

SECTION 4. FUTURE LAND USE PLAN

Note: A Future Land Use Plan shall not constitute zoning regulations or establish zoning category boundaries.

Introduction

The existing built environment of the Town is overwhelmingly rural in character, due totally to residential development occurring on large lots, ranging from one acre to more than five acres, and significant open space areas created by major utility easements, the floodplain of Poindexter Creek, and the Army Corps of Engineers' easements for the Pilot Knoll Equestrian Trail System.

The *Future Land Use Plan* is designed to provide a framework from which the Town's *Goals and objectives* may be realized. Its two components, the map and text portion, complement one another in describing the physical layout and character of the community. As the Town receives development proposals, it is paramount that these proposals be in keeping with the Future Land Use Plan. When considering development proposals, it is important to understand that the Plan is flexible and may be revised to accommodate proposals that are significantly in keeping with the vision of the Town while not mirroring the Plan put forth.

The Future Land Use Plan also guides the future creation and adaptation of regulations which are primarily zoning and subdivision ordinances. This practice provides the legal framework necessary critical to implementing the Plan.

4.1 Land Uses

The Future Land Use Plan considers development within the corporate limits. Plate 4.1, *Future Land Use and Thoroughfare Plan*, on the following page, graphically depicts the locations of the proposed land uses.

[Plate 4.1 inserted here]

The land uses proposed are as follows:

- Low Density Residential (single family, minimum one acre lots)
- Semi-Rural Residential (single family, minimum two acre lots)
- Residential Estate (single family, minimum five acre lots)
- Town Center
- Community Center
- Parks and Open Space

The Town Center component of the Future Land Use Plan, as generally reflected in Plate 4.1, shall include the following:

Roadways

A. Collector Road: The Town Center reflects the desire for a north-south Collector Road providing access to and through the Town Center area.

1. Character: This Collector should have a right-of-way (ROW) approximately sixty feet (60') in width. The configuration shall be pavement of approximately thirty-seven feet (37') in width, with two continuous drive lanes. Lane configurations will likely change at the intersection of other roadways to accommodate turning lanes. This may also necessitate additional ROW at its intersection with F.M. 407. Recommended widths may need to be adjusted if a bar-ditch section is preferred.
2. Purpose and Intent: The Collector Road serves the purpose of connecting the Town Center to F.M. 407, the primary regional arterial crossing through the Town. As well, the Collector provides connectivity within the Town Center area and perhaps ultimately to any future development north of the Town Center.
3. Town Square: There may be a desire by a future developer to have a focal point for community activities in the Town. The Collector Road would be critical to the potential success of such a Town Square, providing ease of access. The mixed uses surrounding and supporting the Town Square will need access to F.M. 407 and traffic from the residents in the Town in order to be successful.

B. Internal Roads: The Internal Roads shown on the Concept Plan are conceptual in their alignment.

1. Character: The Internal Roads should have a right-of-way approximately fifty feet (50') in width. The configuration shall be pavement of approximately twenty-nine feet (29') in width, with two continuous drive lanes. Recommended widths may be adjusted if a bar-ditch section is preferred and curbs may be utilized.
2. Purpose and Intent: The Internal Roads shall serve the purpose of connecting uses within the Town Center, and providing ease of access to the Town Square. Where practical, the Internal Roads shall connect to perimeter roadways to enhance access for residents and public safety personnel.

Town Square

A. Character: The Town Square for Town Center shall primarily be an open space large enough to accommodate community activities, and shall include adequate parking areas.

B. Purpose and Intent: The Town Square shall be a place for small community gatherings. The Town Square is not meant for play or recreational structures, or other structures that do not complement small-scale community activities.

- C. Ownership/Maintenance: The ownership and maintenance of the Town Square may be either by the Town or by private entities, as determined at the time of development.

Open Space/Natural Amenity

- A. Character: The Open Space/Natural Amenity areas shown on the Concept Plan are typically natural areas with trees of significant stature. These amenities may be located on private properties or properties owned and maintained by a homeowners' association. They may also be utilized for detention/retention of stormwater.
- B. Purpose and Intent: The purpose of these areas is to provide a natural respite from the developed environment. It is the intent that these areas be maintained sufficiently to provide for safe enjoyment of the areas, without removal of natural plantings. The initial removal of underbrush should be satisfactory for establishing a safe environment. Irrigation should not be provided to these natural areas so as not to injure or kill native trees.
- C. Open Space/Green Space: Open space/green space shall be a significant component of any residential development in the Town Center. It may include retention/detention ponds, private park/recreation areas and trails, but shall not include roadways and right-of-way, or any portions of residential lots, in its calculation. Applicable zoning regulations shall provide greater detail about open space/green space requirements for zoning districts/land uses in the Town Center. Efforts shall be made by any developer to preserve and protect existing tree stands and large or mature trees.

Residential Uses

- A. Estate Transition: Following are the characteristics of the Estate Transition designation.
1. Uses: The uses intended for the Estate Transition areas shall be single-family residential. Lot sizes in the Estate Transition area shall be a minimum of three-quarter (3/4) acre in size.
 2. Character: The character of the Estate Transition lots shall be complementary to the look and feel of existing lots in the Estates of Copper Canyon and along the northern boundary of the Town Center. This may be accomplished through the use of similar rear setbacks, accessory structures, height of homes, and slope of roofs or other similar means.
 3. Purpose and Intent: The purpose of the Estate Transition category is to provide a residential lot of sufficient size to provide a transition from existing larger lots to new development of smaller lot sizes.
- B. Medium Density Single-Family: Following are the characteristics of the Medium Density Single-Family designation.

1. Uses: The uses intended for the Medium Density Single-Family areas shall be single-family residential. Lot sizes in the Medium Density Single-Family areas shall be a minimum of 1/3 acre in size. That portion in the Town Center area south of FM 407 shall reflect single-family residential use at a density not to exceed 2.56 single-family residential units per gross acre (a maximum of 225 single-family residential units),
2. Character: The Character of this area may be traditional residential development or clustered housing with significant open space, with high-quality housing products and potentially planned community amenities. Amenities may include trail systems connecting Open Space/Natural Amenities, or community facilities for residents of the subdivision. When adjacent to larger lots, the character of the development should be complementary to the existing lots. This may be through the use of similar rear setbacks, accessory structures, height of homes, and slope of roofs or other similar means.
3. Purpose and Intent: The purpose of this designation is to allow for a master-planned development consistent with the density referenced herein.

Commercial Uses

- A. Office: Following are the characteristics of the Office designation (north of FM 407 only).
 1. Uses: Low impact professional, medical or similar uses shall be allowed in the Office land use category.
 2. Purpose and Intent: The purpose of this designation is to allow for professional office supportive of community needs.
- B. Mixed-Use: Following are the characteristics of the Mixed-Use designation.
 1. Uses: This designation allows office and retail uses in a complementary and synergistic arrangement.
 2. Character: The synergistic uses proposed by this designation are challenging to create in the built environment. The uses need to be supportive of each other, while limiting any potential conflicts.
 3. Purpose and Intent: The purpose of this designation is to allow for the creative development of mixed office and retail uses in an environment that adds vibrancy to the overall environment.

Unique Uses

- A. **Senior Living:** Following are the characteristics of Senior Living uses.
1. **Uses:** Senior Living shall be age-restricted single-family residential uses and may be developed in accordance with the Town's planned development zoning ordinance.
 2. **Character:** The character of Senior Living uses shall have the look and feel of traditional residential subdivisions and complement surrounding land uses.
 3. **Permitted Areas:** Due to the unique characteristics of age-restricted single-family residential living, higher density may be allowed; however, density shall not exceed four (4) units per acre. Senior Living uses shall be allowed only in the Medium Density Single Family designated areas of the Town Center.
 4. **Purpose and Intent:** The purpose of the Senior Living product is to allow for the accommodation of senior residents who desire to live in Copper Canyon.

Note: Plate 4.1 is to be considered a general representation of the arrangement of proposed land uses. Lines delineating separation of uses should not be interpreted as established since the components of the Town Center are conceptual in nature and intended to stimulate a creative approach to mixing complementary uses throughout the Town Center.

4.2 Land Use Categories

Single-family residential uses comprise the greatest use of land throughout the planning area and the Future Land Use Plan specifies four residential land use categories. These uses are defined on the basis of residential type, density and minimum lot sizes.

Town Center

The Town Center provides for a variety of land uses in a pedestrian-friendly public environment. These uses include single-family dwelling units, retail, hotel, office, government/civic and open space.

Low Density Residential

Residential Type: single-family

Minimum Lot Size: one acre

Maximum Building Height: 35 feet

The Low Density Residential Category accomplishes a number of issues in the overall housing strategy of the Town. While preserving the rural character of the Town, the Category addresses lot size limits for housing served only by on-site waste disposal systems. On-site waste disposal systems are regulated by the courts, the Texas Commission on Environmental Quality (TCEQ) criteria and Town ordinances. Furthermore, the increased number of persons living in this category provides additional consumers for attracting business interests to the community.

The physical location of this category should be primarily focused along existing corridors and around non-residential development. Doing so provides a buffer to larger, more rural residential development to the interior of the Town.



Example of Low Density Residential Category

Semi-Rural Residential

Residential Type: single-family

Minimum Lot Size: two acres

Maximum Building Height: 35 feet

The Semi-Rural Residential Category prescribing minimum two acre lots is the dominant land use in the



Example of Semi-Rural Residential Category

community and will continue to play a major role in the housing strategy. This category may be appropriately located along existing corridors (similar to the Low Density Residential Category) and should also serve as a buffer between the Low Density Residential Category and the Residential Estate Category.

Residential Estate

Residential Type: single family

Minimum Lot Size: five acres

Maximum Building Height: 35 feet



Example of Residential Estate Category

The Residential Estate Category is the most rural in character of the three housing categories established. The

Category will be most appropriately located toward the interior of the Town, away from major corridors and adjacent to the Semi-Rural Residential Category. It is designed to embody and protect the predominantly rural character and history of the Town.

Town Center and Retail/Office (Planned Development 1)

Maximum Building Height: 35 feet

The Town Center Category is provided to improve the overall tax base of the community and provide goods and services to the local population. The Category is located along the F.M. 407 corridor to the north (refer to Plate 4.1 *Future Land Use and Thoroughfare Plan*). Development



Example of Town Center and Retail/Office Category

occurring within the Town Center Category should occur in a manner that is minimal in impact to the rural character and lifestyle of the community. “Minimal in impact” refers to such characteristics as the size of the structure, building footprints, auto traffic generation, outside lighting, signage and noise. Development in the Town Center Category should employ design guidelines, as described in Section 6. *Design Guidelines*, to ensure an aesthetically-pleasing and pedestrian-oriented environment. **It is the overall intent of the Town Center concept to create the environment described herein and in Section 6. *Design Guidelines*. However, development proposals that include garden office and/or retail development of a low density nature and a maximum Floor Area Ratio (FAR) of .5 should also be allowed. In such development proposals, the design guidelines proposed should be adhered to as much as may be *reasonably* expected.**

Uses appropriate to this category will include office and retail only. No auto-oriented retail businesses such as gas stations, car dealerships and auto repair/body shops should be allowed in PD 1. Two-story structures are appropriate to accommodate offices above retail (i.e., mixed use development). Because of the high density character of this category, a buffer yard should be established where this category abuts less intense residential categories (see Section 6. Design Guidelines).

Office

Maximum Building Height: 35 feet

Note: This proposed land use is currently outside of the Town Limits and is recommended should the area proposed be annexed (refer to Plate 4.1 Future Land Use Plan)



Example of Garden Office

The Office Category is a proposed land use to allow for low scale (maximum two stories) “garden” office development. As proposed, development in this category would be subject to the development standards and design guidelines proposed for the Town Center Category (PD 1) as defined in this section and in Section 6. *Design Guidelines*. These standards and guidelines should only be deviated from where such standards may not practically be employed for this development type.

Community Center

The Community Center Category is intended to provide a location for the development of facilities for the use and enjoyment of the Town’s residents. These facilities may include a community gathering/meeting facility and/or recreational activities such as swimming pools, tennis courts and/or equestrian facilities.



Example of Community Center Category

The location of this category will be appropriate along most major roadways, excluding F.M. 407.

Public Facilities

Maximum Building Height: 35 feet (applies to non-utilities related structures only)

The Public Facilities Category may be appropriately located at points throughout the Town and may include a variety of uses like churches, schools, public utility areas



Example of Public Facility

(such as wastewater treatment plants) and government buildings.

Open Space and Trails

The Open Space and Trails Category will maximize the potential benefits of the floodplain, easements and the existing Pilot Knoll Equestrian Trail system in a manner that addresses the needs of residents and environmental concerns like drainage and the preservation of natural areas.

Its purpose is to provide recreational and passive opportunities to the residents of Copper Canyon and contribute to the preservation of the rural character of the Town.



“Open Space” refers to the preservation of open, natural areas and does not feature any facilities that would encourage active uses. Trails are intended for hikers and equestrian users and will not be appropriate for cyclists (Section 9. *Open Space and Trails Category*). Appropriate locations for the Open Space and Trails Category will be throughout the Town, particularly in those areas already established as easements and floodplain.

Special Consideration

It is recommended that a 20-acre parcel of land existing in the county just east of the proposed PD 2 and south of F.M. 407 be annexed, if the opportunity presents itself, and be considered for garden office development on a northern 10-acre portion (see subsection above *Office*). Furthermore, large lot residential development for the southern 10-acre portion should also be considered. Any

residential category proposed (except the town housing portion of PD 1) for the Town will be appropriate for this location. Refer to Plate 4.1 *Future Land Use and Thoroughfare Plan*.

4.3 Population Projections

Population projections are significant to the process of assessing the quantity of land that should be allocated to each land use and how intensely land should be used in order to support desired population numbers. As discussed in the Baseline Analysis, the U.S. Census reported the 2000 population to be approximately 1,216 persons. Using this population estimate as a base year population, a series of projections were made for planning purposes. Table 4.3 compares three growth scenarios. The growth rates are compounded annually over a 20-year projection. The assumptions of these scenarios immediately follow. All scenarios assume that the categories and their corresponding density levels will remain the same. Using the methodology applied, a full build-out of the Town should not occur by the year 2020 (Table 4.3).

Table 4.3 Projected Population Growth, Copper Canyon

Year	Low (0.6%)		Medium (Recommended) (1.2%)		High (2.4%)	
	Population	Yearly Growth	Population	Growth Rate	Population	Growth Rate
1980*	465					
1990*	978	7.70%	978	7.70%	978	7.70%
2000*	1216	2.7	1216	2.7	1216	2.7
2020	1371	0.6	1544	1.2	1,954	2.4

* U.S. Census Estimate.

Scenario A (Low)

Scenario A assumes a number of negative economic issues come together to create an environment inhospitable to attracting new development (residential or commercial). These assumptions are strongly tied to the national economy. Scenario A also assumes sluggish economic growth and the failure to produce demand for large residential lots. A 0.6% yearly growth rate is assigned based on new residences being constructed at half the rate experienced over the years 2000 and 2001.

Scenario B (Medium)

Scenario B is based on the average number of residential building permits issued over a two-year period. For Copper Canyon, five new residential permits were issued suggesting a population increase of 15 persons (three persons per new residence) or 1.2% in population.* Scenario B is the recommended growth rate based on the Town's desire to experience growth in a slow and controlled manner.

Scenario C (High)

Scenario C assumes excellent market conditions in all matters related to the development of residential and non-residential properties. A 2.4% yearly growth rate is assigned based on new residences being constructed at double the rate experienced over the years 2000, 2001. At this rate, the 20-year period would reach a population level substantially less than the ultimate capacity allows.

4.4 Future Land Use Policies

The following statements describe generally recommended policies that should guide Copper Canyon's future land use planning efforts:

1. Copper Canyon should use the Future Land Use Plan and the associated policies in this report to establish the general pattern of development within the community. This pattern of development should be implemented through the Town's development regulations.
2. The Future Land Use Plan map provides the general locations of land use categories and the text in this report provides an explanation of these land uses. Copper Canyon should maintain the Future Land Use Plan to provide areas for different types of land uses and intensities, and should plan for public services and facilities appropriate for the planned

* This growth rate, based on new building permits issued, may increase given poor market conditions for large lot sales/construction over the years 2001, 2002 from which this figure is based.

land uses. The Plan establishes the general pattern of future land use, as appropriate, to achieve the Town's goals and objectives.

3. Copper Canyon should identify sufficient locations for residential and non-residential development to accommodate projected growth with provision of additional land use capacity for market choice and flexibility.
4. Copper Canyon should implement improvements to its thoroughfare system to support the land use pattern specified in the Future Land Use Plan.
5. Copper Canyon should use its planning and development regulations to protect residential neighborhoods from encroachment of incompatible land uses.
6. Residential developments adjacent to park or to public open spaces should be designed to facilitate public access to and use of the park/trail system, while minimizing potential traffic conflicts between park users and residents of the neighborhood.
7. In reviewing development proposals, the Town should consider issues of community character, compatibility of land use, residents' security and safety, and efficient service provision.
8. Copper Canyon should encourage future patterns of development and land use that would reduce infrastructure construction costs and would make efficient use of existing and planned public facilities.
9. A rezoning proposal's density should be consistent with the Future Land Use Plan. The actual density approved should take into consideration the parcel zoning, adjacent land uses, the nature of the proposed development, and other relevant policies of the Master Plan.
10. Non-residential development proposals should be evaluated according to the types of uses and the ability of existing or planned infrastructure to provide adequate services to these uses.
11. Design guidelines should be established for all land use types to ensure development of high quality and compatible design. Standards and guidelines should address elements

including minimum lot size, building scale, building setbacks, lighting, landscaping, screening and fencing, signage and building materials.

Copper Canyon should periodically evaluate its development review and approval process, and should revise its process as needed to ensure the following: (1) that adequate opportunity is provided for public input in appropriate development projects; (2) that consistency and predictability are maximized for all parties involved in the process; and (3) that the process helps to achieve the vision established by the Master Plan.