COMPREHENSIVE LAND USE PLAN

UPDATE

April 1997

TOWN OF

TROPHY CLUB

Town of Trophy Club, Texas
Comprehensive Land Use Plan

--UPDATE--

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April 1997

Acknowledgements

This document represents the culmination of field studies, analyses, and recommendations regarding the nature of future development in the Town of Trophy Club. The document provides an inventory of existing land use, a summary of goals and objectives, an analysis of demographic conditions, and a description of long range plans for thoroughfares, land uses, and parks. Original planning efforts to develop a comprehensive land use plan were undertaken in 1987 and were previously updated in 1992. Planning efforts are now being updated again to continue the Town's dedication to planning for the future.

It is important to note that this document is only a plan. It does not in itself represent law or imply legal restrictions upon property. However, the Comprehensive Land Use Plan does provide the governing body and policy advisory bodies of the Town of Trophy Club with guidelines, policies and standards upon which to base decisions regarding zoning, platting, and establishment of capital improvements programs. The authority of this document lies in the fact that it is a foundation upon which development decisions should be made. Texas law states in Section 211.004 of the Local Government Code that zoning regulations must be adopted in accordance with a Comprehensive Land Use Plan.

Therefore, for this document to be a viable tool, methods of implementing the plans contained herein are required. These implementation methods are generally found in the Subdivision Regulations and Zoning Ordinances of the Town. The Zoning Ordinance has been updated as a result of recommendations in the 1992 update of the Comprehensive Land Use Plan, as have the Subdivision Regulations. Once these efforts are complete the Town will have adequate tools to control, guide, and shape the physical development of the community.

Municipal Planning Resources Group, Inc., wishes to thank the Town Council, Planning and Zoning Commission, Town staff, and citizens of Trophy Club for allowing us to present this Comprehensive Land Use Plan to the community. Special appreciation is given to Ms. Pauline Shaw, Planning and Zoning Administrator, and Mr. Mike Hamper, Chairman of the Planning and Zoning Commission, for their special assistance. It is our sincere desire that this document will be a useful tool to the citizens of Trophy Club for many years to come.

Town of Trophy Club
Comprehensive Land Use Plan

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General Information

Purpose

Urban Development without direction has the potential of creating significant thoroughfare problems, inefficient utility systems, and incompatible land uses. The purpose of this Comprehensive Land Use Plan is to give direction to future development in order to avoid creating incompatible physical impacts unknowingly. Nothing will ensure that all land will be developed exactly as it should be. But directed planning will enable Town leaders to address many potential problems before they become a permanent and undesirable landmark. The Town of Trophy Club began planning for the future with the completion of its first Comprehensive Land Use Plan in 1987. These efforts were repeated five years later in 1992.

In addition to the theoretical purpose for developing a Comprehensive Land Use Plan, there are also practical and legal reasons for this effort to be completed. The legal authority for preparing a Comprehensive Land Use Plan is actually found in state statutes which authorize zoning authority. Section 211.004 of the Texas Local Government Code states, "Zoning regulations must be adopted in accordance with a comprehensive plan..." As established by this legislation, the Town is given guidance in making zoning decisions in accordance with the Comprehensive Land Use Plan.

The Comprehensive Plan is generally defined by planning professionals as a document or process which addresses long range planning issues in coordination with a number of related areas. These areas include parks and open space, different uses of land, thoroughfares, public utilities, housing, socio-economics, as well as other specific areas which may be unique to the community.

In 1985 the residents living in the proximity of Trophy Club Country Club chose to cooperate in establishing a new community which would be able to regulate and control the area in which they were residing. One of the first efforts of the new Town was to develop and adopt a Comprehensive Land Use Plan. The Comprehensive Land Use Plan represents the Town's blueprint for development. Its purpose is to help provide opportunity for the integrity of the community to be maintained or changed in accordance with the goals and philosophies of the residents of which the community is comprised. .

The Town of Trophy Club has been involved with comprehensive planning since its inception in 1985. The Town Council has demonstrated a commitment to maintaining a Comprehensive Land Use Plan that promotes the health and general safety, provides adequate light and air, prevents overcrowding of land, avoids undue concentrations of population, and facilitates thoroughfare, water, sewage, schools, parks, and other public requirements in accordance with the State Enabling Act. This commitment has be demonstrated in the planning efforts undertaken in 1987, 1992, and now in 1997.

Historical Perspective

The Town of Trophy Club is located in the northern mid-cities area of the Dallas Fort Worth metroplex. Plans for the 2,385 acre tract of land that is now The Town of Trophy Club began in the early 1970's, when developers proposed the development of a recreational / retirement community of large lot and zero lot line residences with some commercial uses located throughout. In January of 1985 the Town was incorporated in an effort to control development within the community boundaries. In October of 1985, the Town, assisted by a consultant, prepared a Comprehensive Master Plan. A community survey was distributed to the citizens at that time to obtain their input into the planning process.

The results of the first Comprehensive Master Plan completed in 1987 showed that existing development in Trophy Club was located primarily along the southern and eastern boundaries of the Town, to the south of the golf course. At the time the first Master Plan was done, much emphasis was given to the primary goal of maintaining the residential character of Trophy Club. In keeping with this goal, it was the desire of the Town officials as well as the residents of Trophy Club to restrict commercial uses in the Town.

In the planning efforts undertaken in 1992 the process used was similar to that done in 1987. The results of the inventory of existing conditions done in 1992 showed that existing development in Trophy Club continued to be located primarily along the southern and eastern boundaries of the Town, to the south of the golf course. However, development of single family residential housing had begun to occur in the southwestern portion of the Town.

Again, a citizen survey was conducted in order to obtain input from the residents. The overall general response was similar to the survey conducted in 1987 with a few exceptions. The perception that Trophy Club's predominant characteristic is that of a recreational community was confirmed by the responses of residents in both 1987 and 1992. In addition, the respondents strongly agreed that the image of a "bedroom community" with a density of three to four units per acre was desirable. Conversely, they were strongly against higher densities within the town. In 1987 it was the feeling that commercial uses were undesirable. It was the general feeling that there should be no high density residential, no commercial development, and that any development within the town should be strictly controlled. In the 1992 survey the opinion toward commercial retail and service development had shifted slightly. The opinion of commercial retail and service was positive with a slightly higher percentage of respondents agreeing or strongly agreeing that the Town should promote such development. The response to the question of promotion of office commercial was even more positive with over fifty (50) percent agreeing or strongly agreeing with its desirability. The respondents in 1992 still found the image of a bedroom community a positive one that they wish to promote.

There has been no indication from the community in recent development that they have any intention of relaxing or changing any of the development standards which were developed during the goals and objectives process in 1992. In this planning effort the Town is continuing to use the goals and objectives developed in 1992. While the rapid growth and development which is occurring presently made it necessary to review the Comprehensive Land Use Plan, the goals and objectives currently in effect will remain and will continue to be carried out by this updated Comprehensive Land Use Plan.

Planning Process

It is necessary that a basic understanding of planning principles be explained. Unlike other endeavors, such as engineering and/or architecture, planning does not produce a physical product. The product of city planning is a process. The Comprehensive Land Use Plan presented in this document is a dynamic thing. It will need to be adjusted and refined as the development goals and objectives of the Town are themselves adjusted and refined.

The Comprehensive Land Use Plan considers the future of a town looking ahead up to twenty years. Since changes in land use are often a slow process, the twenty year planning period is needed in order to realize these changes that often take longer to occur. The process used to develop this long range comprehensive plan and those developed in 1987 and 1992 followed these basic steps of the planning process:

1) An inventory of existing systems was compiled. All previous planning documents for the Town of Trophy Club were gathered in order to coordinate them with this present effort. Existing land use was recorded using a field survey to document present land uses. Existing demographics, the number of residents and their general locations were determined using housing unit type and population multipliers.

2) A draft land use plan was prepared. A first draft of the future land use map was prepared based on the input of the Planning and Zoning Commission, Town Council, and the Citizens of the Town. This draft was presented to the Town in a workshop for further comment. With input received on the future land use map, the accompanying text was prepared and presented in draft form to the Planning and Zoning Commission, Town Council, and the Citizens of the Town. After input from these workshops was incorporated into the Land Use Plan, both the text and the map were presented to the citizens of the Town in a public hearing.

3) Public input was gathered. In previous planning efforts undertaken in 1992 a citizen survey was conducted in order to obtain input from the residents of the Town. While this effort was not repeated for this effort, public meetings with the Planning and Zoning Commission and the Town Council were conducted to discuss the plans and citizen input was obtained.

4) A final land use plan was completed. The draft plan was incorporated into final format after input was received from the citizens in the public hearing on the draft. This Final Land Use Plan, which consists of the map and text documents, was presented to the Town Council for approval and adoption by ordinance.

5) Steps for implementing the plan are provided. The development of a Comprehensive Land Use Plan is ineffectual if there is no way to implement the plan. The Town of Trophy Club has recognized this fact. Recommendations have been included in a Planning Program defining planning issues that must be addressed in the near future in order to effectively implement the Land Use Plan.

Goals and Objectives

The development of statements of Goals and Objectives is a very important phase in the preparation of a Comprehensive Land Use Plan. These statements are the guidelines for the specific form of the different elements of the Plan. In addition, the adopted Goals and Objectives should provide the Town with direction regarding specific development issues that may be brought before them for consideration. The process to adopt goals and objectives undertaken in 1992 was extensive. These efforts have not been repeated in this update. The goals and objectives relative to each of the different planning elements have been provided later in the text, in those sections particular to the goals and objectives.

Demographics

Methodology

The data gathering process for determining the demographic characteristics of the Town of Trophy Club utilized a field survey as well as the following population multipliers obtained from the North Central Texas Council of Governments (NCTCOG): single family 2.87 persons per household; and multi-family 1.85 persons per household. In our land use field survey a moderate density housing type was identified. The single family multiplier of 2.87 was utilized for this housing type. The populations derived from these multipliers used occupancy rates, provided by NCTCOG, which are as follows: single family 0.929 and multi-family 0.907

Current Demographic Characteristics

Utilizing data gathered from the field survey, the multipliers and occupancy rates above, the Town is estimated to have a current population of 5,060 persons. The breakdown of housing units by housing type is shown on Table 1, *Trophy Club Comprehensive Plan Housing Units Breakdown.* The racial characteristics of the Town appear on Table 2, *Trophy Club Comprehensive Plan Population by Racial Characteristics.* Observing the racial characteristics from the 1990 census, as shown in Table 2, the Town of Trophy Club has a large majority of white population, accounting for 96.1% of the Town's population. Age demographics for the Town are shown in Table 3, *Trophy Club Comprehensive Plan Population by Age Characteristics.* The average age of residents in Trophy Club is 32.7 years old. Twenty-seven percent of the Town is under the age of eighteen (18) years, while 3.1% are over the age of sixty-five (65) years. As we move further from the 1990 census these numbers become less reliable when applied to 1996 and 1997 for the purpose of projection.

Methodology for Determination of Future Population

Normally when performing future population projections one uses historical data. Trophy Club does not have a recorded population history before 1985. The Trophy Club population data from 1985 and 1990 resulted an average annual growth rate of 4.06% per year, as determined by the formula:

$$\left(\frac{P_N}{P_O}\right)^{1/x}$$

Where: P_N = New Population
P_O = Old Population
x = Years

Analysis of the projected future population data of the surrounding communities such as Southlake, Grapevine, Keller, Colleyville, resulted in the growth rates shown in Table 4, *Rates of Growth for Population Projections of Area Cities.* As a result, the 4.06% rate was chosen as appropriate for future projections in the Town of Trophy Club.

Table 4
Trophy Club Comprehensive Plan
Rates of Growth for Population Projections of Area Cities and Counties

City or County	Rate of Growth
Southlake [1]	6.99%
Keller [2]	3.47%
Grapevine [3]	2.77%
Colleyville [4]	7 to 10%
Trophy Club [5]	4.06%

Source: Planning Resources Group Telephone Survey with area Cities 1996.

[1] Source: Southlake Planning Department
[2] Source: North Central Texas Council of Governments
[3] 1995 and 2005 data was used due to achievement of build out in 2005.
[4] As per Schrickel Rollins & Associates Inc.
[5] 1985 and 1990 data was used due to lack of historical data.

Comprehensive Land Use Plan

Town of Trophy Club

Build out capacity for the Town of Trophy Club was determined by calculating the holding capacity of the future residential land use shown on the Comprehensive Land Use Plan. The existing units per acre for Low Density and Moderate Density were used to project future unit densities on similarly developed future land use. In addition, a density for a new residential land use, Estate land use, was formed. These units per acre, when used for future development, will give the rest of the Town the same "look" as existing development.

Future Population

The build out population for the Town of Trophy Club is projected to be 10,177 persons. Between the years of 1985 and 1990 Trophy Club developed at a rate of approximately 4.06%. Table 5, *Trophy Club Comprehensive Plan Existing and Projected Population* shows projected populations at five (5) year increments to the buildout year of 2015.

Table 5
Trophy Club Comprehensive Plan Existing and Projected Population

Year	Existing Population	Projected Population
1985	3,700	---
1990	4,515	---
1995	4,969	---
2000	—	6,063
2005	—	7,398
2010	—	9,027
2015	—	10,177

According to these population projections, the buildout population of 10,177 persons, for the Town of Trophy Club, would be realized in the year 2013.

Existing Land Use

General Land Use Characteristics

Existing land use represents how the land is currently being used. In order to determine how land will be used in the future it is necessary to understand how it is being used now. Often, an analysis of current land use will provide the analyst with an understanding of development trends that have been and are being established. This analysis also provides the Town officials with an opportunity to correct trends that may be detrimental to future development and to initiate policies that will encourage development in accordance with goals and objectives desirable to the town.

As a part of the planning process, an analysis of existing land uses has been conducted for the Town of Trophy Club. A field survey was conducted to identify the existing land uses in the Town. Of the 2,385 acres that make up the Town of Trophy Club approximately 48 percent is developed at this time. This developed land is generally categorized among residential, commercial, recreational, park and open space, and public uses, as shown in Table 6, *Trophy Club Comprehensive Plan General Land Use Breakdown.*

Table 6

Trophy Club Comprehensive Plan General Land Use Breakdown

Land Use Type	Approximate Acreage	Percent of Total[1]
Low Density	590	24 %
Moderate Density	32	01. %
High Density	15	00.5%
Commercial Recreational	365	15 %
Parks	32	01.0%
Public/Quasi-Public	90	07 %
Commercial/Professional	15	00.5%
Vacant/Undeveloped	1246	52 %
TOTAL	2385	

[1] Due to rounding of numbers the total may not equal 100%

Generally, the northern portion of the town is the least developed at this time. With the completion of the Trophy Club Drive Loop and when utilities are extended into the northern area of the Town, it is likely that development will increase in this area. The majority of development has taken place south of the golf course. Although this community is almost exclusively residential there is a limited amount of Commercial, located at nodes generally adjacent to S.H. 114. In addition there is some public development comprised of a church, a school, a cemetery, and the MUD and Town offices. The majority of the commercial recreational developed land in Trophy Club is utilized by the Trophy Club golf course which accounts for approximately 365 acres. Figure 1, *Existing Land Use Map*, shows the locations of these land uses and demonstrates the relationships that they have with one another.

Residential Units

The residential land use in the Town of Trophy Club is divided between three housing types; Low density, Moderate density, and High density units.

Of the three housing types available in Trophy Club, Low density, also known as Single family residential housing, is by far the most prominent housing type. According to a detailed field survey performed on February 28, 1996, there are 1,639 single family units in the Town of Trophy Club. Table 7, *Trophy Club Comprehensive Plan Housing Unit Breakdown* relates the distribution of these housing units within the Town.

Table 7

Trophy Club Comprehensive Plan Housing Unit Breakdown

Housing Unit Type	Number of Units	Percent of Total*
Low Density	1,639	83%
Moderate Density	126	6%
High Density	211	11%
TOTAL	1,976	100%

* All percentages have been rounded to the nearest percentage.

Source: Planning Resources Group Field Survey 1996

There are approximately 171 lots of moderate density housing in the Town of Trophy Club. These units are limited to five areas within the Town. Forty-two (42) townhome units are located along Indian Creek Drive. The second location of moderate density housing is on Fairway Village Drive and consists of seventeen (17) units. There are an additional twenty-nine (29) units located on Summit Cove. Avenue Twenty, just off Trophy Club Drive, is another cluster of moderate density housing with seventeen (17) currently developed units and two (2) undeveloped lots. There are twenty (20) moderate density units off Trophy Club Drive on Oak Hill Drive, Oak Village Lane, and Oak Village Court. Finally, at the time of the inventory there were 44 undeveloped lots in the *Villas*, located at the southeast corner of Trophy Club.

High density residential housing units are limited to two apartment complexes within the Town of Trophy Club. The first is the Plantation Apartments. This complex consists of 144 units located off State Highway 114, south of the Indian Creek Drive townhomes. The second is the Quorum, located off Trophy Club Drive across from the First Baptist Church. This complex accounts for an additional sixty-seven (67) units of high density housing. There is no undeveloped high density residential housing area in Trophy Club.

Commercial Recreational

There are 365 acres of Commercial Recreational land within the Town of Trophy Club. The majority of this land use is comprised of the Trophy Club Golf Course which stretches across the center of the Town, and the Country Club tennis and pool facilities.

Commercial/Professional Land Use

Commercial types of uses not dedicated to recreational purposed, in Trophy Club consist of service, retail, and professional uses. Retail uses are generally restricted to the entrance area of the Town. Commercial service uses and professional uses, while located near the entrances are located off of either the major or minor collectors of the Town.

There are approximately 15 acres of land developed for either commercial or professional purposes in the Town of Trophy Club at the present time. This land is developed along Trophy Club Drive just northeast of the entrance to town. There is also a commercial parcel located in the interior of Trophy Club adjacent to the elementary school. This small parcel is used for a day care school and is consistent with adjacent uses.

Parks and Open Spaces

The efforts completed to update this Comprehensive Land Use Plan included a detailed look at the existing conditions pertaining to Parks and Open Space. In addition, recommendations specific to parks, recreation, and open space have been included. These efforts are provided in the chapter entitled Park Plan.

Public and Quasi-Public

Outside the area used for public right-of-way, land utilized for public purposes account for 90 acres of the total land area. Public uses are generally governmental and utility services including municipal and MUD offices, water tank locations, as well as sewage facilities. Quasi-public land use are non-governmental uses such as cemeteries, churches, and schools.

Vacant / Undeveloped

More than half the total area of the Town of Trophy Club is vacant or undeveloped at the present time. Of the 2,385 total acres, 1,246 acres are vacant or undeveloped.

Existing Thoroughfare System

The thoroughfare system in Trophy Club is somewhat unique in that it only includes collectors and local streets within the limits of the Town. The only arterial serving the Town is Highway 114, which is outside the town limits. The primary internal circulation is facilitated by a looping major collector roadway which serves almost the entire area of the Town. In addition, secondary collectors serving individual neighborhood areas use the same looping pattern to carry traffic to the primary loop. The local streets serve individual residences and channel traffic onto the secondary loops. At this time, the loop pattern of the major collector is not complete. Trophy Club Drive comes to an end just past the Quorum apartments on the west side of town. Indian Creek Drive ends in the vicinity of Harmony park on the east end of town. In addition, Village Trail extends past the Elementary School to the far western side of town.

Planning Principles

Urban Form

"Urban Form" is generally interpreted to mean the physical pattern and form that towns take as land is actually developed. When planned according to accepted urban planning principles, the form of a town may develop into patterns that have been determined appropriate for orderly and progressive development. There are two "urban form" principles that have been applied to the Trophy Club plan: 1) the **nodal development form**, and 2) the **neighborhood concept**. A third common "urban form" principle is the **corridor development form**, which is not actually applicable to Trophy Club. These "urban form" principles were conscientiously considered during the joint planning workshop held with the Planning and Zoning Commission and the Town Council. As the plan is implemented its exact look may change. However, the goals of the plan will be preserved if development decisions are based on these "urban form" principles.

Nodal Development Form

The nodal form of commercial land generally develops around intersections of major thoroughfares. High intensity commercial uses are typically located at the intersection with less intense uses such as offices located between the high intensity uses and the residential land uses.

Typically the arterial street such as Highway 114 will have the commercial uses concentrated at the intersections in a nodal form or perhaps along the length of the street in a corridor fashion. In the case of Trophy Club, commercial development is limited to a nodal pattern at the intersections of Highway 114 and the main entrances to the town. These areas are best suited to these uses due to the high volume of traffic and potential "customers".

Neighborhood Concept

One of the most important functions of a town is to provide quality space for people to establish homes. The neighborhood concept places primary emphasis on creating habitable neighborhoods that buffer the impacts of elements from outside the neighborhood system. The concept of a well designed residential neighborhood area is one that utilizes several standard planning criteria. These criteria deal with such things as the location of streets by functional classification, the location of residential and non-residential areas within the neighborhood, and the number and location of access points into and out of the neighborhood. Figure 3, *The Neighborhood Concept,* illustrates many of the characteristics that are present in a well planned neighborhood.

Streets

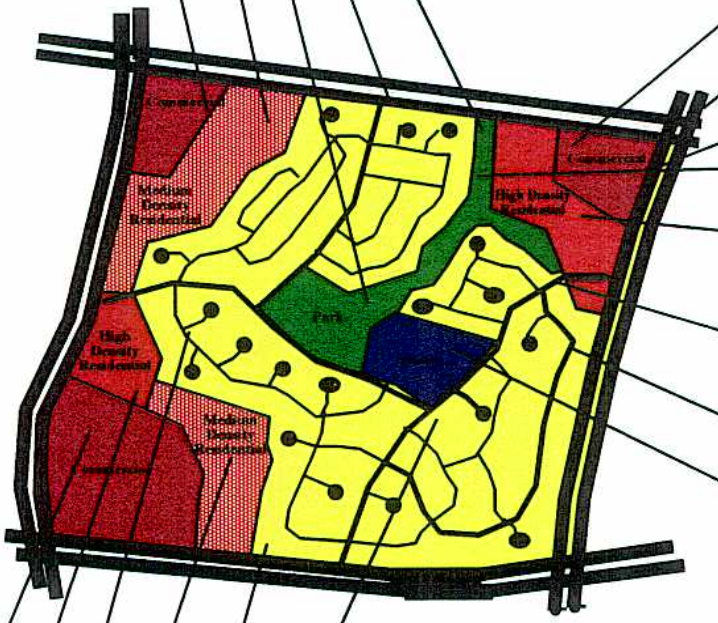
A neighborhood is typically served by three functionally different types of streets. The first of these is arterials. Arterial streets provide for traffic circulation throughout the town and are typically four (4) to six (6) lanes in width, with or without medians. Arterials are typically located on the periphery of neighborhoods with a limited number of access points in order to facilitate traffic movement. In the case of Trophy Club there are no arterial streets within the Town limits. The only true arterial which serves the Town is State Highway 114.

The second type of street is the collector. Collectors are typically two (2) to four (4) lanes wide and should not bisect the neighborhood, thereby discouraging through traffic. The streets that serve as collectors in Trophy Club are Trophy Club Drive and Indian Creek Drive.

The third street type is local streets. Local streets are generally short curvilinear and cul-de-sac streets providing direct access to residences and which feed the Collector street system. Local streets should not access directly onto arterials if possible, and any local street with through traffic potential should be discouraged.

Land Use

The well designed neighborhood concept considers the location of different land uses within and on the periphery of the neighborhood. Low density single family residences should be located primarily away from Arterial streets and should not be mixed with non-residential uses without appropriate distance and buffering.



Transitions from higher to lesser intense uses should be considered whenever possible

Subdivision perimeter walls and fences should be installed at the time of constuction of the subdivision and combined with landscaping.

Neighborhood parks should be located in the interior of the neighborhood, and accessed by a collector street

Limited number of points of access to Arterials assist in controlling traffic along arterials

Flood plains may often be used as linear parks that provides access to the main park.

Commercial Land Uses should be located along major arterials. High traffic intersections are typically well suited

Arterial streets located at periphery of neighborhoods. Purpose is to carry traffic through the community and not through neighborhoods

Access to commercial property should be restricted when at all possible, to arterial streets.

Open areas, drainage channels, and linear parks provide an excellent buffer between incompatible uses

High density residential land uses should be located such that access is provided from arterial or collector streets. Local streets should not normally carry the majority of high density traffic.

Collector streets provide access to arterials and are designed to discourage through traffic. Purpose is to collect traffic within the neighborhood and carry it to the arterial.

Single family residential lots should never front on to arterial streets, even if it requires double frontage type lots.

School locations should provide for high schools and colleges to be located along arterials. Middle schools may be located along arterials, but preferably along collectors. Primary schools should be located in the interior of the neighborhood and along a collector street.

Under most circumstances, commercial uses should not occur at intersections of collectors streets.

Perimeter walls around additions buffer residential uses from noise as well as visually screen the use.

Medium density residential land uses should be located such that access is provided from collector or local.

"T" intersections provide greater safety for local street intersections

Screening between incompatible uses can be accomplished with landscaping, walls, fences, or a combination thereof.

Unless commercial property is to be used for shopping center site, the property should not exceed 300 or 400 feet in depth.

THE NEIGHBORHOOD CONCEPT

Higher density residential uses (Apartments, Duplexes, Townhouses) are typically located near the periphery of the neighborhood and on Collector streets. This is the case in Trophy Club where, for example, the Indian Creek Townhomes are located along Indian Creek Drive providing a buffer between the single family residential and the high density residential Plantation Apartments located along Highway 114.

Commercial uses are typically located near or adjacent to higher traffic areas such as major intersections where the higher rates of traffic bring an increased number of potential customers.

General Criteria

There are also several other general criteria that are typically present in a well designed neighborhood. For example, to discourage the use of Collector streets for through traffic, the number of entrances to the neighborhood from Arterials should be limited. Cross intersections should be avoided in favor of "T" intersections which are safer. Additional criteria refer to the layout of lots and lot design. Lots adjacent to Arterial streets and corners should be deeper and wider with larger rear and side yard setbacks to facilitate sight distance at street intersections. Low density residential lots should not have direct access to adjacent Arterial streets. This would create safety hazards to the residents and impede traffic flow on the Arterials.

Typically, larger neighborhoods will also make provisions for the location of schools and community facilities such as parks and fire stations within the area, providing easy access from the residential areas. In this respect Trophy Club functions as one big neighborhood.

In Trophy Club it is important to continue thinking in terms of neighborhood concepts. At the present time the existing residential development conforms well to the principles, in that local streets carry traffic to minor arterials which in turn carry traffic to the only major arterial in town, Highway 114. Up to this point the Town has done a good job of buffering its residential development from outside impacts.

Thoroughfare Plan

Introduction

The predominant form of transportation in the Town of Trophy Club is the automobile. As a result, the focus of the Plan is on the thoroughfare system of public roadways. Thoroughfare planning is an integral part of the Comprehensive Land Use Plan for the Town of Trophy Club. The thoroughfare element of the Plan is coordinated with the Future Land Use Plan, and provides the Town with the tools to develop a thoroughfare system which can accommodate the needs of both existing and future development. The thoroughfare system described in the Comprehensive Land Use Plan, however, is based on assumptions and projections of future traffic levels to serve population and employment for the year 2010, not the maximum allowable development shown on the Future Land Use Plan.

Thoroughfare Goals and Objectives

The Town of Trophy Club established specific goals and objectives related to existing and new thoroughfares located in the community. These goals and objectives are summarized as follows:

Goal 1

Encourage and participate in the development of a balanced thoroughfare system capable of moving both people and goods in a safe, expeditious, economical, and environmentally sensitive manner.

Objective 1

Recognize that the primary mode of transportation for the foreseeable future will be comprised of private automobiles.

Objective 2

Thoroughfare system shall encourage the development of the neighborhood concept and shall emphasize the looping concept for Trophy Club Drive and Indian Creek Drive.

Goal 2

Encourage the organization of land uses in a manner that facilitates an efficient thoroughfare system.

Objective 1

Improve the overall traffic circulation based on the needs of the residential, commercial, and recreational uses and avoid traffic impacts on residential areas.

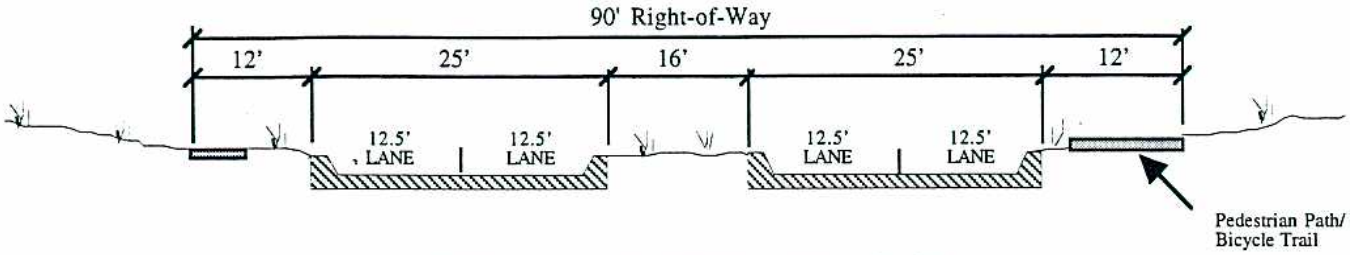
Objective 2

Provide direct access to each residential lot within the Town with a public dedicated right-of-way.

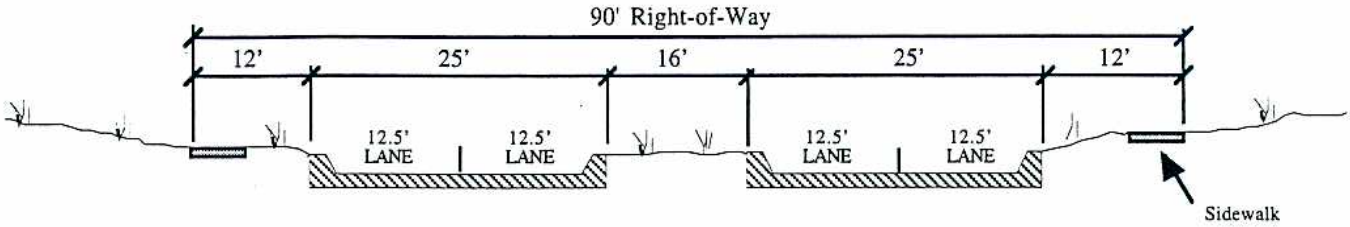
Street Functions and Classifications

The thoroughfare system in Trophy Club is somewhat unique in that it only includes collectors and local streets within the limits of the town. The only arterial serving the Town is Highway 114 which is outside the town limits. The primary internal circulation is facilitated by a looping major collector roadway which serves almost the entire area of the Town. In addition, secondary collectors serving individual neighborhood areas use the same looping pattern to carry traffic to the primary loop. The local streets serve individual residences and channel traffic onto the secondary loops. At the present time the major loop for the Town is not completed.

Basic design standards and cross sections are shown on the *Typical Cross Sections - Collector Streets* figure and the *Typical Cross Sections - Collector and Local Streets* figure.



MINOR 4 - LANE DIVIDED COLLECTOR



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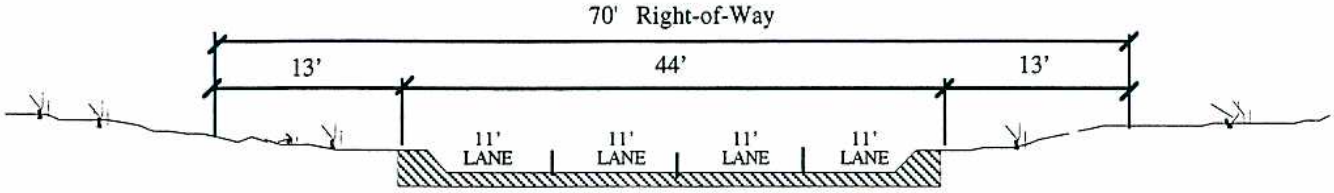
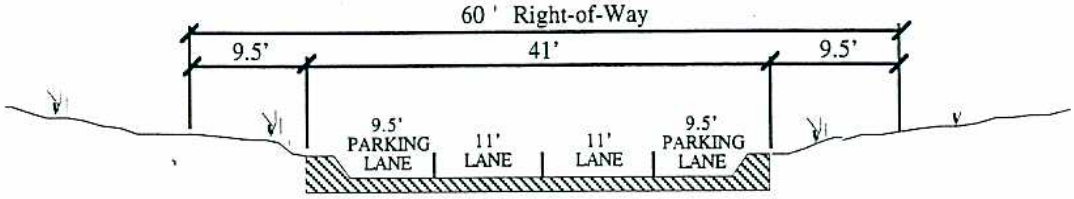
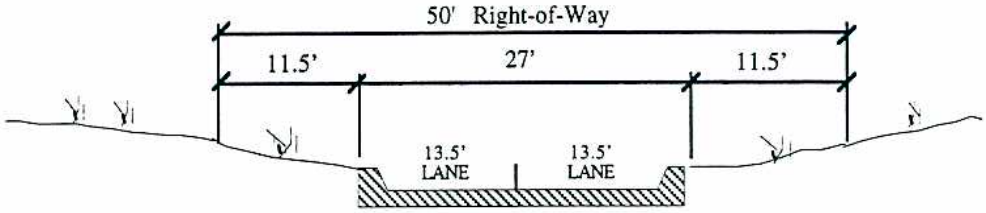


MINOR 4 - LANE UNDIVIDED COLLECTOR

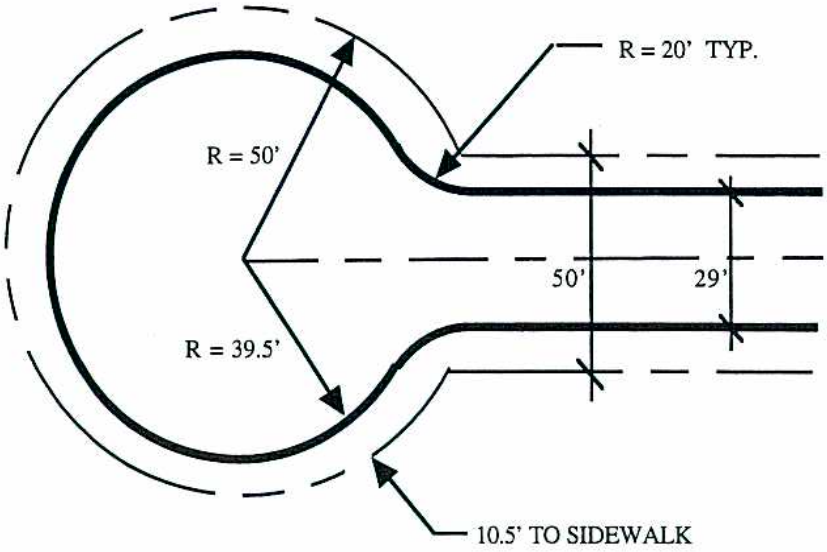
Typical Cross Sections - Collector Streets



MINOR COLLECTOR and/or LOCAL COMMERCIAL



RESIDENTIAL STREET



TYPICAL CUL-DE-SAC PLAN VIEW

Typical Cross Sections - Collector and Local Streets

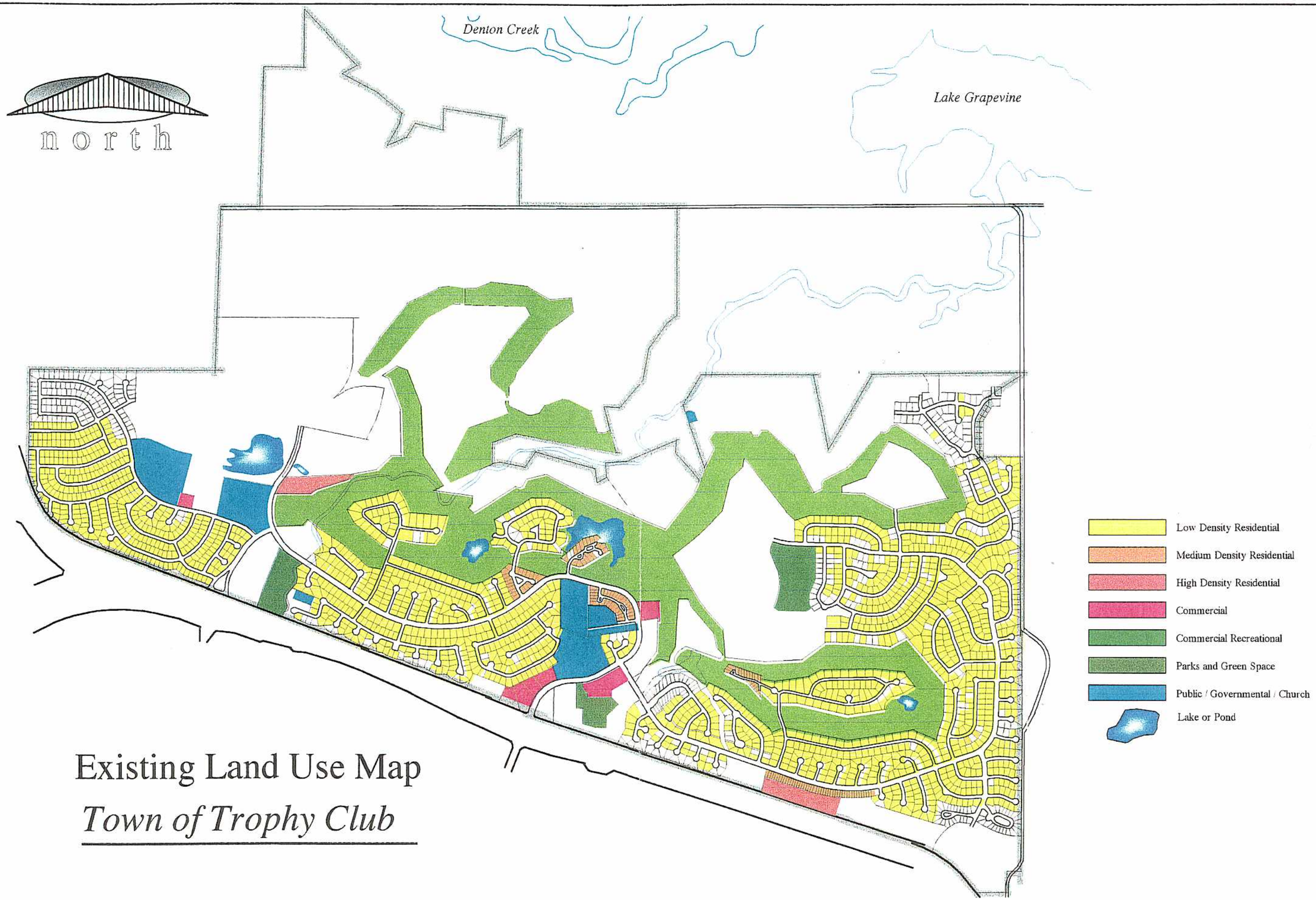
Thoroughfare Plan

The thoroughfare plan for Trophy Club as shown on the land use map was designed to encourage safe, expeditious traffic circulation while integrating with the adopted land use plan. In addition, it is important to limit the impact of the thoroughfares on the residential land uses.

It is critical to the Trophy Club Plan that the Trophy Club Drive loop be completed. One issue that may cause some difficulty is the eventual crossing of Marshall Creek. Although this may be well into the future it is crucial to the success of the plan. It must not be assumed that Marshall Creek must be crossed with a bridge structure. If the expense of a bridge is economically unfeasible, the Town should consider the possibility of a low water crossing at this point. A similar treatment has been accomplished by the City of Benbrook below Benbrook Dam.

All of the major collectors (Trophy Club Drive, Trophy Lake Drive, Indian Creek Drive, and Trophy Wood Drive) are four lane divided roadways. The grass median in all of these roadways is a common characteristic of these roadways. Although the median was omitted in a short section of Indian Creek Drive, this landscaped median should be required in all future development of these roadways.

The commercial property located at the southeast corner of Trophy Club has special thoroughfare requirements. Much of this property is located adjacent to one way frontage roads of Hwy 114. Therefore, in order to insure adequate circulation, the Thoroughfare Plan is indicating a commercial collector to extend through that property, which provides access to Hwy 114 as well as the rest of the commercial development located at that commercial node.



Existing Land Use Map

Town of Trophy Club

Table 8

Trophy Club Comprehensive Land Use Plan

Existing and Future Land Uses

Land Use Type	Existing Land Use Acres	Future Land Use Acres
Low Density	590	1558
Moderate Density	32	44
High Density	15	15
Com/ Com Rec.	380	505
Parks	32	102
Public/Quasi	49	59
Major Roads	51	102
Vacant/Undev.	1246	0
TOTAL	2,385	2,385

Source: Planning Resources Group 1996

Residential Goals and Objectives

The residents of the community identified the standards for residential development in Trophy Club. These standards are founded upon the goals and objectives originally adopted in the initial comprehensive planning process and updated in subsequent comprehensive plans.

Goal 1

Preserve the integrity of the property values that are currently existing within the Town.

Objective 1

Conform residential densities to that which is presented in the Comprehensive Land Use Plan.

Objective 2

Provide appropriate regulatory requirements to control all future residential development.

Objective 3

Use the Town's statutory powers to discourage and prohibit substandard development as determined by the Town Council from occurring within the Town or in its extraterritorial jurisdiction.

Goal 2

Encourage residential development to conform to requirements of an aesthetic nature that will promote the general welfare of all citizens and make a positive contribution to its neighbors and community.

Objective 1
Encourage engineering and planning designs for future developments to be high-quality development with maximum amenities.

Objective 2
Require new development to pay as many direct and indirect costs created by that development as possible, thereby reducing the tax load on the existing residents.

Goal 3

Preserve the existing character of the Town.

Objective 1
Limit moderate density single family housing within the Town by allowing it only after special consideration to the location and adjacent land uses.

Objective 2
Establish proper development controls that require approval and monitoring of residential development.

Goal 4

Provide for development that promotes the health, safety, and welfare of all citizens of the community.

Objective 1
Prevent inappropriate development of land in flood prone, environmentally sensitive, or hazardous areas.

Future Residential Use

The Comprehensive Land Use Plan addresses four different residential categories: Estate, Low Density, Moderate Density, and High Density. The purpose of these categories is to maintain the intensity of residential development characteristic of existing conditions. The distinctions between the residential uses are as follows:

Estate Residential land use is intended to provide lot sizes in the vicinity of or exceeding fifteen thousand (15,000) square feet and are comparable to densities of two (2) units per acre.

Low Density land use is intended to provide lot sizes in the vicinity of or exceeding twelve thousand (12,000) square feet and are comparable to densities of three (3) units per acre.

Moderate density land use is intended to provide lot sizes in the vicinity of or exceeding seven thousand five hundred (7,500) square feet and are comparable to densities of four (4) units per acre. Although High Density land use exists currently within the Town of Trophy Club, the Plan does not propose new areas of high density uses.

While the Comprehensive Land Use Plan Map had designated the majority of future residential land area as estate or low density residential, the use of Planned Unit Developments may be a method of providing smaller lot residential development where appropriate. When Planned Unit Developments are proposed provision of amenities such as common recreational areas and gated access may be utilized. It must be understood that the residential categories shown on the Land Use Plan are general in nature and should be considered with a great deal of flexibility. At some locations residential densities may be larger or smaller than generally indicated. The function of this map is to translate general development guidelines and not to provide area, square footage, or lot dimensions. Although there are definitely area, square footage, and lot dimensions relative to residential areas of this type, the particulars of these measurements are approximately as defined in the zoning ordinance and not the Land Use Plan. However, the goal for Planned Unit Developments is, that even while some lot sizes may be greatly reduced, the overall density for the total Planned Unit Development shall not exceed 3 units per acres.

Commercial Goals and Objectives

Similar to other elements of the goals and objectives process, the residents of the community identified the standards for commercial development in Trophy Club. These standards are founded upon the goals and objectives originally adopted in the initial comprehensive planning process and updated in subsequent comprehensive plans.

Goal 1
Encourage tastefully developed commercial uses that will be an asset to the community.

Objective 1
Develop and enforce development standards and criteria for commercial development.

Objective 2
Encourage commercial development to retain architectural design compatible to residential form by enforcing standards of architectural unity.

Objective 3
Limit commercial development in the Town to existing structures and footprints and areas designated on the Comprehensive Plan.

Objective 4
Provide an economic climate for the Town that will encourage the establishment of new businesses that will be of benefit to the community.

Objective 5
Promote the use of arterial streets for the most desirable use of commercial land and to influence the direction of development as part of a comprehensive growth policy.

Goal 2
Provide restrictive commercial ordinances to regulate commercial development within the Town.

Objective 1
Prohibit any commercial usage of land that has the potential of becoming undesirable strip commercial development.

Objective 2
All signs for commercial development should be of a size which should be in compliance with the sign ordinance of the Town.

Objective 3
Provide appropriate buffering, screening, and distances between commercial and residential development to assure compatibility between commercial and residential land uses.

Commercial Uses

The Comprehensive Land Use Plan addresses three different categories: Commercial, Commercial Recreational, and Professional Office. The distinctions between these uses are as follows:

Commercial land uses represent those uses which have been accepted as traditional commercial land uses. However, Trophy Club encourages a limited amount of service and retail uses that are low intensity in nature.

Commercial Recreational land uses are country club type uses including tennis courts, golf courses, and supportive commercial uses.

Professional Office land uses are low intensity professional office or office park type land use.

The Land Use Plan map indicates where these commercial uses are planned and will be allowed. It must be noted that while some of these uses are located near residential areas, they will be strictly controlled. The intent of this plan is to assure that commercial uses will be constructed such that they are compatible with adjacent residential uses. This will be and is currently being accomplished by regulations contained in the zoning ordinance. These controls regulate the landscape and buffering adjacent to residential properties as well as the roadways. They also regulate the height of structure, the masonry content of structure, the setback, and other area requirements. In addition, every commercial development in Trophy Club is required to submit a site plan detailing the nature of the development.

Public Land Use

The Comprehensive Land Use Plan addresses two different categories of Public land use, Public and Quasi-public. Public land uses are generally governmental and utility services including municipal and MUD offices, water tank locations, as well as sewage facilities. Quasi-public land use is non-governmental uses such as cemeteries, churches, and schools.

Annexation of Additional Area

There is very little undeveloped land adjacent to Trophy Club which is not included within the corporate limits of an adjacent community. However, there are a few areas located along the northern boundary of the Town. The Town should begin efforts to acquire available land area through annexation. This may require that agreements between adjacent cities regarding extra-territorial jurisdiction be negotiated.

Community Facilities Goals

Community Facilities are designed to provide the citizens of Trophy Club with adequate facilities and staff to service the community in the areas of fire protection, police services, city government, cultural growth, and community assembly. These uses are considered public land uses which include municipal, county, and state governmental facilities. While it is not reasonable to expect that the recommended improvements will occur immediately, it is important to understand that the actual needs will be determined as the specific community facility is designed.

In addition, the residents of Trophy Club have also developed goals and objectives for Community Facilities. Although it is granted that many of the larger facilities, such as major libraries and community convention facilities are not appropriate in Trophy Club, it was taken into account that Trophy Club is a dynamic community with changing interests. The following goals and objectives were developed and refined in this effort.

Goal 1

Provide the citizens of the Town with public buildings, staff and forces to adequately serve the community.

Objective 1

Provide administrative space for the regular business conducted by the Town.

Objective 2

Provide the citizens with access to public operated facilities which encourage education, health, and the public welfare.

Goal 2

Realize that the character of the Town is primarily a recreational/commuting community and that community facilities should provide a sense of community identity.

Goal 3

Encourage educational facilities for residents of Trophy Club which provide a quality educational opportunity.

Objective 1

Encourage the establishment of school facilities which provide for educational opportunity within the Town of Trophy Club.

Community Facilities Plan

Trophy Club Town Hall

The Town Hall should include all administrative space related to the Town Manager, Town Secretary, Finance Department, Community Development, Economic Development, and Public Service. The facility should also include public facilities such as the Town Council Chamber. The projected floor area required to fulfill these items is between 7,000 to 10,000 square feet. This square footage projection is based upon a number of factors which includes the number of employees by department that the Town will need at ultimate buildout. In addition, the employee and square footage needs of towns of similar size and service demand in the area have been considered. A site of approximately 3 to 5 acres is recommended.

In addition, it must be noted that the Town and the Municipal Utility District currently share space and facilities. As the Town continues to grow, it is certain that the needs of the Municipal Utility District will also grow. If the Town and the Municipal Utility District continue to share space and facilities, it is estimated that a structure of between 10,000 to 13,000 square feet would be required to be placed on a site between 7.5 acres and 10 acres in size.

The Future Land Use Plan does not indicate a possible site for these facilities. However, it is recommended that they be located near an entrance of the Town. They should be located on a major collector, preferable Trophy Club Drive. Even though there are no imminent plans to initiate the construction of these facilities, it would be advisable to begin efforts that would study and identify potential sites.

Police Station: The Town of Trophy Club has recently constructed a police facility. This facility is of appropriate size to satisfy the law enforcement needs of the Town. It is expected that these facilities will remain as the permanent location of law enforcement offices. However, it is possible that at a later date, added functions and operations may require that this structure be reviewed for possible extension or relocation.

Central Fire Station: The existing Central Fire Station is a 2-story tilt-up brick veneered metal building. The building contains engine bays, office space, training rooms, and classrooms. The current building appears to be adequate in the amount of space provided. The main concern involves handicapped access to various portions of the building. Second floor areas currently do not comply with all ADA requirements. Future consideration should include verification and determination of handicapped accessibility.

Fire Sub-Stations: Currently the Town of Trophy Club does not have fire sub-stations. As the Town grows and fire sub-stations become necessary, these facilities should be located to provide proper response time to all areas of the Town. The criteria for locating fire sub-stations is generally on a one and a half (1 1/2) mile radius or three miles apart. In addition, the response time should not be greater than four minutes. Although the distance with in Trophy Club may well be covered within a 1-1/2 radius, the nature of the curvilinear streets may cause the response time to be marginal. Therefore, it is recommended that a future fire sub-station be constructed in the northwestern portion of the Town, near where Marshal Creek Road enters the Town.

The requirements for a volunteer department differ from those for a paid department. A volunteer department does not require the sleeping areas and other living space required of a full time department. Each future fire sub-station (for a volunteer department) should contain 2 to 3 drive through engine bays, office space, multi-purpose training rooms, weight training room, and locker rooms. Facilities planned for a paid department should also contain dayrooms, dining areas, kitchen, and sleeping areas. The projected floor area requirements for a volunteer department are 5,900 square feet, and 6,500 square feet for a paid department. It is recommended that land be purchased which can accommodate the needs of either a volunteer or full time department. In addition, volunteer department facilities should be designed so that they are easily adapted to the needs of a paid department.

Library: The citizen's survey and the goals and objectives have not shown that providing a Town library is a priority in the community. However, in the event that this type of facility should be considered, the Texas State Library System requires that a minimum of 5,000 square feet be provided for municipalities up to 35,000 persons in population or 0.6 square feet per capita which ever one is greater. Using this criteria, the Town of Trophy Club would require a facility of approximately 6,100 square feet. This would also require that between 3/4 and one acre be provided for a building site.

Park Plan

Generally

This park plan is a guide for the orderly expansion of the Town of Trophy Club's parks and recreation system. It represents a coordinated application of recreation and open space resources that include Town, Private, School, and U.S. Government facilities. It is truly comprehensive in nature. Therefore, references to the Park Plan include all active and passive park and recreation resources regardless of ownership of the facility. With this plan the Town staff, Park Board, and Town Council can anticipate and respond to opportunities. This report provides policies, plans, and designs for parks and recreation. It is a tool for decision making that allows the Town's resources, general funds, capital improvement programs, and potential grants to be allocated equitably and efficiently. This plan will also provide continuity of purpose for succeeding Boards and Councils.

Goals and Objectives

The Town included the following goals and objectives for the Parks and Recreation Department in the Comprehensive Land Use Plan effort undertaken previously.

Goal 1

Provide a system of parks, recreational area, and open space that is compatible with the environment and conducive to the various neighborhoods within the community.

Objective 1

To require Town owned parks, recreation and open space dedication by the developer during the planning process.

Objective 2

Coordinate all existing and future private and public recreation spaces such that a consistent community image is encouraged.

Goal 2

Realize that the natural environment and ecosystems are a substantial quality which contributes to the character of the Town and they should be preserved and protected.

Objective 1

Protect all existing natural areas to a maximum extent during the Town's development process, and utilize whenever possible open space linkages.

Goal 3

Provide a variety of park types that satisfy the recreational needs of all citizens of the Town.

Objective 1

Encourage the development of at least one acre of park or recreational space for every one hundred persons in the Town of Trophy Club.

Objective 2

Encourage the development of park linkages with walkways, pathways, and jogging paths.

Inventory & Observations

This inventory of the Town's parks and recreation resources provides the basis for assessing the Town's present and future needs. Detailed visual surveys were made of all parks in Trophy Club. Potential park sites and school playgrounds and recreational facilities were investigated using the same methodology. Inventories and observations from these investigations and data provided by the Town are detailed below.

Land that is either specifically designated as park land or is being utilized as park land, regardless of ownership accounts for approximately 50 acres or two (2) percent of the total land area in the Town. This area is divided among five (5) locations which include

Harmony Park, the CIA Pool, Patrick McCombs Fields, the Country Club Tennis Courts and Pool, and Lakeview Elementary School.

Harmony Park

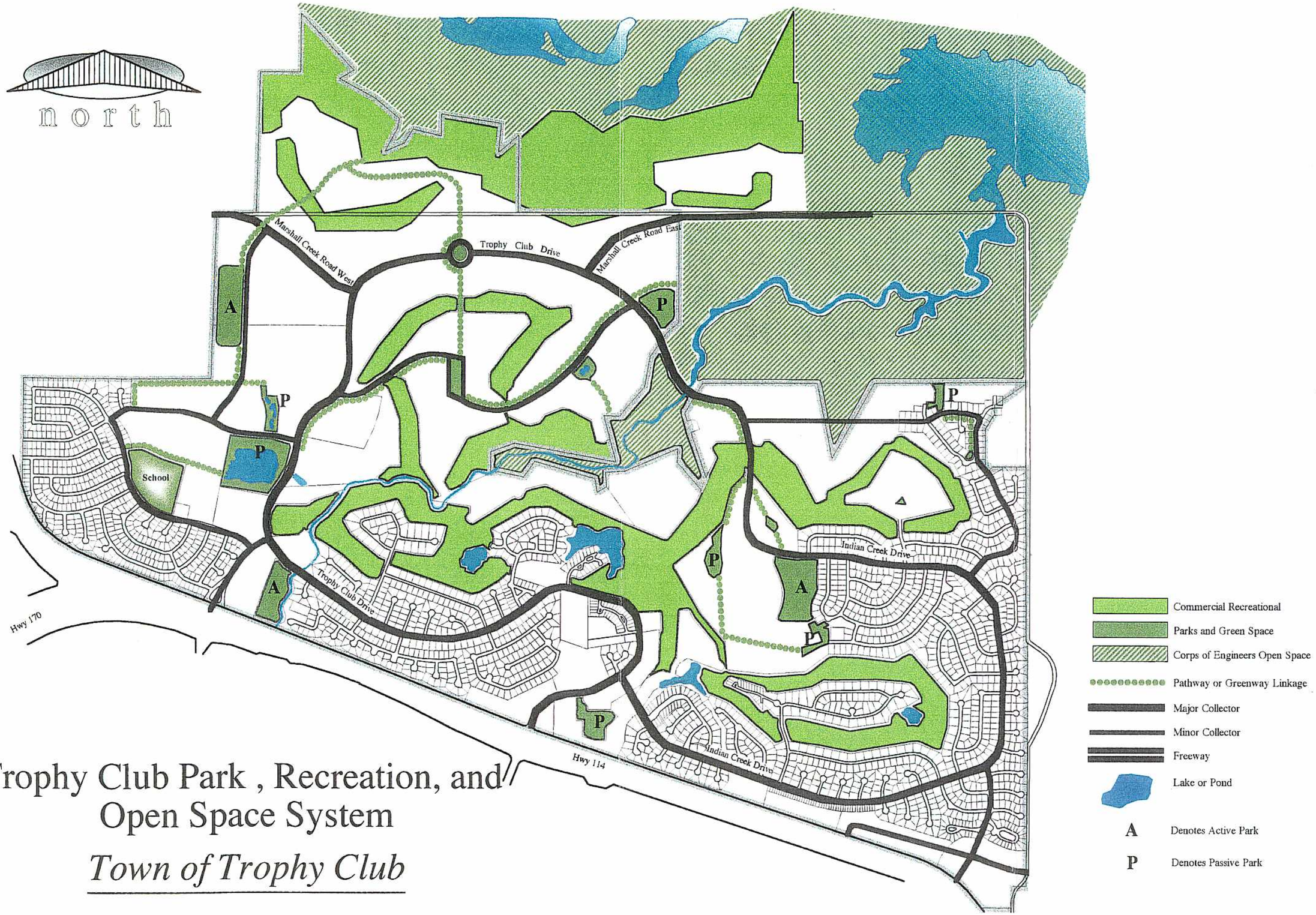
Harmony Park is Town owned and is located south of Indian Creek Drive and west of W. Hillside Place. This park contains a baseball diamond, three (3) small soccer fields and one (1) large soccer field, two (2) tennis courts, a basketball court, a volley ball court, a children's play area with jungle gym, slide, swings, teeter totter and other play equipment, picnic tables and barbeque grills, a covered pavilion, snack bar, bathrooms, and drinking fountain. The parking lot for this park provides thirty four (34) parking spaces, two (2) of which are handicap accessible. The land surrounding this park is planned for single family residential. The area to the east is platted and partially developed. The area to the north is partially platted and partially developed. The area to the south and west is unplatted and undeveloped.

CIA Pool

CIA Pool, which is not owned by the Town, is located just inside the main entrance of the Town on the east side of Trophy Club Drive. The facilities at this location include a swimming pool and pool house, soccer field, small pond, picnic area and two (2) lighted tennis courts. This facility formerly included a children's play area which has been removed. The parking lot contains thirty eight (38) parking spaces. The area around this facility is planned for professional office development with the exception of a small amount of single family residential to the northeast. The land to the north is developed as commercial. The area to the east, south, and west is undeveloped.

Patrick McCombs Fields

Patrick McCombs Fields are located on privately owned land in the area adjacent to Marshall Creek and south of Trophy Club Drive. This facility contains three (3) baseball diamonds, warm up area, and a batting cage. Each field has a scoreboard, bleachers, and dugouts. In addition there is a snack bar and picnic tables. The driveway which services this facility is gravel and there is no designated parking lot. The area to the east of this facility is planned for single family residential and is partially developed. The southern limits of this facility are adjacent to the Town Limits and State Highway 114. The area to the west of this facility is planned for commercial development and is currently undeveloped. The northern edge of this facility is bounded by Trophy Club Drive and the



Trophy Club Park , Recreation, and Open Space System

Town of Trophy Club

area on the north side of Trophy Club Drive is planned for single family residential and is currently undeveloped.

Lakeview Elementary School

The Lakeview Elementary School bounded on the south and west by Village Trail. This facility contains a soccer field, play ground, two (2) baseball diamonds, and basketball facilities. In addition, a covered area providing tables is provided. This area to the north of this facility is planned for single family residential and is currently being developed. There is a Day Care Center located to the east of this facility. The south and west limits of this facility are bounded by Village Trail with single family residential development on the other side of the roadway.

Trophy Club Country Club Tennis and Pool Facilities

The Trophy Club country club tennis and pool facility is not owned by the Town and is a private facility for members only. It is located east of Trophy Club Drive and south of the Quorum Condominiums. This facility contains five (5) lighted tennis courts, a pool with pool house, and a tennis shop. The parking lot for this facility provides for approximately thirty two (32) parking spaces. The golf course is located on the eastern boundary of this facility. The area to the north contains the Quorum Condominiums. The area to the south is planned for single family residential and is currently undeveloped. The western limits of this facility is bounded by Trophy Club Drive and there is a church on the west side of the roadway.

Trophy Club Golf Course

The Trophy Club Golf Course is not owned by the Town and is a 36 hole private golf course facility for members only. There are divided opinions regarding the classification of a private golf course as it relates to the land plan. The question arises of whether or not a golf course should be considered as satisfying park needs of the general public. Although it is accurate that the general public does not have access to the private course, the general public does benefit from the open spaces provided by greens and fairways. The layout of the Trophy Club course permits the general public to travel adjacent to the course. In addition, the course has been laid out to take advantage of homes being located adjacent to the course. The visual impact of the golf course provides benefit to the aesthetic character of Trophy Club.

Standards and Guidelines for Park Planning

This section details standards and guidelines with respect to Trophy Club's characteristics as follows:

- Criteria
- Park Acreage
- Recreation Facilities
- Park Classifications
- Park Service Zones

Criteria

Park planning standards and guidelines commonly used by urban park planners and accepted by such authorities as the National Recreation and Park Association (NRPA) are useful criteria for quantifying the land and facility requirements for a park and recreation system. However, these standards should be viewed as guidelines rather than rules. Trophy Club was originally founded upon the concept of recreational opportunity afforded by a quality golf course. The temperament of the the community is oriented towards recreation, sports, and fitness opportunities. Therefore parks and open spaces should be planned as integral parts of neighborhoods.

NRPA standards suggest 6.25 to 10.5 acres of local parks per 1,000 population. That figure includes all types of parks including miniparks, neighborhood parks and playgrounds, and community parks as well as linear and special use parks. Although the Golf Course is not owned by the Town and is a private facility, it would be considered a special use park for recreational purposes. This facility has significant open space value to the Town and its expansion in the future will increase its value to the community.

In addition, located along the perimeter boundary of Trophy Club is a significant open area that has been dedicated to lake use and is owned by the U.S. Corps. of Engineers. This area will not be used for urban development. Future plans include utilization as part of the open space amenities for the Town.

Although located outside the community and not owned by the Town, there is a public park owned by the Corps of Engineers adjacent to Lake Grapevine which includes camping and picnicking facilities to which the Town of Trophy Club will have easy access.

The Park Plan, as shown in *Figure 7 - Trophy Club Park, Recreation, and Open Space System,* has indicated trailways and green areas located adjacent to the Corps open spaces. It is recommended that coordination with the Corps of Engineers provide for the extension of the pathways into the Corps property. This is especially critical at locations where the extension of these pathways is necessary to continue the trail system to connect neighborhoods.

Therefore while the NRPA standard indicates that the suggested number of acres of local park per 1,000 persons should not include special parks, in the case of Trophy Club the privately owned golf course and adjacent Corps property located outside the Town limits represent a significant recreational opportunity and should be factored into the total park plan of Trophy Club. However, the golf course and Corps property is not included in the numerical figures representing park land.

In addition to coordination of open spaces with the Corps of Engineers area, parks and recreation opportunities must be shared with the Northwest Independent School District. The Park Plan indicates a major active park to be located on the western border of the Town. Coordination of efforts with the Northwest Independent School District, the Town of Trophy Club, and area developers has provided a plan to coordinate the development of this park. Active park facilities, consisting of ball diamonds, practice fields, and perhaps a football stadium, will be shared by the school district and the Town. This includes the parking lot facilities.

Passive and Active Parks

In a society that values competitive sports, it is not unusual that much of the park and recreation efforts be focused on preparing facilities for organized sports. Youth associations and sports associations comprise an extremely significant element of most parks programs. Park land can, therefore, be placed in one of two categories: active parks and passive parks. Active parks are those recreation areas dedicated to primarily organized competitive sports. These active parks usually take the form of baseball fields, soccer fields, football fields and the facilities that are required to support those sports, including parking areas.

Active parks are destination oriented facilities. Users of active parks are not expected to necessarily live in the area of town in which the park is located. The focus on the active park is rather the sport being supported. Those utilizing soccer fields will travel to that

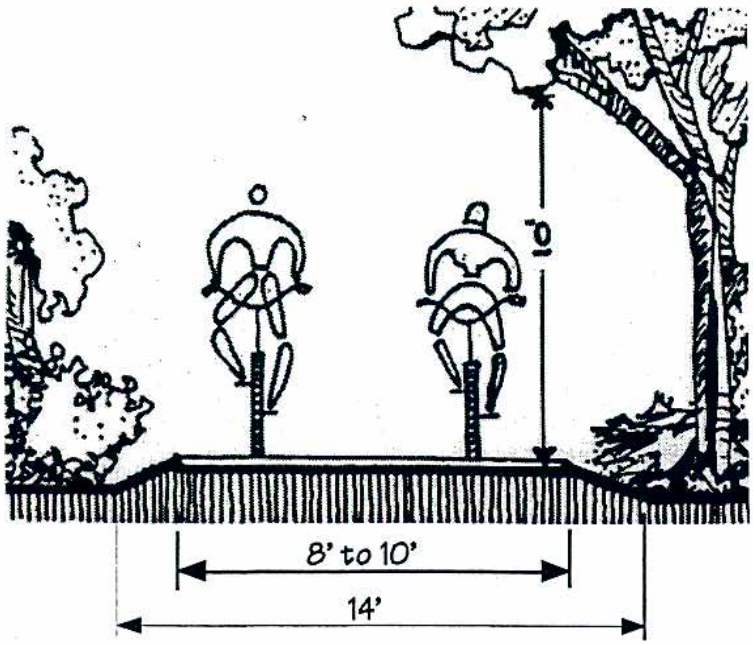
location. Those utilizing football fields will drive to that location. And likewise, those utilizing baseball fields will drive to locations that have baseball diamonds. Therefore, since active parks are destination oriented, the active parks should be located along major or minor collectors. In addition, active parks should be dispersed throughout the Town providing residents in all areas of the Town to be located near an active park.

Passive parks are those parks that are not generally utilized for organized competitive sports. These parks are typically utilized for small group recreation. Families, couples, children, and individuals are the typical users of passive parks. Passive parks do not receive intense use; however, they receive constant use. As compared to active parks which may have 500 persons utilize it on any given Saturday, the passive park may only be utilized by 10 to 15 persons in any given hour during the daytime hours. However, projected over a week, the passive park may also provide recreation opportunity to 500 persons. In addition, there is a large portion of the community that is either not athletically inclined, too physically unable to participate in active sports, or either too old or too young for competitive sports. Therefore, it is important, even critical, to provide equal focus on passive parks as is provided to active parks.

Contrary to active parks, passive parks are neighborhood oriented. The purpose of the passive park is to provide passive recreation opportunities to residents who live near the passive park. It is proposed that passive parks assume three forms in Trophy Club: linear pathways and trails linking subdivisions and neighborhoods together; small pocket parks approximately one half acre or less in size; and neighborhood parks approximately one acre or larger in size. These small passive parks would have children's playground equipment, basketball, ball fields for unorganized games, picnic facilities, and walking and jogging trails.

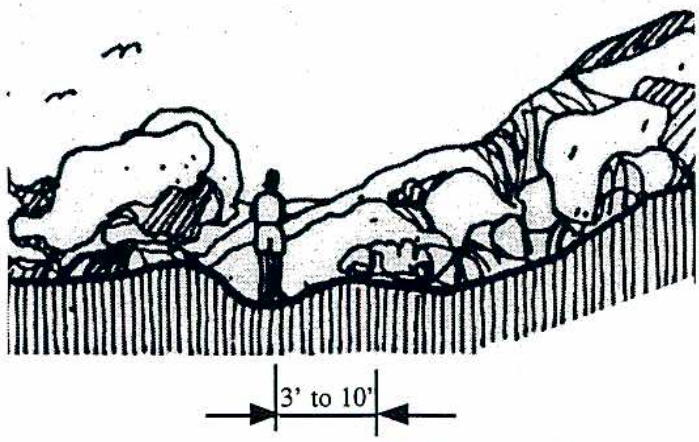
All new developments shall be encouraged to provide some type of open or green space to be utilized by the immediate neighborhood. These spaces may even be common spaces which are maintained by the homeowner's association. More particularly, linear pathways and green areas should connect passive and active parks together. These linear pathways are critical to the park plan. The pedestrian quality of the Town is enhanced by the provision of a linking trail system.

The linking trails can be utilized for walking, hiking, and biking purposes. However, whatever the nature, they should be designed to sufficiently provide for the medium for which they are dedicated. *Figure 8 - Design Criteria for Various Trail Systems.*



Bikeways should have a width of 8 to 10 feet (two way) or 6 feet (one way). The grade should be a maximum of 5 percent for lengths up to 1000 feet and 15 percent for very short distances. Clearance should be 10 feet. the surface should be hard, preferably asphalt

Bikeway Trails



Hiking and Jogging trails vary from 3 to 10 feet in width, depending on their character. The grade should be 5 percent (a maximum of 15 percent for very short distances). The clearance should be 8 feet. The surface should be firm, natural ground, or comparable prepared surface.

Hiking and Jogging Trails

Design Criteria for Various Trail Systems

Implementation Recommendations

General

An important step in the Comprehensive Land Use Plan development process is the implementation of the plans which have been developed. There are numerous methods and tools which may be used to implement a plan. Some of these include, but may not be limited to the following:

1. adopted policies
2. checklists, guidelines, and forms
3. ordinances and regulations

The Comprehensive Land Use Plan is usually implemented by utilizing a combination of these methods. The following material addresses the different implementation methods and provides a description of how they are to be used in the implementation of the Trophy Club Comprehensive Land Use Plan. Upon the adoption of this Comprehensive Land Use Plan, the recommendations provided in this section become official implementation strategies of the Town.

Adopted Policies

The staff and officials of many towns consider adopted policies as only one step short of law. In general, official policies provide the Town staff, Planning and Zoning Commission, and the Town Council with specific guidelines regarding development issues. Policies should be established which will assist the staff and appointed and elected officials in following through with the goals and objectives of the Land Use Plan.

We recommend that the following policies be adopted as standard practices when addressing land use issues in Trophy Club.

1. *Authority of the Comprehensive Land Use Plan*: The Town should establish the degree of authority that will be assigned to the Comprehensive Land Use Plan. If all zoning is to be guided by the Comprehensive Land Use Plan, then it is recommended that the Town Council officially adopt this plan.

2. *Conformance with the Plan:* The Town should establish a policy requiring conformance with the Comprehensive Land Use Plan. All zoning requests should be measured for compatibility with the Plan. Staff reports written on platting and zoning requests should include commentary on the conformance of the request with the Plan. Non-conformance with the Comprehensive Land Use Plan may be sufficient grounds for denial or a negative recommendation of the request.

3. *Maintenance of the Plan:* The Town should adopt a policy to have a written staff review of the Plan annually. Items to be addressed should include conformance with current development trends, number of zoning application requested or granted that did not conform to the Comprehensive Land Use Plan, and recommendations of the Plan which are being or have been implemented. The Planning and Zoning Commission should provide an annual written report to the Town Council detailing the status of the Comprehensive Land Use Plan. The conclusion of the Planning and Zoning Commission report should recommend that the Plan be either maintained in its current condition for one more year or that it be revised to comply with current development goals and objectives being observed by the Town.

Zoning Ordinances

The basic purpose of the Zoning Ordinance is to carry out the land use policies and recommendations as contained in the Comprehensive Land Use Plan. Specifically, the Zoning Ordinance classifies and regulates the use of land, buildings, and structures within the corporate limits of the Town. The ordinance is divided into two elements that are interdependent: 1) the zoning text and 2) the zoning map. The zoning text details how the land may be used. The zoning map displays where it may be used in the manner described in the zoning text. Zoning decisions should always consider the Comprehensive Land Use Plan. The Plan provides decision makers with guidance as to the appropriate zoning districts for property located within the Town. Decision makers should determine whether or not the zoning request is in compliance with the Plan.

It is important to note that since the Comprehensive Land Use Plan map indicates land use in a general manner, it will not necessarily show specific information on specific properties. Nevertheless, it will provide guidance regarding land use principles and expected development trends.

Besides providing guidance to decision makers regarding re-zoning requests, the Comprehensive Land Plan will provide the Town with authority to initiate re-zoning of property. So long as the appropriate procedures of "due process" are observed, the Town may initiate zoning to bring property into compliance with the adopted Comprehensive Land Use Plan. It is recommended that the Comprehensive Land Use Plan and the zoning ordinances be examined to identify areas which should be re-zoned in order to assure compliance with the intent of both documents.

Subdivision Regulations

Subdivision Regulations are intended to guide the development of future platting of land within the corporate limits of the Town. How the land is used cannot be an issue in the approval of plats. Land use is a zoning issue. However, subdivisions will be required to comply with the general layout of streets, placements of collectors and arterials, general urban form as provided in the Comprehensive Land Use Plan, and the location of parks within a subdivision. Each plat will be reviewed by the planning staff and addressed by the Planning and Zoning Commission and Town Council regarding this compliance. Non-compliance with the Comprehensive Land Use Plan will constitute a position contrary to the health, welfare and general safety of the residents of the community. Language in the subdivision regulations will be reviewed to confirm that compliance with the Comprehensive Land Use Plan is required.

Conclusion

This document represents the third comprehensive analysis of existing and future land uses for the Town of Trophy Club. All three of these efforts have been founded upon the original goals and objectives established during the initial planning effort. Changes to these initial goals and objectives have generally represented refinements and restatements of the goals and objectives.

The residents of Trophy Club have expended an enormous quantity of hours on the development and maintenance of this Comprehensive Land Use Plan. Their commitment to the planning process and the goals and objectives is evident by the consistency of each subsequent comprehensive land use plan.

The comprehensive planning efforts of the Town of Trophy Club is truly a process. This Comprehensive Land Use Plan - Update, as well as the previous planning documents, will be replaced by others. That is expected and by design. Growth will continue to occur in the Town of Trophy Club. And the dynamics of regional development will continue to impact the Town of Trophy Club. However, the direction established by the citizens of Trophy Club, in this document as well as the ones preceding it, will enable them to meet the challenges and impacts of future development with a flexible vehicle to control the future growth of the Town.

Summary of Planning Emphases for the Town of Trophy Club, Texas

The Town of Trophy Club has been involved in the planning process since its incorporation. Soon after the incorporation, the Town initiated efforts to develop the planning tools necessary to insure appropriate growth controls. Chronologically, the Town was incorporated in January and in October of the same year they had hired a planning consultant to guide them through the process. A summary of critical elements of the Trophy Club planning efforts is provided as follows:

1. **Proper Sequence Observed:** It is not unusual for our firm to be engaged to assist a community develop planning elements which are clearly being forced out of sequence. The appropriate sequence for urban land planning is as follows:

    1) Prepare an inventory of existing conditions to identify current trends, conditions, and issues.

    2) Develop goals and objectives that take into account the current conditions and describe what the city desires to be.

    3) Prepare plans that will serve as a guide for development decisions that will be made by city leaders.

    4) Develop and adopt the appropriate ordinances and policies that will implement the plan.

    5) Re-evaluate the plan periodically and make the appropriate amendments to the implementation tools.

2. **Density Maintained at 3 Units per Acre:** Much discussion was conducted regarding what it meant to have a 3 unit per acre density. Many wanted to maintain 3 units per acre after the streets, parks, and drainage areas were removed. The final measure of 3 units per acre is a gross amount. When any development is proposed, the sum of all the small lot areas and the large lot areas, including the parks and open spaces, must equal 3 units per acre. Multi-family developments are not included or permitted.

3. **Thoroughfare Circulation Plan:** Trophy Club is generally a community that does not have major arterials. All the arterials are located on the perimeter of the Town, in another City. Trophy Clubs thoroughfare plan is dependent on the eventual completion of the circular pattern of Trophy Club Drive and Indian Creek. This circular pattern will function to take traffic from the interior to the perimeter arterials and will provide residents with a major collector thoroughfare that ties the different neighborhoods together.

4. **Boulevard Nature of Indian Creek and Trophy Club Drive:** In order to promote the aesthetic quality of the community as well as provide a focus and a theme, Indian Creek and Trophy Club Drive should be maintained in the boulevard condition.

5. **Linkage Paths and Parks:** The Comprehensive Land Use Plan has consistently promoted pedestrian access throughout the Town. This pedestrian access must not be totally dependent on Trophy Club Drive and Indian Creek. All future developments must provide a green space linkage through the development that ties to either another green space linkage or an appropriate pathway adjacent to a major collector roadway.

6. **Residential Character of all Development:** All development within the Town of Trophy Club must encourage and promote the residential character of the Town. Commercial structures must encorporate residential characteristics into the design of the structure. In this sense also, pole signs, billboard signs, and portable signs have been prohibited.

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