

North Central Texas Council of Governments • Research and Information Services

The North Central Texas Council of Governments (NCTCOG) 2000 Land Use Inventory was compiled by NCTCOG's Research and Information Services Department, using the 1995 Land Use Inventory as a base and updating the data using aerial photography, 2000 Census data, and county appraisal district data. The 2000 Land Use Inventory summarizes land use by city for all cities within NCTCOG's nine-county urban area. The urban area, which consists of Collin, Dallas, Denton, Ellis, Johnson, Kaufman, Parker, Rockwall, and Tarrant counties, encompasses approximately 4.6 million acres of land and a population over 4.7 million.

This publication reports the 2000 land use for 166 cities in the urban area with total land areas of 300 acres or more. The listing for each city reports the total acres of land in 11 land use categories as well as the total acreage and percent of land that is vacant. Descriptions of the land use categories follow the city listings.

Within the nine-county urban area, vacant land accounts for over 70% of the 4.6 million acres, and another 165,000 acres, or 3.6% of the total land area, are lakes and other water resources. Of the remaining 1.14 million acres in development, 47% are in residential uses, 16.3% are in employment uses and 36% are infrastructure, parks, and flood plains. Employment land includes all commercial, industrial and institutional land. Less than one percent (7,300 acres) of the developed land in the urban area was under construction in 2000, with the most construction occurring in Fort Worth and Keller. Cities with the highest percentage of their land area under construction were Krugerville, Keller, Corinth, Justin, Pelican Bay, Saginaw, North Richland Hills, Bartonville, Watauga, and Southlake.

The top ten cities by employment-to-residential and residential-to-employment land area ratio are listed on page 5. Considering only cities with populations over 5,000, the table shows that the top "business centers" are Addison, Midlothian, and Farmers Branch, while the top residential suburbs are Keller, Highland Village, and Flower Mound. These ratios can also be indicators of commuting patterns, traffic flow, and daytime population statistics throughout the region.

The NCTCOG Land Use Inventory was used to calculate typical land use requirements per one hundred residents for large and small suburban cities within the MPA, as presented in the Suburban Land Uses section of this publication. The smaller communities range in size from 25,000 to 50,000 residents and larger cities range from 50,000 to 150,000 persons.

The smaller cities are dispersed across five counties, reporting an average total land area of 46 acres and developed land area (total less vacant land and water) of 21 acres per 100 residents. This yields an average residential density of 2.3 persons per total and 4.8 persons per developed acre of land.

The larger communities, on the other hand, require 37 total acres and 17 developed acres per 100 residents, yielding average densities for the larger communities of 2.9 persons per total and 5.9 persons per developed acre. The most notable differences between the developed land uses required to support 100 residents in large and small communities are in the single family and vacant land categories. Frisco and McKinney top the list of small and large cities, respectively, with the highest percentage of vacant land and vacant land per 100 residents.

City	Total Acres	Single Family	Multi-Family	Other Residential	Industrial	Commercial	Institutional	Infrastructure	Parks & Flood Plain	Water	Under Construction	Vacant	Percent Vacant
Addison	2,875	269	270	0	255	860	173	593	0	10	0	445	15.5%
Aledo	1,316	104	0	26	7	9	32	102	0	0	0	1,036	78.7%
Allen	16,789	3,739	49	0	344	303	471	1,215	705	15	221	9,728	57.9%
Alma	3,166	226	0	0	0	13	0	170	0	0	0	2,756	87.1%
Alvarado	2,553	318	11	18	42	90	33	398	28	1	0	1,615	63.3%
Anna	1,155	288	0	18	10	24	6	119	4	0	0	685	59.3%
Annetta	1,403	186	0	0	0	0	0	117	0	30	0	1,069	76.2%
Annetta North	2,107	263	0	0	0	1	0	139	0	0	0	1,704	80.9%
Annetta South	1,263	144	0	0	0	0	0	104	0	11	0	1,003	79.4%
Argyle	7,241	1,775	0	52	8	11	24	607	3	0	0	4,761	65.8%
Arlington	63,106	19,331	2,193	2	2,096	3,748	2,620	12,164	3,602	2,619	33	14,697	23.3%
Aubrey	1,425	231	4	18	1	21	38	322	0	0	0	791	55.5%
Azle	5,416	1,457	24	27	86	206	151	726	133	107	0	2,499	46.1%
Balch Springs	5,199	1,663	73	1	152	255	159	925	2	19	0	1,950	37.5%
Bartonville	3,952	782	0	26	10	7	0	206	0	6	94	2,820	71.4%
Bedford	6,408	2,696	362	19	42	402	286	1,565	78	16	78	863	13.5%
Benbrook	7,533	1,827	78	2	89	164	82	1,134	1,104	433	74	2,547	33.8%
Blue Mound	346	151	0	0	47	5	10	56	6	0	0	70	20.1%
Blue Ridge	405	114	0	8	4	9	21	54	0	0	0	196	48.3%
Briar Oaks	666	256	0	0	0	0	0	31	0	0	0	379	56.8%
Burleson	12,653	2,005	30	76	291	305	213	1,246	201	32	0	8,254	65.2%
Carrollton	23,526	5,409	721	39	2,321	1,435	656	4,029	1,138	748	199	6,832	29.0%
Cedar Hill	23,070	3,687	60	19	952	1,158	366	1,993	365	130	0	14,340	62.2%
Celina	1,356	306	0	0	11	43	32	315	0	0	0	648	47.8%
Cleburne	19,124	2,394	6	53	338	828	171	2,182	607	1,649	0	10,896	57.0%
Cockrell Hill	373	209	7	0	8	20	9	81	0	1	0	39	10.4%
Colleyville	8,408	3,901	8	0	254	144	248	990	150	109	68	2,535	30.2%
Combine	4,605	941	0	168	65	30	0	272	18	177	0	2,935	63.7%
Cool	1,073	97	0	0	0	0	0	348	0	2	0	626	58.4%
Coppell	9,310	2,401	140	1	555	493	484	1,580	127	184	37	3,306	35.5%
Copper Canyon	2,934	728	0	6	0	0	0	247	9	9	0	1,935	65.9%
Corinth	5,137	1,368	3	22	45	273	35	634	17	23	237	2,479	48.3%
Cottonwood	876	14	0	24	0	0	0	51	0	0	0	787	89.8%
Crandall	2,125	290	0	3	20	11	54	306	5	35	0	1,401	65.9%
Cross Roads	4,283	370	0	18	51	38	5	283	0	40	0	3,478	81.2%
Cross Timber	934	81	0	0	0	0	0	35	0	0	0	819	87.7%
Crowley	4,297	618	5	31	109	51	154	320	102	16	0	2,892	67.3%
Dallas	246,849	62,383	10,011	899	15,331	12,374	7,534	42,825	15,727	29,703	98	49,964	20.2%
Dalworthington Gardens	1,161	594	12	0	12	60	15	119	20	30	22	276	23.8%
Denton	40,345	4,988	501	418	1,025	1,217	878	6,051	720	78	116	24,354	60.4%
DeSoto	13,653	3,916	145	77	282	751	442	1,594	122	44	0	6,278	46.0%
Double Oak	1,380	718	0	0	0	0	0	173	0	24	1	464	33.6%
Duncanville	7,225	3,266	136	0	153	397	378	1,522	150	18	0	1,205	16.7%
Edgecliff Village	764	364	0	0	28	5	5	104	3	1	0	255	33.3%
Ennis	12,508	1,710	16	18	512	687	280	1,627	62	208	0	7,386	59.1%
Euless	10,372	1,817	669	13	140	346	293	4,776	393	64	0	1,863	18.0%
Everman	1,275	474	14	0	77	30	58	215	107	4	0	295	23.2%
Fairview	5,569	1,581	0	15	14	0	20	292	50	0	0	3,596	64.6%
Farmers Branch	7,623	1,819	130	0	1,050	783	392	1,426	296	147	0	1,579	20.7%
Farmersville	2,327	536	0	0	130	79	54	365	108	99	0	955	41.0%
Fate	2,965	169	0	1	71	0	1	281	0	21	0	2,422	81.7%
Ferris	2,027	254	0	0	44	50	65	311	11	20	0	1,271	62.7%
Flower Mound	27,634	6,579	26	87	41	357	357	2,027	942	1,820	495	14,902	53.9%
Forest Hill	2,725	1,116	0	34	67	265	50	559	29	7	1	596	21.9%
Forney	4,977	608	6	18	289	76	103	566	25	7	1	3,277	65.9%
Fort Worth	191,416	35,652	2,385	1,168	10,269	6,277	5,500	32,164	11,870	6,955	1,029	78,146	40.8%
Frisco	44,857	4,058	47	57	549	471	294	2,203	205	56	256	36,660	81.7%
Garland	36,558	11,724	1,137	3	1,884	2,580	1,425	6,723	798	202	337	9,744	26.7%
Glenn Heights	4,605	815	2	135	22	145	38	294	0	11	0	3,145	68.3%
Godley	1,102	163	0	2	3	17	18	105	0	0	0	794	72.1%
Grand Prairie	51,937	7,097	710	333	2,950	1,444	876	6,177	2,790	6,334	217	23,008	44.3%
Grandview	1,096	165	6	8	10	39	41	166	0	0	0	660	60.2%
Grapevine	23,020	2,824	244	85	634	653	380	9,364	2,389	2,493	134	3,819	16.6%
Grays Prairie	881	90	0	0	0	0	0	69	0	0	0	723	82.0%
Haltom City	7,958	2,798	113	84	629	398	443	1,483	382	55	5	1,569	19.7%
Haslet	4,955	1,135	0	0	169	16	82	349	0	27	9	3,169	63.9%
Heath	4,367	1,348	3	0	0	16	9	269	19	109	0	2,594	59.4%
Hebron	2,644	117	0	0	1	10	0	189	8	21	27	2,270	85.9%

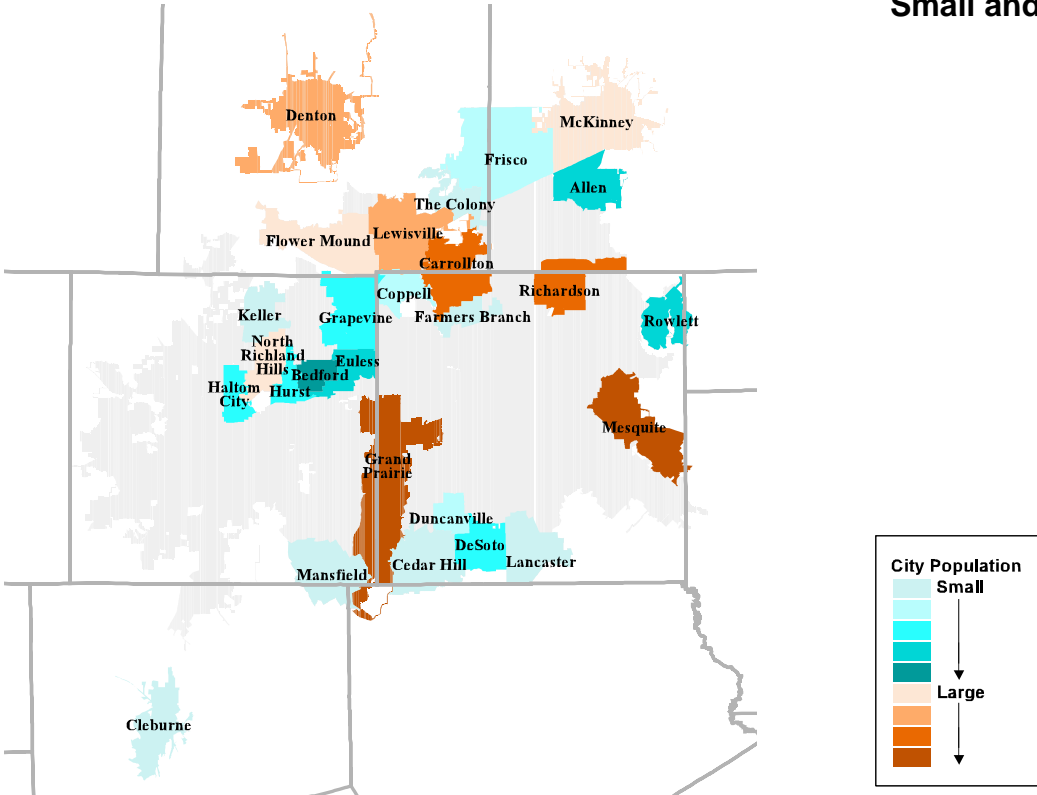
City	Total Acres	Single Family	Multi-Family	Other Residential	Industrial	Commercial	Institutional	Infrastructure	Parks & Flood Plain	Water	Under Construction	Vacant	Percent Vacant
Hickory Creek	2,924	362	0	40	1	39	0	291	999	79	0	1,112	38.0%
Highland Park	1,430	843	29	0	0	122	19	336	3	16	0	62	4.3%
Highland Village	4,091	1,535	0	2	22	84	51	559	288	627	0	921	22.5%
Hudson Oaks	1,617	1,055	0	0	0	85	0	274	0	0	0	204	12.6%
Hurst	6,338	2,411	234	7	34	929	301	1,454	251	19	4	694	10.9%
Hutchins	5,543	294	1	68	213	171	93	927	23	226	0	3,526	63.6%
Irving	43,389	7,344	2,162	137	1,900	3,828	1,458	11,615	1,620	1,094	0	12,232	28.2%
Italy	1,162	310	0	1	4	29	33	169	16	0	0	600	51.6%
Josephine	934	186	0	39	0	6	1	83	0	0	0	619	66.3%
Joshua	4,125	656	7	90	27	73	73	342	92	12	0	2,754	66.8%
Justin	1,477	244	11	0	39	23	27	201	7	2	54	868	58.8%
Kaufman	4,362	283	22	0	37	202	72	523	10	105	0	3,108	71.3%
Keene	1,758	352	25	80	16	53	113	237	52	0	0	828	47.1%
Keller	11,772	5,220	1	46	151	116	223	1,100	311	163	576	3,865	32.8%
Kemp	1,295	212	11	2	0	25	26	321	12	63	0	623	48.1%
Kennedale	3,779	1,086	3	51	450	158	53	431	81	19	20	1,426	37.7%
Krugerville	536	213	0	8	0	6	0	83	0	0	38	189	35.2%
Krum	1,220	432	0	0	2	7	49	163	3	0	0	564	46.2%
Lake Dallas	1,701	465	16	50	3	73	51	369	162	218	15	279	16.4%
Lake Worth	1,584	576	3	7	7	120	128	324	44	1	18	357	22.5%
Lakeside	973	301	0	2	5	25	22	100	5	4	0	509	52.3%
Lakewood Village	466	78	0	0	0	0	0	27	0	2	0	359	77.1%
Lancaster	18,801	2,925	125	75	474	443	329	1,782	269	57	0	12,323	65.5%
Lavon	776	140	0	0	0	1	0	81	0	6	0	548	70.7%
Lewisville	26,996	3,619	554	209	941	1,132	469	4,286	1,171	3,820	125	10,671	39.5%
Little Elm	2,856	335	0	72	1	44	56	255	7	16	0	2,071	72.5%
Lowry Crossing	1,756	709	0	0	6	17	2	41	8	12	0	961	54.7%
Lucas	5,836	1,861	0	0	12	0	15	300	12	18	0	3,617	62.0%
Mabank	1,618	519	0	0	0	9	6	276	0	25	0	783	48.4%
Mansfield	23,325	4,095	26	143	845	382	256	1,837	464	94	288	14,895	63.9%
McKinney	37,919	3,309	147	32	524	952	2,022	3,488	725	0	128	26,593	70.1%
McLendon-Chisholm	6,188	851	0	0	0	0	0	152	0	148	0	5,037	81.4%
Melissa	2,844	570	0	7	48	32	15	398	0	0	0	1,773	62.3%
Mesquite	27,956	7,025	557	5	613	2,010	1,491	5,104	289	183	6	10,674	38.2%
Midlothian	24,437	1,270	4	20	1,874	256	155	1,634	23	208	43	18,951	77.5%
Milford	1,153	148	0	1	0	18	12	110	0	0	0	864	74.9%
Millsap	957	159	0	0	2	8	22	62	0	4	0	701	73.2%
Mineral Wells	4,886	109	0	8	311	9	2	700	75	445	0	3,227	66.0%
Murphy	3,387	737	0	0	12	11	1	169	0	0	0	2,458	72.6%
Nevada	693	239	0	0	0	12	44	94	2	0	0	302	43.5%
New Hope	1,018	277	0	0	8	0	0	38	0	0	0	694	68.2%
North Richland Hills	11,713	4,482	297	52	173	587	435	2,051	371	128	359	2,778	23.7%
Northlake	9,635	168	0	5	86	60	0	503	1	16	22	8,773	91.1%
Oak Grove	1,441	171	0	0	0	0	0	61	0	0	0	1,209	83.9%
Oak Leaf	1,447	558	0	0	0	1	0	81	0	0	0	808	55.8%
Oak Point	3,883	1,032	0	21	0	0	0	282	0	164	0	2,385	61.4%
Oak Ridge	1,392	129	0	0	0	0	0	74	0	0	0	1,189	85.4%
Ovilla	3,566	1,599	0	0	0	12	23	218	6	3	0	1,704	47.8%
Palmer	1,927	551	0	0	19	53	69	329	0	0	0	905	47.0%
Pantego	628	230	25	0	25	186	0	114	0	0	1	46	7.3%
Parker	3,225	1,176	0	3	0	0	3	193	6	0	0	1,844	57.2%
Pecan Hill	1,360	287	0	28	0	0	48	58	0	0	0	939	69.0%
Pelican Bay	418	6	1	219	0	5	0	85	1	1	15	86	20.5%
Pilot Point	1,978	406	2	8	10	151	36	386	25	0	0	955	48.3%
Plano	46,138	14,621	1,647	48	641	4,505	2,833	8,855	1,672	42	20	11,255	24.4%
Ponder	2,089	295	0	0	3	4	42	147	0	0	0	1,597	76.5%
Post Oak Bend	1,275	129	0	0	0	0	0	88	0	0	0	1,058	83.0%
Princeton	2,781	332	8	65	26	52	44	265	35	13	0	1,942	69.8%
Prosper	3,193	511	0	3	97	18	54	197	0	23	0	2,290	71.7%
Red Oak	4,396	891	4	38	26	238	133	461	0	0	3	2,603	59.2%
Reno	8,038	462	0	367	55	53	7	339	0	3	4	6,748	83.9%
Richardson	18,324	6,248	551	1	818	1,829	1,035	3,503	1,064	19	143	3,113	17.0%
Richland Hills	2,020	883	19	2	119	112	65	487	43	5	0	284	14.1%
Rio Vista	507	111	0	0	0	24	26	79	10	0	0	256	50.5%
River Oaks	1,266	732	4	0	0	53	60	248	150	8	0	10	0.8%
Roanoke	3,914	249	3	8	182	25	107	483	15	9	60	2,774	70.9%
Rockwall	14,331	2,220	116	12	344	428	206	1,223	348	326	4	9,105	63.5%
Rosser	1,280	79	0	0	19	8	10	97	0	11	0	1,055	82.4%

City	Total Acres	Single Family	Multi-Family	Other Residential	Industrial	Commercial	Institutional	Infrastructure	Parks & Flood Plain	Water	Under Construction	Vacant	Percent Vacant
Rowlett	12,713	3,978	17	22	149	303	317	1,655	15	102	0	6,155	48.4%
Royse City	6,496	411	14	52	57	68	52	530	18	0	0	5,294	81.5%
Sachse	6,337	1,773	5	1	17	106	121	632	11	147	91	3,433	54.2%
Saginaw	4,779	802	34	1	677	59	75	726	130	6	148	2,121	44.4%
Saint Paul	1,028	425	0	8	10	0	1	66	2	0	0	516	50.1%
Sanger	2,157	307	8	39	22	102	27	549	23	0	0	1,080	50.1%
Sansom Park	796	438	0	1	21	63	11	178	49	0	0	35	4.3%
Seagoville	10,322	1,457	39	43	116	679	115	677	41	297	0	6,859	66.5%
Shady Shores	1,889	493	0	10	0	0	0	189	137	5	5	1,049	55.5%
Southlake	14,377	5,810	1	95	36	634	438	1,487	481	175	296	4,923	34.2%
Springtown	1,792	458	0	0	68	57	52	222	43	0	0	892	49.7%
Sunnyvale	10,704	1,431	0	0	145	234	156	670	44	262	0	7,762	72.5%
Talty	1,800	440	0	0	0	31	0	110	0	0	0	1,219	67.7%
Terrell	12,083	1,447	89	27	341	360	215	1,265	270	192	0	7,876	65.2%
The Colony	10,238	1,816	0	4	0	160	216	1,035	1,096	1,448	159	4,304	42.0%
Trophy Club	2,541	747	11	2	0	292	21	246	34	25	11	1,153	45.4%
University Park	2,378	1,384	71	1	6	74	168	574	11	6	0	84	3.5%
Venus	1,358	88	4	27	36	13	33	194	7	0	0	956	70.4%
Watauga	2,618	1,274	0	0	22	110	84	558	12	24	54	481	18.4%
Waxahachie	25,931	2,459	9	61	669	1,027	369	3,035	98	718	0	17,485	67.4%
Weatherford	14,446	3,795	22	20	392	946	476	1,942	315	1,136	154	5,249	36.3%
Westlake	4,409	115	0	0	2	67	1	421	9	130	2	3,662	83.1%
Westminster	1,291	184	0	20	10	0	0	221	0	0	0	856	66.3%
Weston	2,945	310	0	0	77	0	0	230	0	0	0	2,328	79.1%
Westover Hills	458	339	3	0	0	1	0	66	45	1	0	5	1.0%
Westworth Village	1,311	237	0	0	10	3	337	223	272	20	0	208	15.9%
White Settlement	3,203	1,072	50	21	118	167	334	640	75	1	0	724	22.6%
Willow Park	3,962	1,302	0	0	30	35	9	544	113	67	8	1,855	46.8%
Wilmer	4,958	447	4	55	54	76	52	370	3	60	0	3,836	77.4%
Wylie	21,553	1,355	20	186	359	125	231	927	378	9,128	75	8,768	40.7%
Nine-County Urban Area	4,606,804	482,005	27,476	28,798	68,543	71,674	45,441	335,668	74,507	165,820	7,343	3,299,528	71.6%

DEFINITIONS

Single Family	One family detached units and duplexes.
Multi-Family	Structures with three or more separate units such as apartment complexes, townhouses and condominiums.
Other Residential	Mobile homes (inside mobile home parks and free-standing units), group quarters or nursing homes, orphanages, college dormitories, jails, military base personnel quarters.
Industrial	Manufacturing plants, warehouses, office showrooms, etc.
Commercial	All office structures and retail buildings, shopping centers, department stores, repair shops, supermarkets, restaurants, hotels and motels, amusement parks, and large stadiums.
Institutional	Churches, governmental facilities, museums, schools, hospitals, medical clinics, libraries, military bases.
Infrastructure	All roads, airports (including terminals and runways), railroads, radio and television communication stations, truck terminals, sewage treatment and power plants, sanitary landfills, power line easements, pump stations, water treatment plants, waste management facilities, and water systems.
Parks & Flood Plain	All public and private parks, golf courses, cemeteries, tennis courts, swimming pools, and zoos, plus major flood control structures, levies and flood channels.
Under Construction	Land that has undergone site preparation and construction has begun.
Water	All water bodies.
Vacant	Undeveloped land plus parking lots and garages.
Total acres	All land and water acreage within the city.

Small and Large Suburban Cities



Top Ten Cities by Residential-Employment Land Ratio

Employment-Residential Ratio (cities over 5,000)	
Addison	2.39
Midlothian	1.77
Farmers Branch	1.14
Kaufman	1.02
McKinney	1.00
Saginaw	0.97
Ennis	0.85
Waxahachie	0.82
Irving	0.75
Forney	0.74

Residential-Employment Ratio (cities over 5,000)	
Keller	10.74
Highland Village	9.79
Flower Mound	8.86
Sachse	7.29
River Oaks	6.48
Highland Park	6.18
Colleyville	6.06
Watauga	5.90
University Park	5.89
Benbrook	5.70

