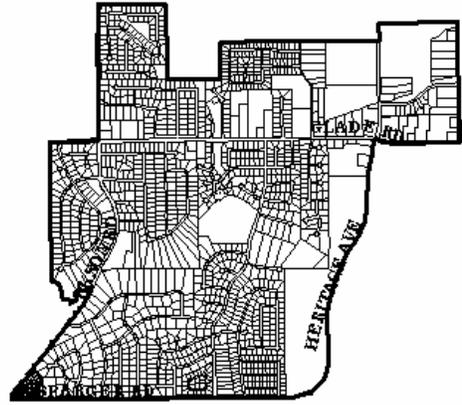


# **Chapter 6**

## **Neighborhood Plan Summaries**

## **A. Southeast Colleyville – Neighborhood 1**

Neighborhood One is located in the southeastern part of Colleyville, generally bounded by State Highway 121 and Heritage Avenue on the east, Cheek-Sparger Road on the south, Jackson Road and the western boundary line of the Thornbury subdivision on the west, and the Colleyville city limits on the north. The city limits of Grapevine, Euless and Bedford establish the northern, eastern and southern limits of Colleyville's physical boundaries for this neighborhood. Neighborhood One contains 1,201 acres and, according to records of the Tarrant Appraisal District, contains 1,221 households.



# **Neighborhood One**

**Significant Neighborhood Issues** – The series of neighborhood meetings associated with the development of this Master Plan update generated a number of issues. During one of the neighborhood sessions, issues were scored and prioritized by the citizens attending those meetings. A complete listing of the neighborhood issues is contained in Appendix One of this document. The following is a list of the ten issues receiving the highest ranking scores.

- *Complete Glade Road project as currently proposed (Martin Pkwy. to Heritage Ave.)*
- *Keep education top priority*
- *Maintain low crime rate*
- *Create a city-wide flood control plan*
- *Increase commercial tax revenue base while maintaining existing character of Colleyville*
- *Police and fire protection with adequate emergency service*
- *Develop a vision for quality, unique commercial development*
- *Encourage appropriate commercial development along SH 121 / SH 26 / Precinct Line Road*
- *Keeping the country atmosphere is important*
- *Provide parks, hike/bike trails in S.E. quadrant & recreation facilities & open spaces*

**Density** – The average lot size for Neighborhood One can be calculated by dividing the 698 acres of developed residential land area by the 1,221 single-family properties. This calculation produces an average lot size of 0.57 acres per lot, which equals a residential density of 1.75 dwelling units per acre. The average lot size in this neighborhood is somewhat influenced by the number of oversized acreage lots situated adjacent to Little Bear Creek on the south side of the Brook Meadows Addition and the north side of the Brighton Oaks Addition.

**Existing Neighborhood Land Use** – This neighborhood is primarily a residential area with 58.1% of the neighborhood currently developed with single-family homes. The largest individual properties in this neighborhood are occupied by religious institutions and public school facilities. There is one large commercial property near the intersection of Glade Road and State Highway 121. Only 15.4% of the lands in this neighborhood are vacant properties available for development. These vacant properties consist of incidental residential properties that remain vacant, more often than not, due to topography or drainage related issues. There is one large vacant property south of Glade Road adjacent to Heritage Avenue that is discussed later in this section of the report. Since nearly all of the residential development in Neighborhood One is located within platted residential subdivisions, there being very few homes on unplatted tracts of land, it is doubtful that there will be much subdivision development activity in this neighborhood in the future.

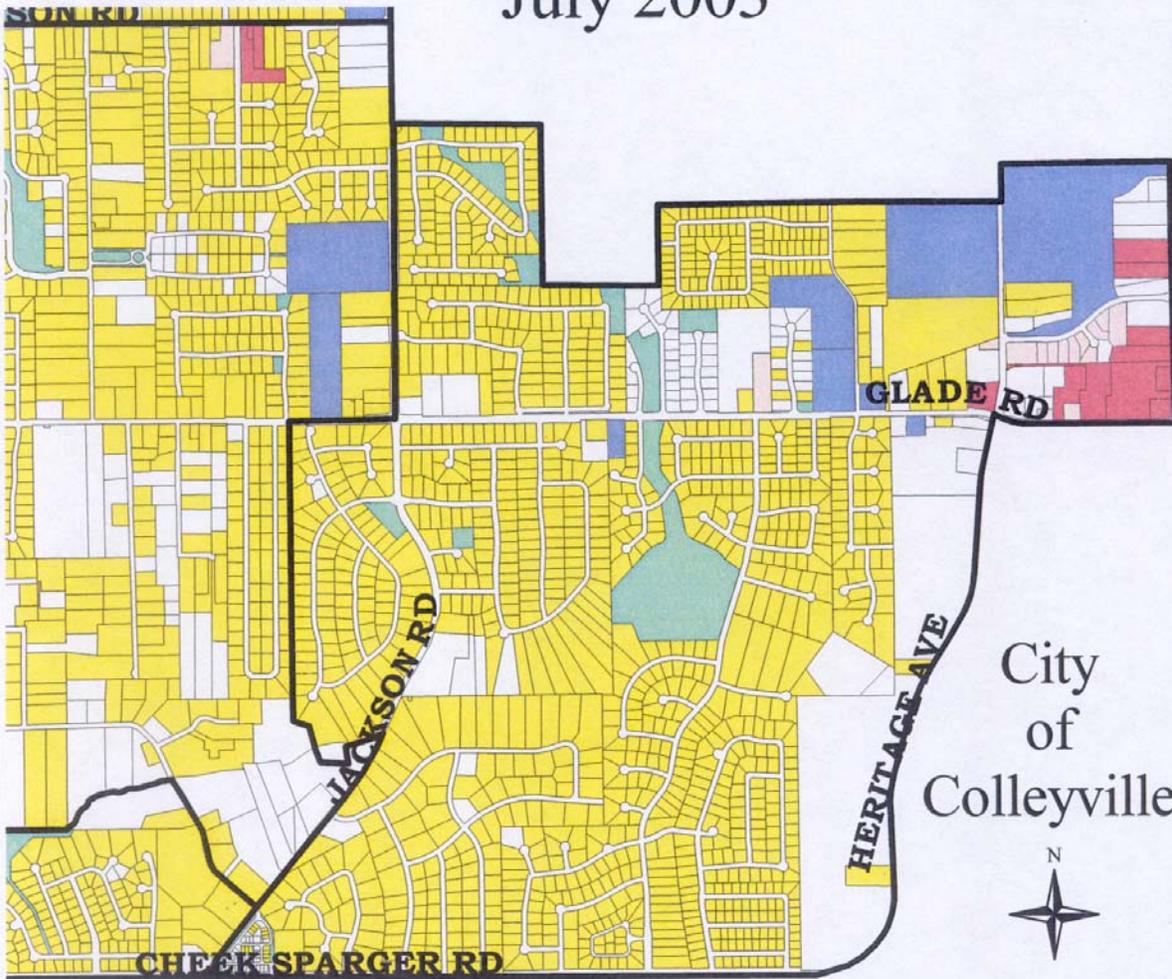
The commercial areas in Neighborhood One are located on the north side of Glade Road, between Heritage Avenue and State Highway 121. This area is the location of the Glade Points Shopping Center, which serves residents in the eastern part of Colleyville as well as those residents in the adjacent communities of Bedford, Euless and Grapevine. The vacant commercial properties that front along the service road of State Highway 121 have received considerable interest during this past year as potential restaurant sites.

The area on the south side of Glade Road, but east of Heritage Avenue, is located in the City of Euless and is developed as a large commercial center similar to the Glade Points Shopping Center.

The area along the south side of Gateway Drive has developed into an excellent location for offices uses, which have been developed as detached structures on individually platted lots. The property on the north side of Gateway Drive will likely develop in a similar fashion in the future.

Shown on Plate 6-1 is the map of Neighborhood One showing the existing land uses for this neighborhood. The distribution of existing land uses and the related amount of acres used for each category is shown in Table 6-1 below.

# Neighborhood 1 Existing Land Use July 2003



City  
of  
Colleyville



No Scale

### Legend

Existing Land Use	
	Single Family
	Multiple Family
	Open Space
	Public Building
	Commercial Services
	Commercial Retail
	Manufacturing
	Vacant

**DISCALIMER**  
This data has been compiled for The City of Colleyville. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



Geographic Information Systems

Table 6-1 Existing Land Use – 2003 – Neighborhood 1		
Land Use	Acres	Percent
Single Family Residential	698	58.1
Commercial - Retail	25	2.1
Commercial - Service	9	0.7
Manufacturing	0	0.0
Public Building/Institutional	81	6.8
Public Parks & Open Space	0	0.0
Private Open Space	46	3.8
Street Rights-of-Way	157	13.1
Vacant/Undeveloped	185	15.4
<b>Total</b>	<b>1,201</b>	<b>100.0</b>

Source: City of Colleyville field survey, 2003

**Roadway System** – The major roadways serving Neighborhood One are State Highway 121, Glade Road, Jackson Road, Martin Parkway, Heritage Avenue and Cheek-Sparger Road. State Highway 121 is constructed to interstate highway standards and serves as a major transportation route to DFW Airport for the communities located in Northeast Tarrant County.

Glade Road and Cheek-Sparger Road are both two lane roadways, functioning as major collector streets serving State Highway 121 to the east and State Highway 26 to the west. The portion of Glade Road between State Highway 121 and Heritage Avenue is a four lane facility at this location and the four lanes are necessary to provide access to the commercial properties in Colleyville on the north side of Glade Road and to those commercial properties in Euless located on the south side of Glade Road. Heritage Avenue north of Glade Road is a four lane roadway and serves as one of the primary transportation routes for the Colleyville Heritage High School. South of Glade Road, Heritage Avenue retains its original narrow “country road” configuration.

The neighborhood meetings held during the early part of 2003 as a part of this Master Plan update identified a number of roadway related issues. Several of the more significant roadway issues are listed below.

- Complete Glade Road project from Martin Parkway to Heritage Avenue
- Provide funds to resurface streets over the next five years
- Construct turning lanes and signal at Jackson and Cheek-Sparger Road
- Leave Cheek-Sparger and Glade Road two lanes
- Improve Martin Parkway at Little Bear Creek to address flooding

- *Provide stop lights along Cheek-Sparger Road at Martin Parkway and Glade Road, during peak hour*

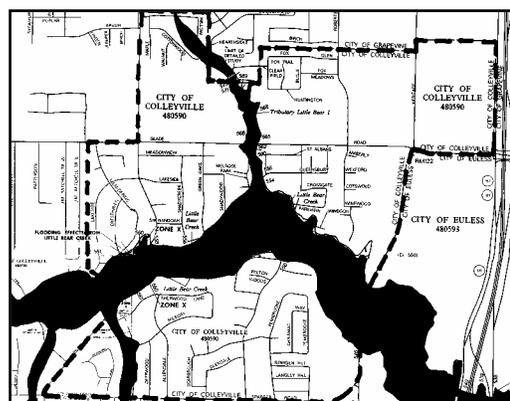
Intersection improvements are proposed for the west side of Glade Road at the intersection with Heritage Avenue. The reconstruction project will add a left turn lane on Glade Road for the north bound traffic turning onto Heritage Avenue. The additional turning lane should improve the level of service at this intersection. Except for the widening of the Glade Road/Heritage Avenue intersection, the remaining portion of Glade Road in this neighborhood, from Heritage Avenue to the west, is a two lane facility. This Master Plan document supports maintaining the current major collector streets as two lane facilities, while focusing on traffic improvements through intersection modifications.

Jackson Road and Martin Parkway are currently two lane facilities, which extend in a north/south direction and their function is to collect traffic within Neighborhood One and direct traffic towards Glade Road and Cheek-Sparger Road. The reconstruction of the Cheek Sparger Road / Jackson Road intersection is a future project that will improve the level of service at this busy intersection.

To address concerns raised by citizens during the series of neighborhood meetings held during 2003, the City Council is developing a plan to establish an on-going program for resurfacing existing residential streets. There are a number of streets identified in Neighborhood One that will be targeted for resurfacing during the next five year period.

**Drainage Improvements** – A significant physical feature of this neighborhood is the huge flood plain situated along each side of Little Bear Creek and extends through the central part of the neighborhood. Many of the lots that back up to the creek are quite deep to accommodate the flood plain.

Roadways crossing Little Bear Creek in this neighborhood are regularly closed during periods of heavy rainfall due to outdated bridge structures. This drainage channel has also effected the future development of the vacant land located south of Glade Road and adjacent to Heritage Avenue. Major bridge improvements will be required to access this property when it is developed in the future.



To help alleviate drainage problems in the future, the City of Colleyville completed a hydraulic study of the Little Bear Creek corridor to redefine the 10-year, 25-year, 50-year, and 100-year floodplain boundaries

throughout the city limits. The results of the study have been forwarded to the Federal Emergency Management Administration for approval. Future improvements contemplated in Neighborhood One to address drainage concerns include a low water crossing on Oak Knoll Drive. However, no funding is available for this project, estimated to cost \$2,000,000. City staff have estimated a cost of \$610,000 to construct a bridge on Martin Parkway where it crosses Little Bear Creek and the Heritage Avenue Bridge and roadway improvements may cost upwards of \$2,325,000, but funding has not been identified for either of these projects.

**Parks, Trails and Recreational Facilities** – Open space areas in Neighborhood One contain a total of 46 acres of land and consist entirely of private open space. There are no public park facilities in this neighborhood. The existing open space areas in this neighborhood are owned and maintained by private homeowner associations, which provide places for outdoor recreation for the residents in this neighborhood.

During one of the neighborhood meetings, the following comment was listed as a high priority item for this neighborhood, *“Provide parks, open spaces, recreational facilities, hike/bike trails in the southeast quadrant”*. Currently, there are no park projects identified in the Five Year Capital Improvements Plan for this neighborhood. However, it is strongly recommended the City continue to seek possible land acquisition and development of a public park facility in Neighborhood One.

The 1999 Colleyville Pathways Plan recommended several trail projects in Neighborhood One, primarily along Glade Road, Cheek Sparger Road and Heritage Avenue. However, there are no specific plans for the construction of these trails and funding is not available to implement the trail system.

**Summary of Existing Plans** – The Master Plan is a comprehensive document that, in part, ties together many other future plans for the city. The intent of this section is to highlight the three existing plans that relate to Neighborhood One. The following documents are referenced in this section:

Capital Improvements Plan (CIP). The CIP includes capital projects related to streets, water, sewer, drainage and parks projects.

Colleyville Comprehensive Parks, Recreation, and Open Space Master Plan Update (July 2002). Specifically referenced are items listed on the Five Year Action Plan.

Colleyville Pathways: A Citywide System (January 1999). Specifically referenced are proposed trails and sidewalks identified in the Trail Corridor Evaluation Matrix.

**Future Land Use** – The land use survey completed during the summer of 2003, indicated the availability of 113 acres of vacant land in Neighborhood One. Except for several vacant residential properties scattered in various locations throughout this neighborhood, the largest remaining vacant/undeveloped tract is located south of

Glade Road, west of Heritage Avenue. This particular property has remained undeveloped due to its location and the considerable amount of public improvements required to develop this property.

Located within this vacant property is a significant 100-year flood plain that will require a considerable bridge structure over Little Bear Creek at Heritage Avenue and the dedication of an extremely wide drainage easement through the property. Development of this property will also require construction improvements to Heritage Avenue. The Heritage Avenue roadway is located entirely within the corporate limits of Colleyville. Only the property on the west side of the street is situated in Colleyville. The property on the east side of Heritage Avenue is situated in the city limits of Euless.

Additionally, only one street, Winewood Place, is currently platted to allow a street connection with the vacant property to the east. A street connection may be necessary for proper traffic circulation or to provide a secondary access for emergency services. Should the vacant property develop commercially, no street connection should be allowed with Winewood Place.

The City of Euless long-range plan for the area east of Heritage Avenue shows this to be a future commercial area. However, the Euless side of Heritage Avenue has the additional benefit of fronting on State Highway 121. The area on the west side of Heritage Avenue located in Colleyville probably has greater potential for residential development, with some office or retail use occurring near the intersection of Glade Road and Heritage Avenue.

Should this tract develop into residential properties, new home construction on approximately 76 acres of vacant land constructed at a density of 1.8 units per acre will add approximately 137 new homes and contribute an additional population of approximately 410 people. The location characteristics of this property suggest that this area could develop at a higher density of 3.5 units per acre, which would add 266 new single family homes and an additional population of approximately 796 persons. Regardless as to the nature of development on this large tract, the flood prone areas will allow opportunities for providing adequate buffering for the adjacent residential neighborhoods to the west.

The following issues were identified at the neighborhood meeting, which specifically relate to the commercial area along Glade Road and Heritage Avenue and to the undeveloped tract adjacent to Heritage Avenue.

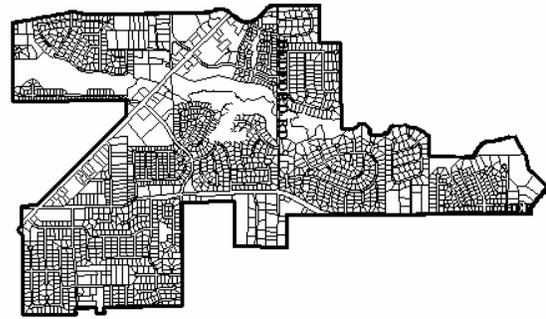
- *Limit commercial encroachment on neighborhoods*
- *Establish a plan for the empty land west of Heritage Avenue that insures a buffer between existing residential and any possible commercial development on Heritage*
- *Keep land residential by Heritage/Bowden Hill Lane*

- *The area on the west side of Heritage Avenue probably has the greatest potential as a location for office developments, with only small amounts of scattered retail potential.*

As rezoning requests are reviewed in the future by the Planning and Zoning Commission and the City Council, the concerns mentioned above must be taken into consideration, particularly as it relates to use compatibility and buffering between residential and non-residential uses.

## **B. Southwest Colleyville – Neighborhood 2**

Neighborhood Two anchors the southwestern part of Colleyville and is generally bounded by State Highway 26 and the Hurst city limits on the west, Cheek-Sparger Road and the city limits of Bedford on the south, Glade Road on the north and Little Bear Creek on the east. This neighborhood contains 1,289 acres of land and, according to the Tarrant Appraisal District records, includes 1,631 residential households.



## **Neighborhood Two**

**Significant Neighborhood Issues** – During the series of neighborhood meetings associated with the development of this Master Plan update, a number of issues were identified by those citizens attending the meetings. The issues were subsequently prioritized using a scoring system of 1 to 6, with six being the highest score. The issues were then arranged in order starting with the highest score at the top of the list. A complete list of the neighborhood issues is contained in Appendix One of this document. The following is a summary list of the ten highest ranking issues identified in Neighborhood Two.

- *Commercial vision for Hwy.26 not "hodge podge"*
- *Intersection safety - Cheek Sparger & Bedford - Cheek Sparger & Jackson - Bedford & Glade*
- *Keep tax rate low*
- *Better upkeep of residential streets*
- *Address drainage & erosion problems - Little Bear Creek*
- *Bike & pedestrian paths/trails from neighborhoods on main roads*
- *How to handle east-west traffic while preserving the rural flavor of Colleyville and eliminate "pass through community" concept*
- *Improve and make safer Cheek Sparger Rd. between Brown Trl. & Central (curbs & sidewalks)*
- *Road improvements - Cheek Sparger ( Brown Trail to Hwy26 )*
- *Balance of commercial development & the need to protect safety & serenity of existing residential neighborhoods*

**Density** – The residential density for Neighborhood Two is calculated by dividing the 1,631 single-family properties by the 749 acres of developed residential land. This equation produces a density of 2.18 dwelling units per acre and an average lot size of 0.46 acres. One recent rezoning request was approved for a residential development with a density of 3.49 units per acre, although it is doubtful that the overall density in this

neighborhood will change much in the future, since there is very little undeveloped residentially zoned land remaining in this neighborhood.

**Existing Neighborhood Land Use** – According to the land use survey conducted during the summer of 2003, 58.1 percent of this neighborhood is developed with single-family residential dwellings. Nearly all of the single-family development in this neighborhood is located within platted subdivisions, although there are a few older properties located on unplatted tracts. Neighborhood Two is characterized by the commercial corridor located along State Highway 26, although only the commercial properties situated on the south side of this roadway are physically located in Colleyville. The properties on the north side of State Highway 26 are located within the city limits of Hurst. Additionally, there is a small commercial development located on Cheek-Sparger Road at the southeast corner of the intersection with Bedford Road.

While the commercial and other business properties only represent 5.7 percent of the total neighborhood area, their impact on the adjacent residential properties is significant, especially for those properties adjacent to Cheek-Sparger Road near the intersection of State Highway 26. The portion of the neighborhood located west of Brown Trail and north of Cheek-Sparger Road constitutes an older area of Colleyville and has experienced considerable pressures for redevelopment, both from commercial as well as residential proposals.

Shown on Plate 6-2 is a map of Neighborhood Two showing the arrangement of existing land uses. This information was obtained from a field survey taken during the summer of 2003. Land use information is contained in the following Table 6-2 showing the number of acres for each land use category.

<b>Table 6-2 Existing Land Use – 2003 – Neighborhood 2</b>		
<b>Land Use</b>	<b>Acres</b>	<b>Percent</b>
Single Family Residential	749	58.1
Commercial-Retail	55	4.3
Commercial-Service	17	1.3
Manufacturing	1	0.1
Public Building/Institutional	32	2.5
Public Parks & Open Space	50	3.9
Private Open Space	96	7.4
Street Rights-of-Way	208	16.1
Vacant/Undeveloped	81	6.3
<b>Total</b>	<b>1,289</b>	<b>100.0</b>

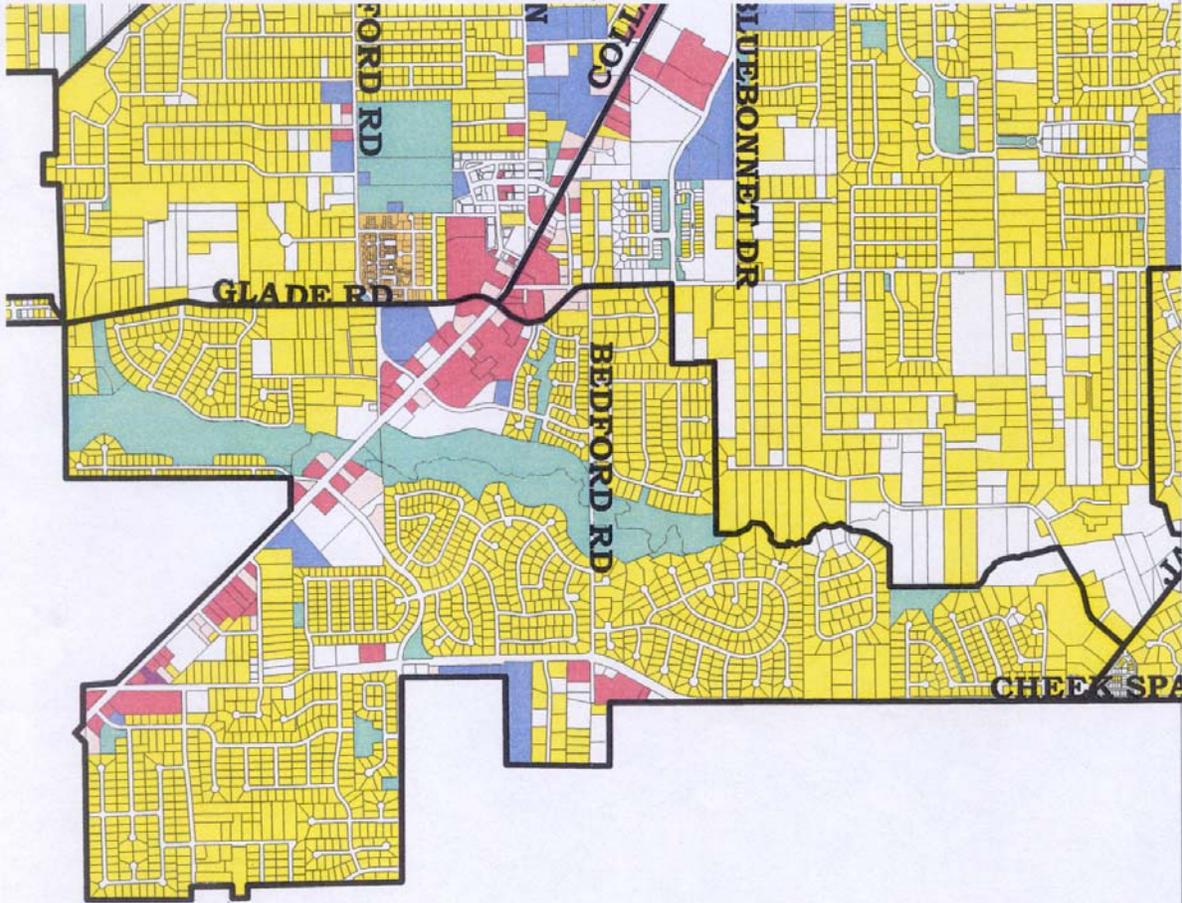
Source: City of Colleyville field survey, 2003

City  
of  
Colleyville

Neighborhood 2  
Existing Land Use  
July 2003



No Scale



Legend

- |   |                     |
|---|---------------------|
| Existing Land Use   |                     |
|  | Single Family       |
|  | Multiple Family     |
|  | Open Space          |
|  | Public Building     |
|  | Commercial Services |
|  | Commercial Retail   |
|  | Manufacturing       |
|  | Vacant              |

DISCALIMER

This data has been compiled for The City of Colleyville. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



Geographic Information Systems

**Roadway System** – State Highway 26 is the major roadway facility serving Neighborhood Two. This four lane facility is scheduled for a major widening and reconstruction beginning in the year 2007. The project is a divided roadway and will provide six traveling lanes with turn lanes located at major street intersections and certain major connection points. Other significant roadways are Bedford Road, Brown Trail, Centerpark, Cheek-Sparger Road, and Glade Road.

Glade Road is a two-lane roadway, except for the four lane section of roadway situated between Bransford Road and Bedford Road, which is the area where Bransford Elementary School and major commercial properties are located.

Bedford Road is a two lane facility serving as a north-south collector between Glade Road and Cheek-Sparger Road. Brown Trail is a four lane roadway and provides access to Colleyville and to the commercial properties along State Highway 26 from the City of Bedford located to the south.

Cheek-Sparger Road is a two lane facility, which not only serves the adjacent residential areas in Colleyville, Bedford and Eules, but also functions as a major east-west collector street between State Highway 121 to the east and Hurst to the west, including other communities located to the west of Colleyville.

During the series of neighborhood meetings held in the early part of 2003 as a part of this Master Plan update, a number of comments and issues were made related to roadways and traffic concerns. The intersection of Cheek-Sparger Road and Bedford Road is a location where safety concerns were made by the citizens in that particular vicinity. The intersection of Cheek-Sparger and Jackson, while not located within this neighborhood, was also identified as an intersection that should be considered for improvement.

Most citizens were concerned about the amount of traffic generated on Cheek-Sparger Road from its connection with Mid-Cities Boulevard to the west. The curve at the intersection of Cheek-Sparger Road and Steeplechase Drive has been a location of a number of traffic accidents. This curve is under review for future reconstruction. This Master Plan document supports maintaining the current major collector streets as two lane facilities, while focusing on traffic improvements through intersection modifications.

To address concerns raised by citizens during the series of neighborhood meetings held during 2003, the City Council is developing a plan to establish an on-going program for resurfacing existing residential streets. There are a number of streets identified in Neighborhood Two that will be targeted for resurfacing during the next five year period.

**Drainage Improvements** – Nearly all of the properties in Neighborhood Two are drained by Little Bear Creek which extends in an east-west direction through this part of Colleyville. Portions of the flood plain located on each side of Little Bear Creek have been reclaimed for recreation and open space uses. The flood plain also tends to serve as a green belt and open space through the residential areas.



During 2003, the City of Colleyville completed a hydraulic study of the Little Bear Creek corridor to redefine the 10-year, 25-year, 50-year, and 100-year floodplain boundaries throughout the city limits. The results of this study have been submitted to the Federal Emergency Management Administration for approval. In the future, a bridge is contemplated for the Bedford Road crossing of Little Bear Creek. However, there are no specific plans or funding available to construct this bridge, estimated to cost \$1,200,000.

**Parks, Trails and Recreational Facilities** – Three major public park facilities are located in Neighborhood Two. These park areas are Sparger Park - 8.47 acres, Colleyville Nature Center - 46.00 acres, and Woodbriar Park - 1.94 acres. In addition to the public park areas, private open space located within residential subdivisions totals nearly 96 acres. No additional public park areas are proposed within Neighborhood Two.

The Colleyville Pathways Plan adopted in 1999 recommends a network of trails and sidewalks through Neighborhood Two. This system of trails and sidewalks is intended to provide bicycle and pedestrian connectivity throughout the neighborhood and with the adjoining neighborhoods as well. Major trail facilities are recommended along Cheek-Sparger Road, Glade Road and adjacent to Big Bear Creek. Additional trail segments are recommended to the west of and parallel with Stafford Drive. This segment will connect the trail adjacent to Glade Road with the trail along Big Bear Creek. A trail segment is also planned along Mill Creek between Glade Road and the Cotton Belt Trail.

**Summary of Existing Plans** – The Master Plan is a comprehensive document that, in part, ties together many other future plans for the city. The intent of this section is to make reference of the three existing plans that relate to Neighborhood Two. The following documents are referenced in this section:

Capital Improvements Plan (CIP). The CIP includes capital projects related to streets, water, sewer, drainage and parks projects.

Colleyville Comprehensive Parks, Recreation, and Open Space Master Plan Update (July 2002). Specifically referenced are items listed on the Five Year Action Plan.

Colleyville Pathways: A Citywide System (January 1999). Specifically referenced are proposed trails and sidewalks identified in the Trail Corridor Evaluation Matrix.

**South Colleyville Boulevard Neighborhood Study** – As a result of the redevelopment concerns expressed in this neighborhood, the City of Colleyville employed a private planning consultant to work with the residents and property owners in this vicinity to explore various development scenarios. Based on the information provided by the consultant and the input received from the residents in the neighborhood, several development options were considered. However, there is no specific plan recommendation that could be compiled that would receive an overwhelming majority of support from those residents in the neighborhood. Consequently, the recommended plan for the South Colleyville Boulevard Neighborhood was chosen by the Planning and Zoning Commission as best representing the interests of the citizens and the long range interests of the community.

It is assumed that Colleyville Boulevard between Cheek-Sparger Road and Felps Drive will continue as a commercial corridor in the future. A commercial influence has already been established within the interior of the neighborhood and this use will likely continue into the future. Should the lots along the east side of Felps Drive be redeveloped in the future, this would provide an opportunity to develop a green belt along the drainage-way to the east of Felps Drive.

**Future Land Use** – The land use survey completed during the summer of 2003, indicated the availability of 81 acres of vacant/undeveloped land in Neighborhood Two, representing 6.3 percent of the total land area of the neighborhood. The largest portions of the vacant/undeveloped land are situated in three areas, one near the intersection of Brown Trail and State Highway 26, one property located on the south side of Center Park, and one property located on State Highway 26 between Cheek-Sparger Road and Felps Court.

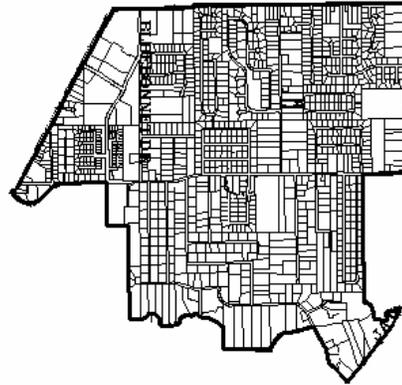
The large vacant tract near the intersection of Brown Trail and State Highway 26 will likely develop as an expansion to an adjacent religious institution. The property located on State Highway 26 on the south side of Center Park will require drainage improvements to properly accommodate development. This property has commercial potential, but due to site limitations, office development may occur first. This site has also been considered a transitional area for higher density single-family residential. The property located on State Highway 26 between Cheek-Sparger Road and Felps Court is situated in an area surrounded by older developments. Over the past few years, efforts

to rezone and redevelop properties in this vicinity have faced considerable local resistance.

Probably the key development issues in Neighborhood Two are those issues related to the effects that redevelopment of this commercial area along State Highway 26 will have on the adjacent residential areas. The commercial areas in this portion of Colleyville consist of older structures that do not meet current building exterior design standards.

### **C. South Central Colleyville – Neighborhood 3**

Neighborhood Three is located in the central part of Colleyville and is generally bounded by Hall-Johnson Road on the north, State Highway 26 on the west, Pool Road on the east and Little Bear Creek on the south. Neighborhood Three contains 1,247 acres of land and includes 881 households.



## **Neighborhood Three**

**Significant Neighborhood Issues** – The City of Colleyville held a series of neighborhood meetings in the spring of 2003 to identify issues and concerns of the community, which were subsequently prioritized by those citizens attending the meetings. A complete list of the neighborhood issues is contained in Appendix One of this document. The following is a summary list of the top ten issues determined to have a potential impact on the future physical development of Neighborhood Three.

- *Encourage businesses & commercial growth on Colleyville Boulevard*
- *Need more appropriate/sustainable commercial development to encourage shopping in Colleyville to keep lower property taxes*
- *Maintain larger residential lot sizes w/min. 1/2 acre size*
- *Preserve existing commercial to maintain tax base*
- *I would like to see more income derived from business rather than residential/more upscale restaurants and every-day retail.*
- *Ensure drainage improvements made in areas with needs*
- *Keep Glade Road a two-lane road*
- *Concern that majority of tax revenues are paid by residents*
- *Improve traffic flow on Hwy. 26 and side roads w/installation of traffic sensors*
- *Chelsea Creek drainage between Oak Knoll and Glade*

**Density** – The average residential lot size in Neighborhood Three can be calculated by dividing the 704 acres of developed residential land area by the 881 single-family properties. This calculation produces an average lot size of 0.80 acres per residential lot and a density of 1.25 dwelling units per acre for the residentially developed property. The average lot size in this neighborhood is quite large, compared to other areas in Colleyville due to the large number of one-acre lots in this neighborhood. In recent years, a number of rezoning requests seeking to divide one-acre lots into two half-acre sites have been routinely denied in this neighborhood.

**Existing Neighborhood Land Use** – Approximately one-half of the residential area in Neighborhood Three is zoned R40, which requires a minimum 40,000 square feet in a residential lot. The remaining one-half of the residential area in this neighborhood is

zoned R20, which requires a minimum lot size of 20,000 square feet. There are several small tracts scattered in various locations that are zoned Agricultural.

While this neighborhood is primarily a residential area, consisting of 56.5 percent residential dwellings, there is a very large commercial area adjacent to State Highway 26 at the intersection with Hall-Johnson Road. This 54 acre development, known as Town Centre Colleyville, is generally bounded by State Highway 26 on the west, Hall-Johnson Road on the north and Riverwalk Drive on the east. This commercial area has experienced substantial new development during 2003 and 2004. It is anticipated that new commercial development in this area will continue over the next few years.

Two new residential subdivisions, Riverwalk at Colleyville and The Bridges at Riverwalk, developed in 2000, offer high quality residential living on lots sizes that have been reduced to meet the lifestyles of “empty-nester” couples. These two developments contain open space buffers between the adjacent roadway network. Within the open space areas are water features and continuous fountains that produce a signature to the area.

Shown on Plate 6-3 is the map of Neighborhood Three showing the existing land uses for the neighborhood. The distribution of existing land uses and the related amount of acres used for each category is shown in Table 6-3 below.

<b>Table 6-3 Existing Land Use – 2003 – Neighborhood 3</b>		
<b>Land Use</b>	<b>Acres</b>	<b>Percent</b>
Single Family Residential	705	56.5
Commercial-Retail	30	2.4
Commercial - Service	9	0.7
Manufacturing	0	0.0
Public Building/Institutional	61	4.9
Public Parks & Open Space	0	0.0
Private Open Space	21	1.7
Street rights-of-way	141	11.3
Vacant/Undeveloped	280	22.5
<b>Total</b>	<b>1,247</b>	<b>100.0</b>

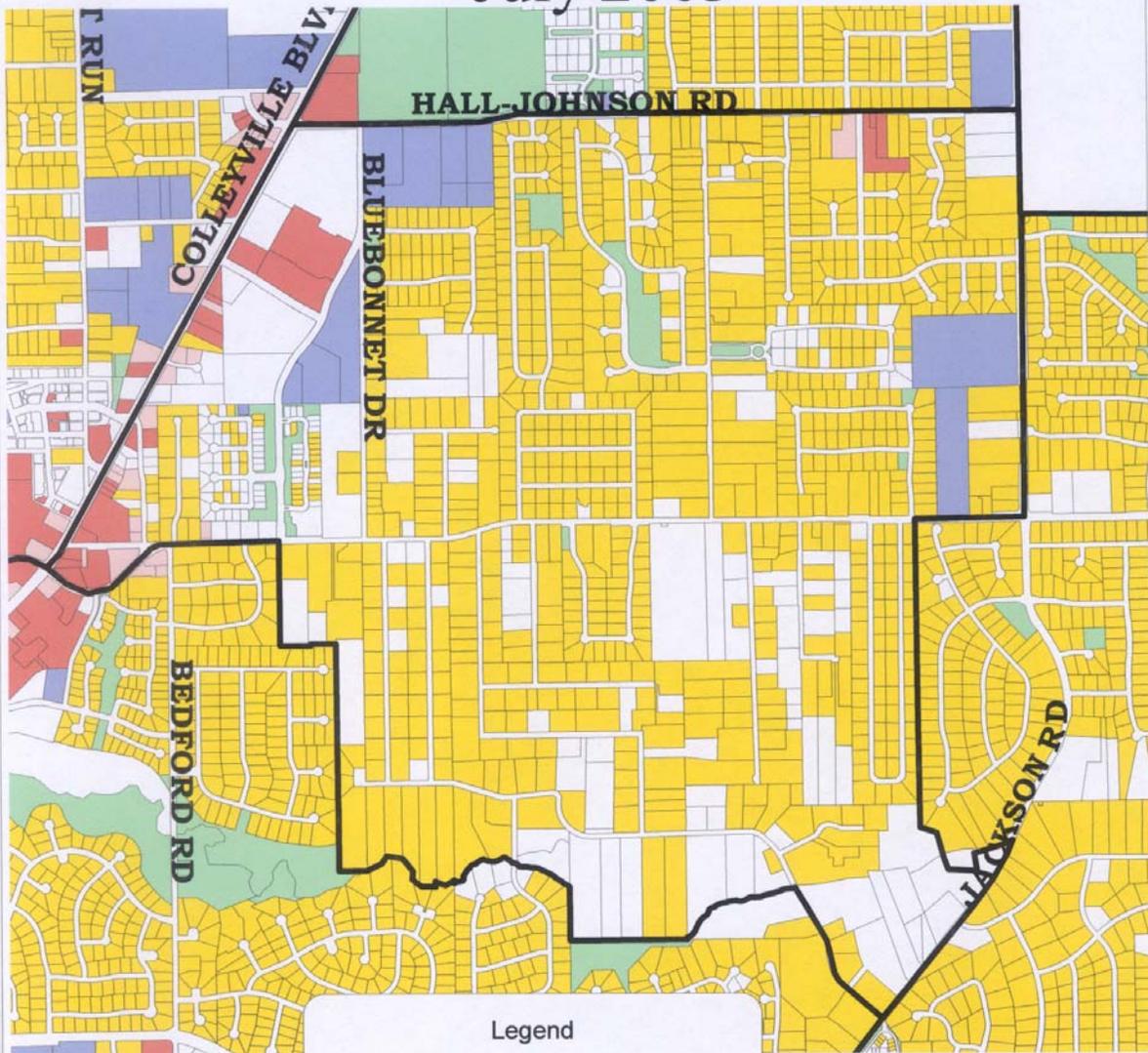
Source: City of Colleyville field survey, 2003

City  
of  
Colleyville

# Neighborhood 3 Existing Land Use July 2003



No Scale



**DISCALIMER**  
This data has been compiled for The City of Colleyville. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

**Legend**

Existing Land Use			
Single Family	Commercial Services	Commercial Retail	Manufacturing
Multiple Family	Open Space	Public Building	Vacant

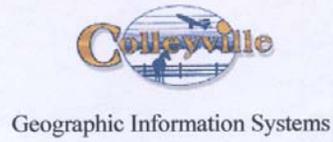


Plate 6-3

**Summary of Existing Plans** – The Master Plan is a comprehensive document that, in part, ties together many other future plans for the city. The intent of this section is to highlight portions of three other existing plans as those relate to Neighborhood Three. The following documents are referenced in this section:

Capital Improvements Plan (CIP). The CIP includes capital projects related to streets, water, sewer, drainage and parks projects. The referenced projects were taken from the CIP portion of the FY2003 operating budget.

Colleyville Comprehensive Parks, Recreation, and Open Space Master Plan Update (July 2002). Specifically referenced are items listed on the Five Year Action Plan.

Colleyville Pathways: A Citywide System (January 1999). Specifically referenced are proposed trails and sidewalks identified in the Trail Corridor Evaluation Matrix.

**Roadway System** – The major roadways serving Neighborhood Three are State Highway 26, Glade Road, Hall-Johnson Road, Riverwalk Drive, and Pool Road.

State Highway 26 is a four-lane facility with a continuous left turn lane. The roadway is scheduled for reconstruction to a six-lane facility beginning in the year 2007. Hall-Johnson Road is a four-lane collector street that connects the central part of Colleyville with State Highway 121, located to the east of this neighborhood.

The neighborhood meetings held during the early part of 2003 as a part of this Master Plan update identified a number of roadway related issues. These issues are listed below including the average score obtained from the citizen's scoring session. Issues were assigned a score of 1 through 6, with 6 being the highest priority. Average scores were calculated for each issue.

- *Complete Glade Road project from Martin Parkway to Heritage Avenue*
- *Provide funds to resurface streets over the next five years*
- *Construct turning lanes and signal at Jackson and Cheek-Sparger Road*
- *Leave Cheek-Sparger and Glade Road two lanes*
- *Improve Martin Parkway at Little Bear Creek to address flooding*
- *Provide stop lights along Cheek-Sparger Road at Martin Parkway and Glade Road, during peak hour*
- *Widen Glade Road and Cheek-Sparger Road with a maximum of three lanes*
- *Widen Glade Road*
- *Widen Cheek-Sparger Road*

To address concerns raised by citizens during the series of neighborhood meetings held during 2003, the City Council is developing a plan to establish an on-going program for resurfacing existing residential streets. There are a number of streets identified in

Neighborhood Three that will be targeted for resurfacing during the next five year period.

**Parks, Trails and Recreational Facilities** – There are no public park facilities located in Neighborhood Three. However, there are several small open space areas which function as landscaped greenways. These open space areas were included as amenities for the planned residential developments and are owned and maintained by private Homeowner Associations.

The 1999 Colleyville Pathways Plan recommends several future trail construction projects within Neighborhood Three. However, there are no specific plans or funding sources identified at this time to implement the trail system.

**Drainage Improvements** – Within Neighborhood Three, there are areas where drainage improvements are needed over the next several years. To address the drainage issues in this neighborhood and elsewhere in the community, a hydraulic study of the Little Bear Creek corridor was completed during 2003 to redefine the 10-year, 25-year, 50-year, and 100-year floodplain boundaries throughout the city limits. The results of this study have been forwarded to the Federal Emergency Management Administration for their approval.

Recommended drainage improvements within Neighborhood Three include a low water crossing where Cheshire Drive crosses Little Bear Creek. No specific plans have been developed, nor has a funding source been identified for this project estimated to cost \$1,285,000.

**Future Land Use** – There is a considerable amount of vacant land in Neighborhood Three, but most of the new residential development that will occur on these vacant parcels will be related to either in-fill development on existing vacant lots or redevelopment of older homes. There are a number of vacant residential building sites, which are scattered in various locations around this neighborhood, and many of these will probably develop during the next ten years, or so. Additionally, there are several large vacant residential properties located along Oak Knoll Drive in the southern part of this neighborhood that will probably become developed into “estate-type properties” over the next several years. The building sites on those properties situated adjacent to Little Bear Creek offer limited development potential, due to drainage and related flood plain issues.

Commercial development in Neighborhood Three will continue along State Highway 26. Office development is planned along the north side of Glade Road between Thompson Terrace and Bluebonnet Drive. Extension of the office or commercial area should not be allowed east of Bluebonnet Drive.

#### **D. Northeast Colleyville – Neighborhood 4**

Neighborhood Four is located in the northeast part of Colleyville. The boundaries of this neighborhood are formed by Hall-Johnson Road on the south, Pool Road on the east, Big Bear Creek on the north and State Highway 26 on the west. This neighborhood experienced considerable new residential growth between 1990 and the year 2000 as illustrated on the population distribution map discussed earlier in this report. The Highland Meadows and Ross Downs developments constitute the largest residential subdivisions in this neighborhood.



## **Neighborhood Four**

Neighborhood Four contains 793 acres, according to the land use survey completed during 2003. The Tarrant Appraisal District records show this area to contain 870 residential households.

**Significant Neighborhood Issues** – The neighborhood meetings held in the spring of 2003 identified a number of issues and concerns of the neighborhood, as well as the community as a whole. These issues and concerns were prioritized by the citizens attending those meetings and a complete listing of the neighborhood issues is contained in Appendix One of this document. The following is a summary list of the top ten issues determined to have a potential impact on the future physical development of Neighborhood Four and on the community as a whole.

- *Maintain low property tax rates and water utility rates*
- *Preserve the rural quality of Colleyville*
- *Manage city finances - balance revenues w/expenditures to maintain bond ratings*
- *Improve the "curb appeal" of Colleyville Boulevard*
- *Create a Southlake, Grapevine, Colleyville Tri-city economic and cultural commission to encourage cooperation vs. competition*
- *Encourage and maintain commercial development to enhance the tax base*
- *Focus on commercial development and redevelopment on major business corridors to maximize tax base and reduce dependency on residential properties*
- *Encourage a better balance of businesses along Colleyville Boulevard*
- *Provide better road planning and maintenance - widen Glade Road and Cheek Sparger*
- *Increase sales tax dollars*

**Density** – The average residential lot size in Neighborhood Four can be calculated by dividing the 404 acres of developed residential land area by the 870 single-family

properties. This calculation produces an average lot size of 0.46 acres per residential lot and a density of 2.15 dwelling units per acre for the residentially developed property. Density within this neighborhood will not likely change in the future, since there is very little vacant residential land remaining for development

**Existing Neighborhood Land Use** – There is very little vacant land remaining in Neighborhood Four for residential development. Currently, 50.9% of the land in this neighborhood is being used for residential purposes. The Broughton subdivision located to the west of and adjacent to the Highland Meadow development has recently become available for building permits for new homes. Completion of the Broughton Addition will finalize the last remaining large tract of residential vacant land.

One of the significant features and uses in this neighborhood is the site of the Bluebonnet Hills cemetery, located at the northeast corner of the intersection of Colleyville Boulevard and Hall-Johnson Road. This property additionally functions as a green-belt buffer between the busy commercial corridor along State Highway 26 and the residential areas on the east side of the cemetery property.

The commercial area along the east side of State Highway 26 contains many older commercial properties and may be subject to re-development in the future. In recent years, several new office-related developments have been constructed, particularly at the southeast corner of Sanders Lane and State Highway 26. Properties along Sanders Lane, which consists of older residential homes, have been discussed for possible redevelopment. Shown on Plate 6-4 is the map of Neighborhood Four showing the existing land uses for the neighborhood. The distribution of existing land uses and the related amount of acres used for each category is shown in Table 6-4 below.

<b>Table 6-4 Existing Land Use – 2003 – Neighborhood 4</b>		
<b>Land Use</b>	<b>Acres</b>	<b>Percent</b>
Single Family Residential	404	50.9
Commercial - Retail	35	4.4
Commercial - Service	13	1.6
Manufacturing	17	2.1
Public Building/Institutional	24	3.0
Public Parks & Open Space	8	1.0
Private Open Space	86	10.9
Street Rights-of-Way	110	14.0
Vacant/Undeveloped	96	12.1
<b>Total</b>	<b>793</b>	<b>100.0</b>

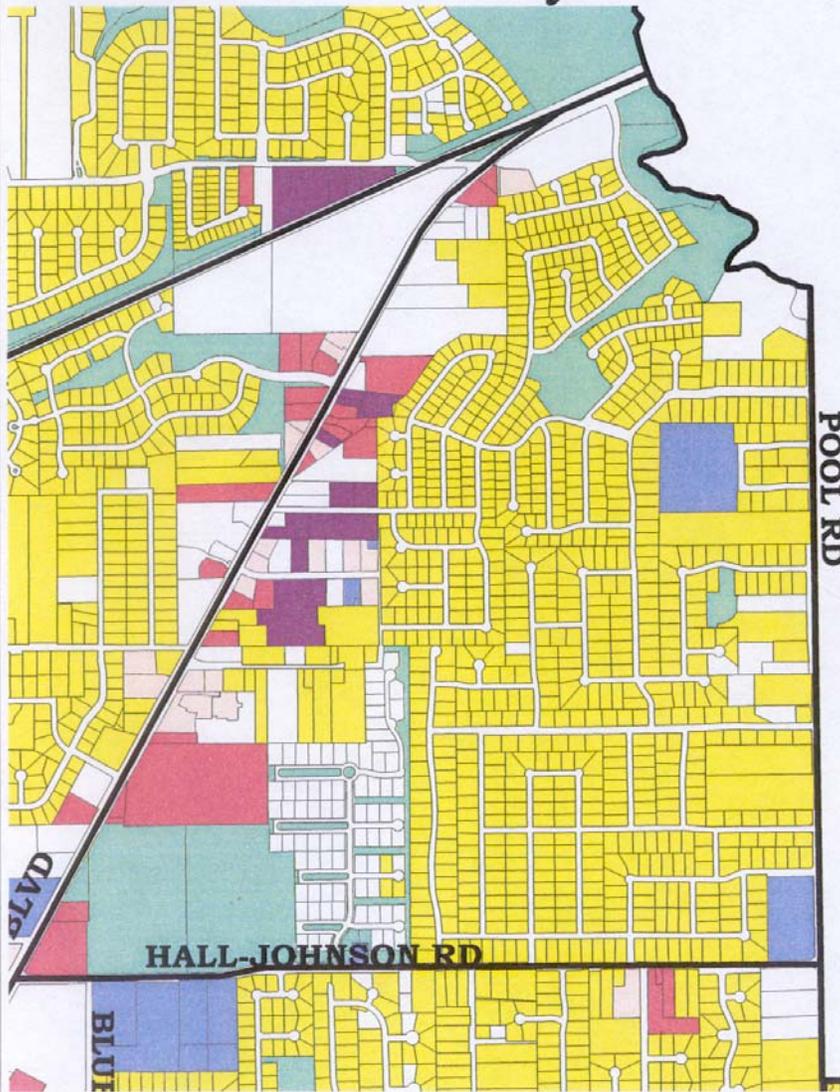
Source: City of Colleyville field survey, 2003

City  
of  
Colleyville

Neighborhood 4  
Existing Land Use  
July 2003



No Scale



Legend

- Existing Land Use
- Single Family
  - Multiple Family
  - Open Space
  - Public Building
  - Commercial Services
  - Commercial Retail
  - Manufacturing
  - Vacant

DISCALIMER

This data has been compiled for The City of Colleyville. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



Geographic Information Systems

Plate 6-4

**Roadway System** – The major roadways serving Neighborhood Four are State Highway 26, Hall-Johnson Road, Longwood Drive and Pool Road. Sanders Lane is also designated as a major collector street, but it is not currently constructed as a complete loop, as shown on the Master Thoroughfare Plan.

State Highway 26 is a four-lane facility with a continuous left turn lane. The roadway is scheduled for reconstruction to a six-lane facility beginning in the year 2007. Hall-Johnson Road is a four-lane collector street that connects the central part of Colleyville with State Highway 121, located to the east of this neighborhood.

To address concerns raised by citizens during the series of neighborhood meetings held during 2003, the City Council is developing a plan to establish an on-going program for resurfacing existing residential streets. There are a number of streets identified in Neighborhood Four that will be targeted for resurfacing during the next five year period.

**Parks, Trails and Recreational Facilities** – Kimzey Park is the only public recreational facility in Neighborhood Four. No other public recreational areas are proposed for this neighborhood.

Recent improvements to Kimzey Park include a new picnic shelter, pavilion, playground, play equipment, hike and bike trails, and practice backstop, outdoor basketball court, and sand volleyball court. Specific plans for these projects have not been developed and funding sources have not been identified.

The 1999 Colleyville Pathways Plan recommends several trail improvements that will benefit residents in Neighborhood Four. However, there is no funding at this time to implement the trail system network.

**Summary of Existing Plans** – The Master Plan is a comprehensive document that, in part, ties together many other future plans for the city. The intent of this section is to highlight portions of three other existing plans as those relate to Neighborhood Four. The following documents are referenced in this section:

Capital Improvements Plan (CIP). The CIP includes capital projects related to streets, water, sewer, drainage and parks projects. The referenced projects were taken from the CIP portion of the FY2003 operating budget.

Colleyville Comprehensive Parks, Recreation, and Open Space Master Plan Update (July 2002). Specifically referenced are items listed on the Five Year Action Plan.

Colleyville Pathways: A Citywide System (January 1999). Specifically referenced are proposed trails and sidewalks identified in the Trail Corridor Evaluation Matrix.

**Future Land Use** – The development pattern for Neighborhood Four is basically already established and will not likely change in the future. Most of the changes that this neighborhood will experience in the future will occur along Colleyville Boulevard. The commercial area along this corridor continues to transition from older commercial developments to newer office uses.

The trend for development office uses along the section of Colleyville Boulevard, north of Hall-Johnson Road, will likely continue in the future, since there is an absence of any major east-west collector streets through this neighborhood to support substantial retail development. Future retail along the east side of Colleyville Boulevard will likely be limited to small specialty type establishments that do not require the traffic or visibility that a commercial corner provides.

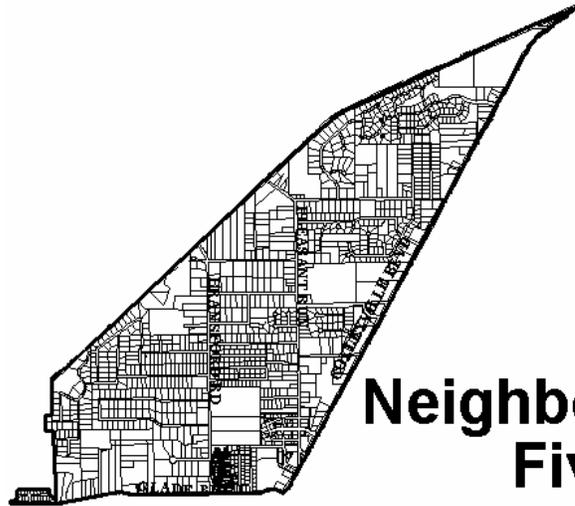
The area at the northeast corner of Sanders Lane and State Highway 26 could support larger retail establishments. This intersection is scheduled for re-alignment during the proposed reconstruction of State Highway 26. The re-alignment of Sanders Lane consists of making a square intersection and connection with Tinker Road located on the west side of Colleyville Boulevard.

Another area for future commercial development is at the southeast corner of the intersection of Longwood Drive and State Highway 26. This area was zoned for commercial uses several years ago, but the property has remained vacant. However, recent interest to develop this property with a reconfigured layout will probably occur during the next two to three year period.

## **E. Central Colleyville – Neighborhood 5**

Neighborhood Five is located in the central portion of Colleyville. Its “wedge” shape is established by the boundaries of the DART Railway on the north and west sides, State Highway 26 on the east, and Glade Road on the south.

This neighborhood contains 1,055 households, according to Tarrant Appraisal District records and the land use survey completed during the summer of 2003 shows this neighborhood to contain 1,325 acres of land.



## **Neighborhood Five**

**Significant Neighborhood Issues** – The neighborhood meetings held in the spring of 2003 identified a number of issues and concerns of the neighborhood, as well as the community as a whole. These issues and concerns were prioritized by the citizens attending those meetings. A complete listing of the neighborhood issues is contained in Appendix One of this document. The following is a summary list of the top ten issues determined to have a potential impact on the future physical development of Neighborhood Five.

- *Provide safe walk/bike paths from Tinker area to soccer fields, Colleyville elem. & mid. school, Village and Town Center, Bransford, etc.*
- *Install storm drains throughout city and require storm drains in new developments*
- *Improve Colleyville Blvd. appearance*
- *More quality commercial development on Colleyville Blvd.*
- *Keep residential density low, no condos, maintain 1.7 homes/acre*
- *Do not widen Pleasant Run Rd.*
- *Street lighting in all neighborhoods*
- *Do not widen Pleasant Run and Bogart - existing 2 lane roads*
- *Additional senior benefits i.e., tax relief, activity center*
- *Add sidewalks and bicycle lanes*

**Density** – The average lot size for Neighborhood Five can be calculated by dividing the 764 acres of developed residential land area by the 1,055 single-family properties. This calculation produces an average lot size of 0.72 acres per lot, which equals a residential density of 1.38 dwelling units per acre.

**Existing Neighborhood Land Use** – This neighborhood is primarily a residential area with 57.7% of the neighborhood developed with single-family homes. This part of Colleyville contains some of its oldest subdivisions, some even platted prior to the incorporation of the community in 1956. While the residential areas have remained rather stable, the commercial properties located along State Highway 26 have experienced considerable change within the past few years, and this change will probably continue in the future.

The two most noticeable changes are at the intersection of Main Street and State Highway 26, where the 24 acre mixed-use development known as the Village at Colleyville has given Colleyville the makings of a genuine downtown. The second major development change has occurred near the intersection of Hall-Johnson Road and State Highway 26, where several new office developments have been constructed. The arrangement of land uses is shown on the attached Plate 6-5. Table 6-5 lists the various land uses that currently exist in Neighborhood Five.

<b>Table 6-5 Existing Land Use – 2003 – Neighborhood 5</b>		
<b>Land Use</b>	<b>Acres</b>	<b>Percent</b>
Single Family Residential	764	57.7
Commercial – Retail	39	2.9
Commercial – Service	15	1.1
Manufacturing	0	0.0
Public Building/Institutional	88	6.6
Public Parks & Open Space	40	3.0
Private Open Space	17	1.3
Street Rights-of-Way	172	13.0
Vacant/Undeveloped	190	14.4
<b>Total</b>	<b>1,325</b>	<b>100.0</b>

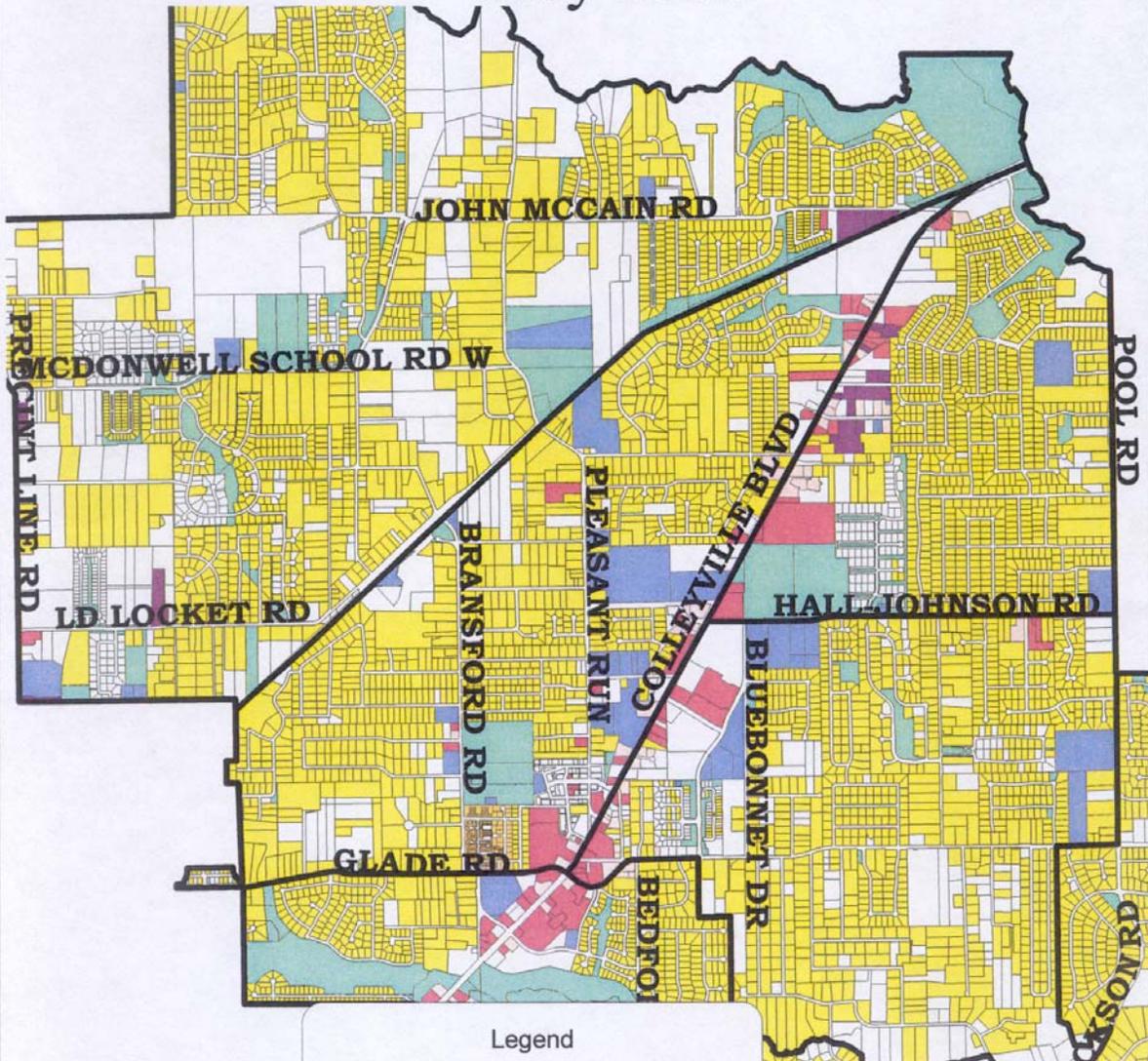
Source: City of Colleyville field survey, 2003

City  
of  
Colleyville

Neighborhood 5  
Existing Land Use  
July 2003



No Scale



Legend

- |                   |  |                     |
|-------------------|--|---------------------|
| Existing Land Use |  | Commercial Services |
|                   |  | Commercial Retail   |
|                   |  | Manufacturing       |
|                   |  | Vacant              |
|                   |  |                     |
|                   |  |                     |

DISCALIMER

This data has been compiled for The City of Colleyville. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



Geographic Information Systems

Plate 6-5

**Roadway System** – The major collector streets serving Neighborhood Five are Pleasant Run Road, Bransford Road, Tinker Road, Bogart, Shelton, and Church Street. All of these thoroughfares are currently two lane roadways and provide the neighborhood with access to State Highway 26, which extends along the eastern boundary of the neighborhood.

State Highway 26 is a four-lane facility with a continuous left turn lane. The roadway is scheduled for reconstruction to a six-lane facility beginning in the year 2007. Future intersection improvements are proposed at Church Street and State Highway 26 and Sanders Lane and State Highway 26. The purpose of these improvements will be to re-align the intersections to provide a "T" alignment.

To address concerns raised by citizens during the series of neighborhood meetings held during 2003, the City Council is developing a plan to establish an on-going program for resurfacing existing residential streets. There are a number of streets identified in Neighborhood Five that will be targeted for resurfacing during the next five year period.

**Parks, Trails and Recreational Facilities** – City Park, located on Bransford Road, is a 40.13 acre facility and contains lighted baseball and softball fields, tennis courts, and outdoor basketball courts. This particular park facility hosts many sporting events for local athletic organizations. City Park is the location of Kidsville, which is a portion of the park containing facilities specifically designed for children. City Park also has an excellent hike and bike trail, which encircles the entire park.

Bransford Park is a 1.77 acre facility located at the northeast corner of the intersection of Bransford Road and Shelton Drive. Located in this park is the Webb House, a typical early period residence that is owned by the City of Colleyville. The Parks and Recreation Department has been considering plans to make moderate improvements to the park. No other public park facilities are proposed for Neighborhood Five.

The 1999 Colleyville Pathways Plan recommends several trail projects which will benefit the residents of Neighborhood Five. However, there are no specific plans or funding sources identified for ultimate development of these projects. Probably the most noteworthy trail project is the Cottonbelt Trail, which will parallel the DART railroad through the community and provide a trail connection from Grapevine to North Richland Hills. Phase I of this trail was completed during 2003, with Phases II and III to be constructed in the near future. The Cottonbelt Trail will connect with other links of the Colleyville trail system and provide connections to parks, schools and public areas throughout the city.

**Summary of Existing Plans** – The Master Plan is a comprehensive document that, in part, ties together many other future plans for the city. The intent of this section is to highlight

portions of three other existing plans as those relate to Neighborhood Five. The following documents are referenced in this section:

Capital Improvements Plan (CIP). The CIP includes capital projects related to streets, water, sewer, drainage and parks projects. The referenced projects were taken from the CIP portion of the FY2003 operating budget.

Colleyville Comprehensive Parks, Recreation, and Open Space Master Plan Update (July 2002). Specifically referenced are items listed on the Five Year Action Plan.

Colleyville Pathways: A Citywide System (January 1999). Specifically referenced are proposed trails and sidewalks identified in the Trail Corridor Evaluation Matrix.

**Future Land Use** – Since there is very little vacant residential land remaining in Neighborhood Five, large new residential subdivisions will not likely occur in this part of Colleyville in the future. This neighborhood does have a large number of older single family homes that are situated on large acreage tracts, and these have produced several re-developments of existing residential properties, especially along the north side of Glade Road, into upscale “estate” type settings

One of the major goals of this master plan update is to maintain the rural atmosphere in Colleyville and foster the upscale image of the community’s fine residential neighborhoods. To achieve this goal, consideration should be given to preserve large acreage settings along the major collector streets for further estate developments in the future.

In the future, the re-aligned intersection of John McCain Road and State Highway 26 will provide an opportunity to create an important gateway development into Colleyville from the north.

## **F. North Colleyville – Neighborhood 6**

Neighborhood Six is located in the northernmost part of Colleyville, extending across the entire northern portion of the city and is bounded by the DART Railway on the south and east, Precinct Line Road on the west and Big Bear Creek on the north. This neighborhood contains 1,358 households, according to Tarrant Appraisal District records and covers 2,602 acres of land.



**Significant Neighborhood Issues** – The series of neighborhood meetings held during the early part of 2003 generated a number of issues that were identified by those citizens attending the meetings from Neighborhood Six. During the first of the two neighborhood meetings, issues were presented and discussed. At the second of the two meetings, the issues were prioritized. A complete listing of the neighborhood issues is contained in Appendix One of this document. The following is a list of the ten issues that received the highest ranking scores during the prioritization process.

- *Prevent expansion of Tarrant Pkwy thru Colleyville*
- *Maintain low crime rate, low tax rate & high property values by maintaining 2 lane roads*
- *To preserve home prices & rural feel, lot sizes going forward should be increased from 1/3 acre to 1/2 acre*
- *No plan to widen John McCain or McDonwell School Rd. - keep 2 lanes*
- *Hinder cut-through traffic within city*
- *No more 4 lane major roads*
- *Neighborhood 6 trail connection w/rest of Colleyville - (RR tracks, bike trails and sidewalks)*
- *Maintain remaining larger lot areas - control future development (com/res) to ensure high quality include AG zoning and infield areas*
- *Turning lanes at Westcoat & John McCain, Pleasant Run & John McCain, John McCain & Hwy.26*
- *Address "quality" commercial development*

**Density** – The average lot size for Neighborhood Six is determined by dividing the 1,219 acres of developed residential land area by the 1,358 single-family properties. This calculation produces an average lot size of 0.90 acres per lot, which equals a residential density of 1.11 dwelling units per acre. Neighborhood Six has a large number

of single-family residences located on acreage type lots, which has an influence on the average lot size calculated for this neighborhood.

Within the past five years, four residential developments have been approved with relatively small lots sizes, by typical Colleyville standards. Developments such as the Villas at Caldwell Creek, Rosewood Villas, Emerald Park and Reatta Place provide for smaller lots, but with quite large home sizes. These subdivisions have become very popular with older couples who are no longer interested in maintaining larger landscaped yards.

**Existing Neighborhood Land Use** – At the present time, this neighborhood is primarily a residential area with 46.8% of the neighborhood being developed with single-family homes. However, the area adjacent to Precinct Line Road will likely develop into commercial uses in the future. Additional new upscale residential developments will also occur in this neighborhood in the future, since this neighborhood contains the largest amount of undeveloped property in Colleyville. This neighborhood has been the location where most of the recent new subdivisions have been platted.

Several large subdivision plats have been approved within this neighborhood, such as Westmont, Remington Park, Rosewood Villas, Emerald Park, Clairemont, Whittier Heights and Reatta on the western part of the neighborhood. Over the next three to five years, these new subdivisions will probably account for a significant portion of the new home construction that Colleyville will experience. On the eastern part of this neighborhood are the developments of Caldwell's Creek, the Villas at Caldwell's Creek, Shalimar and various phases of Timarron. However, most of the lots in these developments are presently built upon with new single-family homes.

Commercial activities within Neighborhood Six only account for a very small portion (0.7%) of the neighborhood's existing land area. The largest concentration of commercial activity is located on the eastern edge of this neighborhood near the intersection of John McCain Road and State Highway 26. This "pie-shaped" commercial area sits between John McCain Road and the DART Railroad, and is virtually built-out with no additional land area available at this location for commercial expansion.

Shown on Plate 6-6 is the existing land use for Neighborhood Six. The following Table 6-6 shows the various land use categories for Neighborhood Six with the amount of acres currently being used for each category.

Table 6-6 Existing Land Use – 2003 – Neighborhood 6		
Land Use	Acres	Percent
Single Family Residential	1,219	46.8
Commercial	17	0.7
Manufacturing	17	0.7
Public Building/Institutional	37	1.4
Public Parks & Open Space	70	2.7
Private Open Space	196	7.5
Street Rights-of-Way	241	9.3
Vacant/Undeveloped	805	30.9
<b>Total</b>	<b>2,602</b>	<b>100.0</b>

Source: City of Colleyville field survey, 2003

A small amount of commercial development consisting of two commercial businesses exists on the west side of the neighborhood fronting on to Precinct Line Road. One of these businesses is an existing light manufacturing operation located near the southeast corner of the Precinct Line Road and McDonwell School Road intersection. The second business on Precinct Line Road is an existing convenience store located at the southeast corner of L. D. Lockett Road and Precinct Line Road.

Located on L. D. Lockett Road, but several hundred yards east of Precinct Line Road, is an existing auto repair and storage business, which has existed for a number of years.

**Roadway System** – The major collector streets serving Neighborhood Six are John McCain Road, Pleasant Run Road, Westcoat Drive, McDonwell School Road, Bandit Trail and L. D. Lockett Road. All of these thoroughfares are currently two lane facilities and provide the neighborhood with connections to the major arterial streets of State Highway 26 on the east and Precinct Line Road on the west.

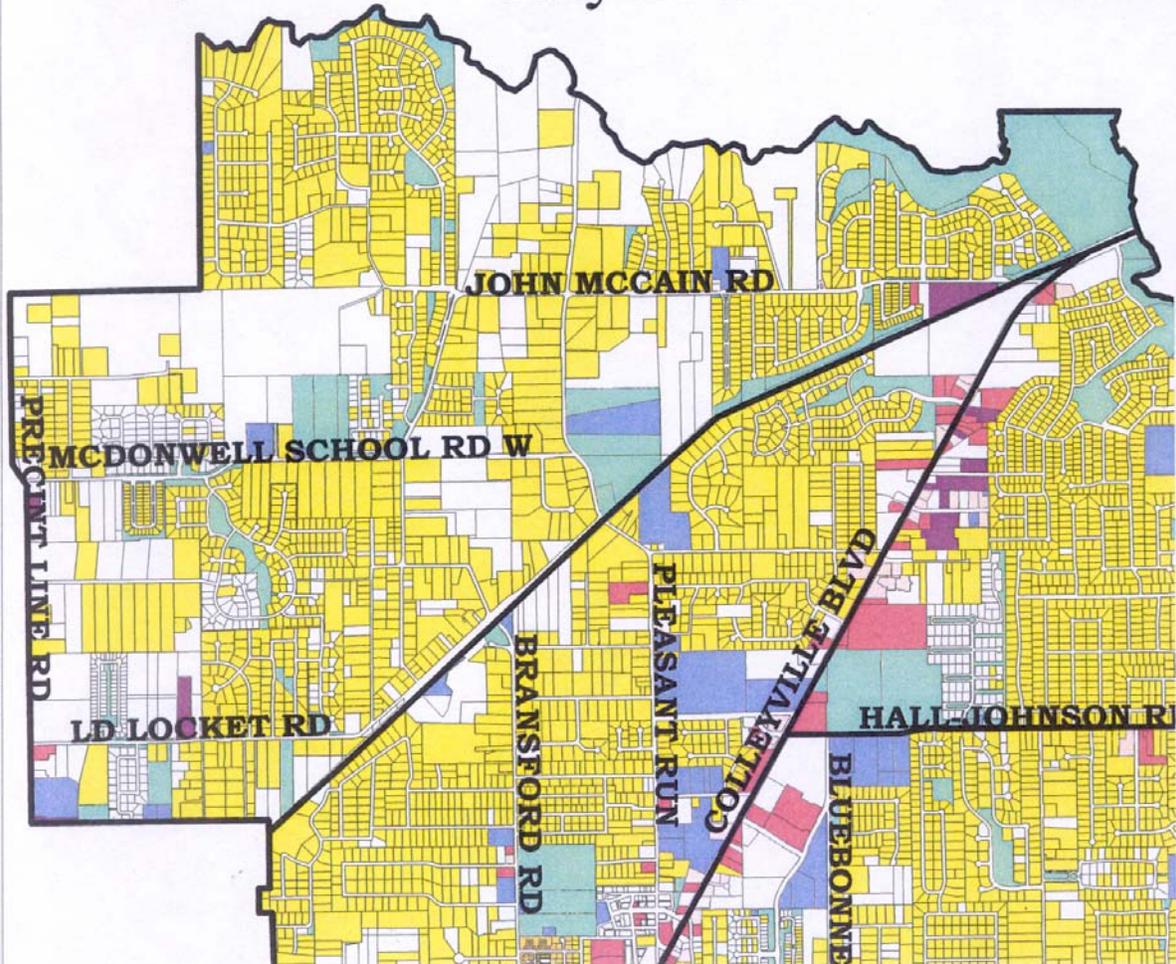
The intersection of John McCain road and State Highway 26 is currently under construction. This project will re-align the intersection from its current oblique angle to a perpendicular alignment and provide for an additional turning lane for north bound traffic on State Highway 26. It is anticipated that this project will greatly reduce queuing times and improve the level of service at this busy intersection. The re-alignment project is scheduled for completion during the latter part of 2004.

City  
of  
Colleyville

Neighborhood 6  
Existing Land Use  
July 2003



No Scale



Legend

Existing Land Use			
	Single Family		Commercial Services
	Multiple Family		Commercial Retail
	Open Space		Manufacturing
	Public Building		Vacant

DISCALIMER

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Geographic Information Systems

Pleasant Run Road is a two lane roadway on the master thoroughfare plan. This roadway provides for the only direct connection with the City of Southlake to the north. The huge floodplain along Big Bear Creek limits additional locations for interconnectivity with Southlake.

To address concerns raised by citizens during the series of neighborhood meetings held during 2003, the City Council is developing a plan to establish an on-going program for resurfacing existing residential streets. There are a number of streets identified in Neighborhood Six that will be targeted for resurfacing during the next five year period.

An additional roadway improvement is proposed for the reconstruction of the intersection at John McCain Road and Westcoat Drive. Turn lanes onto John McCain Road and Westcoat Drive will be constructed. It is anticipated that this project will be completed during 2004.

**Thoroughfare Plan Recommendations** – To accommodate proposed changes to the future land use plan in Neighborhood Six, it is also recommended that the master thoroughfare plan be amended to relocate a future major roadway that parallels Precinct Line Road. A complete description of the thoroughfare plan revision is contained in *Chapter 7-Transportation* of this report.

**Parks, Trails and Recreational Facilities** – The major existing park properties in Neighborhood Six are McPherson Park and Pleasant Run Park. McPherson Park, at 27.5 acres, is the largest park area in the neighborhood, but it is totally undeveloped at this time. The Parks and Recreation Department has developed a preliminary plan to ultimately develop the park into a multi-use park in the future.

Pleasant Run Park contains 22.09 acres and is one of the premier soccer complexes in the area. This park contains soccer game fields, picnic areas, hike and bike trails, restrooms and concession facilities.

Pleasant Run Practice Site is identified for several high priority items for future improvements to this facility, which will include picnic shelters and pavilions, hike and bike trails, a lighted practice soccer / football field.

A third park project will see the future development of a tract of land called “the Sneed property”, located on L. D. Locket Road. This five acre site will contain lighted baseball and softball fields, which are intended for use as practice facilities. This property is also the location of a future ground water storage tank.

The L. D. Lockett Park is a small 4.6 acre special use property that contains the L. D. Lockett House and is currently used for recreation programs. The park site contains open space, a gazebo, picnic areas and horseshoe pits.

During 2004, Phase I of the Cottonbelt Trail is being constructed along the DART right-of-way. Phases II and III are planned for future development. Ultimately, the trail will serve as the spine of the Colleyville city-wide trail system, with planned connections to parks, schools and public areas throughout the city.

Since the northwest part of Colleyville has experienced several new subdivision developments, the community has been successful in implementing the 1999 Colleyville Pathways Plan as these new subdivisions have come on line. Ultimately, the extensive trail system network will provide connection to the Cottonbelt Trail and allow pedestrian traffic several options for recreational hiking throughout the community.

With the development of the new elementary school on McDonwell School Road, near the intersection of Precinct Line Road, the trail system plan should be modified to include a trail along McDonwell School Road to allow adequate routes for school children to gain access to the school. No specific plans have been developed and funding sources have not been identified to implement the trail system.

**Other Major Improvements** – A 5-million gallon ground storage tank and pump station is proposed on the City owned property just east of the Reatta Place subdivision. The tank will increase water capacity for the high plane during the peak times of the year.

**Summary of Existing Plans** – The Master Plan is a comprehensive document that, in part, ties together many other future plans for the city. The intent of this section is to highlight the three existing plans that relate to Neighborhood Six. The following documents are referenced in this section:

Capital Improvements Plan (CIP). The CIP includes capital projects related to streets, water, sewer, drainage and parks projects.

Colleyville Comprehensive Parks, Recreation, and Open Space Master Plan Update (July 2002). Specifically referenced are items listed on the Five Year Action Plan.

Colleyville Pathways: A Citywide System (January 1999). Specifically referenced are proposed trails and sidewalks identified in the Trail Corridor Evaluation Matrix.

**Precinct Line Road Corridor Study** – Early in the development phase of this master plan update, the City of Colleyville employed a private consulting firm to prepare an in-depth analysis of the area along Precinct Line Road to determine the appropriate land use mix and other related planning elements for the future of this neighborhood. The consultant conducted special meetings with the property owners and discussed land development plans with prospective developers to explore development options.

The following is a summary of the conclusions extracted from the separate document that was prepared in conjunction with that particular study.

- Reduce the depth of the commercial area shown on the 1998 Master Plan to a more reasonable depth of 500 to 700 feet near L. D. Lockett Road and 900 to 1,000 feet near McDonwell School Road
- Consider approval of transitional housing developments buffering the commercial area along Precinct Line Road
- Modify the trail system plan to relocate the Precinct Line Road trail to a location which helps to serve as a buffer between commercial and residential
- Consider a narrow green-belt buffer between the commercial and residential, possibly along the drainage-way that parallels Precinct Line Road
- Modify the master thoroughfare plan to relocate the north-south future collector street that parallels Precinct Line Road to a location that serves as an edge to the future commercial area adjacent to Precinct Line Road.

**Future Land Use** – Neighborhood Six will certainly change over the next several years, as Colleyville reaches its build-out population. There are approximately 805 acres of vacant land available for development in this neighborhood to accommodate new residential and commercial projects.

The area immediately adjacent to Precinct Line Road, along the western edge of the neighborhood, will no doubt become an important commercial area in the future, for the neighborhood, as well as for the community. The recommended plan for this area includes approximately 75 acres of land reserved for future commercial development along Precinct Line Road. The recommended depth of 900 to 1,000 feet should be adequate to accommodate most large scale commercial developments. For example, most large grocery store developments require a minimum of 600 feet of depth and typically cover eight acres or more.

To buffer the residential areas near the Precinct Line Road corridor from the commercial area, a future office area is shown on the future land use plan adjacent to an un-named future north-south collector street. The office area should have a minimum depth of 200 feet. The un-named future north-south collector roadway should be situated between the future office area on the east and the commercial on the west.

Within the past few years, Neighborhood Six has experienced several rezoning requests for high quality residential developments, but at densities of 2.9 units per acre and as high as 3.5 units per acre. These smaller lot developments are viewed as excellent transitional areas between the future commercial area along Precinct Line Road to the west and the traditional large lot subdivisions of Remington Park, Clairemont and

Whittier Heights to the east. An evaluation of the undeveloped area east of Precinct Line Road and west of the Remington Park subdivision identified approximately sixty acres of land in this area as having potential for higher density developments in the future. Future residential developments that may serve as transitional neighborhoods should not exceed 3.5 units per acre.

Keller Independent School District has acquired a 15 acre site, just east of the McDonwell School Road/Precinct Line Road intersection, for the purpose of constructing a new elementary school at this location. The facility is planned to open in the fall of 2005. This facility, when open, will become a major traffic generator at this location and will no doubt compound traffic congestion problems for those residents living in the Fairway Addition.

The residents in this subdivision experience considerable cut-through traffic in the evenings, due to the large amount of westbound traffic on McDonwell School Road that backs-up while waiting to turn onto or cross over Precinct Line Road. With the ultimate development of the commercial properties along Precinct Line Road and the construction of the new Keller elementary school facility, consideration should be given for the reconstruction of this intersection to include dedicated turning lanes and to add storage capacity for west-bound traffic.