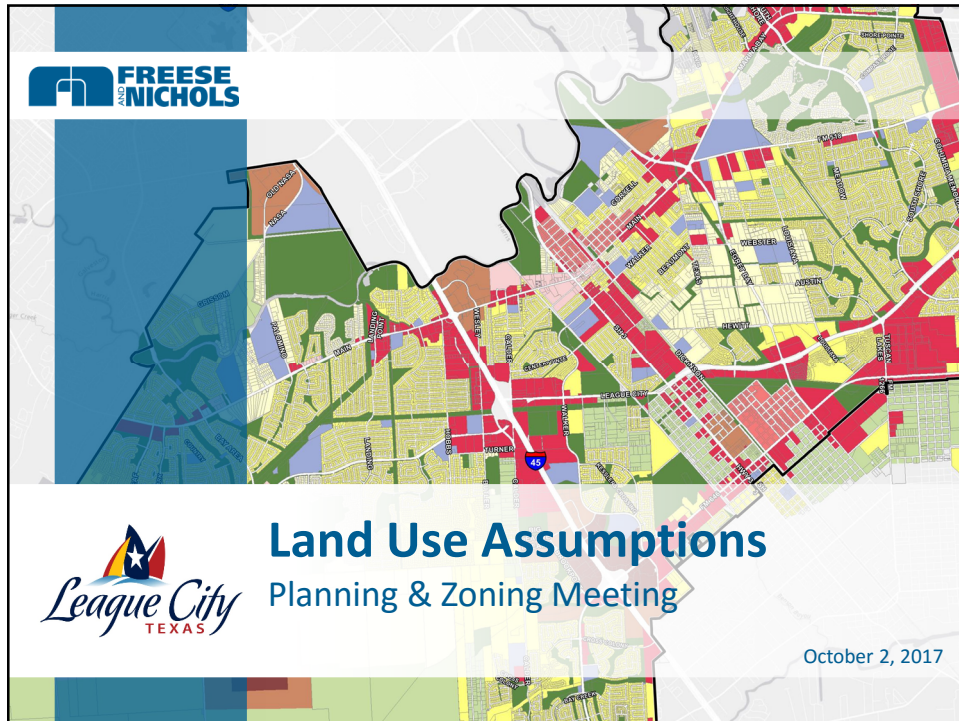
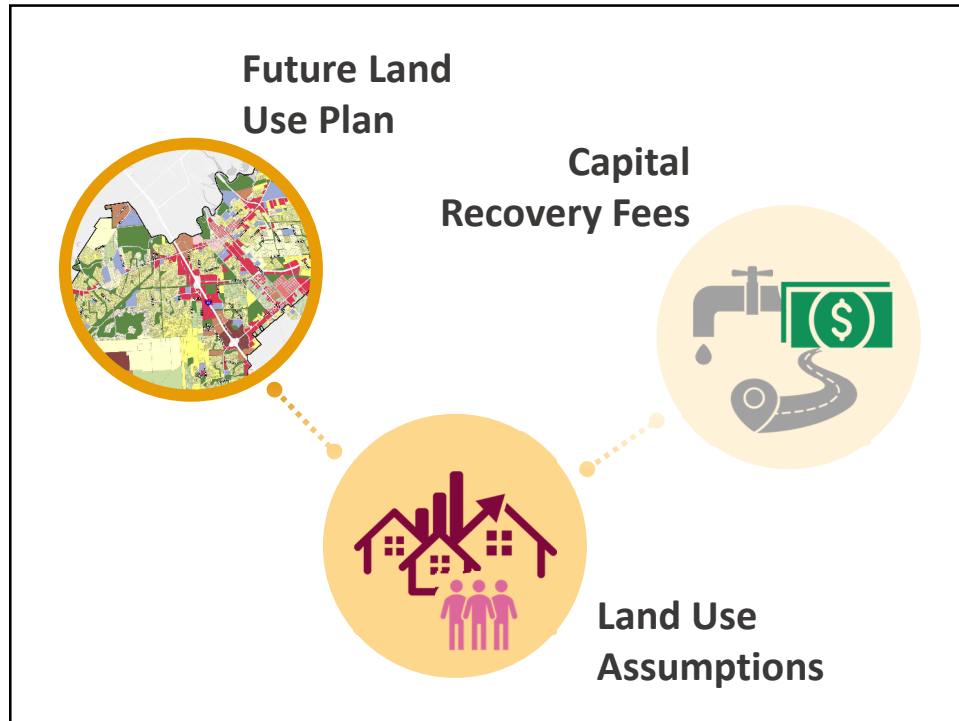


Land Use Assumptions
Planning & Zoning Meeting
October 2, 2017



Agenda

- When we last met...
- The Process
- Growth Forecast
- Land Use Assumptions
- Next Steps

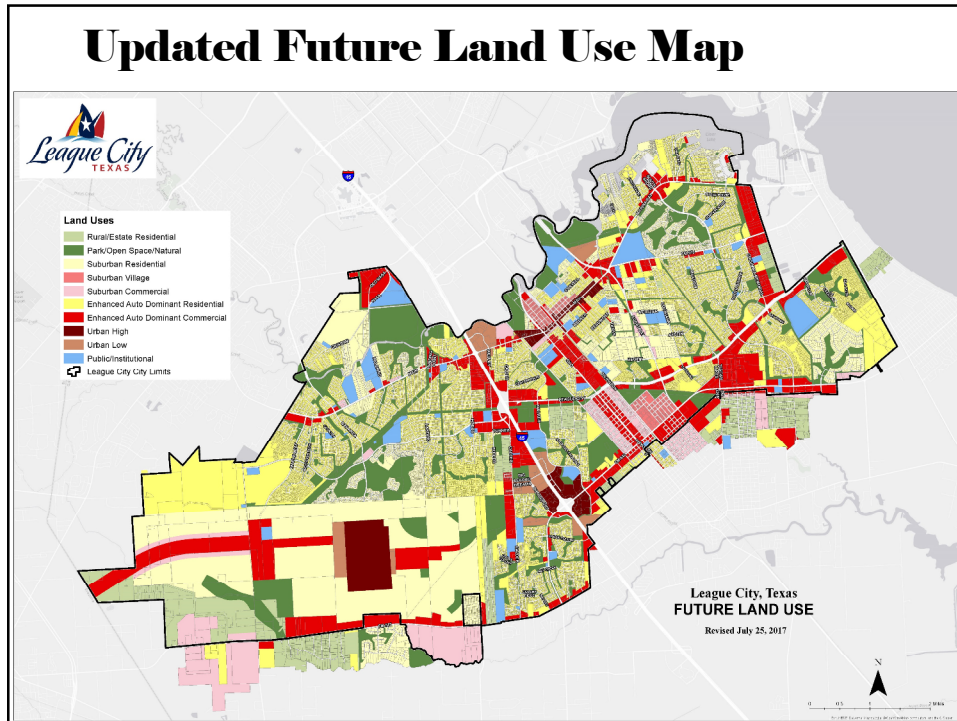


Process

To develop the land use assumptions:



Land Use Assumptions
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Land Use Assumptions

- 10-year growth projections for Capital Recovery Fees
- Based on trend/forecasted community growth
- Population/employment used to derive demand from future development
- Basis for CIP development

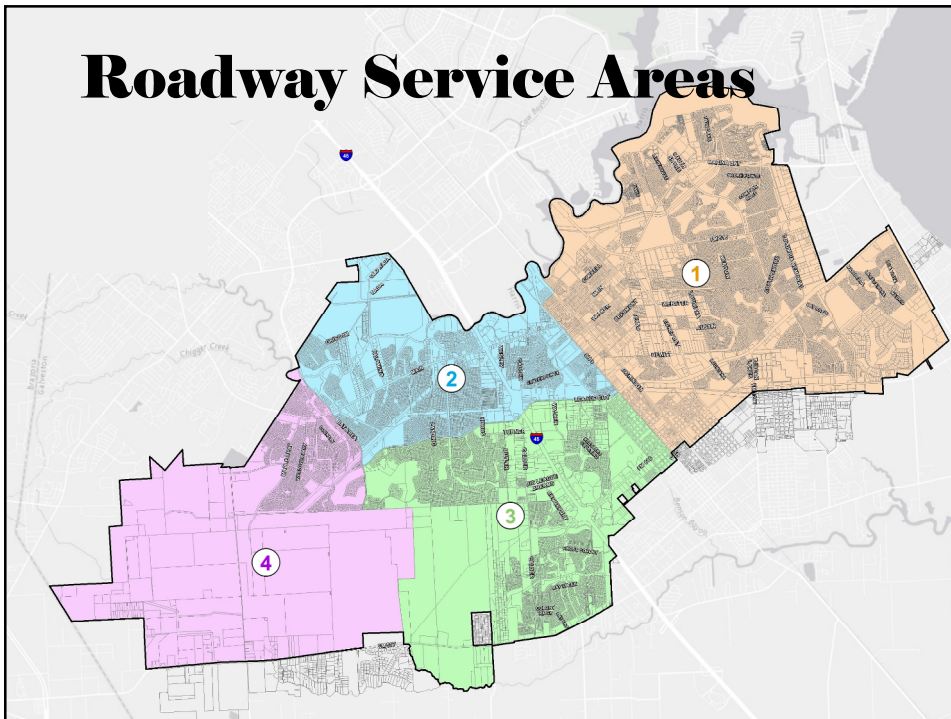


CRF Service Areas

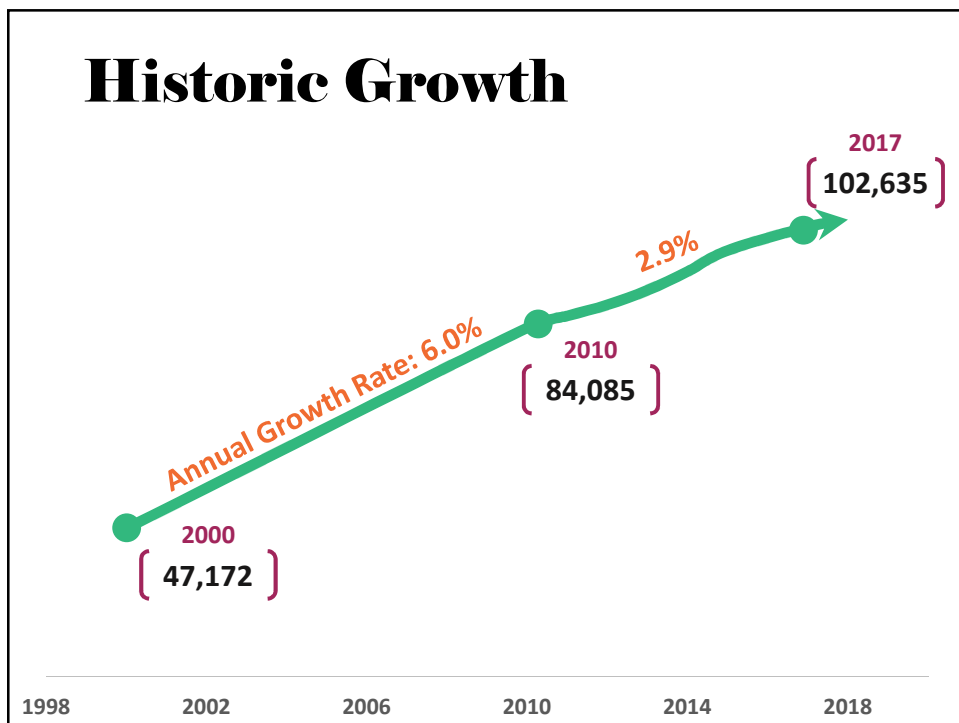
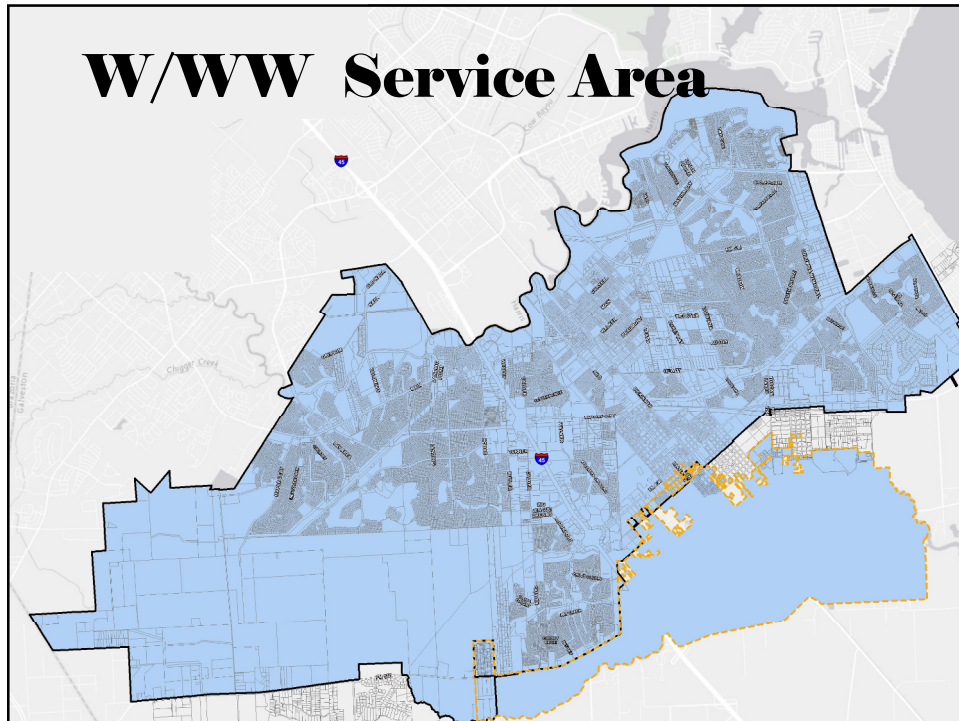
- Demographic projections summarized by CRF service areas
 - Water/Wastewater (City Limits + WCID-1)
 - Roadway (City Limits)
- Ch. 395 LGC defines service area criteria



Roadway Service Areas



Land Use Assumptions
Planning & Zoning Meeting
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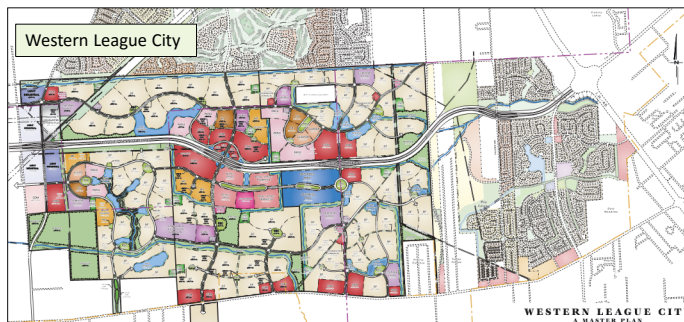
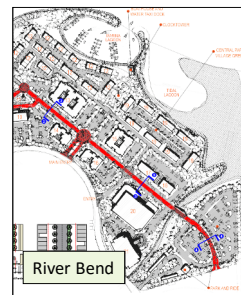
Historic Growth

Year	Population	Percent Change
2010	84,088	-
2011	86,278	2.6%
2012	88,244	2.3%
2013	90,828	2.9%
2014	94,264	3.8%
2015	98,149	4.1%
2016	100,053	1.9%
2017	102,635	2.6%

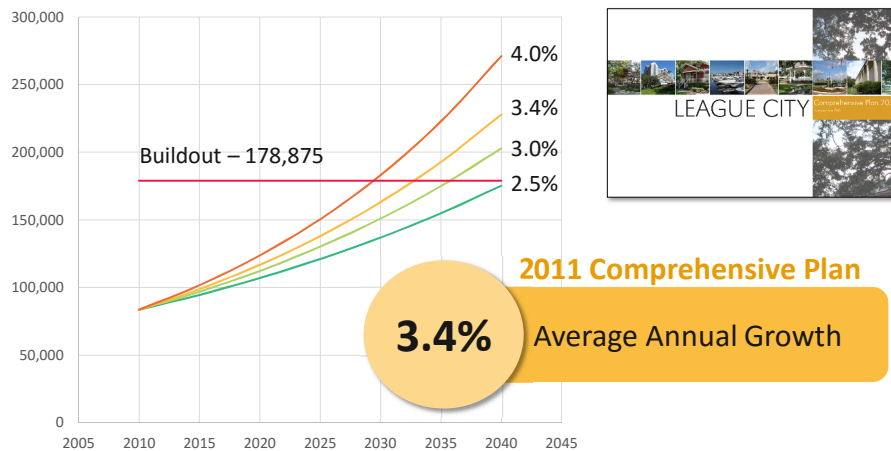
Average Growth:
3.1%

Anticipated Growth

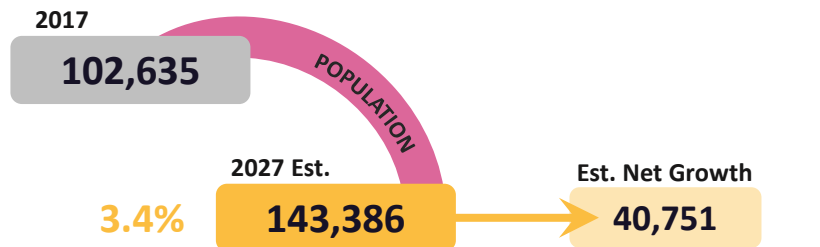
- River Bend
- Lakes of Quail Pointe
- Western League City
- Sedona
- Tuscan Lakes
- Mar Bella
- Magnolia Creek
- Westwood



Forecasted Growth



Ten-Year Growth Rate



Why 3.4% Growth?

- Matches Comprehensive Plan expectation
- Recent (3-year) historic growth
- Utilized in concurrent planning studies

Land Use Assumptions
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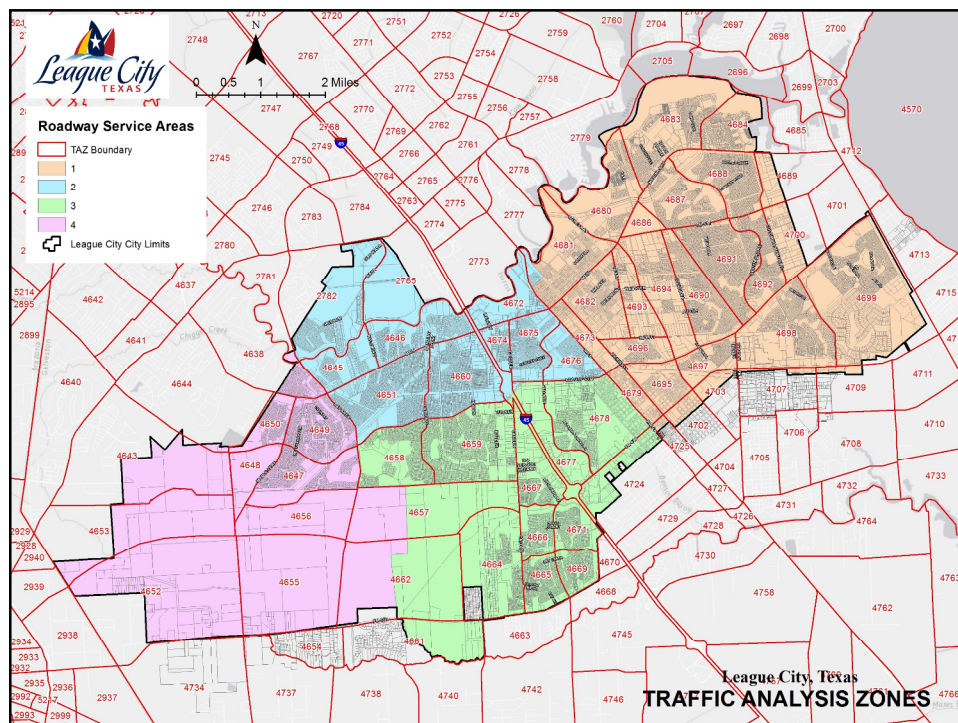
Population Demographics



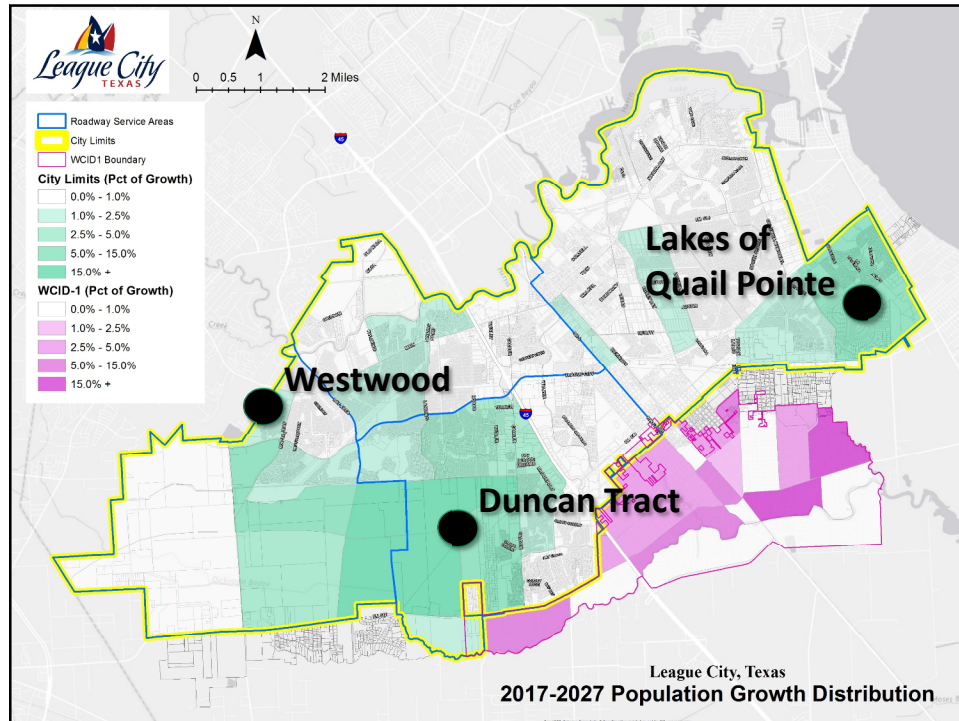
	2017	2027	Build-Out
City Limits	102,635	143,386	206,827
WCID-1	26,599	30,117	36,820
Total	129,234	173,503	243,647

Notes

- Lower growth rate expected in WCID-1 (ETJ)
- Build-out projection for W/WW planning

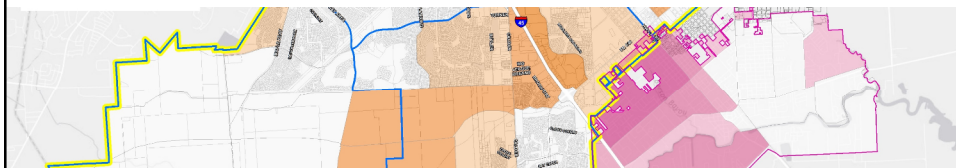


Land Use Assumptions
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Employment Growth

- Based on H-GAC data
- Known employment centers
 - Pinnacle Park
 - UTMB expansion
 - Downtown intensification
- Divided into Basic, Service, Retail uses



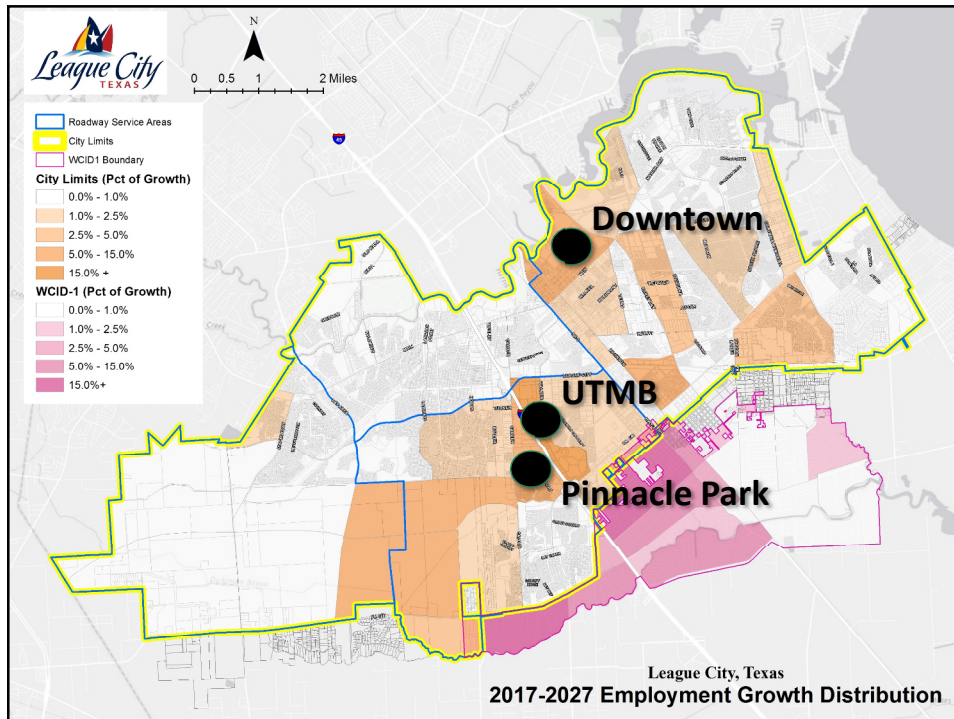
Employment Demographics



	2017	2027	Build-Out
City Limits	30,208	41,702	77,368
WCID-1	4,949	6,372	12,988
Total	35,157	48,074	90,356

Notes

- 3.3% CAGR for 10-year projection
- Lower growth rate expected in WCID-1 (ETJ)
- Build-out projection for W/WW planning



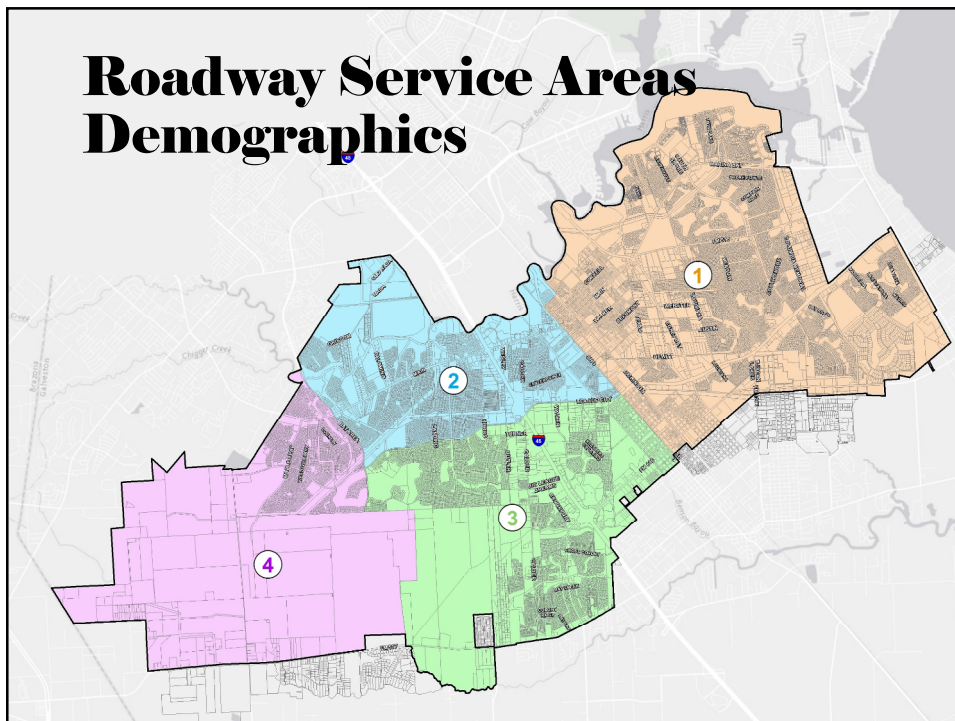
Employment Breakdown



City Limits

	2017	2027	Growth (2017-27)	Build-out
Basic (Industrial)	4,209	5,468	1,259	8,867
Service (Office)	15,542	20,431	4,889	40,194
Retail	10,457	15,803	5,346	28,307
Total	30,208	41,702	11,494	77,368

Roadway Service Areas Demographics



Population Demographics

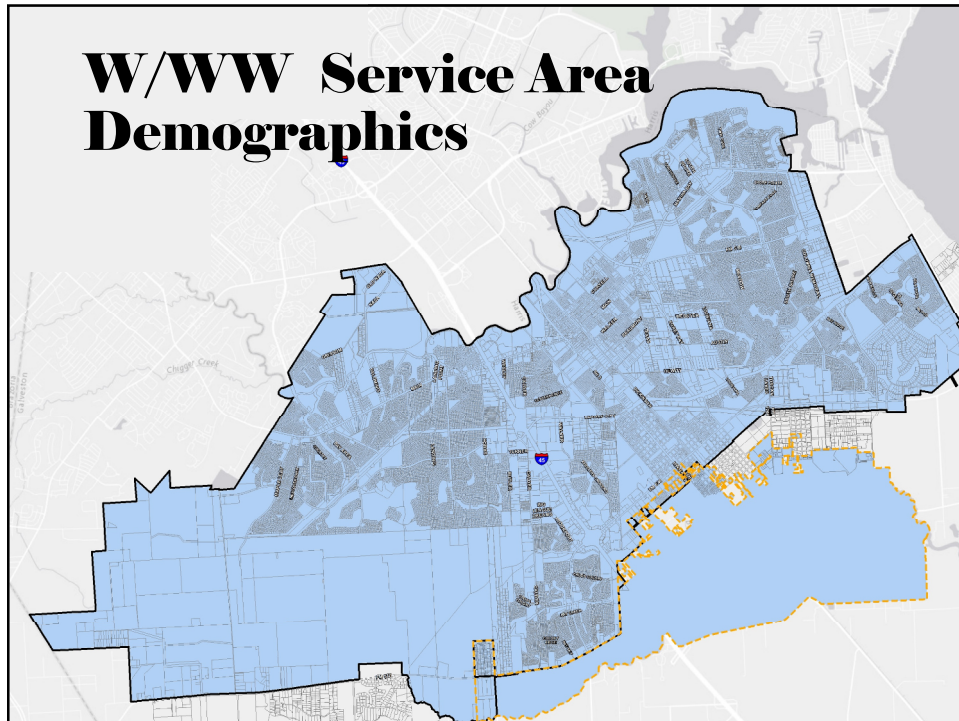


Service Area	2017	2027	Growth	Pct Change
1	44,343	51,238	6,895	16%
2	25,358	27,634	2,276	9%
3	22,330	38,374	16,044	72%
4	10,604	26,140	15,536	147%
Total	102,635	143,386	40,751	40%

Employment Demographics



Service Area	2017	2027	Growth	Pct Change
1	18,660	23,327	4,667	25%
2	5,589	5,887	298	5%
3	4,575	9,760	5,185	113%
4	1,384	2,728	1,344	97%
Total	30,208	41,702	11,494	38%



Population Demographics



	2017	2027	Growth (2017-27)	Build-Out
City Limits	102,635	143,386	40,751	206,827
WCID-1	26,599	30,117	3,518	36,820
W/WW Service Area	129,234	173,503	44,269	243,647

Employment Demographics



	2017	2027	Growth (2017-27)	Build-Out
City Limits	30,208	41,702	11,494	77,368
WCID-1	4,949	6,372	1,423	12,988
W/WW Service Area	35,157	48,074	12,917	90,356

Questions or Comments



Next Steps

- Begin CRF Update study

