



# The Casa View Heights Neighborhood Plan

Prepared by Neighborhood Residents and Community Development Department



City of Mesquite  
2006



# **ACKNOWLEDGEMENTS**

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## **City of Mesquite Casa View Heights Neighborhood Plan**

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

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# **CITY OF MESQUITE**

## **CASA VIEW HEIGHTS NEIGHBORHOOD PLAN**

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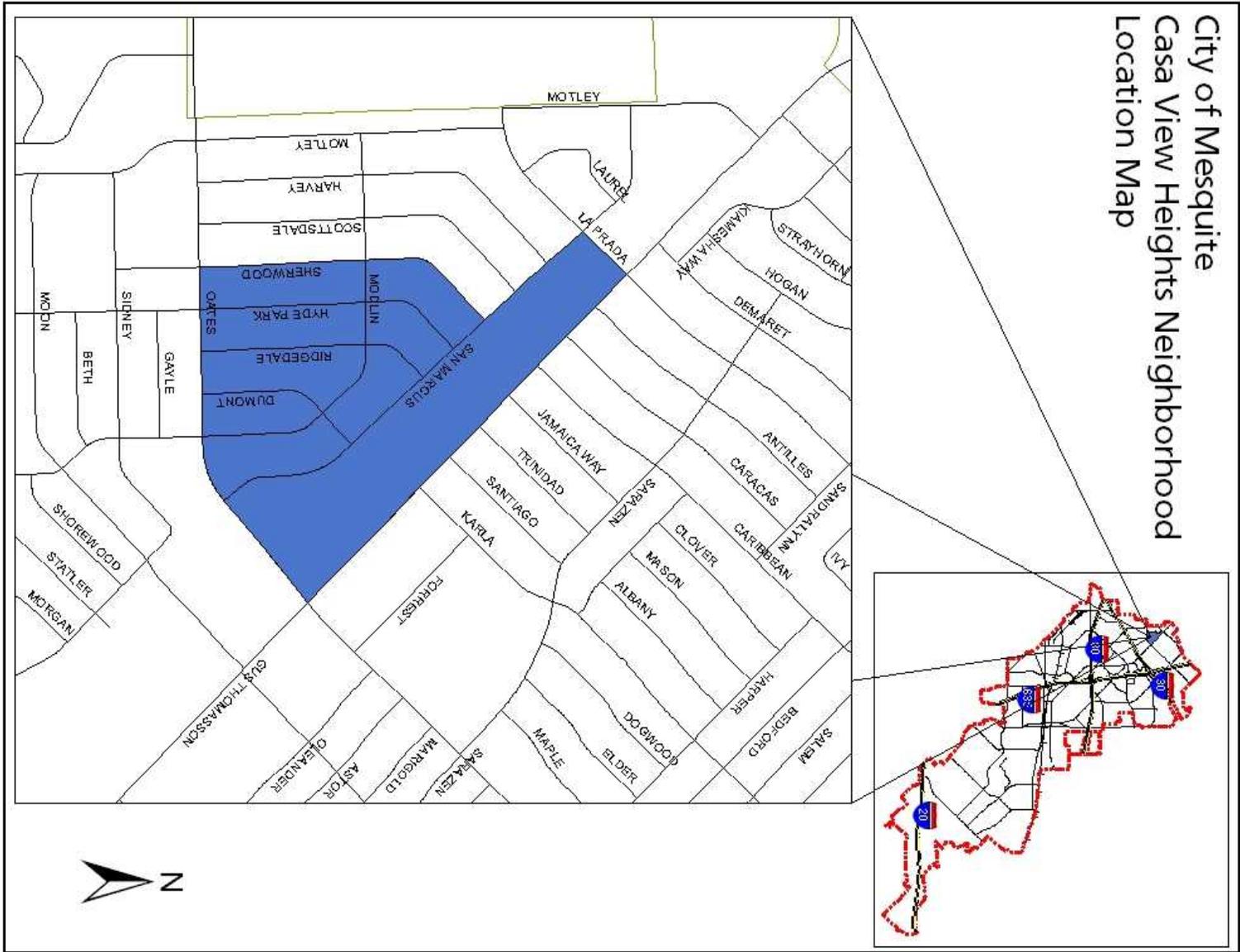
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City of Mesquite  
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# OVERVIEW

## ORIGINS OF ADDRESSING MESQUITE

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

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

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

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

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

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

### Priority Neighborhood Selection Factors:

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

# OVERVIEW

## THE ROLE OF NEIGHBORHOOD PLANNING

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

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

### Anatomy of a Neighborhood Plan

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

and recommended strategies were grouped into four major planning elements:

#### **Neighborhood Appearance:**

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

#### **Neighborhood Infrastructure:**

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

#### **Neighborhood Safety:**

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

#### **Neighborhood Land Use and Zoning:**

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

## OVERVIEW

### Planning in Casa View Heights

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

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

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

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

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

# OVERVIEW

## The Planning Sessions

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

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

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

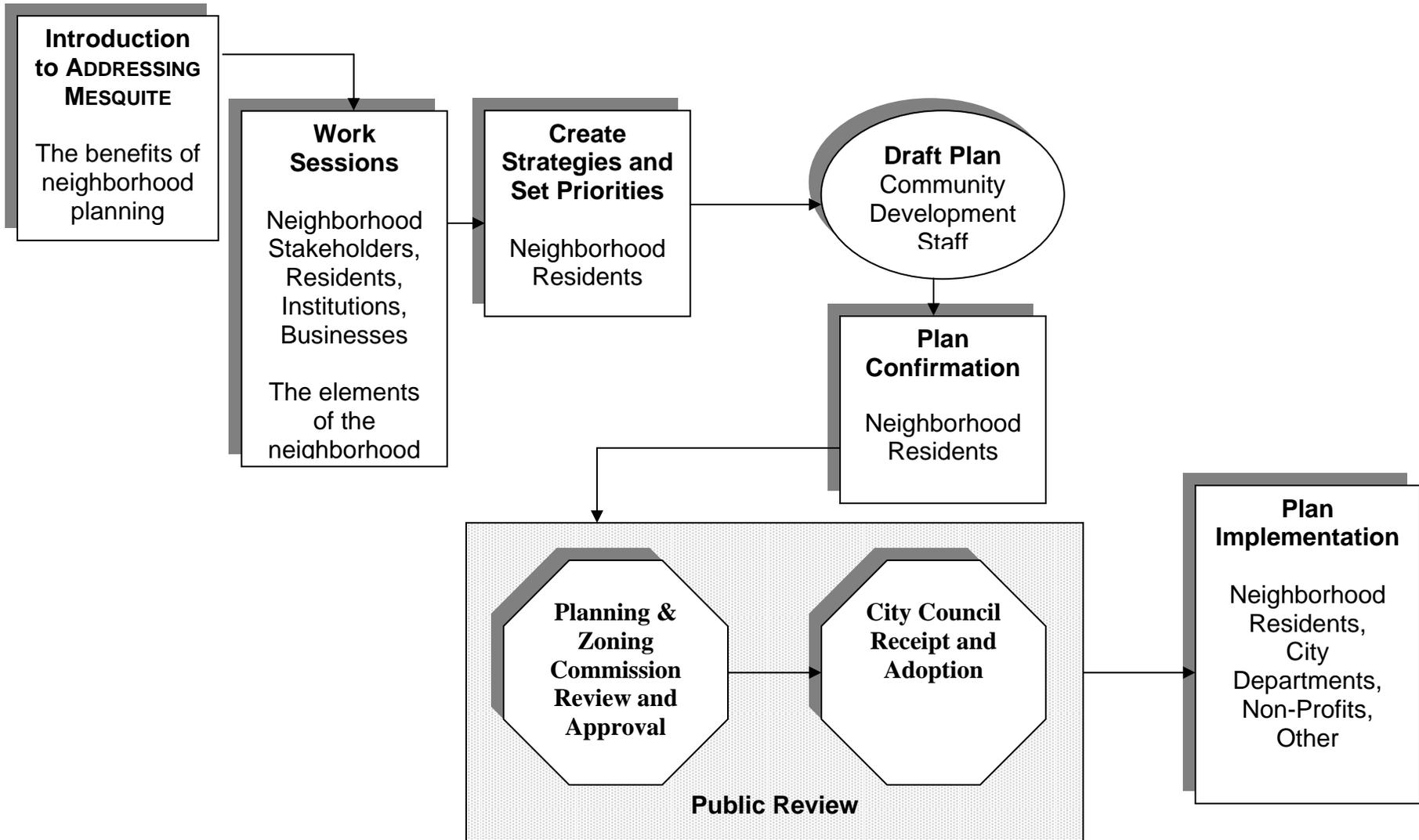
recommend adoption of the plan. The Casa View Heights Neighborhood Plan was officially received and adopted by the Mesquite City Council on April 2, 2007.

**Table 1: Meeting Subject & Attendances**

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

# OVERVIEW

Figure 1: Addressing Mesquite Neighborhood Planning Model



# NEIGHBORHOOD PROFILE

## Casa View Heights Neighborhood Profile

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

### Neighborhood Boundaries

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

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

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

### Housing

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

# NEIGHBORHOOD PROFILE



Map #2: Casa View Heights Boundary

# NEIGHBORHOOD PROFILE



# NEIGHBORHOOD PROFILE

## Demographics

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

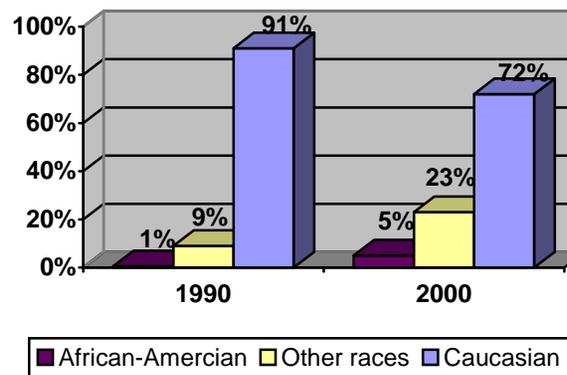
Demographically, in 2000 the majority of the neighborhood was Caucasian with 72% of the population, which is down from 91% of the neighborhood population in 1990. African-Americans comprised 5% of the population in 2000, while in 1990 African-Americans made up only 0.5% of the neighborhood population.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

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

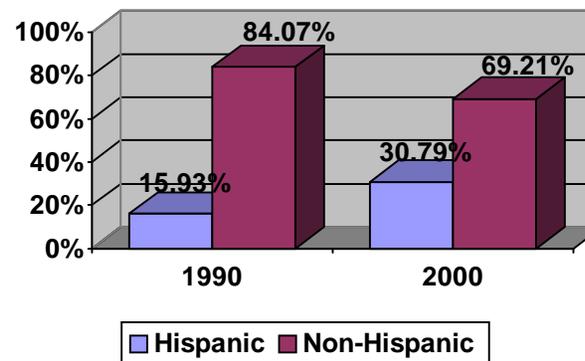
citywide data, which in 2000, made up 16% of the citywide population.

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

**Figure 2: Population by Race**



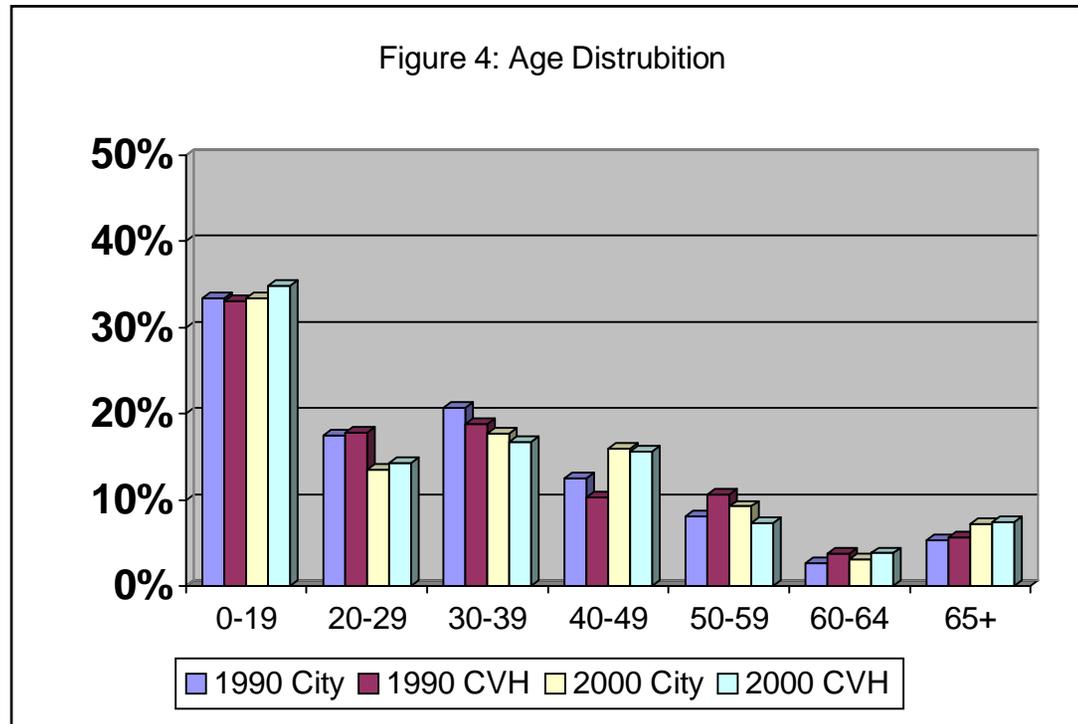
**Figure 3: Hispanic Population**



## NEIGHBORHOOD PROFILE

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

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





# NEIGHBORHOOD INVENTORY & ANALYSIS

## INVENTORY AND ANALYSIS

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

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## SUMMARY

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

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

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

### **Neighborhood Appearance**

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

## NEIGHBORHOOD INVENTORY & ANALYSIS

appearance of nearby businesses within the neighborhood.

### **Neighborhood Land Use & Zoning:**

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

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

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

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

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

## NEIGHBORHOOD INVENTORY & ANALYSIS

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

### **Neighborhood Safety**

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

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

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

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

### **Neighborhood Infrastructure**

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

# NEIGHBORHOOD INVENTORY & ANALYSIS

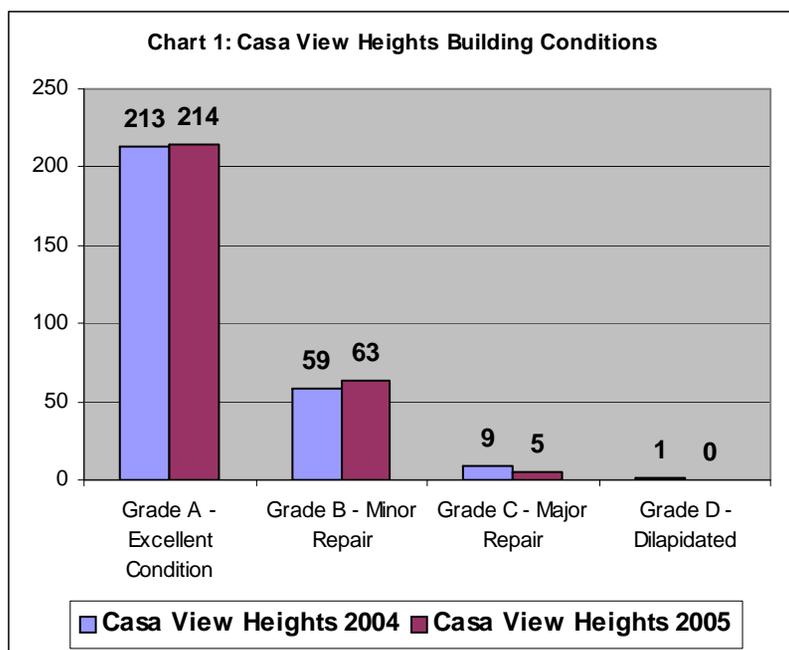
# NEIGHBORHOOD INVENTORY & ANALYSIS

## Neighborhood Appearance

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

particularly property upkeep, a major issue for the neighborhood.

**Figure #4: Building Conditions Chart**



**Grade A – Excellent Condition:**

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

**Grade B – Minor Repair:**

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

**Grade C – Major Repair:**

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

**Grade D – Dilapidated:**

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

## NEIGHBORHOOD INVENTORY & ANALYSIS

### Housing Conditions:

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

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

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

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

# NEIGHBORHOOD INVENTORY & ANALYSIS



Map #3: Casa View Heights Building Conditions

# NEIGHBORHOOD INVENTORY & ANALYSIS



Map #4: Casa View Heights Building Conditions

# NEIGHBORHOOD INVENTORY & ANALYSIS

## Property Upkeep:

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

Table #2: Severe Violation Index

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

# NEIGHBORHOOD INVENTORY & ANALYSIS

## Neighborhood Infrastructure

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

### Drainage

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



## NEIGHBORHOOD INVENTORY & ANALYSIS



### Sidewalks

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



# NEIGHBORHOOD INVENTORY & ANALYSIS



# NEIGHBORHOOD INVENTORY & ANALYSIS

Map #5: Casa View Heights Drainage Map



# NEIGHBORHOOD INVENTORY & ANALYSIS



Map #6: Casa View Heights Sidewalk Conditions

# NEIGHBORHOOD INVENTORY & ANALYSIS

## Streets & Alleys

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

### Casa View Heights Neighborhood Street Classification

*See Map 5: Street Classification*

Arterial Streets: Gus Thomasson Road  
Oates Drive  
La Prada Drive

Residential Streets: San Marcus Ave  
Modlin Drive  
Dumont Drive  
Sherwood Drive  
Hyde Park Drive  
Ridgedale Drive

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





# NEIGHBORHOOD INVENTORY & ANALYSIS

## Neighborhood Land Use & Zoning

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

### Land Use

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

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

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

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

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

### Zoning

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

## NEIGHBORHOOD INVENTORY & ANALYSIS

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

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

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

### **Neighborhood Connectivity**

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

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

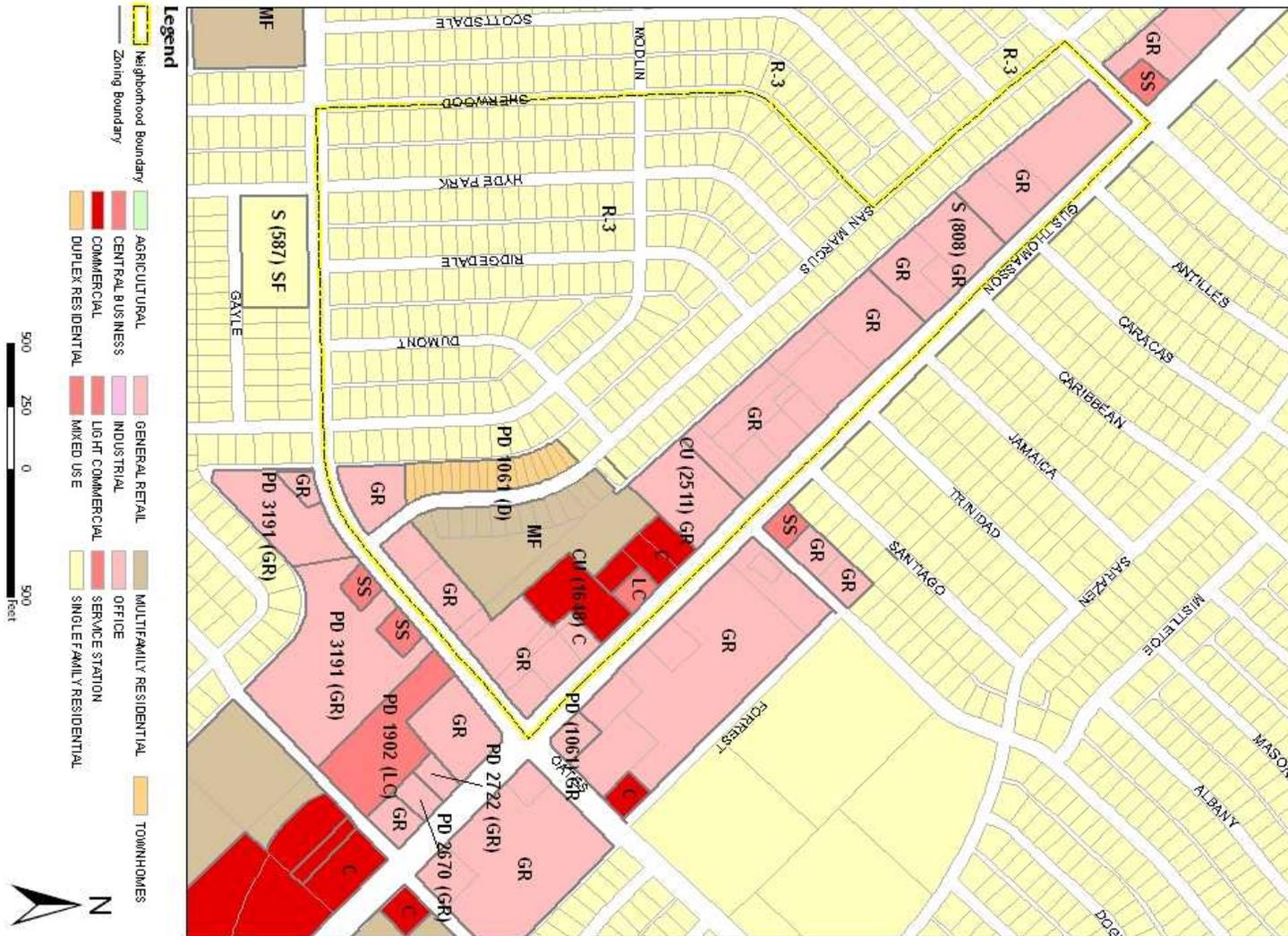
Currently, the Parks and Recreation Department is developing a Master Bike and Trail Plan for the City of Mesquite. Through a joint department cooperation, proposed sketches of a potential Casa View Heights trail is being developed to be included in the 2007 Trail Master Plan. See Map 12 for a conceptual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

# NEIGHBORHOOD INVENTORY & ANALYSIS



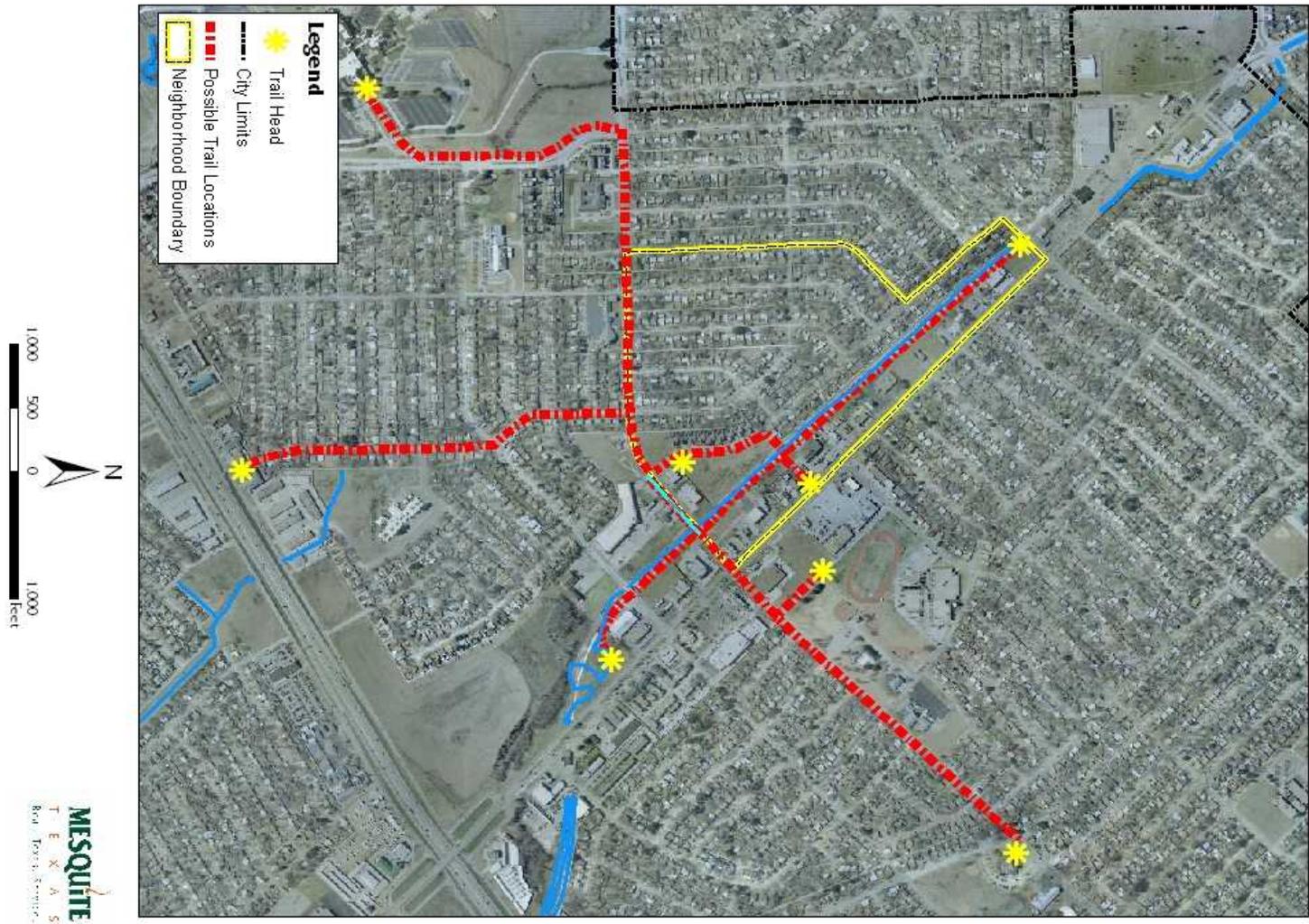
Map #8: Casa View Heights Land Use Map

# NEIGHBORHOOD INVENTORY & ANALYSIS



Map #9: Casa View Heights Zoning Map

# NEIGHBORHOOD INVENTORY & ANALYSIS



Map #10: Casa View Heights Trail System Map

# NEIGHBORHOOD INVENTORY & ANALYSIS

## Neighborhood Safety

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

### Crime

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

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

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

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

### Street Lighting

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

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

## NEIGHBORHOOD INVENTORY & ANALYSIS

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

### Traffic

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

# NEIGHBORHOOD INVENTORY & ANALYSIS



Map #11: Police Reporting District 121

# NEIGHBORHOOD INVENTORY & ANALYSIS

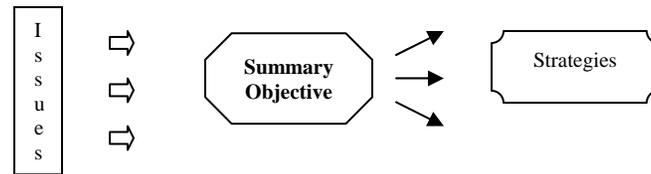


Map #12: Existing Street Light Map

# NEIGHBORHOOD STRATEGIES for CHANGE

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

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



# NEIGHBORHOOD STRATEGIES for CHANGE

## NEIGHBORHOOD STRATEGIES for CHANGE

### NEIGHBORHOOD APPEARANCE

#### Neighborhood Appearance Issues and Concerns

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

#### Summary Objective

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

#### Strategies for Change

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

# NEIGHBORHOOD STRATEGIES for CHANGE

## NEIGHBORHOOD INFRASTRUCTURE

### Neighborhood Infrastructure Issues and Concerns

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

### Summary Objective

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

### Strategies for Change

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

# NEIGHBORHOOD STRATEGIES for CHANGE

## NEIGHBORHOOD SAFETY

### Neighborhood Safety Issues and Concerns

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

### Summary Objective

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

### Strategies for Change

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

## NEIGHBORHOOD STRATEGIES for CHANGE

### NEIGHBORHOOD LAND USE & ZONING

#### Neighborhood Land Use & Zoning Issues and Concerns

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

#### Summary Objective

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

#### Strategies for Change

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

## NEIGHBORHOOD STRATEGIES for CHANGE

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

### VOTING RESULTS

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

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

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

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

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

# NEIGHBORHOOD STRATEGIES for CHANGE

# NEIGHBORHOOD STRATEGIES for CHANGE

## STRATEGIES BY PLANNING ELEMENT AND RANK

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

# NEIGHBORHOOD STRATEGIES for CHANGE

## STRATEGIES BY OVERALL RANK

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

# NEIGHBORHOOD ACTION MATRICES

## PLAN IMPLEMENTATION: An Action Matrix

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

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

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

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

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

# NEIGHBORHOOD ACTION MATRICES

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

# NEIGHBORHOOD ACTION MATRICES

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

Abbreviations:

NA	Neighborhood Appearance
NI	Neighborhood Infrastructure
NS	Neighborhood Safety
NLUZ	Neighborhood Land Use and Zoning

Actors and Funding Sources:

CDD	Community Development Department
City	City Departments (unspecified)
CDBG	Community Development Block Grants
CIP	Capital Improvements Program
NR	Neighborhood Residents
4B MQL	4B Quality of Life Corporation

<sup>1</sup> City Council policy change required.

# NEIGHBORHOOD ACTION MATRICES

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

# NEIGHBORHOOD ACTION MATRICES

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

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

## NEIGHBORHOOD PLAN EVALUATION, MONITORING, AND UPDATING

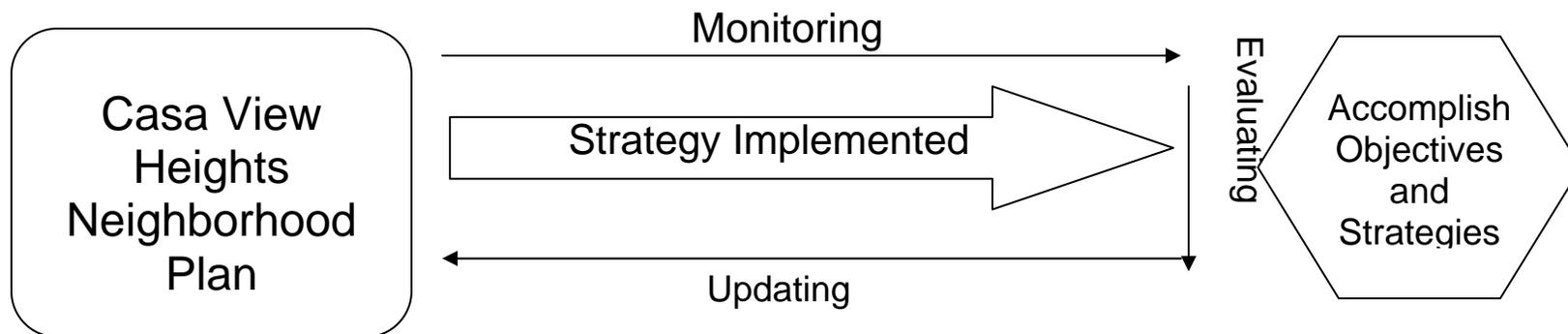
Planning adapts to changing conditions in a neighborhood. In order to ensure successful implementation of the Casa View Heights Neighborhood Plan and its continuing viability, the neighborhood residents and Community Development Department must work collaboratively to monitor and evaluate the plan's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

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

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

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

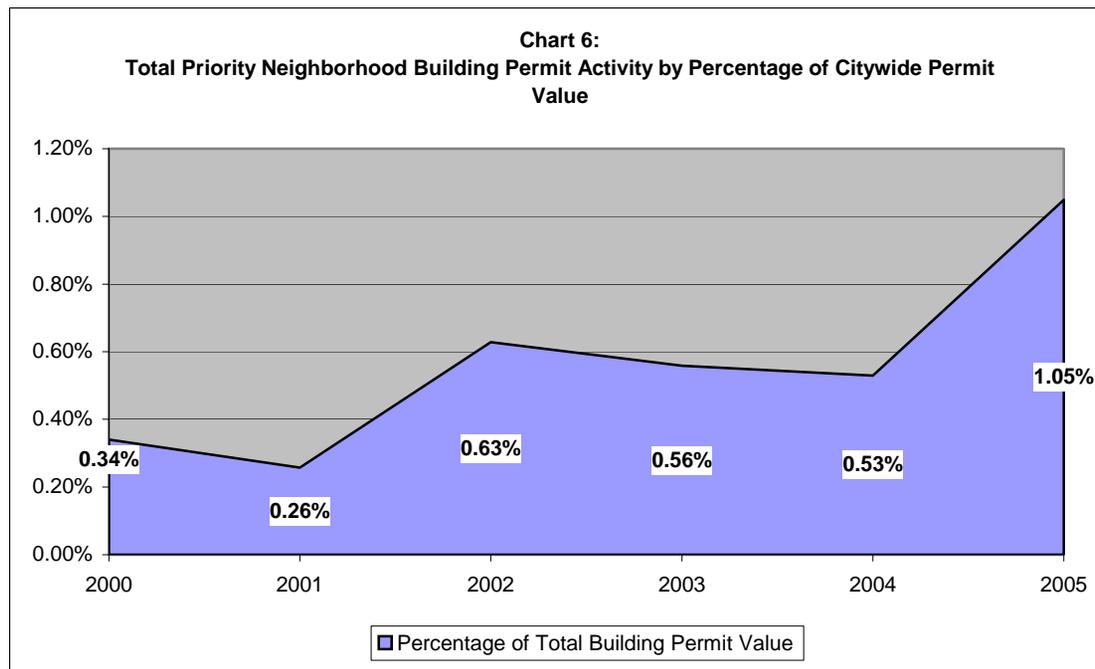
### Process of Monitoring, Evaluating, and Updating Casa View Heights Neighborhood Plan Strategies



# APPENDICES

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

\*Does not include new single-family construction



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

# **APPENDICES**

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Appendix B:

2-203 Mesquite Zoning Ordinance – Permitted Residential Uses

3-203 Mesquite Zoning Ordinance – Permitted Nonresidential Uses

# NEIGHBORHOOD PLAN AMENDMENTS

Amended February 18, 2013

## NEIGHBORHOOD HOUSING

### Neighborhood Housing Issues and Concerns

- Despite significant on-going efforts placed on improving housing conditions within the Casa View Heights Neighborhood, a more holistic approach is needed to ensure long-term housing revitalization.
- Current strategies to housing only address the rehabilitation of existing housing stock.
- A comprehensive housing strategy needs an affordable development component.

### Summary Objective

Revise the City's planning and development policies to reflect recommendations outlined in the Gus Thomasson Corridor Housing Study that ensure affordable, mixed use, and multigenerational infill housing developments as part of an overall housing strategy in the North Gus Thomasson Corridor.

### Strategies for Change

- NH1.** Develop action steps around housing stabilization recommendations determined within the Gus Thomasson Corridor Housing Study.
- NH2.** Seek private development partners that will expand housing choice through the construction of new affordable housing projects.
- NH3.** Build an affordable, mixed use, infill housing development known as Villas at Vanston Park as a critical revitalization component to Casa View Heights and the North Gus Thomasson Corridor.