
**SECTION 10.
PUBLIC FACILITIES PLAN**

MASTER PLAN 2004

TOWN OF COPPER CANYON, TEXAS

SECTION 10. PUBLIC FACILITIES PLAN

Introduction

The Public Facilities Plan addresses concerns related to the ability of present and future public facilities to satisfactorily serve the needs of the public over the next 10 to 20 years and beyond. Generally, the Public Facilities Plan addresses such structures as the Town hall, schools, fire and police stations/substations and similar public buildings. The Public Facilities Plan will also briefly discuss issues related to water/wastewater services and sewer line extension along F.M. 407 for any commercial development that may occur along that corridor.

There are three principal areas that should be addressed when planning to ensure appropriate service levels are available to the public. To begin, this includes the number of employees required as it relates to appropriate employee: population ratios (as the population changes). As the number of employees required increases, the required physical space to house employees and new associated equipment also increases. To plan for this, it is important to anticipate what future growth may approximate over the next 20 years and at ultimate capacity. According to demographic research, the population of Copper Canyon should be approximately 2,433 persons (Table 8.5), roughly doubling in size from the U.S. Census 2000 count of 1,230 persons. This translates to the Town being at roughly 66% of build-out in 2025. According to the ultimate holding capacity of the Town, based on the future land use map and its associated land use districts, the ultimate population is projected at approximately 3,693 persons *or* approximately 1,338 dwelling units (Table 4.2).

Using this population projection, the facilities themselves must be assessed in terms of their ability to house the appropriate number and amount of employees and equipment. Should the facility be deemed capable of servicing population growth for the coming 20-year period and beyond, no action is necessary. If additional square footage is required, a decision should be made to either expand that existing facility or create additional facilities at other sites.

This plan seeks to address land use planning issues and will recommend existing sites to be expanded and/or additional sites (existing improved or raw land) to be acquired. Making these recommendations allows the Town to act accordingly and ensure sites are acquired for future growth and are not lost to unassociated uses (i.e., non-residential, residential development).

10.1 Public Facilities, Analysis

This section provides an analysis of all existing facilities and services and makes recommendations accordingly. Refer to Plate 9.1 *Public Facilities Plan* for a graphic depiction of any proposed new sites. New sites are based on service areas required (ex. fire service), recommendations from Town officials and public input.

In Section 2. *Baseline Analysis*, the existing public facilities are described according to the structure type, services and departments housed in that structure and the corresponding number of employees within that service/department. The baseline analysis should be referred to prior to reviewing individual public facility assessments in the text to follow.

Because some public facilities greatly affect Town residents but are owned and operated at the county level or by the Denton or Lewisville Independent School District, it is recommended that the Town communicate with appropriate officials to learn of planned expansions, improvements, etc. and to examine the possibility of joint partnerships with the county where concerns exist that services will not adequately address the level of service needed by Copper Canyon residents.

Town Hall

The Town Hall is located on approximately two acres on 400 Woodland Drive. The main office area currently being used has two employees: one full-time and one part-time. There is room for one additional desk/person in this area and an additional small office could be set up in an existing empty file room. A total of four full-time employees could be housed in the existing space available to address issues related to future population growth and maintaining the town employee: population ratio. Some thought has been given to sanitation-related personnel for the management of septic systems. Whether or not this person would require office space or would be contracted out is unknown at this time.

Fire Station

A fire substation is housed in the Town Hall complex with garage space for two fire apparatus and office space for one to two full time employees. Currently, the office is used on an as-needed basis and is not occupied by any full time employee. At population build-out, this facility, if it continues to have the current available space, will be adequate for the Town at population build-out.¹ The Argyle Fire Department, which occupies this station and has an agreement with the Town, is planning to build an additional fire substation along Copper Canyon Road (site to be

¹ Telephone Interview. Mac Hohenberger, Chief of Argyle Fire District. November 13, 2003.

determined) to serve the Lantana District and the Town of Copper Canyon. An additional substation is planned for Gibbons Road and F.M. 407 to serve areas west of the Town², relieving any duties these substations may have to serve areas west of Lantana and Copper Canyon.

Police Station

Police service is currently contracted out to the Town of Double Oak Police Department. The service is sufficient for the Town's current and near future needs. Should the Town ever need to construct its own police station, to be occupied by the Town's own police department or a contracted one, the amount of raw land now within Town limits will be sufficient for acquiring a suitable site.

Community Center

Currently, it is recommended that the Community Center be located on land at the Town Hall site and abutting property. The Town Hall site is roughly two acres and would be sufficient for only a modest structure with parking. It is recommended that the Town consider acquiring adjacent land to the east of the Town Hall for a community center that would require significant space. Other sites should also be considered. The uses and purpose of this community center (i.e. public meeting space and/or swimming pool, tennis courts, etc.), and available funding, will be the determinant in terms of the amount of land required and its appropriate location. Because of the strongly conceptual nature of the Community Center at the time of the Master Plan adoption, it is recommended that the Community Center land use category remain as such on the Future Land Use Plan and not be proactively rezoned.

Library

The Denton County Library is anticipated to offer sufficient service to the future population in 20 years and at build-out.

Sewer Service

Development occurring in the town center or town housing concepts proposed would require sewer extension as septic systems would not adequately service this development-type. There are two available sources for sewer line extension. Costs associated with utility extensions are generally born by the developer through impact fees or pro-rata fees. The first source could be achieved by connecting to the Town of Double Oak's sewer line. To do so, an inter-local

² Ibid.

agreement is required between the Town of Copper Canyon, the Town of Double Oak and the Upper Trinity River Authority. The second option would require a similar agreement- the Town could acquire a sewer line hook-up with the Lantana District through an inter-local agreement with the District, the Town and the City of Denton.³ The negotiations of such contracts would occur at a time closer to actual development of the F.M. 407 corridor within the Town limits.

³ Telephone Interview. Jeff Crannell, P.E., Crannell & Crannell Engineering and Town Engineer. November 12, 2003.