Burleson Development Patterns and the Principles of Sustainable Development

Development Services

Background

On April 7th Councilmember Scott requested a report and presentation to Council from staff outlining strategies to leverage our Comprehensive Plan and zoning tools to:

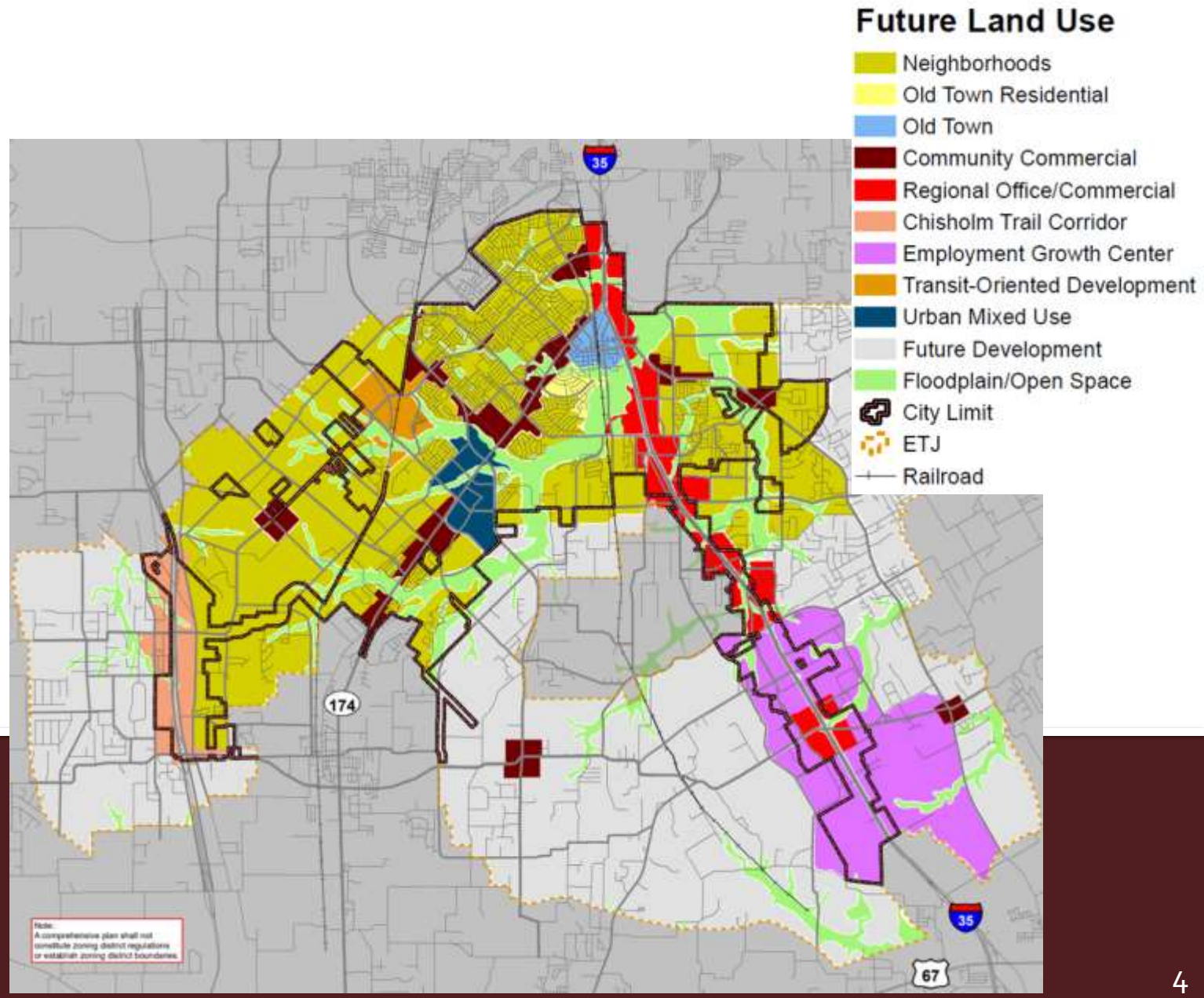
- support fiscally sustainable development
- explore policy options that broaden our tax base
- expand opportunities for sales tax revenue
- support diverse, multigenerational housing options
- ensure our long-term financial health by encouraging growth patterns that produce more value per acre and reduce the public cost of infrastructure and services
- prioritize incremental development
- reinvest in existing neighborhoods
- achieve a better return on public investment

History of Burleson Comprehensive Plans/Future Land Use Maps

- 1993 Comprehensive Land Use Plan
- 2000 Update of the Comprehensive Land Use Plan
- 2010 Imagine Burleson 2030 – Roadmap to 2030
- 2020 Midpoint Update to Imagine Burleson

What is a Future Land Use Map?

- The Future Land Use Map is included within the City's Comprehensive Plan.
- A Future Land Use map is a broad indication of land uses/development in an area over a period of 10 – 20 years.
- It is **NOT** a zoning map. It does not change the zoning of property.
- It is used for:
  - Decision makers related to zoning cases
  - Population projections
  - Infrastructure planning



Purpose of Zoning

Must be in accordance with and further the goals of a comprehensive plan and is intended to:

- Promote the public health, safety, morals, or general welfare of the City
- Protect and preserve places and areas of historical, cultural, or architectural importance and significance

Texas Local Gov't Code Section 211.001

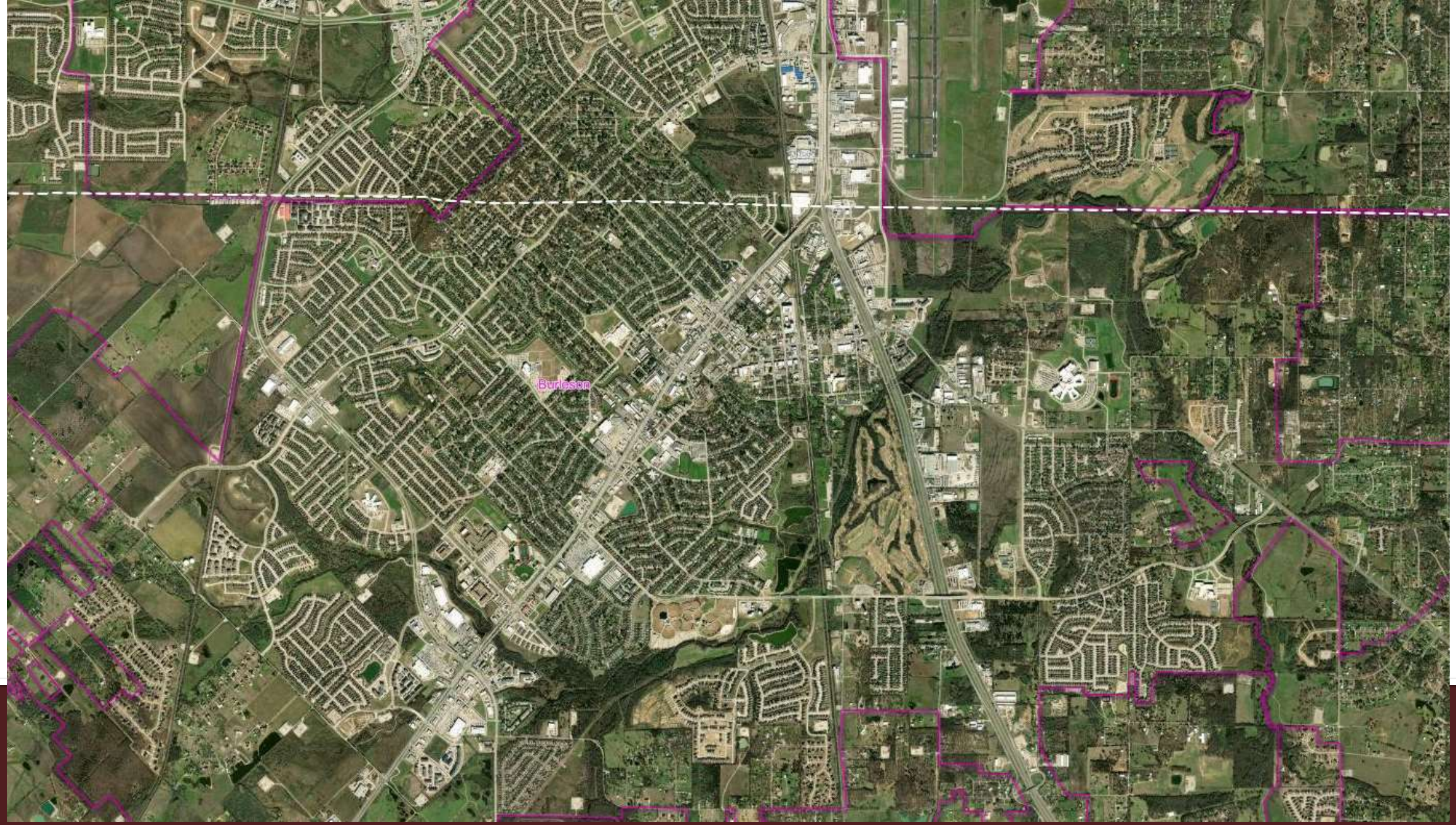
Zoning Code Updates

- Staff drafted a zoning code update utilizing feedback from the City attorney, P&Z, and Council, as well as lessons learned from recent zoning cases. Additionally, staff engaged Kimley-Horn and Associates Inc. to review the proposed changes from a best practices standpoint

- Kimley-Horn's comments
  - Minor in nature and primarily focused on providing graphics and tables to the "Development Area Regulations" of each of the zoning categories
  - Recommended changes to other sections of the Code of Ordinances to reflect the changes in the Zoning Code (i.e. Landscaping and parking)

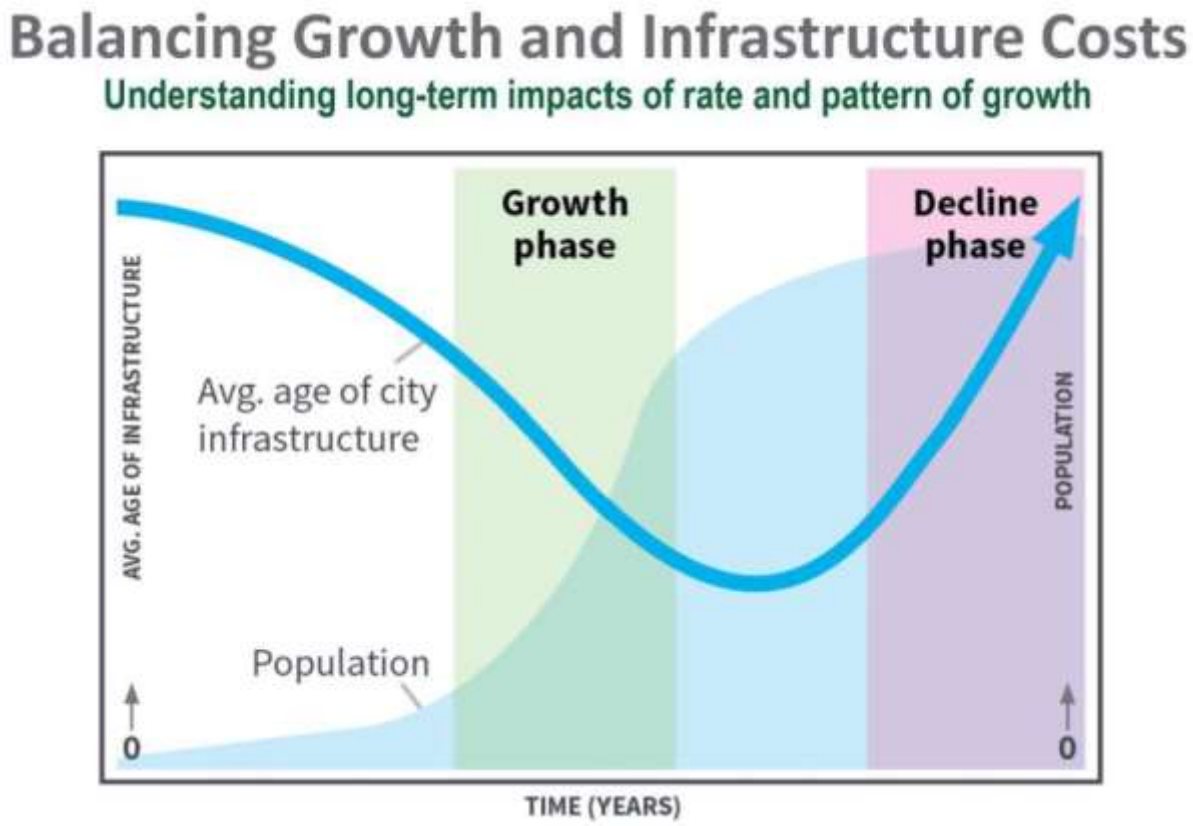
- Staff is currently awaiting final review and comments from TOASE related to the zoning code draft, specifically noticing requirements based on changes to Texas Local Govt Code and existing legal nonconformities
- Additionally, changes may be required after the current state legislative session if fundamental shifts in how development is viewed or regulated are adopted

Burleson, 1968 Source: ***USGS 1968 Aerial Photo Single Frames.***



Burleson, 2023 Source: ESRI World Imagery

Fiscally Sustainable Development



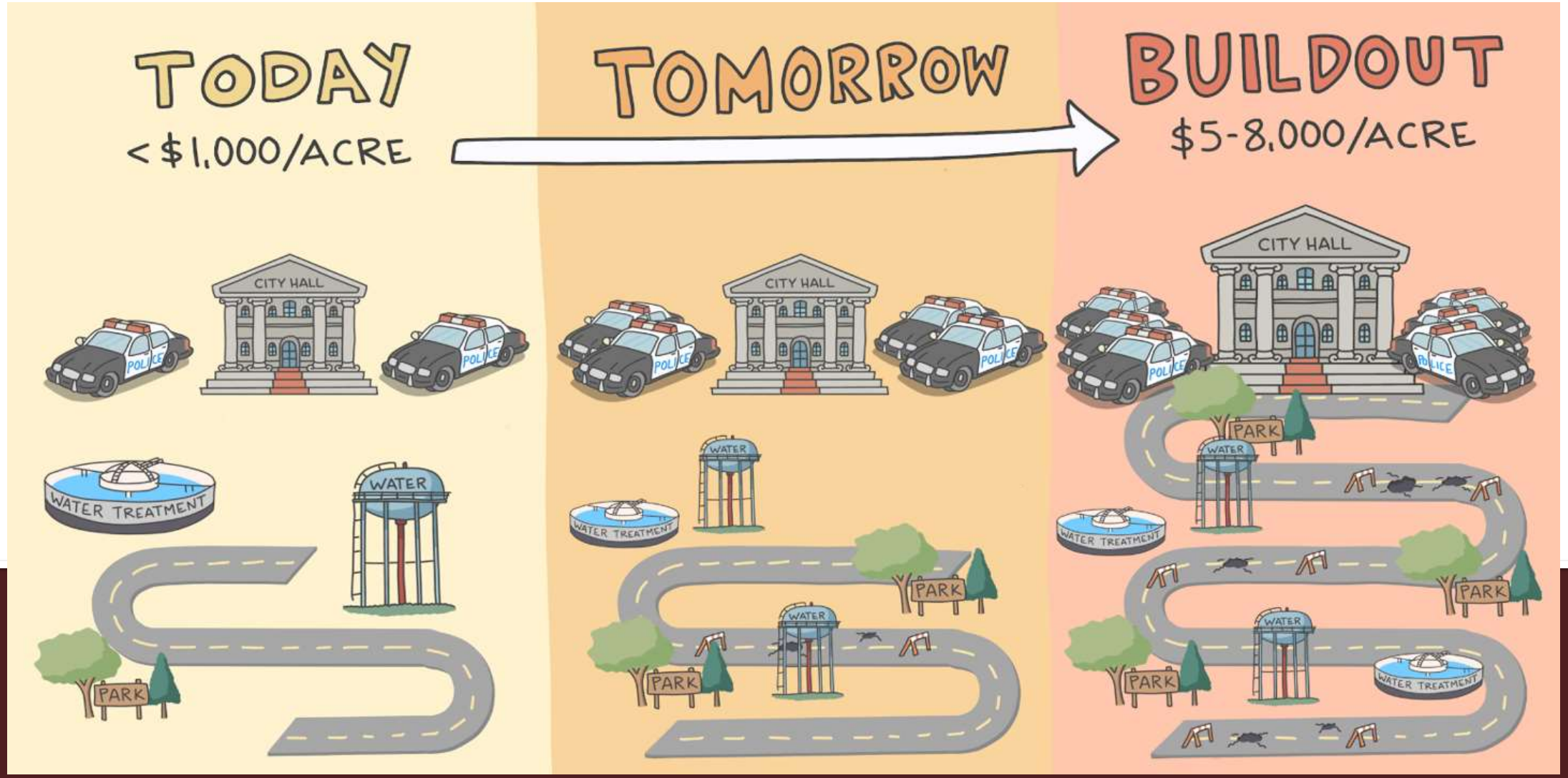
Fiscally Sustainable Development is development that pays for itself or that come as close as possible to paying for itself. This includes the infrastructure and staff required to support the development.

Sustainable and resilient development should provide housing options for every generation throughout all stages of life.

If cities do not grow smartly they will have increased unfunded liabilities. If cities are growing at an unsustainable rate, when growth slows and infrastructure ages they will not have sufficient revenue to pay for services/maintain infrastructure.

Fiscally Sustainable Development

Service costs grow with cities



Fiscally Sustainable Development

Sustainability: Can cities maintain their current level of service indefinitely?

A city's fiscal sustainability is determined by its ability to provide essential services such as roads, water and public safety without needing to continuously raise taxes or take on new debt. A city's **Net Financial Position** measures the difference between its financial assets (such as cash and receivables) and liabilities (such as debt and pension obligations). If a city's net financial position is negative it means that past spending will need to be paid

Fiscally Sustainable Development

Another metric of fiscal sustainability is **Total Assets-to-Total-Liabilities**. This differs from net financial position in that it includes the value of a city's assets (including infrastructure), instead of just its financial assets. As a ratio, it shows the extent to which the city's operations are generating a surplus (positive slope) or being financed with debt (negative slope). A ratio above 1 indicates solvency (more total assets than liabilities) while a ratio below one indicates insolvency (more total liabilities than assets).

Fiscally Sustainable Development

The third fiscal sustainability metric is **Net Debt-to-Total Revenues**. The net debt-to-total revenues ratio shows a city the size of that future obligation relative to the city's income. An upward slope means it will take a larger proportion of future revenue to close the present fiscal gap, while a downward slope means the city is closing the gap.

Fiscally Sustainable Development

What options could a city leverage to close resource gaps:

- Keep development patterns and service levels where they are but charge more (via higher taxes and fees) to cover the true costs.
- Keep tax rates at current levels but cut services to align with revenues.
- Adjust development patterns and infrastructure design to enable an affordable balance of services and taxes.

When a city is considering employing any scenario it is important to balance expected level of service with what the citizens are willing to pay for those services.

Incremental Development

Incremental development can be defined as infill, redevelopment, or horizontal extension of existing neighborhoods and/ or commercial areas. Incremental development is typically one level of intensity higher than the surrounding or existing development.

Examples of Incremental Development:

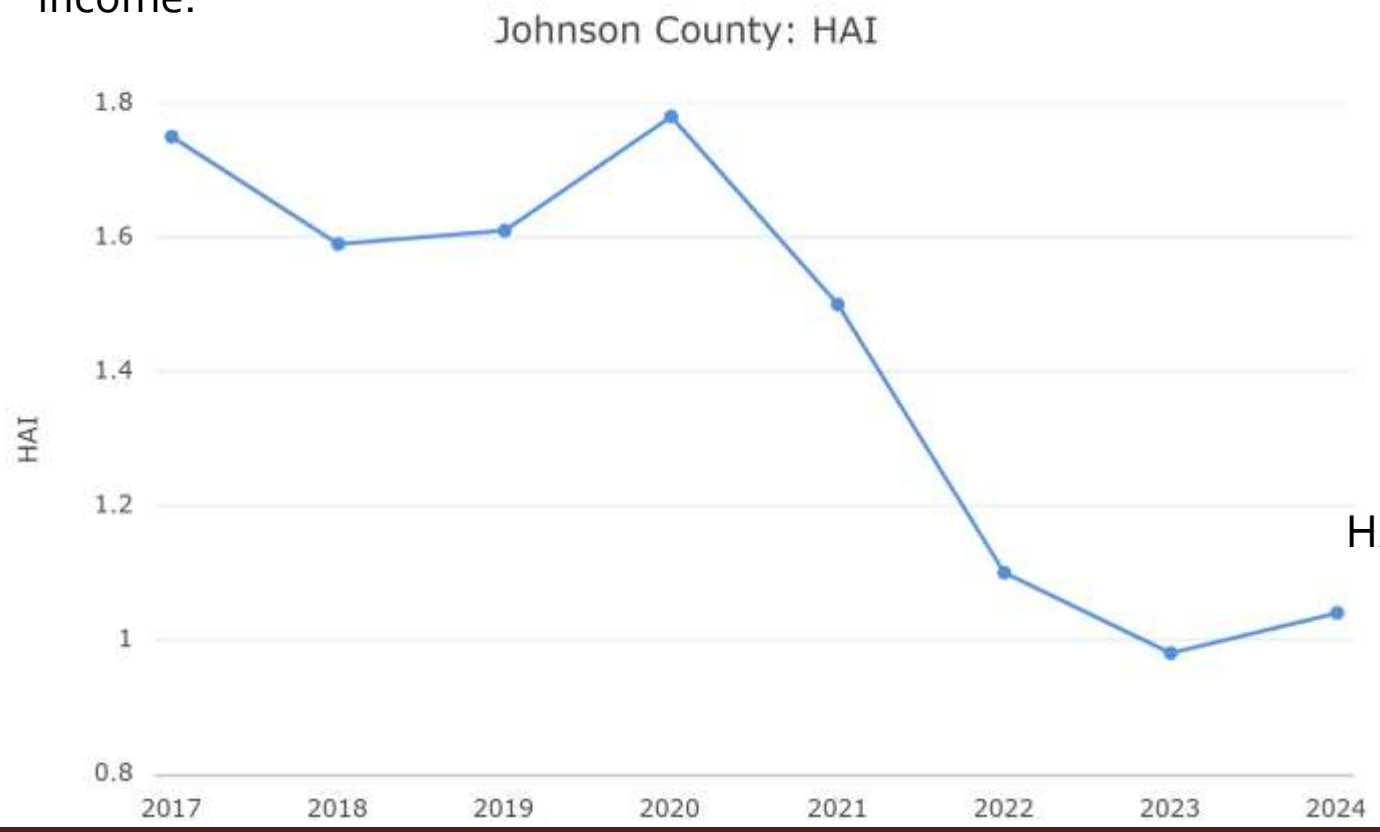
Adaptive Reuse: Transforming an old warehouse into a mixed-use building with apartments and retail spaces.
Infill Housing: Building new homes or apartments on vacant lots within established neighborhoods.
Second Units: Creating a separate dwelling unit within a single-family home, like a basement apartment or an ADU (Accessory Dwelling Unit).
Commercial Expansion: A small business expanding its storefront or adding a second location.
Adding Apartments Above Existing Buildings: Restoring and expanding downtown storefronts to include apartments above retail space, revitalizing downtown areas
Home Improvements: Adding a garage or an extra floor to an existing house.
Restoring Historic Buildings: Carefully renovating and maintaining historic properties while adding modern amenities.
Reducing Minimum Lot Sizes and Parking Requirements: Easing restrictions on development to allow for more diverse and compact housing types.

It is important when considering whether or not to allow density in specific areas or the employment of incremental development techniques that a city balances preserving the character of the community (to stay true to it) or neighborhood, the needs of the community and its residents, as well as the financial and return on investment implications.

Incremental Development

Texas Housing Affordability

Texas Housing affordability index assuming 10 percent down payment and qualifying ratio of 25 percent (principal and interest) cannot exceed 25 percent of the borrower's gross monthly income.



HAI: 1.04

A higher THAI indicates relatively greater affordability. A ratio of 1.00 means that the median family income (MFI) is exactly sufficient to purchase the median-priced home.

A THAI above 1.00 means the MFI exceeds the required income to purchase a median-priced home.

Conversely, a THAI below 1.00 indicates the MFI is not sufficient to purchase the median-priced home.

Market Value Per Acre

Why does it matter

Market value per acre matters because it reveals the true financial productivity of land in a community

By examining the value generated per acre, rather than just the total value, cities can identify which areas are contributing most to the community's tax base

Knowing market value per acre helps uncover underlying growth patterns,
showing where development is financially sustainable and where it might be a drain on resources

It shifts the focus from sheer growth to smart growth, encouraging development that supports long-term community resilience and prosperity

Implementing smart growth patterns can maintain higher value per acre and help to attract new businesses as well as minimizing infrastructure installation and maintenance costs associated with roads, sewer, and water

Valuing Property

With few exceptions, Tax Code Section 23.01 requires appraisal districts to appraise taxable property at market value as of Jan. 1. **Market value** is the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- it is offered for sale in the open market with a reasonable time for the seller to find a purchaser;
- both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use; and
- both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the need or demand of the other.

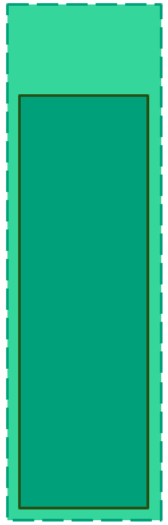
Characteristics of High ROI Parcels

We define High ROI as development that pays or comes close to paying for itself (including infrastructure and staff services). The most financially productive development patterns typically have some of the following characteristics:

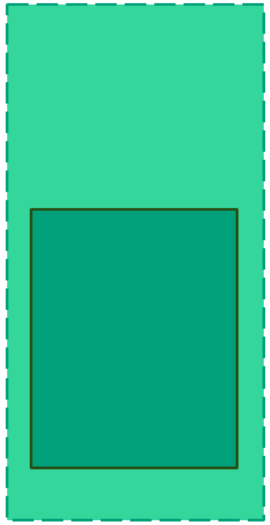
- High ratio of building footprint to lot size
- Multi-story structures
- Narrow lot frontage
- Smaller lots
- Narrower streets in a grid pattern (compared to wider suburban style streets with cul-de-sacs and limited access points)

Value Capture of Development Patterns

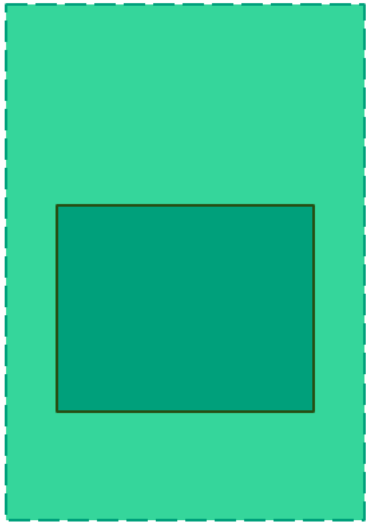
2,000 SF Home on various lot sizes



3,000 SF RESIDENTIAL LOT
Lot Dimensions: 30 ft x 100 ft (0.069 Acres)
Lot Coverage: 67%
Appraised Value: $205,000
Property Tax Revenue** (Levy): $1,025
Revenue per Acre: $14,885



5,000 SF RESIDENTIAL LOT
Lot Dimensions: 50 ft x 100 ft (0.115 Acres)
Lot Coverage: 40%
Appraised Value: $210,000
Property Tax Revenue** (Levy): $1,050
Revenue per Acre: $9,130

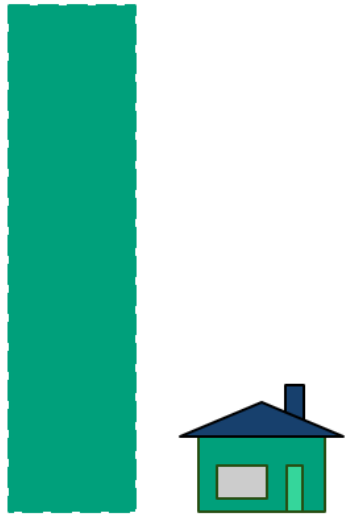


7,000 SF RESIDENTIAL LOT
Lot Dimensions: 70 ft x 100 ft (0.161 Acres)
Lot Coverage: 29%
Appraised Value: $220,000
Property Tax Revenue** (Levy): $1,100
Revenue per Acre: $6,832

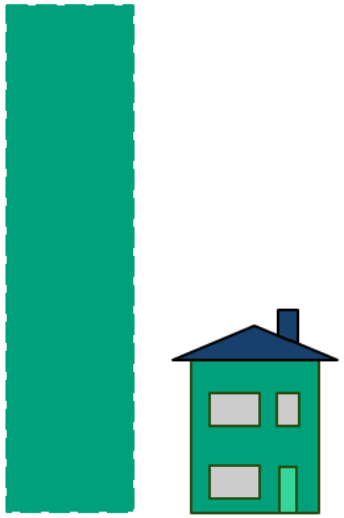
*Based on a conceptual tax rate of 0.50 to calculate levy
*Drawn to scale
** Community character and surrounding neighborhood should be considered to ensure density in the appropriate locations
3,000 and 5,000 SF lots may be appropriate as infill in certain old town areas, older neighborhoods, or near commercial corridors
7,000 SF lots are typical of traditional suburban neighborhoods

Value Capture of Development Patterns

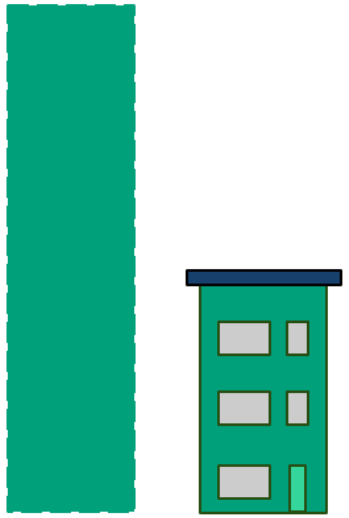
2,500 SF Lot with 1, 2, and 3 Story Buildings with the same Lot Coverage/ Footprint



1 STORY BUILDING
Lot Dimensions: 25 ft x 100 ft (0.057 Acres)
Lot Coverage: 100%
Appraised Value: $150,000
Property Tax Revenue** (Levy): $750
Revenue per Acre: $13,158



2 STORY BUILDING
Lot Dimensions: 25 ft x 100 ft (0.057 Acres)
Lot Coverage: 100%
Appraised Value: $250,000
Property Tax Revenue** (Levy): $1,250
Revenue per Acre: $21,930



3 STORY BUILDING
Lot Dimensions: 25 ft x 100 ft (0.057 Acres)
Lot Coverage: 100%
Appraised Value: $350,000
Property Tax Revenue** (Levy): $1,750
Revenue per Acre: $30,702

*Based on a conceptual tax rate of 0.50 to calculate levy
*Appraised values have the 2nd and 3rd floors adding ⅔ the value of the 1st floor

Market Value Per Acre Sampling

Property	MKT Value/acre	Zoning
Shannon Creek APTS	$1,469,034.37	PD w/Multifamily
Depot on Main	$4,789,053.84	PD w/Multifamily
Wagner Smith	$1,855,660.78	Business Park
TEP Barnett USA	Gas, oil, mineral -	Various
Burleson Cold Storage	$1,594,898.17	Business Park
ABBY Burleson LLC (Arabella)	$1,209,489.76	PD w/Multifamily
Burleson Cold Storage LP	$2,443,094.85	Business Park
TJC DFW Vercanta (Reed Parke)	$1,925,025.93	PD w/Multifamily
Burleson Commons LLC	$1,681,769.54	Multifamily
ABBY Burleson MF LLC	$1,882,684.40	Multifamily
ATMOS Energy	Pipelines, etc	Various
295 E Renfro (Old Town Station)	$2,901,985.85	Old Town
225 E Renfro (Old Town Station)	$2,276,015.63	Old Town
AGA Old Town (Babe's block) approx. 0.20 acres	$4,683,86.51	Old Town
Target (10.88 acres)	$689,784.74	Retail (5.1 acres of parking)
Kroger (12.06 acres)	$922,521.15	Retail (5.5 acres of parking)
QuikTrip (E Renfro & 174)	$1,334,769.07	Commercial
HTeaO (.87 acres)	$1,407,018.39	Commercial

Target

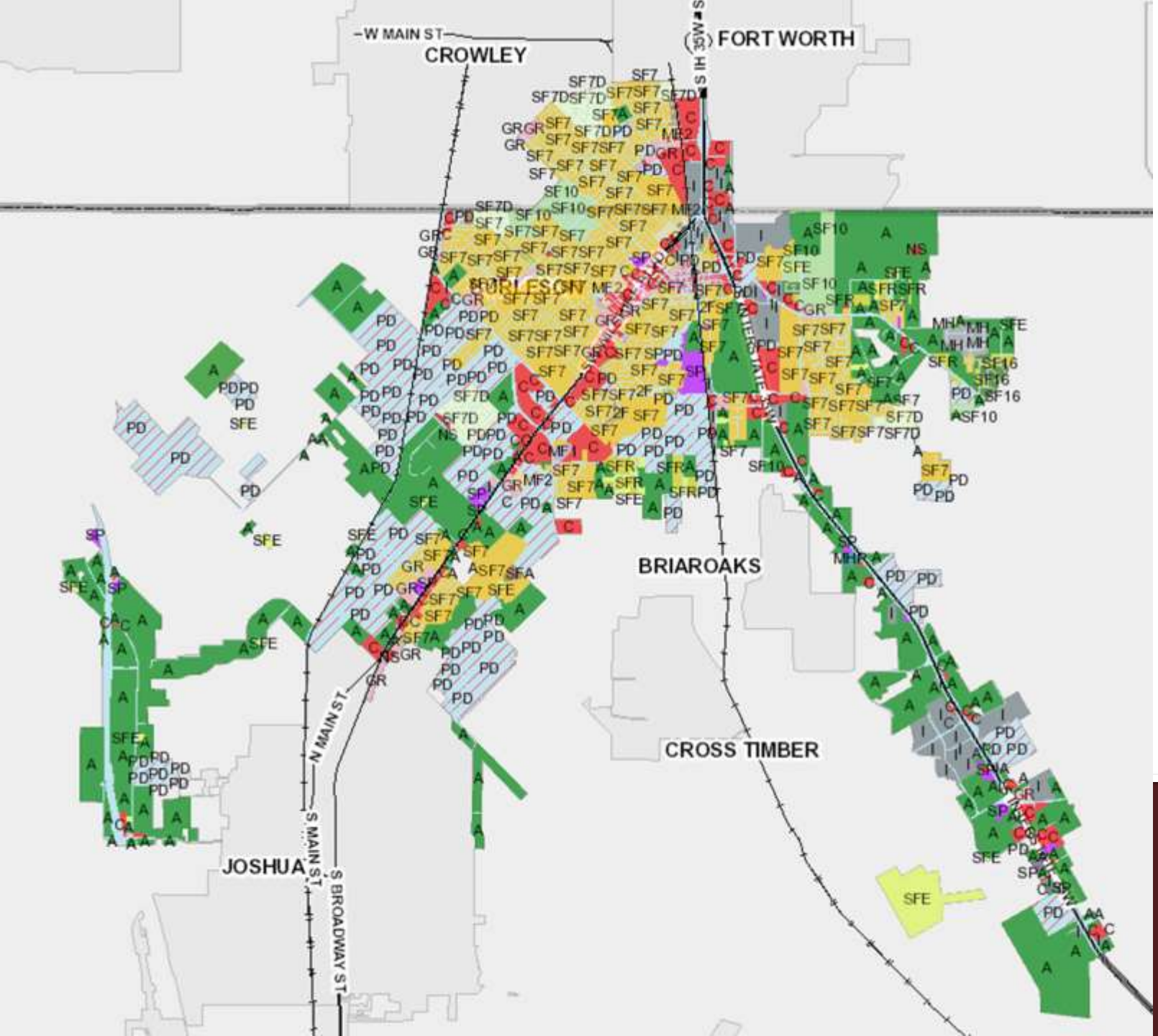
10.88 Acres
Market Value Per Acre $689,784.74

HTeaO

0.87 Acres
Market Value Per Acre $1,407,018.39

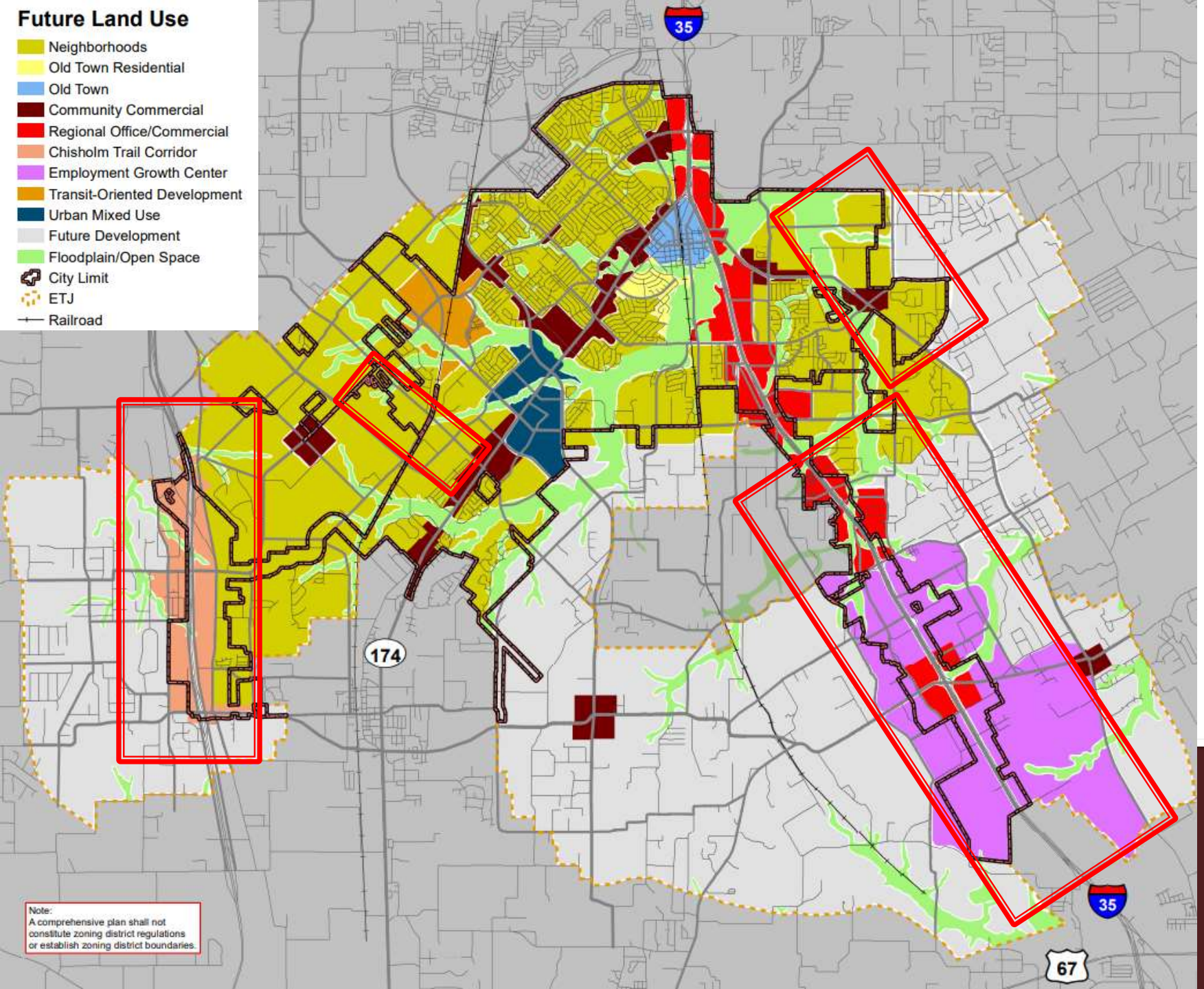
Large tracts of land devoted to meeting minimum parking standards tend to bring the market value per acre down, especially shopping strips and centers in which parking calculations are done for each individual space and/or a yearly peak event.

Recommend reduction or elimination of minimum parking standards (Code or Ordinances text amendment) or a standardized shared parking process/calculation.



Existing Conditions: Current Zoning Map

"A" – Agricultural parcels represent approximately 5,850 acres within the city spread across 828 individual parcels. These parcels are largely undeveloped and represent the greatest opportunities for coordinated future development and open space preservation throughout the City.



Existing Conditions: Future Land Use Map

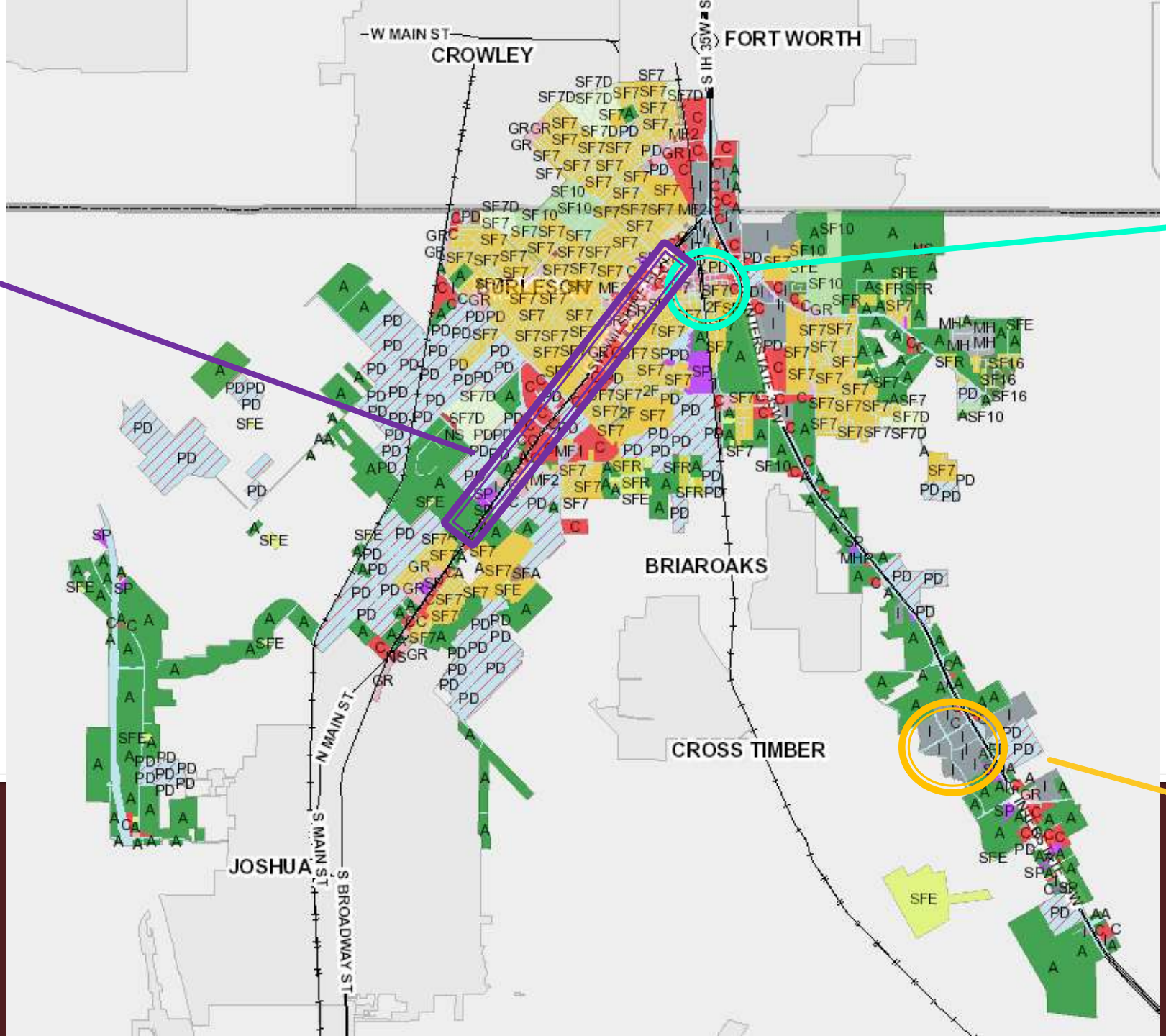
Majority of undeveloped Agriculture parcels are designated in the Comprehensive Plan as:

"Chisholm Trail Corridor" (west side); and

"Regional Office/Commercial" and "Employment Growth" along IH-35 (east side); and

Pockets of "Neighborhoods" category in the west, central and northeast of the city.

Wilshire Corridor $782,883.76 per acre

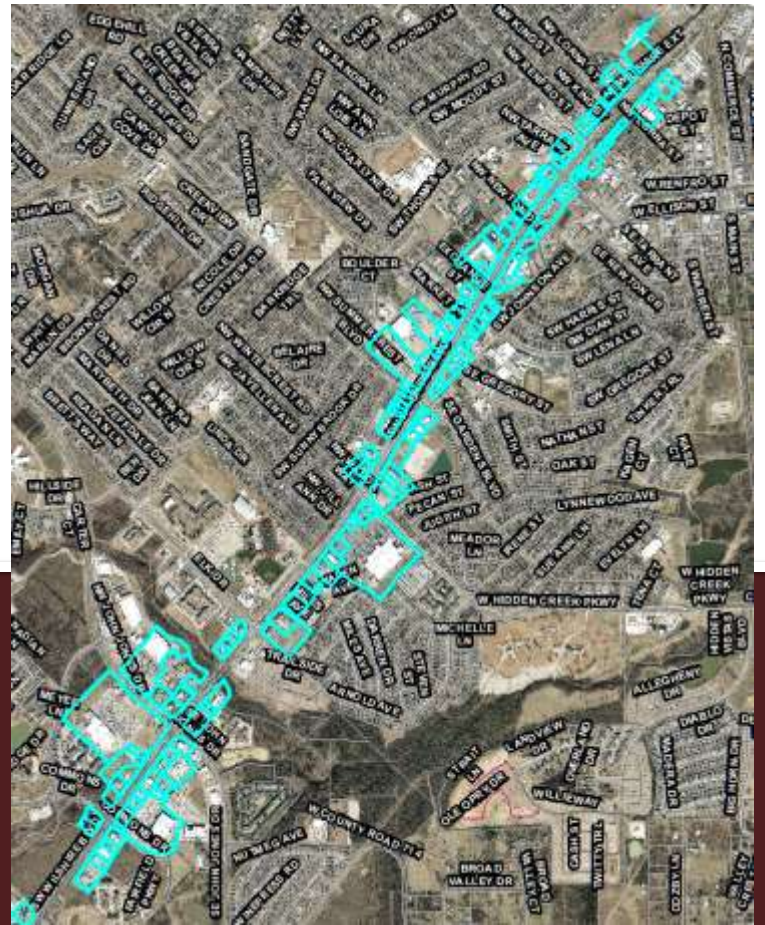


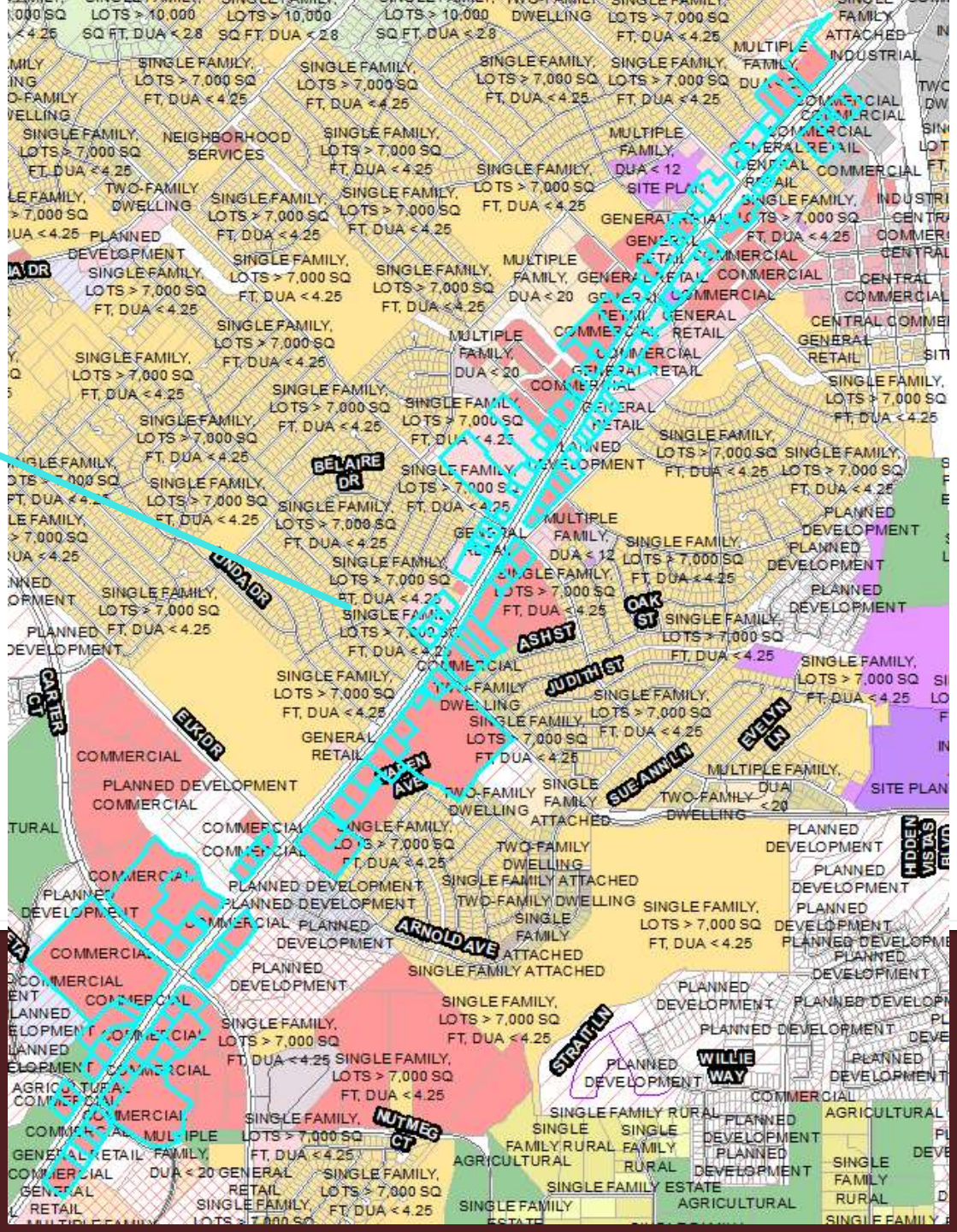
Old Town area $1,341,396.47 per acre

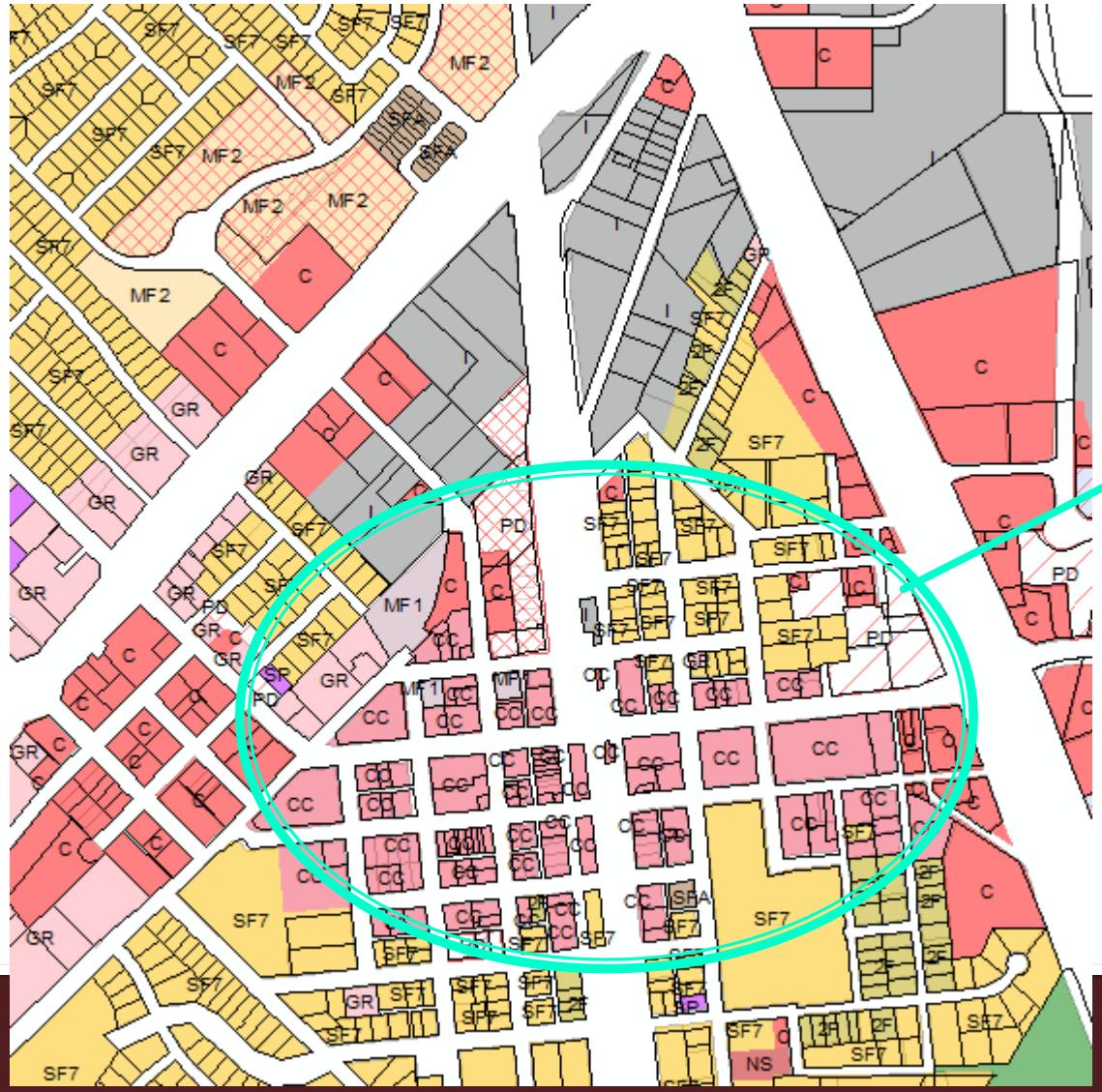
Business Park $134,690.06 per acre

Wilshire Corridor
(General Retail and Commercial)

$782,883.76 per acre

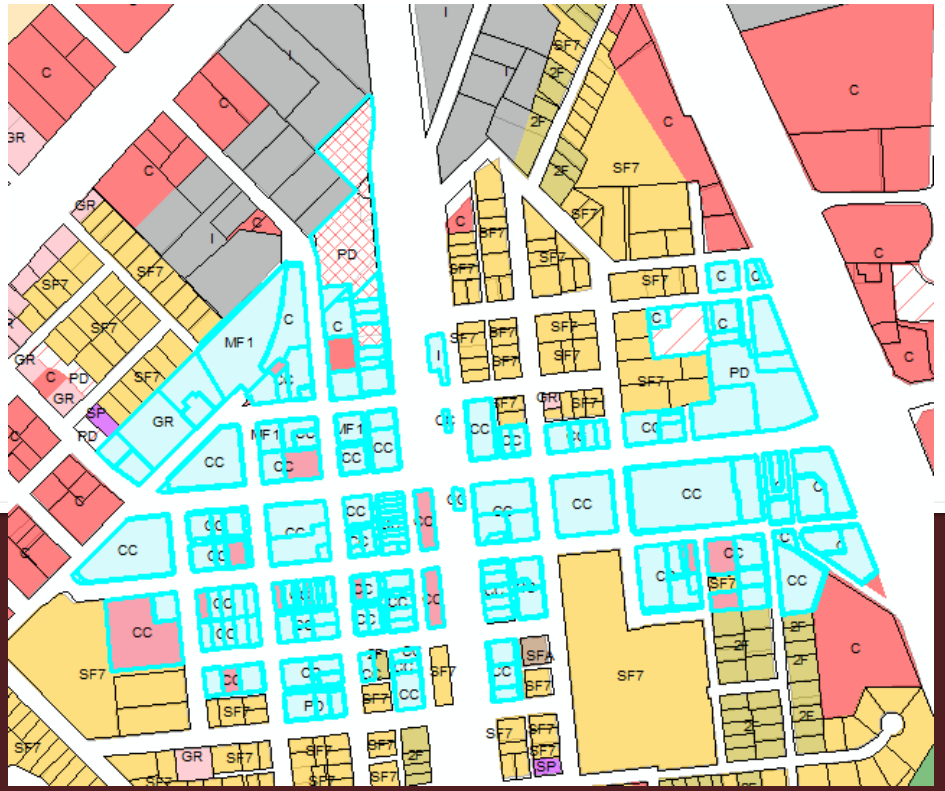






Old Town area
$1,341,396.47 per acre

(Includes parcels not zoned CC, but does exclude SF7 parcels)



Highpoint Business Park
Acres selected (developed parcels)
144.104 Acres

JCAD Market Value
Total $19,409, 377
$134,690.06 per acre

JCAD Appraised Value
Total $20,801,262
$144,348.96 per acre

Defining Density

Low-density housing:
Characterized by fewer housing units per acre, often with single-family homes and yards.

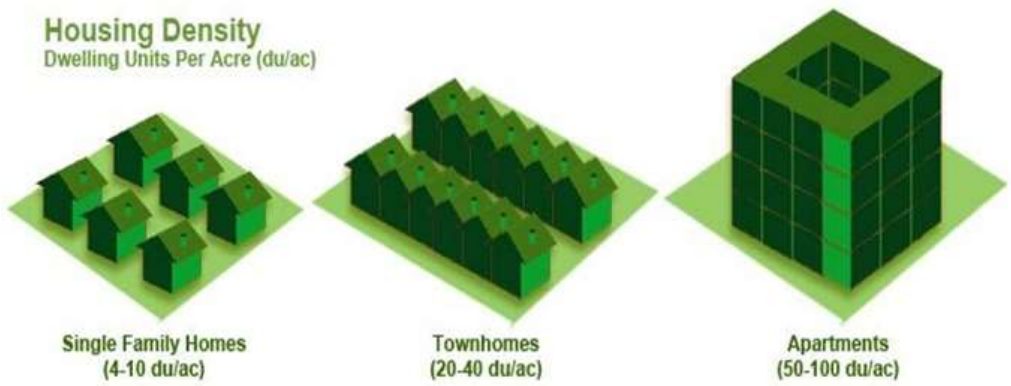
Medium-density housing:
Includes a mix of housing types like single-family homes, duplexes, townhouses, and small apartment buildings.

High-density housing:
Features many housing units per acre, often found in apartment complexes or high-rise buildings.

Zoning District	Du/per acre	Minimum Lot size
SFE, Single-family Estate	1	1 acre / min 1,800 sq ft home
SF-16, Single-family	2.3	16,000 sq ft lot / min 1,800 sq ft home
SF-10, Single-family	2.8	10,000 sf ft lot / min. 1,500 sq ft home
SF-7, Single-family	4.25	7,000 sq ft lot / min. 1,200 sq ft home
SFA, Single-family attached	Not defined	2,500 sq ft lot / min 1000 sq ft home
2F, Two-family	Not defined	3,500 sq ft / min. 1,000 sq ft home
MF-1. Multi-family	12	Minimum sq ft. Efficiency unit, 500 sq ft 1-bedroom unit, 600 sq ft 2-bedroom unit, 850 sq ft 3-bedroom unit, 1,000 sq ft
MF-2, Multi-family	24	

- High density development can benefit communities by promoting efficient land use, reducing infrastructure costs, encourage sustainable living, and fostering vibrant, diverse communities.

- Low density housing, while offering space and privacy, can lead to an increased reliance on cars, higher infrastructure costs, and potentially social and economic inequalities.



	City wide	Old Town (SF & townhomes)	Hidden Vistas (SF detached)	Reverie (SF and MF)	Depot on Main (MF)
# of properties	17,495	450	256	122	2
Acres	16,640	305	115	43	4.55
Dwelling units per acre (Density)	1.05	1.48	2.23	2.84	56.22
Avg parcel size	.951 acres (41,426 sq ft)	.677 acres (29,490 sq ft)	.449 acres (19,558 sq ft)	.352 acres (15,333 sq ft)	2.275 acres (99,099)
Taxable value	$5,650,000,000	$122,250,009	$94,610,000	$34,100,000	$21,790,000
Avg/property	$323,000	$237,000	$370,000	$280,000	$10,800,000
Market value / acre	$393,543	$400,819	$822,695	$793,023	$4,789,011

Potential Impacts of Density

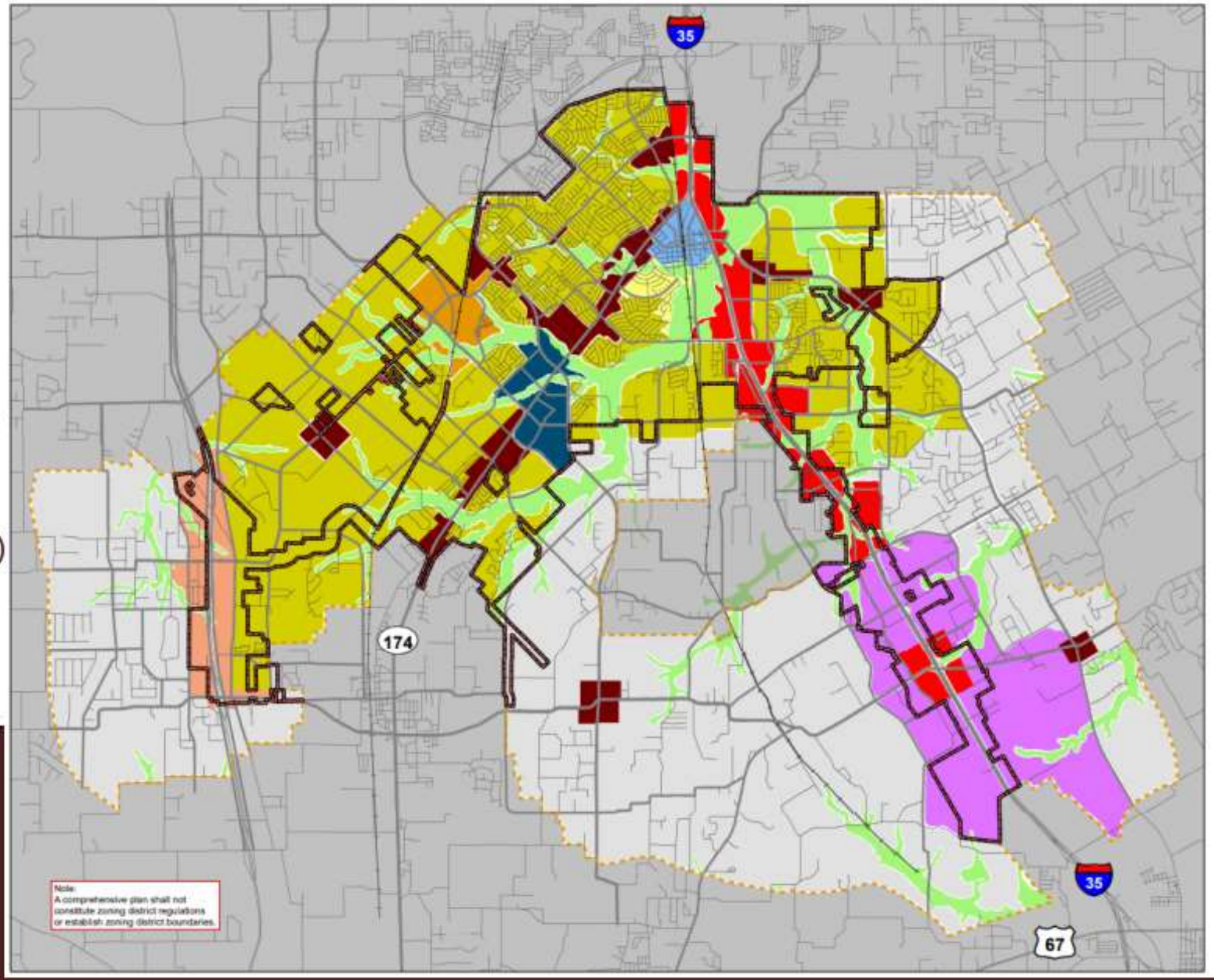
- **Urban Sprawl** - Public roads, services, and utilities are much more expensive to maintain when homes and business are spread apart. Greater distances require more material to build and more crews to maintain than more compact footprints. Similarly, public services like effective police, fire, and EMS departments are less costly when service areas are smaller.
- **Density** - Low density developments often do not provide a large enough tax base to cover the costs of public services. Mixed use developments with retail and apartments tend to pay a higher commercial tax rate and provide more services privately than communities made up of single family homes.
- **Variety of Housing types** - Employers want to be where their workforce is, rather than try to attract workers to come to them. Communities that are convenient to work and lifestyle are thus more attractive for both employers and their workforce.
- **Community Character** - When there is a strong sense of community, or lots of amenities within a neighborhood, density and diversity can add a value of their own.
- **Auto-oriented** - While residents of low-density single-family communities often have two or more cars per household, residents of high-density apartments and condominiums tend to have only one car per household.
- **Sustainability** - To conserve land and protect farmland and wildlife habitat by encouraging development in areas with existing infrastructure. To promote walkability, and transportation efficiency and reduce vehicle distance traveled.

According to the Metrotex Association of Realtors traffic and suburban sprawl are straining our resources. To assist in offsetting this planners are proposing to in-fill urban centers with high density developments.

Current Comprehensive Plan - 2010

Issues with current plan:

- Neighborhoods category (broad –does not define urban/suburban/rural)
- Transit Oriented District obsolete (rail project canceled)
- City can no longer involuntarily annex (remove ETJ /future development sections and establish voluntary annexation policy)
- Zoning codes do not reflect future land use development patterns



THE CITY OF BURLESON TEXAS

FREESE AND NICHOLS

Actions and Implementation:

Zoning code update options:

1. Full update to include zoning map
2. Text amendment update only
3. Update development standards outside of the zoning code (landscaping, sign code, screening, etc.)

Comprehensive Plan update options:

1. Mid-point (minor) update or adenium (staff level – no fiscal impact)
2. Full update (fiscal impact potential to exceed $500,000 for 3rd party consultant)

Additional considerations and Growth strategies:

- Reduce infrastructure requirements such as allowing narrower streets and reducing minimum parking counts
- Remove or reduce minimum house sizes which can arbitrarily inflate costs
- Reduce sprawl by growing from the core of city outward / consider cluster zoning if developing along city peripheries
- Updated standards related to ADUs and lot coverage
- Consider allowance of cottage courts and other middle housing stock in appropriate locations such as infill or older subdivisions
- Allow condominiums as part of mixed-use commercial development or redevelopment proposals

Back up slides

Market Value Per Acre Case Study

The eleven old and blighted lots represent some of the most undesirable commercial property in the city arranged in the traditional development pattern along the incompatible, major arterial of Highway 210 have a combined tax base of $1,136,500.

To compare, the new fast food property the one that is not only shiny and new but configured precisely as the city code desires the old and blighted properties to someday be have a total valuation of only $803,200.

Source: Strong Towns (Charles Marohn)
(2017, November). Strong Towns. Strong Towns. https://www.strongtowns.org/journal/2017/11/1/the-cost-of-auto-orientation?_gl=1

Market Value Per Acre Case Study

Two years after these numbers were calculated, the value of the fast food spot had dropped by nearly $200,000. The old and blighted block now outperforms the shiny and new by a staggering 78%. To add insult to injury, the fast food restaurant received a 26-year Tax Increment Financing subsidy. At this rate, there will be no value left by the time the city is ready to start collecting taxes. That kind of rapid drop-off in valuation is consistent with can be seen with this type of development in other cities.

Imagine how much more valuable this traditional block would be if the businesses were simply given some relief from the speed of the road-induced traffic and/or provided some connectivity to the adjacent neighborhood.

AVERAGE HOME VALUES																	
TAXING ENTITIES	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008
ALVARADO ISD	293,762	204,956	146,167	134,221	110,026	103,696	95,990	82,939	77,203	75,761	80,877	87,045	87,806	88,315	89,048	88,887	85,958
BURLESON ISD*	340,518	333,485	280,903	236,282	219,717	209,117	196,571	179,218	156,294	143,170	135,607	127,591	125,808	127,870	127,669	129,110	126,694
CLEBURNE ISD	217,192	220,562	183,796	164,629	136,723	132,659	110,433	105,072	95,489	93,140	90,583	91,597	92,437	94,107	93,896	94,635	91,661
CROWLEY ISD*	392,386	283,464	263,886	216,587	197,676	197,869	166,050	162,365	146,298	141,170	146,126	145,740	146,145	151,647	151,842	155,272	155,383
GODLEY ISD*	345,044	333,174	258,537	209,519	171,724	126,069	108,585	91,432	77,272	72,831	78,419	85,020	85,373	85,974	86,978	90,480	89,874
GRANBURY ISD*	458,723	467,167	240,565	230,903	222,185	219,964	199,631	200,071	192,258	188,545	187,493	194,398	192,025	196,687	193,380	118,674	111,983
GRANDVIEW ISD*	296,429	311,677	226,466	175,985	156,505	147,214	110,449	99,405	94,811	90,454	88,924	88,631	88,271	89,970	90,177	89,133	87,012
JOSHUA ISD	312,074	286,454	237,619	203,279	175,892	163,798	150,214	136,754	122,490	117,337	118,084	118,704	118,909	119,446	120,589	120,756	118,218
KEENE ISD	223,590	222,718	178,398	148,419	144,825	112,994	100,408	91,688	90,422	90,399	89,599	89,540	89,078	89,056	91,088	94,325	93,570
MANSFIELD ISD*	468,743	453,065	355,366	293,784	244,474	221,031	178,327	165,349	148,636	133,804	124,808	123,574	123,371	126,418	126,638	128,043	130,754
RIO VISTA ISD*	265,111	242,544	196,000	179,743	167,346	158,835	130,352	110,168	107,143	101,345	92,147	89,597	88,652	87,267	86,866	85,422	83,090
VENUS ISD	229,950	216,294	186,071	128,700	107,679	97,092	82,942	72,908	65,367	70,871	65,566	67,156	68,544	75,635	75,568	75,600	74,164
CITY OF ALVARADO	271,439	246,321	166,424	148,650	123,003	117,755	105,794	86,230	74,592	73,351	69,525	70,188	71,864	71,991	72,684	71,923	69,320
CITY OF BURLESON*	342,266	333,429	280,493	234,026	216,994	205,754	193,864	173,686	153,337	137,693	130,270	120,849	119,468	121,371	121,209	123,151	120,420
CITY OF CLEBURNE	228,690	220,231	186,680	166,304	137,853	134,119	111,039	105,739	95,203	92,636	89,490	89,437	90,459	92,010	91,797	91,264	88,590
CITY OF CROWLEY*	346,185	330,315	285,077	207,699	207,699	207,699	207,699	222,113	217,435	217,435	217,435	209,304	211,541	219,836	222,548	222,823	225,743
CITY OF GODLEY	349,868	346,544	253,890	199,352	158,844	118,855	101,200	86,936	80,475	77,463	77,054	77,988	77,923	77,252	77,927	78,195	76,861
CITY OF GRANDVIEW	252,982	252,278	181,203	145,535	139,171	138,392	103,795	93,585	89,928	85,174	80,708	79,448	79,610	79,911	78,823	77,143	75,578
CITY OF JOSHUA	313,340	289,463	245,812	211,295	186,526	177,911	164,053	155,252	138,153	133,335	124,982	123,688	124,017	124,674	124,773	126,399	123,898
CITY OF KEENE	229,189	225,244	179,533	153,307	144,790	118,956	105,063	98,522	94,313	94,179	93,238	93,241	93,467	93,286	94,789	92,718	92,271
CITY OF MANSFIELD*	515,288	507,075	404,209	339,783	293,301	270,358	212,533	192,506	164,522	126,699	114,537	111,127	111,312	117,336	114,560	117,230	113,624
CITY OF RIO VISTA	190,898	180,212	134,553	127,937	122,232	121,134	99,414	81,459	79,260	76,396	73,594	73,039	71,321	70,454	71,916	70,319	67,816
CITY OF VENUS*	294,804	291,838	257,652	196,059	169,334	158,850	130,760	126,611	111,439	100,391	83,517	83,040	85,218	98,476	97,479	96,686	96,879
JOHNSON COUNTY	301,742	286,263	231,408	195,009	170,091	158,240	141,564	128,930	115,117	109,449	106,377	105,662	105,474	107,056	107,204	107,624	105,346
LATERAL ROAD	301,742	286,263	231,408	195,009	170,091	158,240	141,564	128,930	115,117	109,449	106,377	105,662	105,474	107,056	107,204	107,624	105,346
JOHNSON CO EMERGENCY	281,932	263,662	209,401	176,759	152,733	139,095	125,340	114,518	103,449	102,410	102,298	105,182	105,100	106,583	107,149	107,433	105,718
HILL COLLEGE ALVARADO ISD	233,837	204,956	146,167	134,221	110,026	103,696	95,990	82,939	77,203	75,761	80,877	87,045	87,806	88,315	89,048	88,887	85,958
HILL COLLEGE CLEBURNE ISD	229,502	220,562	183,796	164,629	136,723	132,659	110,433	105,072	95,489	93,140	90,583	91,597	92,437	94,107	93,896	94,635	91,661
HILL COLLEGE GODLEY ISD	345,044	333,174	258,537	209,519	171,724	126,069	108,585	91,432	77,272	72,831	78,419	85,020	85,373	85,974	86,978	90,480	89,874
HILL COLLEGE GRANDVIEW ISD*	296,429	311,677	226,466	175,985	156,505	147,214	110,449	99,405	94,811	90,454	88,924	88,631	88,271	89,970	90,177	89,133	87,012
HILL COLLEGE JOSHUA ISD	312,074	286,454	237,619	203,279	175,892	163,798	150,214	136,754	122,490	117,337	118,084	118,704	118,909	119,446	120,589	120,756	118,218
HILL COLLEGE KEENE ISD	223,590	222,718	178,398	148,419	144,825	112,994	100,408	91,688	90,422	90,399	89,599	89,540	89,078	89,056	91,088	94,326	93,570
HILL COLLEGE RIO VISTA ISD*	265,111	242,544	196,000	179,743	167,346	158,835	130,352	110,168	107,143	101,345	92,147	89,597	88,652	87,267	86,866	85,422	83,090
HILL COLLEGE VENUS ISD	229,950	216,294	186,071	128,700	107,679	97,092	82,942	72,908	65,367	70,871	65,566	67,156	68,544	75,635	75,568	75,600	74,164

Growth strategy recommendations

Prioritizing and coordinating economic development, housing, and CIP investments into infill and redevelopment in downtown and the adjacent neighborhoods is the fastest way to close a city's resource gap.

Minimize new growth on the periphery of the city that would add to the city's overall infrastructure and service cost burden (making the resource gap larger). Prioritize development in existing infrastructure service zones first.

Additional Recommendation(s):

Update zoning code to incorporate new zoning districts specific to the Chisholm Trail Parkway corridor and Interstate 35

- Chisholm Trail Corridor District: would include additional standards related to open space, density maximization (Cluster zoning options for residential) and commercial uses to maintain desired community character on western gateways and combat urban heat islands from rapid development from the north (Fort Worth) southbound down the parkway.

- Interstate 35W Corridor District: would have reduced parking standards to maximize property value and limit expansive areas of underutilized concrete ground cover. Establish increased landscape standards to mitigate urban heat island effects. Allow for mixed-use developments that incorporate multifamily, retail, and commercial on the same lot.

Draft and implement an ETJ voluntary annexation policy that establishes minimum standards for a subdivision or mixed-use development that will need to be met prior to City Council consideration of granting annexation requests.

The county requires minimum 1 acre lots in the ETJ. If a development requests to come into the city limits require:

- A rural lot standard of 1-2 acres with rural road sections; or
- Cluster development for higher density with a calculation for minimum open space and green belts required as a buffer between the City and ETJ based on average lot size requested for the overall development.