

Chapter Five–Development Patterns

Chandler Land Area

Chandler encompasses 5.5 square miles or 3,514 acres within the city limits. Of this area over half or 61% is vacant and out of the floodplain while almost 15% of the land in the city limits is classified as being within the floodplain. In addition to the area within the city limits, a city plans for the area it may ultimately grow into or annex. Due to its population being under 5,000 the area this involves is a half mile from the existing city limits line. This area is referred to as the Extraterritorial Jurisdiction or ETJ. The ETJ line will shift outward whenever the city annexes property unless the shift causes the line to bump up to another city's ETJ. The only city where this is likely to occur is with the city of Tyler, which has occurred to the east and north. Chandler is currently in negotiations with Tyler to come to an agreement over ETJ issues.



The area of the city of Chandler's ETJ is 4.6 square miles or 2,956 acres but almost half of this is within the floodplain. The city has more vacant developable land within the city limits (2,167 acres) than it does in its ETJ (1,288 acres). The size of Chandler including all of its current ETJ is 10.1 square miles or 6,479 acres.

Existing Land Use Survey

In August 2011, a parcel by parcel land use survey was completed by car for all areas within the city limits and the ETJ. Each parcel was classified into one of the following categories and was indicated on the following Existing Land Use Map.

- Single Family Residential
 - Single family detached dwellings and related accessory buildings
- Multi-family Residential
 - Apartments, single family attached dwellings and related accessory structures

- Manufactured Home
 - Mobile home or Manufactured homes and related accessory structures
- Retail/Office/Service
 - Retail, office and personal service uses
- Business/Commercial
 - Mini-warehouse, automotive repair, and manufacturing uses
- Public/Semi-Public
 - Schools, churches, parks, government buildings or related facilities
- Floodplain
 - Floodplain boundaries are based on the National Flood Insurance Program's Flood Insurance Rate Maps for Henderson County and Smith County
- Vacant
 - Land primarily vacant and having future development potential

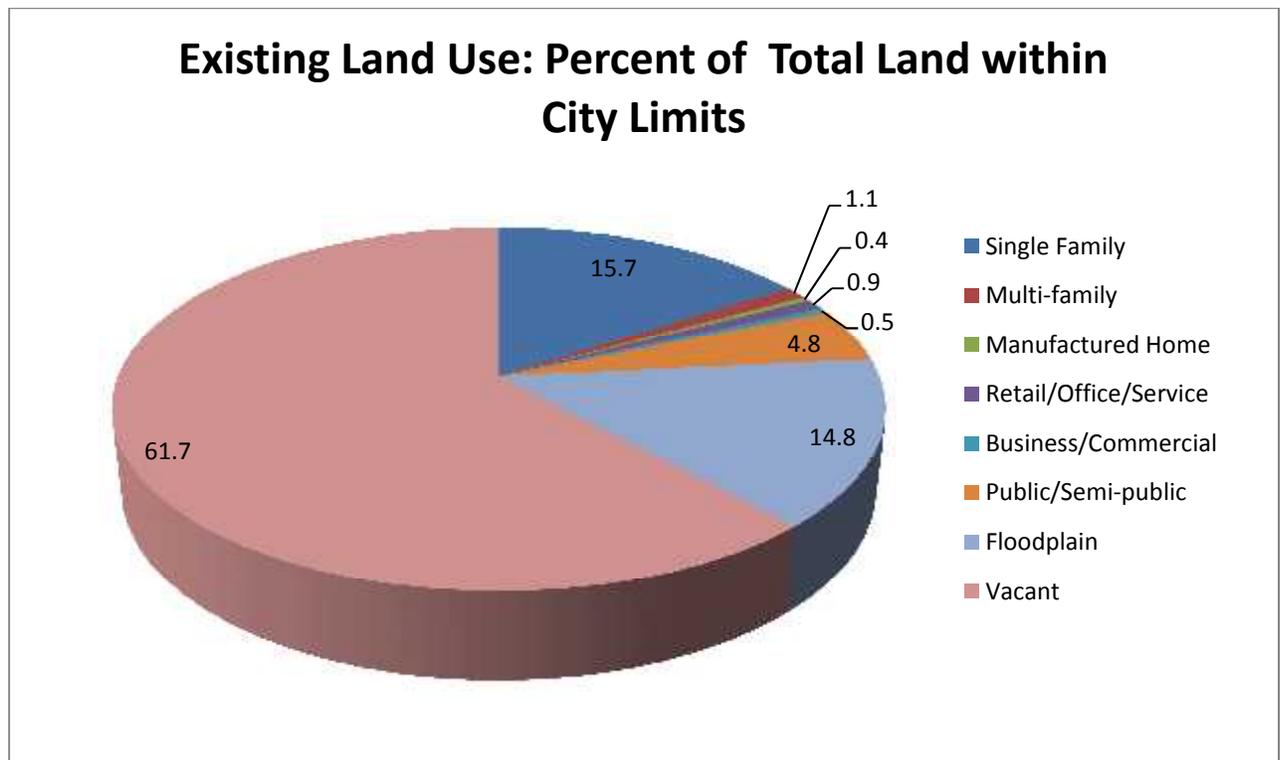
(Insert Existing Land Use Map)

Existing Land Use Analysis

The following table separates the existing land use information into three categories: the land within the city limits; the land within the Extraterritorial Jurisdiction (ETJ); and the total land in both of these areas.

Existing Land Use within City Limits and ETJ

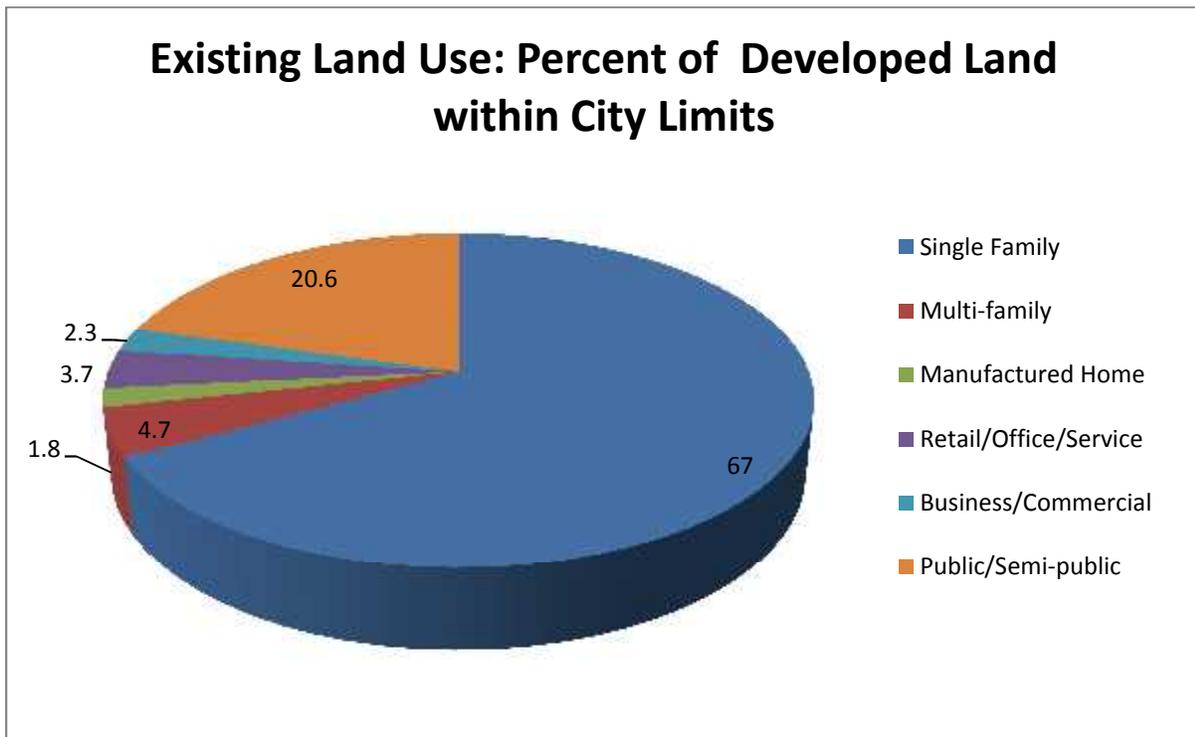
Land Use Category	Acres in City Limits	% of Land in City Limits	Acres in ETJ	% of Land in ETJ	Total Acres in City Limits and ETJ	% of Total Land
Single Family	552	15.7	219	7.4	771	12.0
Multi-family	39	1.1	0	0	39	0.6
Manufactured Homes	15	0.4	65	2.2	80	1.2
Retail/Office/Service	31	0.9	0	0	31	0.5
Business/Commercial	19	0.5	0	0	19	0.3
Public/Semi-Public	170	4.8	0	0	170	2.6
Floodplain	521	14.8	1393	47.1	1914	29.5
Vacant	2167	61.7	1288	43.4	3455	53.3
TOTAL	3514	100	2965	100	6479	100



A better picture of the city’s current land use mix is achieved by reviewing percentage of land use by the 826 acres of developed land. The largest use of developed land within the city limits is single family residential followed closely by floodplain. The next largest use of land in the city is for public and semi-public uses. This includes churches, schools and city facilities. Retail and business uses occupy the next largest amount of land followed by multi-family.

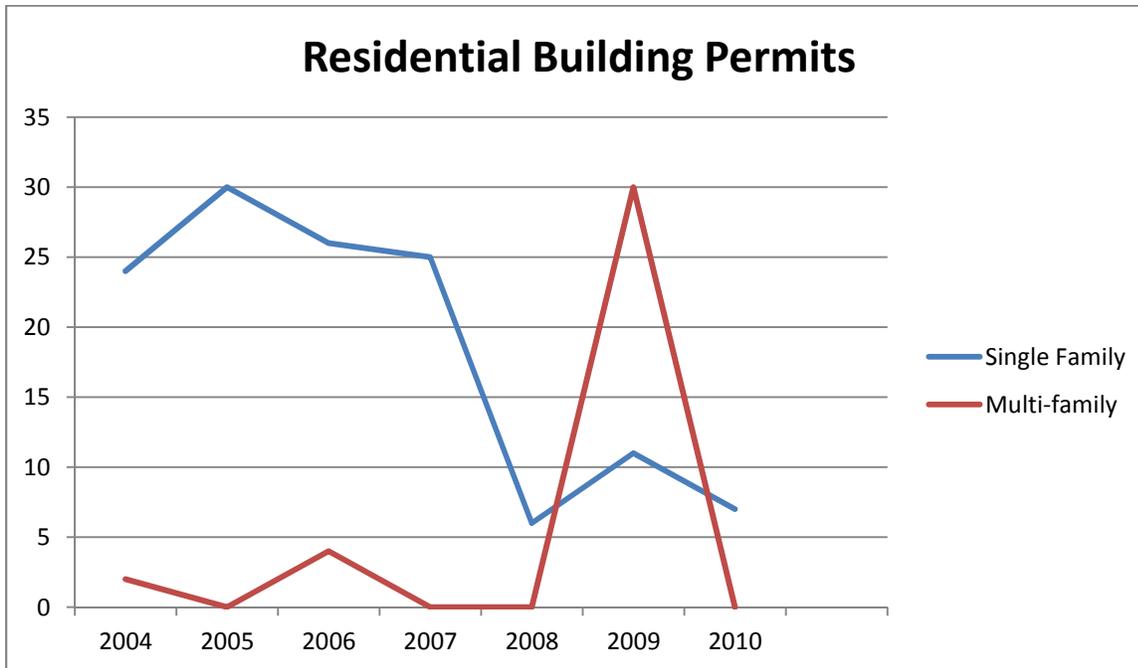
Existing Land Use in City Limits as a Percent of Developed Land

Land Use Category	Acres in City Limits	% of Developed Land
Single Family	552	67
Multi-family	39	4.7
Manufactured Homes	15	1.8
Retail/Office/Service	31	3.7
Business/Commercial	19	2.3
Public/Semi-Public	170	20.6
Floodplain	521	NA
Vacant	2167	NA
TOTAL	3514	100



Development Patterns

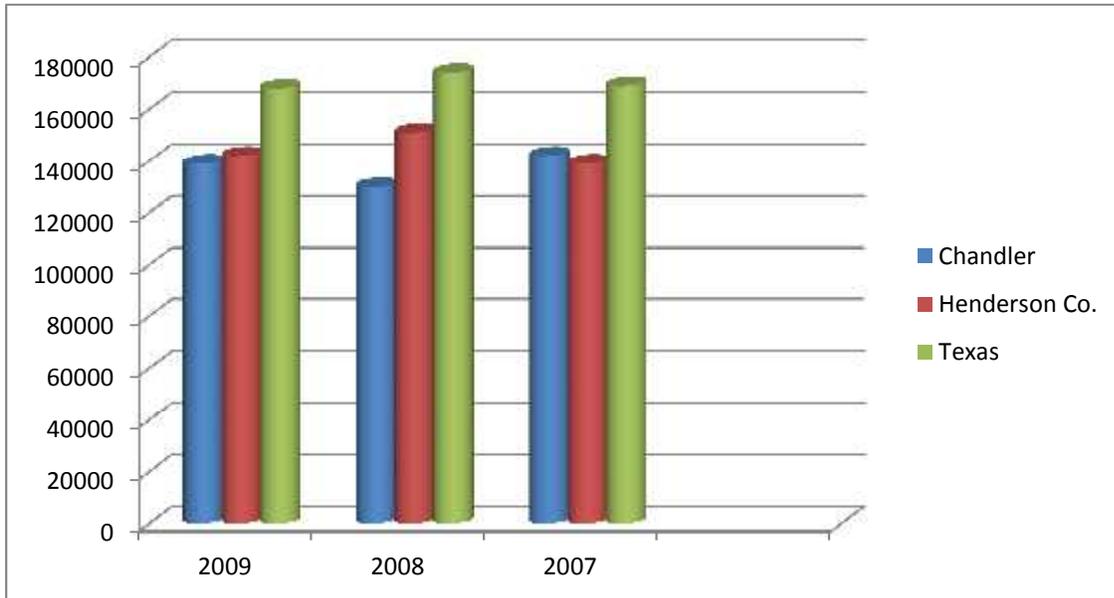
Single Family residential building permits have averaged 18.4 per year over the past 7 years 2004 to 2010. However, there was a significant decline in building in 2008 with the decline in the housing market and economy. Prior to this downturn the average per year was 26.2. As the housing market comes back over the coming years it is anticipated that housing starts will exceed this average as Chandler will begin having greater growth pressures from Tyler.



Building Permits Issued				
Year	Single Family	Duplex	Multi-Family	Ave. Value
2011 (partial)	7		44	
2010	7			120,000
2009	11		30	138,717
2008	6			130,000
2007	25			141,954
2006	26		4	138,745
2005	30			
2004	24	2		

Value of Single Family Construction

The average value of new homes constructed in Chandler over the past 5 years has been \$133,883 with 2010 experiencing a significant drop in value.



Population Estimates and Projections

The Census provides a known housing count in Chandler in 2000 and 2010. The census also provides an occupancy rate and an average household size. Using the number of building permits, the occupancy rate and the household size population can be calculated for the years between 2000 and 2010 in the table below. The city will continue to use this same methodology to estimate the city's population on an annual basis going forward.

Housing Trends and Population Estimates

Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Total Housing Units	876***	929	957	985	1011	1041	1096	1121	1127	1168	1175***
Vacant Units	61	65	67	69	71	73	79	81	81	84	85
Occupied Units	815	864	890	916	940	968	1017	1040	1046	1084	1090
Occupancy Rate	93%	93%	93%	93%	93%	93%	92.8%	92.8%	92.8%	92.8%	92.8%
Ave. HH size	2.57	2.57	2.57	2.57	2.57	2.57	2.51	2.51	2.51	2.51	2.51
Proj Pop	2099***	2220	2287	2354	2416	2488	2553	2610	2625	2721	2734***
pop % change		5.8	3.0	3.8	2.6	3.0	2.6	2.2	0.6	3.7	0.5
pop # change		121	67	67	62	72	65	57	15	96	13
SF units added		28**	28**	28**	24	30	26	25	6	11	7
Duplex added					2						
MF units added							4			30	
*Units added by Annexation		25					25				

** projections based on known unit count from 2000 census. Building permit records not available before 2004

*** census number

The city's population projections have been made on the following table using conservative growth rates. As will be discussed in the next Chapter there is adequate land available in the City limits to accommodate the city's anticipated growth through the year 2020.

Population Projections

Year	Projected Growth Rate	Projected Pop. Increase	Projected Population	Projected new households
2011	1%	68	2802	27
2012	1%	70	2872	28
2013	1%	72	2944	29
2014	2%	74	3018	30
2015	2%	75	3093	30
2016	2.5%	93	3186	37
2017	2.5%	96	3282	38
2018	2.5%	98	3380	39
2019	2.5%	101	3481	40
2020	2.5%	104	3585	42

