowles Ln.	Watsonwood St. to Coxville Ln.	8	1997	790
Coxville Ln.	East & west of Bowles Ln.	8	1998	980
Youngstown St.	East & west of Bowles Ln.	6	*	930
Watsonwood Ln.	East & west of Bowles Ln.	8	1998	900
Skyfrost Dr.	Stark Rd. toward Watsonwood St.	24,18	1987,1989	1280
La Palma Dr.	Skyfrost Dr. to Stark Rd.	15,12	1988	925
Alley west of La Palma	Skyfrost Dr., south	6	*	190

APPENDIX B

**Dallas Water Utilities
Existing Wastewater Lines**

STREETS	LIMITS	SIZE (IN.)	YEAR BUILT	LIN. FT.
Stark Rd.	Skyfrost Dr. to Seagoville Rd.	24	1989	930
Stark Rd.	Seagoville Rd. toward Skyfrost Dr.	10	1987	720
Seagoville Rd.	Belt Line Rd. to Woody Rd.	8,6	1985	2415
Seagoville Rd.	Woody Rd. to Stark Rd.	10	1985	2485

Source: City of Dallas - Dallas Water Utilities, February 2003

APPENDIX C



EAST KLEBERG LAND USE STUDY NEIGHBORHOOD CRIME WATCH PROGRAM

Listed are existing Neighborhood Crime Watch Programs in the Dallas Police Department reporting areas 4436 and 6062. For more information, contact Sr. Corporal Gilberto Garza at 214/670-8346 or the Southeast Investigative Unit at 214/670-8346.

Reporting Area 6062

- 1. Abraham Village Mobile Home Park (MHP)**
Marie McMillian, Chairperson
13965 Frostwood Drive
- 2. Clayton Estates MHP**
Sharon Giles, Chairperson
272 W. Lawson Rd.
- 3. Hillside Mobile Park**
14647 Lasater Rd.
- 4. Lawson Road MHP**
14281 Lasater Rd.
- 5. Mesquite Meadow MHP**
Ann Southworth, Chairperson
14222 Lasater Rd.

Reporting Area 4436

- *6. Briar Meadow Apartments**
13700 C.F. Hawn Frwy.

*Note: Outside study area but within the reporting area.

**APPENDIX D
2002 CENSUS DATA FOR EAST KLEBERG STUDY AREA**

East Kleberg Block Groups

**[1] 100-PERCENT COUNT OF THE POPULATION
Population and Housing by
Block**

Census Tract	Block	Total Population	Housing Units	Occupied Units	Occupancy Rate	Owner Occ	Renter Occ	% Owner Occ	% Renter Occ
170.03	Block 1009	75	20	20	100.0%	16	4	80.0%	20.0%
170.03	Block 1010	596	220	186	84.5%	174	12	93.5%	6.5%
170.04	Block 1001	4795	1866	1569	84.1%	1193	376	76.0%	24.0%
170.04	Block 1003	56	19	16	84.2%	15	1	93.8%	6.3%
170.04	Block 1004	34	13	12	92.3%	8	4	66.7%	33.3%
170.04	Block 1005	0	0	0	0	0	0	0.0%	0.0%
170.04	Block 1006	41	27	20	74.1%	7	13	35.0%	65.0%
170.04	Block 1007	15	9	9	100.0%	8	1	88.9%	11.1%
170.04	Block 1008	28	9	9	100.0%	8	1	88.9%	11.1%
170.04	Block 1009	7	3	3	100.0%	3	0	100.0%	0.0%
170.04	Block 1010	0	0	0	0.0%	0	0	0.0%	0.0%
171.01	Block 2000	1088	446	379	85.0%	251	128	66.2%	33.8%
171.01	Block 2002	54	20	16	80.0%	10	6	62.5%	37.5%
		6789	2652	2239	84.4%	1693	546	75.6%	24.4%

Population By Block Group- (SF-1)

	Total	
Tract 170.03, BG 1	2,856	
Tract 170.04, BG 1	4,976	
Tract 171.01, BG 2	2,818	
	<u>10,650</u>	

**APPENDIX D
2002 CENSUS DATA FOR EAST KLEBERG STUDY AREA**

[2] POPULATION AND RACE

	Total	White alone	Black	American Indian	Asian alone	Native Hawaiian	Some other race alone	Two or more races	Hispanic or Latino
Tract 170.03, BG 1	2,868	2,220	74	0	0	0	0	17	557
Tract 170.04, BG 1	4,824	3,427	453	27	32	0	0	12	873
Tract 171.01, BG 2	2,881	1,845	318	0	31	0	0	12	675
	10,573	7,492	845	27	63	0	0	41	2,105

[3] HOUSEHOLD LANGUAGE BY LINGUISTIC ISOLATION

	Total	English	Spanish	Linguistically isolated	Not linguistically isolated		Asian and Pacific Island languages		Other languages		Not linguistically isolated	
					Linguistically isolated	Other Indo-European languages	Other Indo-European languages	Asian and Pacific Island languages	Other languages	Linguistically isolated	Not linguistically isolated	
Tract 170.03, BG 1	929	748	162	9	153	19	0	0	0	0	0	0
Tract 170.04, BG 1	1,682	1,414	243	70	173	17	8	0	0	0	8	0
Tract 171.01, BG 2	980	753	212	37	175	15	0	0	0	0	0	0
	3591	2915	617	116	501	51	8	43	8	0	8	0

A linguistically isolated household is one in which no member 14 years old and over (1) speaks only English or (2) speaks a non-English language and speaks English very well." In other words, all members 14 years old and over have at least some difficulty with English.

**APPENDIX D
2002 CENSUS DATA FOR EAST KLEBERG STUDY AREA**

[4] SEX BY EDUCATIONAL ATTAINMENT FOR PERSONS 25 YEARS AND OVER

	Total	Male	No schooling completed	Nursery to 4th grade	5th and 6th grade	7th and 8th grade	9th grade	10th grade	11th grade	12th grade, no diploma	High school graduate (includes less than 1 year)	Some college, 1 or more years, no degree	Associate degree	Bachelor's degree
Tract 170.03, BG 1	1,703	815	0	17	0	29	29	41	70	43	284	80	107	47
Tract 170.04, BG 1	2,737	1,302	14	8	57	30	72	80	73	174	442	158	128	30
Tract 171.01, BG 2	1,747	860	7	13	70	85	86	71	31	44	269	35	87	37
	6,187	2,977	21	38	127	144	187	192	174	261	995	273	322	114

	Female	No schooling completed	Nursery to 4th grade	5th and 6th grade	7th and 8th grade	9th grade	10th grade	11th grade	12th grade, no diploma	High school graduate (includes less than 1 year)	Some college, 1 or more years, no degree	Associate degree	Bachelor's degree
Tract 170.03, BG 1	888	20	9	0	8	0	60	43	63	354	123	92	29
Tract 170.04, BG 1	1,435	15	8	63	79	104	96	47	90	441	210	146	66
Tract 171.01, BG 2	887	19	14	31	55	85	39	54	76	271	90	75	9
	3,210	54	31	94	142	189	195	144	229	1066	423	313	119

**APPENDIX D
2002 CENSUS DATA FOR EAST KLEBERG STUDY AREA**

[5] SEX BY EMPLOYMENT STATUS FOR THE POPULATION 16 YEARS AND OVER

	Total	Male	In labor force	In Armed Forces	Civilian	Employed	Unemployed	Not in labor force	Unemployment Rate
Tract 170.03, BG 1	2,034	971	716	0	716	676	40	255	5.6%
Tract 170.04, BG 1	3,344	1,582	1,194	16	1,178	1,082	96	388	8.0%
Tract 171.01, BG 2	2,081	1,050	744	0	744	677	67	306	9.0%
	7459	3603	2654	16	2638	2435	203	949	7.6%

	Female	In labor force	In Armed Forces	Civilian	Employed	Unemployed	Not in labor force	Unemployment Rate
Tract 170.03, BG 1	1,063	518	0	518	504	14	545	2.7%
Tract 170.04, BG 1	1,762	1,129	0	1,129	1,053	76	633	6.7%
Tract 171.01, BG 2	1,031	567	0	567	542	25	464	4.4%
	3,856	2,214	0	2,214	2,099	115	1,642	5.2%

[6] HOUSEHOLD INCOME IN 1999

	Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$29,999	\$30,000 to \$34,999	\$35,000 to \$39,999	\$40,000 to \$44,999	\$45,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$74,999	\$75,000 to \$99,999	\$100,000 to \$124,999	\$125,000 to \$149,999
Tract 170.03, BG 1	929	75	36	51	64	27	74	40	101	64	100	132	142	17	6
Tract 170.04, BG 1	1,682	136	136	120	96	174	193	147	110	86	186	135	95	31	0
Tract 171.01, BG 2	980	104	51	128	87	146	67	37	66	35	43	136	41	29	0
	3591	315	223	299	247	347	334	224	277	185	329	403	278	77	6

**APPENDIX D
2002 CENSUS DATA FOR EAST KLEBERG STUDY AREA**

[7] MEDIAN HOUSEHOLD INCOME IN 1999 (DOLLARS)

	Median household income
Tract 170.03, BG 1	\$44,806
Tract 170.04, BG 1	\$34,397
Tract 171.01, BG 2	\$28,646

* City Median=\$37,628

[8] POVERTY STATUS IN 1999

	Total	Below Poverty	Above Poverty	% Below
Tract 170.03, BG 1	2,860	201	2,659	7.0%
Tract 170.04, BG 1	4,812	678	4,134	14.1%
Tract 171.01, BG 2	2,877	466	2,411	16.2%
	10,549	1,345	9,204	12.8%

[9] 100-PERCENT COUNT OF HOUSING UNITS

	Total	Occupied	Vacant	% Vacant
Tract 170.03, BG 1	972	935	37	3.8%
Tract 170.04, BG 1	1,946	1,647	299	15.4%
Tract 171.01, BG 2	1,094	947	147	13.4%
	4012	3529	483	12.0%

**APPENDIX D
2002 CENSUS DATA FOR EAST KLEBERG STUDY AREA**

[10] TENURE [3] - UNIVERSE: OCCUPIED HOUSING UNITS

	Total	Owner occupied	Renter occupied	% Owner occupied	% Renter occupied
Tract 170.03, BG 1	935	803	132	85.9%	14.1%
Tract 170.04, BG 1	1,647	1,206	441	73.2%	26.8%
Tract 171.01, BG 2	947	731	216	77.2%	22.8%
U.S. Census Bureau Census 2000	3529	2740	789	77.6%	22.4%

[11] UNITS IN STRUCTURE

	Total	SF	Duplex	MF	Mobile home	Boat, RV, van, etc.
Tract 170.03, BG 1	989	748	0	0	241	0
Tract 170.04, BG 1	1,940	87	0	0	1,853	0
Tract 171.01, BG 2	1,117	568	0	73	437	39
	4046	1403	0	73	2531	39

**APPENDIX D
2002 CENSUS DATA FOR EAST KLEBERG STUDY AREA**

[12] YEAR STRUCTURE BUILT (HOUSING UNITS)

	Built 1999 to March 2000	Built 1995 to 1998	Built 1990 to 1994	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier
Total	87	175	111	168	202	100	122	15	9
Tract 170.03, BG 1	260	965	136	398	123	18	34	0	6
Tract 170.04, BG 1	24	88	86	549	207	26	40	42	55
Tract 171.01, BG 2	371	1228	333	1115	532	144	196	57	70

[13] TENURE BY YEAR HOUSEHOLDER MOVED INTO UNIT (OCCUPIED HOUSING UNITS)

	Owner occupied		Moved in 1999 to March 2000		Moved in 1995 to 1998		Moved in 1990 to 1994		Moved in 1980 to 1989		Moved in 1970 to 1979		Moved in 1969 or earlier			
	Total	Owner occupied	Moved in 1999 to March 2000	Moved in 1995 to 1998	Moved in 1990 to 1994	Moved in 1980 to 1989	Moved in 1970 to 1979	Moved in 1969 or earlier	Total	Owner occupied	Moved in 1999 to March 2000	Moved in 1995 to 1998	Moved in 1990 to 1994	Moved in 1980 to 1989	Moved in 1970 to 1979	Moved in 1969 or earlier
Tract 170.03, BG 1	935	803	193	162	175	117	86	70								
Tract 170.04, BG 1	1,647	1,206	412	552	99	97	46	0								
Tract 171.01, BG 2	947	731	168	145	146	181	74	17								
Total	3529	2740	773	859	420	395	206	87								

	Renter occupied		Moved in 1999 to March 2000		Moved in 1995 to 1998		Moved in 1990 to 1994		Moved in 1980 to 1989		Moved in 1970 to 1979		Moved in 1969 or earlier			
	Total	Renter occupied	Moved in 1999 to March 2000	Moved in 1995 to 1998	Moved in 1990 to 1994	Moved in 1980 to 1989	Moved in 1970 to 1979	Moved in 1969 or earlier	Total	Renter occupied	Moved in 1999 to March 2000	Moved in 1995 to 1998	Moved in 1990 to 1994	Moved in 1980 to 1989	Moved in 1970 to 1979	Moved in 1969 or earlier
Tract 170.03, BG 1	132	132	66	35	7	24	0	0								
Tract 170.04, BG 1	441	441	223	191	0	27	0	0								
Tract 171.01, BG 2	216	216	86	119	0	11	0	0								
Total	789	789	375	345	7	62	0	0								

**APPENDIX D
2002 CENSUS DATA FOR EAST KLEBERG STUDY AREA**

[14] VALUE FOR ALL OWNER-OCCUPIED HOUSING UNITS		\$15,000 to		\$20,000 to		\$25,000 to		\$30,000 to		\$35,000 to		\$40,000 to		\$50,000 to		\$60,000 to		\$70,000 to		\$80,000 to		\$90,000 to		\$100,000 or more			
		Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$29,999	\$30,000 to \$34,999	\$35,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$69,999	\$70,000 to \$79,999	\$80,000 to \$89,999	\$90,000 to \$99,999	\$100,000 or more	Total											
Tract 170.03, BG 1	803	38	35	21	8	23	34	45	99	64	154	93	88	23	78												
Tract 170.04, BG 1	1,206	119	46	182	154	186	103	46	151	86	35	51	18	0	29												
Tract 171.01, BG 2	731	104	76	37	17	33	31	41	87	117	50	38	34	5	61												
U.S. Census Bureau Census 2000	2740	261	157	240	179	242	168	132	337	267	239	182	140	28	168												

Source: Bureau of the Census; 2000 Census of Population; SF 3

*Note: There may be differences between SF-1 (100% Count) data and SF-3 (survey data)

APPENDIX E

LAND USE SURVEY CODES

The codes provided below are for land use survey purposes only. Consult the Dallas Development Code (Chapter 51A) for specific zoning use definitions and setback, density, height and lot coverage requirements. Use this information in conjunction with Map No. 1.

Residential Districts

1. **Agriculture** (color code: green) – land used for agricultural purposes (i.e., ranching or farming).
2. **Single family** (color code: yellow) – one dwelling unit located on a lot.
3. **Multifamily** (color code: brownish gold) – three or more dwelling units located on a lot.
4. **Manufactured Home** (color code: gold)
 - A. **Manufactured home** -- Housing that is specifically designed to be moved again after its initial installation on the home site or in a mobile home park.
 - B. **Mobile home** -- As defined by the Texas Manufactured Housing Standards Acts, a structure that was constructed before June 15, 1976, transportable in one or more sections which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent or chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning and electrical systems.

"Seal" means a device or insignia issued by the Texas Department of Labor and Standards affixed to used mobile homes to indicate compliance with the standards, rules, and regulations established by the department.

"Label" means a device or insignia issued by the Texas Department of Labor and Standards to indicate compliance with the standards, rules, and regulations established by the Department of Housing and Urban Development, and is permanently affixed to each transportable section of each HUD-Code manufactured home constructed after June 15, 1976, for sale to a consumer.
 - C. **Modular home** - "Industrialized housing" is factory-built housing (i.e., Jim Walters homes) designed for long-term residential use, and which is transported to a site and installed as a permanent structure that is not designed to be moved again after it is installed on its permanent foundation.

APPENDIX E

Non-residential District

5. **Retail/Commercial** (color code: red) – retail, commercial or service establishments dealing directly with the consumer. Goods or services are principally sold on the premises to individuals (i.e., store, gas station, catering service, dry cleaner, motel, hotel, shopping center, restaurant, car wash).
6. **Institutional** (color code: blue) – a public owned facility or church (i.e., fire station, water treatment plant, bus transit center, school, multipurpose center, post office).
7. **Industrial** (color code: purple) – activities include, but are not limited to manufacturing, fabricating, processing, assembly, storage, wholesale distribution, disassembly, incineration, salvage, extraction of earth materials, mixing or batching of materials.
8. **Vacant** (color code: clear) – undeveloped land or land that has no building structure.

APPENDIX E

LAND USE GLOSSARY

1. **Study area.** Geographically defined areas developed to collect and analyze information for planning purposes.
2. **Future Land Use and Zoning Map.** A mental image of a possible and desirable future state. The map succinctly conveys and reinforces a shared long-term vision of where a community wants to be, and serves as the basis for developing goals, objectives, policies, and recommendations.
3. **Policies.** Adopted directives establishing official means to achieve the type of quality of living status that should be changed or adopted to set the course toward achieving the community's desires.
4. **Recommendations.** Specific strategies directed toward particular community goals or issues are recommended actions. The recommended actions identified in the transportation, economic development, land use, zoning, and needs assessment sections address multiple goals and community issues. They offer an implementation lead organization or persons responsible for aiding in their implementation. Stakeholders and other governmental agencies having a vested interest in the proposed action have also been identified.
5. **Land use.** Describes the primary activity occurring on a piece of property. It does not necessarily refer to the type or number of structures that are on a property. For example, if a city block contained three (3) individual properties—one of which has a dry cleaners, the other a feed store, and the third a restaurant—the whole block would be described as "commercial." When displayed on a map, the overall picture of land use reveals distinct development patterns that can be used as a community sets its goals for how the area should grow and function in the future.
6. **Zoning.** Zoning is the process by which land area is classified on the basis of its uses both by permitted and prohibited. The Generalized Land Use map located in this study represents the preferred land use development and redevelopment (Chapter 51A, as amended) adopted by the City in 1989.
7. **Nonconforming land use.** For purposes of this study, nonconforming land use is interpreted as a land use, lot or structure that existed prior to the amendment of the City's zoning ordinance (1989) and no longer conforms to current land use, lot or structure requirements. A nonconforming land use is "grand-fathered" because it was legal prior to the zoning change. At the same time, the property owner(s) are generally

APPENDIX E

not allowed to expand the nonconforming use or structure, change it to another nonconforming use, or move that use to another location within the same district. If the property is destroyed it may not be permitted to be rebuilt.

Although a nonconforming use can continue to operate within the above referenced confines, any person who resides or owns real property in the city may request that the Board of Adjustment (BDA) establish a compliance date for a nonconforming use. Compliance regulations for nonconforming uses is to eliminate and bring those uses into compliance with the Dallas Development Code. The BDA will hold a public hearing to determine whether continued operation of the nonconforming use will have an adverse effect on nearby properties. If, based on the evidence presented at the public hearing, the board determines that continued operation of the nonconforming use will have an adverse effect on nearby properties, it shall proceed to establish a compliance date for the nonconforming use; otherwise, it shall not.

APPENDIX E

GENERAL TERMINOLOGY

Census data is the information published every 10 years by the U.S. Bureau of the Census for each state, incorporated towns and cities over 2,500 persons, and for all counties. There is a wide range of data available, including populations, ages, sexes, ethnic groups, housing conditions, property ownership, incomes, and commuting patterns, to mention but a few. The Agricultural Census is taken every 5 years (1987, 1992, 1997, etc.). Information includes farm size, crops, animal types, etc.

Demographics are the characteristics of the population, such as average household size, density, growth rate, birth rate, etc.

Density means the number of buildings, offices, or housing units on a particular area of land.

Development means any activity, other than normal agricultural activity, which materially affects the existing condition or use of any land or structure.

Downzone is a change in a property's zone designation to require a lower density or a less intense use (for example, from multifamily residential to single family residential).

Dwelling means a building or portion thereof arranged or designed to provide living facilities for one or more families, but not including a tent, cabin, mobile home, bus or a room in a motel or hotel.

Infrastructure is a general term for public and quasi-public utilities and facilities such as roads, bridges, sewer plants, water lines, power lines, fire stations, etc.

Infill development refers to development that occurs on vacant land that is scattered throughout an area that is already mostly developed. It does not refer to development that occurs on the fringes of a growth area.

Lot means a parcel of land occupied or to be occupied by a building and its accessory buildings, together with such open spaces as required and having frontage on a public right-of-way (ROW).

Parcel is a contiguous lot or tract of land owned and recorded as the property of the same persons or controlled by a single entity.

APPENDIX E

Plan means the policies, statements, goals, and interrelated plans for private and public land use, transportation, and community facilities documented in texts and maps which constitute the guide for the area's future development.

Smart growth means initiatives taken to recognize the relationship between development patterns and quality of life. The visual quality of a community is a basic building block to nurture healthy, vibrant, and productive neighborhoods. By applying smart growth strategies, citizens can fight haphazard sprawl and create beautiful communities that reflect their unique character.

Spot zoning is the zoning of an isolated parcel in a manner that is inconsistent or incompatible with surrounding zoning or land uses or the adopted master plan, particularly if done to favor a particular landowner; however, conditional use permit is not a spot zoning.

Subdivision means the division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or of building development. Subdivision includes re-subdivision and, when appropriate to the context, relates to the process of re-subdividing or to the land or territory subdivided.

Tract refers to an area, parcel, site, piece of land, or property that is the subject of a development application.

Vision or Vision Statement refers to a statement that defines a community's preferred future.

APPENDIX F

EXISTING ZONING DISTRICT CLASSIFICATIONS

CLASSIFICATION	DISTRICT	DENSITY	GENERAL PURPOSE OF DISTRICT (Per Chapter 51(A) of the Dallas Development Code)	PRIMARY USES (Partial List)	
RESIDENTIAL	Single Family	A(A) Agriculture	1 Dwelling unit per every 3 Acres	<p>There exists in certain fringe areas of the city, land that is presently used for agricultural purposes and to which urban services are not yet available. These lands should appropriately continue to be used for agricultural purposes until needed for urban purposes in conformity with the orderly growth of the city.</p>	<p>Agricultural and *residential</p> <p>Uses are intended to accommodate normal farming, ranching, and gardening activities.</p> <p><i>* Single family residential uses; college dormitory, fraternity, or sorority house; and handicapped group dwelling units (refer to Dallas Development Code, 51A-4.209(3.1)) are permitted.</i></p>
		R-1(A) ac Residential	1 Dwelling unit per 1 Acre	<p>There exists in certain parts of the city large areas of single family (SF) residential development on estate type lots of one-half acre or more in area.</p>	<p>Single family residential</p> <p>Uses are intended to be composed of single family dwellings together with public and private schools, churches, and public park areas to serve the area.</p>

APPENDIX F

EXISTING ZONING DISTRICT CLASSIFICATIONS

CLASSIFICATION		DISTRICT	DENSITY	GENERAL PURPOSE OF DISTRICT (Per Chapter 51(A) of the Dallas Development Code)	PRIMARY USES (Partial List)
RESIDENTIAL	Single Family	R-1/2(A) ac Residential	1 Dwelling unit per 1/2 Acre	There exists in certain parts of the city large areas of SF residential development on estate type lots of one-half acre or more in area.	Same as above
		R-16(A) Residential	1 Dwelling unit per 16,000 square feet (sq ft)	Single family residential development has taken place on intermediate sized lots in portions of the city. To protect and encourage the continued development of intermediate density with SF residences, the R-16(A) district is provided.	Same as above
		R-10(A) Residential	1 Dwelling unit per 10,000 sq ft	Single family residential development has taken place on intermediate sized lots in portions of the city. To protect and encourage the continued development of intermediate density with SF residences, the R-10(A) district is provided.	Same as above
		R-7.5(A) Residential	1 Dwelling unit per 7,500 sq ft	This classification creates a SF dwelling district which is appropriate in area requirements for moderate value SF housing development and which, at the same time, provides a reasonable standard of light, air, and similar living amenities.	Same as above

APPENDIX F

EXISTING ZONING DISTRICT CLASSIFICATIONS

CLASSIFICATION	DISTRICT	DENSITY	GENERAL PURPOSE OF DISTRICT (Per Chapter 51(A) of the Dallas Development Code)	PRIMARY USES (Partial List)
RESIDENTIAL	MF-1(SAH) Multifamily	Min. lot 3,000 sq ft 1,000 sq ft Efficiency 1,400 sq ft 1 Bedroom 1,800 sq ft 2 BR + 200 sq ft each additional BR	MF-1(SAH) is composed mainly of area containing mixtures of single family, duplex, and multifamily dwellings and certain uniformly developed multifamily dwelling sections. This district is medium density and located in certain areas close into the center of the city and at various outlying locations. Additionally, the MF-1 Standard Affordable Housing (SAH) district was created to encourage the provision for this type of development.	Multifamily residential
	MH(A) Manu- factured Home	1 Dwelling unit 4,000 sq ft	To provide appropriate standards for density, spacing, and use, a separate district MH was created and designated for the specific purpose of providing at appropriate locations, area for the development of manufactured home parks, courts, or subdivisions.	Manufactured Mobile Modular

APPENDIX F

EXISTING ZONING DISTRICT CLASSIFICATIONS

CLASSIFICATION	DISTRICT	DENSITY	GENERAL PURPOSE OF DISTRICT (Per Chapter 51(A) of the Dallas Development Code)	PRIMARY USES (Partial List)
NON-RESIDENTIAL	Retail	.75 overall .05 office	To provide for the development of community-serving retail, personal service, and office uses at a scale and intensity compatible with residential communities.	<p>Retail, personal service, and office</p> <p>Alcoholic beverage establishments (refer to the Dallas Development Code), ambulance service, animal shelter or clinic without outside runs, auto service center, business school, car wash, commercial amusement inside (refer to Code), dry cleaning or laundry store, general merchandise or food store, home improvement center, liquor store, funeral home, motor vehicle fueling station, nursery, pawn shop, personal service, restaurant, swap or buy shop, temporary retail, theater and so on.</p>

APPENDIX F

EXISTING ZONING DISTRICT CLASSIFICATIONS

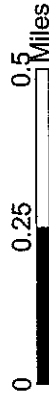
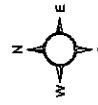
CLASSIFICATION	DISTRICT	DENSITY	GENERAL PURPOSE OF DISTRICT (Per Chapter 51(A) of the Dallas Development Code)	PRIMARY USES (Partial List)
NON-RESIDENTIAL	Commercial	1.0 overall 0.5 office/ lodging/ retail combined	To provide for the development of commercial and business serving uses that may involve outside storage, service, or display. This district is not intended to be located in areas of low and medium density residential development.	<p>Commercial and business service, supporting retail and personal service, and office</p> <p>Building repair and maintenance shop, bus or rail transit, vehicle maintenance or storage facility, catering, commercial cleaning or laundry plant, custom business services, custom woodworking, furniture construction or repair, electronics service center, job or lithographic printing, labor hall, machine or welding shop, machinery, heavy equipment or truck sales, and service, medical or scientific laboratory, technical school, tool or equipment repair or maintenance, hotel or motel, office, and so on.</p>

EXHIBITS

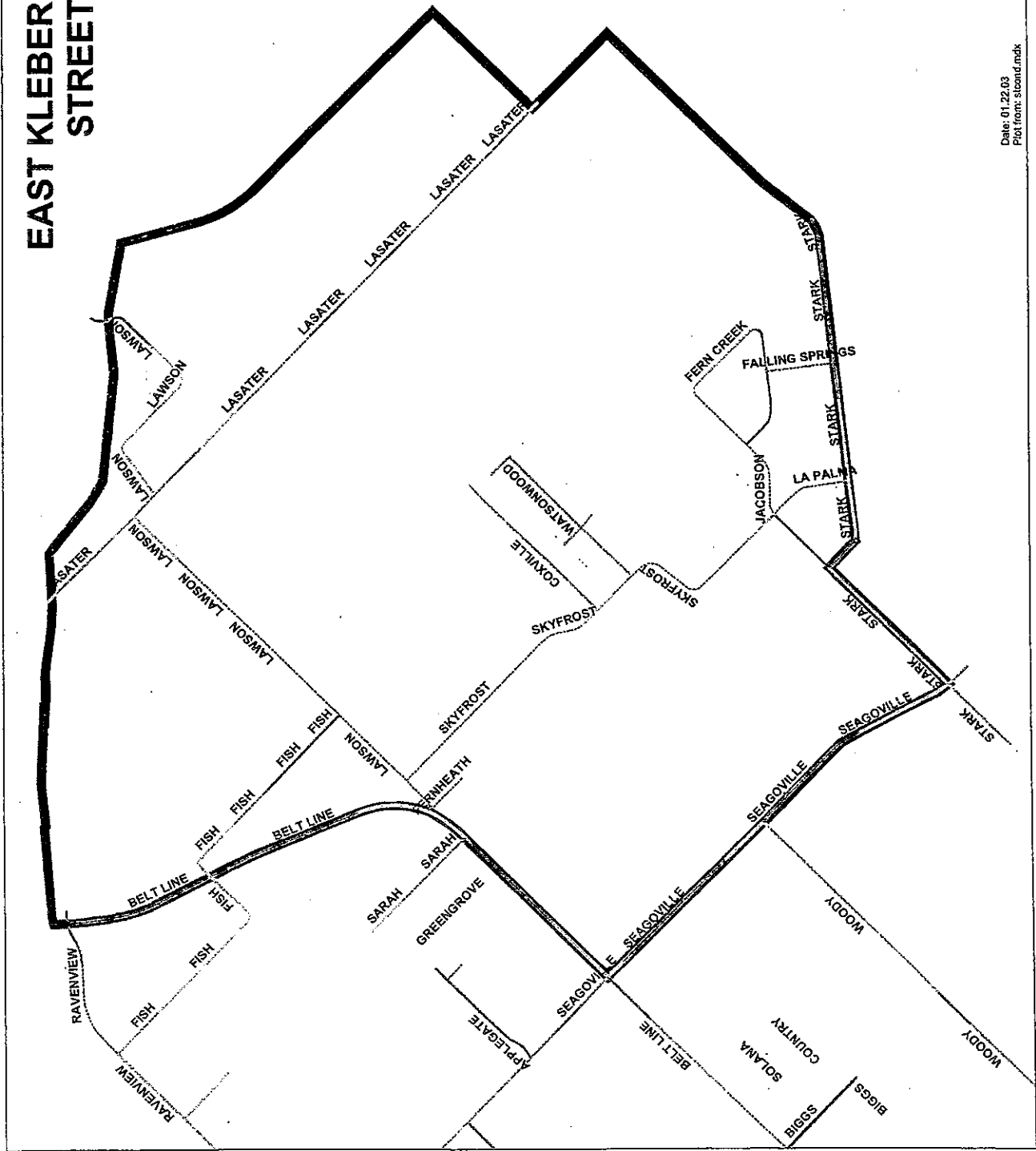
EXHIBIT A

EAST KLEBERG LAND USE STUDY
STREET CONDITIONS

- Good (A)
- Acceptable (B)
- Fair (C)
- Poor (D)
- Unacceptable (E)
- Utility Cuts (U)
- No condition captured
- Parcels
- Parcel Boundary



City of Dallas
Department of Public Works
Planning and Urban Development
GIS Services



Date: 01.22.03
Plot from: stcmd.mxd

EXHIBIT B

East Kleberg Land Use Study

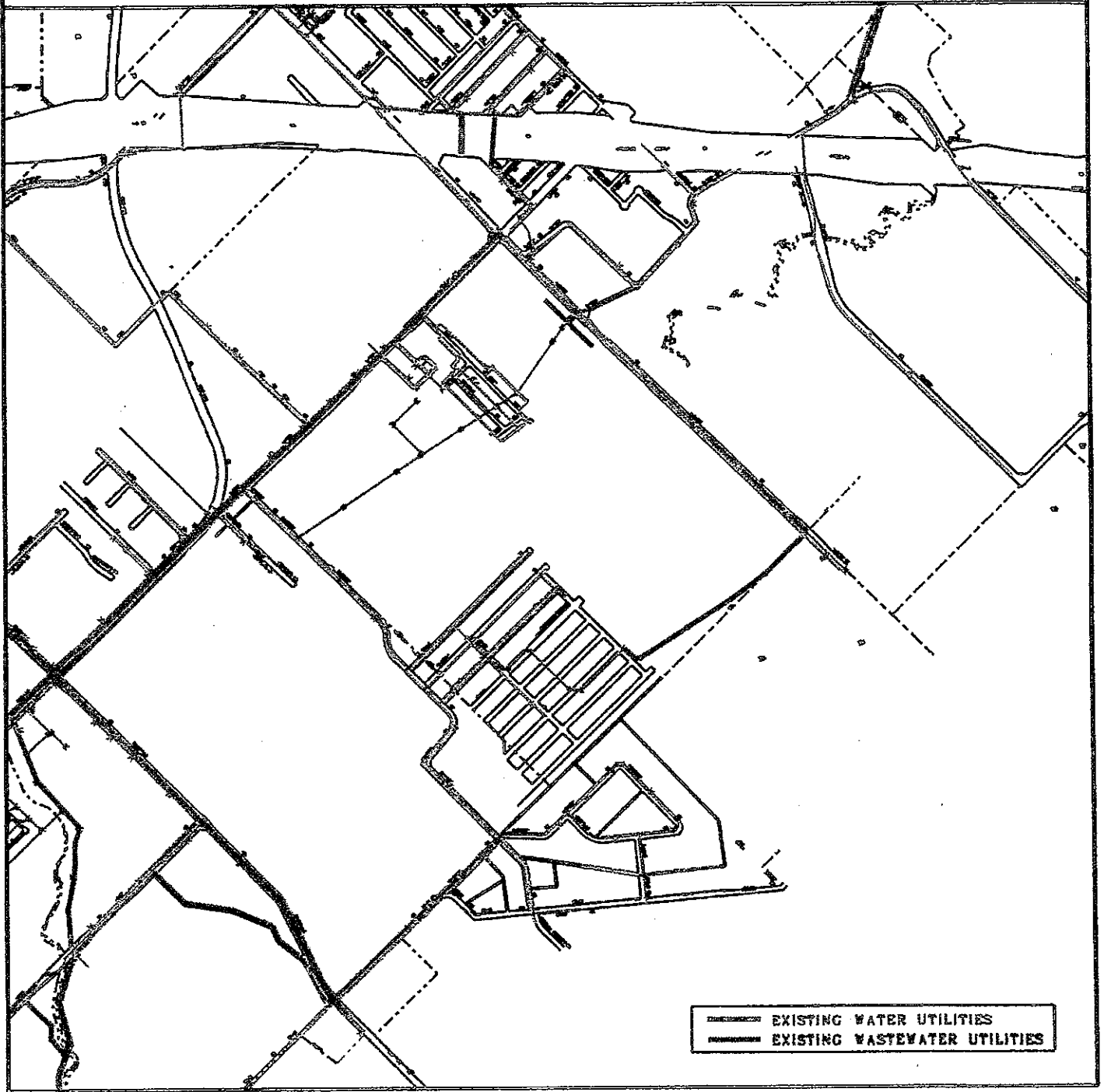
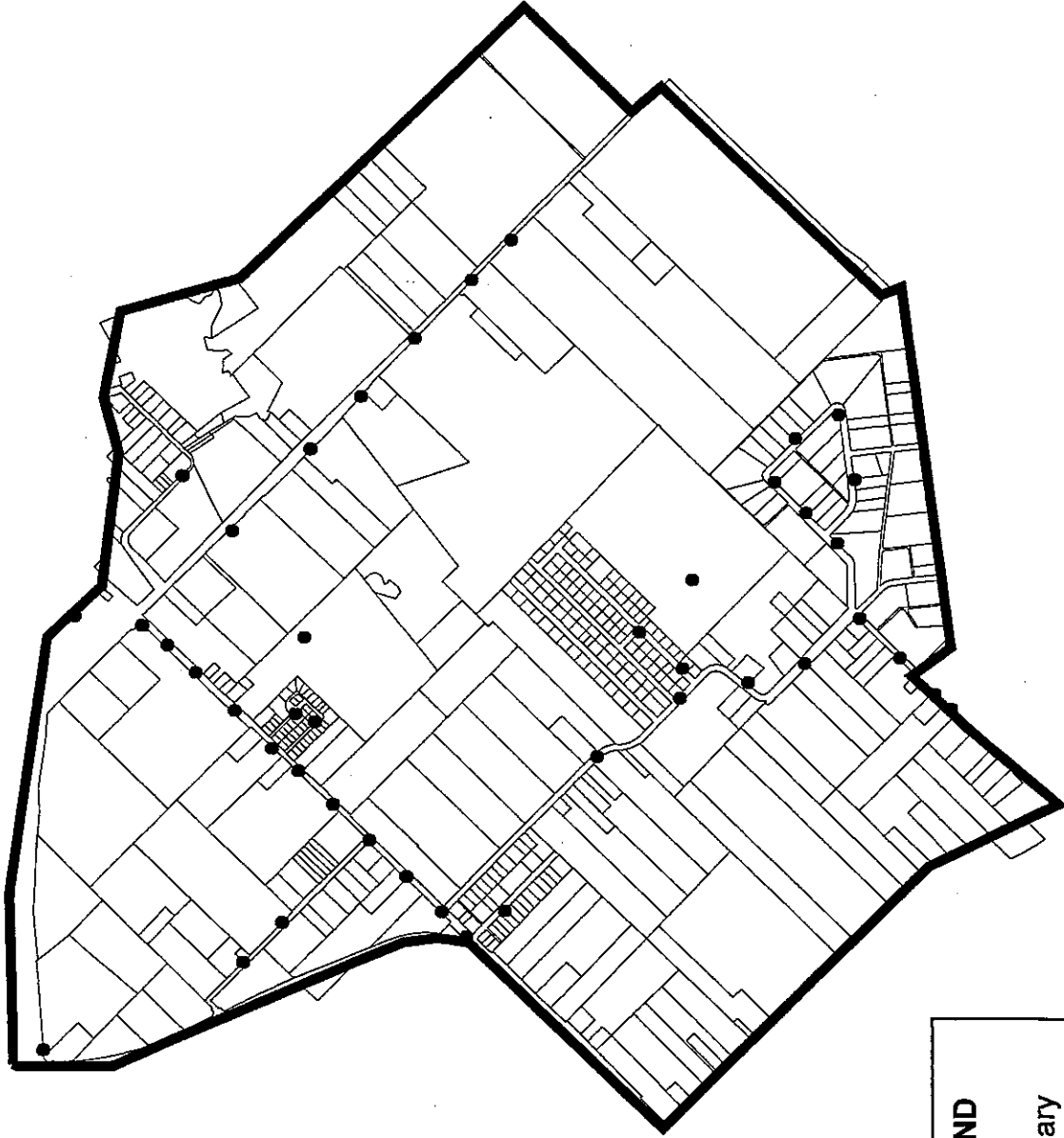




EXHIBIT C
East Kleberg Existing Fire Hydrants



LEGEND

	Boundary
	Fire Hydrants