

The background of the slide is a faded map showing various colored zoning boundaries in purple, green, and red. Some numbers are visible on the map, such as 324, 313, 348, 349, 141, 288, 327, and 328. A white dot is located on the map near the top center.

# 2024-2025 RELIEF REZONING

## *Elementary Schools*



**August Wunderlich**  
Chief of Operations



**Dayna Hernandez**  
Chief of Communications  
& Planning



**Doug Massey**  
Executive Director  
of Operations



# Why are we rezoning?

- Provide relief to elementary and intermediate schools facing **capacity challenges**
- **Maximize** the utilization of existing district facilities
- **Defer the timing** of future school construction

# KLEIN ISD AT A GLANCE



**53,000+**  
Students



**7,000+**  
Employees



**33**  
Elementary  
Schools



**10**  
Intermediate  
Schools



# Rezoning Background

## **Factors considered in zoning include but are not limited to the following:**

- Location of natural boundaries such as streams
- Location and proximity of major thoroughfares
- Capacity of individual campuses
- Projected enrollment at individual campuses
- Location of future schools
- Location of other boundaries such as railroad crossings
- Transportation concerns related to busing or students who walk
- Number of times that an individual student has been rezoned in the past or could be rezoned in the future
- Creation of pure feeder patterns

# Rezoning Process

1

## **Gather & analyze data**

- ✓ PASA Demography
- ✓ Klein ISD Future Growth
- ✓ Enrollment Data
- ✓ School Capacity

2

## **Prepare options based on data**

3

## **Meet with the Rezoning Committee for input**

4

## **Revise options based on feedback from Rezoning Committee and other stakeholders**



# TIMELINE FOR REZONING

## 2024-2025 RELIEF REZONING

### *Elementary & Intermediate*

#### OCTOBER 2023

1

- Review enrollment, programs, and capacity utilization from district snapshot.
- Principals provide one staff and two engaged parents to represent each school in rezoning meetings.
- Rezoning website launches.

#### NOVEMBER 2023

2

- Present demography data at November board meeting.
- District holds rezoning committee meetings.
- Collateral and feedback from rezoning meetings are shared with community through website.

#### DECEMBER 2023

3

- Committee recommends elementary and intermediate rezoning options to the community for final feedback.

#### JANUARY 2024

4

- Community survey and results are finalized.
- Zoning committee presents a report to the Klein ISD Board of Trustees.
- Recommended elementary and intermediate school rezoning options are presented to the Board of Trustees.

#### FEBRUARY 2024

5

- Request Board of Trustees approval on final zoning recommendations.

#### SPRING 2024

6

- Once rezoning is approved by the Board, communication will be shared with impacted schools and families for the 2024-25 school year.

Learn more at: [www.kleinisd.net/zoning](http://www.kleinisd.net/zoning)

# Data from Population and Survey Analysts (PASA)

Serving Texas public school districts by providing demographic studies, student enrollment projections, and long-range school planning.





# Students Per Home



**Single-Family**



**Multi-Family**

# Components of Enrollment





# Housing & Economic Situation

## Interest Rate Increase



**Housing Costs continue to rise but stabilizing**



**Fewer Existing Homes on the market**

# 24,337

TOTAL PROJECTED  
NEW HOUSING UNITS

## Mortgage Rates

Home Price	3.00%	4.00%	5.00%	6.00%
\$250,000	\$843	\$955	\$1,074	\$1,199
\$300,000	\$1,012	\$1,146	\$1,288	\$1,439
\$350,000	\$1,180	\$1,337	\$1,503	\$1,679
\$400,000	\$1,349	\$1,528	\$1,718	\$1,919
\$500,000	\$1,686	\$1,910	\$2,147	\$2,398
\$600,000	\$2,024	\$2,292	\$2,577	\$2,878



Learn more at: [www.kleinisd.net/zoning](http://www.kleinisd.net/zoning)

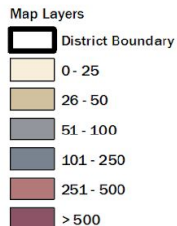
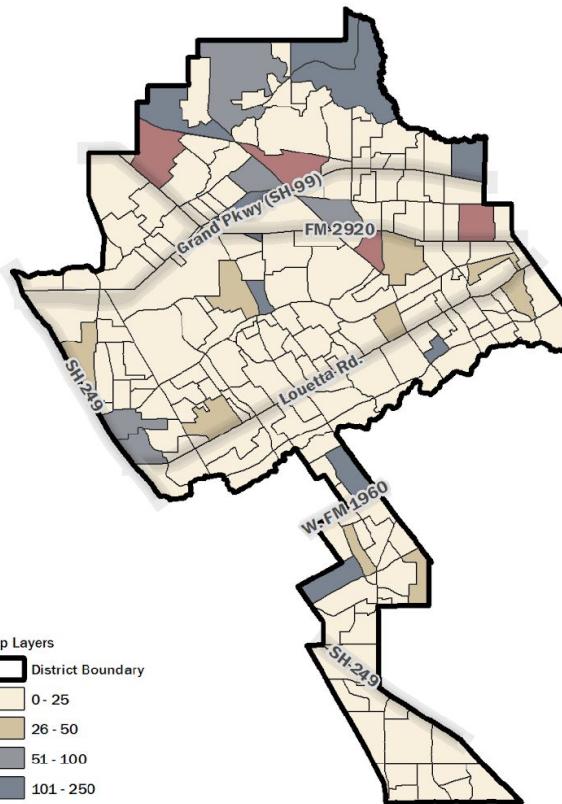


# Projected Single-Family Housing Occupancies by Planning Unit

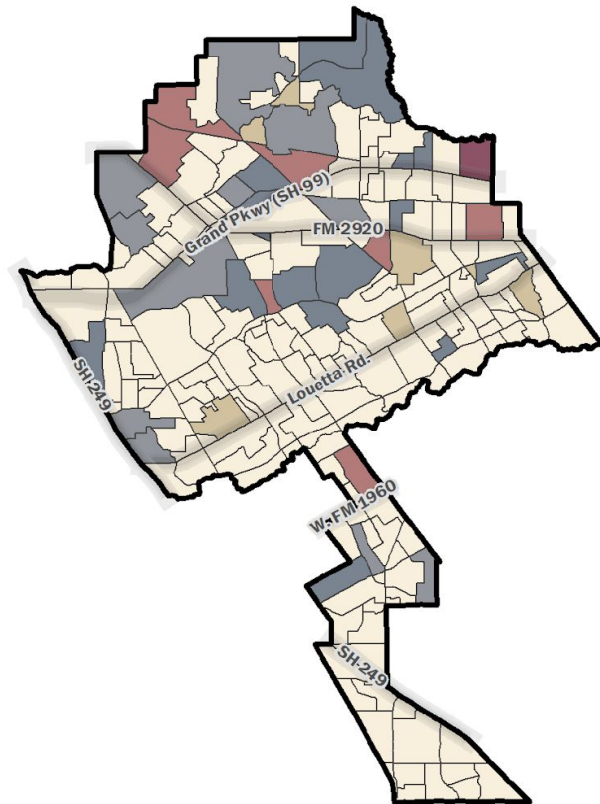


[www.kleinisd.net/zoning](http://www.kleinisd.net/zoning)

Oct. 2023 to  
Oct. 2028

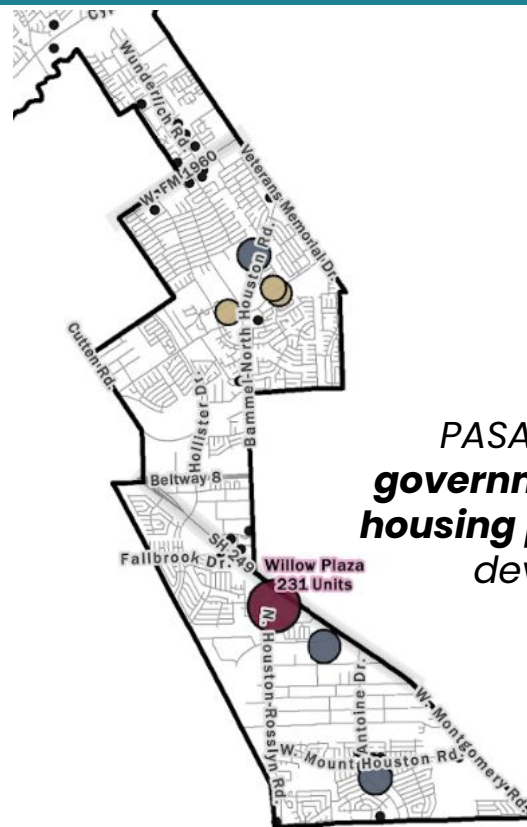
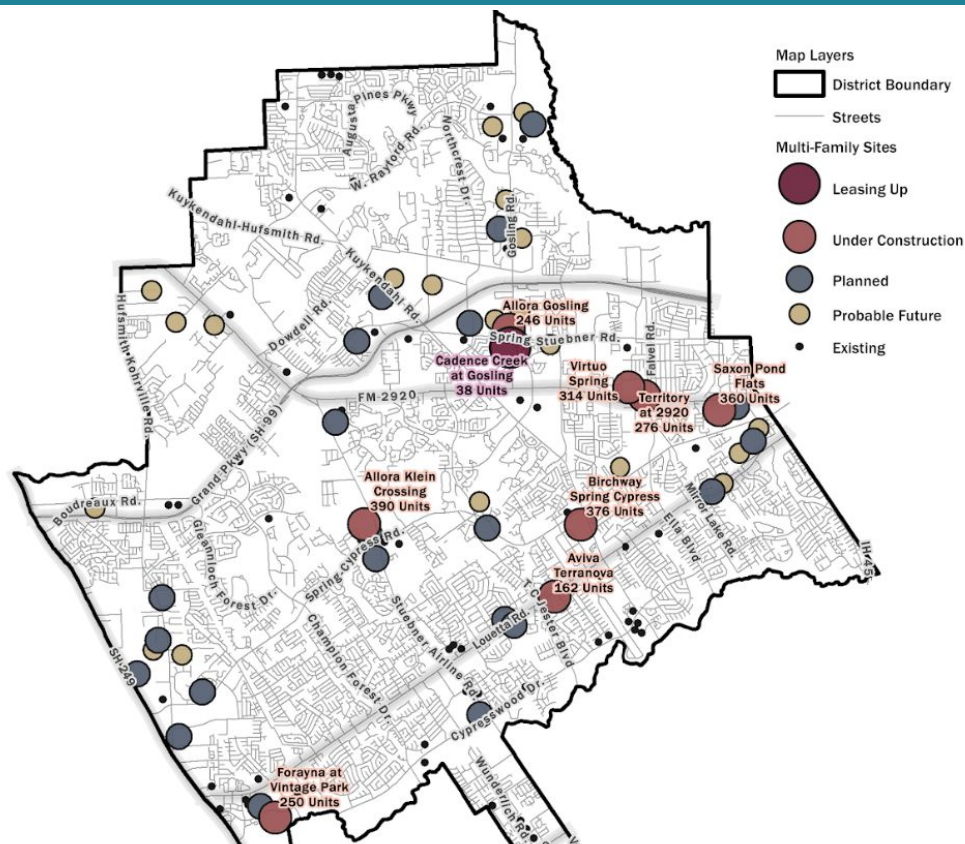


Oct. 2023 to  
Oct. 2033





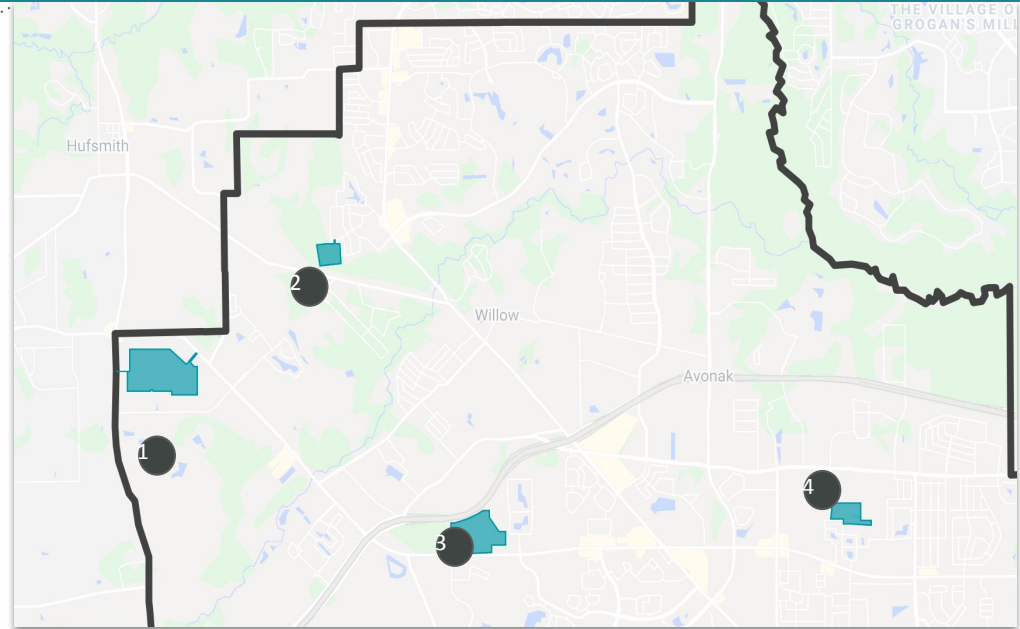
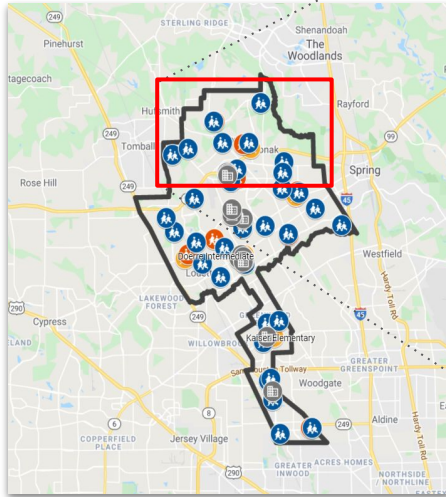
## Future Multi-Family Housing



PASA indicates **no government-subsidized housing** planned for these developments



# Klein ISD Property for Future School and Site Development



1. Future High School & Intermediate Site
2. Future Elementary Site
3. Open Site Next to KMPC
4. Future Intermediate Site

Learn more at: [www.kleinisd.net/zoning](http://www.kleinisd.net/zoning)



# Residents Compared to Enrolled Students

## Resident Students

PASA measures students **where they live**

1. Geocoding by their address
2. Projecting new homes

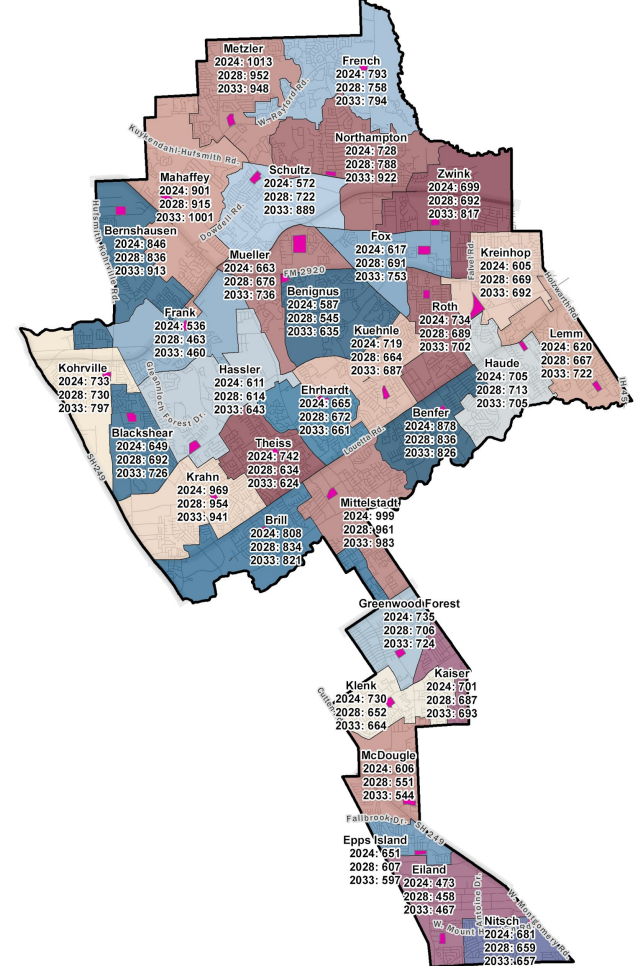
## Enrolled Students

**Transfers + Geocoded students** = Enrolled students

Students transfer due to programs and many other reasons – attending a school other than their zoned school

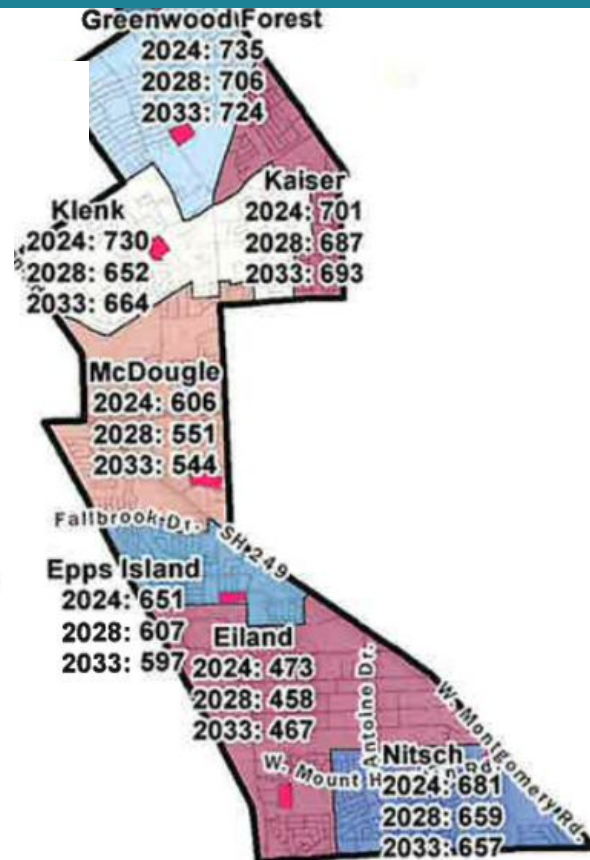
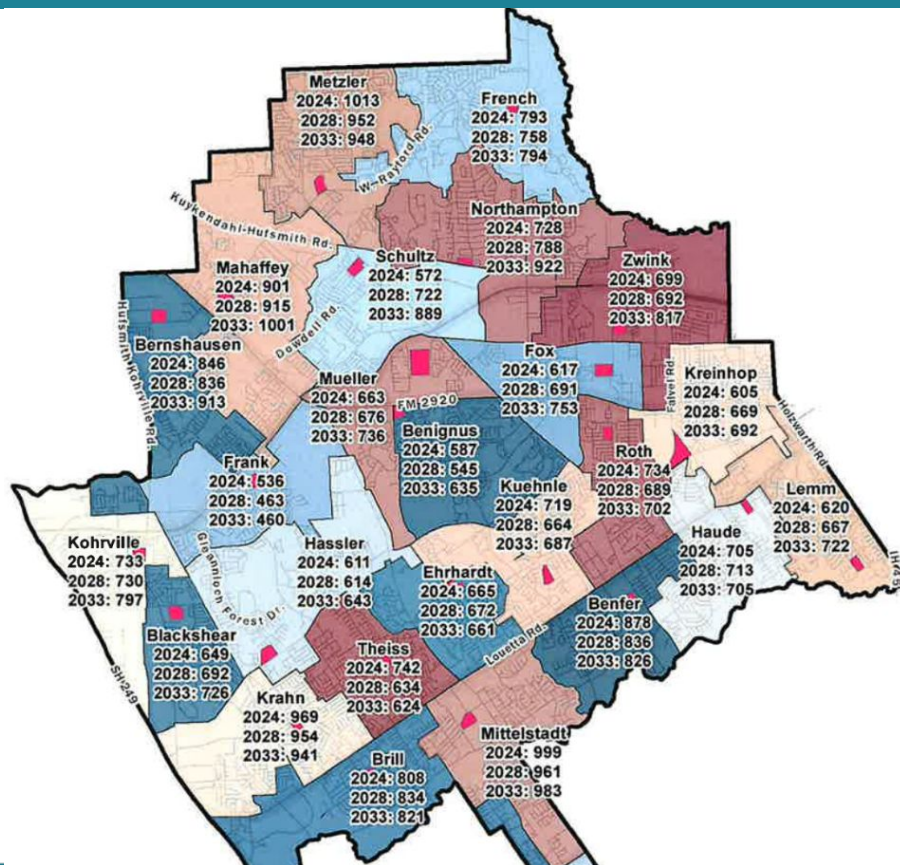
# Geocoded Elementary School Students by Current Attendance Zone

- With current transfers included, **10 of the schools could be expected to exceed capacity**
- Largest would be **Brill, Ehrhardt, Mahaffey, Metzler, Mittelstadt, Roth, Northampton, Schultz, and Theiss**
- District will be rezoning in the next months in order to **better balance enrollments** across the District





# Current Enrollment Zones



Learn more at: [www.kleinisd.net/zoning](http://www.kleinisd.net/zoning)



# Campus Capacity Tables (2024–2029)

Campus	Highest Percent Utilization
Benfer	99%
Benignus	65%
Bernshausen	95%
Blackshear	85%
Brill	<b>123%</b>
Ehrhardt	<b>109%</b>
Eiland	70%
Epps Island	69%
Fox	93%
Frank	62%
French	88%
Greenwood Forest	93%
Hassler	77%
Haude	96%
Kaiser	70%
Klenk	83%

Campus	Highest Percent Utilization
Kohrville	81%
Krahn	94%
Kreinhop	68%
Kuehnle	87%
Lemm	79%
Mahaffey	<b>104%</b>
McDougle	60%
Metzler	<b>100%</b>
Mittelstadt	<b>103%</b>
Mueller	68%
Nitsch	75%
Northampton	<b>116%</b>
Roth	<b>106%</b>
Schultz	<b>100%</b>
Theiss	<b>109%</b>
Zwink	98%

Learn more at: [www.kleinisd.net/zoning](http://www.kleinisd.net/zoning)

# Zoning Committee Tasks

- ✓ Review **demography data and school capacity** information
- ✓ Review **prepared option**
- ✓ Provide **feedback**
- ✓ While representing your campus, optimize a **districtwide perspective** through this process

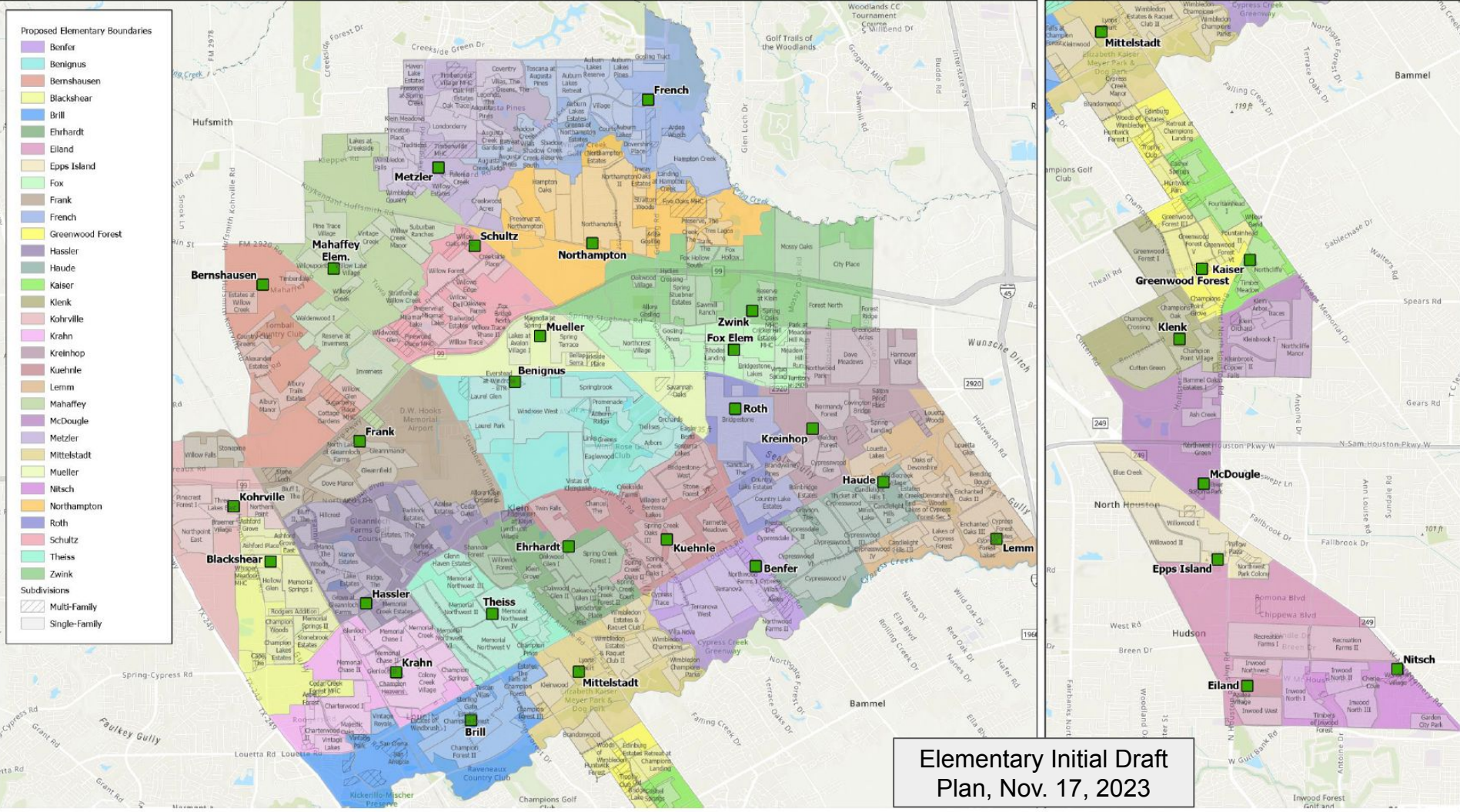


# Proposed Option Map and Capacity Table

Learn more at: [www.kleinisd.net/zoning](http://www.kleinisd.net/zoning)







Elementary Initial Draft Plan, Nov. 17, 2023		Capacity	Enrollment with Transfers					Utilization with Transfers				
			24-25	25-26	26-27	27-28	28-29	24-25	25-26	26-27	27-28	28-29
	Benfer	800	668	647	642	629	616	84%	81%	80%	79%	77%
	Benignus	875	774	786	775	786	796	88%	90%	89%	90%	91%
	Bernshausen	875	762	761	746	751	767	87%	87%	85%	86%	88%
	Blackshear	899	742	757	792	802	825	83%	84%	88%	89%	92%
	Brill	798	698	719	735	740	746	87%	90%	92%	93%	93%
	Ehrhardt	768	726	719	723	724	735	95%	94%	94%	94%	96%
	Fox	900	854	871	861	853	844	95%	97%	96%	95%	94%
	Frank	875	614	588	597	595	611	70%	67%	68%	68%	70%
	French	900	772	750	741	744	740	86%	83%	82%	83%	82%
	Hassler	795	570	532	518	515	492	72%	67%	65%	65%	62%
	Haude	702	626	625	629	630	639	89%	89%	90%	90%	91%
	Kohrville	900	726	709	696	703	722	81%	79%	77%	78%	80%
	Krahn	950	904	913	849	837	842	95%	96%	89%	88%	89%
	Kreinhop	900	630	658	682	688	664	70%	73%	76%	76%	74%
	Kuehnle	770	721	729	715	684	679	94%	95%	93%	89%	88%
	Lemm	800	669	683	707	721	728	84%	85%	88%	90%	91%
	Mahaffey	900	812	836	836	837	847	90%	93%	93%	93%	94%
	Metzler	900	876	860	852	833	816	97%	96%	95%	93%	91%
	Mittelstadt	833	683	663	642	632	613	82%	80%	77%	76%	74%
	Mueller	900	501	492	509	512	516	56%	55%	57%	57%	57%
	Northampton	739	605	637	677	699	739	82%	86%	92%	95%	100%
	Roth	780	717	711	704	704	688	92%	91%	90%	90%	88%
	Schultz	843	772	769	786	808	820	92%	91%	93%	96%	97%
	Theiss	700	656	618	592	566	561	94%	88%	85%	81%	80%
	Zwink	900	744	735	740	726	749	83%	82%	82%	81%	83%
	Eiland	764	624	621	613	605	609	82%	81%	80%	79%	80%
	Epps Island	860	860	826	799	784	778	100%	96%	93%	91%	90%
	Greenwood Forest	684	568	562	557	559	567	83%	82%	81%	82%	83%
	Kaiser	900	797	802	800	783	778	89%	89%	89%	87%	86%
	Klenk	828	720	702	684	681	675	87%	85%	83%	82%	82%
	McDougle	900	663	633	611	580	593	74%	70%	68%	64%	66%
	Nitsch	813	611	617	595	591	592	75%	76%	73%	73%	73%
	Grace England	500	306	306	306	306	306	61%	61%	61%	61%	61%

Mueller will have a temporary reduction in its capacity as part of a strategic effort to alleviate traffic congestion resulting from the addition of the Klein ISD Flex School.



## Committee Feedback and Discussion

At your tables, discuss the proposed option.

- What questions are lingering?
- What have we not considered?
- Other feedback to consider?



## Committee Wrap-Up

As a committee, have we met our objectives?

- Provide relief to elementary schools facing **capacity challenges**
- **Maximize** the utilization of existing district facilities
  - Goal of 95% utilization over the next 5 years
- Considered all **factors for rezoning**

# Next Steps

- ✓ **Share what you've learned!**
- ✓ **Direct all inquiries to the Rezoning Website** at [www.kleinisd.net/zoning](http://www.kleinisd.net/zoning)
  - Meeting presentation
  - Initial Draft Elementary Relief Rezoning option
  - Feedback form for all stakeholder input
  - Changes by area
- ✓ **Next Meeting**
  - Review survey feedback and consider modifications to proposed option