



The Mesquite Park Neighborhood Plan



Prepared by Neighborhood Residents and Community Development Department



City of Mesquite
2006

ACKNOWLEDGEMENTS

City of Mesquite Mesquite Park Neighborhood Plan

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

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CITY OF MESQUITE

MESQUITE PARK NEIGHBORHOOD PLAN

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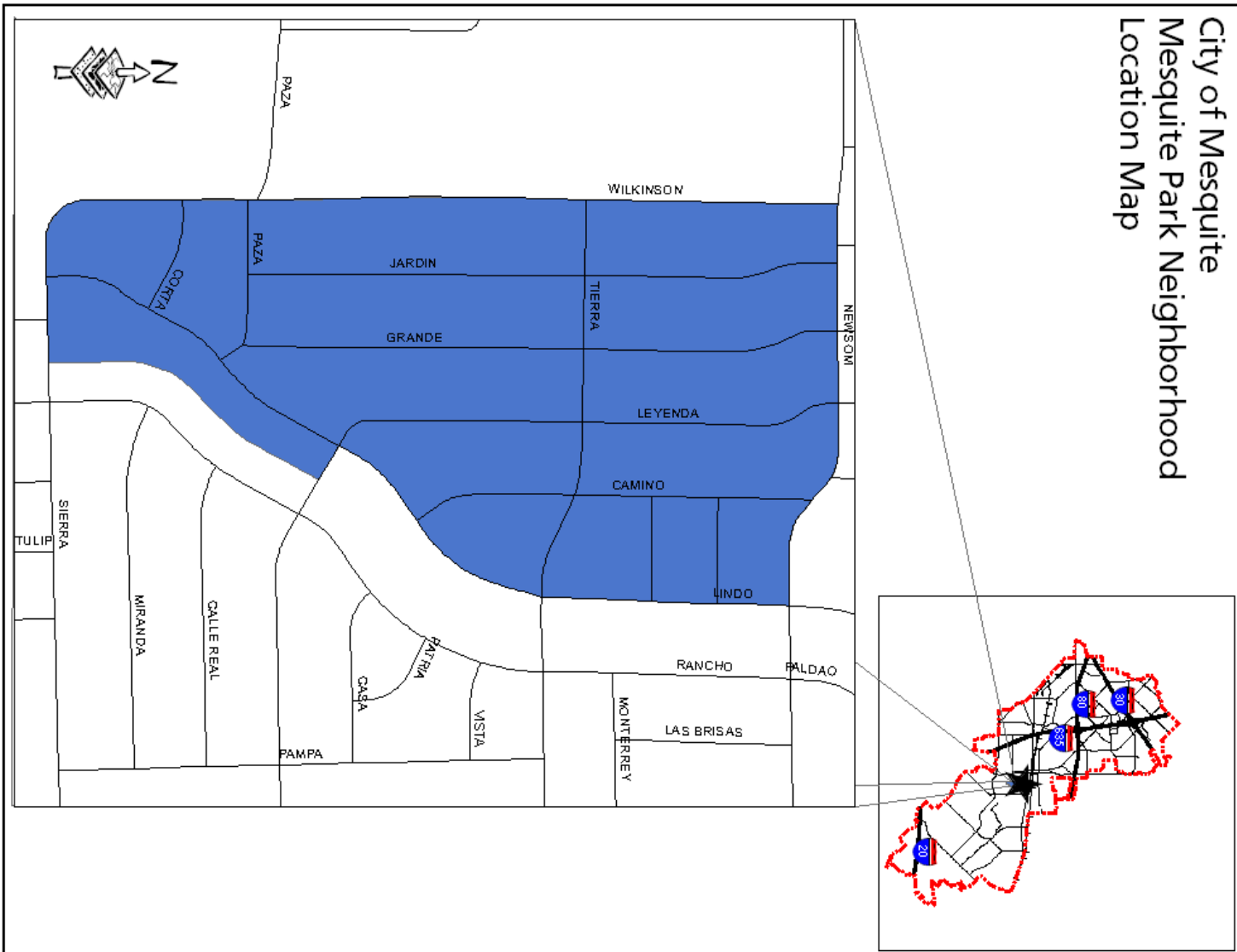
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OVERVIEW

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. Eight-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

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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 Mesquite Park, 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, infill housing, home occupations, and inconvenient access to goods and services

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Planning in Mesquite Park

The **Mesquite Park 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 Mesquite Park. The Plan is also a call-to-action that sets the stage for implementing objectives and strategies designed to foster positive change.

The Mesquite Park 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 Mesquite Park neighborhood residents to discuss the issues or concerns that were important to them. The city staff held a total of 7 neighborhood meetings with the neighborhood residents, which included two introductory meetings on the *ADDRESSING MESQUITE* program and 3 neighborhood planning sessions.

The neighborhood meetings on June 28, 2005, and August 30, 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

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topics of discussion at the neighborhood planning sessions that followed.

The Planning Sessions

Neighborhood planning sessions were held with the neighborhood residents on three separate occasions, October 25, 2005, November 8, 2005, and January 19, 2006. Session participants discussed in detail specific issues related to their neighborhood. Each planning session dealt with a range of issues that fell under three of the four major planning elements: appearance, infrastructure and safety. There were no issues raised pertaining to the land use and zoning element.



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Staff facilitated the discussion by organizing each session around only one planning element at a time.

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On May 16, 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 Mesquite Park Neighborhood Plan was confirmed during a final meeting held on January 30, 2007.

The residents of Mesquite Park neighborhood presented the Mesquite Park Neighborhood Plan to the Planning and Zoning Commission on February 12, 2007. After the presentation and affording all parties an opportunity to be heard, the Commission voted to recommend adoption of the plan. The Mesquite Park Neighborhood Plan was officially received and adopted by the Mesquite City Council on February 19, 2007.

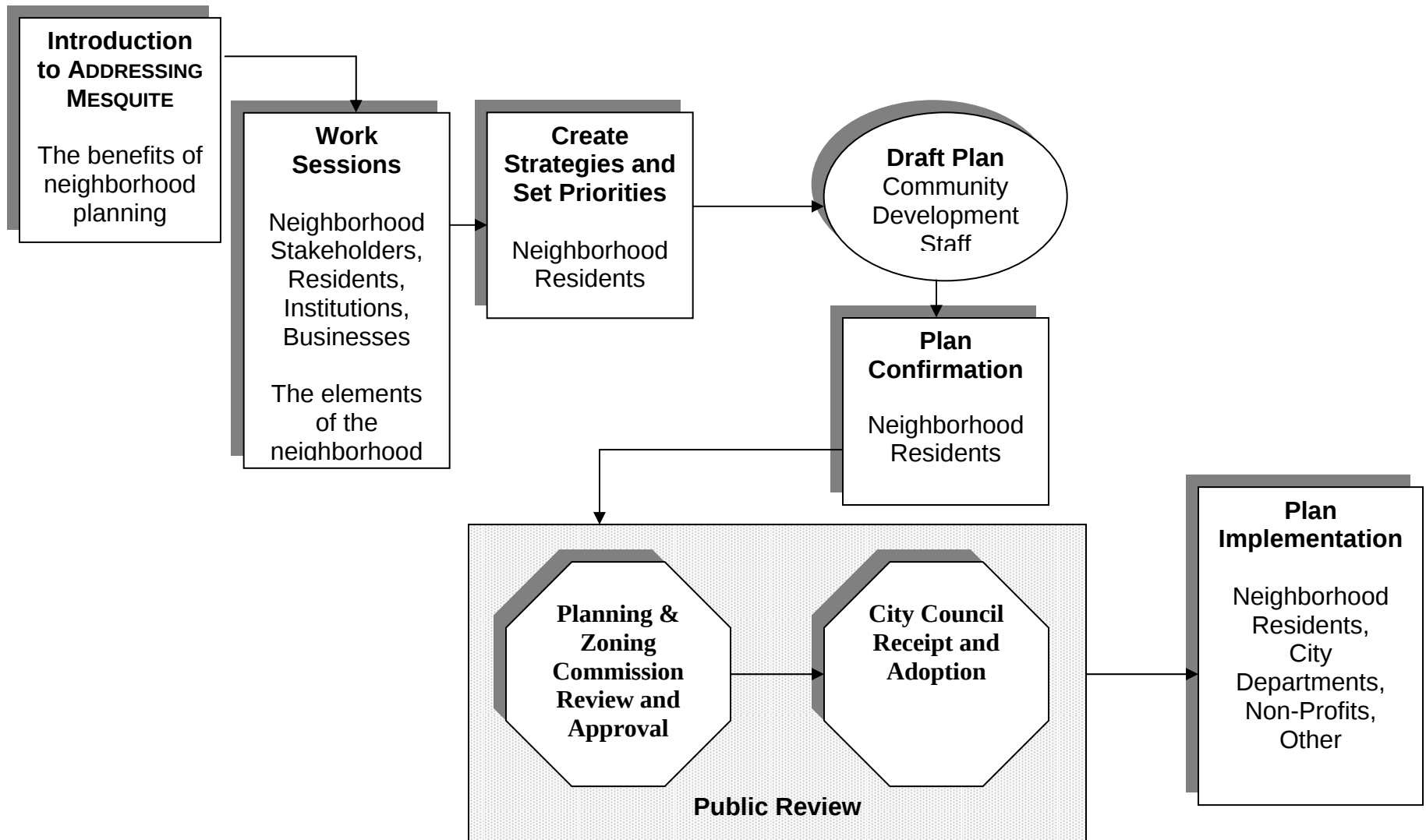


Table 1: Meeting Subject & Attendances

Meeting Date	Subject	Attendance
June 28, 2005	Introduction	19
August 30, 2005	Introduction	18
October 25, 2005	Neighborhood Appearance	5
November 8, 2005	Neighborhood Appearance	7
January 19, 2006	Neighborhood Safety & Infrastructure	13
May 16, 2006	Strategy Prioritization	15
January 30, 2007	Draft Plan Confirmation	8

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Figure 1: Addressing Mesquite Neighborhood Planning Model



NEIGHBORHOOD PROFILE

Mesquite Park Neighborhood Profile

Mesquite Park neighborhood is located in the central part of the city just south of Mesquite High School and downtown. The neighborhood boundaries are Newsom Road to the north, Lindo Drive to the east, Sierra Drive to the south, and Wilkinson Drive to the west. The neighborhood is located in City Council District 4 and Census Tract 174.00 Block Group 2. The Mesquite Park Neighborhood Plan includes the following subdivisions: Mesquite Park, Mesquite Park #2, Mesquite Park #3, and the western portion of Mesquite Park #4. Map 1 depicts the neighborhood boundary.

Neighborhood Boundaries

North – Newsom Road
West – Wilkinson Drive
South – Sierra Drive
East – Lindo Drive

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

The neighborhood amenities include the close proximity to the Florence Black Elementary School and Frank B Agnew Middle School. In addition, the Florence Black School Park offers a playground with practice fields, basketball courts, and tennis courts.

Housing

There are 378 housing units within the Mesquite Park neighborhood. According to the 2000 Census data, of the 378 housing units, 365 are occupied. Of the 365 occupied housing units, there are approximately 252 or 69% owner occupied and 113 or 31% renter occupied. The 2000 Census shows the median year that homes were built was 1959. Furthermore, Census data shows that 55% of the homes were built before 1960.

According to the Dallas Central Appraisal District records, the average appraised market value in 2005 for a single-family home in Mesquite Park was approximately \$64,707. The average appraised market value for single-family renter occupied is approximately \$59,993, while the average market value for single-family owner occupied is approximately \$67,092.

NEIGHBORHOOD PROFILE

Map #1: Mesquite Park Neighborhood Boundary Map



NEIGHBORHOOD PROFILE



NEIGHBORHOOD PROFILE

Demographics

A review of the 1990 and 2000 Census shows some changes in the number and the makeup of neighborhood residents. The population for the neighborhood in 2000 was 1,129, which is down 8.4% from 1,233 in 1990. There was also a decline in the number of families from 325 families in 1990 to 300 families in 2000.

Although the 2000 census data shows that the neighborhood is more diverse than 1990, it is still predominately Caucasian with 83% of the neighborhood population. In 2000 Census, African-Americans comprise 3.45% of the neighborhood population while Asians and other races make up 13.37% of the neighborhood population. Hispanic population has also grown from 163 or 13% of the total population in 1990 to 213 or 19% of the total population in 2000. Figure 2 and 3 show the changes in the demographic characteristics between 1990 and 2000.

Figure 2: Population by Race

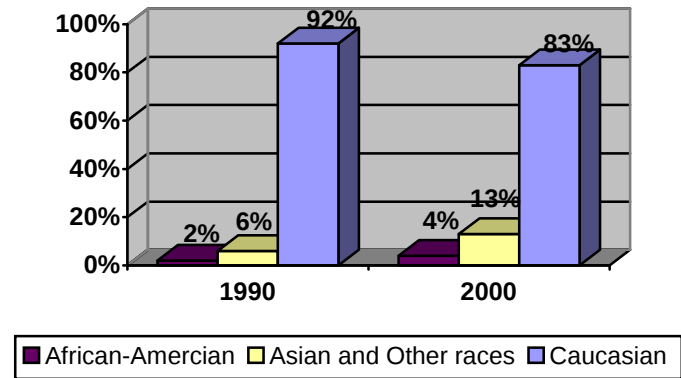
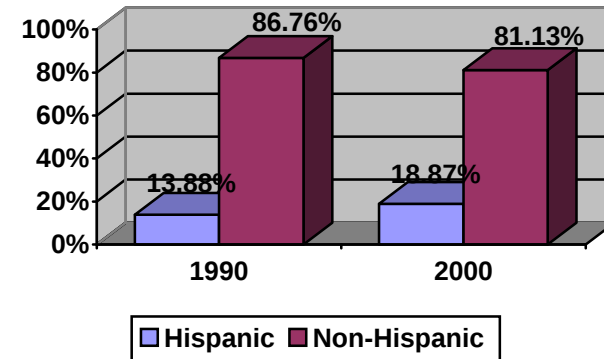


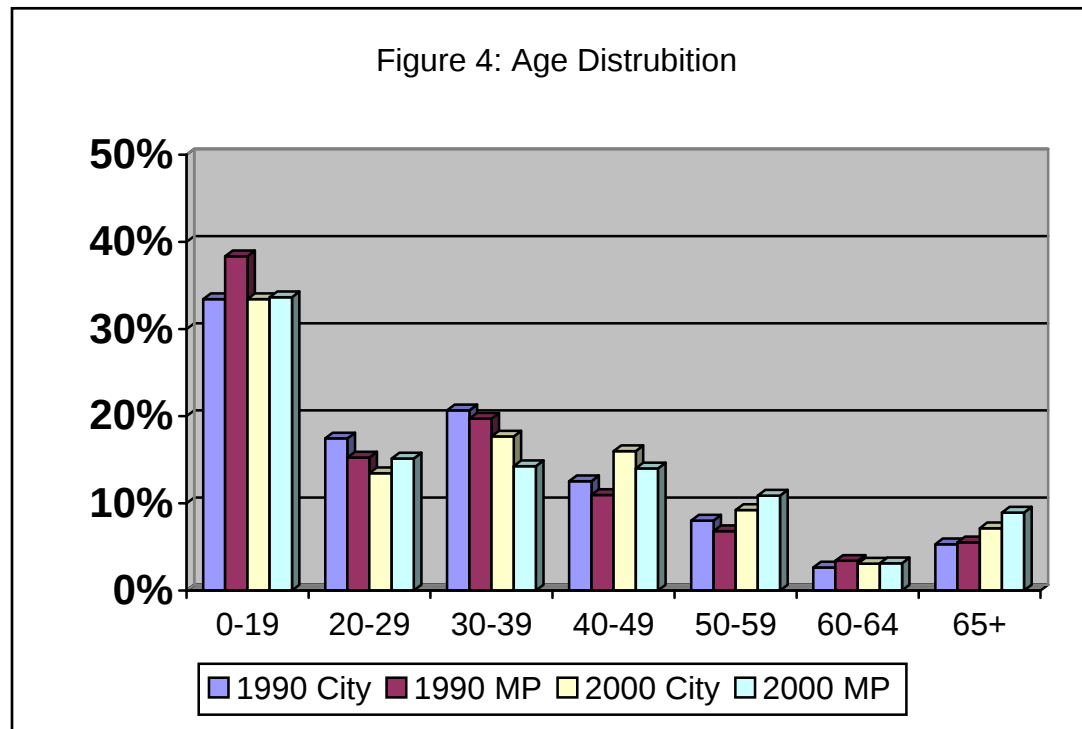
Figure 3: Hispanic Population



Census data shows that age distribution is consistent with citywide data. Between 1990 and 2000, the age group 19 and under still represented more than a third of the neighborhood population. However, age groups 40-49, 50-59, and 65 and over have increased in percentage

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of the total neighborhood population while the 19 and under and 30-39 age groups have shown a decrease. 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 Mesquite Park neighborhood. The neighborhood stakeholders with the assistance of the 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 the neighborhood objectives. Findings are presented in greater detail following the Summary below.

SUMMARY

The Mesquite Park neighborhood is a quality neighborhood that is described by its residents as quiet with good neighbors, mature trees, and close access to nearby commercial activity, parks and recreation, and emergency services. The goal of the Mesquite Park 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 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 staff assessment for each of the four planning elements, identified the issues and concerns that needed to be addressed.

Neighborhood Appearance

The neighborhood residents who attended meetings and returned neighborhood questionnaires identified housing conditions and property upkeep as major issues for the neighborhood. The meeting attendees were particularly concerned with repeating offenders of environmental codes such as parking on the grass, high grass and weeds, trash and junk, building conditions, etc.

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The staff assessment confirmed the neighborhood residents' concerns related to housing conditions and property upkeep. While the data shows that housing conditions have improved during 2004 and 2005, the neighborhood still faces the challenge of bringing the housing conditions up to par with the citywide average.

The neighborhood residents voiced strong opinions regarding property upkeep or environmental code violations. In addition, the review of the number and type of environmental code violations shows a high percentage of severe code violations. As a result of the information provided by neighborhood residents, the city's environmental code enforcement staff immediately initiated new enforcement techniques in order to make a more positive impact on the appearance of the neighborhood. However, more strategies will be needed in order to promote a positive neighborhood appearance.

Neighborhood Land Use & Zoning:

The Mesquite Park neighborhood is exclusively single-family residential with the exception of two public schools and a nursing home that is adjacent to the neighborhood. In addition, the neighborhood and the immediate surrounding area is entirely zoned Single-Family Residential, R-3. There is a conditional use permit for

the nursing home and two Planned Development District designations for a duplex where the schools are now located. The staff did not find any current or future conflicting land uses that would have a negative impact on the neighborhood. In addition, the neighborhood residents during the course of the neighborhood planning sessions did not express any concerns related to inappropriate land use in and around the neighborhood.

Neighborhood Safety

The main safety concern expressed by the neighborhood residents during the neighborhood planning meetings was speeding, particularly along the collector streets going through the neighborhoods: Wilkinson Drive, Sierra Drive, Paza Drive, and Newsom Road.

Additional safety issues relate to crime. There has been an increase in the number of crimes in the general area. The police reporting district is larger than the neighborhood, and therefore, the statistics may reflect more crimes than are actually taking place within the neighborhood. However, the crime numbers give an indication that overall the neighborhood may have experienced an increase in criminal activity or is vulnerable to the in-migration of criminal activity.

NEIGHBORHOOD INVENTORY & ANALYSIS

The Mesquite Park neighborhood appears to have adequate streetlighting throughout the neighborhood. An initial review by city staff found that all but one street intersection had streetlighting. Additional streetlights can be added every 500 feet in the mid block range of the street. The residents at the neighborhood meetings did not list streetlight issues as a concern for their neighborhood. However, on Map 9 the staff designated possible locations for additional streetlights.

Neighborhood Infrastructure

The main infrastructure concerns expressed by the neighborhood residents were the street condition of Sierra Drive and the unimproved alleys throughout the neighborhood. Sierra Drive, a two-lane collector street, was recently improved with an asphalt overlay. However, according to the City of Mesquite *2005 Thoroughfare Plan*, Sierra Drive is designated as a C3 collector street, which calls for two lanes with a turn lane. The improvement to a C3 collector is not scheduled on the Capital Improvements Plan. An upgrade along Sierra Drive and Wilkinson Drive to Paza Drive up to a C3 collector may be warranted.

The neighborhood drainage system involves two drainage channels that serve the surrounding area.

While some drainage channels are improved, there are unimproved portions of drainage that run through the neighborhood between Lindo and Rancho Drive. Additionally, along the north side of Sierra Drive there is reoccurring flooding of driveways when it rains. Upgrading Sierra Drive to a C3 collector street may provide the opportunity to address the drainage issues along Sierra Drive.

The alleys throughout the neighborhood are unimproved. While the alleys do provide access to utility services, it has been noted by residents that these unimproved surfaces can lead to rut formation and standing water. The city has an alley-paving petition program where the city pays 1/3 cost and the property owners on either side of the alley each pay 1/3 cost of the alley improvement. The cost of the program to residents of the lower income neighborhoods such as Mesquite Park may be contributing to the historical low level of participation. As a result, modifying the alley paving petition program to decrease the share of the property owners' cost may increase participation among the residents.

The sidewalk condition survey in 2004 revealed that large sections of the sidewalks within the neighborhood are in need of minor or major repairs. The City of Mesquite has

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a sidewalk improvement program that splits the cost 50/50 with the property owner. Like alleys, increasing the city's share of the program may increase property owner participation.

NEIGHBORHOOD INVENTORY & ANALYSIS

Neighborhood Appearance

Neighborhood appearance is 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 with property upkeep, as a major issue in the neighborhood.

Housing Conditions:

The information collected through the 2004 Residential Building Condition Survey shows a 64% 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 Mesquite Park. 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. The Rental Inspection Program and Enhanced Code Enforcement components of the Addressing Mesquite initiative implemented in 2005 produced improvements in the building conditions within Mesquite Park.

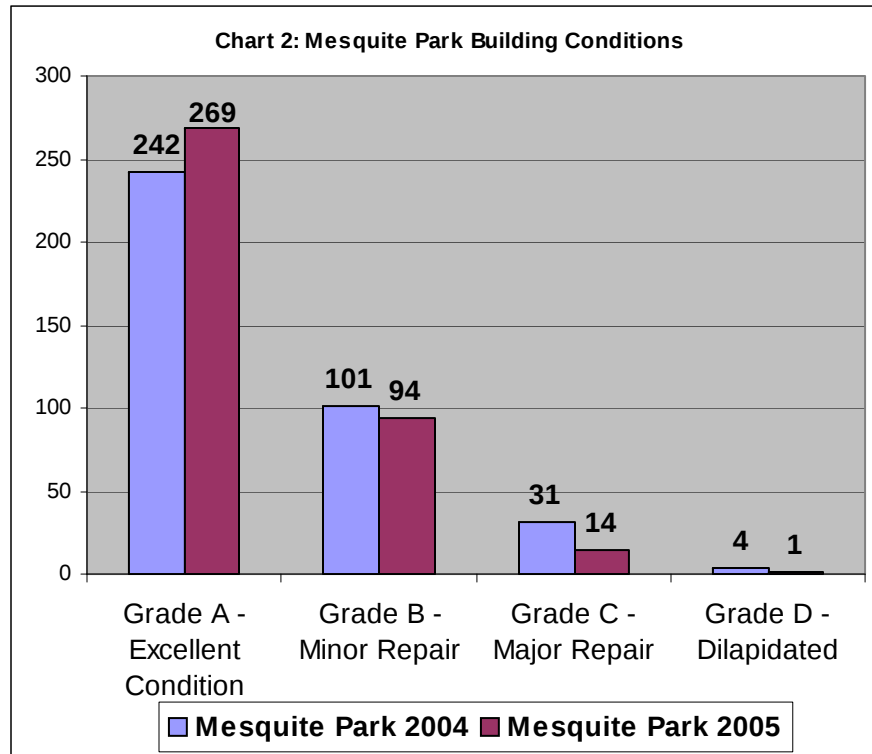
Community Development Department inspectors, in the role of trained observers, are constantly updating building conditions grades throughout the city. At the end 2005, the survey of building conditions shows an increase in the number of Grade A properties. See Figure 5 for a breakdown on the building conditions. Maps 2 & 3 show the building conditions in 2004 and 2005 respectively.

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There was an increase in neighborhood reinvestment in 2005. The building permit activity for home improvements, home additions, foundation repair, and garage conversion 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 an increase in the percentage of Grade A homes from 64% in 2004 to 71% in 2005. 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 overall building conditions to a level comparable with the citywide average of 84% Grade A.

Figure #5: 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

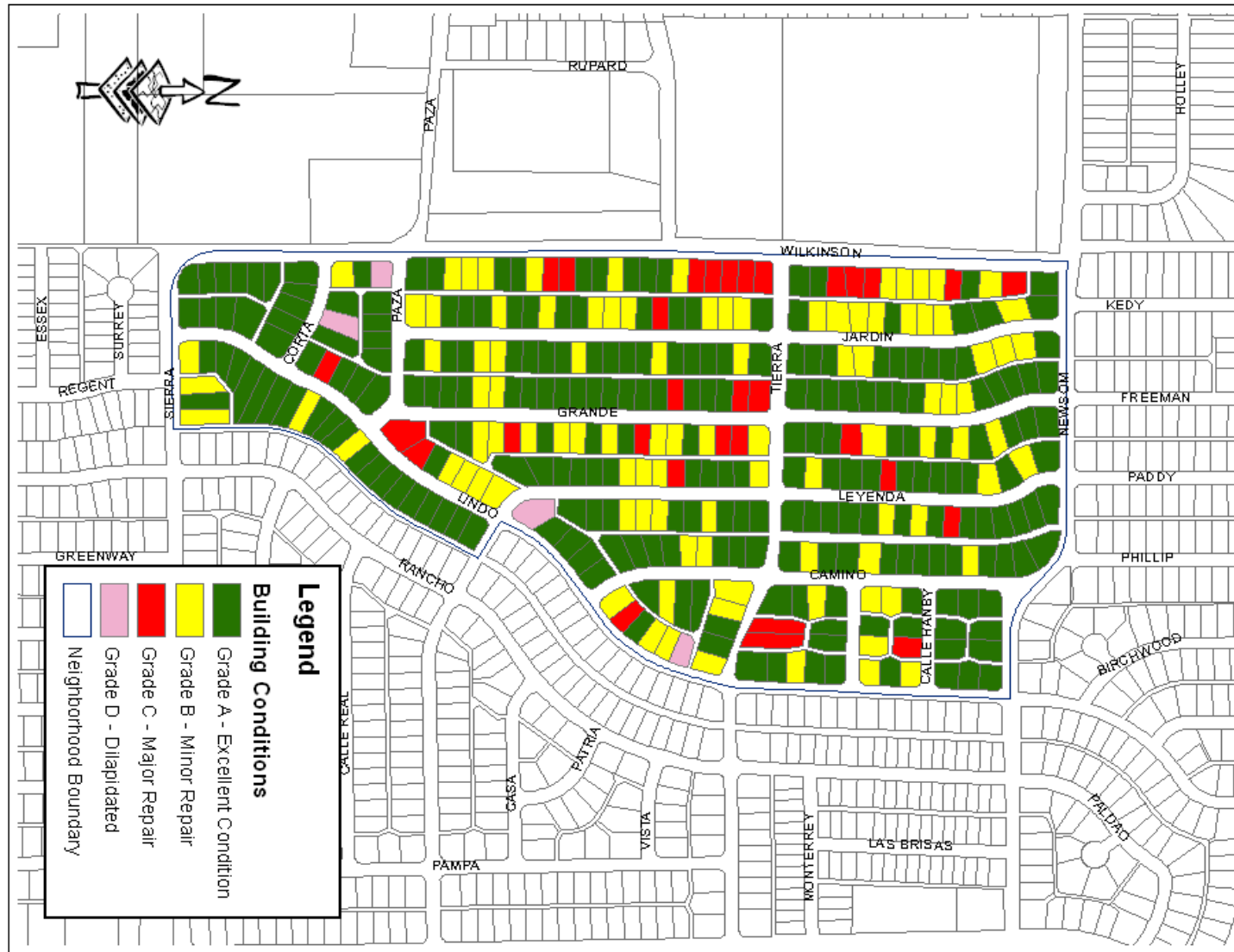
Grade C – Major Repair:

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:

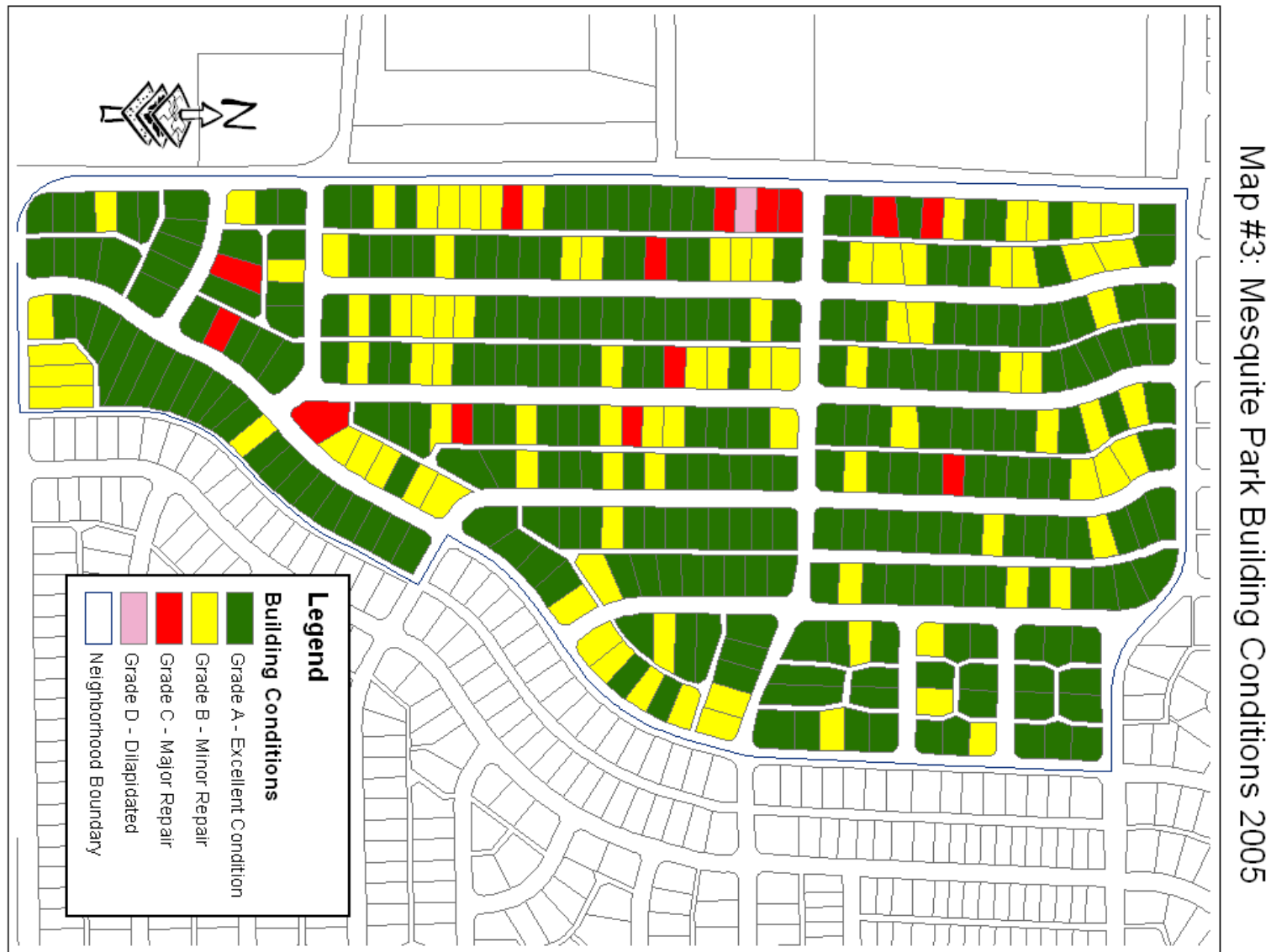
Eaves and cornice need replacing; large amount of roofing is missing; greater than 50% of wall area with exposed, bare, or decayed wood; numerous windows are broken or missing

NEIGHBORHOOD INVENTORY & ANALYSIS



Map #2: Mesquite Park Building Conditions 2004

NEIGHBORHOOD INVENTORY & ANALYSIS



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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 Mesquite Park neighborhood was 0.29. 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
Mesquite Park	0.29	0.29	0.35

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Neighborhood Infrastructure

Neighborhood Infrastructure covers issues that deal with drainage, sidewalk conditions, streets, and alleys. During the course of the neighborhood planning meetings, the residents were primarily concerned with street conditions and the lack of improved alleys.

Drainage

The Mesquite Park neighborhood currently has two drainage ditches that run north to south. See Map 4: Drainage. There is a small, unimproved drainage channel that runs between Lindo Drive and Rancho Drive on the eastern side of the neighborhood boundary. As the channel goes south from Newsom Road under Tierra Drive, the channel is improved. However, from Tierra Drive to Sierra Drive the channel is unimproved before flowing into the large improved drainage channel that runs south of Sierra Drive.



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The second is an improved drainage channel west of the neighborhood that runs parallel to Wilkinson Drive. The channel starts from Mesquite High School located north of the neighborhood. The improved drainage channel ends as it reaches Paza Drive to the south. The drainage continues south as an unimproved channel. Most of this drainage channel is free of any obstructions to water flow, however, south of Paza Drive the channel is unimproved and has overgrown vegetation.

The residents have noted that along the north side of Sierra Drive when it rains, the water does not drain properly and that water collects in the homeowners' driveways. Upgrading Sierra Drive and Wilkinson Drive north to Paza Drive should involve addressing the drainage issues along Sierra Drive.

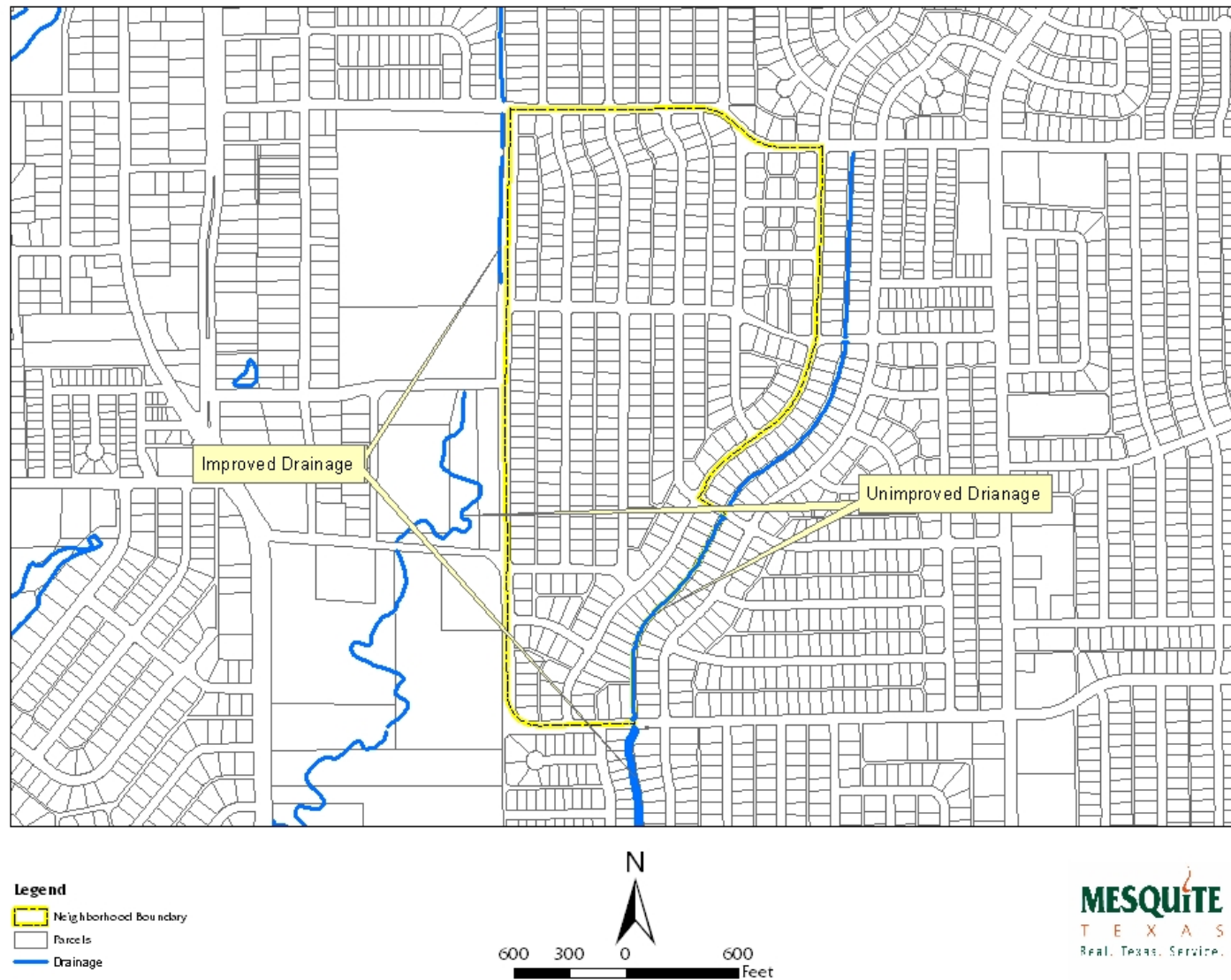
Sidewalks

Sidewalks are present throughout the neighborhood. However, according to the 2004 Building Condition Survey, a majority of the sidewalks within the neighborhood are in need of at least some repair. See Map 5: Sidewalk Conditions. The collector streets that lead in and out of the neighborhood for the most part have sidewalks except for Paza Drive from Belt Line Road to Wilkinson Drive, which lacks sidewalks for pedestrian movement.

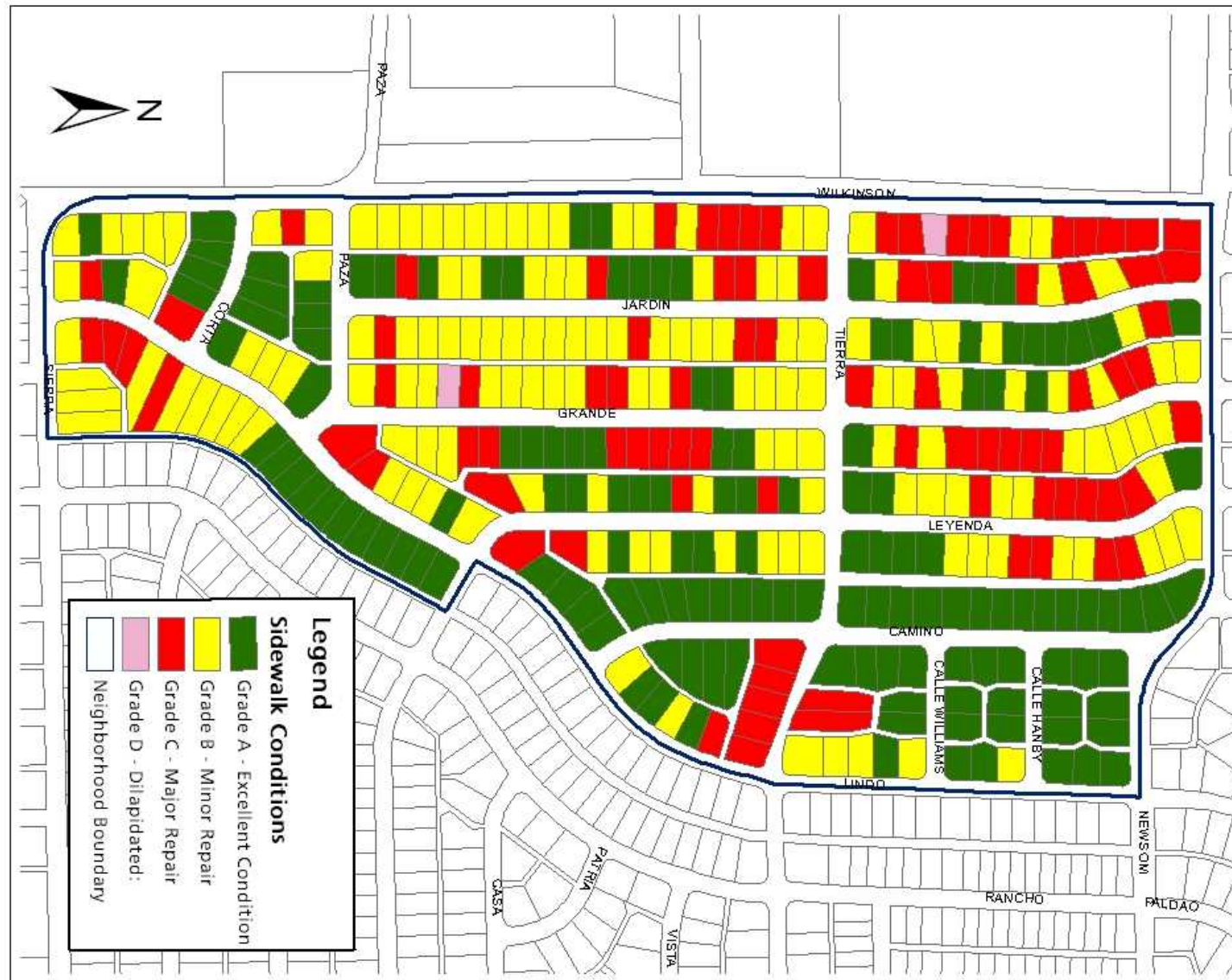


NEIGHBORHOOD INVENTORY & ANALYSIS

Map #4: Mesquite Park Drainage Map



NEIGHBORHOOD INVENTORY & ANALYSIS



Map #5: Mesquite Park Sidewalk Conditions 2004

NEIGHBORHOOD INVENTORY & ANALYSIS

Streets & Alleys

The City of Mesquite's *2005 Thoroughfare Plan* groups the streets within the Mesquite Park neighborhood in the following classifications.

Mesquite Park Neighborhood Street Classification

See Map 6: Street Classification

Collector Streets: Newsom Road, Paza Drive (from Belt-line Road to Wilkinson Drive), Sierra Drive, and Wilkinson Drive

Residential Streets: Camino Drive, Leyenda Drive, Grande Drive, Jardin Drive, Lindo Drive, Corta Drive, Callie Williams, Callie Hanby, and Paza Drive (from Wilkinson Drive to Lindo Drive)

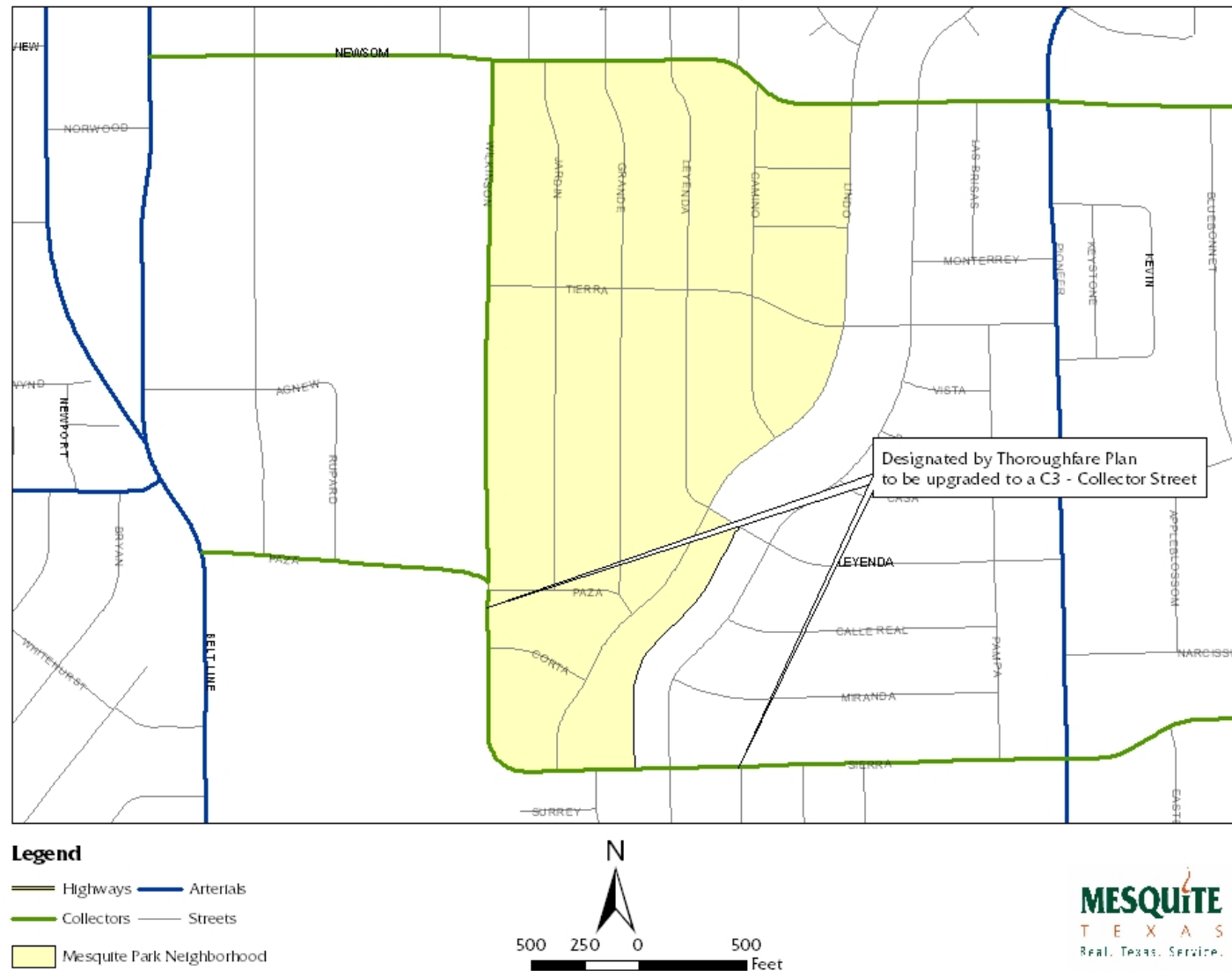
The residential streets listed above that provide circulation through the neighborhood are all paved and curbed. Newsom Road and Wilkinson Drive are up to standards as collector streets; however, Paza Drive, 1100 block of Wilkinson Drive and Sierra Drive lack curbs and gutters. While Sierra Drive and Wilkinson Drive to Paza Drive are both designated as collector streets on the city's *2005 Thoroughfare Plan*, they are not scheduled on the city's 5-year *Capital Improvement Plan*

for further improvement. Sierra Drive and Wilkinson Drive to Paza Drive received an asphalt overlay during the summer of 2006. The collector streets provide ample access to and from two nearby arterials, Belt Line Road and Pioneer Road. The alleys throughout the neighborhood provide access to the utilities however the alleys are unimproved and, as a result, require grading to prevent standing water.



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Map #6: Mesquite Park Street Classification



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. In the initial review of the neighborhood, the Community Development staff did not find any significant land use conflicts. Moreover, the neighborhood residents did not express any concerns about the land uses or zoning in and around the neighborhood.

Land Use

Single-family residential use is the exclusive land use within the Mesquite Park neighborhood. However, located adjacent to the western boundary of the neighborhood along Wilkinson Drive are two public education uses in Black Elementary and Agnew Middle School. In addition, a nursing home is located at the southwest corner of the Paza Drive and Wilkinson Drive intersection. Neither use casts off any negative impacts to the neighborhood. See Map 7: Land Use and Map 8: Zoning.

Zoning

The Mesquite Park neighborhood and its adjacent properties are zoned R-3, single-family residential. The

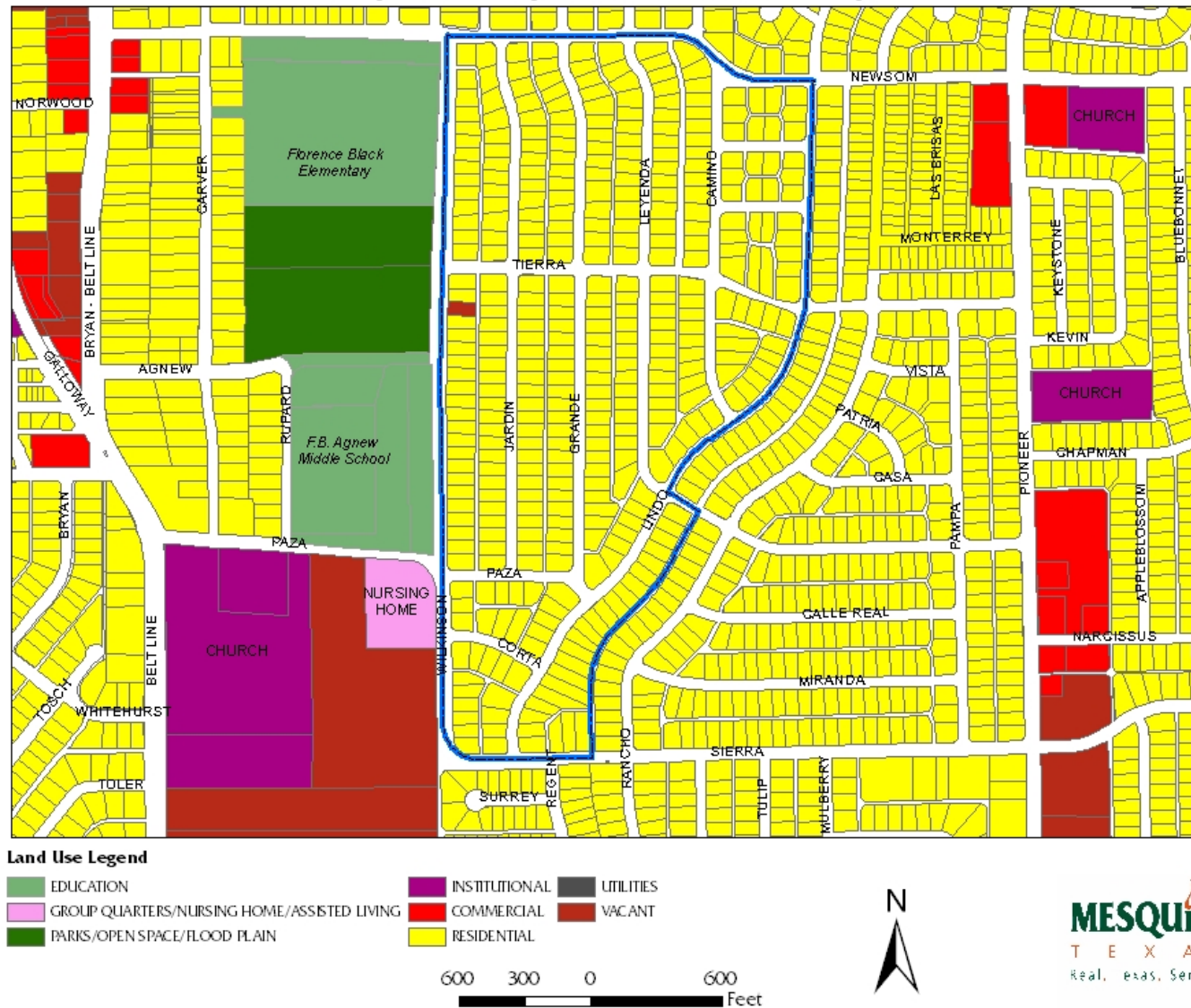
Black Elementary and Agnew Middle School on Wilkinson Drive are permitted uses under single-family residential. While the nursing home at the corner of Wilkinson and Paza is not a permitted use under the single-family residential zoning district, the business has a Conditional Use Permit under Ordinance #1175 to operate a nursing home. If the nursing home discontinues operation for more than six months, then the Conditional Use Permit will expire and the nursing home will no longer be permitted to operate without a change in zoning. In Appendix B, there is a list of permitted uses for residential districts.

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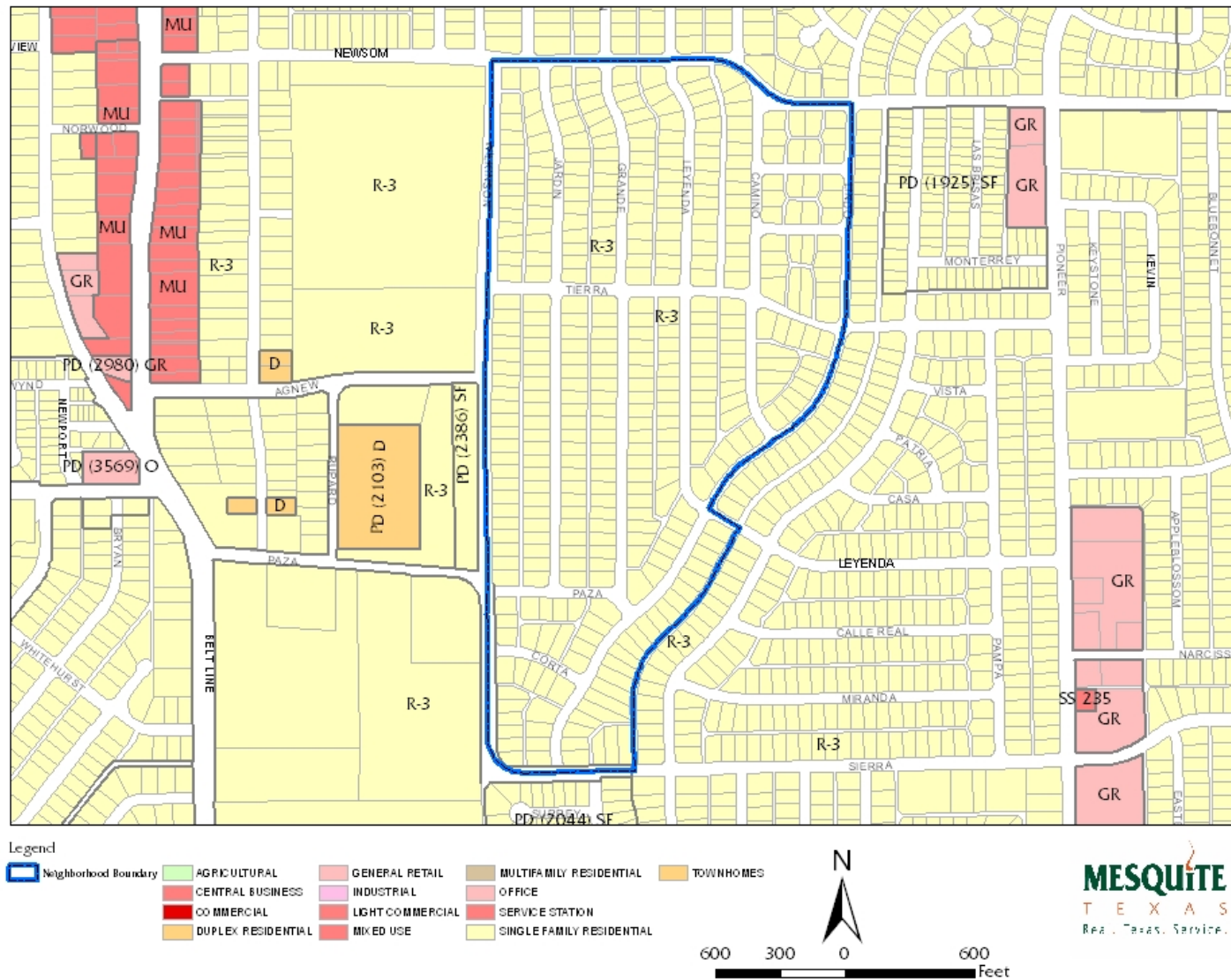
NEIGHBORHOOD INVENTORY & ANALYSIS

Map #7: Mesquite Park Land Use Map



NEIGHBORHOOD INVENTORY & ANALYSIS

Map #8: Mesquite Park Zoning Map



NEIGHBORHOOD INVENTORY & ANALYSIS

Neighborhood Safety

Neighborhood Safety includes issues related to crime, streetlighting, traffic and personal security. The neighborhood residents mainly expressed concerns related to speeding.

Crime

The stakeholders that attended the neighborhood meetings did not indicate any crime issues within the neighborhood. However, a review by city staff of the Crime-Reporting District 831 indicates slight increases in criminal activity each year from 2000 to 2005 with the exception of 2002. As shown in Table 3, Crime Reporting District 831: larceny has the highest number of incidences. Larceny is followed by burglary, auto theft, and assault. It is important to note that Crime Reporting district 831 does not correspond precisely to the boundaries of the Mesquite Park neighborhood. (See Map 9: Crime District Reporting) Nevertheless, given its proximity and the migration that normally occurs in criminal activity, it is reasonable to assume that Mesquite Park may suffer from some of the problems attached to the larger reporting district.

Table 3: Crime Stats

Crime	2000	2001	2002	2003	2004	2005
Rape	0	1	0	0	1	0
Robbery	3	3	2	4	0	3
Assault	7	11	10	8	11	9
Burglary	9	15	26	24	27	25
Larceny	66	118	96	120	118	119
Auto Thief	3	10	9	13	8	19
Homicide	0	0	0	0	0	2
Total	88	158	142	169	165	177

Street Lighting

As shown in Map 10: Neighborhood Streetlighting, streetlighting exists throughout the neighborhood. The general standard for street lighting 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 27 streetlights attached to wooden utility poles maintained by TXU Electric Delivery within the neighborhood.

The staff review found that the neighborhood has good streetlight coverage with the exception of a few areas that lacked streetlighting based on the general residential streetlighting standards. The intersection of Paza Drive

NEIGHBORHOOD INVENTORY & ANALYSIS

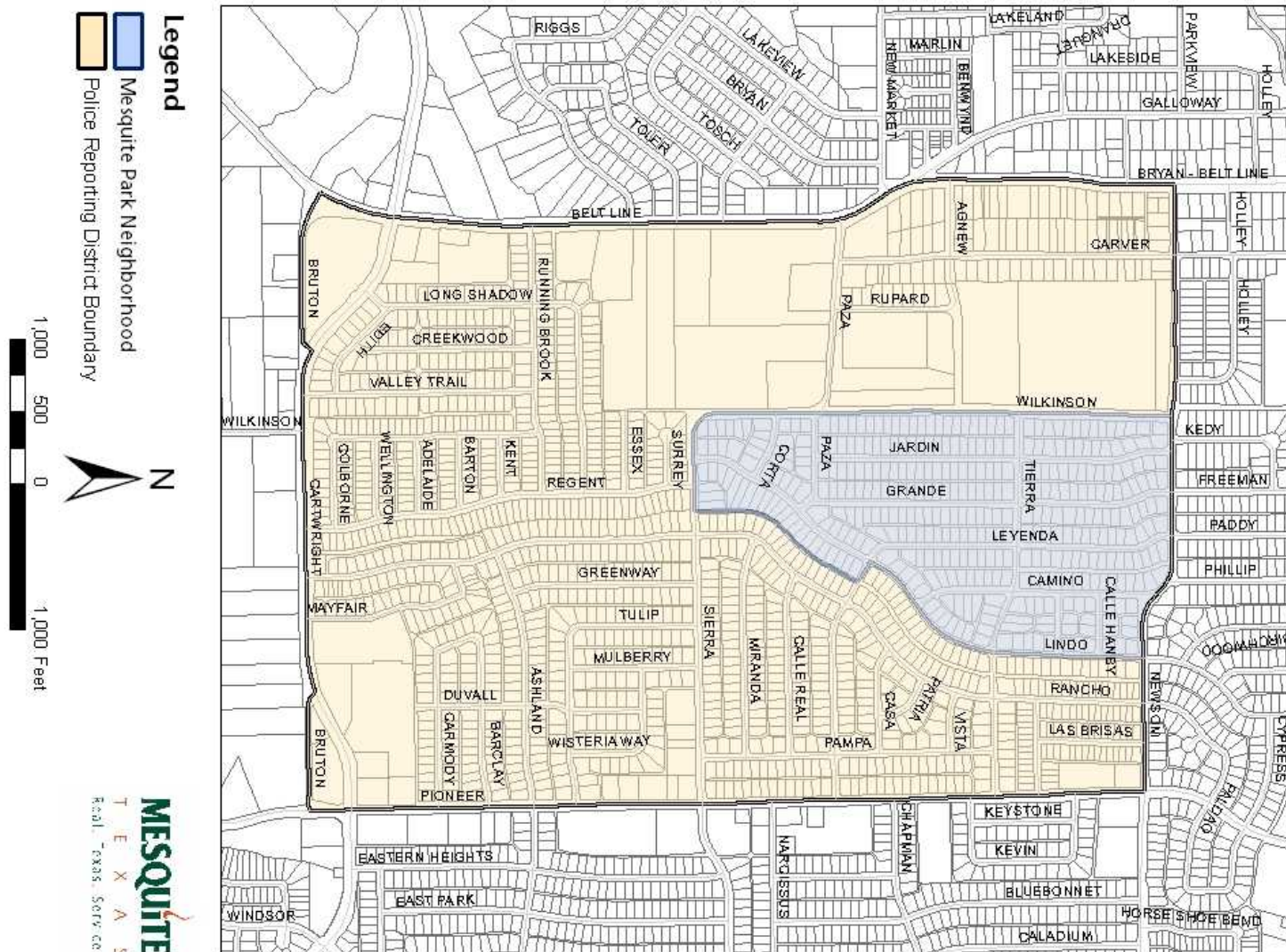
and Jardin Drive is the only street intersection that does not have streetlighting. The residents did not identify streetlighting as an issue for the neighborhood; however, there is a process where the city staff will work with residents to identify areas for additional streetlighting.

Traffic

During the neighborhood planning session on January 12, 2006, residents, and the neighborhood questionnaires from June 2005, identified speeding as a major issue for the neighborhood. During the planning sessions, the residents indicated speeding along Wilkinson Drive, Sierra Drive, Newsom Road, and Paza Drive from Belt Line Road to Wilkinson Drive. This is an important safety issue because the adjacent elementary and middle schools generate a significant amount of pedestrian traffic. While the sidewalks on Wilkinson Drive and on the north side of Sierra Drive provide for safe pedestrian traffic, Paza Drive does not have any sidewalks from Belt Line Road to Wilkinson Drive.

NEIGHBORHOOD INVENTORY & ANALYSIS

Map #9: Police Reporting District 831



NEIGHBORHOOD INVENTORY & ANALYSIS

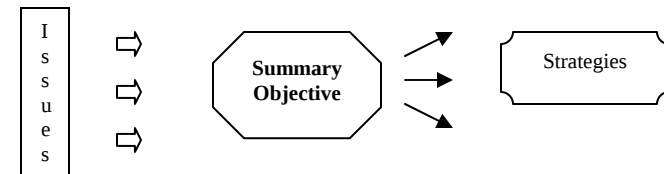
Map #10: Mesquite Park Existing Streetlights Map



NEIGHBORHOOD STRATEGIES for CHANGE

The Mesquite Park 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, 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 May 16, 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 meeting. 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 APPEARANCE

Issues and Concerns Identified by Residents

- The high number of environmental code violations and repeat offenders are having a negative impact on the appearance of the neighborhood
- The generally poor state of building conditions and property maintenance are creating a negative impact on property values and the appearance of the neighborhood
- Most code violations occur after hours and during the weekend when the area is not surveyed for code violations

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
- NA2. Expand code enforcement inspection surveys after hours and the weekends
- NA3. Decrease the amount of time allowed for compliance before taking action against the violator
- NA4. Develop alternative methods for delivering code enforcement notices

NEIGHBORHOOD STRATEGIES for CHANGE

NEIGHBORHOOD INFRASTRUCTURE

Neighborhood Infrastructure Issues and Concerns

- The condition of Sierra Drive; Sierra Drive, a two-lane collector street, has recently received an asphalt overlay. However, according to the City of Mesquite Thoroughfare Plan, Sierra Drive is a C3 collector street, which calls for two lanes with a turn lane
- The unimproved alleys throughout the neighborhood, which provide access to utility trucks that create ruts that hold water
- The condition of Tierra and Leyenda Drive
- City Staff rates Paza Drive, Sierra Drive, Tierra Drive, and Grande Drive as grade level 3 condition

Summary Objective

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

Strategies for Change

- NI 1. Improve Sierra Drive and Wilkinson north to Paza Drive up to a C3 collector street with three lanes and curb and gutter
- NI 2. Improve the grading of the unimproved alleys within the neighborhood
- NI 3. Increase the city's share of the cost in the alley-paving program from 33% to 70% and lower the property owner cost on each side of the alley to 15%
- NI 4. 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
- NI 5. Repair the following streets with a level 3 assessment:
 - • Paza Drive from Wilkinson Drive to Lindo Drive
 - • Grande Drive from Newsom Road to Paza Drive
 - • Tierra Drive from Pioneer Road to Wilkinson Road

NEIGHBORHOOD STRATEGIES for CHANGE

NEIGHBORHOOD SAFETY

Neighborhood Safety Issues and Concerns

- Speeding along Wilkinson Drive, Sierra Drive, Newsome Road, Paza Drive from Beltline Road to Wilkinson Drive, and Tierra Drive
- Street parking restricting accesses and visibility particularly by commercial vehicles
- City staff identified installing additional streetlights at the mid block range and at a street intersection will benefit neighborhood safety

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 ways to reduce speeding within the neighborhood
- NS 2. Work with residents to identify areas to install additional streetlighting within the neighborhood
- NS 3. Improve enforcement of commercial vehicle parking within the neighborhood

NEIGHBORHOOD STRATEGIES for CHANGE

NEIGHBORHOOD LAND USE & ZONING

Neighborhood Land Use & Zoning Issues and Concerns

- The high number of rental properties within the neighborhood

Summary Objective

Increase the number of owner occupied homes within the neighborhood.

Strategies for Change

NLZ 1. Research and implement first-time homebuyer program to assist potential homeowners in purchasing a home

The ultimate purpose of providing an 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 thirteen 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

NEIGHBORHOOD STRATEGIES for CHANGE

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 strategy tables below display the results of voting by the residents who attended the meeting on May 16, 2006. Priorities are presented for the strategies grouped by planning element, and then relative to all other neighborhood strategies.

STRATEGIES BY PLANNING ELEMENT AND RANK

Strategy		# Red Votes 5pts	# Green Votes 4pts	# Blue Votes 3 pts	# Yellow Votes 1pts	Total Votes	Weighted Value
Appearance	NA 2	2	0	1	2	5	15
	NA 1	0	0	0	12	12	12
	NA 3	0	1	0	3	4	7
	NA 4	0	0	0	0	0	0
Infrastructure	NI 4	5	3	1	0	9	40
	NI 1	6	0	2	0	8	36
	NI 3	1	4	3	0	8	30
	NI 5	0	3	1	0	4	15
	NI 2	0	2	1	0	3	11
Safety	NS 1	0	0	4	4	8	16
	NS 3	0	1	1	4	6	9
	NS 2	0	0	0	2	2	2
Land Use	NLZ 1	0	0	0	0	0	0

NEIGHBORHOOD STRATEGIES for CHANGE

STRATEGIES BY OVERALL RANK

Strategy (High priority) ↓ (Low priority)		Strategy Statement
HIGH	NI4	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
	NI1	Improve Sierra Drive and Wilkinson north to Paza Drive up to a C3 collector street with three lanes and curb and gutter
	NI3	Increase the city's share of the cost in the alley-paving program from 33% to 70% and lower the property owner cost on each side of the alley to 15%
MODERATE	NS1	Research and implement innovative ways to reduce speeding within the neighborhood
	NA2 / NI5	Expand code enforcement inspection surveys after hours and the weekends
		Repair the following streets with a level 3 assessment: · Paza Drive from Wilkinson Drive to Lindo Drive · Grande Drive from Newsom Road to Paza Drive · Tierra Drive from Pioneer Road to Wilkinson Road
	NA1	Focus code enforcement efforts on 5 code items that have the biggest impact on neighborhood appearance
	NI2	Improve the grading of the unimproved alleys within the neighborhood
LOW	NS3	Improve enforcement of commercial vehicle parking within the neighborhood
	NA3	Decrease the amount of time allowed for compliance before taking action against the violator
	NS2	Work with residents to identify areas to install additional street lighting within the neighborhood
	NA4	Develop alternative methods of delivering code enforcement notices

NEIGHBORHOOD ACTION MATRICES

PLAN IMPLEMENTATION: The 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.

The Action Matrices are customized plans for implementing the strategies in 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.

<u>Actors</u>	The neighborhood residents, absentee property owners, the city, and other entities all have a mutual responsibility for carrying out the plan.
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<u>Funding</u>	Mesquite Park is an income-qualifying neighborhood and CDBG funds will remain a principal, though not exclusive, funding source.
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<u>Time Frame</u>	All strategies are deemed important, but they cannot all be accomplished immediately. They also vary in technical complexity or the amount of coordination required. In general, the strategies with higher priority, less complexity and fewer actors have a shorter timeframe for implementation.
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NEIGHBORHOOD ACTION MATRICES

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 (will be determined by the neighborhood residents)	M	NR City CDD	City CDBG	6-18 mos.	✓ Upgrade 25% of Grade B properties to Grade A ✓ Reduction in severity index
NA2. Expand code enforcement inspection surveys during after hours and the weekends	M	NR City CDD	City CDBG	6-12 mos.	✓ Increase weekend trained observer rating by 25%
NA3. Decrease the amount of time allowed for compliance before taking action on the violation ¹	L	NR City CDD	City	6-12 mos.	✓ Policy change adopted ✓ Improve Stage I resolution by 10%
NA4. Develop alternative methods of delivering code notices	L	NR CDD	City CDBG	6-12 mos.	
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					

¹ Includes consideration of providing only one Notice of Violation. Would require City Council concurrence.

NEIGHBORHOOD ACTION MATRICES

NEIGHBORHOOD INFRASTRUCTURE					
Strategy Item	Priority	Actors	Funding Source	Timeframe	Performance Measure
NI2. Improve Sierra Drive and Wilkinson north to Paza Drive up to a C3 collector street with three lanes and curb and gutter	H	City	CIP	24-60 mos.	✓ Project completed
NI3. Improve the grading of the unimproved alleys within the neighborhood	M	City	City	24-60 mos.	✓ Linear feet of alley graded
NI4. Increase the city's share of the cost in the alley paving program from 33% to 70% and lower the property owner cost on each side of the alley to 15% ¹	H	City NR	City CIP NR	3-12 mos.	✓ Policy change adopted
NI5. Update 2004 Sidewalk Conditions survey; target properties with below grade B condition sidewalks for sidewalk improvements with the city share increase up to 100% ¹	H	City CDD NR	CDBG CIP	12-48 mos.	✓ Update survey ✓ Policy change adopted ✓ Reduce % of <Grade A sidewalks by 25%
NI6. Repair the following streets with a level 3 assessment: – Leyenda Drive from Newsom Road to Tierra – Grande Drive from Newsom Road to Paza Drive – Tierra Drive from Pioneer Road to Wilkinson Road	M	City	CIP	24-60 mos.	✓ Projects completed

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

¹ City Council policy change required.

NEIGHBORHOOD ACTION MATRICES

NEIGHBORHOOD SAFETY					
Action Item	Priority	Actors	Funding Source	Timeframe	Performance Measure
NS1. Research and implement innovative ways to reduce speeding within the neighborhood	M	City NR	City	6-12 mos.	✓ Project(s) completed
NS2. Work with residents to identify areas to install additional streetlighting within the neighborhood	L	City CDD NR	City	12-36 mos.	✓ # of lights installed
NS3. Improve enforcement of commercial vehicle parking within the neighborhood	L	City CDD	City CDBG	6-18 mos.	✓ Reduction in CV violations
				Abbreviations:	
				NA NI NS NLUZ	Neighborhood Appearance Neighborhood Infrastructure Neighborhood Safety Neighborhood Land Use and Zoning
				Actors and Funding Sources:	
				CDD City CDBG CIP NR 4B MQL	Community Development Department City departments (unspecified) Community Development Block Grants Capital Improvements Program Neighborhood Residents 4B Quality of Life Corporation

NEIGHBORHOOD PLAN EVALUATION, MONITORING, AND UPDATING

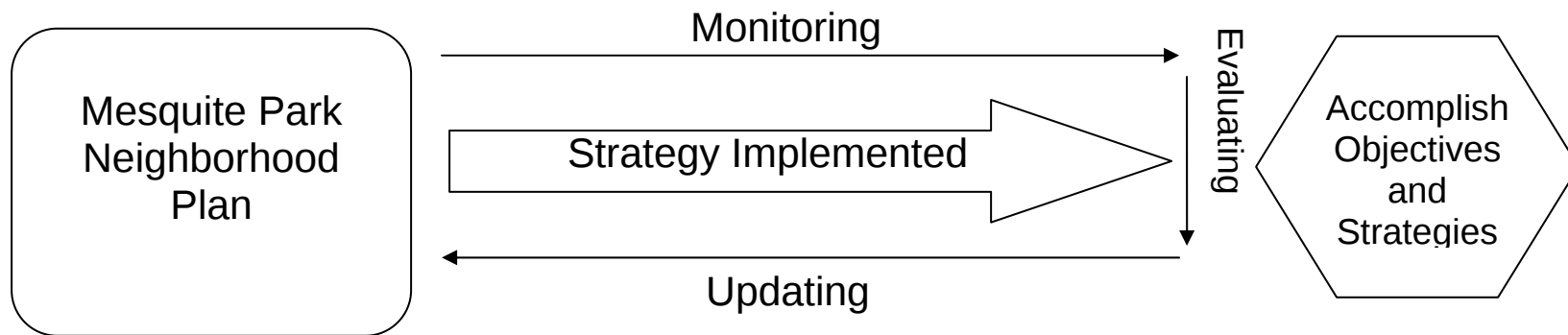
Planning adapts to changing conditions in a neighborhood. In order to ensure successful implementation of the Mesquite Park Neighborhood Plan and maintain its continuing viability, the neighborhood residents and Community Development Department must work collaboratively to monitor and evaluate the plan's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



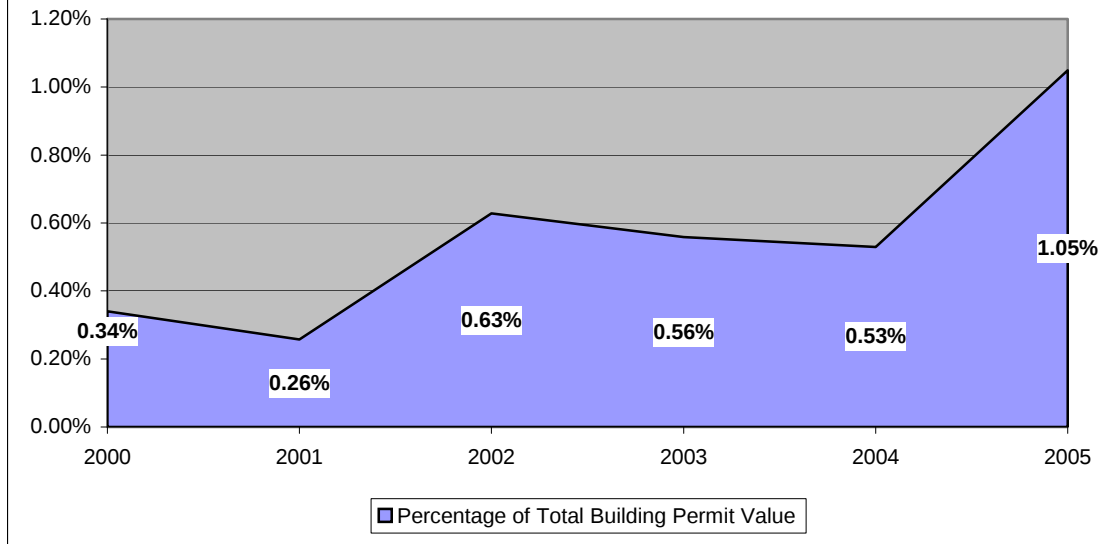
APPENDICES

Table 5: Residential Building Permit Activity

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%
Total Priority Neighborhoods	20	\$128,857	0.34%	32	\$142,099	0.26%	46	\$252,922	0.63%	43	\$212,001	0.56%	40	\$229,178	0.53%	53	\$441,420	1.05%
Citywide	1,319	\$37,936,720		1,522	\$55,177,897		1,681	\$40,234,629		1,626	\$37,932,881		1,421	\$43,306,903		1,390	\$42,073,344	

**Does not include new single-family construction*

Chart 6:
Total Priority Neighborhood Building Permit Activity by Percentage of Citywide Permit Value



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

Appendix B:

2-203 Mesquite Zoning Ordinance – Permitted Residential Uses

3-203 Mesquite Zoning Ordinance – Permitted Nonresidential Uses