

Chapter 9

Land Use Plan

A. Land Use Relationships

Development patterns in Colleyville have evolved from basic agricultural and residential land uses, predominate during the early stages of Colleyville's history, to a complex network of diverse land uses. As Colleyville continues to mature, the types of housing choices available will expand as will the diversity of commercial business activities.

For example, prior to 1998 upscale townhomes were not available in Colleyville. But with the development of the Village at Colleyville, high end residential living is making an impressive statement for housing choices in Colleyville.



The community has seen other new residential and commercial developments during the past few years, such as the Town Center development at the intersection of State Highway 26 and Hall-Johnson Road, which is rapidly becoming a destination shopping location. Adjacent to the Town Center development are two residential developments that feature large homes on small lots, which have become very attractive to empty nester couples. These new developments have made a significant impact on the land use patterns in Colleyville.

The land use survey completed during the summer of 2003 bears out the wide range of land uses existing in the community. This chapter of the master plan discusses the land use characteristics of Colleyville and presents the future land use through the year 2025.

B. Land Use Survey Methodology

In order to analyze land use trends within Colleyville, municipal staff conducted a "windshield" field survey of each parcel and tract of land in the community. From this survey, undertaken during the summer of 2003, the existing land use information was transferred to a map. An important decision made during the process of collecting and compiling land use information was determining the level of detail necessary for meaningful interpretation of the data. For example, using too many land use categories complicates the analytical process, whereas too few land use categories may not accurately represent the diversity of land uses that exists within a community. Additionally, it is important to review those land use surveys made in prior years in order

to identify significant changes in land use patterns that occurred between the two survey dates.

The land use categories described below were selected for this master plan update as best representing the land use characteristics of Colleyville.

- **Single-family Residential** – One-family dwellings and their related accessory buildings
- **Other Residential** – Townhomes or other attached dwellings
- **Open Space** – Private and public open space areas and park facilities
- **Public / Institutional** – Public and semi-public uses, such as churches, schools and municipal facilities
- **Commercial Services** – Offices and non-retail areas
- **Commercial Retail** – Retail establishments
- **Industrial** – Light industry and warehousing
- **Vacant** – properties undeveloped, including vacant platted lots

C. Existing Land Use Analysis

According to the 2003 land use survey, 80.6% of the available land area in Colleyville has developed into some form of urban development, including streets, railway rights-of-way, and designated open space areas. The land use survey revealed only 19.4% of the land areas in Colleyville as vacant properties available for development.

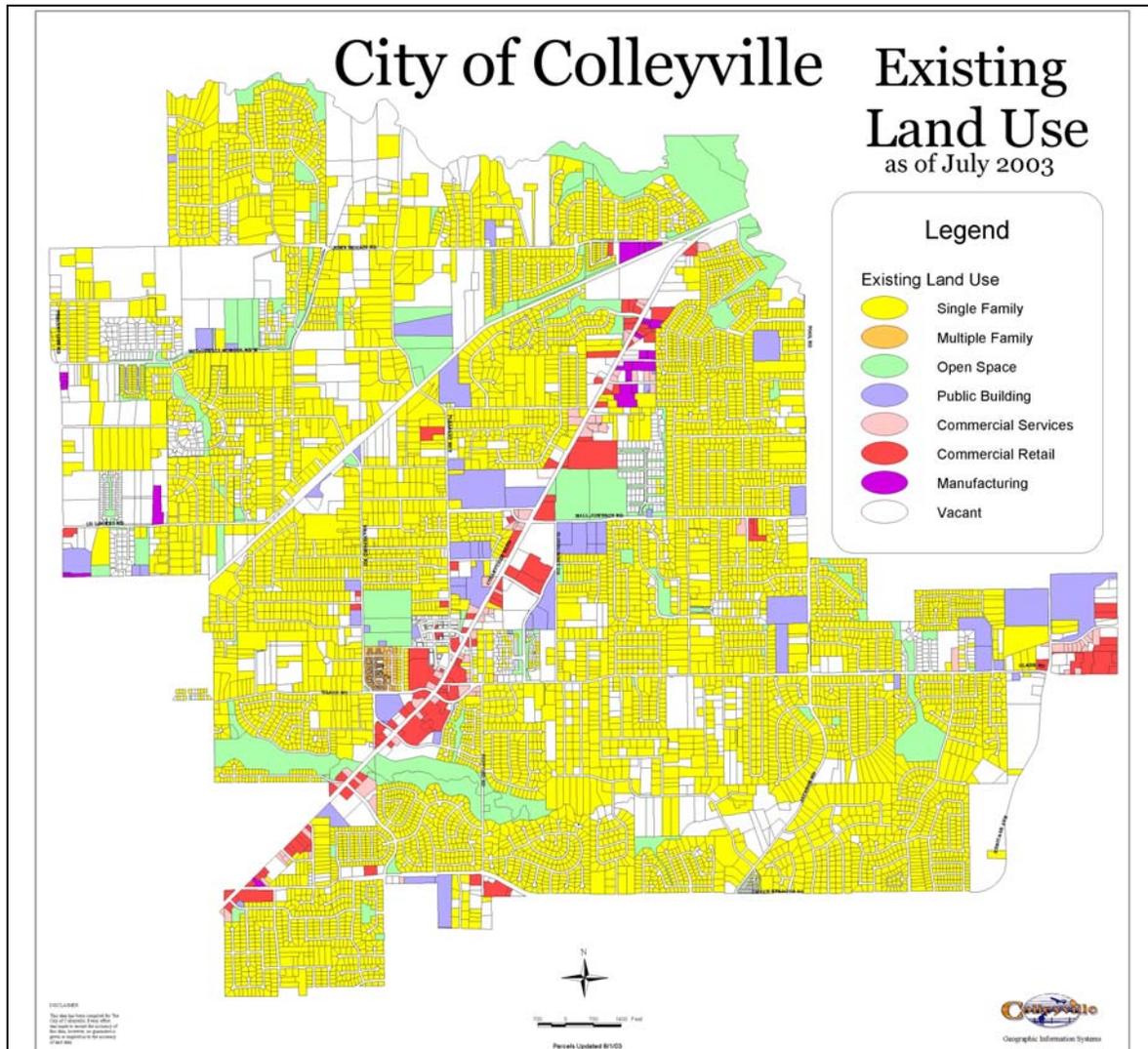
While there are numerous areas in Colleyville remaining to be developed, it is anticipated that most of these tracts will be developed during the twenty year planning period considered in the preparation of this report. Shown in Table 9-1 are the amounts of land consumed by the various land use categories, according to the 2003 land use survey.

Table 9-1 Land Use Areas in Colleyville July 2003			
Land Use Category	Area in Acres	Area in Sq. Mi.	Percent of Total
Residential	4,538	7.1	53.7%
Commercial – Retail	201	0.3	2.4%
Commercial – Service	63	0.1	0.7%
Public / Institutional	323	0.5	3.8%
Industrial	35	0.1	0.4%
Public Parks & Open Spaces	168	0.3	2.0%
Private Open Space	462	0.7	5.5%
Streets / Railways	1,029	1.6	12.1%
Vacant/undeveloped	1,638	2.5	19.4%
Total	8,457	13.2	100.0%

(1) Based on 2003 estimate of 20,838 persons

The following statements summarize the land use characteristics of Colleyville's land use pattern in July 2003:

- *The predominant land use in the city is residential, accounting for 4,538 acres, which is 53.7 percent of the developed acreage.*
- *Commercial land uses (retail and service) account for a relatively small percentage of the developed acreage in the community, accounting for 264 acres, which is 3.1 percent of the developed acreage.*
- *Industrial land uses total only 35 acres, which represents an extremely small percentage (0.05%) of the developed acreage in the community. Colleyville is not an industrial community and those industrial land uses existing in Colleyville fall into the light industrial use category.*
- *Public parks and public open space areas account for 168 acres, representing 2.0 percent of developed properties, while private open space areas account for 462 acres of land area, representing 5.5 percent of the developed area.*
- *Vacant lands account for 1,638 acres and represents 19.4 percent of the total area of Colleyville*



D. Residential Density

One of the fundamental principles associated with most state's zoning enabling authority is the ability to regulate population density through the adoption of zoning regulations. By establishing a variety of zoning districts, and each district with a different minimum lot size, municipalities are able to control the number of dwelling units that can be built in a particular area. Controlling the overall density has far reaching public interests and ultimately has an effect on transportation, parks, schools and other public facilities.

In the past, Colleyville residents have shown considerable interest in density factors as new residential developments are proposed, particularly as density impacts traffic along the major roadway system. Shown in Table 9-2 is the density for each of the six neighborhoods and for the city overall. The information used to make the density

calculations was based on the amount of residential land that was developed with single family dwellings at the time the 2003 land use survey was conducted.

Table 9-2 Residential Density by Neighborhood – 2003							
	Neigh. 1	Neigh. 2	Neigh. 3	Neigh. 4	Neigh. 5	Neigh. 6	Total City
Acres of Developed Residential	698	749	704	404	764	1,219	4,538
Number of Residential Dwellings	1,221	1,631	881	870	1,055	1,358	7,016
Dwelling Units per Acre (DUA)	1.75	2.18	1.25	2.15	1.38	1.11	1.55

Source: Tarrant Appraisal District Records

Colleyville is noted for its large-lot subdivisions and for its large homes with generous front and side yards. Additionally, many older single family homes located along the major collector street network have been demolished and the properties rebuilt into estate type settings. The redevelopment of these estate properties has helped to keep the overall residential density quite low and promotes the rural atmosphere that Colleyville citizens enjoy. Shown in Table 9-3 is a list of those subdivisions containing 200 lots or more along with the density of the development, indicated in dwelling units per acre.

Table 9-3 Residential Density – Selected Developments (developments with 200 lots or more)	
Subdivision Name	Dwelling Units per Acre (dua)
Ross Downs	2.4 dua
Saddlebrook	1.9 dua
Brook Meadows	1.3 dua
Highland Meadows	1.8 dua
Tara Plantation	1.7 dua
Woodland Hills	1.6 dua
Remington Park	1.6 dua
Monticello	1.5 dua

Source: City of Colleyville Plat Records

In Colleyville, the 1998 master plan established a density goal of 1.8 dwelling units per acre (dua) and this density factor has been used as the guideline for evaluating rezoning proposals since 1998. The 1.8 dwelling units per acre standard approximates

the density achieved by the R20 zoning district in Colleyville, which requires a minimum lot size of 20,000 square feet, not including the land required for street right-of-way to gain access to the lot.

Developments with densities higher than 1.8 units per acre would be acceptable, according to the 1998 master plan guideline, but only in those areas deemed to be consistent with sound land use planning principles, such as for those transitional areas situated between commercial uses and less dense residential developments, or near major street intersections. Higher density development may also be appropriate for smaller parcels that make less dense development economically difficult or on sites with unique topographical features.

For example, since 1998, two high density developments (The Bridges at Riverwalk, 2.7 units per acre, and Riverwalk at Colleyville, 2.8 units per acre) have been approved near the intersection of Riverwalk Drive and Glade Road. Five similar developments have been approved in other locations in Colleyville. These five higher density subdivisions are Emerald Park, (3.5 units per acre on L. D. Locket Road), Reatta Place, (2.9 units per acre on L. D. Locket Road), The Villas at Caldwell Creek, (3.7 units per acre John McCain Road), Rosewood Villas, (3.6 units per acre on McDonwell School Road) and Tiffany Park, (3.5 units per acre on Brown Trail). Table 9-4 shows several developments that have densities higher than the 1.8 dwelling units per acre and that have been approved due to the land use characteristics of the surrounding properties.

Table 9-4 Recent Transitional Developments	
Subdivision Name	Dwelling Units per Acre (dua)
Bridges at Riverwalk	2.7 dua
Riverwalk at Colleyville	2.8 dua
Reatta Place	2.9 dua
Emerald Park	3.5 dua
Rosewood Villas	3.6 dua
Villas at Caldwell Creek	3.7 dua

Source: City of Colleyville Plat Records

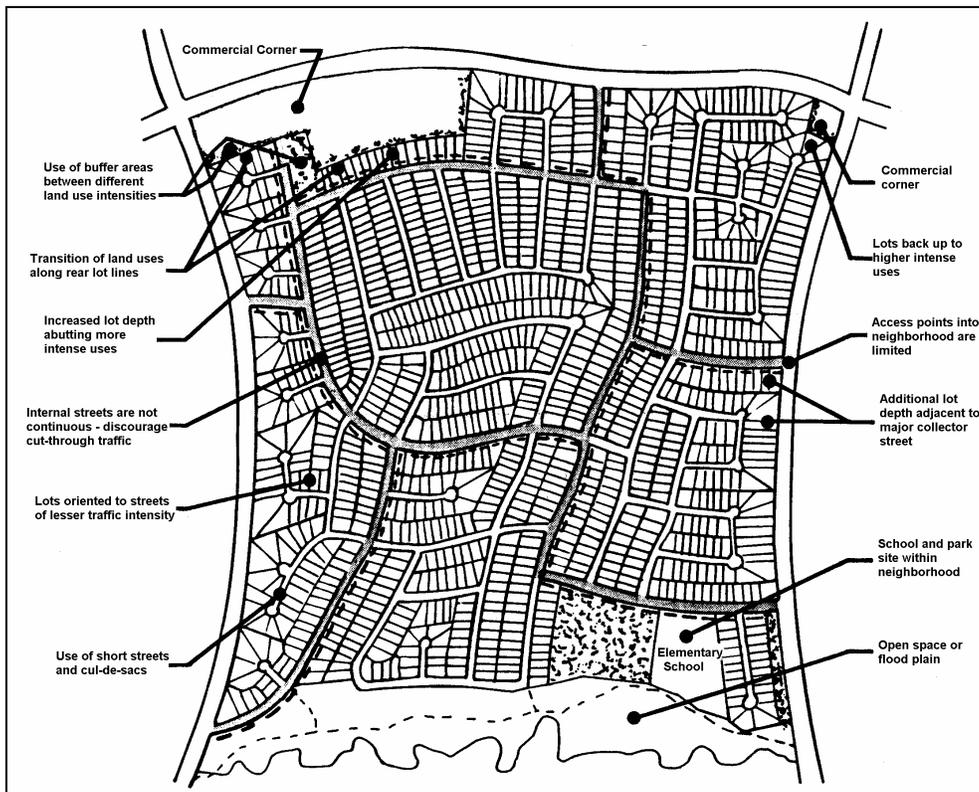
For purposes of developing the future land use plan of Colleyville and for projecting the amount of lands required for future development, the 1.8 dwelling unit per acre guideline has been retained as an appropriate standard for the community.

Since the future land use plan of Colleyville, prepared in 1998, utilized the 1.8 dwelling unit per acre guideline and the community has embraced this as a suitable development density, there is no need to deviate from this standard.

E. Neighborhood Unit Concept

Typically, most well planned communities utilize the “neighborhood unit” concept of urban development. This widely accepted urban design practice is characterized by locating major collector streets along the perimeter of a large neighborhood, rather than allowing major thoroughfares to bisect residential areas. Colleyville’s major thoroughfare system generally follows this basic building block pattern of development.

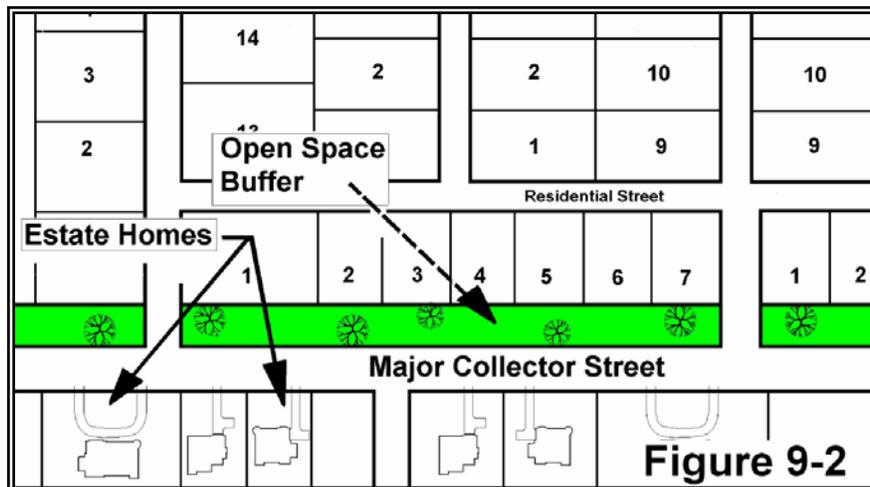
Minor streets within residential areas should be designed to be discontinuous in order to discourage all traffic, except that which may originate within or have a destination within the neighborhood. Subdivision lot design should allow for most of the homes to face on to the minor streets, rather than facing a major collector roadway. Where lots face a major collector street, special driveway designs, such as a hammer-head or circular driveway, should be required to provide safe access to the major collector street.



F. Urban Design

During the development of this master plan update, numerous comments were made regarding the need to preserve the rural feel in Colleyville and the promotion of the "Colleyville image". To accomplish this goal, it is recommended that future developments along major collector streets in Colleyville be required to provide an open-space buffer strip adjacent to the major street. Additionally, subdivision design would include lots which back up to the open space.

Another design consideration for lots which front a major collector street is to require a generous front yard set-back of forty feet or more and to encourage decorative screening adjacent to the roadway, such as wrought iron fencing with masonry columns. This would help to encourage estate settings and promote an excellent gateway image for the community. Zoning of individual lots to the higher densities of the R20 or R30 district along major thoroughfares should be discouraged.



G. Future Land Use Plan

The projection of the amount of land use for each general land use category is based on (1) continuation of development trends that established over the past several years, (2) an analysis of the future land use plan contained in the 1998 master plan, and (3) a review of the current zoning map. In general terms, there appear to be no external conditions or internal factors that would influence a major shift from the current development trends continuing into the future. Table 9-5 below shows the projection of land uses by the various land use categories for each neighborhood for the year 2025. For the purpose of these land use projections, it is assumed that there will be no measurable amount of vacant undeveloped land remaining in Colleyville by the year 2025.

**Table 9-5
Projection of Future Land Use by Neighborhood – 2025**

Land Use General Category	Projection of Acres Used						
	Neigh. 1	Neigh. 2	Neigh. 3	Neigh. 4	Neigh. 5	Neigh. 6	Total City
Residential	811	783	916	422	823	1,862	5,617
Commercial - Retail	99	124	76	80	152	92	623
Commercial - Service	5	15	24	35	9	20	108
Industrial	0	1	0	23	0	17	41
Public / Institutional	75	32	54	24	88	50	323
Public Parks & Open Space	0	86	0	29	42	69	226
Private Open Space	46	35	21	66	13	199	380
Streets and Railways	165	213	156	114	198	293	1,139
Total	1,201	1,289	1,247	793	1,325	2,602	8,457

City of Colleyville Community Development Department - 2004

The following paragraphs generally describe the changes that will likely occur over the next twenty year period in Colleyville, based on the future land use plan contained in this document.

Residential Areas – It is anticipated that the amount of area used for residential purposes will increase from 4,538 acres in 2003, to 5,617 acres by the year 2025, an increase of 1,079 acres. A considerable portion of the new residential growth will occur in the northwest part of Colleyville, where vacant lands are available. Additional residential development will likely occur in the southeast part of the community, in the area south of Glade Road and adjacent to Heritage Avenue. However, development in this location may not occur for several years due to the amount of infrastructure improvements necessary to support such development.

Citizens attending the neighborhood meetings held in conjunction with the preparation of this master plan update expressed the need to protect existing residential neighborhoods from the adverse effects of commercial developments. Additionally, there was concern over possible negative impacts on residential neighborhoods as a result of efforts to expand the commercial tax base of the community. Fortunately, the configuration of the existing roadway system helps to deter commercial traffic through and into residential areas. However, it will be important for the community to carefully consider requests for commercial rezoning where the approval of which may produce commercial creep into residential areas.

Commercial Areas – The amount of land used for commercial purposes will continue to expand from present levels due to the availability of vacant lands shown on the future land use plan. Most of the commercial growth will occur along State Highway 26 and along Precinct Line Road, where large amounts of vacant commercial sites are available.

Office uses will likely dominate future business developments along each side of State Highway 26 between Hall Johnson Road and John McCain Road. Future development of office land uses along the northern section of State Highway 26 is viewed as beneficial due to the spin-off effect of increasing daytime population, which helps to support restaurant and other retail business activities along the corridor. The combination of existing commercial properties lacking sufficient depth and the absence of any major east-west collector streets may limit retail potential along this portion of State Highway 26, except near the intersections of Tinker Road and John McCain Road.

In the future, most retail development will occur south of Hall Johnson Road, where the existing retail pattern is already established. Businesses along this segment of State Highway 26 also receive support from the east-west traffic generated from Glade Road and Cheek Sparger Road.

The projected amount of commercial land likely to develop in the future, and recommended by this master plan update, has been reduced from that contained in the previous master plan adopted in 1998, especially along Precinct Line Road. This reduction in the amount of future commercial area reflects the growth in big box developments that have occurred in North Richland Hills on the west side of Precinct Line Road. The special study of the Precinct Line Road corridor prepared by a private consulting firm for the City of Colleyville also recommends a reduction in the commercial depth along Precinct Line Road. Furthermore, the location of the proposed Keller ISD elementary school site at the southeast corner of Precinct Line Road and McDonwell School Road has effectively consumed a future major retail corner.

An important consideration in land use planning is maintaining a balance of land uses, especially in terms of the ratio of residential and non-residential land uses. Commercial areas should be large enough to adequately meet the service and retail needs of the community. Otherwise, sales tax revenues will become lost to nearby cities. In Chapter Three of this report, one of the primary goals identified at the neighborhood meetings was the need to increase the commercial tax base of the community to help offset those costs associated with the expansion of public services that will be needed in the future.

The percentage of future commercial area (retail and office) for the year 2025 is projected to account for 8.7% of the total land area for the city, which is slightly less than the amount projected (10.9%) in the 1998 master plan update. However, the reduction in the amount of future commercial land area is primarily due to the change from future commercial to future residential in the southeast part of Colleyville, south of Glade Road and west of Heritage Avenue. A reduction in the depth of the future commercial along Precinct Line Road also contributes to the slightly lower figures for the total future commercial area.

Industrial Areas – The amount of land use for industrial purposes will likely grow very little in the future. The 2003 land use survey showed only 35 acres of industrial land use. The future projection only shows this increasing to 41 acres. There is very little area in Colleyville with suitable industrial characteristics to support a large industrial campus. Available vacant properties have greater potential for residential, office or retail uses.

Public / Institutional Areas – The total amount of land used for public and institutional purposes is not expected to increase in the future. The construction of the new city hall, library, and justice center should adequately handle the public campus requirements well into the future. Most additional public facility needs should be capable of locating on existing publicly owned sites. Many of the public and private school campus sites are adequate to handle projected needs.

Public Parks and Open Space Areas – The Public parks and open space areas are projected to expand slightly in the future. There are areas along Little Bear Creek that may eventually become part of the public parks and open space system, since their location within the flood plain will prevent development for other purposes.

Private Open Space Areas – The private open space will account for less acreage in the future than existed when the 2003 land use survey was taken due to the sales of several private open space areas that will be put in to private development.

The future land use distribution is shown in Table 9-6 below and the future land use plan for the year 2025 is shown on Plate 9-2.

**Table 9-6
Future Land Use Areas in Colleyville - 2025**

Land Use Category	Area in Acres	Area in Sq. Mi.	Percent of Total	Number of Acres Per 100 Persons(1)
Residential	5,617	8.8	66.4%	20.8
Commercial – Retail	623	0.9	7.4%	2.3
Commercial – Service	108	0.2	1.3%	0.4
Public / Institutional	323	0.5	3.8%	1.2
Industrial	41	0.1	0.5%	0.1
Streets & Railways	1,139	1.8	13.4%	4.2
Public Parks / Open Spaces	226	0.3	2.7%	0.8
Private Open Spaces	380	0.6	4.5%	1.4
Total	8,457	13.2	100.0%	31.2

Source: Colleyville Community Development Department

(1) Based on 2025 projection of 27,068 persons

City of Colleyville

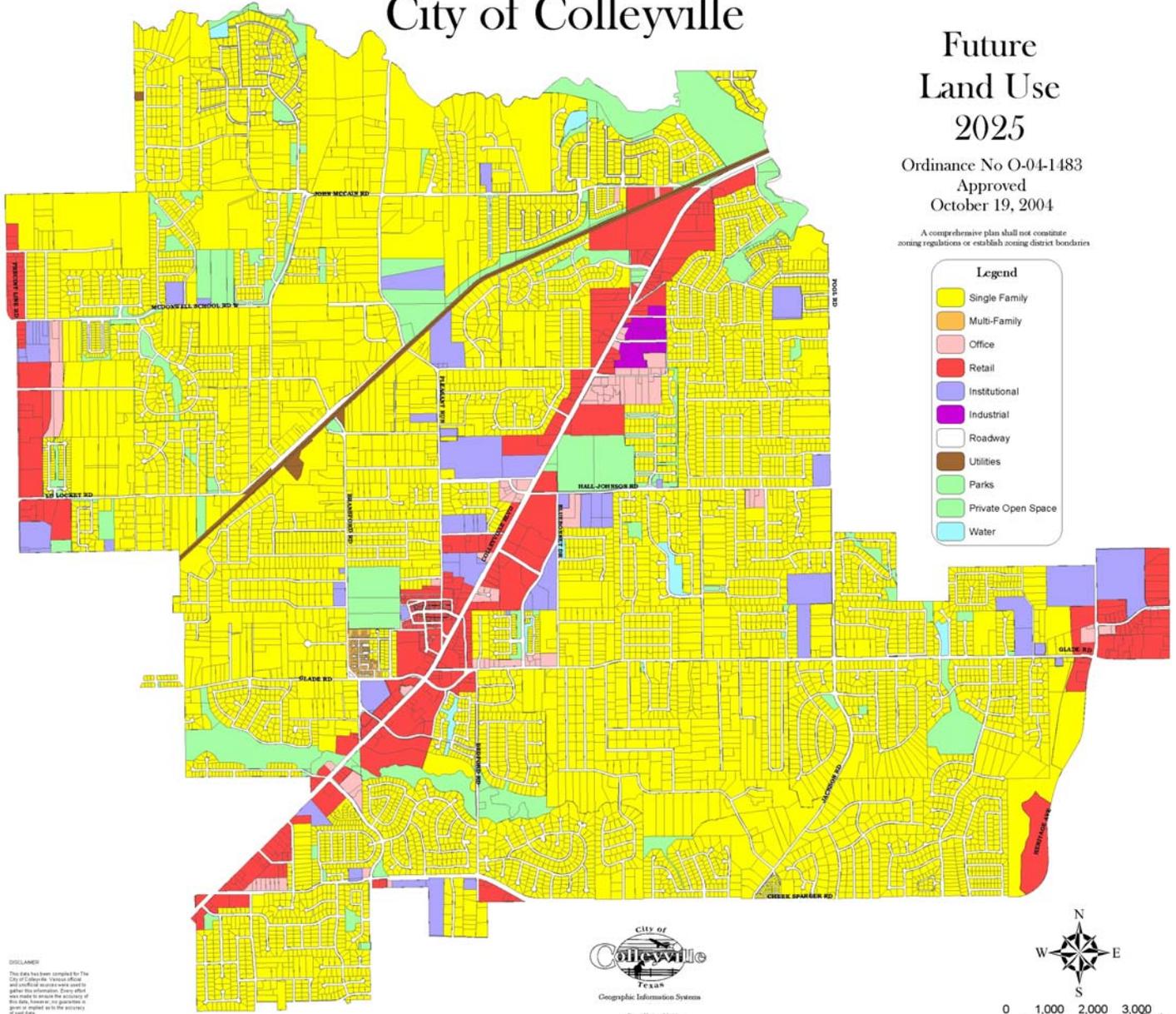
Future Land Use 2025

Ordinance No O-04-1483
Approved
October 19, 2004

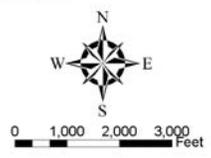
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

Legend

- Single Family
- Multi-Family
- Office
- Retail
- Institutional
- Industrial
- Roadway
- Utilities
- Parks
- Private Open Space
- Water



DISCLAIMER
The data has been compiled for the City of Colleyville. Services Office and digital services were used to gather this information. City staff has made its best effort to ensure the accuracy of this data, however, no guarantee is given or implied with the accuracy of said data.



Future Land Use Plan - 2025

Plate 9 - 2