RESOLUTION R-98-1412

A RESOLUTION AMENDING THE TEXT OF THE MASTER PLAN

WHEREAS, the City Council of the City of Colleyville desires to amend the text of the Master Plan as approved at its September 1, 1998 meeting,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS:

Sec. 1. THAT the Master Plan text is amended as set forth in the attached exhibit.

AND IT IS SO RESOLVED.

PASSED BY A VOTE OF 5 AYES, 0 NAYS, AND 0 ABSTENTIONS ON THIS THE 15th DAY OF September 1998.

ATTEST:

Jean Harris

Jean Harris, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE

Richard Newton
Mayor

COLLEYVILLE MASTER PLAN

URBAN DESIGN

September 15, 1998

ISSUE 1: **HOUSING QUALITY AND LAND USE**

Colleyville is a community of homes, built with first-quality materials that range from less than 1,000 square feet to several thousand. The newer homes average 5,000 square feet and are built in subdivisions with an average density of 1.8 dwellings per acre.

Although we value our identity as a bedroom community, the citizens of Colleyville are aware that as development impact fees diminish and neighborhoods begin to mature, there will be greater pressure to increase property taxes to meet the demand for increased city services. Residential development traditionally does not pay its own way in terms of providing revenue to offset the cost of municipal services. It is apparent that maximizing the opportunities for commercial development will reduce the potential stress on residential property taxes.

Goal: Maintain current level of housing quality and density.

Objective: Overall density for residential development should be compatible with existing neighborhoods. A guideline of no more than 1.8 units per acre should be adhered to in most situations. Town homes and garden homes that exceed 1.8 units per acres may be acceptable in areas that meet one or more of the following criteria: a transition area between commercial uses and less dense residential, near major street intersections, smaller parcels that make less dense development economically difficult and sites with unique topographical features.

ISSUE 2: **ALTERNATIVE HOUSING:**

There is a desire for a limited number of upscale town homes and garden homes on small lots designed for easier living. The quality of construction needs to be compatible with the existing and proposed single-family housing standards.

Goal: Allow the development of upscale town homes and garden homes within the city limits of Colleyville.

Objective: Establish PUD-R guidelines for town homes and garden homes development.

Objective: Ensure that such developments are only located in areas that meet the criteria in the objective under Issue 1.

ISSUE 3: **RESIDENTIAL ENVIRONMENT:**

Many citizens enjoy the country "feel" of the less developed and open multi-acre areas, however, walled developments such as those being developed in Colleyville, create a sense of neighborhood and identity to its residents, similar to the sense of belonging that is developed over a period of time in older, more traditional neighborhoods.

Goal: Continue the development of high quality residential areas while maintaining the country "feel" that has attracted so many citizens to Colleyville.

Objective: Establish a definitive policy on gated communities that includes wall height, materials, location of walls and gates, access depth to gates and general appearance of the perimeter walls and landscaping.

Objective - Establish wall and gate setbacks, lighting and landscaping standards for all gated/walled residential developments.

Objective - Encourage development of multi-acre lots and development with open space or adjacent park land.

ISSUE 4: OPEN SPACE PHILOSOPHY

Colleyville residents enjoy a rural atmosphere in our community and wish to preserve public and private open spaces.

Goal: ***Preserve open space in the City.***

Objective - Include open space in high-density developments.

Objective - Designate certain parts of the city which would be suitable for open space and future city purchase as park land.

Objective - Create an Open Space Ordinance to require a large portion of open space dedication along roadways bordering new developments to provide a more spacious and pleasing visual environment for the citizens using our roadways.

Objective - Preserve some of natural meadows and wooded areas for native species of wildlife.

Objective - Establish an ordinance for keeping open space and rights of way clean and mowed.

ISSUE 5: HISTORICAL PRESERVATION POLICY

Goal: ***Preserve historical resources.***

Objective - Restore the Railroad Section Foreman's House (Webb House).

Objective Recognize historical resources and sites with historical markers and directional signs.

ISSUE 6: TREES

Trees are an important part of an urban environment. This is especially true for Colleyville because of the stated goals to maintain the "rural" look within the city boundaries. Many of the large existing trees in Colleyville are being lost due to the rapid pace of development. There are opportunities to include trees in many areas of the city to compensate for the areas that have lost trees.

Goal: ***Strengthen the Tree Preservation Ordinance to more strongly prevent the loss of existing trees.***

Objective - Amend the ordinance to allow the removal of undesirable trees (size, placement, health). Balance this with a stronger requirement to justify the inability to save trees. Add an amendment to require City Council or Planning Commission approval for all projects that require the removal of 50% or more of their trees.

Objective - Require a landscape review of all capital projects, residential as well as commercial projects. Projects could not be started until an official approval process is completed.

Objective - Update the Landscape Ordinance concerning types of trees, size, and location.

Goal: ***Find creative methods to add more "large tree" landscaping to public projects.***

Objective - Increase budget for landscaping in all of the City's capital projects. Create a volunteer citizens group that would solicit tree donations on an ongoing basis until all of the city's major streets are tree lined.

Objective - Amend the Tree Preservation Ordinance to allow more incentives to both residential and commercial developers to successfully save or transplant trees larger than six inches caliper to other parts of the city such as schools, parks, along streets or other city property. This would encourage developers to save some of the larger trees existing in the city.

ISSUE 7: OVERALL APPEARANCE

There are still areas of Colleyville with significant stands of trees, grazing livestock, uncongested streets and no commercial development. There is a desire to preserve this atmosphere as much as possible while developing the City.

Goal: ***Eliminate litter and junk in the City of Colleyville.***

Objective - Make the pickup of litter a routine city and private effort.

Objective - Strongly enforce City Nuisance Ordinance in all areas of the city.

Objective - Encourage continuation of Adopt-A-Park and Adopt-A-Street programs.

Objective - Continue cooperative efforts with Colleyville Proud.

Goal: ***Preserve some open space and agricultural areas.***

Objective - Purchase more open space to obtain public park land goal of 275 acres at buildout.

ECONOMIC DEVELOPMENT

ISSUE 8: GROWTH

Goal: ***Insure quality growth at a rate consistent with City's ability to provide the necessary infrastructure and to promote residential and commercial development that enhances the quality of life within the city.***

Objective - Balance development between residential and commercial areas adhering to percentages that provide good quality of life.

Objective - Encourage businesses which maximize sales tax income.

Objective - Provide adequate roads to and from commercial developments to level of Service C defined as minimal congestion at peak times with moderate delays at intersections with satisfactory to good progression of traffic, light congestion, and occasional back-up on critical approaches.

Objective - Develop a policy to ensure infrastructure improvements specifically for targeted sales tax-producing businesses.

ISSUE 9: COMMERCIAL AREA APPEARANCE

There are several communities in Northeast Tarrant County, and most of them are served by SH26 (Colleyville Boulevard), SH 121 and Precinct Line Road. It is often difficult to tell where one city ends and another begins. There is a need to ensure that Colleyville is distinctive in its appearance.

Goal: ***To provide well-maintained commercial corridors and public rights of way in the community.***

Objective - Adapt the existing sign code/ordinance to allow any business on Highway 121 with at least one acre and with frontage of at least 150 linear feet to have an identification pole sign.

Objective - Provide incentives for established businesses to comply with all ordinances that would improve their building and landscape appearance.

Objective - Update the sign ordinance to require higher quality and consistent signage throughout the city.

Goal: ***Develop distinctive appearance improvements in the three major commercial corridors.***

Objective - Implement distinctive gateway designs at the Northern and Southern City limits of Colleyville Boulevard.

Objective - Create and implement distinctive, appropriately scaled, entrance markers at all major streets at the city limits of Colleyville.

Objective - Improve road R.O.W. throughout the entire length of Colleyville Blvd.

Goal: ***Efforts must be made to improve the appearance of existing commercial developments which are incompatible or non-conforming to current city design standards.***

Objective - Work toward amending ordinances to require existing utilities and drainage to be placed underground within a specified period of time.

Goal: ***Revise and enforce commercial appearance standards.***

Objective - Aggressively enforce ordinances which address appearance standards.

Objective - Encourage use of alternative paving materials.

Goal: ***Improve the architectural appearance of street road signs, lighting and commercial signs.***

Objective - Update the sign ordinance.

ISSUE 10: COMMERCIAL

Goal: ***Keep property taxes low as possible, while maximizing the use of commercially zoned areas.***

Objective - Increase percentage of commercially zoned areas throughout.

Objective - Develop a program to encourage the new retail-based businesses to locate within the designated commercially zoned areas.

Objective - Provide adequate, well-maintained commercial corridors, public rights-of-way, and intersections.

Objective - Develop policies for flexible approach to presenting available commercial properties, construction ordinances, and taxation or fees in an effort to bring desirable business to Colleyville.

Goal: ***Build out the remaining commercial area with revenue-generating businesses.***

Objective - Support efforts of an Economic Development Committee to promote commercial growth that serves our community needs.

Objective - Encourage businesses which will be used by the majority of the citizens, enabling citizens to shop in town rather than in neighboring towns.

Objective - Restrict businesses which pollute the air or pollute by noise.

Objective - Encourage businesses which do not put a burden upon the Police Department.

CITY SERVICES AND FACILITIES

ISSUE 11: UTILITIES – WATER AND SEWER SERVICE

Goal: ***Give priority to infrastructure and city services that affect the health and safety of citizens.***

Objective - Within a five-year period from the date of approval of this document, provide sewer service to 90% of the citizens in Colleyville currently not receiving it. Strive to provide service to every home before that date. Strive to give priority to those citizens who paid for a tap-on service before 1975.

Objective - Upgrade undersized water lines to provide for current and future needs.

Goal: ***Continue the Geographical Information system, and keep information current.***

Objective - Update the information in the system on a continual basis.

ISSUE 12: FIRE AND POLICE PERSONNEL, FACILITIES AND SERVICES, AND SAFETY

Goal: ***Provide fire and police personnel, facilities and services as needed to protect the safety and health of the citizens.***

Objective - Construct a new Police Station as soon as possible.

Objective - Construct a Fire Station in the Northwest sector of the city.

Objective - Ensure that response times from current fire stations providing service to the citizens of Colleyville are within the recommended five minutes or less required for safety of the citizens.

Objective - Provide first rate personnel and equipment for Police and Fire Departments.

Objective - Install telemetry system to notify fire and police departments when water is nearing a height that it will be unsafe to cross Little Bear Creek at the low water crossings.

Objective - Develop ordinances to avoid external alarm systems in commercial establishments.

Goal: ***Develop a Colleyville Blvd. plan that is based upon safety for those driving on the highway, and that considers use by emergency vehicles.***

Objective - Establish right-of-way width needed for year 2025, including a median of adequate width to provide the TXDOT and COG recommended double turn lanes.

Objective - Reserve highway right-of-way for right turn lanes at intersections.

Objective - Reserve right-of-way for a right turn lane on streets which intersect the highway, to provide a lane which does not block straight-ahead traffic.

ISSUE 13: TOWN CENTER

Colleyville has a beautiful, new community center on a nine-acre parcel of land initially designed to also include a library and city hall. This is the ideal area for the center of Town to include a library, city hall, restaurant and distinctive shopping area.

Goal: ***Develop a center of town at the southeast corner of Hall Johnson Road and Colleyville Blvd. that will serve as the catalyst to accelerate the development of the city's commercial center.***

Objective - A major element of the center should be a city complex that includes a city hall, the community center, library, and other city facilities with expanded concrete parking to accommodate those using all facilities.

Objective - Create a special public Improvement Program to promote private investment and development. This would include the use of city investment, incentives, and participation by citizens and businesses.

Objective - Encourage a residential area of single family residences.

Objective - Commercial land surrounding the city facilities should be developed as a distinctive, well-planned commercial area.

Objective - Design sites for future city public buildings will include open space between the buildings and Colleyville Blvd. The parking plan will not have large expanses of concrete parking lots between the buildings and Colleyville Blvd.

Goal: ***Provide access to state-of-the-art library facilities to meet educational and leisure needs of the citizens.***

Objective - Investigate services to be provided by a library, and the manner in which they will be provided. Determine if services will provide for the needs of our citizens with desired subject matter and services.

Objective - Reconvene Library Study Committee to update Colleyville accredited Library requirements within six months.

Objective - Start construction of a Colleyville City Library when feasible.

Goal: ***Provide a permanent City Hall Facility***

Objective - Build a new city hall when it can be built without overextending the tax burden upon the citizens.

Goal: ***Provide managed growth of city facilities, growth being consistent with the incoming financial resources of the city.***

Objective - Avoid overextending the financial burden upon the citizens by excessive taxes or fees.

ISSUE 14: CITY MANAGEMENT

Goal: ***Foster effective and efficient city management and elected leadership responsive to the citizens and based upon the good of the city and its people.***

Objective - Respond to citizen complaints and inquiries within the next business day.

Objective - Maintain a professional and helpful manner to all individuals.

ISSUE 15: DRAINAGE AND FLOOD CONTROL

Goal: ***Provide drainage ways and flood control to protect the homes and land of the citizens.***

Objective - Update and complete a Drainage Master Plan and a Drainage Maintenance Plan for the City.

Goal: ***Provide proper drainage, endeavoring to maintain the natural landscape of the site and surrounding area.***

Objective - Consider downstream effect of all drainage plans, and provide for downstream flow at time of implementation of a plan.

Objective - Develop a regional drainage plan with neighboring cities.

Objective - Avoid filling in and raising the level of the flood plain, moving flood water to other land.

Objective - Avoid open concrete drainage channels.

Goal: ***Provide underground drainage system along highways and major roadways.***

Objective - Install underground drainage system along Colleyville Blvd. to eliminate bar ditches and provide a safe and more attractive highway.

Objective - Install underground drainage at time of development of land along roadways.

Goal: ***Correct drainage problems now existing in developed areas of the city.***

Objective - Develop system to provide for citizen complaints, staff response, and correction of drainage problems.

Objective - Establish ordinance requiring drainage culverts under driveways which cross bar ditches.

Goal: ***Improve the areas along Little Bear Creek and Big Bear Creek.***

Objective - Preserve the natural form of waterways in the city.

Objective - Protect trees when cleaning creeks and other waterways.

Objective - Plan ongoing project for keeping creeks clear of debris.

ISSUE 16: PARKS AND RECREATION

As Colleyville is built out, there will be more need for land for both active and passive park areas. In addition, to meet the goal of maintaining a "rural" look for the city more open space will be needed. Currently the only long-term plan is the recently adopted Park Master Plan, but more consideration needs to be given to open space issues. The development pace in Colleyville is increasing at such a speed as to make the acquisition of land now an important immediate need.

Goal: ***Develop high quality park and recreational facilities and programs that accommodate the interests of all citizens.***

Objective - Develop a trail system throughout the city. Provide trails large enough to accommodate those walking or jogging, and for those on bicycles or rollerblades.

Objective - Develop trails along roadways to extend the trail system, and to tie together the sidewalks that are within the various subdivisions. Roadway trails will be of materials which provide a proper surface for walkers and joggers, rather than of concrete, and will be paved in a manner to provide a casual and rural look to the roadway.

Objective - Restore Railroad Section Foreman's house and develop Bransford Park as an attractive park.

Objective - Develop Kimzey Park.

Objective - Develop a park at McPherson Dairy site, retaining some dairy facilities.

Objective - Develop passive, natural parks to serve those whose interests are not accommodated by sports facilities.

Objective- Adjust City recreational programs to provide scheduled time for adult use of sports fields.

Goal: ***Retain natural landscape in selected parks, or park areas within a park, to protect native trees, meadowland, and native wildlife.***

Objective - Preserve natural stands of native trees, and other native terrain worthy of preservation.

Objective - Develop ordinance creating Nature Parks that will protect small sites of native trees and other native terrain from destruction or change by development, both within subdivisions and along roadways. Designate a portion of a larger park as a natural area to be protected.

Objective - Plan subdivisions to preserve natural stands of trees as much as possible. Incorporate into park system and designate as a protected Nature Park.

Objective - Preserve stands of trees and other small sites of desirable natural terrain along roadways, and protect by incorporating these sites into park system under the Nature Parks designation.

Goal: ***Verify the amount of land and facilities for recreation opportunities for citizens of all ages within areas of the city or nearby.***

Objective - Revise and update the current the Park Master Plan to provide more open park land.

Objective - Coordinate with nearby cities on the construction of linear and regional parks with recreation opportunities that would normally be provided in major cities.

Objective - Evaluate the Park Master Plan to see if some of the proposed long, medium and short term projects might be grouped together into a "special" capital bond program and possible grants for park funding. In this way some of the land that is disappearing rapidly might be purchased now and at a lower rate.

Goal: ***Provide long term planning for the preservation of "park open space" within the city to provide areas for "passive" uses by citizens and to meet the objectives of maintaining the "rural" look.***

Objective - Using the Master Plan Land Use Map, study the remaining undeveloped areas within the city that might be preserved for long term "park open space". This land could be utilized as passive areas, for casual recreational uses such as picnics, etc. The Park Board should consider a budget item to obtain pieces of land along right-of-way and other areas on a priority basis annually until the long-range plan is met.

Objective - Consider amendments to the Colleyville Zoning Ordinance that would allow incentives to developers for providing more open space adjacent to their developments. This incentive might be coupled with a prior issue that speaks to the desire to provide for alternative housing density on a limited basis. (This provision might be similar to the current Planned Development ordinance that permits development of 13,000 square foot lots in exchange for providing open space.)

ISSUE 17: GRAPEVINE/COLLEYVILLE SCHOOL DISTRICT

Goal: ***Maintain a cooperative relationship with the Grapevine/Colleyville School District.***

Objective - Encourage the school system districts to consult with the city prior to locating projected sites for new schools dependent upon areas of new growth and increased student population.

Objective - Strengthen cooperative agreement with school districts for use of district recreational facilities when advantageous for Colleyville citizens.

ISSUE 18: DEVELOPMENT FINANCING AND IMPACT FEES

Goal: ***Maintain or increase revenue from impact fee sources in an effort to compensate for additional cost caused by development.***

Objective - Continue to charge development impact fees.

Objective - Examine other projects needing city approval for construction as to their qualification for potential impact fees. (Swimming pool construction.)

Objective - Colleyville should aggressively pursue funding sources such as grants which minimize the need for bonded indebtedness or would reduce the burden on the City's operating budget.

VEHICULAR AND PEDESTRIAN CIRCULATION

ISSUE 19: CONVENIENT FAMILY ACCESS

Goal: ***All neighborhoods will have access to sidewalks and hike and bike trails.***

Objective - Sidewalks, hike and bike trails, and pedestrian circulation will be the result of a coordinated planning effort to connect residential areas to schools and parks.

Objective - Establish a trail system along collector streets, paved with a surface appropriate for walking and jogging. These paths to be paved in such a manner as to impart a pleasant, casual, and rural look.

Objective - Require concrete sidewalks within new subdivisions, eliminating requests from subdivision residents for the city to provide sidewalks. Require developers to provide the cost of the trail system on the collector road bordering the subdivision.

Objective - Avoid use of established trails behind homes, invading privacy the citizens now enjoy, unless requested by a preponderance of the homeowners in that neighborhood.

Objective - Address the possibility of placing pedestrian bridges over or under Colleyville Blvd.

ISSUE 20: VEHICULAR CIRCULATION

Streets within neighborhoods are generally of acceptable and of safe design and construction. Streets and roads that join our neighborhoods are for a greater part substandard in safe design and construction.

Goal: ***Traffic in Colleyville will be at a Level of Service C as a minimum. Colleyville Level of Service C is defined as minimal congestion at peak times with moderate delays at intersections with satisfactory to good progression of traffic, light congestion and occasional back up on critical approaches.***

Objective - Streets should be improved to the standard of the Thoroughfare Plan when warranted by engineering studies which consider Level of Service, delays, congestion, 24-hour traffic counts, and the frequency and type of accidents.

Objective - The collector and minor arterial portion of the thoroughfare system should handle the Colleyville-generated traffic and/or Colleyville-destined traffic.

Objective - The major arterial portion of the thoroughfare system should handle traffic regardless of origin or destination.

Objective - Design streets to aid reaching Level C Service by use of lanes, turn lanes, traffic signals, and other appropriate elements which will aid flow of traffic.

Objective - Obtain right-of-way for lanes from developers at time of platting approval.

Objective - Install turn lanes when adjoining land is being developed or earlier when warranted by traffic engineering studies which consider Level C, delays, and accidents.

Objective - Provide "next intersection" signs on Colleyville Blvd.

Objective - Provide attractive and easy to read street name signs on all streets.

Objective - Areas of growth in Colleyville should be forecasted by analysis of internal and external growth patterns.

Objective - A pavement management system should be developed to encourage the timely and strategic use of the City's revenues devoted to street maintenance.

Objective - Protect the quality of life of the Colleyville citizens by prohibiting thoroughfares carrying through traffic from intruding into residential areas.

Objective - Designate and plan Collector streets to carry Colleyville destination traffic to the Colleyville Town Center and business areas of Colleyville Blvd. Design street locations and connections in such a manner that these will not become through streets.

Objective - Pass an ordinance providing for subdivision Open Space to be designated along roadways to provide for esthetically attractive roadways with greenspace between roadways and homes or walls.

Goal: ***Work with TXDOT to establish total width of right-of-way needed for Colleyville Blvd. in the year 2025. Establish highway boundaries. Temper Level of Service C with economic reality.***

Objective - Make informed decision on the desired width of a median, the number of lanes needed in the year 2025, the design of turn lanes, including multiple turn lanes.

Objective - Require donation of land for the highway from developers at time of platting approval, based on 2025 width. Include donation of land for turn lanes at intersections.

Objective - Install underground drainage culverts along roadways when development occurs, allowing shoulders rather than bar ditches.

ISSUE 21: SAFETY

Goal: ***Emergency vehicles should be able to safely respond to calls from any part of the city within five minutes of their receipt.***

Objective - A response time within five minutes will be achieved by the utilization of dedicated turn lanes and adequate shoulders.

Objective - Future developments will require dual street access.

Objective - A review of the emergency services' response and pursuit policies should be completed.

Objective - Railroad crossings should be signalized and gated.

Goal: ***Improvement in traffic signals, turning lanes, and streets.***

Objective - Traffic signal improvements should be installed when state warrants are met and when necessary to achieve a Level of Service C.

Objective - Turning lanes should be constructed when warranted by engineering studies and citizen input.

Objective - Request TXDOT placement of signs on Highway 121 calling attention to upcoming three exits to Colleyville.

ISSUE 22: APPEARANCE OF ROADWAYS

Goal: ***Street signs should promote the efficient movement of traffic within Colleyville.***

Objective - All street signs should be artistically considerate, and easy to read. On Colleyville Blvd., street signs should be well illuminated and appropriate for the individual area.

Objective - Add "Next Intersection" signs where appropriate.

Goal: ***Street lighting should be expanded in areas and improved in others.***

Objective - Street lighting is a valuable infrastructure improvement that impacts the quality of life of Colleyville citizens. It should be attractive and properly designed to include measures to reduce light pollution as much as possible upon residents.

Goal: ***Colleyville Blvd. (S.H. 26) should be curbed and have raised medians.***

Objective - The installation of curbs and gutters on Colleyville Blvd. will promote the safe and efficient movement of traffic. It will also minimize the right-of-way required, promote underground drainage, delineate landscaped areas, and define points of ingress and egress from business.

Objective - The raised medians along Colleyville Blvd. will promote the efficient movement of traffic as well as provide opportunities for landscaping, define points of turning and crossing movements, and generally improve the appearance of the Colleyville Blvd. corridor

Goal: ***Roadways should have appropriate landscaping.***

Objective - The landscaping of roadways should be an integral element of roadway improvement with regard to enhanced appearance, decreased noise, and other traffic-specific pollutants. The increased civility of the environment should enhance any safety measures taken. Future development should utilize a percentage of open space as a buffer between the roadway and the development.