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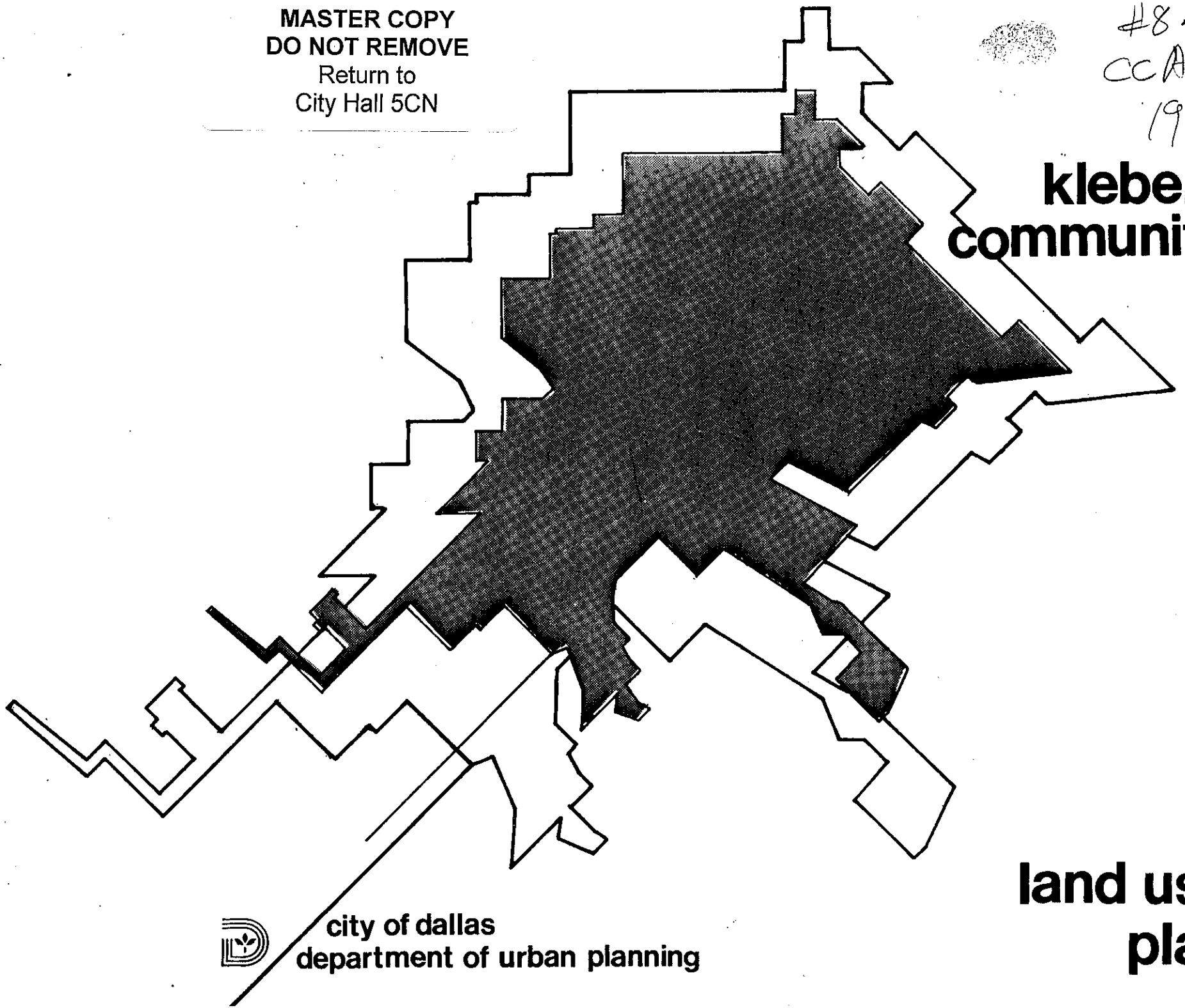
kleberg community



land use plan

city of dallas
department of urban planning

FORWARD

This plan was developed in cooperation with interested citizens of the former City of Kleberg. The land use plan presented in this document was approved by over two-thirds of the property owners present at a public meeting in the Kleberg Community on September 17, 1979. At that meeting this plan was presented to the community by the Kleberg Community Land Use Study Task Force.

Jack R. Branum, City Plan Commission
Mrs. Ruthmary White, City Plan Commission

Kleberg Community Land Use Task Force Members:

J. J. Rowland, Chairman

Essie Carter
Paul Chamberless
Mrs. John Clarke
R.Q. Coleman
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Mrs. F. H. Garnett
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summary

summary

PURPOSE

To develop an acceptable twenty year land use plan for the Kleberg Community based on realistic growth projections, citizen input, compatible land use relationships, and availability of infrastructure.

To develop an acceptable land use plan which can be used by the City Plan Commission and City Council as a basis for determining proper Dallas zoning for the former City of Kleberg and making future decisions on rezoning requests.

SCOPE

This report is limited to an area encompassed by the former City of Kleberg; although, adjacent land uses and contiguous municipal planning proposals were carefully considered. Conclusions were based on a prudent analysis of the existing physical environment, citizen needs, infrastructure, and zoning patterns. Although social and economic factors were important considerations, they were treated as subordinate issues in this text.

Planning is a continuing process and it is in this context that the recommendations of this report should be received. Although the proposed land use recommendations provide substantial flexibility to accommodate unanticipated accelerated growth, the recommendations should be carefully evaluated and, if needed, updated every few years.

CONCLUSIONS

Citizen Participation

Although there is a strong contingency of citizen concern in the Kleberg Community, a more organized coalition of interested citizens needs to be formed into a neighborhood association in order to provide more meaningful input into the planning process.

Natural Environment

There are substantial deposits of sand and gravel throughout the southern half of the community providing future opportunities for mining.

Although prime agriculture land is limited to certain areas, there is abundant land available for grazing and light farming, an asset to many residents.

The Trinity River and Hickory Creek flood plains encompass a substantial portion of the community, limiting growth in many areas.

Population

The Kleberg Community has not increased in population appreciably in the last ten years in relation to surrounding communities primarily because of the deficiency in public services.

Land Use

Scattered development makes it uneconomical to provide a full range of municipal services.

Residential areas are often dispersed with incompatible commercial and retail uses because of past zoning practices.

Many public facilities, such as parks and libraries are nonexistent.

Neighborhood shopping and personal service uses are very limited.

Zoning

The Kleberg Community is characterized by a significant imbalance between the amount of land zoned for retail and commercial uses versus the anticipated need based on the most optimistic population projections for the next twenty years.

Predominately residentially zoned areas are often characterized by illogical nonresidential zoning districts intruding into the area.

There is little economic justification for most of the current nonresidential zoning as evidenced by the fact that only ten percent of the land currently zoned for nonresidential uses has been developed over the last twenty years.

Thoroughfares

Improved thoroughfares are very limited, with most streets substandard or in need of a greater degree of maintenance.

RECOMMENDATIONS

Citizen Participation

Assist in formalizing a neighborhood association for the purpose of informing them of pending zoning changes in their area and providing needed information in the planning process.

Aid in the assimulation of information concerning the availability of municipal services to the community.

Natural Environment

Devise standards for the extraction of sand and gravel deposits which provide for mining site reclamations.

Respond to resident desire for a rural environment in the Kleberg Community by retaining certain areas for agricultural uses.

Alleviate flooding problems and incorporate existing flood plains into an open space and public park plan.

Population

Maintain a systematic program for improving and providing needed city services including the expansion and enlargement of existing water lines.

Land Use

Develop land use plan based on environmental considerations and a balanced relationship between projected growth and available city services.

Encourage residential stability by locating nonresidential uses on the periphery of residential areas or concentrated at major intersections.

Provide for two future neighborhood parks and one library site.

Relate neighborhood shopping facilities to major interchanges and discourage strip commercial development.

Zoning

Eliminate zoning intrusions in residential areas.

Correlate zoning with projected population and economic growth.

Thoroughfares

Continue a systematic street maintenance program and evaluate future thoroughfare needs and funding sources.

introduction

introduction

The former City of Kleberg was located approximately twelve miles southeast of downtown Dallas along U.S. Highway 175 as indicated by Plate A. The city encompassed 8.475 square miles and had a population of approximately 5,100 residents.

In response to approval of disincorporation by the citizens of Kleberg, the residents of Dallas, by referendum, voted to consolidate with the former City of Kleberg on April 1, 1978. At that time, in compliance with state law, the City of Dallas accepted the Kleberg zoning ordinance and the responsibility for enforcing its provisions. In an effort to place all the land within the City of Dallas under one zoning ordinance, the City Plan Commission and City Council will conduct public hearings to determine the appropriate Dallas zoning for the Kleberg Community. In order to assist the Commission and City Council in making a more rational decision, a land use plan has been developed. Not only does the plan provide a guide for determining the appropriate Dallas zoning, it also sets forth a blueprint for growth over the next twenty years and a basis for future zoning decisions.

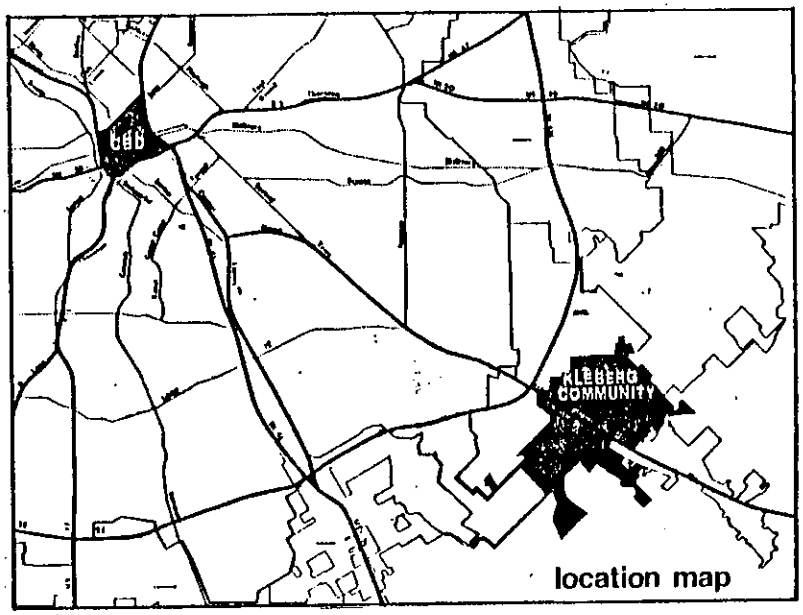


PLATE A

citizen participation

Tantamount to the recommendations outlined in this report was the methodology used to arrive at specific conclusions and proposals. This methodology included an active citizen participation component. An initial community meeting was held Monday, July 23, 1979 in the Kleberg Community. All property owners, approximately 1,700, were invited to attend this meeting and express their views on existing needs and aspirations for the future of the Kleberg Community. The notification letter to the property owners included a survey and zoning map. The survey was designed to determine the type of development desired in the Kleberg Community, define and determine issues and help establish goals.

The first community meeting was attended by approximately ninety-five people. Those in attendance broke into neighborhood groups and elected twenty-one property owners to serve on the Kleberg Community Land Use Task Force. The Task Force worked with the Department of Urban Planning in identifying issues, defining goals, and formulating a land use plan. This plan was presented to the Community by the Task Force at a future date.

Subsequent to this initial meeting, three Task Force meetings were held and attended, not only by the Task Force Members, but by approximately thirty to forty interested citizens. At the third meeting on September 10, 1979, the land use plan for the Kleberg Community was finalized and approved by the Task Force.

A second community meeting was held Monday, September 17, 1979, with approximately seventy citizens attending. At that time the land use plan and recommendations were presented by the Task Force. Property owners then had the opportunity to ask questions, raise objections and offer support for the plan. Over two-thirds of the property owners present at that meeting approved the plan.

existing conditions

existing conditions

The study area's existing natural and built environment set parameters for determining a desirable future urban pattern. These environmental elements are evaluated in two parts; the natural environment and the urban or man-made environment. The objective of this section is to provide a basis for an analysis which will integrate rational environmental concerns with the existing development pattern. The result will be a land use plan that balances urban development with environmental utilization and protection.

NATURAL ENVIRONMENT

Although a comprehensive overview of the natural environmental features would include a wide spectrum of concerns, the intent of this study was to address only those issues that have a direct bearing on urbanization. The conclusions presented in this section were used for general planning purposes and did not eliminate the need for detailed site investigations as development occurs.

Surface and Subsurface Geology

In geologic terms, Dallas County is located on the updip edge of the Gulf Coastal Plain near the northwestern limit of the East Texas Basin. The geological strata dip east-southeast from the Balcones Fault toward the Gulf of Mexico at low and regular rates. The stratigraphic section thins westward toward the various Cretaceous outcroppings.

The rocks of the Cretaceous system are over 4,000 feet thick in the Kleberg area. This system is divided into the Gulf Series (Upper Cretaceous) and the Comanche series (Lower Cretaceous). The Comanche Series includes, in ascending order, the Trinity, Frederickburg and Washita groups. The Gulf Series includes, in ascending order, the Woodbine Sand, Eagle Ford Shale, the Austin Chalk and Marls, and the Taylor Marl. (Dallas Geological Society, 1965)

The surface geology in the Kleberg area is composed of Taylor Marl, Quaternary Terrace, and Alluvial Deposits. The most extensive of these is the Quaternary Terrace deposits which cover almost all of Kleberg. The surface geology which affects urbanization can be more adequately explained in terms of the area's soil characteristics as defined by soil science.

Soils

Wilson-Rader-Axtell, Silawa-Silstid-Bastsil and Houston Black-Heiden Soil Associations characterize the Kleberg Community and its vicinity. However, most of the community's soils are those found in the Wilson-Rader-Axtell Soil Association. This association consists of nearly level to gently sloping, poor to moderately well drained, and slightly acid to strong acid deep loamy soils.

The various soils in this association have few characteristics attributed to prime agricultural land (see Plate B). However, most of the area's soils are ranked as important farmlands with basic utility for grazing and the

production of grains and forage crops. The only limitations to urban development are the wetness, shrink-swell, and low strength characteristics of the soils; but these can be overcome by good design and careful construction. (Soil Conservation Service, 1978)

Hydrology and Topography

The Kleberg Community is almost entirely within the Hickory Creek watershed. The stream originates east of Sam Houston Road and north of Bruton Road in the City of Mesquite. It flows in a southerly direction cutting the community of Kleberg in half.

The Hickory Creek watershed contains approximately 450 acres of flood plain land within Kleberg. In addition, about 800 acres of the community lies in the Trinity River 100-year flood plain. In total, the Kleberg Community contains over 1,200 acres, or about twenty percent of its area, in flood plain lands (see Plate B).

This vast amount of flood plain land is characteristic of the area's topography, which is flat to gently rolling terrain. The highest elevation is about 500 feet in the north and the lowest elevation is approximately 380 feet which is in the southwestern portion near the Trinity River.

Urbanization and the Environment

The focus of this section is to provide environmental information which can be used to prevent or minimize problems that may arise during urbanization. The most significant environmental related issues in the community of Kleberg are the mining of sand and gravel deposits, the preservation of the area's rural character, and protection of flood-prone areas (see Plate B).

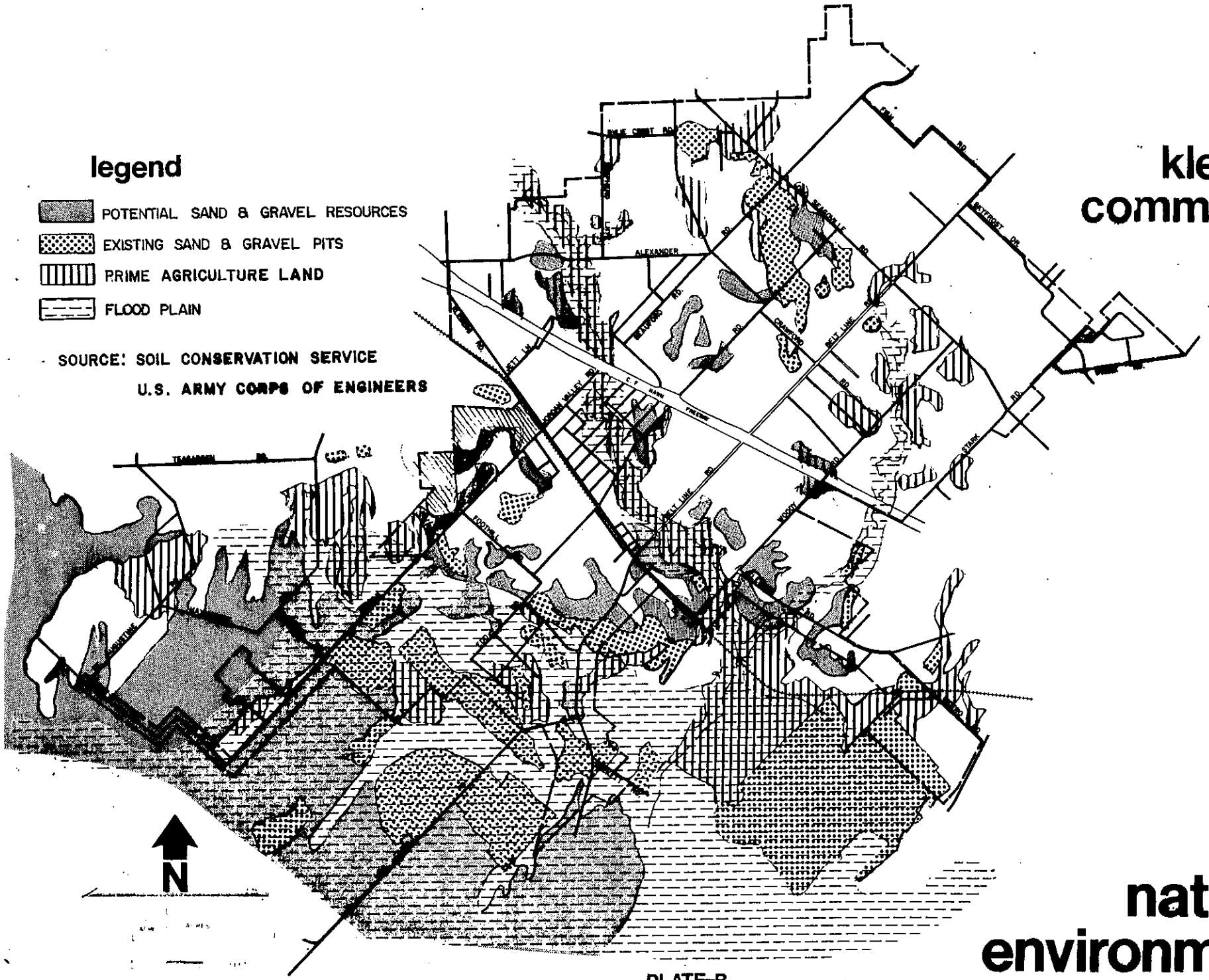
1. Mineral Resources (Sand and Gravel)

The rapid urbanization of the county has greatly stimulated the demand for sand and gravel (Dallas Geological Society, 1965). The result has been that most of the available supply within the county has been exhausted. The only major area of sand and gravel production still remaining in Dallas County is in the vicinity of the Kleberg Community. Once these deposits are depleted, the county will be essentially out of this resource.

If these deposits are to be mined, the accompanying problems of such an operation must also be dealt with. These problems are truck traffic, noise, dust, land disruption, and incompatibility with most urban uses. Nevertheless, urban development is dependent upon the availability of nearby sand and gravel resources in order to help control rapidly rising construction costs. (St. Clair, 1977)

The solution to this dilemma should help prevent the loss of sand and gravel resources by encouraging its utilization before urbanization occurs. Thus, a sand and gravel operation would be viewed as an interim land use after which the land can be reclaimed for urban use. (St. Clair, 1977)

kleberg community



natural environment

PLATE-B

Many of the citizens in Kleberg have voiced opinions which concur with this concept. They have stated the desire to allow mining operations to continue, while emphasizing the need for guidelines which set standards for operating and reclamation procedures.

2. Rural Character and Flood-Prone Areas

Many of the community's residents were attracted by the area's rural character; which has been maintained throughout the 1970's by the numerous farms and large lot subdivisions in the community. As urbanization occurs, not only will Kleberg begin to loose its rural character, but significant changes in the hydrological system will ensue.

These changes due to urbanization and increased impermeable surfaces are characterized by decreased soil infiltration, increased amount and rate of runoff, and increased flood level and frequency (Leapold, 1968). There is evidence of this occurring in Kleberg due to previous development within the flood plain.

This flood problem has been an issue to Kleberg residents for some time, as revealed by a community survey (see Exhibit A). To avoid future negative effects, all request to develop within the 100-year flood plain shall be carefully evaluated by the City of Dallas. In addition to this effort, Dallas' Department of Public Works is currently involved in a Flood Plain Management Study for the Hickory Creek Watershed, which may result in the implementation of retention ponds or the channelization of Hickory Creek. The net effect of such a program may reduce the flood plain boundaries and reduce the flooding problems.

URBAN ENVIRONMENT

An investigation of the urban environment, not only provides a clearer understanding of past development trends, but holds a key to future development in the Kleberg Community. This investigation examines the community's past population growth, economic base, existing land use, zoning, and thoroughfare system.

Population

The current population in Kleberg is approximately 5,100 persons. This represents a little more than one-half of one percent of the City of Dallas current population.

In 1950, the City of Kleberg had a population of 1,182 inhabitants. It was during the decade of the fifties that Kleberg experienced its greatest growth, a twenty percent annual average increase in population. This type of rapid growth was common in Dallas County during the booming fifties In some instances, suburban communities such as Mesquite, Richardson, and Farmers Branch, experienced over a 100 percent annual increase in population during the same period.

By 1960 the community had 3,562 persons with the population still increasing throughout the sixties, but at the much slower rate of 3.4 percent annually. The resulting growth was 4,768 persons in 1970. During the decade of

the 1970's, the community's rate of growth decreased substantially. The average annual growth has been approximately 0.78 percent or less.

Since 1975, Kleberg's growth has been negligible while its neighboring communities, Balch Springs and Seagoville, have shown notable growth (see Table 1). The major reason for no growth in Kleberg is due to the lack of various community services and improvements. This is probably due to a lack of political unity and inadequate revenues in the former City of Kleberg.

Economic Trends

The growth of any community depends on its economic potential within the regional economic framework. Kleberg has maintained a history of economic dependence upon other areas, especially the City of Dallas. This dependence consists, not only upon regional employment centers, but also upon remote shopping, recreation, and entertainment facilities.

Obviously, it would be desirable to develop a system of employment centers in the Kleberg

TABLE 1: POPULATION TRENDS

	KLEBERG	LANCASTER	SEAGOVILLE	BALCH SPRINGS	MESQUITE	RICHARDSON	FARMERS BRANCH	DALLAS
50	1,182	2,632	1,927	--	1,696	1,289	915	434,462
60	3,562 (20.1%)	7,501 (18.5%)	3,745 (9.4%)	6,821	27,526 (152.3%)	16,810 (120.4%)	13,441 (136.9%)	679,684 (5.6%)
70	4,768 (3.4%)	10,522 (4.0%)	4,390 (1.7%)	10,464 (5.3%)	55,131 (10.0%)	48,582 (18.9%)	27,492 (10.5%)	844,401 (2.4%)
79	5,100 (.78%)	15,000 (4.8%)	7,500 (7.9%)	14,500 (4.3%)	71,000 (3.2%)	80,000 (7.2%)	33,000 (2.2%)	895,000 (.67%)

NOTE: ( ) Indicates percent increase annually

Sources: Texas Almanac, 1979 (past population)
North Central Texas Council of Governments & the various listed cities (current estimates)

Community. This type of development depends directly upon the expansion of the area's economic base which currently consists of a few businesses scattered throughout the community. However, any significant expansion of the economic base seems unlikely in the near future.

Table 2: Kleberg Land-Absorption Rate* Analysis (in acres)

Land Use	'64 to '70 Av. Annual Absorption Rate	'70 to '75 Av. Annual Absorption Rate	'75 to '78 Av. Annual Absorption Rate
Single Family	26.1	13.38	.17
Mobile Homes	7.75	12.6	0
Duplex	1.22	0	0
Multi-Family	0	1.9	0
Commercial and Retail	.05	-.2	1.23
Industrial	.68	0	3.67
Right-of-Way (includes R.R.)	4.52	1.62	0
Parks and Open Space	0	0	0
Public and Semi-Public	5.	.2	-.17
Total Development	45.32	29.5	4.9

*A land-absorption rate is here defined as the average amount of land (measure in acres) annually brought into urban use during a defined period.

Source: Texas Department of Highways & Public Transportation (data interpreted by Dallas Department of Urban Planning)

This conclusion is derived from a review of the rate at which vacant land is being absorbed into urban uses. This reveals a declining absorption rate which is very apparent in the period from 1975 to 1978. The absorption rate for this period ranges from very little activity to no activity (see Table 2). Thus, it seems unlikely that many of the Kleberg Community economic needs will be met internally in the near future if the current trend continues.

Existing Land Use

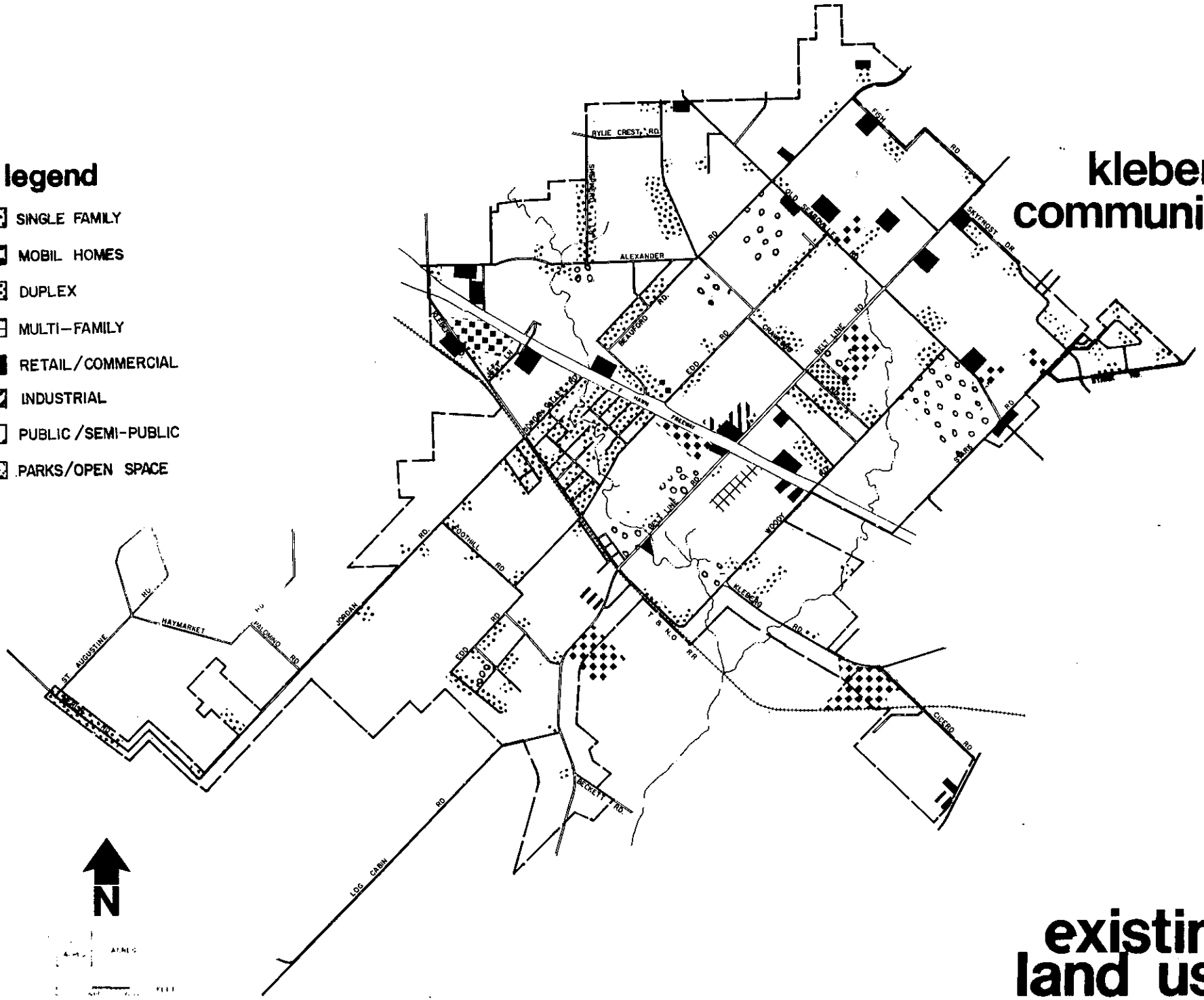
The Kleberg Community, containing 5,424 acres or 8.475 square miles of land, is approximately twenty-five percent developed with urbanized land uses. The existing density of the developed area is 2.9 dwelling units per acre or 7.3 persons per acre. The general land use pattern is that of a rural community with scattered residential and commercial development. The most intense development occurs around the original City of Kleberg settlement north of the Southern Pacific Railroad and west of Belt Line Road; although, the majority of the Community is undeveloped and pastoral in character (see Plate C and Table 3).

The residential component, 770 acres or 58.4 percent of the developed land is composed of single-family, duplex, mobile home uses in addition to one multi-family complex comprising only .8 percent of the developed land. The single-family uses are frequently located on large lots or extensive acreages, with the exception of those in the original settlement area. The duplex units are concentrated along Biggs Street and the one multi-family complex is located on the south side of C.F. Hawn Freeway, east of Belt Line Road.

kleberg community

legend

- SINGLE FAMILY
- MOBIL HOMES
- DUPLEX
- MULTI-FAMILY
- RETAIL/COMMERCIAL
- INDUSTRIAL
- PUBLIC/SEMI-PUBLIC
- PARKS/OPEN SPACE



existing land use

PLATE-C

Table 3 : Existing Land Use for the Kleberg Community (in acres)

Land Use	Acres*	% of Total Areas	% of Developed Area	Acres per 100 population
Low Density Residential	760	13.0%	57.6%	14.9
High Density Residential	10	.2%	.8%	.2
Retail	10	.2%	.8%	.2
Commercial	60	1.1%	4.5%	1.2
Industrial	20	.4%	1.5%	.4
Parks and Open Space	0	0%	0%	0
Public and Semi-Public**	460	8.4%	34.8%	9.0
Total Developed	1320	24.0%	100%	25.9
Undeveloped Land	4170	76.0%	--	--
Total Land Area	5490	100.0%	--	--

*data is to nearest ten acres
**over 75% of the acreage in Public and Semi-public is devoted to street right-of-way

Sources: Texas Department of Highways & Public Transportation
A Comprehensive Land Use Plan for the City of Kleberg, June 1977.
(data updated by Dallas Dept. of Urban Planning)

The retail uses in the Kleberg Community include several small convenience stores, washateria, beauty shop, and some small restaurants. Only ten acres of land are developed with retail uses; although, the existing population could support sixteen acres. There is not only a deficiency in the amount of retail uses available, but also in the type of retail uses available. There are no major grocery stores, drugstores, clothing, hardware or other similar retailuses. There are only sixty acres of commercial uses. These uses consist of welding shops, truck equipment sales and a construction company. Industrial uses include a manufacturing company, auto salvage yards and gravel pits, which are located predominantly in the terraces of the Trinity River flood plain.

Public and semi-public uses are also very limited. There are no parks in the Kleberg Community; however, the Park Department has funding available for the acquisition of land for possibly two neighborhood parks. The existing elementary school is located on Lenosa Street and Belt Line Road. This facility will eventually be replaced with a new school at a site located at the southwest corner of Edd Road and Garden Grove Road. The new high school is located at the northwest corner of Woody Road and Old Seagoville Road. A post office has recently been completed at Belt Line Road and Old Seagoville Road and the old City Hall on Belt Line Road has been converted into a fire station. Other public and semi-public uses are Souls Harbor Rehabilitation Center, several churches and the Lion's Club community house. Much of the remaining 4,170 acres is predominantly used for mining, grazing, or other agricultural purposes.

The scattered development pattern in the Kleberg Community poses special concerns for future planning in the area. Providing public services such as water for this type of desperised development becomes very costly, and in many cases prohibitable for individual property owners. Therefore, before isolated residence can receive some public services, infill development may have to occur.

Existing Zoning

The Kleberg Zoning Ordinance, adopted in 1959, is cumulative. It establishes four Single-Family Districts, one Multi-Residential District, Local Retail, Commercial, Manufacturing-1 and Manufacturing-2 Districts. The ordinance also provides for the granting of Specific Use Permits for various uses in any district.

The single-family residential zoning districts are A, A-1, B and B-1. The A and A-1 districts have a minimum lot size of 10,000 square feet and floor area of 1,200 square feet. The A-1 district requires brick veneer on all buildings. The B district requires a minimum lot size of 7,500 square feet and floor area of 1,050 square feet. The B-1 district has a minimum lot size of 8,500 square feet and a minimum floor area of 1,200 square feet. The total land area zoned for single-family residential uses is 4,550 acres or approximately eighty-three percent of the total land area.

There are approximately thirty acres zoned Multi-Residential (MR). The requirements of this district are a minimum lot area of 1,740 square feet per family and minimum floor area of 700 square feet per single-family unit and 600 square feet per duplex or multi-family unit.

Local Retail zoning, primarily located along Belt Line Road, comprises 246 acres. There are approximately 503 acres of Commercial zoning, essentially concentrated along C.F. Hawn Freeway. Also, there are 170 acres of land zoned for manufacturing uses. In addition to the base zoning, there are over 500 acres, or about ten percent of the Kleberg Community land area under Specific Use Permits, including a 210 acre Specific Use Permit for a gravel pit.

Significant changes have occurred during the past twenty years which substantially increased the Local Retail and Commercial Districts, and proliferated the community with Specific Use Districts. During this period, the population of the community increased approximately forty percent, which does not in any manner correlate with the changes in zoning. The most noteable change is in the Local Retail districts. In 1959, there were fifty acres of Local Retail zoning located at four intersections north of C.F. Hawn Freeway. By 1979, there had been almost a 400 percent increase in Local Retail zoning primarily along Belt Line Road. Since 1959, the Commercial zoning has expanded eighty-three percent, which has resulted in spot zoning and the expansion of the commercial strip at the northern end of Kleberg Road. In summary, the primary changes are the increase in the Local Retail and Commercial districts and the proliferation of Specific Use Permits (see Table 4).

It must be emphasized that there has been little relationship between land uses and zoning changes in Kleberg. For example, out of the 240 acres zoned for Local Retail uses only ten acres were developed with retail uses. The current land use, as related to the existing zoning, is documented in Table 8.

It is evident that the existing land use and zoning in the Kleberg Community has promoted a pattern of scattered development which makes it uneconomical to provide adequate water

kleberg community

legend

- A-1 SINGLE FAMILY RES.
- A SINGLE FAMILY RES.
- B-1 SINGLE FAMILY RES.
- B SINGLE FAMILY RES.
- MR MULTI-FAMILY RES.
- LR LOCAL RETAIL
- C COMMERCIAL
- M-1 MANUFACTURING
- M-2 MANUFACTURING
- SP SPECIAL PERMIT

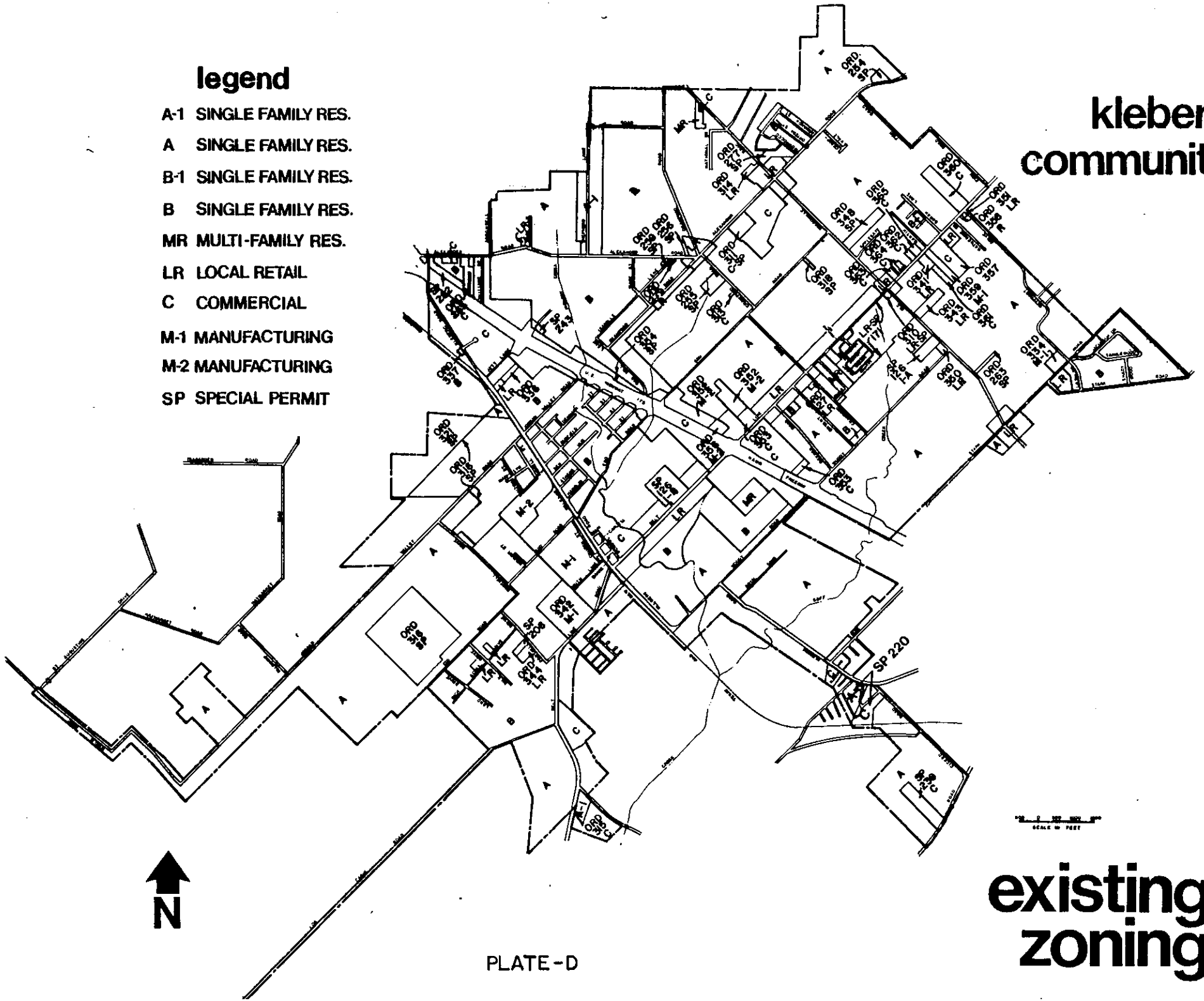


PLATE - D

existing zoning

Table 4 : Kleberg Base Zoning Comparison (1959 to 1979)

Zoning Classification	Zoning 1959	Added Since 1959	Subtracted Since 1959	Zoning 1979	% Change '79/'59
Retail (LR)	50 acres	197 acres	0 acres	246 acres	392%
Commercial (C)	275 acres	246 acres	18 acres	503 acres	+83%
Industry (M-1)	130 acres	10 acres	23 acres	118 acres	-9%
Heavy Industry (M-2)	0 acres	50 acres	0 acres	50 acres	added since '59
Multi-Family (MR)	0 acres	26 acres	0 acres	26 acres	added since '59
All Single Family Districts	3945 acres	710 acres	104 acres	4561 acres	+15%
Total Land Area	4400 acres	1239 acres	145 acres	5494 acres	+25% increase in land area

SPECIAL PERMITS

Gravel Pits (SP316) 210 acres or 4% of Kleberg

All other SP 296 acres or 5% of Kleberg

Total SP 506 acres or 9% of Kleberg

Source: Dallas Dept. of Urban Planning

services to large areas of the community (see Exhibit B). It is also clear that the substantial increase in nonresidential zoning, during the past few years, has no economic support. This is illustrated by the fact that the Kleberg Community has developed ten percent of the land zoned for nonresidential uses during the last twenty years.

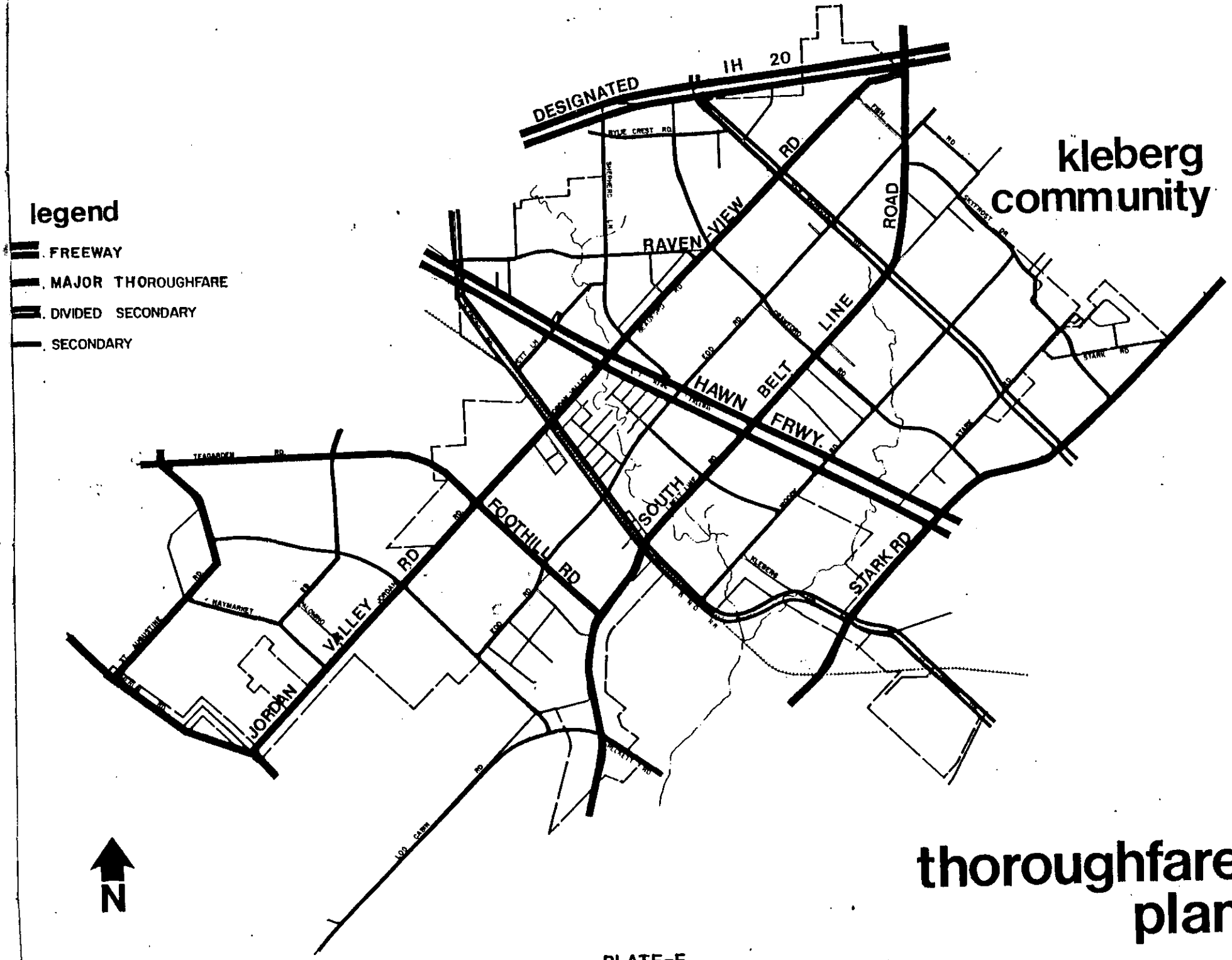
Thoroughfares

The Thoroughfare Plan for the Kleberg Community was prepared through the joint effort of the City Planning Commission, Thoroughfare Committee, the Department of Urban Planning, the Office of Transportation Programs, the Texas Highway Department, and a citizen group. The Thoroughfare Plan was officially adopted by the City Planning Commission on February 15, 1979 and by the City Council on March 14, 1979.

Freeways serving the community will be Interstate Highway 20 funded for construction and located at the northern edge of the community and C.F. Hawn Freeway, bisecting the community. Major thoroughfares, (six-lane divided) are Jordan Valley Road - Beauford Road - Ravenview Road, Belt Line Road, Stark Road - Stark Road Extension and Foothill Road. Divided secondaries serving the community are Kleberg Road and Old Seagoville Road. Other secondary thoroughfares are Edd Road, Jett, Ravenview Road, Woody Road, Stark Road, Oak Hill Lane, Garden Grove Road, and Humphreys Road (see Plate E).

The only portions of the thoroughfare system that are developed to standard are C.F. Hawn Freeway and Belt Line Road, a major thoroughfare, from the Southern Pacific Railroad to Old Seagoville Road. The right-of-way for Interstate Highway 20, a controlled access facility, is being purchased. Old Seagoville Road, a secondary thoroughfare, from Belt Line Road to Prairie Creek Road is funded for development to standard by the County. The construction will be accomplished in four stages: 1) Garden Grove

kleberg community



thoroughfare plan

PLATE-E

Road to Acres Drive October, 1980; 2) Belt Line Road to Garden Grove Road November, 1982; 3) Acres Drive to Masters Drive in January, 1983; and 4) Masters Drive to Prairie Creek Road November, 1983. Old Seagoville Road south of Belt Line Road to C.F. Hawn Freeway will be improved by the State as a Federal Urban Aid Project with a 1983 completion date. Major thoroughfares improvements will be provided as the community develops through Capital Improvement Program funding.

analysis

analysis

The amount of land that can be reasonably expected to be absorbed by urban uses is determined by environmental constraints and existing urban, economic, and population trends which are then analyzed and forecasted.

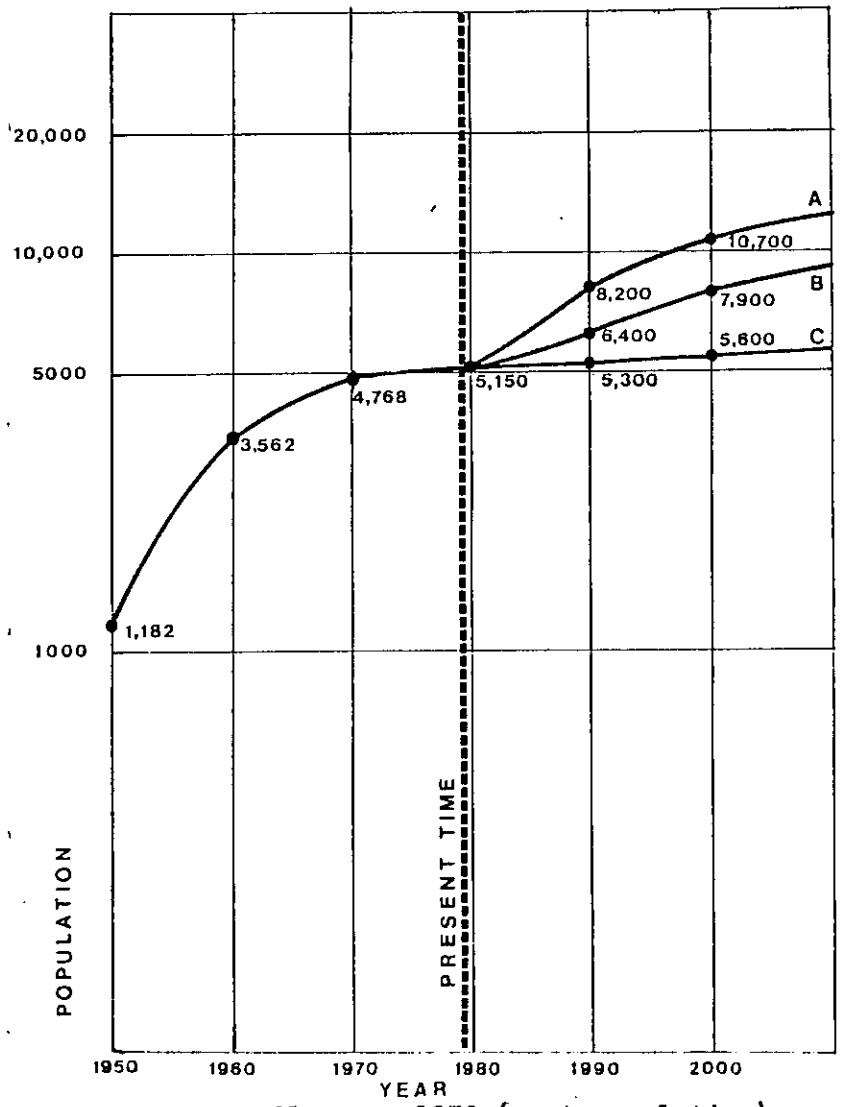
The process entails the forecast of population, the application of basic land use principles, and the derivation of expected future land use densities. These in turn determine an approximation of the magnitude and general location of the community's future land use needs.

POPULATION FORECAST

The descriptions of the community's growth indexes have indicated it to be in a state of very slow growth due to lack of various community services, improvements, and the area's past political environment. These factors are interrelated and probably rooted in the political disunity of the former City of Kleberg. With the advent of consolidation with the City of Dallas, gradual increases in city services and improvements will occur and substantially alter the Kleberg Community in the future.

The community should then experience moderate growth similar to that occurring in the adjacent communities of Balch Springs and Seagoville. The growth in these communities has been occurring due to a stable political climate. In both cases, this has been responsible for maintaining and expanding community services and facilities, and is the prime ingredient contributing to their moderate growth.

TABLE 5: KLEBERG COMMUNITY
POPULATION TREND AND FORECASTS



Source: Texas Almanac, 1979 (past population)
Dallas Dept. of Urban Planning (forecast)

This premise is the basis of the population forecast (see Table 5). Line "A" and "B" are correlated with the existing growth rates of the surrounding communities. Line "A", the high forecast, indicates a 5.2 percent annual increase. Line "B", the medium forecast, has a 2.6 percent annual population increase. The medium forecast is considered to be the most probable future population, 7,900 persons at the turn of the century. Line "C" is the low forecast, which is based on the current growth rate of a 0.5 percent annual increase in population.

BASIC LAND USE PRINCIPLES

Scattered development, such as in the Kleberg Community usually result in large areas with inadequate public services and community facilities. This type of development can result in blight and decay partially caused by the existence of incompatible land uses.

As a community grows, a rational distribution of land use must be provided to insure that a desirable urban pattern will eventually evolve. The following considerations are some of the general planning principles which assist in the determination of a future land use distribution.

Residential Areas

1. Residential areas should be located so as to allow economical extension of public services, such as sewer, water, and fire protection.

2. Residential areas should be protected from the encroachment of incompatible land uses.

3. Low-density residential areas should be conveniently accessible to major thoroughfares but protected from high volumes of through traffic.

4. Medium to high density residential development should be limited to sites directly adjacent to thoroughfares and should be used as buffers or transition areas whenever possible between more intense development and low-density residential areas.

5. All residential development should be well drained and discouraged from locating in flood-prone areas.

6. All residential areas should have convenient access to schools, neighborhood shopping and community facilities.

7. Soils and other environmental characteristics should be considered to minimize possible impacts upon residential development.

Commercial and Retail Areas

1. Retail development should be located at the intersection of major thoroughfares within the neighborhoods. The purpose is to provide accessible convenient locations which supply everyday retail needs such as food, drugs, and personal services.

2. Commercial areas should be easily accessible but not located within residential neighbor-

hoods. Commercial uses such as auto repair and sales, curb service eating places, contractor yards, and open storage of heavy equipment are generally not compatible with retail development and residential areas since it interferes with their function.

3. Concentrated areas where commercial or retail establishments are mutually supportive and convenient for customers should be encouraged, and if possible, extensive strip development should be avoided.

4. All commercial and retail development should be well drained and located out of flood-prone areas.

Industrial Areas

1. Good transportation facilities such as railroads and major thoroughfares should be directly accessible.

2. Land must be relatively level and free from flooding.

3. Adequate utilities must be available in the immediate vicinity.

4. Industrial land should not usurp other community needs or be located so as to hinder proper residential, retail or commercial growth. Thus, industrial development in predominantly nonindustrial areas should be discouraged whenever possible.

5. Industrial development should be buffered from adjoining land uses by a greenbelt or other transitional means.

Parks and Open Space

1. Neighborhood parks should be provided near the center of residential areas.

2. Parks, whenever possible, should be linked by a series of open space strips or greenbelts.

FUTURE LAND USE NEEDS

Based on land use principles stated above and the need for flexible modifications to accommodate various locational and economic circumstances of the Kleberg Community, it is possible to project the community's future land use needs once the land use space requirements are determined.

The derivation of the space standards for each class of land use was achieved by analyzing the area's present density ratios (acres of land use per 100 population), and projecting a realistic future density (see Table 6). The foregoing densities applied to the population forecast then determined the amount of land required for future land use (see Table 7).

These required future land use needs were then distributed throughout the Community utilizing basic planning principles. Various land use patterns were reviewed through a process of resolving conflicts between land use patterns and the thoroughfare plan, and between non-compatible land uses. The final result was the best practical design which conformed to the existing land use, circulation system, and public interest.

Table 6 : Land Use Density Analysis and Forecast (Acres per 100 Persons)

Land Use	Urban Areas	Dallas County	Balch Springs	Seago-ville	Kle-berg	Range of Density Levels	Medium Density Projections for Kleberg
Low Density* Residential	3.86	5.81	11.49	10.41	13.46	3.86 to 13.46	8.23
Medium Density Residential	.20	.26	.05	.09	.38	.05 to .38	.38
Retail**	--	--	--	--	--	--	--
Commercial	.39	.32	1.25	.54	.82	.32 to 1.25	.57
Industrial	.84	1.05	.75	.67	.24	.24 to 1.05	1.15
Parks and Open Space	.68	1.33	1.20	--	0	0 to 1.33	1.15
Public and Semi-Public***	8.77	5.27	4.75	9.94	8.26	4.75 to 9.94	7.66
Total Development	14.84	14.04	19.59	21.65	23.15	14.04 to 23.15	19.14

*Low Density residential includes mobile homes and duplex
**Retail density is included in the commercial category
***60% to 80% of the acreage included in Public and Semi-Public is devoted to street right-of-way.

Sources:
Land Uses in American Cities, 1955.
A Report on: A Cooperative Plan for Thoroughfare Development Dallas County, Texas, 1966.
Comprehensive Plan for the City of Balch Springs, 1978.
Land Use: City of Seagoville 1975-2000, 1975.
A Comprehensive Land Use Plan for the City of Kleberg, 1977.
Dallas Dept. of Urban Planning (projections)

Table 7 : Kleberg Land Use Forecast (in acres)*

Land Use	1979	2000 Land Use Forecast	
	Current Land Use (pop 5000)	Range of Possible Usage without flexibility factor (pop. 5600 to 10,700)	Land Use Needs With flexibility factor of 25% (pop. 7900)
Low Density Residential	760	760 to 1630	1050
Medium Density Residential	10	10 to 60	20
Retail**	10	10 to 50	20
Commercial	60	60 to 90	70
Industrial	20	20 to 190	60
Parks and Open Space	0	10 to 160	40
Public and Semi-Public	460	460 to 1730	730
Total Development	1320	1330 to 3910	1990
Undeveloped	4170	4160 to 1580	3500
Total Area	5490	5490	5490

*all data is to nearest ten acres
**retail and commercial demand was not segregated by different density ratios, so the data was calibrated by using the existing mixture in Dallas
***60% to 80% of the acreage included in Public and Semi-Public category is forecast for street right-of-way

Sources:
Current Land Use
-Texas Dept. of Highways & Public Transportation
-A Comprehensive Land Use Plan for the City of Kleberg, June 1977.
Land Use Forecast
-Dallas Dept. of Urban Planning

land use proposal

land use proposal

The proposed Land Use Plan for the Kleberg Community responds to significant environmental features in concert with existing and future development patterns. Consideration of citizen input and aspirations for their community are included in a plan based on reasonable expections of population and economic growth. As indicated in the last column of Table 8, the plan provides substantial latitude in the amount of land reserved for nonresidential uses needed by the year 2000 based on an anticipated population of 7,900 people. The population forecast for this area in the next twenty years indicate that 150 acres will be needed for retail, commercial and industrial uses. The projected plan devotes 390 acres to these same uses, over twice what can absorbed. This surplus can be attributed, to a large extent, to the desire of the Task Force to have commercial uses along both sides of C.F. Hawn Freeway. Consequently the plan provided a substantial degree of flexibililty.

Planning is a continuing process, fluid and responsive to changing circumstances and community needs. Therefore, the recommendations outlined in this report should be reevaluated every few years.

South of C.F. Hawn Freeway

A substantial portion of this part of the community lies within the Trinity River and Hickory Creek flood plains. Water is either unavailable or available in substandard lines to the area along Jordan Valley Road and east along Kleberg Road near Stark Road (see Exhibit B). In addition to these features, most of the existing and future mining sites are located along Jordan Valley Road. Therefore, the plan recommends low density residential and agricultural uses in these primarily undeveloped areas south of the freeway.

An area along the south side of the Southern Pacific Railroad, west of Belt Line Road, is proposed for industrial purposes and buffered by apartment uses next to single-family areas. A neighborhood park is proposed along the west side of Belt Line Road partially within the Hickory Creek Flood Plain. Commercial uses are provided along the south side of C.F. Hawn Freeway in response to input from the Task Force. Retail uses are proposed for Belt Line Road between Kleberg Road and Hawn Freeway also in response to input from the Task Force.

North of C.F. Hawn Freeway

The predominate land use for this portion of the community is single-family residential in addition to neighborhood retail uses provided at major intersections. The new high school along Old Seagoville Road is nearing completion and will provide a major focal point for this portion of the community. Other public facilities include a possible neighborhood park at Ravenview Road and Old Seagoville Road and proposed elementary school at Edd Road and Garden Grove Road.

Proposed Interstate Highway 20 provides future opportunities for retail and commercial uses at major interchanges. These centers will be buffered by apartment uses. The north side of C.F. Hawn Freeway is devoted to commercial uses in response to input from the Task Force

Members. The undeveloped area south of the new high school is left in agricultural uses since no water services are available (see Exhibit B). The existing flood plain located through this area will provide an excellent opportunity for establishing a greenbelt system.

TABLE 8: SUMMARY COMPARATIVE LAND USE AND ZONING (in acres)*

Land Use Classifications	1979 Population Est. 5100		2000 Population forecast 7900	
	Current Land Use	Current Zoning	Land Use Forecast	Land Use Plan
Low Density Residential	760	4550	1050	2860
Medium Density Residential	10	30	20	190
Retail	10	240	20	120
Commercial	60	500	70	230
Industrial	20	170	60	90
Parks and Open Space	0	----	40	80
Public and Semi-Public **	460	----	730	620
Total Development	1320	----	1990	4190
Undeveloped	4170	----	3500	1300
Total Area	5490	5490	5490	5490

*all data is to nearest ten acres
**over 75% of the acreage included in Public and Semi-Public Use is devoted to street right-of-way.

Sources: Current Land Use
- Texas Department of Highways & Public Transportation
- A Comprehensive Land Use Plan for the City of Kleberg, June 1977.

Land Use Forecast
- Dallas Department of Urban Planning

appendix

EXHIBIT A

KLEBERG QUESTIONNAIRE TABULATION

131 Total Number of Replies as of 9/1/79

1. What kind of property do you own? 116 responses to question

	no. response	percentage response
Home	86	74%
Mobile Home	3	3%
L.R.	6	5%
Commercial	6	5%
Other	48	41%

2. Would you object to having any of the following uses adjacent to your property? 123 responses to question

	no. response	percentage response
Mobile Homes	75	61%
Apartments	77	62%
Retail	46	37%
Commercial	73	59%
Industrial	112	91%
Other	18	15%

3. What neighborhood facilities are needed? 116 responses to question

	no. response	percentage response
Shopping	96	83%
Parks	75	65%
Recreation Center	76	66%
Library	67	58%
Other	20	17%

4. What neighborhood improvements are needed? 123 response to question

	no. response	percentage response
Streets	82	67%
Sidewalks	49	40%
Street Lights	79	64%
Street Signs	34	28%
*Drainage	77	63%
Code Enforcement	62	50%
Other	27	22%

*Kleberg residence response to the flood problem

5. What do you consider as problems in your neighborhood? 95 response to question

	no. responses	percentage response
*Drainage (sewers)	20	21%
Police Protection (crime)	10	11%
Law Enforcement (speeding)	11	12%
Fire Protection (need fire station)	1	1%
Code Enforcement	5	5%
*Flood Water	2	2%
Mobile Homes	1	1%
No Gas Line	1	1%
Gravel Pits	6	6%
Animals	17	18%
Insects	6	6%
High grass, weeds, trash and junk yards	40	42%
Streets	8	8%
Water (fire plugs)	5	5%
Street Lights	5	5%

6. What type of development would you like to see in the Kleberg community? 102 response to question

	no. responses	percentage response
Residential	54	53%
Retail	57	56%
Apartments	2	2%
Commercial	37	36%
Industrial	24	24%
Rec. Center	2	2%
Hospitals	1	1%

7. Other Comments.

COMMENT RANKING

*21% 1. Flooding Problems (drainage and sewers)

18% 2. Would like a general cleanup (grass, weeds, junkyards)

14% 3. Problem with animals (dogs, etc.)

11% 4. Would like bus service

7% 5. Trucks are a nuisance (gravel pits)
Need more support and cooperation from Dallas
Don't raise taxes
Would like clean industry (ex. as in Irving)

4% 6. Need fire hydrants
Need natural gas
Have too many mobile home parks, apartments, junkyards, and gravel pits
Need more police (ex. during school days for traffic control)

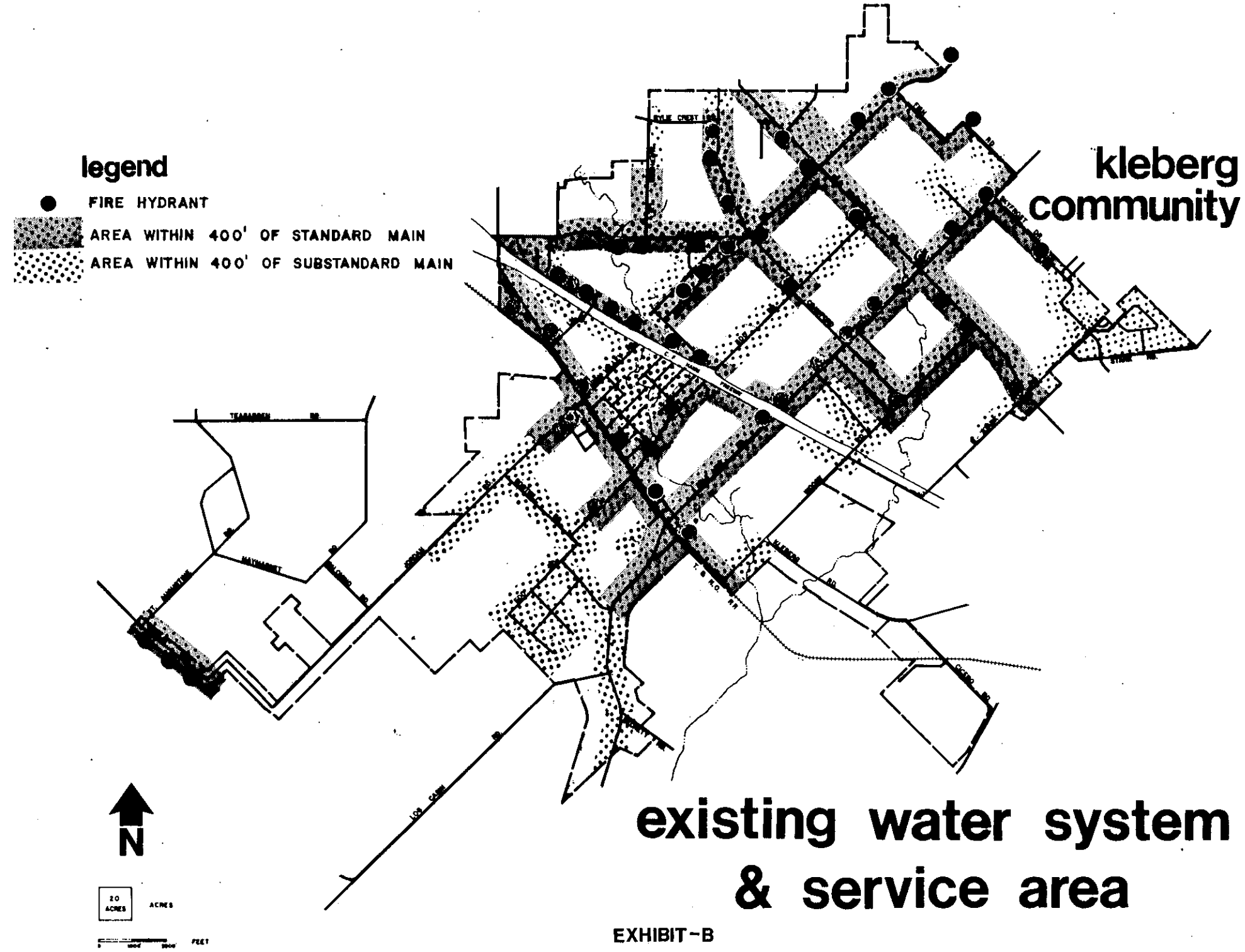
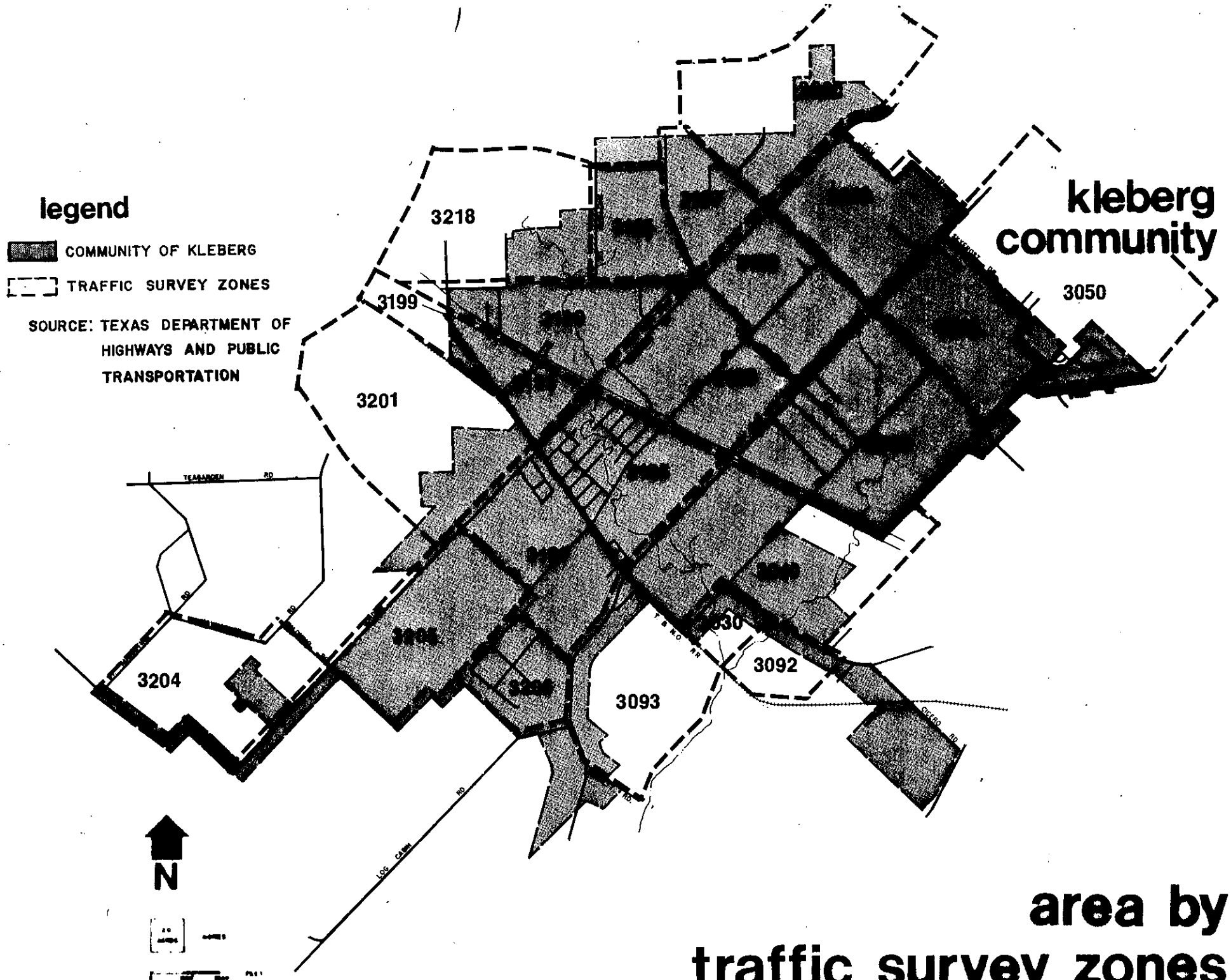

legend
FIRE HYDRANT
AREA WITHIN 400' OF STANDARD MAIN
AREA WITHIN 400' OF SUBSTANDARD MAIN
kleberg community
existing water system & service area
N
20 ACRES
ACRES
FEET
EXHIBIT-B

EXHIBIT C: KLEBERG AREA LAND USE HISTORY
BY TRAFFIC SURVEY ZONES

	Land Use 1964 to 1978 (in acres)			
LAND USE	1964	1970	1975	1978
SINGLE FAMILY	374.1	530.6	597.5	598
MOBILE HOMES	0	46.5	109.5	109.5
DUPLEX	1	8.3	8.3	8.3
MULTI-FAMILY	.3	.3	9.8	9.8
COMMERCIAL & RETAIL	66.8	66.9	65.9	69.6
INDUSTRIAL	4.9	9	9	20
RIGHT-OF-WAY (INCLUDES R.R.)	354.2	381.3	389.4	389.4
PARKS & OPEN SPACE	0	0	0	0
PUBLIC & SEMI-PUBLIC	5.8	35.8	36.8	36.3
TOTAL URBAN DEVELOPMENT	807.1	1078.7	1226.2	1241.2
TOTAL NON-URBAN LAND	6345.4	6073.8	5926.3	5911.3
TOTAL LAND	7152.5	7152.5	7152.5	7152.5

SOURCE: Texas Department of Highways and Public Transportation



area by traffic survey zones

EXHIBIT-D

EXHIBIT: E COMPARATIVE LAND USE DEMAND AND FORECAST FOR KLEBERG (IN ACRES)

				1990 Land Use Forecast ***			2000 Land Use Forecast ***			
Land Use	Current Land Use	Current Zoning	Current Land Use* Need	Range of usage (pop 5,300 to 8,200)	Pop. forecast 6,400 Needs by Area Trends	Needs by ** National Standards	Range of Possible Usage (pop. 5,600 to 10,700)	Pop. Forecast 7800 Needs by Area Standards	Needs by Nat. Standards	Land Use Plan
Single Family	667	4551	--	667 to 1074	742	1405	667 to 1402	895	1900	2855
Mobile Homes	81	--	--	81 to 146	81	--	81 to 199	81	--	--
Duplex	8	--	--	8 to 24	14	--	9 to 25	17	--	--
Multi-Family	10	26	--	10 to 49	17	20	10 to 64	22	24	192
Commercial and Retail	70	749	26	41 to 110	71	33	42 to 143	88	41	353
Industry	20	168	50	14 to 145	42	63	15 to 189	56	80	89
Right-of-Way	350	--	--	350 to 821	494	--	350 to 1071	494	--	--
Parks and Open Space	0	--	13	13 to 124	45	16	13 to 162	63	20	82
Public and Semi-Public	109	--	22	109 to 505.9	124	64	109 to 660	158	85	623
Total Development	1315	--	--	1293 to 2845	1630	1600	1296 to 3713	1874	2150	4194
Undeveloped	4179	--	--	4201 to 2649	3864	3984	4198 to 1781	3620	3344	1301
Total Area	5494	5494	--	5494	5494	5494	5494	5494	5495	5495

*Acreage needed if developed to urban standards
**Figure include R.O.W., also, single family includes mobile home development
***Forecast do not include a 25% flexibility factor

Sources: Current Land Use
- Texas Dept. of Highways & Public Transportation
- A Comprehensive Land Use Plan for the City of Kleberg, June 1977.

Current Zoning & Land Use Forecast
- Dallas Department of Urban Planning

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