

# Tierra Verde Target Area

Community Workshop  
June 29, 2006



## Workshop Agenda

Introduction:	5:00 – 5:15
Community Input Exercises:	5:15 – 5:45
• SWOT Analysis	
• Visioning	
• Five Bold Steps	
Small Group Reports	5:45 – 6:00
Visual Preference Survey	6:00 – 6:15
Conclusion:	6:15 – 6:30
• Additional comments	
• Next Steps	



## Workshop Goals

- Gather community input and ideas for the Tierra Verde area
- Establish a common vision for a concept plan and implementation recommendations.



# Project Outline and Scope

## Project Team

### Steering Committee

- Don Kriz
- Harold Dixon
- Jay Marcom
- Jeff Williams
- John and Frances Presson
- John Perdue
- Mojoy Haddad
- Kevin and Linda McLaren
- Ralph Shelton
- Bill and Silvia Birk

### City of Arlington Staff

- Autumn Speer - Planning
- Jim Parajon - Planning
- Michelle Hardin - Planning
- Gordon Robertson – Parks & Recreation
- Evonne Sandas – Parks & Recreation
- Trey Yelverton – City Managers Office
- David Smith – Water Utilities
- Diana Vazquez – Public Works
- Chris Newton – Public Works
- Julie Hunt – Public Works

### Gideon Toal Staff

- Michael Bennett
- David Pettit
- Elizabeth McLamb
- Cheryl Bradley



Tierra Verde Target Area

## Planning Process

Utilizing the wealth of information and analysis in the Tierra Verde Small Area Plan as a starting point, Gideon Toal will work with the City of Arlington and community members to create a concept plan and implementation strategies for the Tierra Verde area.

STEP 1: Site analysis and data collection

STEP 2: Public Meeting #1

STEP 3: Conceptual Land Use Plan

STEP 4: Concept Plan Options and Zoning Proposals

STEP 5: Public Meeting #2

STEP 6: Final Recommendations and Implementation Plan

STEP 7: Final Report

STEP 8: Implementation/Negotiations

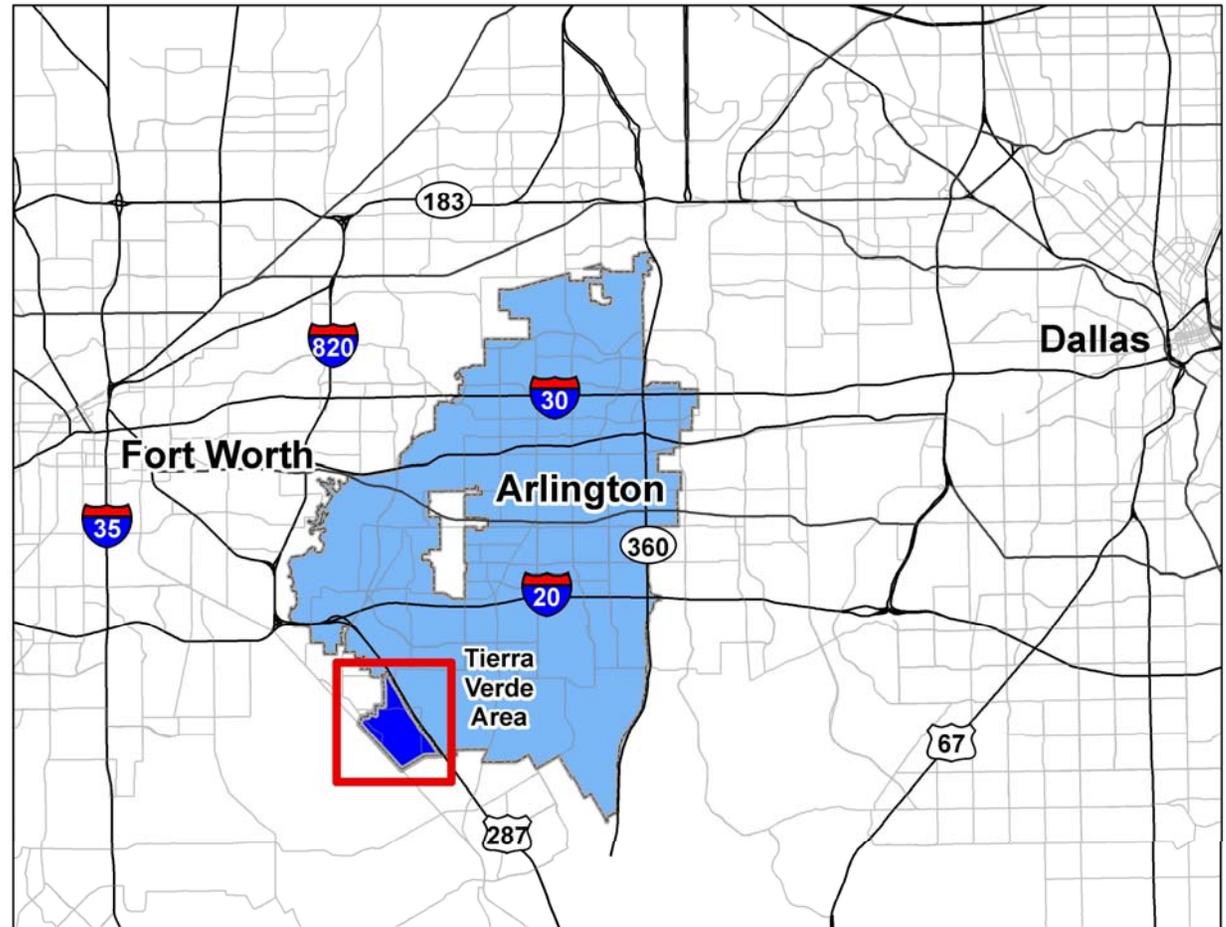


## Project Background

- 1998: Tierra Verde Golf Course completed.
- 2001: Arlington City Council adopted the Southwest Sector Plan.
- February of 2006, the Arlington City Council adopted the Tierra Verde Small Area Plan.
- May of 2006: Gideon Toal was asked to complete a concept plan for the Tierra Verde area, along with implementation and economic development strategies.

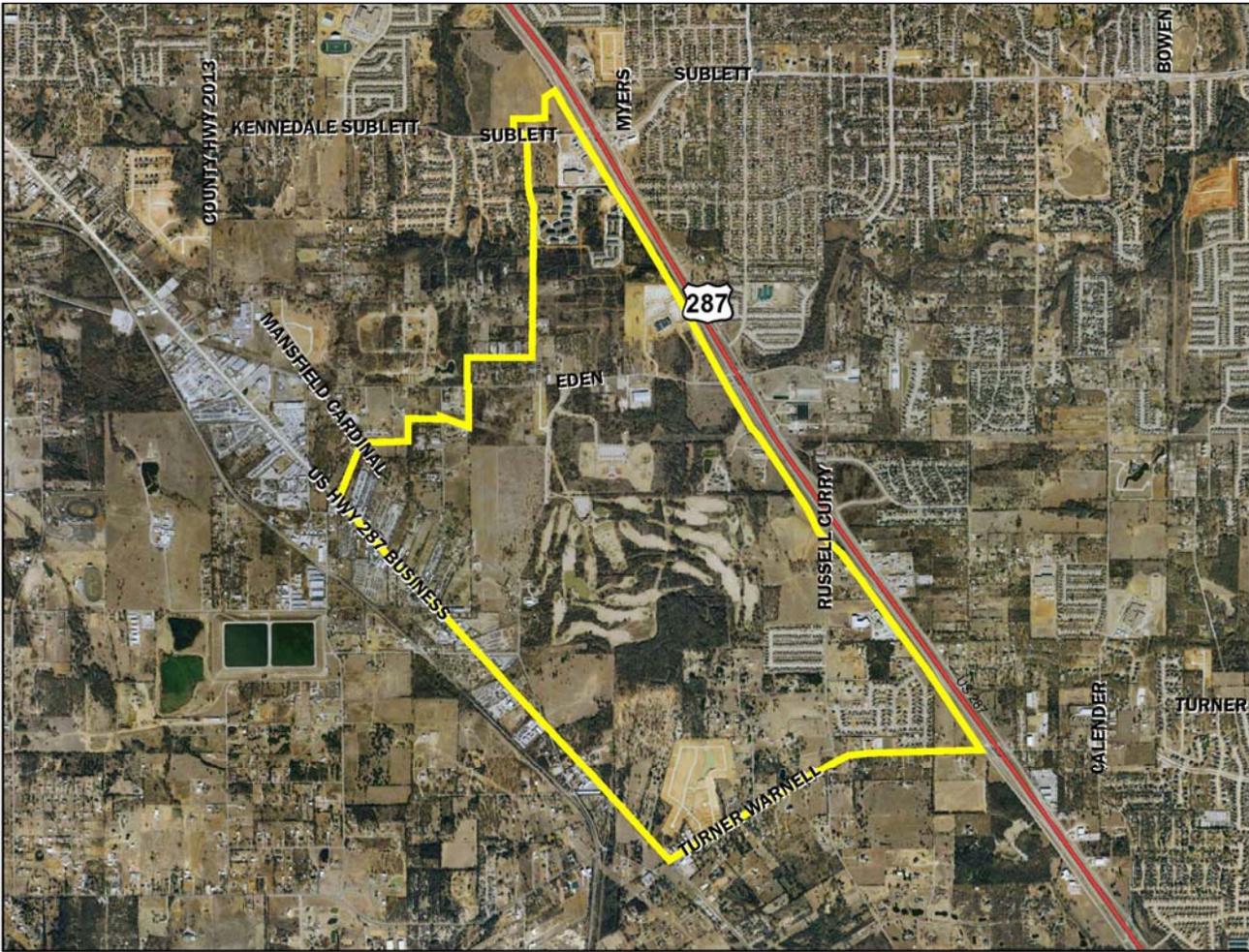


## Location and Context



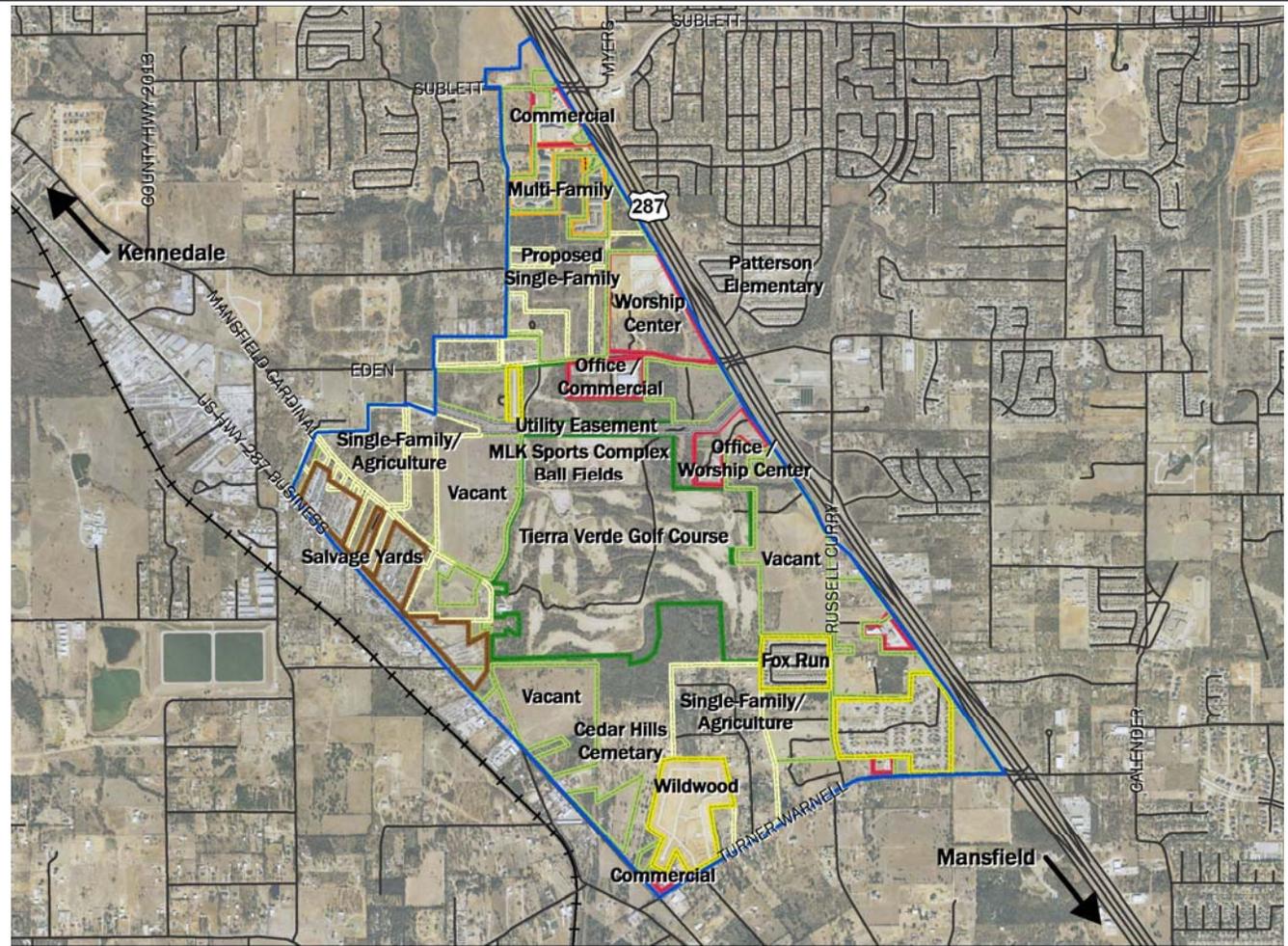
# Project Area Boundary

- The Tierra Verde Target Area is 1,632 acres.



Tierra Verde Target Area

## Existing Development and Land Use



# Existing Development and Land Use

*Tierra Verde Golf Course and MLK Complex*



Tierra Verde Target Area

## Existing Development and Land Use

### *Rural Character*



# Existing Development and Land Use

## *Established Residential*



Tierra Verde Target Area

## Existing Development and Land Use

### *New Residential Development*



## Existing Development and Land Use

*Nonresidential Development*



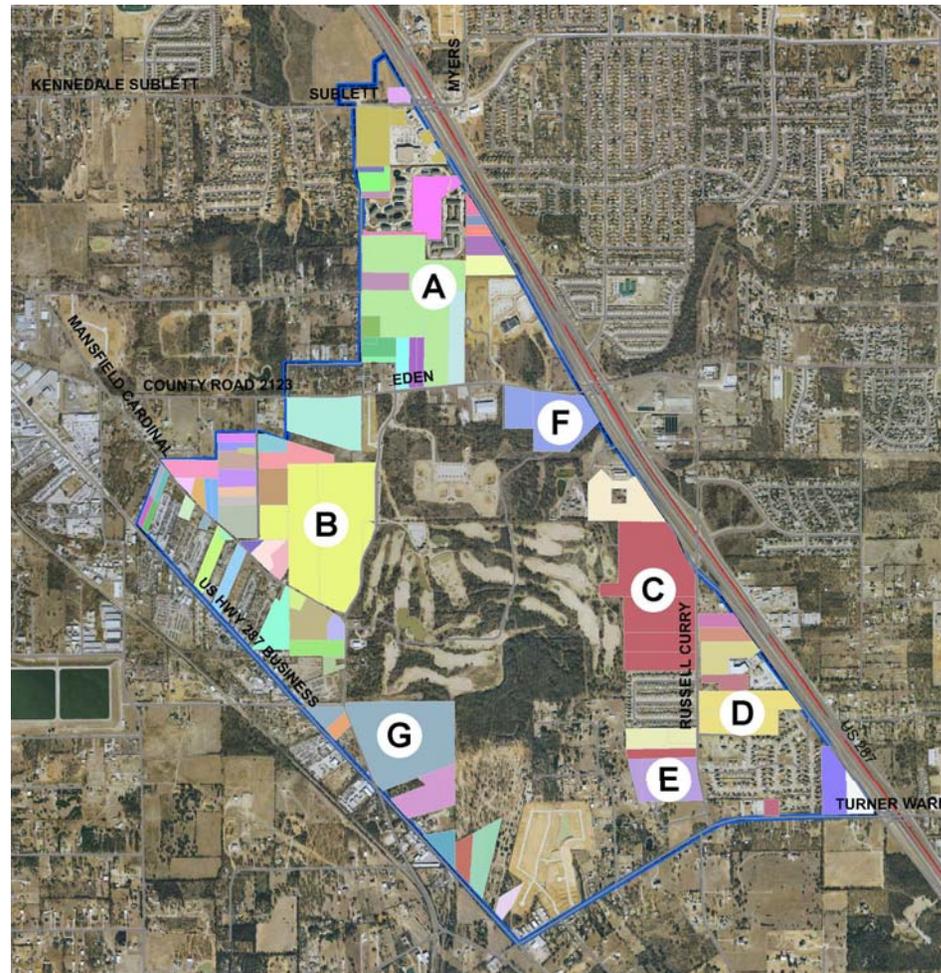
## Figure Ground Diagram



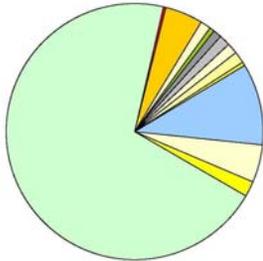
## Existing Ownership

### Large Parcel Ownership

- A - Eden Glen Estates
- B - William and Sylvia Birk
- C - J.E. and P.G. Middleton
- D - Gary Mancuso
- E - James and Marilyn Helzer
- F - Overcoming Faith Church
- G - Engler

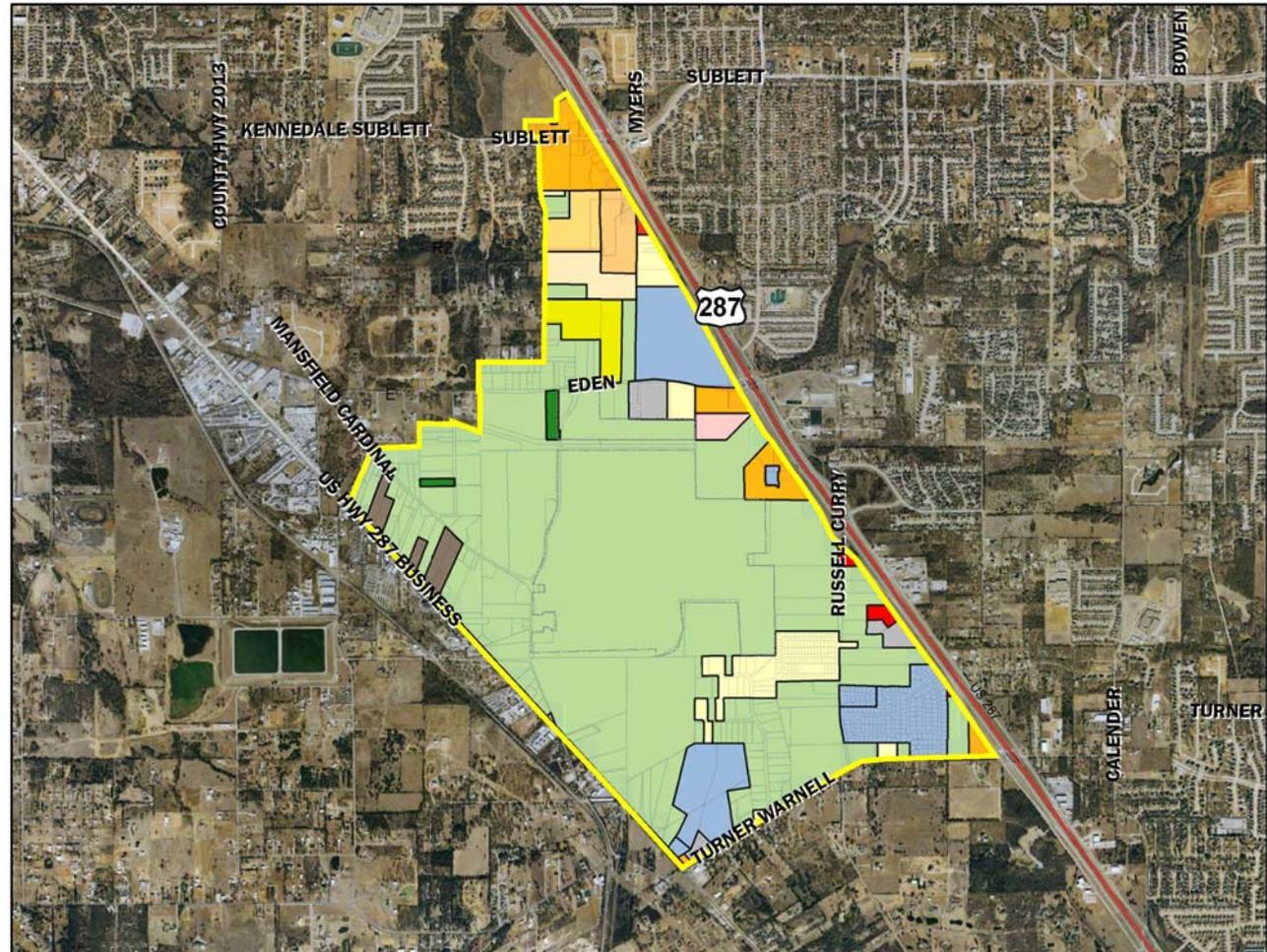


## Existing Zoning

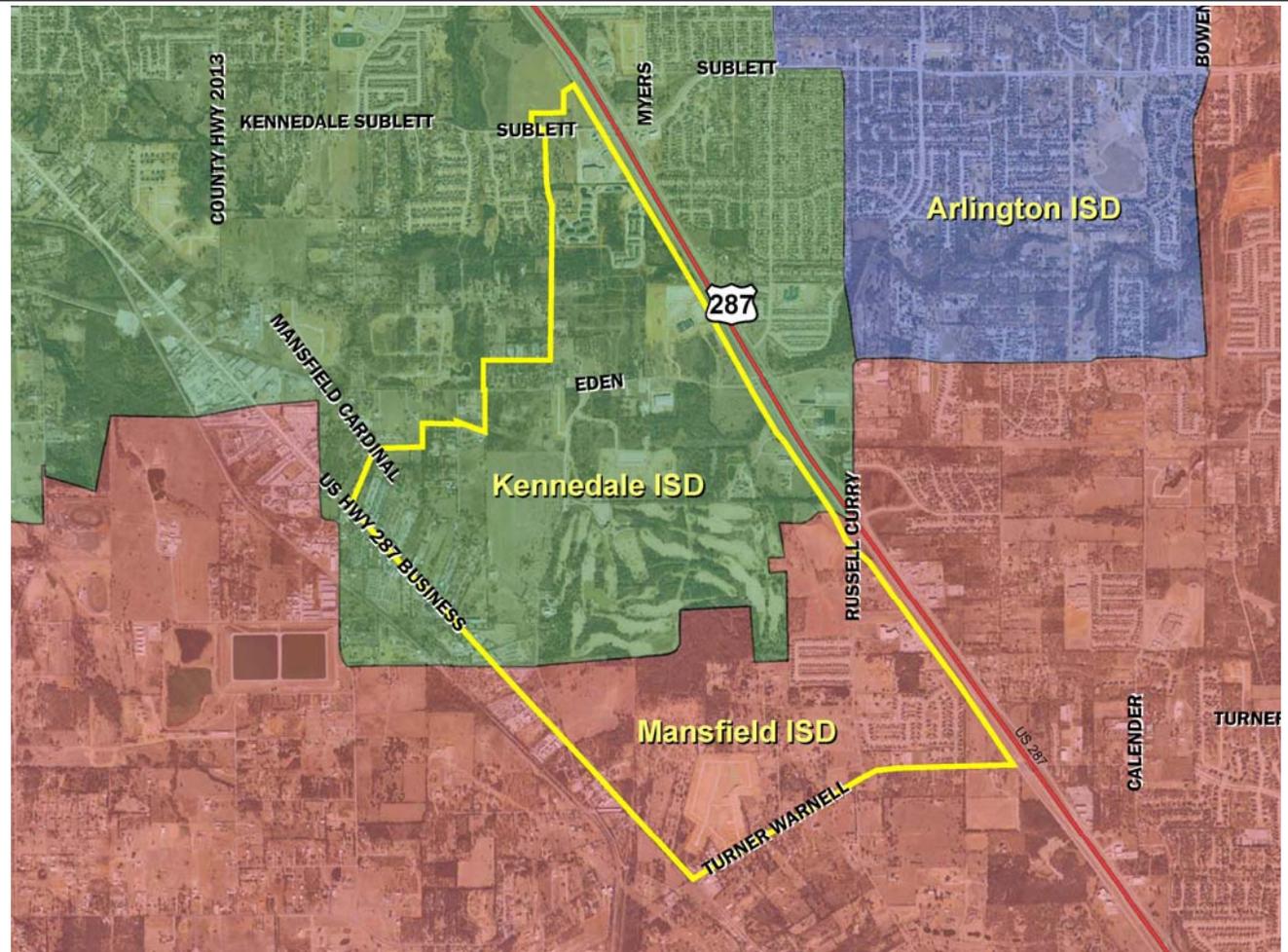


### Zoning District

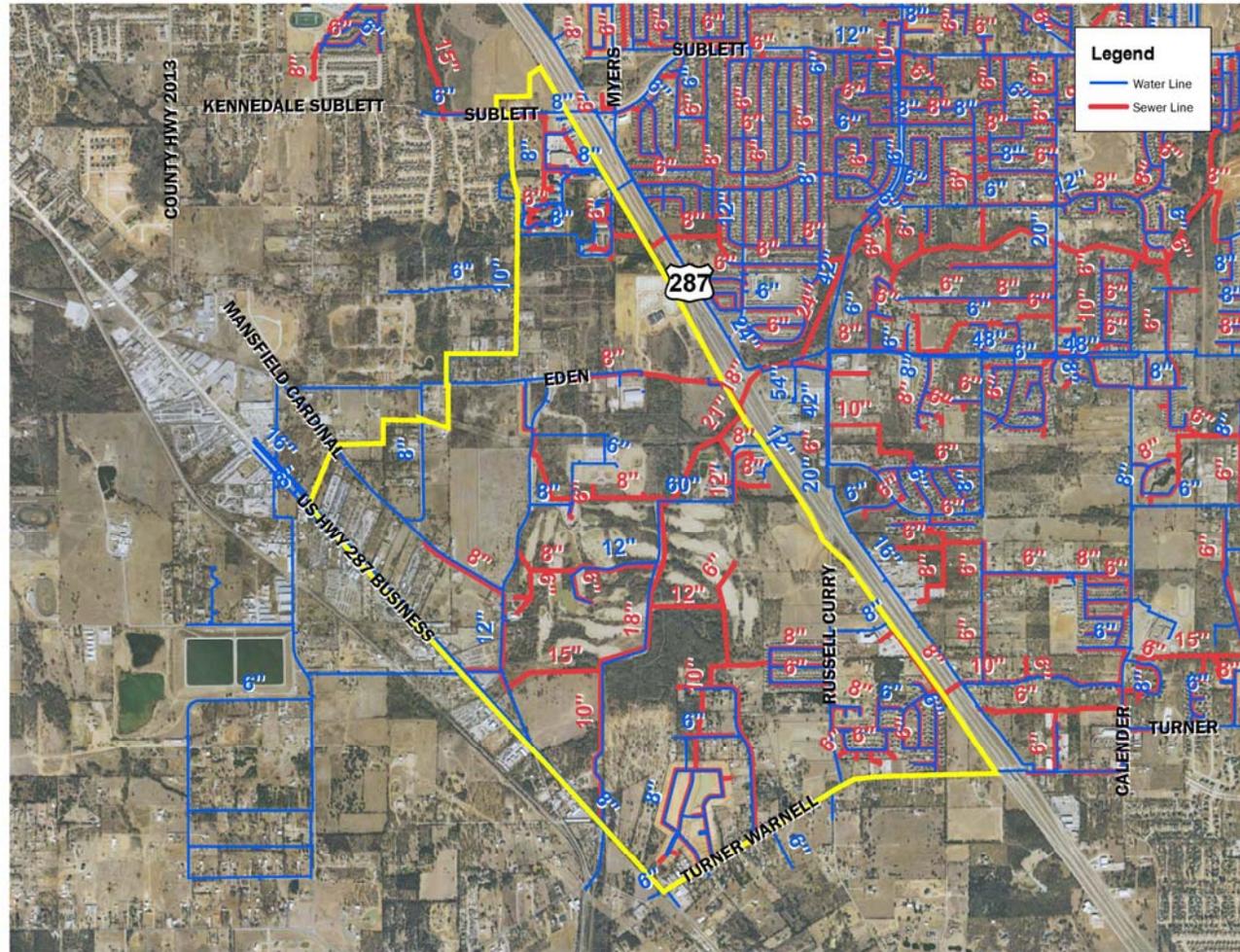
	A - Agriculture - 70.4%
	B - Business - 0.4%
	CS - Community Service - 4.5%
	D - Duplex - 1.5%
	E - Estate - 0.4%
	IM - Industrial/Manufacturing - 1.2%
	LI - Light Industrial - 1.4%
	MF14 - MultiFamily 14 DUA - 1.3%
	MF18 - MultiFamily 18 DUA - 1.4%
	NS - Neighborhood Service - 0.1%
	O - Office - 0.6%
	PD - Planned Development - 10.2%
	R - Residential $\geq$ 7200 - 4.8%
	R2 - Residential $\geq$ 5000 - 1.8%



## School Districts

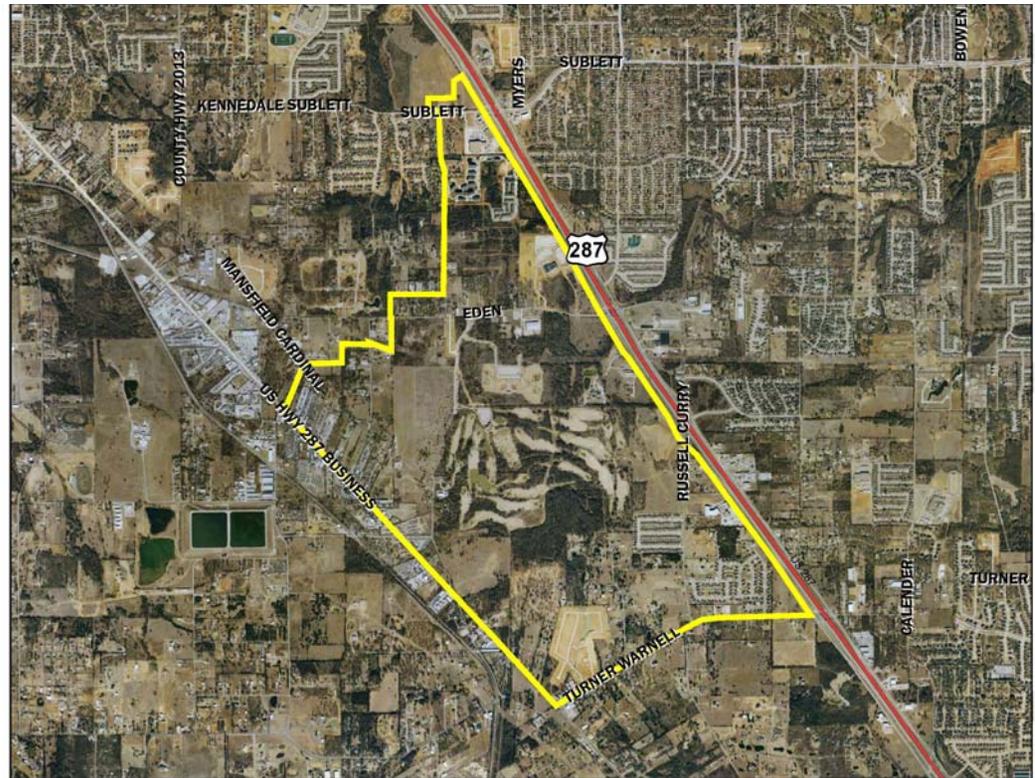


## Water/Sewer Infrastructure



## Community Input Exercises

- S.W.O.T. Exercise
- Visioning
- 5 Bold Steps



# Visual Preference Survey



Tierra Verde Target Area

# Visual Preference Survey

## Housing Type

A



C



B



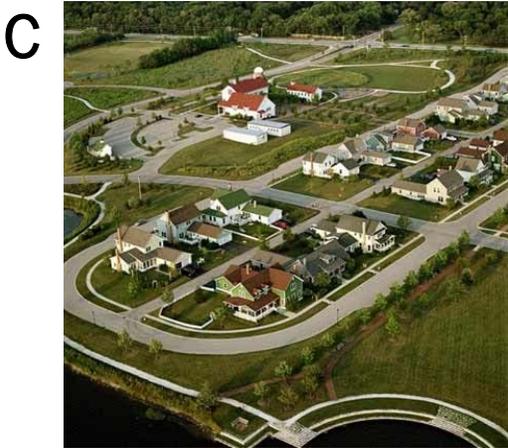
D



Tierra Verde Target Area

# Visual Preference Survey

## Housing Layout



Tierra Verde Target Area

# Visual Preference Survey

## Commercial



Tierra Verde Target Area

# Visual Preference Survey

## Roads



Tierra Verde Target Area

# Visual Preference Survey

## Landscape

A



C



B



Tierra Verde Target Area



# Conclusion

- Additional Comments
- Next Steps



# Thank you!