



# Trend Scenario



# Assumptions

---

- ▶ Population increase – 33,000
- ▶ Zoning and annexation will follow current trends
- ▶ Existing single-family developments will continue at their current rates
- ▶ All entitled multifamily projects will be constructed
- ▶ Utilities will be extended as needed by developers



# Demographics

---

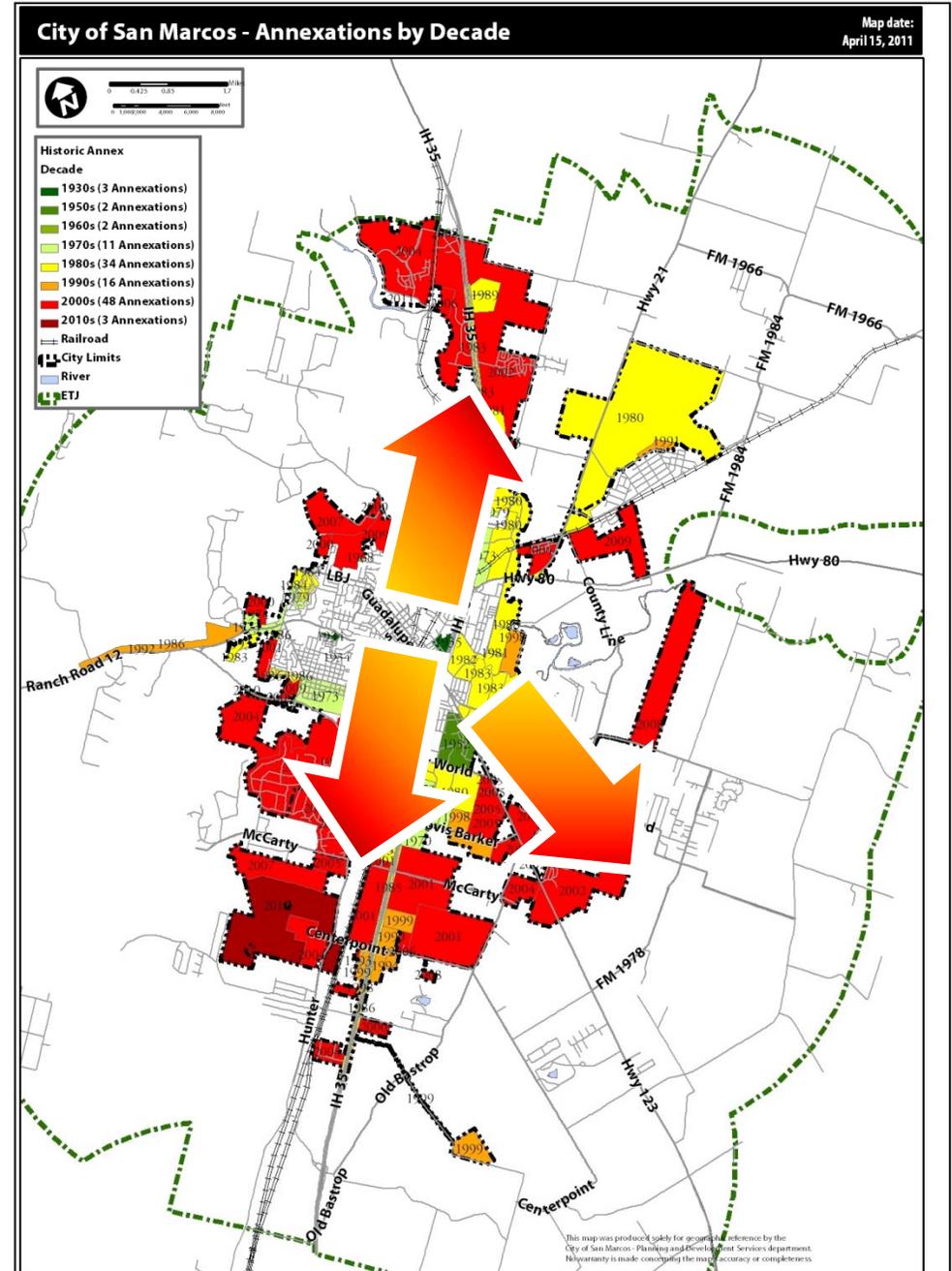
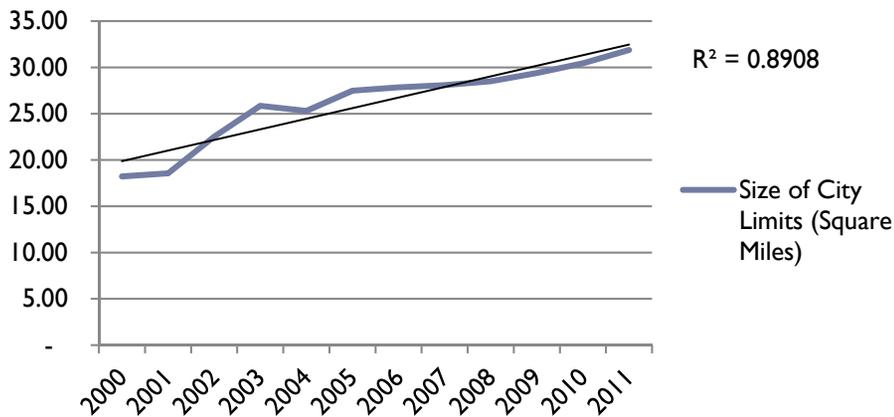
- ▶ Current City Limits and ETJ Population -
- ▶ 2035 population increase - ~33,000 for City Limits and ETJ
  - ▶ Source: Texas State Data Center



# Annexations

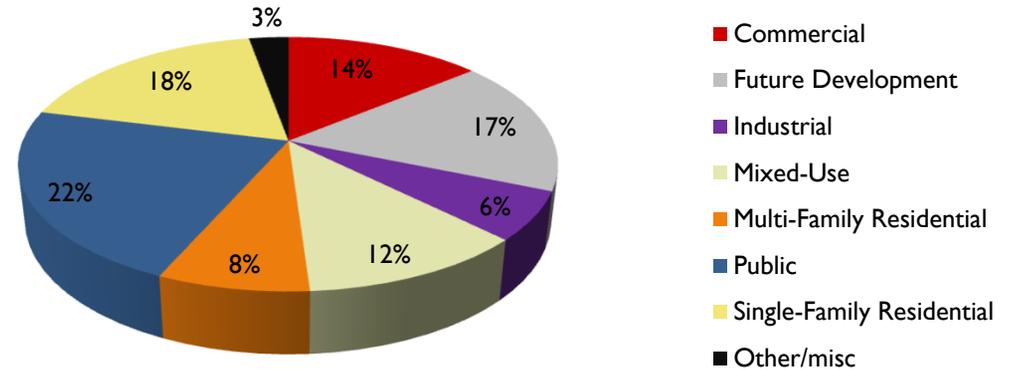
- ▶ Current City Limits 32 square miles
- ▶ 2035 – 60 square miles

## Size of City Limits (Square Miles)

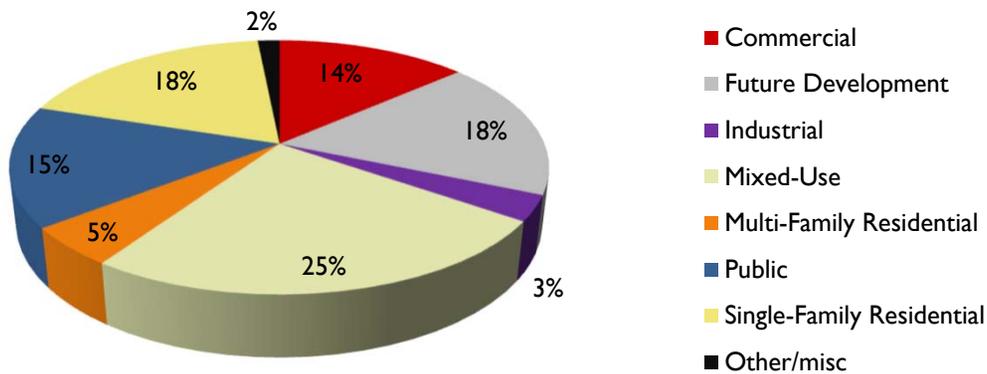


# Zoning

## Current Zoning Composition (% of area of City Limits)



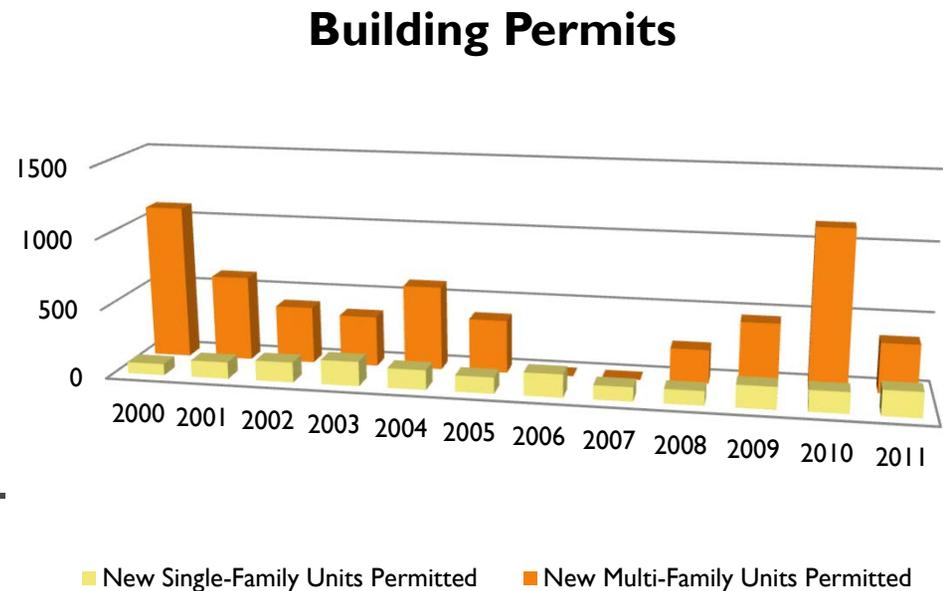
## 2035 Zoning Composition (% of area of City Limits)



# Building Permits

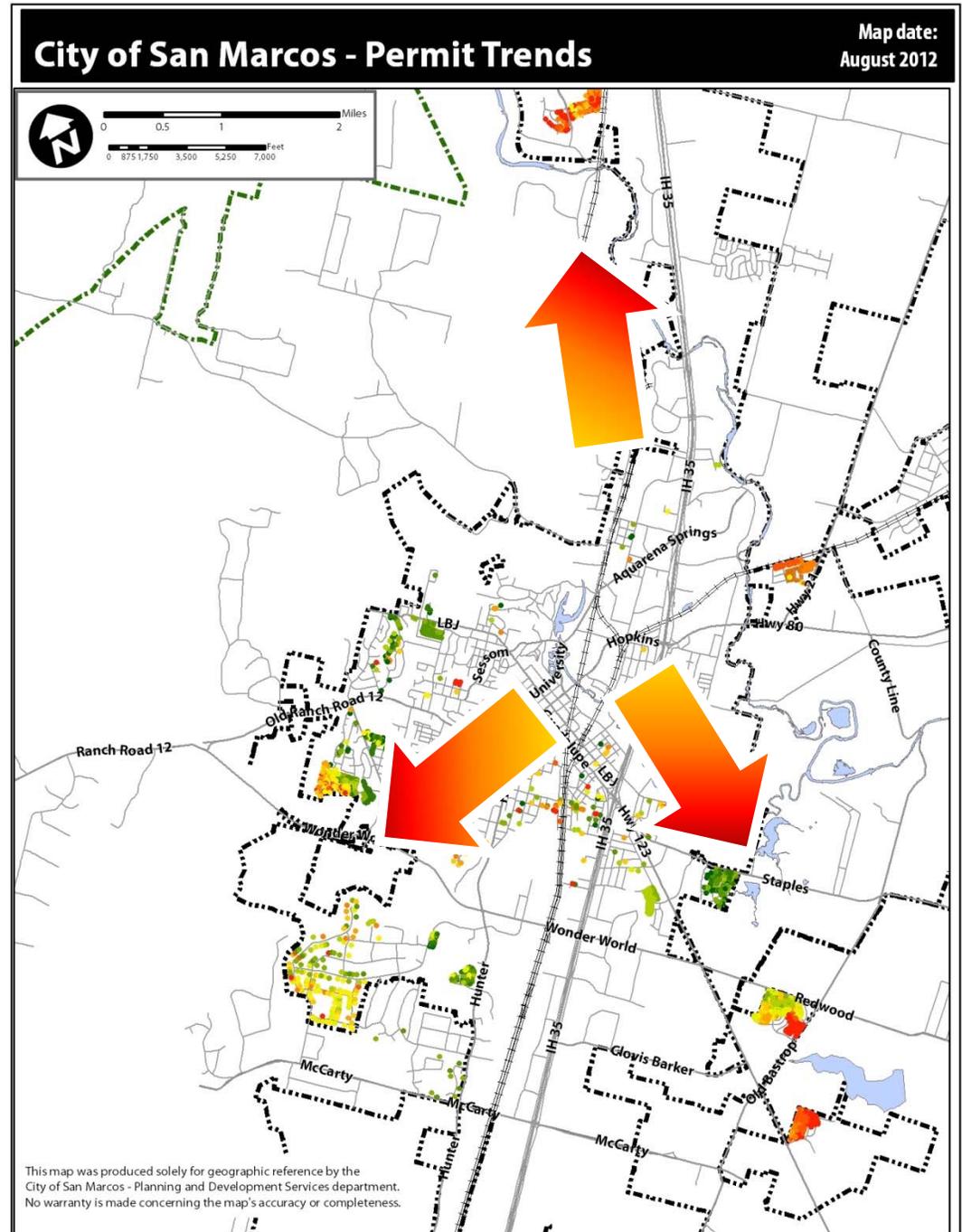
---

- ▶ **Trend**
  - ▶ Multifamily – 75% of new units
  - ▶ Single-family – 25% on new units
- ▶ **2010 Census**
  - ▶ 75% of households renter-occupied
  - ▶ 25% owner-occupied
- ▶ **33,000 new residents**
  - ▶ 3,600 new SF units
  - ▶ 11,000 new mf units



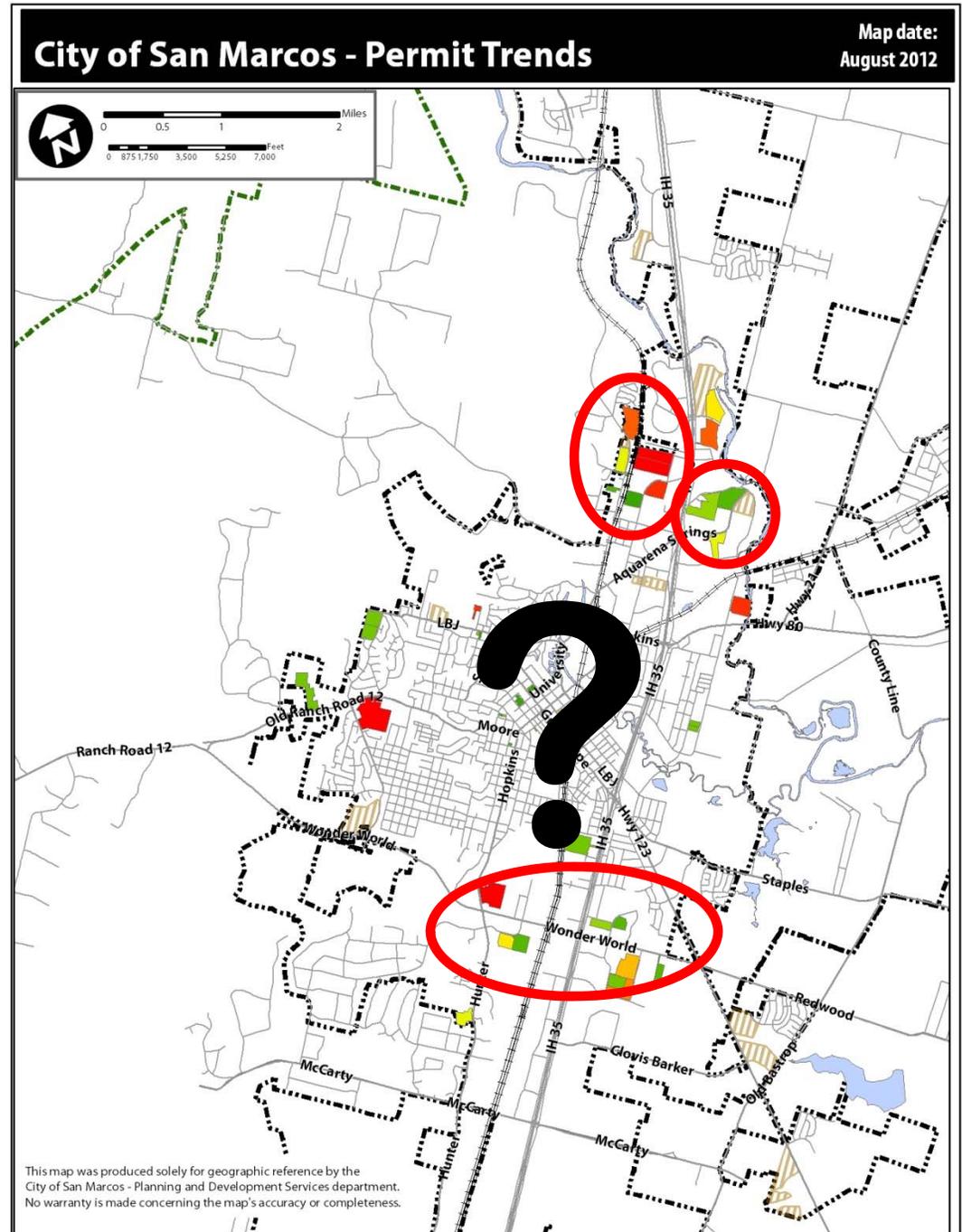
# Building Permits

- ▶ Single-family units issued 2000-2011



# Building Permits

- ▶ Multi-family units issued 2000-2011



# Building the trend map

---

- ▶ Populate existing single-family projects at current growth rate
  - ▶ 2,861 units in entitled developments
  - ▶ 739 additional units required
- ▶ All entitled multifamily will be constructed
  - ▶ 4,304 new units in entitled projects
  - ▶ 6,696 additional units required
- ▶ Locations based on current trends
- ▶ Add in commercial based on current ratios
- ▶ New utilities and street requirements calculated

