



City of Farmers Branch **Single Family Housing Assessment**



Prepared by:
Masterplan, a Milrose Company

Assessment Overview

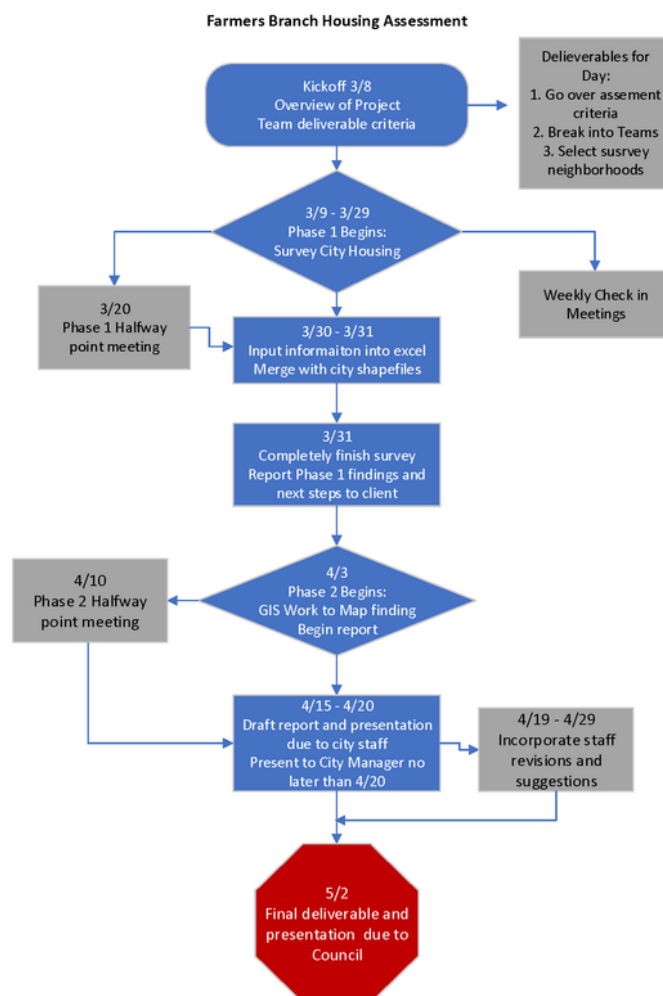
Introduction:

Throughout the month of March 2023, a team from Masterplan completed a visual assessment of all of the single family residential dwellings in the City of Farmers Branch. This assessment included analyzing each home based on a series of criteria developed by the City's Code Enforcement Department. Upon completion of the assessment, Masterplan was able to create a visual breakdown of all such properties showing areas that are more in need of assistance than others and areas that are meeting or exceeding city code requirements.

Current Zoning

The Masterplan team kicked off the process on March 8, 2023. The team was led by Wilson Kerr, MCRP and included Amy Matthews, AICP, Trent Tillman, Vivian Quintero, Denise Lujan, and Holly Norton. The city parcels were broken down and divided by Council Districts, with teams of two being responsible for each district.

The team spent the next month completing the visual assessment, following the timeline laid out below:



The housing assessment covered 12 different criteria for each house with a scoring range between 1-4 for most subjects, with 4 being the highest possible score. The criteria and score table is below:

Criteria	Score
Roof Condition	1-4
Wall Condition	1-4
Windows/Doors Condition	1-4
Address Number (Visibility and Legibility)	1-2
Structural Attachments (e.g. chimneys, shutters, gutters, etc.)	1-4
Accessory Structures (e.g. sheds, small detached structures)	1-2
Solid Flatwork (e.g. driveways, paths, walkways, etc.)	1-4
Fences	1-4
Landscaping	1-4
Nuisances (e.g. trash, junk vehicles, excessive storage, etc.)	1-4
Trash/Recycling Carts	1-2
Converted Garage	Y/N

Findings

The team was able to complete the visual assessment by March 30 and then analyze the data through mapping software to identify areas of need in the city and indicate where city resources should be allocated.

Appendix A shows the citywide average scores per household as well as the percentage of households that are within the following grade ranges: ≤ 2.5 , 2.5 – 2.75, 2.75 – 3.27, ≥ 3.27 . Most of the homes (90%) within the city fell into the 2.75 – 3.27 and ≥ 3.27 grade ranges, meaning that these homes either completely meet code or need minimal repairs to meet code. 8.5% of the remaining homes were assessed in the 2.5 – 2.75 to ≤ 2.5 ranges. The homes that were graded 2.5 – 2.75 are in need of multiple minor repairs or a small number of large repairs to meet code. Those that were graded ≤ 2.5 need major repairs to meet code and may need city assistance to do so. The remaining 1.1% of the parcels were either vacant or there was not enough information to grade the homes. Overall findings are as follows:

≥ 3.27	2.75 – 3.27	2.5 – 2.75	≤ 2.5	Vacant or NA
69.5% (6099)	21.1% (1857)	4.5% (391)	3.8 (335)	1.1% (99)

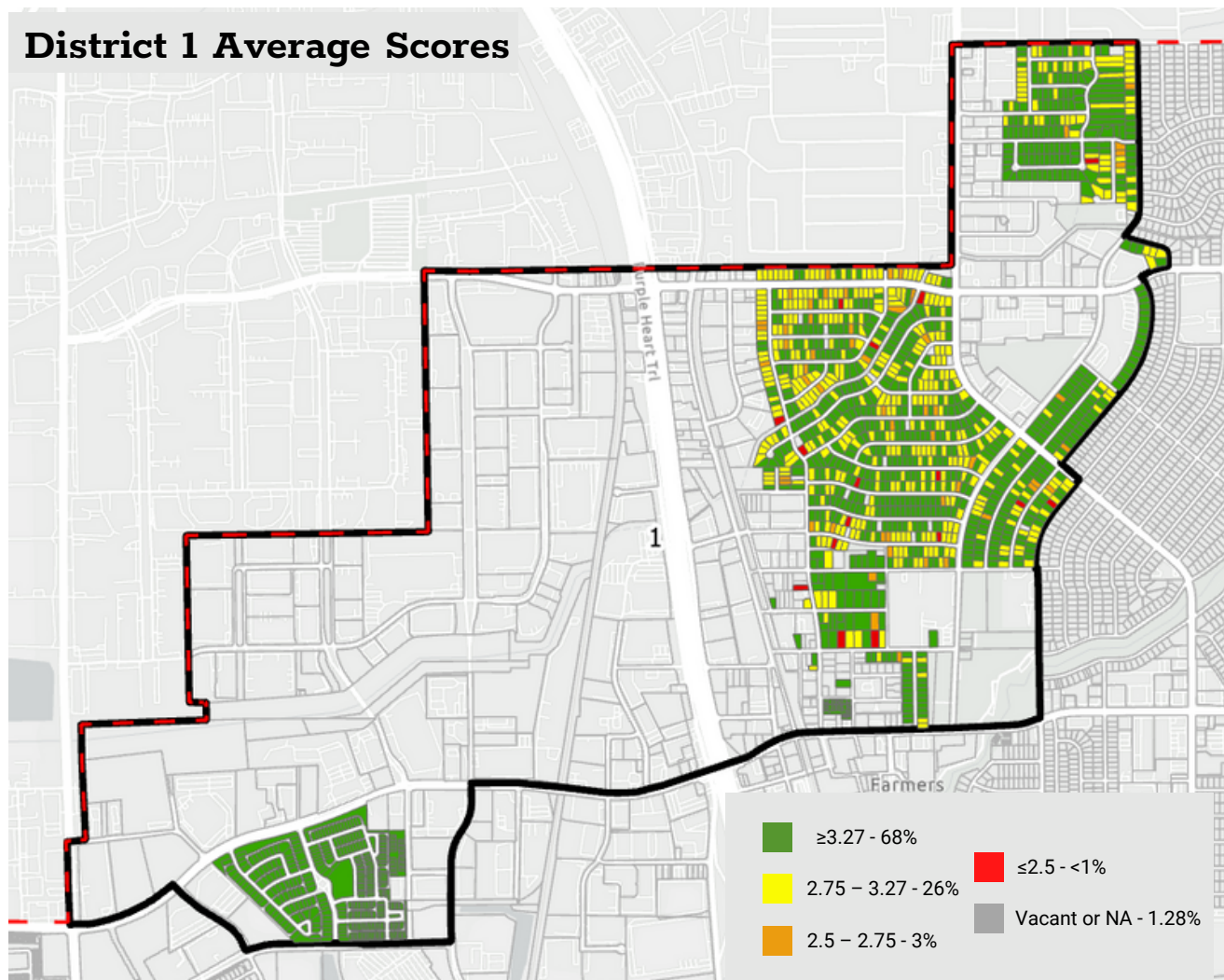
Council Districts

Of the 5 Council Districts in Farmers Branch, districts 2 and 5 contain the most single family residential parcels with 2,254 and 2,004 single family parcels respectively. Districts 1 and 4 have 1,724 and 1,723 parcels and District 3 has the smallest number with 1,076 parcels. A large portion of the District 3 parcels are made up of the new builds located at Mercer Crossing and the adjacent neighborhoods.

Council Districts

District 1

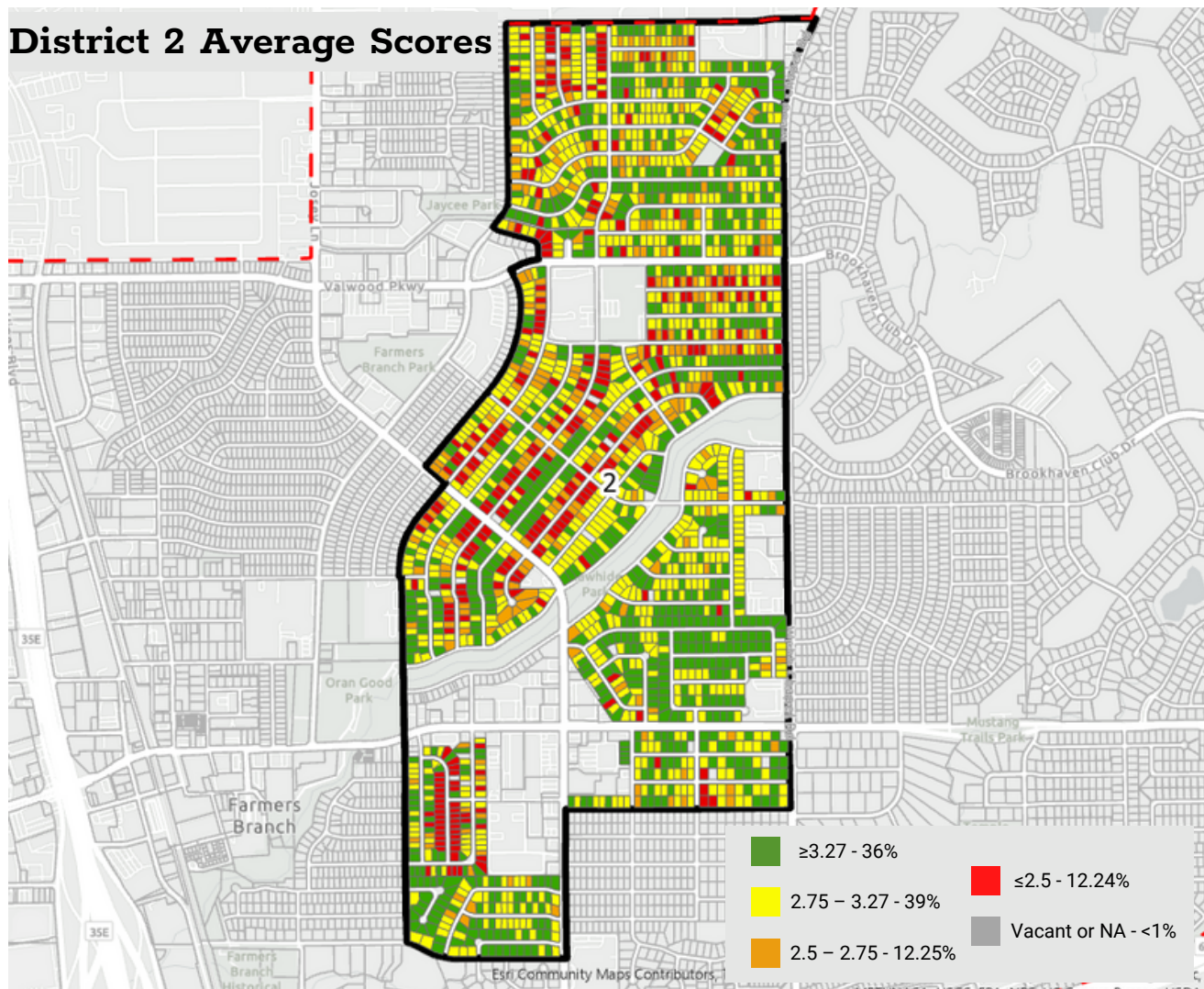
District 1 has diverse housing stock as roughly 1/3 of the single family parcels are comprised of the new builds in Mercer Crossing, while the remaining parcels are located within the older housing developments closer to the city center. Although most of the housing is older, these districts are generally well maintained and require minimal improvements to meet code. This district also has the largest number of garage conversions. The percentage breakdown for the district is as follows: ≥ 3.27 : 1165 parcels – 68%; 2.75 – 3.27: 449 parcels – 26%; 2.5 – 2.75: 54 parcels – 3%; ≤ 2.5 : 16 parcels – <1%; Vacant or not enough information: 22 parcels – 1.28%.



Council Districts

District 2

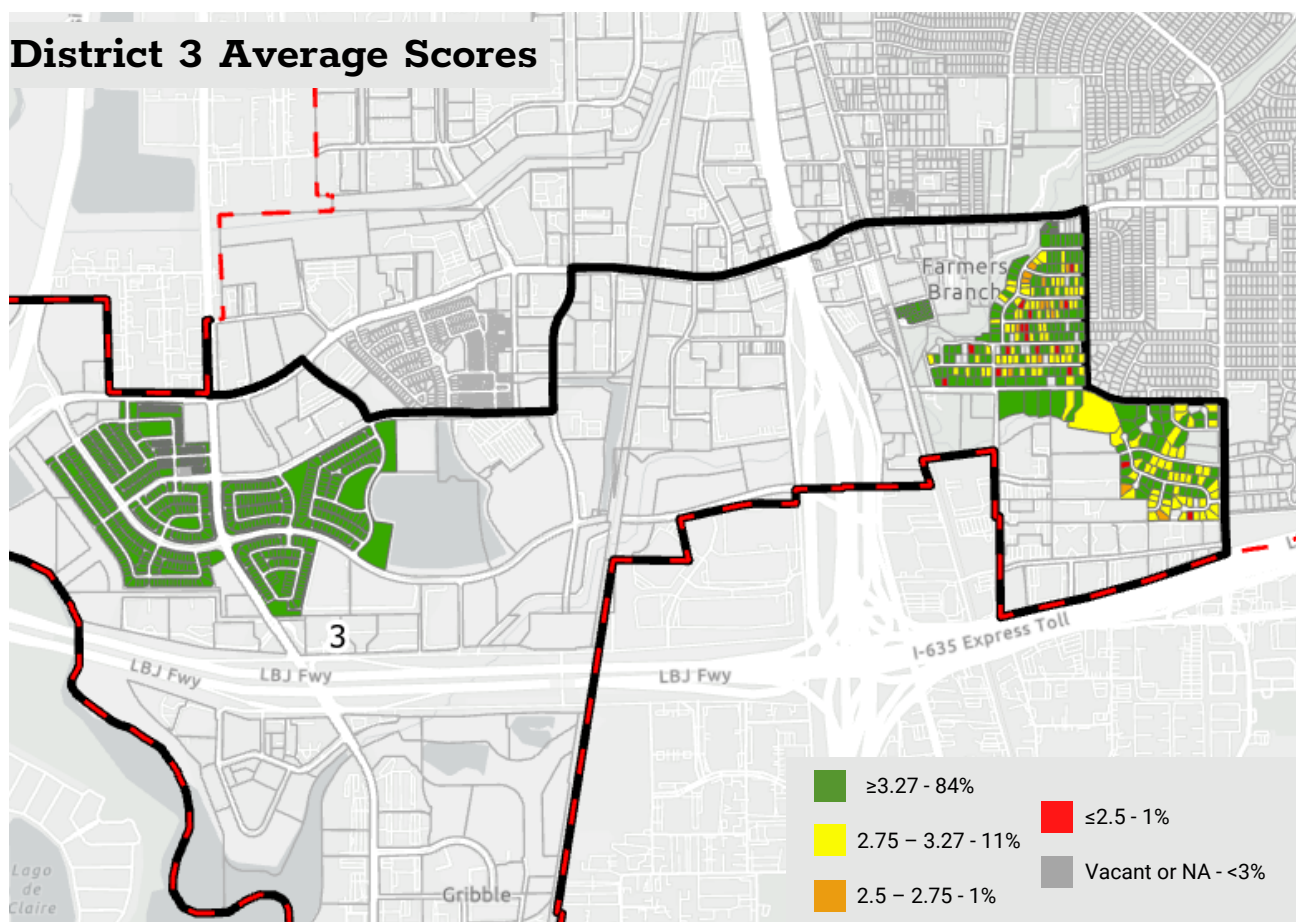
District 2 is the district with the largest amount of single family housing, which is almost all located within the aforementioned older housing subdivisions. These subdivisions are made up of small, mostly 2 bedroom homes on small lot sizes. This district has the highest number of ≤ 2.5 and 2.5 – 2.75 grades, with many of the houses needing repairs. With that being said, some of the areas in the council district are seeing redevelopment, such as Mt View Dr, Wilmington Dr, Harrisburg Cir, and Holbrook Dr, which have seen recent investment and new homes being built. The percentage breakdown for the district is as follows: ≥ 3.27 : 802 parcels – 36%; 2.75 – 3.27: 870 parcels – 39%; 2.5 – 2.75: 276 parcels – 12.25%; ≤ 2.5 : 287 parcels – 12.24%; Vacant or not enough information: 19 parcels – $<1\%$.



Council Districts

District 3

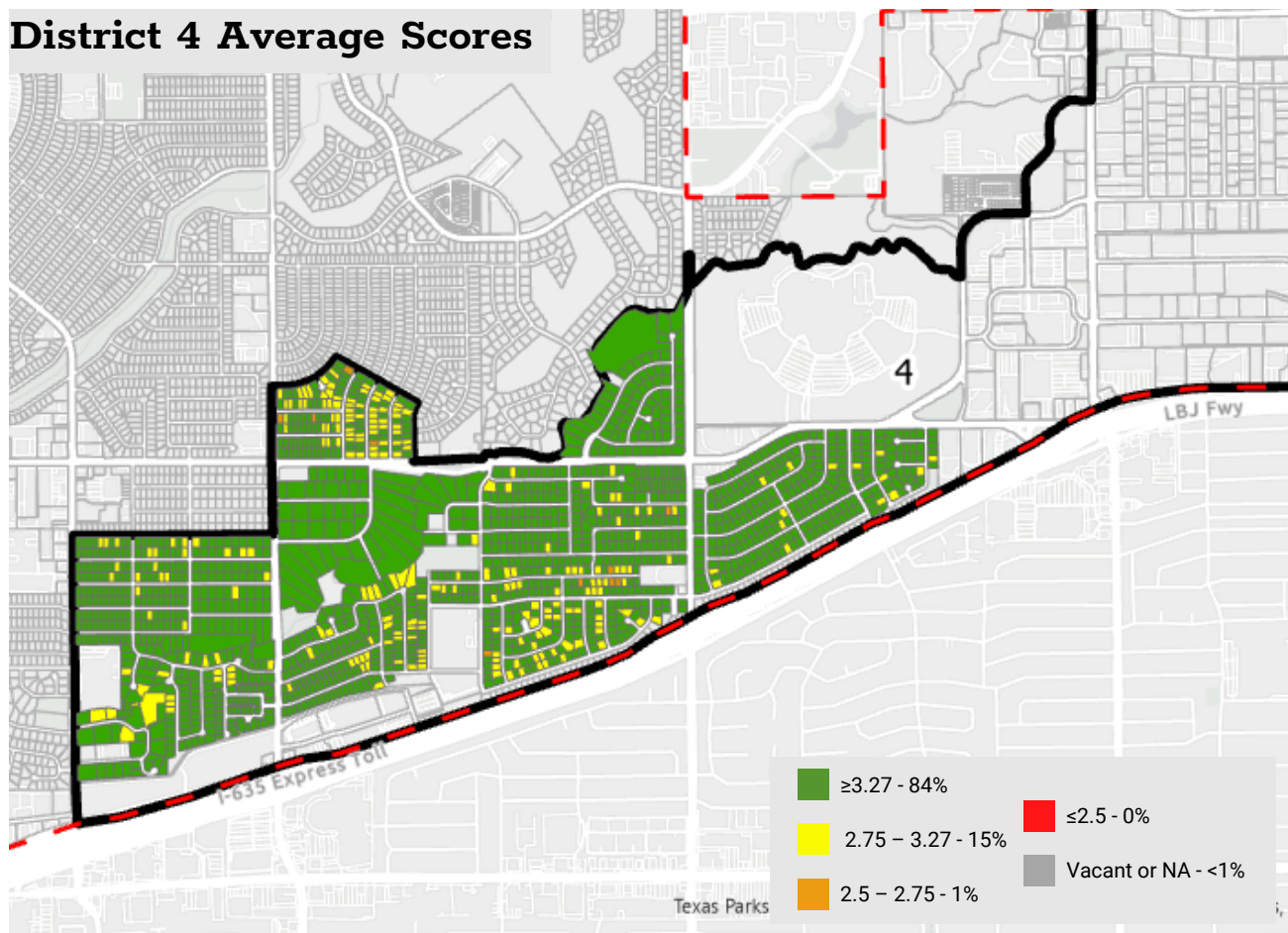
As the district with the smallest amount of single family housing, District 3 also contains the majority of the new housing stock with the new developments in Mercer Crossing and the newer homes adjacent to city hall. This is also an area that's seeing a large amount of redevelopment, particularly in the neighborhoods east of Tom Field Rd. The percentage breakdown for the district is as follows: ≥ 3.27 : 900 parcels – 84%; 2.75 – 3.27: 117 parcels – 11%; 2.5 – 2.75: 14 parcels – 1%; ≤ 2.5 : 16 parcels – 1%; Vacant or not enough information: 29 parcels – 3%.



Council Districts

District 4

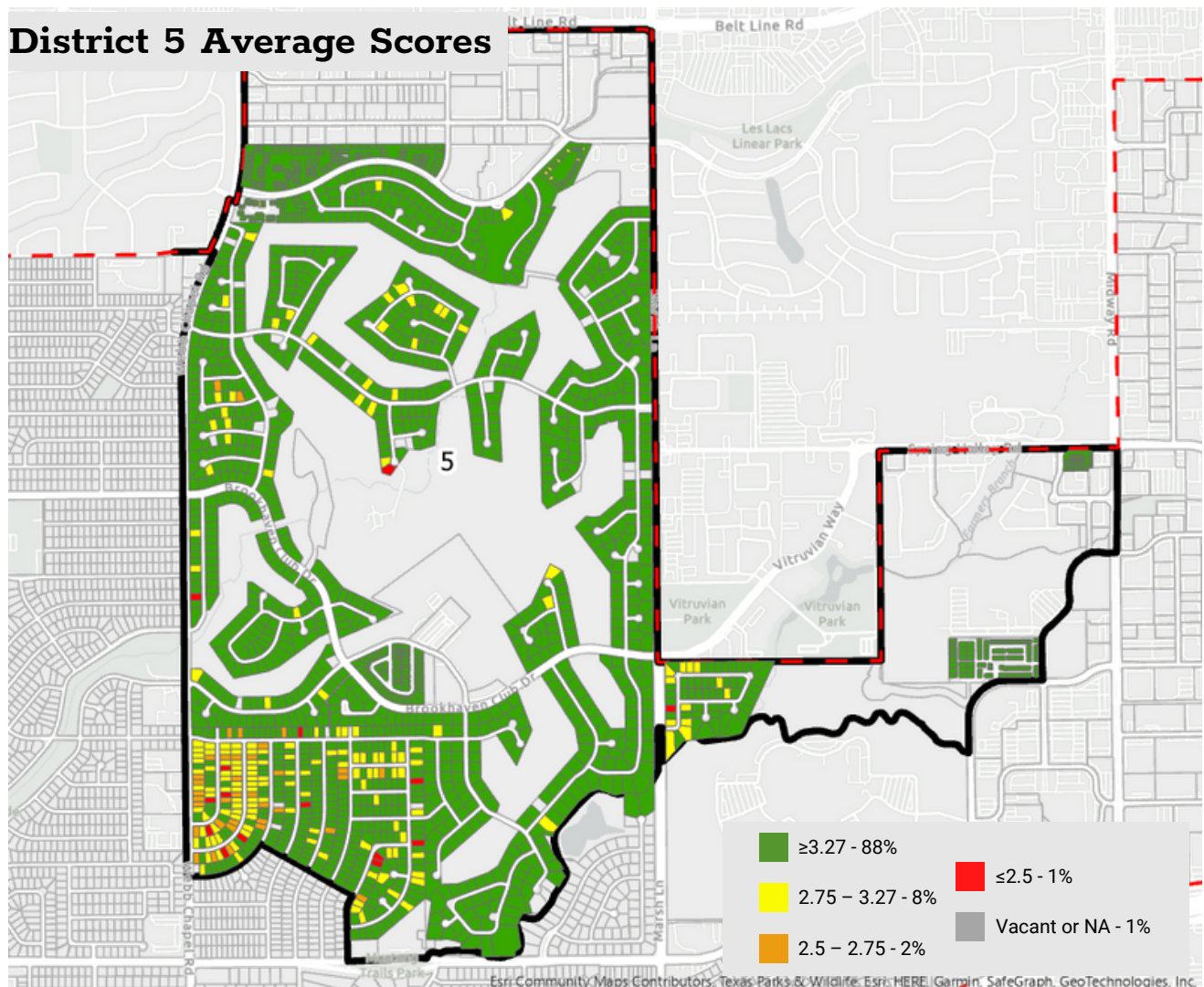
District 4 consists mainly of larger lot sized single family homes in the area south of Valley View Ln and bordered by Alpha Rd to the east and Tom Field Rd to the west. These homes are generally larger than in the previously mentioned districts, consisting of homes with 3+ bedrooms. The majority of these homes do not require any major repairs and are well maintained by their owners. The percentage breakdown for the district is as follows: ≥ 3.27 : 1454 parcels – 84%; 2.75 – 3.27: 252 parcels – 15%; 2.5 – 2.75: 11 parcels – 1%; ≤ 2.5 : 0 parcels – 0%; Vacant or not enough information: 1 parcel - <1%.



Council Districts

District 5

District 5's 2004 single family parcels consists of a diverse assortment of housing types, with large lot size homes surrounding the Brookhaven Golf Course, two townhome developments to the east, and a smaller lot size single family neighborhood in the southern portion of the district. The majority of these homes are well maintained and meet code, with a small portion that fall below code requirements mainly in the neighborhood south of Longmeade Dr and east of Webb Chapel Rd. The percentage breakdown for the district is as follows: ≥ 3.27 : 1756 parcels – 88%; 2.75 – 3.27: 169 parcels – 8%; 2.5 – 2.75: 36 parcels – 2%; ≤ 2.5 15 parcels – 1%; Vacant or not enough information: 27 parcels – 1%.



Conclusion

The City of Farmers Branch has a diverse range of housing options that cater to a variety of demographic types, making it a unique location in the DFW metro area. This diversity is a significant factor in the city's ability to attract residents from different backgrounds and preferences.

The single family housing stock in Farmers Branch is notably varied, with types ranging from small two bedroom to large estate style homes to townhomes. Each of these housing types caters to varying demographic types, from young professionals and families to retirees. This variety creates a vibrant community where people from different backgrounds can coexist and thrive.

Despite the variety of housing, some areas in the city may require assistance. However, the majority of the city's housing stock is in good condition and well-maintained by their owners. With 90% of homes in the city being rated within 2.75 – 3.27 or ≥ 3.27 ranges in Masterplan's assessment.

With a range of housing options that cater to different demographic types, the City of Farmers Branch is a vibrant and inclusive community. While there are pockets of single family homes that need assistance, it is evident that the vast majority of homeowners in Farmers Branch take great care of their properties and take pride in their community.