

# CITY OF BROWNFIELD

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## 2006 COMPREHENSIVE PLAN



### CHAPTER 1: BASELINE ANALYSIS

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# Introduction

The Baseline Analysis examines fact-based characteristics of the City of Brownfield. It is with this examination that the City can better understand and identify particular facets that may affect the planning process and ultimately any Comprehensive Plan recommendations. Therefore, the Baseline Analysis provides the City with a well-documented foundation of socioeconomic and physical characteristics with the following components:

- 1) Existing Social and Economic Characteristics
- 2) Existing Land Use Characteristics
- 3) Existing Housing and Neighborhood Block Characteristics
- 4) Physical Constraints

Each section of this chapter contains information pertaining to the subject topic in addition to graphic support, as appropriate. The primary objective of this Baseline Analysis is to provide documentation of current conditions. A secondary objective of this chapter is to ensure that the information being used in the planning process accurately portrays the community.

# Existing Social and Economic Characteristic Analysis

People are the most important aspect of any community. The following discussion is intended to provide insight into the historical and existing characteristics of the people of Brownfield. This demographic analysis will assist the City in planning for future growth.

## POPULATION

The City of Brownfield has recorded times of population growth as well as decline since 1960. As **Table 1-1** shows, the City has experienced a decline of 797 people over the past 40 years, which is a decrease of 7.7 percent in overall population during that time. Contrary to this overall trend, a closer inspection of the population reveals that between 1970 to 1980 Brownfield experienced substantial growth, increasing by 7.7 percent or 740 people. However, the two most recent Census counts reveal periods of population decline. A substantial decline occurred from 1980 to 1990, with the Census recording 827 less people, a decline of eight percent. The rate of decreasing population slowed significantly from 1990 to 2000 with only 72 less people being reported, a total decline of only 0.8 percent.

**Table 1-2** represents the past century of Census information for the County. The County has experienced similar levels of growth and decline for each decade since 1960. Notably, considerable growth occurred during the early and middle parts of the twentieth century. Overall, during the past 100 years Terry County has increased by 12,713 people from a 1900

**Table 1-1**  
*Population Change*  
*City of Brownfield, Texas*

Year	Population	Population Change	Percent Change
1960	10,285	-----	-----
1970	9,647	-638	-6.2%
1980	10,387	740	7.7%
1990	9,560	-827	-8.0%
2000	9,488	-72	-0.8%

Source: U.S. Census

**Quick Facts:**  
*The City declined in population by 0.8% or 72 people from 1990 to 2000.*

**Table 1-2**  
*Population Change*  
*Terry County, Texas*

Year	Population	Population Change	Percent Change
1900	48	-----	-----
1910	1,474	1,426	2,970.8%
1920	2,236	762	51.7%
1930	8,883	6,647	297.3%
1940	11,160	2,277	25.6%
1950	13,107	1,947	17.4%
1960	16,286	3,179	24.3%
1970	14,118	-2,168	-13.3%
1980	14,581	463	3.3%
1990	13,218	-1,363	-9.3%
2000	12,761	-457	-3.5%

Source: U.S. Census

**Quick Facts:**  
*The County declined in population by 3.5% or 457 people from 1990 to 2000.*

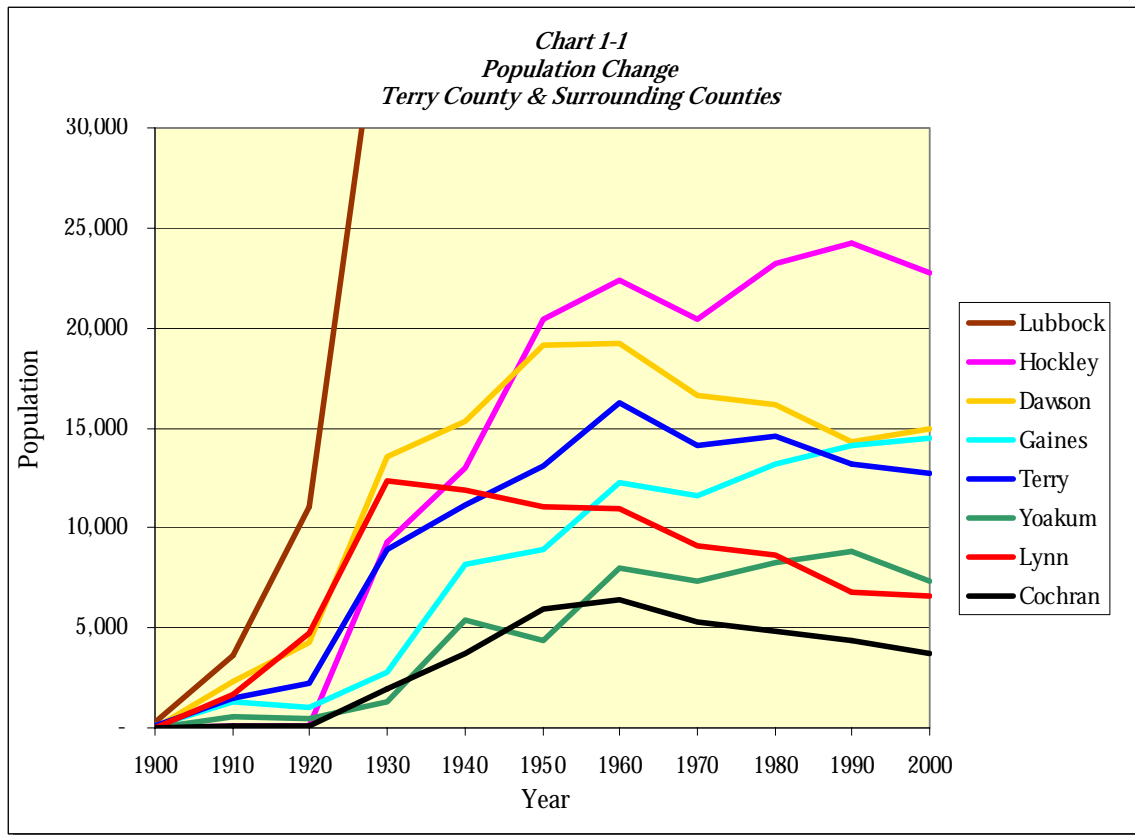
population of only 48 people to a 2000 population of 12,761. Periods of population decline occurred in the 1960s, 1980s, and 1990s, with decreases of 13.3 percent, 9.3 percent, and 3.5 percent, respectively. Conversely, Terry County has also experienced decades of tremendous growth, specifically during the decades of the 1920s, 1930s, 1940s, and 1950s. As can be seen in **Table 1-2**, the decade with the largest percent change in population was between 1900 to 1910, during which the County increased by almost 3,000 percent or 1,426. The decade with the second largest percent change in population was between 1920 and 1930, with an increase of almost 300 percent, or 6,647 people.

Another method of analyzing the population characteristics of the region can be achieved by reviewing the growth of Terry County alongside the growth of its neighboring counties. **Table 1-3** and **Chart 1-1** depict how the population of Terry County has grown in relation to the surrounding counties. The largest county in the region is Lubbock County. Lubbock County has seen the largest amount of growth, increasing from 293 in 1900 to 242,628 in 2000. Notably, the city of Lubbock, with a population of 199,564, is located in Lubbock County and consists of approximately 82 percent of the County's population. Terry is the fifth largest county in the region, with a population of 12,761 according to the 2000 Census. As can be seen in **Chart 1-1**, in 1900, Terry was ranked third out of eight counties in terms of greatest population and over time has reflected a similar growth pattern to that of the surrounding counties, with the exception of Lubbock County.

**Table 1-3**  
**Population Change**  
**Terry County & Surrounding Counties**

County	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
Lubbock	293	3,624	11,096	39,104	51,782	101,048	156,271	179,295	211,651	222,636	242,628
Hockley	44	137	137	9,298	12,963	20,407	22,340	20,396	23,230	24,199	22,716
Dawson	37	2,320	4,309	13,573	15,367	19,113	19,185	16,604	16,184	14,349	14,985
Gaines	55	1,255	1,018	2,800	8,136	8,909	12,267	11,593	13,150	14,123	14,467
Terry	48	1,474	2,236	8,883	11,160	13,107	16,286	14,118	14,581	13,218	12,761
Yoakum	26	602	504	1,263	5,354	4,339	8,032	7,344	8,299	8,786	7,322
Lynn	17	1,713	4,751	12,372	11,934	11,030	10,914	9,107	8,605	6,758	6,550
Cochran	25	65	67	1,963	3,735	5,928	6,417	5,326	4,825	4,377	3,730
<b>Total:</b>	<b>545</b>	<b>11,190</b>	<b>24,118</b>	<b>89,256</b>	<b>120,431</b>	<b>183,881</b>	<b>251,712</b>	<b>263,783</b>	<b>300,525</b>	<b>308,446</b>	<b>325,159</b>

Source: U.S. Census



Another method of evaluating a community's percentage of growth is to compare it to a larger regional area. Defining Terry County as the region that is most influential on and most influenced by the City of Brownfield, and then analyzing Terry County's population growth along with that of the City allows for a comparative analysis of Brownfield's contribution to the region. **Table 1-4** shows this comparison. The City of Brownfield accounts for 74.4 percent of the County's population. The City's share of the County population has been increasing, from a low of 63.2 percent in 1960 to its present level of just below 75 percent. This is a positive trend that is opposite of what most cities throughout Texas are currently experiencing; the trend across the state is that counties have in recent years been growing more rapidly than incorporated areas.

**Table 1-4  
Regional Growth Comparison  
City of Brownfield as Part of Terry County**

Year	Population of the City of Brownfield	Population of Terry County	Percentage of the City in County
1960	10,285	16,286	63.2%
1970	9,647	14,118	68.3%
1980	10,387	14,581	71.2%
1990	9,560	13,218	72.3%
2000	9,488	12,761	74.4%

Source: U.S. Census

**Quick Facts:**  
The City's share of the County population has been increasing.

## AGE COMPOSITION

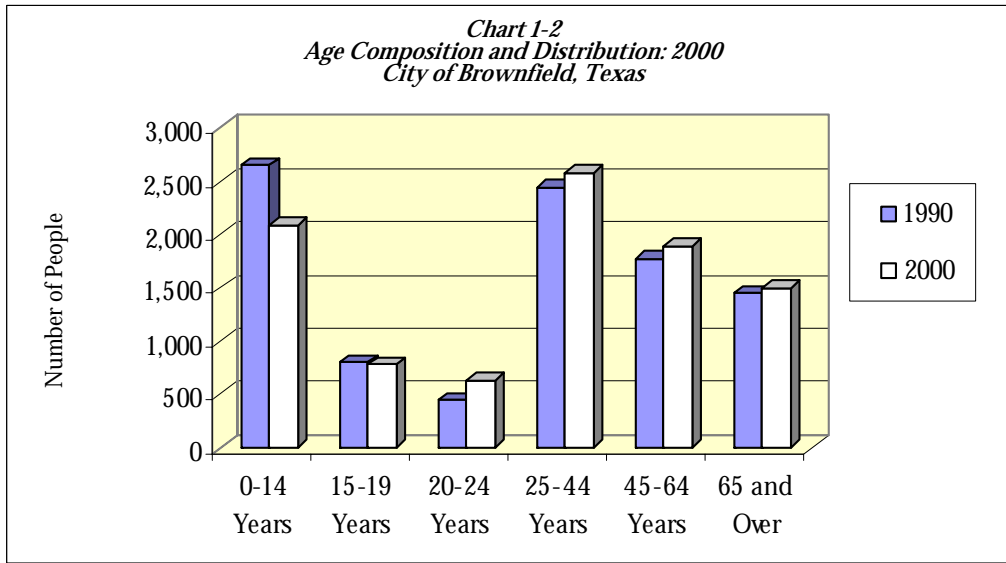
Table 1-5 and Chart 1-2 show information on various age groups and how they are represented within Brownfield. The City's age composition has not shifted significantly between the 1990 and 2000 Census counts. The largest increase in any age group was within the *College, New Family* group, those between the ages of 20 and 24, which increased over the past decade by approximately 2.1 percent. The *Young* age category experienced the largest decline between 1990 and 2000, with a decrease of approximately 5.7 percent.

**Table 1-5**  
**Age Composition and Distribution: 2000**  
**City of Brownfield, Texas**

Age Group	1990		2000	
	Number	Percent	Number	Percent
Young (0-14 years)	2,656	27.8%	2,094	22.1%
High School (15-19 years)	796	8.3%	781	8.2%
College, New Family (20-24 years)	444	4.6%	631	6.7%
Prime Labor Force (25-44 years)	2,441	25.5%	2,588	27.3%
Older Labor Force (45-64 years)	1,775	18.6%	1,895	20.0%
Elderly (65 and over)	1,448	15.1%	1,499	15.8%
<b>Total</b>	<b>9,560</b>	<b>100.0%</b>	<b>9,488</b>	<b>100.0%</b>
<b>Median Age</b>	31.4 Years		35.3 Years	

Source: U.S. Census

**Quick Facts:**  
Largest population group: Prime Labor Force (25-44 years 65 and over) – 27.3%.



Knowledge of Brownfield's age composition can assist the City in planning for future possible needs, such as a senior citizens' center or a new elementary school. In general, the City's 2000 age composition has remained similar to that of the composition in 1990; therefore, the City has started the new millennium with comparable circumstances to that of the 1990's. One of the most prominent differences between the two Census

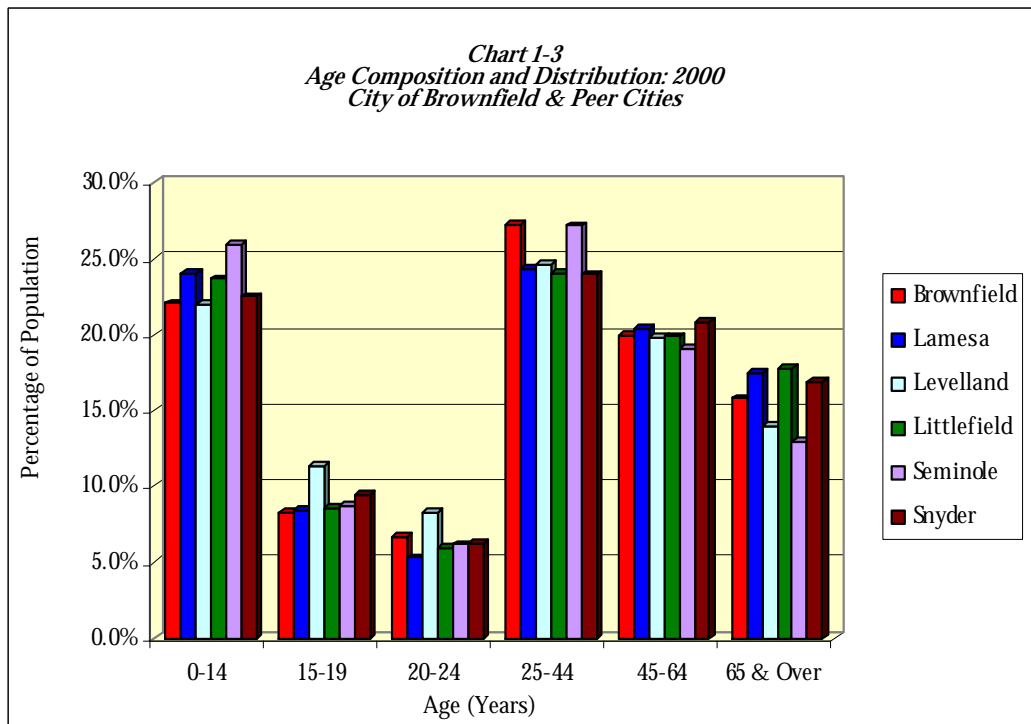
counts is that between 1990 and 2000 the median age increased by almost 4 years from 31.4 to 35.3 years.

**Table 1-6** and the corresponding chart, **Chart 1-3** illustrate the difference between Brownfield’s age composition and that of several peer communities in West Texas. As can be seen, Brownfield and the cities of Lamesa, Levelland, Littlefield, Seminole, and Snyder have strikingly similar age compositions. Notably, the largest age group for every city in **Table 1-6** is the *Prime Labor Force* (25-44 years), which ranged from 27.3 percent to 24.0 percent.

**Table 1-6**  
*Age Composition and Distribution: 2000*  
*City of Brownfield & Peer Cities*

Age Group	Brownfield		Lamesa	Levelland	Littlefield	Seminole	Snyder
	Number	Percent	Percent	Percent	Percent	Percent	Percent
Young (0-14 years)	2,094	22.1%	24.0%	22.0%	23.7%	26.0%	22.5%
High School (15-19 years)	781	8.2%	8.5%	11.3%	8.6%	8.7%	9.5%
College, New Family (20-24 years)	631	6.7%	5.3%	8.3%	5.9%	6.2%	6.3%
Prime Labor Force (25-44 years)	2,588	27.3%	24.4%	24.6%	24.1%	27.2%	24.0%
Older Labor Force (45-64 years)	1,895	20.0%	20.4%	19.8%	19.9%	19.0%	20.8%
Elderly (65 and over)	1,499	15.8%	17.4%	13.9%	17.8%	13.0%	16.9%
<b>Total Population</b>	<b>9,488</b>		<b>9,952</b>	<b>12,866</b>	<b>6,507</b>	<b>5,910</b>	<b>10,783</b>
<b>Median Age</b>	<b>35.3 Years</b>		<b>35.8 Years</b>	<b>32.7 Years</b>	<b>35.8 Years</b>	<b>32.3 Years</b>	<b>36.0 Years</b>

Source: U.S. Census



## GENDER AND RACE/ETHNIC DISTRIBUTION

Table 1-7 compares the gender distribution between the City and several peer communities. Overall, the City has a higher percentage of males than the peer communities. Specifically, the City is composed of 52.3 percent males (4,959 people) and 47.7 percent females (4,529 people), while the peer communities range from a composition of 48.4-46.6 percent males and 53.4-51.6 percent females. The related Chart 1-4 shows the difference between the City and the peer communities graphically.

*Table 1-7  
Gender Distribution: 2000  
City of Brownfield & Peer Cities*

Age Group	Brownfield		Lamesa	Levelland	Littlefield	Seminole	Snyder
	Number	Percent	Percent	Percent	Percent	Percent	Percent
Male	4,959	52.3%	47.4%	48.2%	48.4%	48.1%	46.6%
Female	4,529	47.7%	52.6%	51.8%	51.6%	51.9%	53.4%
<b>Total</b>	<b>9,488</b>	<b>100.0%</b>	<b>9,952</b>	<b>12,866</b>	<b>6,507</b>	<b>5,910</b>	<b>10,783</b>

Source: U.S. Census

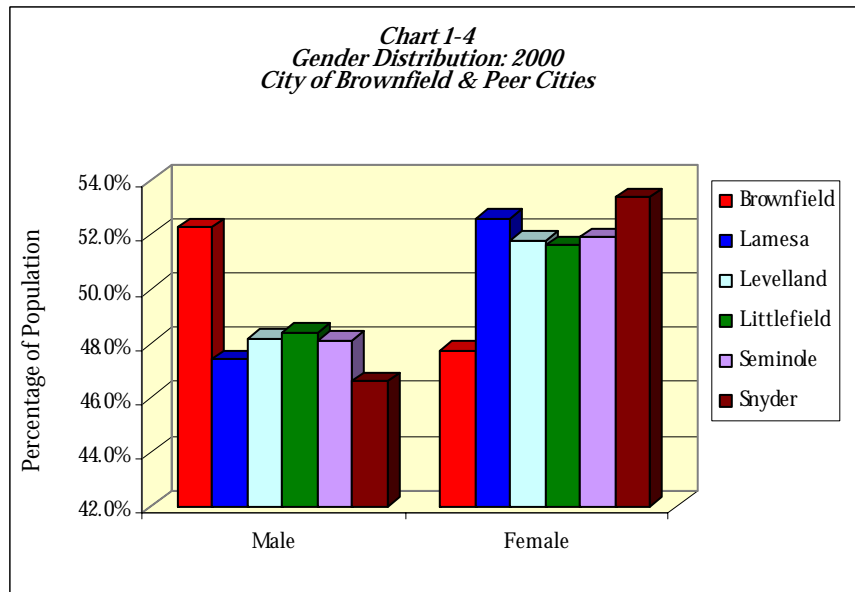


Table 1-8 and Chart 1-5, on the following page, depicts trends in ethnic composition for the City of Brownfield over the past 10 years. In both the 1990 and 2000 Census, those in the *White* race/ethnic group have contributed the largest portion to the total population. However, the City of Brownfield has become more ethnically diverse since 1990. This trend is occurring in many cities throughout the State and is a trend that is likely to continue for the near future. Over the last 10 years, the *White* ethnic group remained around 75 percent of the population. The *Hispanic* group is the largest minority group in the City and has increased in contribution from 39.8 percent of the population in 1990 to 46.0 percent in 2000. In addition, the *African-American* group has also experienced a substantial increase in population. From 1990 to 2000, the *African-American* community

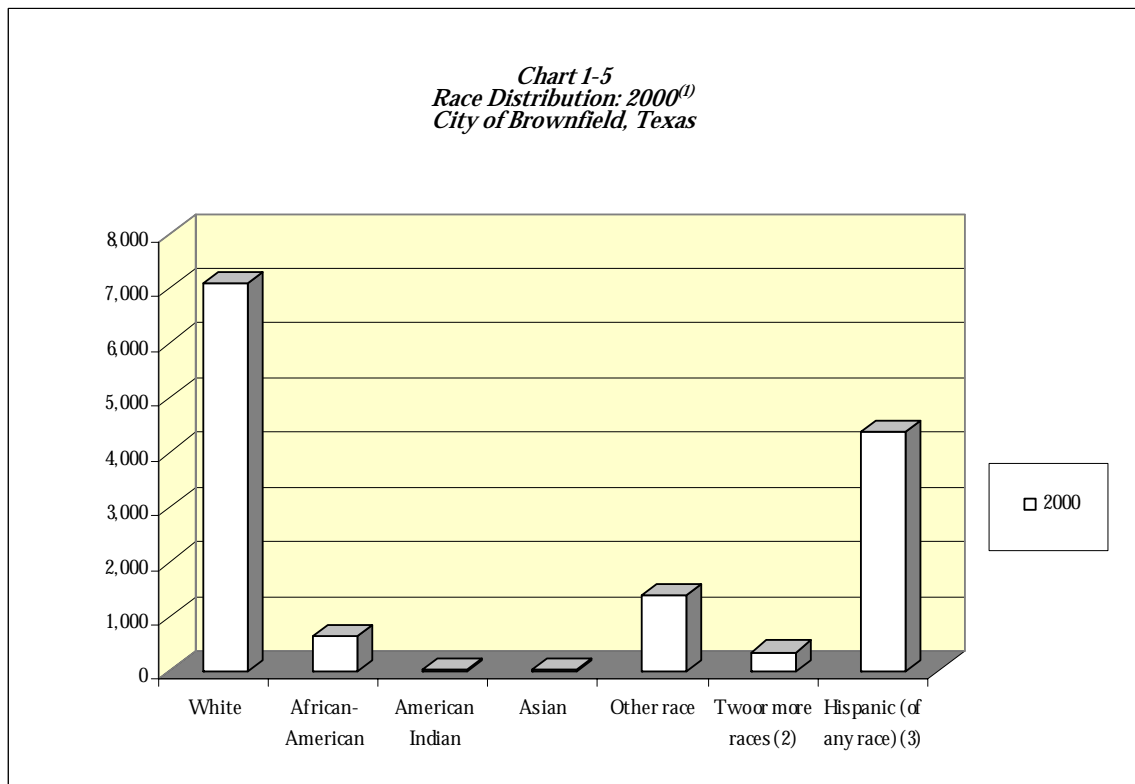
has roughly increased by 50 percent, growing from 418 people in 1990 to 625 people in 2000. The *American Indian* ethnic group also experienced an increase from no representative population being reported in 1990 to 40 people in 2000. The only ethnic group to decrease in terms of percentage was the *Other* race category, which decreased from 2,030 to 1,373 people.

**Table 1-8**  
**Race and Ethnic Distribution: 2000**  
**City of Brownfield, Texas**

Race/Ethnicity	1990		2000	
	Number	Percent <sup>(1)</sup>	Number	Percent <sup>(1)</sup>
Caucasian	7,105	74.3%	7,074	74.6%
African-American	418	4.4%	625	6.6%
American Indian	0	0.0%	40	0.4%
Asian	7	0.1%	24	0.3%
Other race	2,030	21.2%	1,373	14.5%
Two or more races <sup>(2)</sup>	---	---	352	3.7%
Hispanic (of any race) <sup>(3)</sup>	3,802	39.8%	4,360	46.0%
<b>Total Population</b>	<b>9,560</b>		<b>9,488</b>	

<sup>(1)</sup> Inclusion of Hispanic origin in 'of any race,' total will not equal 100.0%  
<sup>(2)</sup> 1990 Census included "Two or more races" with the "Other race" category  
<sup>(3)</sup> Hispanic origin can be of any race  
 Source: U.S. Census

**Quick Facts:**  
*The City has become more diversified from 1990 to 2000.*



## EDUCATIONAL ATTAINMENT

The educational level of a community can be an indicator of the types of jobs in the region. It can also provide general information on the skills and abilities of the local workforce. Knowledge of a city's workforce can also help a city target the types of businesses that should be recruited to the community.

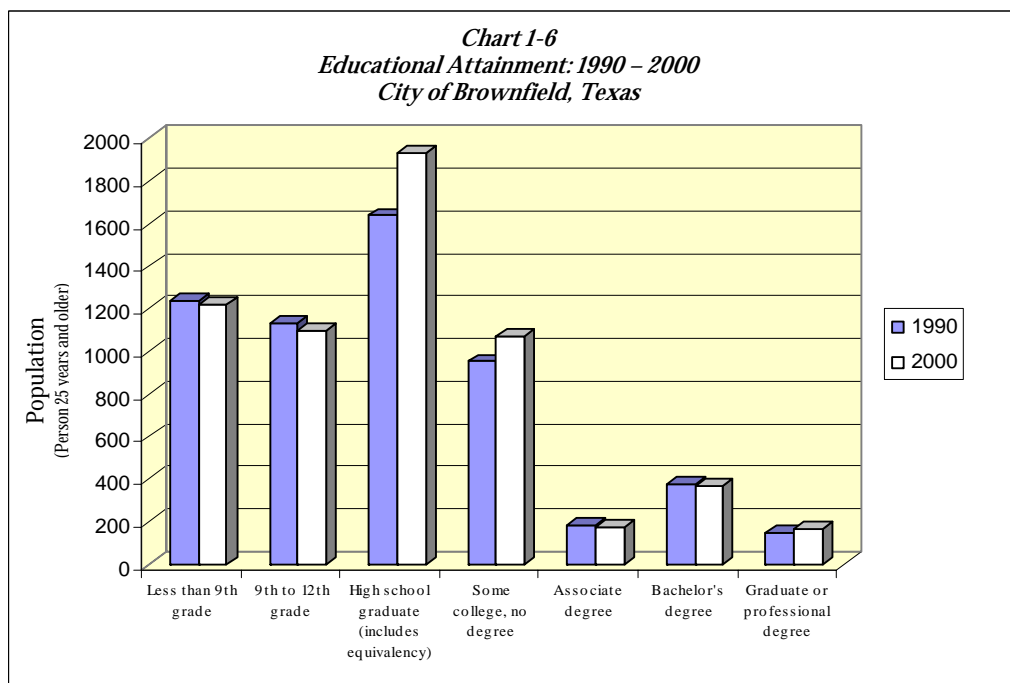
**Table 1-9** and **Chart 1-6** depict the differences in educational attainment from 1990 to 2000 for the City. Overall, the City has experienced improvement in the categories below the high school graduate category, with both lower categories being reduced in size. The high school graduate level represented the largest increase, growing by almost three percentage points.

**Quick Facts:**  
Brownfield has improved (decrease) the lower levels of educational attainment and increased high school graduate rates from 1990 to 2000.

**Table 1-9**  
**Educational Attainment : 2000**  
**City of Brownfield, Texas**

Level Attained	1990		2000	
	Number	Percentage of Population 25 Years and Older	Number	Percentage of Population 25 Years and Older
Less than 9th grade	1234	21.8%	1,220	20.2%
9th to 12th grade	1131	20.0%	1,100	18.2%
High school graduate (includes GED)	1637	28.9%	1,929	32.0%
Some college, no degree	952	16.8%	1,072	17.8%
Associate degree	183	3.2%	174	2.9%
Bachelor's degree	378	6.7%	370	6.1%
Graduate or professional degree	149	2.6%	164	2.7%
<b>Total</b>	<b>5,664</b>	<b>100.00%</b>	<b>6,029</b>	<b>100.00%</b>

Source: U.S. Census (For person 25 years and older)



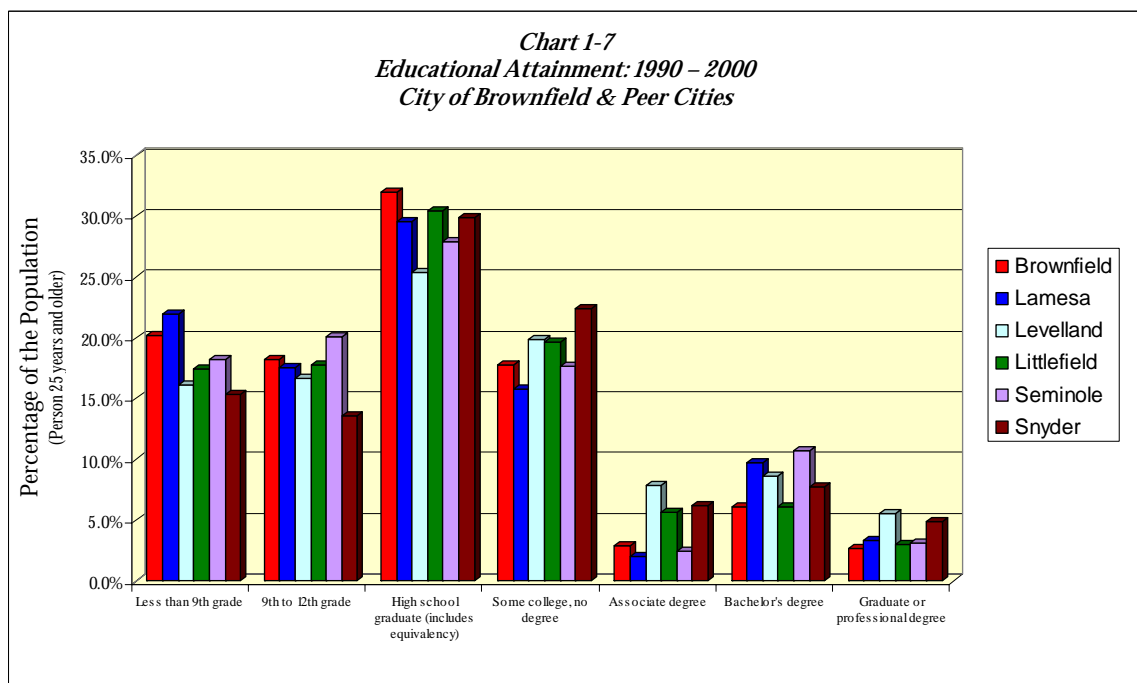
**Table 1-10** and **Chart 1-7** show the percentages of educational attainment for the City of Brownfield as reported in the 2000 U.S. Census compared to that of the peer communities. Of all residents (25 years and older), 61.5 percent have obtained at least a high school diploma. This is similar to the percentages for the cities of Lamesa and Seminole, which are approximately 60.4 percent and 61.8 percent, respectively.

The single largest educational level attained by the Brownfield workforce is the high school graduate level (32.0 percent). The City's percentage of citizens having associates degrees, bachelor's degrees, and graduate or professional degrees (11.7 percent) is somewhat below that of the peer cities, which range from a high of 22.0 percent in Levelland to a low of 14.8 percent in Littlefield. In general, the City's levels of educational attainment are similar to that of the peer communities in West Texas.

**Table 1-10**  
**Educational Attainment: 2000**  
**The City of Brownfield & Peer Cities**

Level Attained	Brownfield	Lamesa	Levelland	Littlefield	Seminole	Snyder
	Percent*	Percent*	Percent*	Percent*	Percent*	Percent*
Less than 9th grade	20.2%	22.0%	16.1%	17.4%	18.2%	15.3%
9th to 12th grade	18.2%	17.6%	16.7%	17.8%	20.1%	13.6%
High school graduate (includes equivalency)	32.0%	29.6%	25.4%	30.4%	27.9%	29.9%
Some college, no degree	17.8%	15.8%	19.9%	19.6%	17.7%	22.4%
Associate degree	2.9%	2.0%	7.9%	5.7%	2.4%	6.2%
Bachelor's degree	6.1%	9.7%	8.6%	6.1%	10.7%	7.7%
Graduate or professional degree	2.7%	3.3%	5.5%	3.0%	3.1%	4.9%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

\* Percentage of population 25 years and older  
Source: U.S. Census



## INCOME LEVELS

Retailers often review the levels of income for a city to determine ideal locations for new stores. The amount of available disposable income is also a major factor that influences the type and amount of retail development that a city can support. Income is also a factor in a person’s ability to purchase a home and should be considered when planning for future residential areas.

**Table 1-11** shows Brownfield’s household incomes according to the 1990 and 2000 Census. According to the 2000 Census, the largest percentage of Brownfield households is in the *Less than \$10,000* income range. Approximately 17.8 percent of the City’s households (576 of 3,192 households) earn *Less than \$10,000* annually. Notably, this income group substantially decreased between 1989 (1990 Census) and 1999 (2000 Census), from 25.7 percent to 17.8 percent or 837 households to 567 households.

**Quick Facts:**  
*(Brownfield 1990 to 2000)*

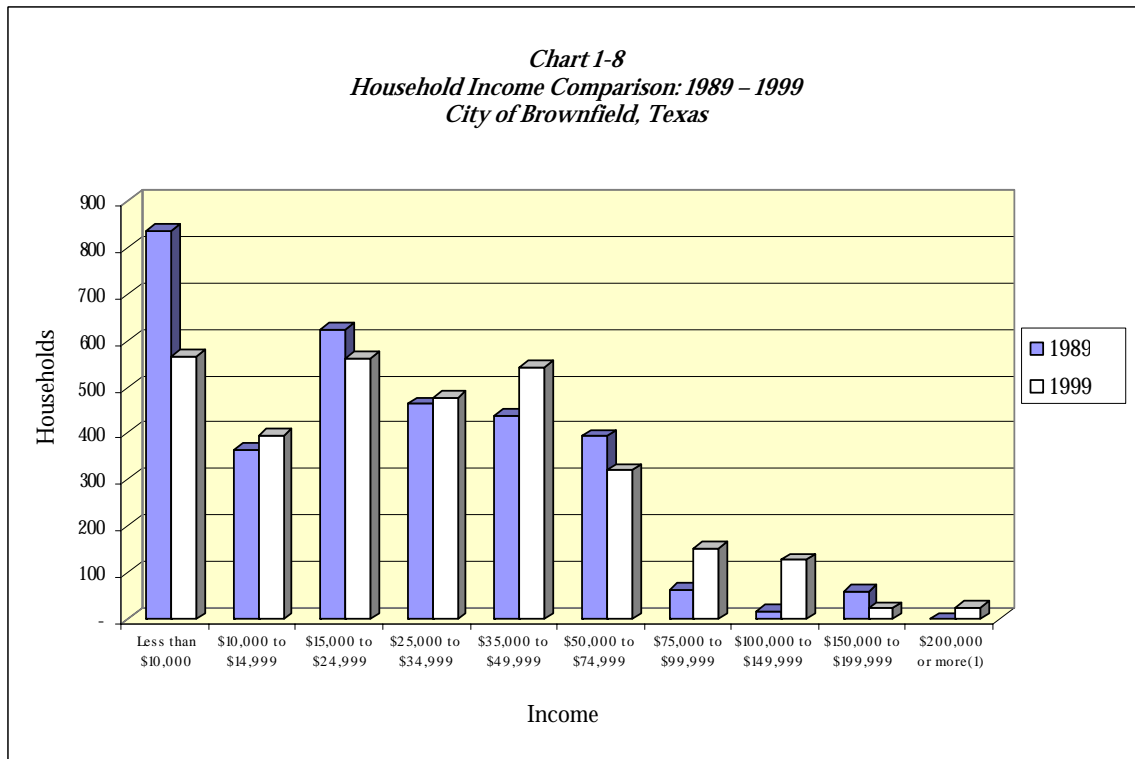
*Median income rose from \$21,382 to \$26,504.*

*The income group earning \$35,000 to \$49,000 annually experienced the largest increase (3.6 percent).*

*In 2000, 52.2 percent of households earned \$25,000 annually or more.*

<i>Table 1-11</i>				
<i>Household Income Comparison: 1989 – 1999</i>				
<i>City of Brownfield, Texas</i>				
Income Level	Brownfield			
	1989 <sup>(1)</sup>		1999	
	Number	Percentage of Households	Number	Percentage of Households
Less than \$10,000	837	25.7%	567	17.8%
\$10,000 to \$14,999	365	11.2%	395	12.4%
\$15,000 to \$24,999	624	19.1%	563	17.6%
\$25,000 to \$34,999	463	14.2%	477	14.9%
\$35,000 to \$49,999	438	13.4%	542	17.0%
\$50,000 to \$74,999	394	12.1%	321	10.1%
\$75,000 to \$99,999	63	1.9%	152	4.8%
\$100,000 to \$149,999	18	0.6%	127	4.0%
\$150,000 to \$199,999	60	1.8%	23	0.7%
\$200,000 or more <sup>(1)</sup>	N/A	N/A	25	0.8%
<b>Total Number of Households</b>	3,262	100.00%	3,192	100.00%
<b>Median Household Income</b>	\$21,382		\$26,504	

(1) 1990 Census did not include the category of household income of \$200,000 or more  
Source: U.S. Census



Overall, the amount of income Brownfield citizens earned has increased considerably from reported income in 1989 to 1999. The median income of a household within the City increased from \$21,382 a year to \$26,504 a year, which is an increase of \$5,122. Additionally, the income groups earning \$75,000 to \$99,999 and \$100,000 to \$149,999 experienced sizable percentage point increases ranging from 2.9 percent for the \$75,000 to \$99,999 income group to 3.4 percent for the \$100,000 to \$149,999 income group.

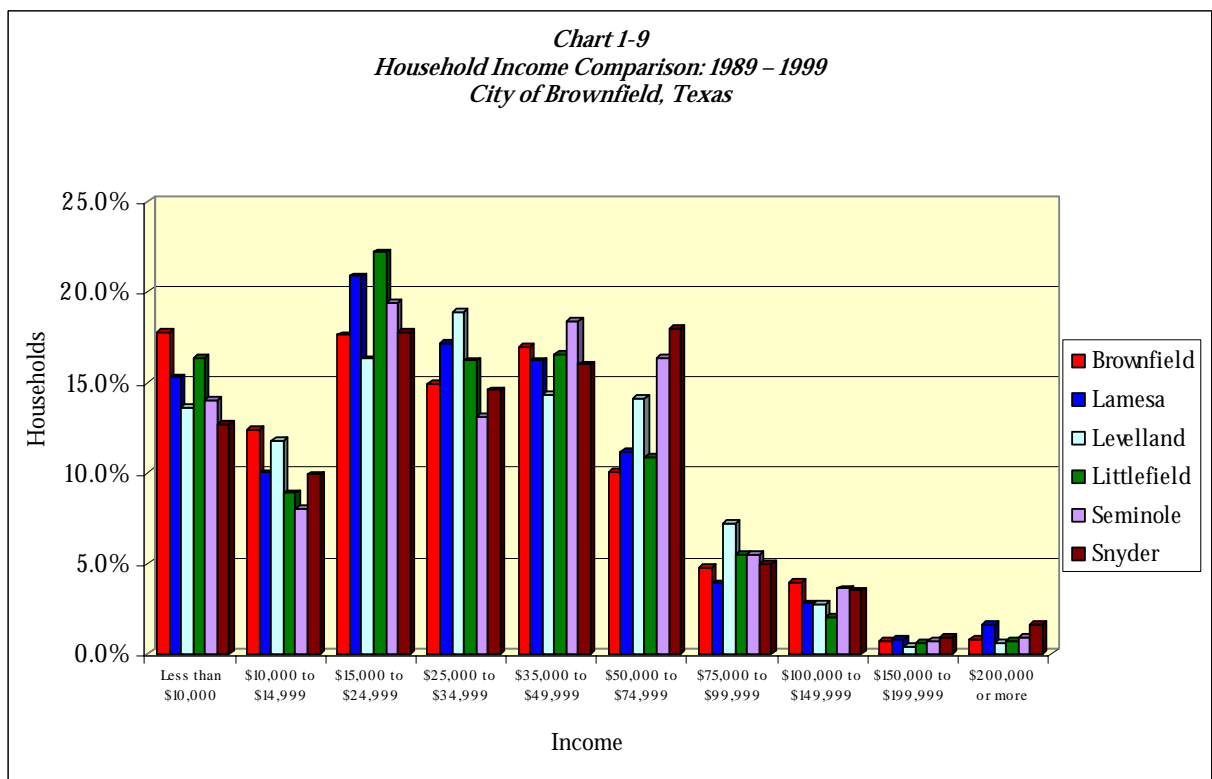
In summary, the City’s income distribution is centered on the lower to middle-income levels of ranging from \$15,000 to \$49,999. **Chart 1-8** illustrates that a positive shift has occurred in income distribution. The graphic shows much improvement in the upper income levels of between \$75,000 and \$149,999 annual earned income.

**Table 1-12** and **Chart 1-9** compare Brownfield’s household income to several peer communities. In the 2000 Census, Brownfield had a slightly higher percentage (17.8 percent) of the *Less than \$10,000* income level than its peer cities, which ranged from 16.4 percent in Littlefield to 12.7 percent in Snyder. Conversely, the City had a lower percentage of the *\$50,000 to \$74,999* income level than its peer cities, which ranged from 18.0 percent in Snyder to 10.9 percent in Littlefield.

**Table 1-12**  
**Household Income Comparison: 1999**  
**City of Brownfield & Peer Cities**

Income Level	Brownfield	Lamesa	Levelland	Littlefield	Seminole	Snyder
	Percentage of Households	Percentage of Households	Percentage of Households	Percentage of Households	Percentage of Households	Percentage of Households
Less than \$10,000	17.8%	15.3%	13.6%	16.4%	14.0%	12.7%
\$10,000 to \$14,999	12.4%	10.0%	11.8%	8.9%	8.0%	9.9%
\$15,000 to \$24,999	17.6%	20.9%	16.3%	22.2%	19.4%	17.8%
\$25,000 to \$34,999	14.9%	17.2%	18.9%	16.2%	13.1%	14.6%
\$35,000 to \$49,999	17.0%	16.2%	14.3%	16.6%	18.4%	16.0%
\$50,000 to \$74,999	10.1%	11.2%	14.1%	10.9%	16.4%	18.0%
\$75,000 to \$99,999	4.8%	3.9%	7.2%	5.5%	5.5%	5.0%
\$100,000 to \$149,999	4.0%	2.8%	2.7%	2.0%	3.6%	3.5%
\$150,000 to \$199,999	0.7%	0.8%	0.4%	0.6%	0.7%	0.9%
\$200,000 or more <sup>(1)</sup>	0.8%	1.6%	0.6%	0.7%	0.9%	1.6%
<b>Total Number of Households</b>	3,192	3,682	4,567	2,449	2,116	4,035
<b>Median Household Income</b>	\$26,504	\$27,362	\$28,820	\$26,271	\$32,063	\$31,016

Source: U.S. Census



## EMPLOYMENT

Employment opportunities affect the growth rate of cities by either attracting people to the city or causing them to leave to find employment opportunities elsewhere. The number of taxpayers a city has and the valuations of local properties influence the amount and quality of municipal services a city can provide. Therefore, a critical issue in sustaining and increasing growth is the need to create new and diverse job opportunities for citizens. A review of the local composition of jobs by occupational categories and industry is one way of analyzing employment figures; this data is outlined in the following tables.

Quick Facts:

*Largest Occupational Category in 2000:  
Sales and Office Occupations*

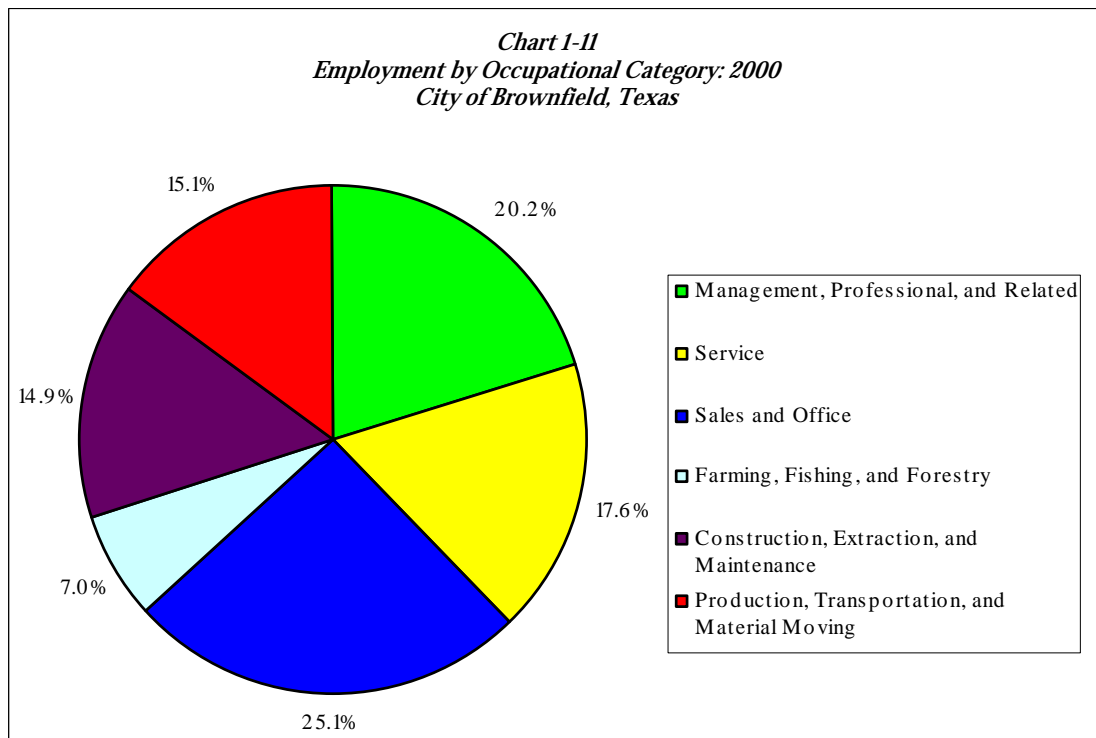
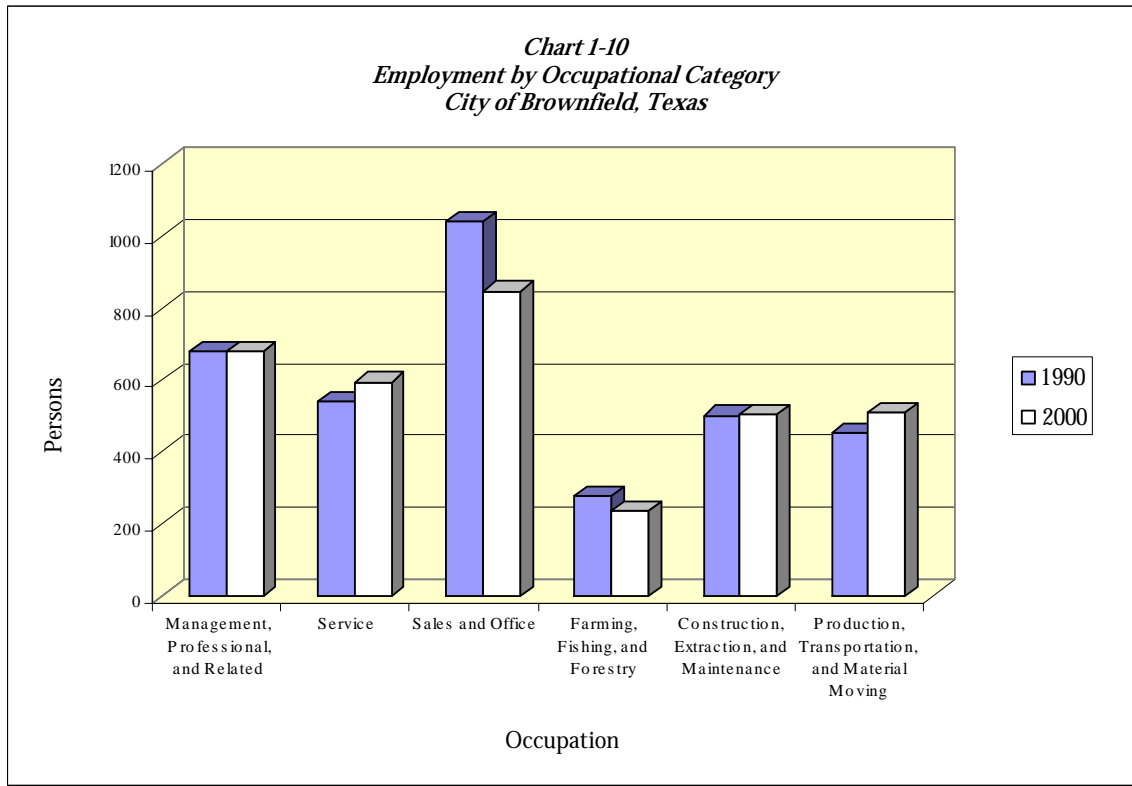
*Largest Industry in 2000: Educational,  
Health and Social Services*

**Table 1-13** shows the occupational characteristics for the City of Brownfield. It compares employment trends from 1990 to 2000. The data reveals that the *Production, Transportation, and Material Moving* occupations experienced the largest increase over the last 10 years. As of 2000, the City's largest occupation was the *Sales and Office* category, with 25.1 percent of the City's workforce employed within this category, a decrease from 1990 when the category was 29.8 percent of the workforce. The occupations that increased from 1990 and 2000 were the *Management, Professional, and Related* occupations, *Construction, Extraction, and Maintenance* occupations, and the *Production, Transportation, and Material Moving* occupations.

The *Sales and Office Occupations* had the largest decline of any category, specifically from 29.8 percent in 1990 to 25.1 percent in 2000, but still remained the largest occupational category. The smallest category was the *Farming, Fishing, and Forestry Occupations*, which experienced a decline from 7.9 percent in 1990 to 7.0 percent in 2000 and remained the smallest occupational category.

<i>Table 1-13 Employment by Occupational Category City of Brownfield, Texas</i>				
Occupation	1990		2000	
	Number	Percent	Number	Percent
Management, Professional, and Related	680	19.4%	682	20.2%
Service	541	15.5%	595	17.6%
Sales and Office	1044	29.8%	848	25.1%
Farming, Fishing, and Forestry	278	7.9%	237	7.0%
Construction, Extraction, and Maintenance	502	14.4%	503	14.9%
Production, Transportation, and Material Moving	453	13.0%	509	15.1%
Management, Professional, and Related	680	19.4%	682	20.2%

Source: U.S. Census



**Table 1-14** below shows the industries in which the Brownfield workforce is employed. This table also compares Brownfield to the peer cities. In Brownfield, most of the workforce is employed in the *Educational, Health and Social Services* field, which employs 18.6 percent or 627 people. This category is slightly lower for the City than the average of the peer cities, which is 22.5 percent. The second largest category for the City is the *Agriculture, Forestry, Fishing and Hunting, and Mining Retail Trade* industry at 16.6 percent, which is higher than average for the peer cities, which is 14.1 percent. Only Levelland, with 18.8 percent, had a higher percentage of people employed within this industry. *Retail Trade* is the third largest category in the City and employs 14.5 percent of the City workforce. The smallest industry category is the *Information* industry, with 1.1 percent, or 38 people, employed. The second smallest industry category is the *Professional, Scientific, Management, Administrative, and Waste Management Services* category, with a 3.8 percent, or 129 people, employed.

Industry	Brownfield		Lamesa	Levelland	Littlefield	Seminole	Snyder
	Number	Percent	Percent	Percent	Percent	Percent	Percent
Agriculture, forestry, fishing and hunting, and mining	560	16.6%	10.6%	18.8%	7.9%	16.7%	16.5%
Construction	192	5.7%	6.6%	4.9%	6.7%	6.4%	5.9%
Manufacturing	187	5.5%	2.7%	3.8%	18.9%	4.3%	5.4%
Wholesale trade	166	4.9%	4.6%	2.9%	1.8%	4.8%	2.5%
Retail trade	489	14.5%	16.0%	10.6%	15.3%	14.1%	12.3%
Transportation and warehousing, and utilities	156	4.6%	4.7%	4.6%	7.6%	7.5%	3.0%
Information	38	1.1%	1.1%	1.8%	1.2%	1.9%	1.1%
Finance, insurance, real estate, and rental and leasing	174	5.2%	3.8%	4.7%	4.9%	4.9%	3.5%
Professional, scientific, management, administrative, and waste management services	129	3.8%	4.3%	4.5%	3.5%	1.7%	1.8%
Educational, health and social services	627	18.6%	16.9%	26.6%	18.7%	23.7%	26.4%
Arts, entertainment, recreation, accommodation and food services	271	8.0%	8.1%	7.3%	4.5%	6.2%	6.1%
Other services (except public administration)	163	4.8%	11.0%	5.3%	5.3%	5.4%	7.5%
Public administration	222	6.6%	9.6%	4.0%	3.8%	2.5%	7.9%
<b>Total</b>	<b>3,374</b>	<b>100.0%</b>	<b>3,748</b>	<b>5,342</b>	<b>2,520</b>	<b>2,404</b>	<b>4,522</b>

Source: U.S. Census

# Existing Land Use and Neighborhood Characteristics Analysis

## THE PURPOSE OF ANALYZING EXISTING LAND USE

The pattern of land use that exists today greatly influences the growth pattern and future design of the City. The City has been surveyed and land uses documented for each parcel. **Plate 1-1** represents a map of the existing land uses for the City of Brownfield. One of the principal goals that lead communities to engage in a comprehensive planning process is to provide for the orderly and efficient use of land. Just as a house cannot be successfully constructed without a plan in the form of blueprints, a community cannot be successfully developed without a plan that considers future land use. The foundation of Brownfield's Future Land Use Plan, which will be addressed later during this comprehensive planning process, is rooted in analysis of the City's existing land use pattern.

The way in which Brownfield has developed thus far has largely been a product of market demand. The pattern of land use that exists today within the City has evolved to satisfy the needs of the local population as it has grown, both in geographic size and in population. The activities of the residents of a city create a need for a variety of land uses including residential, retail, commercial, recreational, office, and industrial areas. Therefore, the discussion of existing land use will ultimately help the Future Land Use Plan reflect local market needs.

## LAND USE SURVEY METHODOLOGY

In November 2004, a parcel-by-parcel land use survey was conducted by automobile for all areas within the existing City limits. Each parcel was color-coded and documented according to the following categories:

### **Residential Land Uses**

#### Single-Family Residences

One-family dwellings and related accessory buildings,

#### Two-Family Residences

Duplex dwellings and related accessory buildings,

#### Multiple-Family Residences

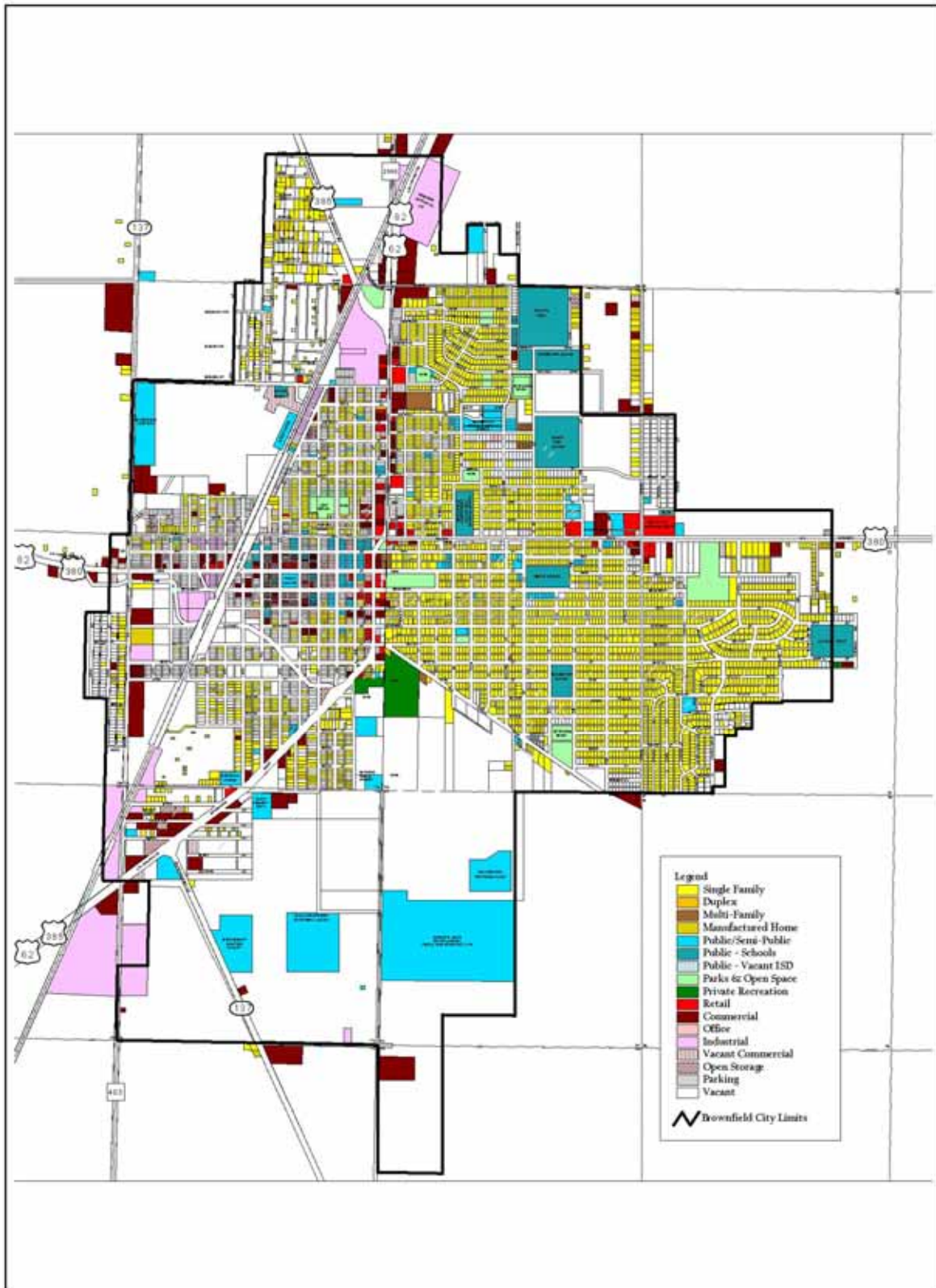
Apartments, rooming houses and related accessory buildings,

#### Manufactured Homes

A manufactured home located on a lot or parcel and used as a dwelling;

### **Public, Semi-Public and Related Uses**

Schools, churches, cemeteries and public buildings;



# Existing Land Use

Plate I-1



Dunkin Seiko & Associates, Inc.  
Urban Planning Consultants Dallas, Texas  
Date: May 2006

### **Parks and Open Spaces**

Parks, playgrounds and public open space;

### **Office Uses**

Professional/administrative offices, doctors, dentists, real estate, architects, accountants, secretarial service, etc.;

### **Retail Uses**

Retail stores, shops and personal service establishments, shopping centers, service stations and any associated off-street parking facilities;

### **Commercial Uses**

Commercial amusements, building materials yards, automobile garages and sales lots, automobile body repair, warehouses, broadcasting/telecommunications towers and facilities, wholesale establishments, sale of used merchandise, welding shops and any associated off-street parking facilities;

### **Industrial Uses**

Light Industry - Light processing, storage, light fabrication, assembly and repairing (operation and storage mainly contained within a structure);

Heavy Industry - Processing, manufacturing, or other enterprises with significant external effects (operation and storage may or may not be contained within a structure);

### **Streets and Alleys (Rights -of-Way)**

Land dedicated to public use for street and alley rights-of-way whether open or closed to use; and

### **Vacant/Undeveloped and Agricultural Uses**

Vacant land having no apparent use or land used for agricultural purposes (ranching or farming).

## **EXISTING LAND USE ANALYSIS**

Table 1-15, Table 1-16, Table 1-17 separate land use information into developed and undeveloped categories. These tables illustrate Brownfield's land use percentages for the years of 1969, 1981, and 2004, respectively. Then, Chart 1-12 shows the 2004 information related to the Table 1-17 in a graphic form.

**Table 1-15**  
**Land Use Within the City Limits: 1969**  
**City of Brownfield, Texas**

Land Use Category	Acres	% of Developed Land	% of Total Land	Acres/100 Persons <sup>(1)</sup>
Single-Family	735.6	37.4%	20.4%	6.21
Duplex/Townhome	N/A	N/A	N/A	N/A
Multiple-Family	5.0	0.3%	0.1%	0.04
Manufactured Homes	N/A	N/A	N/A	N/A
<b><u>Residential Sub-Total</u></b>	<b><u>740.6</u></b>	<b><u>37.6%</u></b>	<b><u>20.5%</u></b>	<b><u>6.25</u></b>
Parks/Open Space	89.1	4.5%	2.5%	0.75
Public/Semi-Public <sup>(2)</sup>	151.9	7.7%	4.2%	1.28
<b><u>Public Sub-Total</u></b>	<b><u>241.0</u></b>	<b><u>12.2%</u></b>	<b><u>6.7%</u></b>	<b><u>2.03</u></b>
Office	N/A	N/A	N/A	N/A
Retail	N/A	N/A	N/A	N/A
Commercial	55.8	2.8%	1.5%	0.47
Industrial <sup>(3)</sup>	213.5	10.8%	5.9%	1.80
<b><u>Nonresidential Sub-Total</u></b>	<b><u>269.3</u></b>	<b><u>13.7%</u></b>	<b><u>7.5%</u></b>	<b><u>2.27</u></b>
<b><u>Rights-of-Way<sup>(4)</sup></u></b>	<b><u>718.0</u></b>	<b><u>36.5%</u></b>	<b><u>19.9%</u></b>	<b><u>6.06</u></b>
<b>Total Developed Land</b>	<b>1,968.9</b>	<b>100.0%</b>	<b>54.6%</b>	<b>16.61</b>
Undeveloped Land	1,639.2	N/A	45.4%	13.83
Floodplain	N/A	N/A	N/A	N/A
<b>Total</b>	<b>3,608.1</b>	<b>N/A</b>	<b>100.0%</b>	<b>30.44</b>

(1) Based on a 1969 population estimate of 11,853.  
 (2) The land use categories of "Schools" - 105.3 acres and "Other Public" - 46.6 acres are combined for this category.  
 (3) The land use categories of "Light Industrial" - 83.2 acres and "Heavy Industrial" - 130.3 acres are combined for this category.  
 (4) The land use categories of "Railroad" - 61.2 acres and "Streets & Alleys" - 656.8 acres are combined for this category.  
 Source: City of Brownfield Comprehensive Plan, 1970; Parkhill, Smith, and Cooper, Inc. and Nathan L. Kiser

**Table 1-16**  
**Land Use Within the City Limits: 1981**  
**City of Brownfield, Texas**

Land Use Category	Acres	% of Developed Land	% of Total Land	Acres/100 Persons <sup>(1)</sup>
Single-Family	617.8	29.4%	18.2%	5.84
Duplex/Townhome	30.1	1.4%	0.9%	0.28
Multiple-Family	26.7	1.3%	0.8%	0.25
Manufactured Homes	55.7	2.6%	1.6%	0.53
<b><u>Residential Sub-Total</u></b>	<b><u>730.3</u></b>	<b><u>34.7%</u></b>	<b><u>21.6%</u></b>	<b><u>6.90</u></b>
Parks/Open Space <sup>(2)</sup>	174.1	8.3%	5.1%	1.64
Public/Semi-Public	96.8	4.6%	2.9%	0.91
<b><u>Public Sub-Total</u></b>	<b><u>270.9</u></b>	<b><u>12.9%</u></b>	<b><u>8.0%</u></b>	<b><u>2.56</u></b>
Office	NA	NA	NA	NA
Retail	56.6	2.7%	1.7%	0.53
Commercial	68.5	3.3%	2.0%	0.65
Industrial <sup>(3)</sup>	217.2	10.3%	6.4%	2.05
<b><u>Nonresidential Sub-Total</u></b>	<b><u>342.2</u></b>	<b><u>16.3%</u></b>	<b><u>10.1%</u></b>	<b><u>3.23</u></b>
<b><u>Rights-of-Way<sup>(4)</sup></u></b>	<b><u>758.8</u></b>	<b><u>36.1%</u></b>	<b><u>22.4%</u></b>	<b><u>7.17</u></b>
<b>Total Developed Land</b>	<b>2,102.3</b>	<b>100.0%</b>	<b>62.0%</b>	<b>17.74</b>
Undeveloped Land	1,286.4	N/A	38.0%	10.85
Floodplain	N/A	N/A	N/A	N/A
<b>Total</b>	<b>3,388.7</b>	<b>N/A</b>	<b>100.0%</b>	<b>28.59</b>

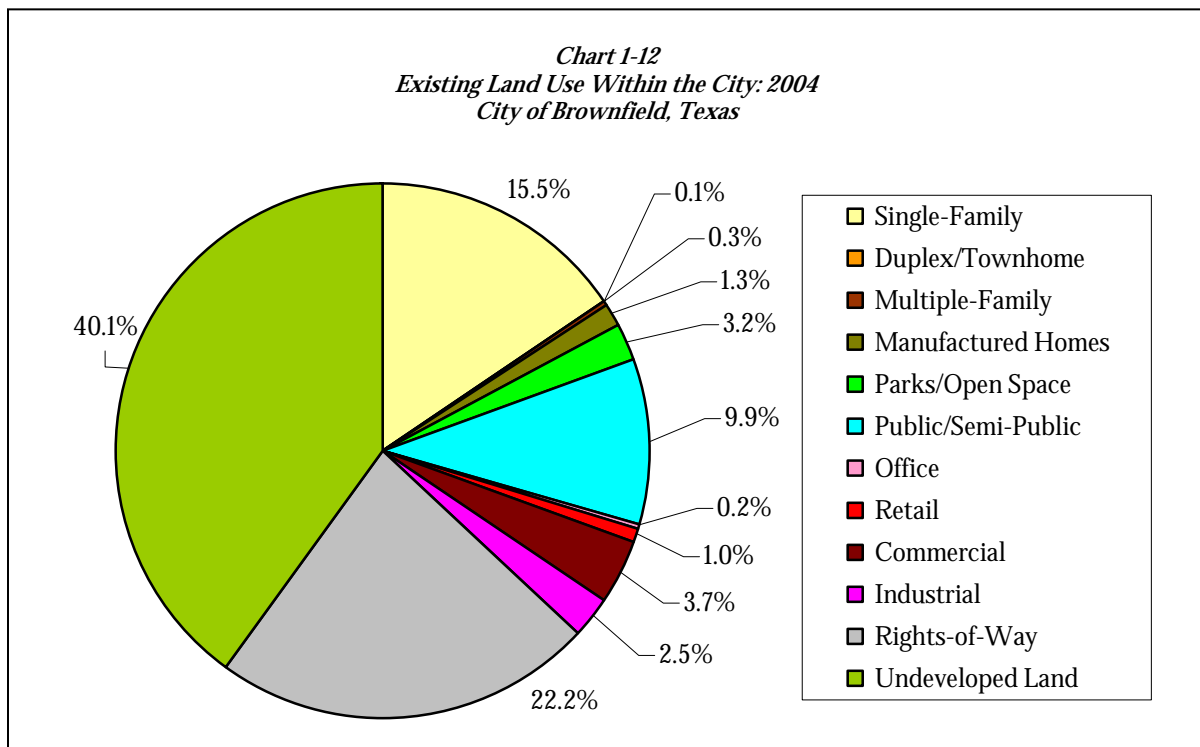
(1) Based on a 1981 population estimate of 10,585.  
 (2) Schools are included in this category.  
 (3) The land use categories of "Light Industrial" - 126.06 acres and "Heavy Industrial" - 91.09 acres are combined for this category.  
 (4) The land use categories of "Railroad" - 59.98 acres and "Streets & Alleys" - 698.86 acres are combined for this category.  
 Source: City of Brownfield Comprehensive Plan, 1981; Parkhill, Smith, and Cooper, Inc. and Samuel L. Wyse

**Table 1-17**  
**Existing Land Use Within the City: November 2004**  
**City of Brownfield, Texas**

Land Use Category	Acres	% of Developed Land	% of Total Land	Acres/100 Persons <sup>(1)</sup>
Single-Family	654.2	25.9%	15.5%	7.08
Duplex/Townhome	3.3	0.1%	0.1%	0.04
Multiple-Family	13.7	0.5%	0.3%	0.15
Manufactured Homes	53.7	2.1%	1.3%	0.58
<i>Residential Sub-Total</i>	<i>724.9</i>	<i>28.6%</i>	<i>17.2%</i>	<i>7.85</i>
Parks/Open Space	136.3	5.4%	3.2%	1.48
Public/Semi-Public	419.8	16.6%	9.9%	4.54
<i>Public Sub-Total</i>	<i>519.5</i>	<i>20.5%</i>	<i>12.3%</i>	<i>5.62</i>
Office	10.4	0.4%	0.2%	0.11
Retail	40.6	1.6%	1.0%	0.44
Commercial	158.2	6.3%	3.7%	1.71
Industrial	104.4	4.1%	2.5%	1.13
<i>Nonresidential Sub-Total</i>	<i>313.6</i>	<i>12.4%</i>	<i>7.4%</i>	<i>3.40</i>
<i>Rights-of-Way</i>	<i>936.0</i>	<i>37.0%</i>	<i>22.2%</i>	<i>10.13</i>
<b>Total Developed Land</b>	<b>2,530.6</b>	<b>100.0%</b>	<b>59.9%</b>	<b>27.40</b>
Undeveloped Land	1,694.2	NA	40.1%	18.34
Floodplain <sup>(2)</sup>	N/A	N/A	N/A	N/A
<b>Total</b>	<b>4,224.8</b>	<b>NA</b>	<b>100.0%</b>	<b>45.74</b>

(1) The July 1, 2003 U.S. Census Estimate for Brownfield, Texas (9,237 people) was used for calculation purposes.  
 (2) Floodplain areas are included in other land uses, and therefore are not calculated in the total acreage of the City.  
 Source: Dunkin, Sefko & Associates, Inc.

**Chart 1-12**  
**Existing Land Use Within the City: 2004**  
**City of Brownfield, Texas**



## Developed Land

Table 1-17 shows that the largest land use of developed land within the City, approximately 37 percent, is attributed to rights-of-way. The second largest at 28.6 percent is consumed by residential uses, and of that percentage, almost all is attributable to single-family uses. The *Public/Semi-Public* category also accounts for a large amount of the developed acreage in the City at 16.6 percent. Nonresidential land use categories do not account for much of the developed land comparably, at just 12.4 percent altogether.

## Undeveloped Land

Almost 60 percent of the total acreage within Brownfield is developed, which leaves approximately 40 percent (1,694.2 of 4,224.8 acres) of the land within the City vacant, as Table 1-17 shows. This vacant land will become increasingly important in the future as development occurs. It is the existing vacant/undeveloped land that will enable Brownfield to accommodate increases in population.

The importance of the calculation of undeveloped land also lies in the fact that it is this land wherein decisions will have to be made regarding service provision and roadway construction, because it is the availability of such services and access that will make these areas attractive for development. It is important to note also that most communities do not develop such that 100 percent of the land is utilized; generally, approximately 10 percent remains vacant. Given this fact, Brownfield has approximately 30 percent of its land area left for future development.

## Current Land Use Densities

Another method of analyzing land use is performed by examining current land use densities – that is, establishing how much land is being consumed for each type of land use by the current population. As Table 1-17 shows, this information is provided within the column labeled *Acres/100 Persons*. The base population used for the calculations was the July 2003 U.S. Census population estimate for Brownfield of 9,237 people.

The density of single-family residential land use is 7.08 *Acres/100 Persons*, or 0.0708 acre for each Brownfield resident. This indicates a relatively low-density development pattern. Other residential land uses, with the exception of manufactured homes (3.93 *Acres/100 Persons*), have negligible calculations related to *Acres/100 Persons* due to the fact that there are not many acres used for other types of residential land use.

Also important is the ratio of retail uses to the population. A high ratio of between 0.6 and 0.7 *Acres/100 Persons* is representative of a community that is capturing the retail demand generated by the local population, as well as that of other nearby communities or the county. A ratio of around 0.5 *Acres/100 Persons* is considered average, meaning that a community is capturing most of the retail demand generated by the local population. A low ratio, between 0.3 and 0.4 *Acres/100 Persons*, results when the local population is traveling elsewhere to patronize retail establishments. Brownfield has a low-to-average ratio of retail uses to population at 0.44 *Acres/100 Persons*. This is likely indicative of the fact that citizens in Brownfield occasionally travel to other communities to do their shopping, but that they buy many of their goods locally. It also likely indicates that Brownfield is not capturing much of the retail sales opportunities provided by people traveling through the City. Ways to address this issue will be included in the Future Land Use Plan chapter of this Comprehensive Plan.

<b>Table 1-18</b> <i>Existing Land Use Average for Texas Cities Between 5,000-10,000 People</i> Number of Surveyed Cities: 5 Average Population: 6,841		<b>Table 1-19</b> <i>Existing Land Use Average for Texas Cities Between 10,001-20,000 People</i> Number of Surveyed Cities: 9 Average Population: 12,749	
Land Use Category	Acres/100 Persons	Land Use Category	Acres/100 Persons
Single-Family	9.86	Single-Family	8.96
Duplex/Townhome	0.20	Duplex/Townhome	0.21
Multiple-Family	0.16	Multiple-Family	0.33
Manufactured Homes	1.24	Manufactured Homes	0.41
<u>Residential Sub-Total</u>	<u>11.46</u>	<u>Residential Sub-Total</u>	<u>9.9</u>
Parks/Open Space	1.81	Parks/Open Space	2.02
Public/Semi-Public	2.21	Public/Semi-Public	2.70
<u>Public Sub-Total</u>	<u>4.02</u>	<u>Public Sub-Total</u>	<u>4.7</u>
Office	0.12	Office	0.18
Retail	0.40	Retail	0.72
Commercial	1.51	Commercial	2.07
Industrial	0.80	Industrial	1.16
<u>Nonresidential Sub-Total</u>	<u>2.83</u>	<u>Nonresidential Sub-Total</u>	<u>4.1</u>
<b>Total Developed Land</b>	<b>18.31</b>	<b>Total Developed Land</b>	<b>18.76</b>
Rights-of-Way	5.87	Rights-of-Way	7.92
Undeveloped Land	43.91	Undeveloped Land	32.58
<b>Total</b>	<b>68.09</b>	<b>Total</b>	<b>59.25</b>
Source: Dunkin, Sefko & Associates, Inc. (1998-2003)		Source: Dunkin, Sefko & Associates, Inc. (1998-2003)	

**Table 1-18** and **Table 1-19** show average land use ratios for Texas communities with populations similar to Brownfield. Brownfield is notably different from the other Texas cities listed in **Table 1-18** and **Table 1-19** in the density of residential

uses within the City. Brownfield is less dense at 7.85 acres per 100 persons than the average of 11.46 (for cities between 5,000-10,000) or 9.9 (for cities between 10,001-20,000). The City also has a greater ratio of public uses with 5.62 acres per 100 persons compared to 4.02 (for cities between 5,000-10,000) and 4.7 (for cities between 10,001-20,000). The retail ratio found in Brownfield is comparable to that of the average found in **Table 1-18** (comparing cities between 5,000 and 10,000 people) – Brownfield is only four-tenths of a percentage below the average of the cities shown in the table. However, **Table 1-19** reveals a higher number of 0.72 acres per 100 persons for cities between 10,001 and 20,000 residents. Also notable is the ratio of industrial land use in Brownfield compared to the averages shown. **Table 1-18** shows a ratio of 0.8 acres per 100 persons and **Table 1-19** shows 1.16 acres per 100 persons compared to a Brownfield's ratio of 1.13 acres per 100 persons.

### **Summarized Land Use Characteristics**

The following statements summarize the major features of Brownfield's existing land use pattern:

1. Brownfield has a substantial amount of vacant land at approximately 40 percent of the total land within the City limits, or approximately 1,694 acres.
2. Of the developed portion of the City, the predominant land uses are rights-of-way and single-family residential.
3. There is a large amount of vacant land and building space in the Downtown, a fact that provides the City with many opportunities for economic development/redevelopment of this area.
4. The City has a low-to-average amount of retail acres in relation to its population. This factor tends to indicate that citizens and visitors purchase some of their goods from other area communities.
5. The City of Brownfield has low-density with regard to housing. There are 7.85 acres per 100 persons of residential land use.

# Existing Housing

## THE PURPOSE OF ANALYZING LOCAL HOUSING

The quality of housing and the affordability of housing options are important planning considerations. Among the factors influencing the desirability of Brownfield as a place to live is the availability of existing housing and the quality of the existing neighborhoods. Housing also plays an important role in affecting the potential commercial development of various sections of the City and the immediate surrounding area. The community has an interest in the ability to attract new businesses in addition to ensuring adequate habitation for its residents. The following sections discuss various aspects of Brownfield's housing supply.

## TRENDS IN HOUSING SUPPLY

**Table 1-20** shows the housing growth trends in terms of size and number within Brownfield from 1980 to 2000. Over the past 30 years, the City has gained 200 households, according to the U.S. Census. The City experienced marked growth between 1970 and 1980, but experienced decline by 1990 and again in 2000.

**Table 1-20** also shows the trend in average household size from 1980 to 2000. Overall, the City has experienced a reduction in average household size since 1970. The average persons per household number has decreased from over three persons in 1970 to 2.68 in 2000. This reflects general State and national trends of decreasing household size, with more families starting later in adult lives and with more families having a reduced number of children per family.

**Table 1-21** (on the following page) shows the number of dwelling units within Brownfield and the peer cities by type of dwelling unit, according to the 2000 U.S. Census. Brownfield's housing stock is composed primarily of single-family (detached) units, which account for 84.2 percent of the housing stock. The City's percentage of single-family units is higher than all the peer cities with the exception of Littlefield, which has 85.2 percent for this housing type.

The City also has a relatively small number of multiple-family units (i.e., buildings with 3 or more units), which accounts for approximately 5.1 percent of the housing stock versus 6.6 percent for the average of the peer cities. Manufactured (mobile) homes represent a moderate percentage of the City's housing stock, with only 8.7 percent (approximately 320 units) of homes being with this housing type. This ranks the City in the middle of the peer cities in terms of amount manufactured (mobile) homes, with Levelland and Seminole having greater percentages and Lamesa, Littlefield, and Snyder have lower

Year	Persons per Household	Number of Households
1970	3.22	2,976
1980	2.89	3,549
1990	2.88	3,262
2000	2.68	3,176

Source: U.S. Census

**Quick Facts:**  
*The number of households has decreased for the last two decades.*

percentages. Overall, only 15.8 percent of housing units within the City limits are classified as some type of housing other than *1-unit, detached*.

**Table 1-21**  
**Housing Type: 2000**  
**City of Brownfield & Peer Cities**

Housing Type	Brownfield		Lamesa	Levelland	Littlefield	Seminole	Snyder
	Number	Percent	Percent	Percent	Percent	Percent	Percent
1-unit, detached	3,103	84.2%	82.9%	77.9%	85.2%	77.5%	80.6%
1-unit, attached	26	0.7%	4.0%	1.7%	2.8%	1.1%	1.1%
2 units	37	1.0%	2.1%	2.7%	1.7%	2.1%	3.7%
3 or 4 units	91	2.5%	2.8%	2.2%	3.0%	2.2%	4.4%
5 to 9 units	11	0.3%	0.3%	0.5%	0.1%	N/A	0.4%
10-19 units	35	0.9%	0.8%	2.0%	0.6%	0.9%	1.3%
20 or more units	51	1.4%	2.6%	3.1%	1.8%	0.7%	3.0%
Manufactured home	320	8.7%	4.4%	9.9%	4.7%	14.7%	5.5%
Boat, RV, van, etc.	12	0.3%	N/A	N/A%	N/A%	1.0%	N/A%
<b>Total</b>	<b>3,686</b>	<b>100.0%</b>	<b>4,287</b>	<b>5,197</b>	<b>2,820</b>	<b>2,349</b>	<b>4,987</b>

Source: U.S. Census

**Quick Facts:**  
*Brownfield has a high percentage of Single-Family units.*

It should be noted that these findings are consistent with the existing land use analysis. **Table 1-22** shows the information on housing types that was gathered during the land use and housing survey conducted in November of 2004. There is a slight difference of 24 units between the U.S. Census housing count and the housing count from the survey. This number likely represents either new units, or a minor undercount by the U.S. Census.

**Table 1-22**  
**Number of Housing Units – 2004 Housing Survey**  
**City of Brownfield, Texas**

Type of Dwelling Unit	Number	Percent
Single Family	3,152	85.0%
Two-Family	34	0.9%
Multiple-Family	261	7.0%
Manufactured Home	263	7.1%
<b>Total</b>	<b>3,710</b>	<b>100.0%</b>

Source: Dunkin, Sefko & Associates, Inc. - Land Use Survey

## TENURE RESIDENCY

Tenure refers to the relationship between owner-occupied housing units, such as a family owning a home, versus renter-occupied units (e.g., apartments), where the person living there does not own the property. It is generally accepted that the length of time people reside in a community results in improved housing and neighborhood conditions, and that renters tend to live in a single location for a shorter period of time than do owners. It is also generally accepted that there is a greater likelihood that a property owner would maintain a physical structure in better condition than would a property renter. These are concepts that should be considered when reviewing renter- and owner-occupancy rates within a city.

**Table 1-23** and **Table 1-24** present 1990 and 2000 owner- and renter-occupancy data for the City of Brownfield and selected area cities. Brownfield had a decrease in its owner-occupancy rate from 73.8 percent in 1990 to 70.6 percent in 2000, a slight 3.2 percentage point decrease. This trend was experienced by several cities and the State. In 1990 Brownfield ranked fourth on the owner-occupied list (**Table 1-23**) and by 2000 (**Table 1-24**) moved to sixth place.

City/State	Owner- Occupied Units	Percent	Renter- Occupied Units	Percent
Lamesa	2,949	77.0%	879	23.0%
Seminole	1,561	74.3%	541	25.7%
Littlefield	1,787	74.1%	623	25.9%
Brownfield	2,420	73.8%	858	26.2%
Levelland	3,321	71.5%	1,326	28.5%
Snyder	3,132	71.1%	1,276	28.9%

Source: U.S. Census

City/State	Owner- Occupied Units	Percent	Renter- Occupied Units	Percent
Seminole	1,620	77.8%	462	22.2%
Lamesa	2,754	74.5%	942	25.5%
Littlefield	1,771	74.1%	619	25.9%
Levelland	3,270	71.5%	1,304	28.5%
Snyder	2,883	70.9%	1,185	29.1%
Brownfield	2,242	70.6%	934	29.4%

Source: U.S. Census

**Quick Facts: (2000)**

*70.9% of  
Brownfield's  
housing units  
are owner-  
occupied.*

## AGE OF HOUSING UNITS

Structural age often influences the physical condition and desirability of a home. **Table 1-25** shows the ages of existing housing structures in the City of Brownfield and across the peer cities. Much of the City's local housing stock was constructed between 1940 and 1979, accounting for approximately 78 percent of the housing units, with the largest number of homes (1,298 units) being built between 1940 and 1959. Approximately 16.2 percent of the existing housing stock was built between 1980 and 2000. The median year of construction for a house in Brownfield is 1964, which is comparable to the other communities listed in **Table 1-25**.

**Table 1-25**  
*Year of Construction for Housing Structures: 2000*  
*City of Brownfield, Peer Cities & the State of Texas*

Year of Construction	Brownfield		Lamesa	Levelland	Littlefield	Seminole	Snyder
	Number	Percent	Percent	Percent	Percent	Percent	Percent
Before 1939	212	5.8%	8.7%	4.0%	8.6%	2.3%	8.4%
1940 to 1959	1,298	35.2%	38.6%	27.0%	47.6%	29.2%	42.4%
1960 to 1969	806	21.9%	25.1%	20.9%	18.2%	23.9%	15.9%
1970 to 1979	775	21.0%	14.4%	25.8%	14.4%	20.4%	19.0%
1980 to 1989	453	12.3%	9.6%	16.7%	7.4%	15.8%	10.0%
1990 to 1994	28	0.8%	1.5%	2.9%	2.3%	3.8%	1.9%
1995 to 1998	97	2.6%	1.8%	2.5%	1.5%	3.2%	1.1%
1999 to March 2000	17	0.5%	0.2%	0.1%	-	1.4%	1.3%
<b>Total</b>	<b>3,686</b>	<b>100.0%</b>	<b>4,287</b>	<b>5,197</b>	<b>2,820</b>	<b>2,349</b>	<b>4,987</b>
<b>Median Year of Construction</b>	<b>1964</b>		<b>1961</b>	<b>1969</b>	<b>1958</b>	<b>1968</b>	<b>1960</b>

Source: U.S. Census

**Quick Facts:**

The median year of construction for a house in Brownfield: 1964.

## HOUSING VALUE AND RENTAL RATES

Housing values and rental rates impact the quality of housing a family can afford. It is generally accepted that a family spends no more than 30 percent of its gross income on rent. Table 1-26 shows the housing values for occupied dwelling units in Brownfield and in Texas for 2000. Most of Brownfield's occupied dwelling units are valued in the *Less than \$50,000* range at approximately 59 percent of the total units. Approximately 35 percent of Brownfield's units are valued at between *\$50,000 and \$90,000*, while none are valued at above \$300,000. The median value of housing value in Brownfield (\$43,000) is slightly higher than the average of the peer cities (\$42,180) in Table 1-26.

**Table 1-26**  
*Housing Value of Owner-Occupied Housing Units: 2000*  
*City of Brownfield, Peer Cities & the State of Texas*

Housing Value	Brownfield		Lamesa	Levelland	Littlefield	Seminole	Snyder
	Number	Percent	Percent	Percent	Percent	Percent	Percent
Less than \$50,000	1174	59.1%	64.2%	49.4%	64.8%	52.3%	57.2%
\$50,000 to \$99,999	696	35.0%	26.7%	41.2%	32.3%	37.6%	31.8%
\$100,000 to \$149,999	47	2.4%	7.1%	6.9%	2.2%	6.3%	6.0%
\$150,000 to \$199,999	61	3.1%	1.8%	1.4%	0.4%	2.9%	3.9%
\$200,000 to \$299,999	10	0.5%	-	0.7%	0.3%	-	0.7%
\$300,000 to \$499,999	-	-	-	0.4%	-	1.0%	0.4%
\$500,000 to \$ 999,999	-	-	-	-	-	-	-
\$1,000,000 or more	-	-	0.3%	-	-	-	-
<b>Total</b>	<b>1988</b>	<b>100.0%</b>	<b>2,476</b>	<b>2,958</b>	<b>1,615</b>	<b>1,368</b>	<b>2,556</b>
<b>Median Value</b>	<b>\$43,000</b>		<b>\$37,200</b>	<b>\$50,600</b>	<b>\$34,900</b>	<b>\$48,500</b>	<b>\$39,700</b>

Source: U.S. Census

**Quick Facts:**

The median home value in Brownfield: \$43,000.

**Table 1-27** shows the monthly gross rental rates for specified renter-occupied dwelling units in Brownfield in 1990 and 2000. According to the U.S. Census, gross rental means:

*(Contract Rent + Utilities = Gross Rent)*

*The amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.<sup>1\*</sup>*

If the median gross rental rate in Brownfield of \$390 is accepted as the minimum required to obtain adequate shelter locally, and if it is assumed that 30 percent of family income is expended for this purpose, then an annual income of approximately \$15,600 would be required to obtain adequate shelter. This amount is well below Brownfield's median income level of \$26,504 that was established by the 2000 U.S. Census (refer to **Table 1-11**). This indicates the availability of affordable housing within the City.

<b>Table 1-27</b>				
<b>Gross Rent</b>				
<b>City of Brownfield, Texas</b>				
<b>Gross Rent Per Month</b>	<b>1990</b>		<b>2000</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Less than \$200	88	10.4%	135	14.7%
\$200 to \$299	274	32.3%	113	12.3%
\$300 to \$499	309	36.4%	398	43.2%
\$500 to \$749	69	8.1%	110	11.9%
\$750 to \$999	0	0.0%	35	3.8%
\$1,000 to \$1,499	0	0.0%	0	0.0%
\$1,500 or more	N/A <sup>(1)</sup>	N/A <sup>(1)</sup>	0	0.0%
No cash rent	109	12.8%	130	14.1%
<b>Total<sup>(2)</sup></b>	<b>849</b>	<b>100.0%</b>	<b>921</b>	<b>100.0%</b>
<b>Median Gross Rent</b>	<b>\$302</b>		<b>\$390</b>	

<sup>(1)</sup> 1990 Census combined the categories "\$1,000 to \$1,499" and "\$1,500 or more" to form a category "\$1,000 or more"

<sup>(2)</sup> Total is the number of specified renter-occupied housing units

Source: U.S. Census

**Quick Facts:**

**The median  
Gross Rent in  
Brownfield:  
\$390.**

\* "Glossary." U.S. Census. 09 Nov 2003 U.S. Department of Commerce. [http://www.census.gov/dmd/www/glossary/glossary\\_g.html](http://www.census.gov/dmd/www/glossary/glossary_g.html)

## HOUSING INVENTORY BY TYPE

In conjunction with the aforementioned parcel-by-parcel land use survey, a more generalized housing survey was conducted to assess the general condition of housing. This was done on a block-by-block basis. Therefore, the results of the housing survey reflect an average of the homes on each block, and are not reflective of housing types on an individual basis.

The main purpose of the housing survey was to determine the physical condition of housing and to identify any concentrated blighted areas. Each block was classified according to visible exterior physical conditions. Four categories of condition were used, as described in the following:

### **Type 1: *Generally Sound***

Residential blocks in this category were characterized by either new or older housing units being maintained in sound physical condition, with no visible signs of repair needed.

### **Type 2: *Generally Minor Repair Needed***

Residential blocks in this category were characterized by housing units in need of minor maintenance. Minor maintenance means projects that could be performed by the occupant, examples of which include painting of trim or exterior surfaces, replacing small trim areas, or other similar minor repairs.

### **Type 3: *Generally Major Repair Needed***

Residential blocks in this category were characterized by housing units in need of major repair. Structures placed in this category were those needing repairs that would not normally be performed by the occupant - major signs of various stages of deterioration. Examples of such repairs include sagging roofs, unstable walls, sagging porch areas, and similar major repairs.

### **Type 4: *Generally Dilapidated***

Residential blocks in this category were characterized by housing units that are generally beyond repair. Structures placed in this category were those that were visibly and obviously deteriorated, and may be unsafe to inhabit.

Data obtained from the field survey provides a basis for evaluating existing housing conditions and any factors influencing blight. Analysis of existing conditions serves to guide the measures needed to either preserve or physically upgrade the overall housing inventory, if necessary. The results of the block-by-block field survey for the City overall are shown in **Table 1-28**, and are shown graphically on **Plate 1-2** separated out by residential area.

Category of Condition	Percentage Of Blocks
Type 1	20%
Type 2	51%
Type 3	28%
Type 4	1%
<b>Total</b>	<b>100.0%</b>
Source: Dunkin, Sefko & Associates, Inc. - Land Use Survey	

The following tables (**Table 1-29**, **Table 1-30**, and **Table 1-31**) allow for some general comparisons between Brownfield and other cities that have recently conducted housing surveys.

**Table 1-29** depicts the housing conditions for the City of Copperas Cove, located 60 miles to the north of Austin, Texas. This city has virtually (99.4 percent) all of its housing classified as Type 1 or Type 2. The largest housing condition type for the city is the Type 1 condition with 83.3 percent of the housing falling with this category.

**Table 1-30** illustrates the city of Levelland's housing condition. Levelland, Texas is located approximately 30 miles to the north of Brownfield. The largest category for this city is the Type 1 category, with 47.1 percent. The Type 1 and Type 2 homes combine to form approximately 80 percent of the city's housing supply. Notably, this housing survey had combined Type 3 and Type 4 units, which account for 19.6 percent of the homes.

**Table 1-31** shows Midland's housing survey. Midland, Texas is about 100 miles to the south of Brownfield. This city has 90.3 percent of its housing listed as Type 2 or better. Therefore, roughly 10 percent of the city's housing units are rated as either Type 3 or Type 4.

Category of Condition	Percentage Of Blocks
Type 1	83.3%
Type 2	16.1%
Type 3	0.6%
Type 4	0.0%
<b>Total</b>	<b>100.0%</b>

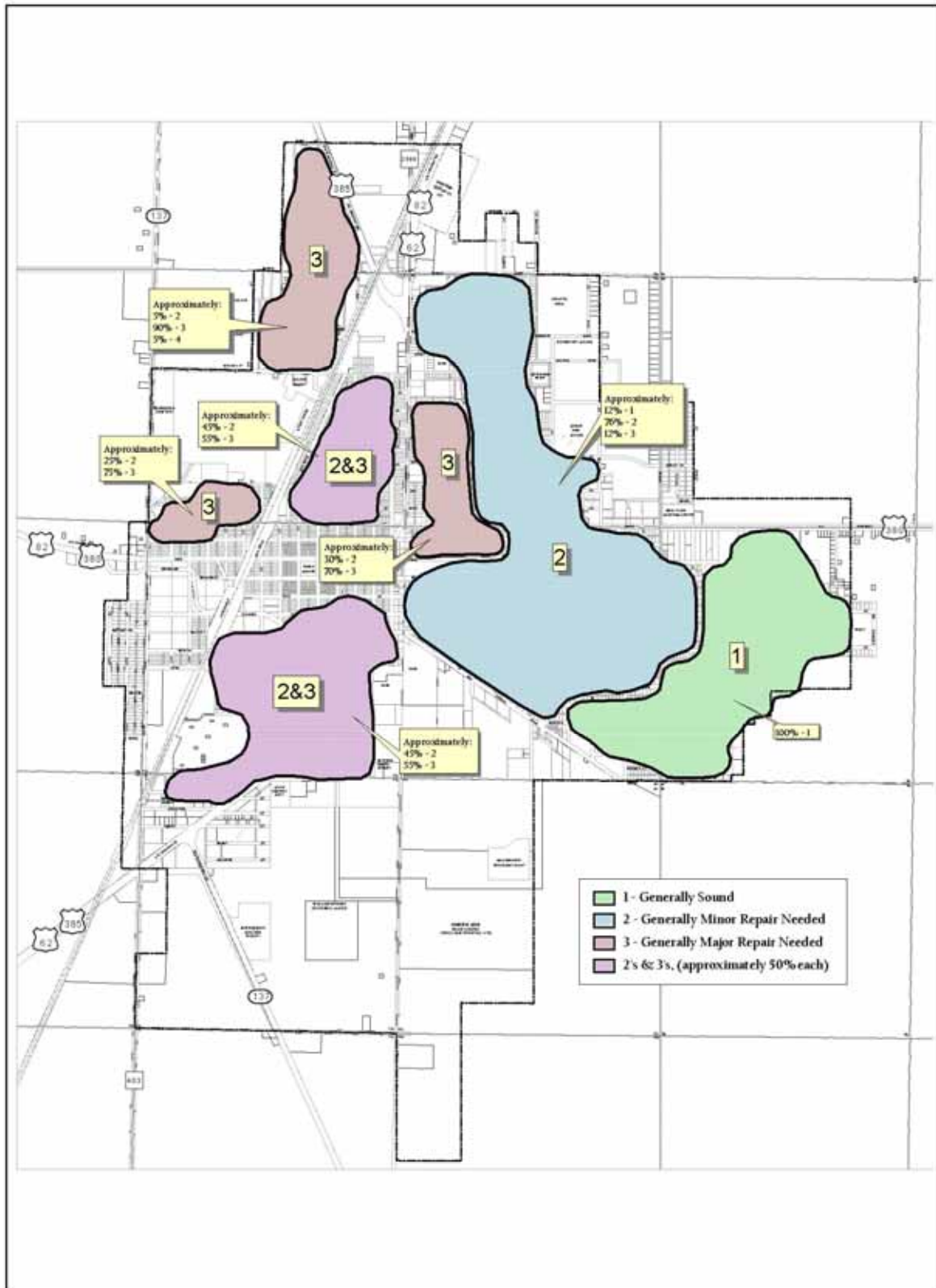
Source: Dunkin, Sefko & Associates, Inc. - Land Use Survey

Category of Condition	Percentage Of Blocks
Type 1	47.1%
Type 2	33.2%
Type 3*	19.6%
Type 4*	
<b>Total</b>	<b>100.0%</b>

\* Type 3 and Type 4 were combined for this survey.  
Source: Dunkin, Sefko & Associates, Inc. - Land Use Survey

Category of Condition	Percentage Of Blocks
Type 1	57.5%
Type 2	32.8%
Type 3	8.5%
Type 4	1.2%
<b>Total</b>	<b>100.0%</b>

Source: Dunkin, Sefko & Associates, Inc. - Land Use Survey



# Housing Conditions

Plate I-2



Dunkin Sefko & Associates, Inc.  
Urban Planning Consultants - Dallas, Texas  
Date: May 2006

# Physical Constraints

The City has developed around, in, and on the different physical constraints of the region. These constraints have influenced the type and location of development throughout the City. Physical constraints can be either natural or man-made. For example, natural constraints include topography of the land, endangered species, climate conditions, and flood-prone areas. Conversely, man-made factors include transportation routes, governmental boundaries, and railway lines, to name a few.

## MUNICIPAL BOUNDARIES

### City Limits

The City of Brownfield contains approximately 6.6 square miles within its city limits. The northern city limit line is north of Eden Street. To the east, the furthest extend of the City almost reaches the intersection of Ashley Street and Highway 380. The southern city limit line intersects Old Lamesa Road just north of County Road 470. The western city limit line can be located just west of the intersection of Highway 137 (14<sup>th</sup> Street) and Reppto Street.

### Extraterritorial Jurisdiction (ETJ)

The City of Brownfield contains approximately 15.1 square miles within its extraterritorial jurisdiction (ETJ). The extraterritorial jurisdiction is the land that an incorporated city may legally annex for the purpose of planning and accommodating future growth and development. The Texas State Legislature has established the amount of land that may be annexed by a municipality based upon the city's population size. The City of Brownfield's ETJ extends one mile outward from its corporate limits. The ETJ will increase when Brownfield's population exceeds 24,999. **Table 1-32**, from information taken from the Texas Local Government Code Chapter 42.021, is a listing of the ETJ distances.

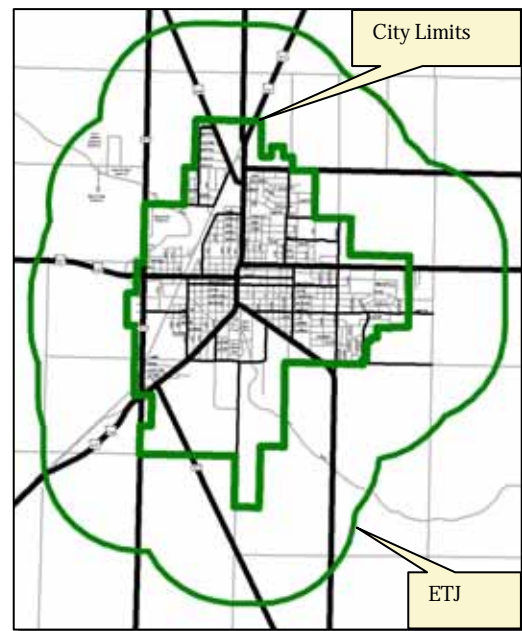


Illustration 1-1  
City Limit and ETJ Lines

City Population	Respective Distance ETJ extends From City Limits
Fewer than 5,000	0.5 miles
5,000-24,999	1.0 mile
25,000-49,999	2.0 miles
50,000-99,999	3.5 miles
100,000 or more	5.0 miles

Source: Texas Local Government Code: Chapter 42.021

## OTHER MUNICIPALITIES' BOUNDARIES

Brownfield is a city without the constraints of neighboring cities' jurisdictions, thus there is ample land for Brownfield to grow and develop. The closest cities surrounding Brownfield either are at a substantial distance from Brownfield (i.e., Levelland) or have small populations (i.e., Wellman)

## ENDANGERED SPECIES

**Table 1-33** lists all the Federal or State recognized endangered, threatened or rare species for Terry County according to the Texas Parks and Wildlife Department. These species are recognized because they are at risk of extinction. Development may be affected by any one of the species listed within **Table 1-33**.

The existence of these species does not make development impossible; however, knowledge of the existence of one or more of these species within an area being proposed for development would likely warrant further investigation. **Table 1-33** lists the highest level of classification from either the Federal or the State government.

The City may consider establishing and implementing a program to identify and document the locations of the species listed in **Table 1-33**. Once the existence and locations of these plants and animals have been confirmed, the City may need to take steps to preserve them. Various environmentally sensitive design principles, such as clustering development or allowing for density transfers, may prove effective tools to balance growth and ensure the preservation of any important environmental features.

<i>Table 1- 33</i> <i>Status of Species</i> <i>Terry, Texas</i>		
Species	Status*	
	Federal	State
<b>Birds</b>		
American Peregrine Falcon	DL	E
Arctic Peregrine Falcon	DL	T
Baird's Sparrow		
Bald Eagle	LT-DL	T
Ferruginous Hawk		
Lesser Prairie Chicken	C1	
Mountain Plover		
Snowy Plover		
Western Burrowing Owl		
Whooping Crane	LE	E
<b>Mammals</b>		
Black-footed Ferret	LE	E
Black-tailed Prairie Dog		
Cave Myotis Bat		
Jones' Pocket Gopher		
Swift Fox		
<b>Reptiles</b>		
Texas Horned Lizard		T
Status Key: * LE, LT - Federally Listed Endangered/Threatened PE, PT - Federally Proposed Endangered/Threatened E/SA,T/SA - Federally Endangered/Threatened by Similarity of Appearance C1 - Federal Candidate, Category I; information supports proposing to list as endangered/threatened DL, PDL - Federally Delisted/Proposed for Delisting E, T - State Endangered/Threatened "Blank" - Rare, but with no regulatory listing status		
Source: Texas Parks and Wildlife		

## TOPOGRAPHY, FLOODPLAINS, AND DRAINAGE FEATURES

The City of Brownfield has a flat and level topography and is approximately 3,300 feet above sea level. The most noticeably topographic feature is Lost Draw. Lost Draw runs along the western side of the City and then proceeds through the southern portion of the City in a southeastern direction. Although normally dry, Lost Draw serves as the primary drainage feature for the City and typically only carries water after major rain events.

## CLIMATE<sup>†</sup>

The climate in a region can play a role in the development of any community. The following is a summary of general climatic characteristics that can be found in and around the City:

- Average January daily maximum: 54.0°
- Average January daily minimum: 26.1°
- Average July daily maximum: 92.5°
- Average July daily minimum: 66.6°
- Lowest recorded temperature: -17° (February 8, 1933)
- Highest recorded Temperature: 114° (June 27, 1994)
- Total annual precipitation: 18.89 inches
- Annual snow fall: 10.4 inches

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<sup>†</sup> The National Weather Service's website, Accessed April 2005. (Records for high and low temperatures and annual snow are reported for the city of Lubbock) [www.srh.noaa.gov/lub/climate/climate.html](http://www.srh.noaa.gov/lub/climate/climate.html)