



Comprehensive Plan

City of Coyote Flats, Texas

Draft 1: November 1, 2024





Comprehensive Plan

City of Coyote Flats

TABLE OF CONTENTS

INTRODUCTION - 4

COMMUNITY FEEDBACK - 8

EXISTING CONDITIONS - 16

VISION - 24

IMPLEMENTATION - 34

Introduction

LETTER FROM THE MAYOR



Mayor Doug Peterson

Coyote Flats is a truly unique place, rooted in small town way of life and wide open spaces. Originally an unincorporated area, our City faced annexation, which would have brought higher taxes and potentially more development to our community. In response, we chose to protect our way of life. Looking back on the history of Coyote Flats brings me great hope for our future, as we continue to uphold traditional values and a strong sense of community.

In July 2024, we took the initial steps to protect the future of our community by initiating work on a Comprehensive Plan for Coyote Flats. This Comprehensive Plan serves as a strategic tool (not zoning regulations) to communicate our vision for managing growth and development in a way that meets our community's vision for the future.

The Coyote Flats Comprehensive Plan integrates community feedback alongside existing conditions to provide a path forward to protect what makes Coyote Flats special. I am thankful for those residents and stakeholders who have contributed to this Plan, and I trust that it will set us up for success as this area experiences growth pressure from all sides.

Coyote Flats is more than just a place on the map—it is home.

Sincerely,

Doug Peterson



Introduction

COYOTE FLATS PLANNING AREA



Coyote Flats is a small, tightly-knit community in Johnson County, within the Dallas-Fort Worth Metropolitan Area. Incorporated in 2010, the City has managed to retain a rural character and extensive green spaces, but only by luck. The Coyote Flats planning area consists of two geographies: the City Limits shown in tan, and the Extraterritorial Jurisdiction (ETJ) shown in gray. Each is governed differently, in accordance with the Texas Local Government Code.

Annexation refers to the method by which a city extends its boundaries into its ETJ. Historically, annexation could be initiated either voluntarily or involuntarily. However, current regulations generally require that property owners either request annexation or that conditions set forth in a pre-existing non-annexation agreement are met. In Coyote Flats, challenges arise because the city does not currently provide utilities or emergency services within the city limits or ETJ. This makes it more difficult to influence new development compared to other cities in Texas that can negotiate using a broader range of municipal services. Given these limitations, the City's ability to negotiate terms with new developments remains restricted. Nonetheless, there may be situations where it is beneficial for Coyote Flats to be flexible on requirements such as lot sizes, density, or design standards when negotiating with developers who own significant land parcels, either partially or entirely within the ETJ, in exchange for fees or improvements. Such compromises could help achieve broader benefits, such as the inclusion of community amenities, thoughtful design elements, or land allocated for schools. Even with these constraints, the City can continue to advocate for development that aligns with the goals and aspirations of the Coyote Flats community.

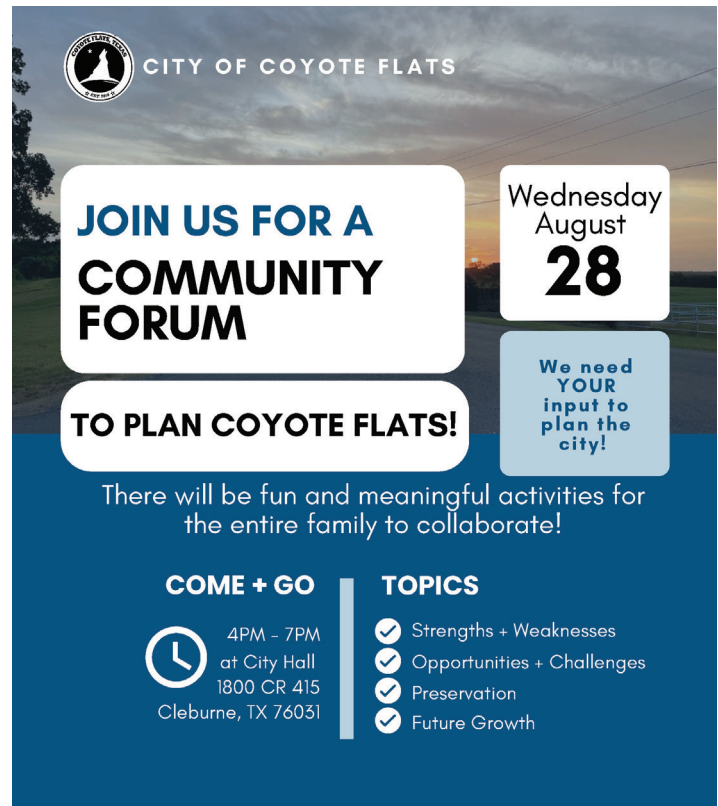
A photograph of a community meeting. People are gathered around a long table, looking at a large map titled "COVOTE PLATE STUDY". Some people are standing and talking, while others are seated. A sign on the left reads "COMMUNITY FEEDBACK".



Community Feedback

COYOTE FLATS COMMUNITY FORUM

On **August 28, 2024**, the Coyote Flats community participated in the Coyote Flats Community Forum. This event was a public workshop that engaged the community with multiple collaboration stations to facilitate conversation on issues like housing, mobility, and economic development.



A promotional poster for the Coyote Flats Community Forum. The poster features a background image of a sunset over a field. At the top left is the City of Coyote Flats logo. The main text reads 'JOIN US FOR A COMMUNITY FORUM' in large, bold letters. To the right, it says 'Wednesday August 28'. Below this, a box says 'We need YOUR input to plan the city!'. Further down, it says 'TO PLAN COYOTE FLATS!'. A section titled 'COME + GO' provides the time '4PM - 7PM' and location 'at City Hall, 1800 CR 415, Cleburne, TX 76031'. A 'TOPICS' section lists four items with checkmarks: 'Strengths + Weaknesses', 'Opportunities + Challenges', 'Preservation', and 'Future Growth'. At the bottom, it says 'There will be fun and meaningful activities for the entire family to collaborate!'.

CITY OF COYOTE FLATS

**JOIN US FOR A
COMMUNITY
FORUM**

Wednesday
August
28

**We need
YOUR
input to
plan the
city!**

TO PLAN COYOTE FLATS!

There will be fun and meaningful activities for the entire family to collaborate!

COME + GO

4PM - 7PM
at City Hall
1800 CR 415
Cleburne, TX 76031

TOPICS

- ✓ Strengths + Weaknesses
- ✓ Opportunities + Challenges
- ✓ Preservation
- ✓ Future Growth

See you there!



The date, time, and venue were selected by the City based on local preferences and convenient timing.

The engagement exercises were planned and led by the consultant (LJA).

These discussions are summarized on the following pages!

Community Feedback

COYOTE FLATS COMMUNITY FORUM

WHAT IS A COMP PLAN?

Participants were introduced to the purpose and significance of a comprehensive plan, which is a guiding document designed to shape future development in alignment with the community's shared values. As part of this process, residents were encouraged to share ideas for goals and strategies that will inform policies and City initiatives.

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS

Residents identified several challenges facing Coyote Flats, primarily centered around the pressures of growth and urbanization. Concerns include the potential for commercial development and high-density housing, such as apartments and smaller lot subdivisions, which could alter the rural character of the community. There is also significant worry about urban encroachment and the loss of open space.

The community highlighted key weaknesses, including the poor condition of County Road 415, which affects transportation and accessibility. Additionally, limited revenue streams restrict the City's ability to fund improvements or provide expanded services.

Residents see opportunities in maintaining and promoting the rural identity of Coyote Flats. This includes enforcing minimum two-acre lot requirements, identifying a strategic location for a new city hall (in progress), and preserving open spaces. There is some support for encouraging small-scale businesses, especially those related to agriculture, and for improving road infrastructure. The community also views agriculture-related retail as a possible way to bolster the local economy while staying true to the area's character.

Coyote Flats' strengths lie in its appealing location and rural lifestyle. The availability of internet fiber is a significant asset, as is the city's spread-out nature, low traffic, and peaceful environment. Residents appreciate the absence of city taxes and municipal debt, which contributes to the city's financial stability. The community takes pride in its quiet, beautiful countryside, which continues to be a major draw for residents.



FUTURE DEVELOPMENT

During the Community Forum, participants discussed several properties of interest with the consultant team. There was a wide range of desires for future development on properties of their own, but there was very limited desire for **other people** to develop whatever they wish on properties they own. The majority of participants wanted no additional commercial development and for the rural landscape and estate residential to remain as is throughout the community.

MOBILITY FRAMEWORK

The residents of Coyote Flats identified various challenges and opportunities to improve the City's infrastructure. In particular, road conditions—most notably along FM 415—were a recurring concern.

Community Feedback

COYOTE FLATS COMMUNITY SURVEY

A Community Survey was available for feedback from the end of August to the end of October 2024. Although the response rate was lower than preferred due to lack of a City website or social media for distribution, some helpful feedback was provided for consideration in the planning process. The feedback is summarized below:

STRENGTHS

Coyote Flats offers a peaceful, rural lifestyle with a strong sense of personal freedom. With no taxes, minimal government, and voluntary contributions, residents enjoy a quiet, friendly community that values privacy. The area has few restrictions or regulations, and anything one might need is within a reasonable drive, providing a blend of independence and convenience.

WEAKNESSES

Coyote Flats has a lack of zoning, planning, and protective regulations, which has led to undesirable development. Poor road conditions, especially on CR415, and an increase in new properties and subdivisions by neighbors contribute to infrastructure strain and limited community cohesion.

OPPORTUNITIES

Respondents listed opportunities to annex nearby farms to maintain its rural charm and protect property quality. With growth, there is potential for developing a town square to foster a sense of community, even if it is an informal one. Additionally, strengthening independence and encouraging people to take a turn serving on City Council could bring fresh perspectives and support sustainable growth.

The screenshot shows a SurveyMonkey survey titled "Coyote Flats Community Survey". The header includes the Coyote Flats logo and the text "We value your feedback and ideas! Please read each question carefully!". Below this, a disclaimer states: "Feedback will be utilized for the Coyote Flats Comprehensive Plan! All results are completely anonymous unless you provide identifiable information, such as your email address at the end of the survey (optional), which will not be utilized to associate with your answers." The survey questions are as follows:

- * 1. Which of the following best characterize your role(s) in Coyote Flats? **(CHECK ALL THAT APPLY)**
 - ☐ I live in Coyote Flats
 - ☐ I live just outside Coyote Flats in the ETJ or County
 - ☐ I am a business owner in Coyote Flats
 - ☐ I work in Coyote Flats (outside the home)
 - ☐ I visit Coyote Flats but don't live or work in Coyote Flats
 - ☐ I own property in Coyote Flats but don't live or work in Coyote Flats
 - ☐ Other (please specify)
- Coyote Flats can pursue within the next 10 to 15 years. What ideas do you have to make Coyote Flats better? What does Coyote Flats need that it doesn't have already? **(State as simply as possible, ONE PER BOX, limit to 100 characters per box)**
 - Opportunity (100 characters max)
 - Opportunity (100 characters max)
- * 10. Please list one or two top threats or challenges Coyote Flats has in the next 10 to 15 years? What can affect Coyote Flats negatively if not taken care of? What should be planned to prevent or avoid to the greatest extent possible? **(State as simply as possible, ONE PER BOX, limit to 100 characters per box)**
 - Challenge (100 characters max)
 - Challenge (100 characters max)
- 11. OPTIONAL: Every city is unique and has its own personality. What do you think the character or soul of Coyote Flats is? How

The browser address bar at the bottom shows "surveymonkey.com".

THREATS/CHALLENGES

Respondents listed challenges from deteriorating road conditions, limited code enforcement, and urban encroachment. There is a risk of multifamily/apartments, unregulated businesses, and property subdivisions that can threaten Coyote Flats' rural character. New residents unfamiliar with the area's lifestyle occasionally raise concerns about livestock and farming practices.

KEY FEEDBACK THEME OF THE PROCESS AS STATED ON THE SURVEY:

"We need to preserve the rural lifestyle while maintaining the delicate balance of letting people do what they want with their property."

Community Feedback

COYOTE FLATS COMMUNITY SURVEY (CONT.)

SURVEY QUESTION: EVERY CITY IS UNIQUE AND HAS ITS OWN PERSONALITY. WHAT DO YOU THINK THE CHARACTER OR SOUL OF COYOTE FLATS IS? HOW WOULD YOU DESCRIBE COYOTE FLATS IF IT WERE A PERSON?

Responses were synthesized into the following narrative. This exercise is for fun, but it also paints a vision Coyote Flats through capturing the soul of the City.

If Coyote Flats, Texas, were a person, they'd be the kind of individual who walks into a room with a subtle, confident stride. Independent and self-assured, they're someone who values liberty above all, wearing freedom as naturally as their well-worn cowboy hat. Friendly yet quiet, Coyote Flats has a warm, inviting presence, a person who speaks only when there's something meaningful to say, preferring the peace and quiet of open country to the noise of busy places.

There's a deep-rooted Texan spirit in them—a kind of rugged hospitality mixed with a respect for tradition and nature. They're scenic, like a favorite landscape painting, all sun-kissed fields, vast skies, and rolling hills. You might find them pausing in the middle of a conversation just to watch the sunset or listen to the wind rustling through the grass.

This person carries an easy calm and prefers the company of a few good friends over a crowd. When they smile, it's genuine, and they take pleasure in simple things: a porch swing at dusk, the scent of wildflowers, the feel of cool, dusty earth. Country through and through, they're peaceful yet protective of their space, embodying a sense of liberty that's as vast as the Texas sky.



Community Feedback

FEEDBACK TAKEAWAYS

Coyote Flats, while located in a prime area with plenty of undeveloped land, is a community that values its current rural charm and character. Many residents are apprehensive about growth and development, expressing a strong desire to maintain the tranquility and unique identity of the city. The planning process prioritized active community participation to ensure that the future aligns with the residents' wishes to preserve the existing environment and lifestyle they cherish. Residents discussed key goals for Coyote Flats, such as preserving the rural character and preventing unwanted development. The feedback reflects a unified, yet limited vision for growth management. By implementing this shared vision, Coyote Flats is poised to develop in a way that enhances quality of life, while staying true to its core values.

Key feedback takeaways from the public engagement efforts include the following:



Rural Development

Maintaining the rural charm of Coyote Flats, while protecting the small town way of life, is the resounding theme of community feedback. Although there were one or two people who welcomed new development, the majority of participants wanted only to preserve how Coyote Flats is today.



Fiscal Stewardship

Coyote Flats residents enjoy that the City has no City property taxes and no debt. Residents are asked for donations each year by the Mayor via a letter, and whatever is received is the money the City has for repairs and maintenance (outside of a small amount of revenue from a franchise utility fee). Residents want to continue this practice and understand that it means that services and improvements will continue to be limited.



Focus on Agriculture

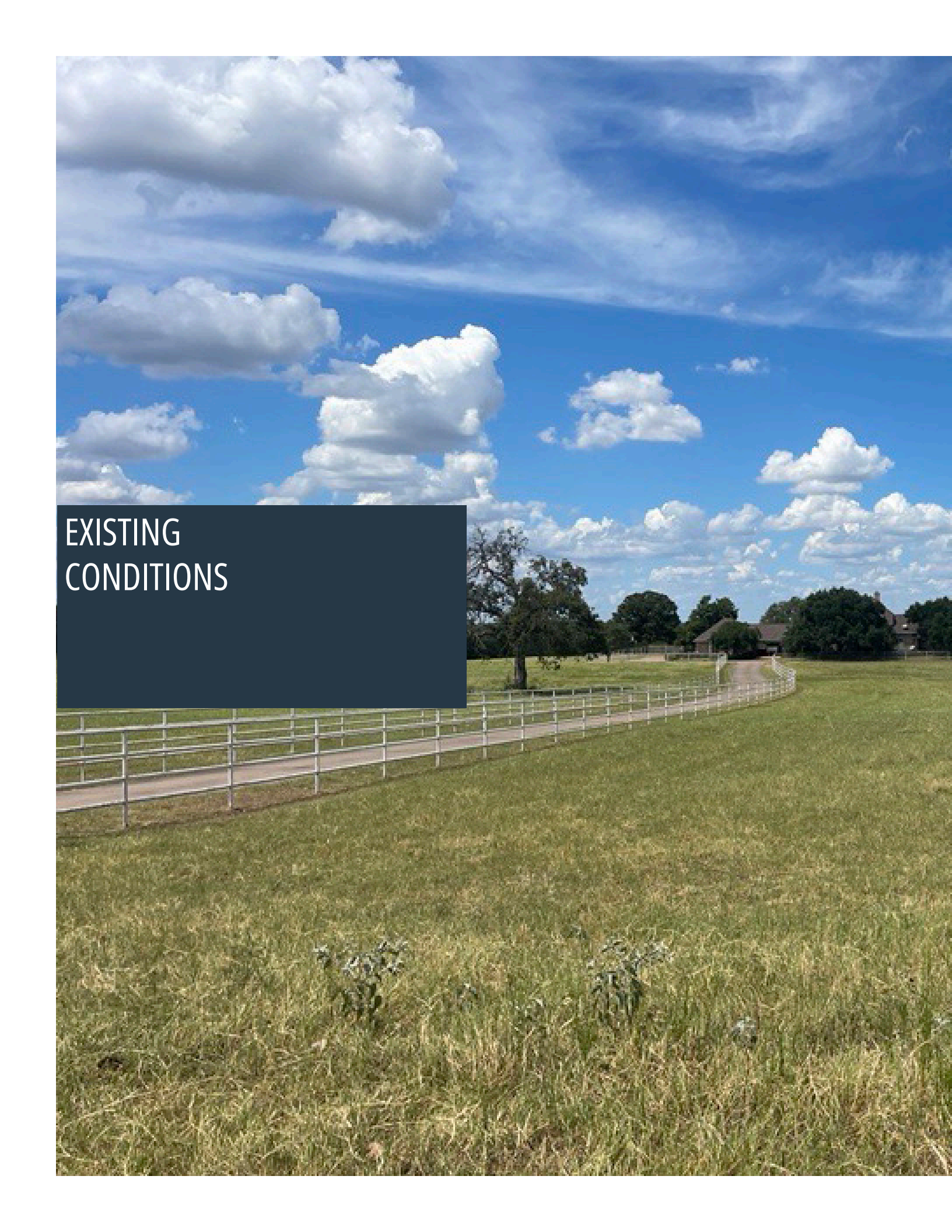
Should a commercial use wish to locate in Coyote Flats, which residents do not prefer in general, the vision is that they would be based in agriculture, ranching, or farming in some way. There was discussion of “small businesses in small buildings,” but that did not receive consensus as no commercial uses are desired in the City by the majority of residents.



Large Lot Residential

Although future zoning regulations will allow for a process for City Council to consider other types of residential uses, the community is passionate about a minimum of two acres for each new lot or for subdivisions in the future. There were one or two dissenting voices that were open to other lot sizes and residential types, but the majority of participants were adamantly passionate about large lots for the future.





EXISTING CONDITIONS



Existing Conditions

PEOPLE OF COYOTE FLATS

The Coyote Flats planning area encompasses 6.41 square miles and is home to approximately 564 residents (according to Esri), resulting in a population density of approximately 87 residents per square mile—well below the Texas average of 111 residents per square mile. This lower density underscores Coyote Flats’ rural setting, despite its relationship to the rapidly urbanizing Dallas-Fort Worth Metroplex.

The current housing inventory predominantly features large-lot residential properties and mobile homes. Although development pressures are extending outward from the Dallas-Fort Worth Metroplex, Coyote Flats has largely remained unaffected by these changes. It has only been by chance, however, since there have previously been no plans or regulations to protect this development pattern.

Housing in Coyote Flats primarily consists of owner-occupied units, comprising 84.6 percent of all households, with a median home value of \$377,500. The average household size is 2.64 people and the median household income is \$81,148 compared to the state average of 2.72 and \$77,169 respectively (Esri).

Coyote Flats is largely characterized by an older population, with a median age of 45 years—significantly above the Texas state median of 36.3 years. The population distribution leans toward adults between the ages of 60 and 69 (Esri).

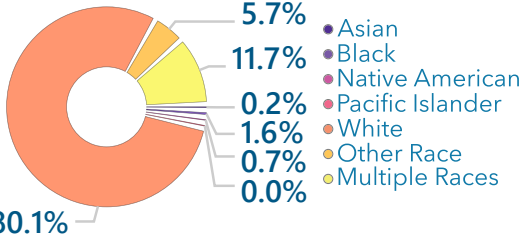
In terms of racial and ethnic composition, Coyote Flats is predominantly white, with 80 percent of the population identifying as such, compared to the state average of 48.5 percent. Other racial and ethnic groups are minimally represented within the planning area (Esri).

Socially, Coyote Flats exhibits a strong family-oriented culture, reflected in high rates of marital unions. Regarding educational attainment, 13 percent of residents hold a bachelor’s degree or higher compared to the state average of 35.7 percent. The community also relies heavily on personal vehicles for commuting, with 90 percent of residents driving alone to work (Esri). There is no public transit or trail network to diversify travel options so car travel is the primary mode to get from “A” to “B.”

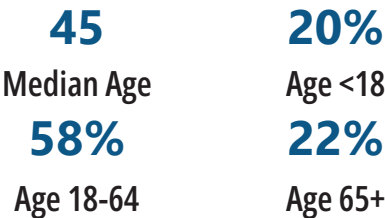


Population: 564

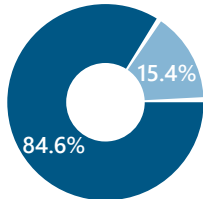
Population Distribution



Age



Households: 214



• Own • Rent

Home Ownership



Average Household Size Median Home Value



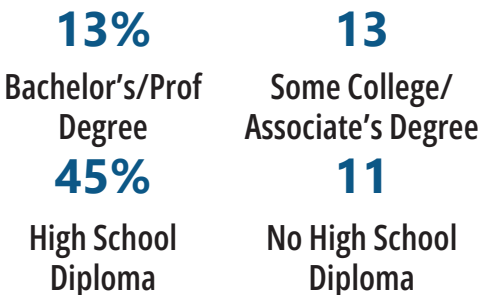
Income



Households Below the Poverty Level Average Household Income



Education



Existing Conditions

PEOPLE OF COYOTE FLATS

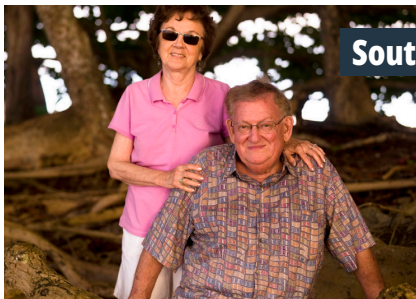
Understanding Coyote Flat's demographics is essential to developing an effective comprehensive plan. The overview below summarizes Coyote Flat's demographics and Tapestry Segments from Esri, which categorizes U.S. neighborhoods into 67 distinct demographic and socioeconomic segments using census data and other market-related sources. Coyote Flats fall into three segments: "Southern Satellites, Green Acres and Salt of the Earth." "Southern Satellites" is a rural Southern market of slightly older, married homeowners with modest incomes, primarily residing in single-family or mobile homes, working across diverse industries, and enjoying outdoor and DIY activities. The "Green Acres" lifestyle embodies country living and self-reliance, with residents who are enthusiastic DIY'ers equipped with tools for home improvement, avid gardeners, and outdoor enthusiasts who enjoy hunting, fishing, motorcycling, hiking, camping, and golf. "Salt of the Earth" residents are older, tradition-oriented, rural dwellers who cherish family, enjoy gardening and homemade meals, and prefer outdoor activities like fishing, boating, and camping. Most have a high school diploma or some college education, with skills from years in manufacturing, though they rely on technology sparingly, favoring face-to-face interactions.



Green Acres

40.7%

- Median Household Income: \$76,800
- Residents: Predominantly older married couples without children
- Values: Prioritize country living and self-reliance
- Median Age: 43.9
- Education: Over 60% college-educated
- Preferences: Enjoy outdoor activities like hunting and fishing
- Tech Literacy: Comfortable with technology, more as a tool than a trend
- Vehicle Preference: Trucks, SUVs, ATVs, motorcycles (late model)
- Home Improvement: DIY projects and gardening



Southern Satellites

46.7%

- Median Household Income: \$47,800
- Residents: Often married couples with no children
- Values: Emphasis on country living
- Median Age: 40.3
- Education: 45% have a college education
- Preferences: Prefer outdoor activities and DIY home projects
- Tech Literacy: Tend to be somewhat late in adapting to technology
- Vehicle Preference: Usually own a truck; likely to service it themselves
- Home Improvement: Self home improvements and remodeling projects
- Spending: Partial to eating at low-cost family restaurants and drive-ins



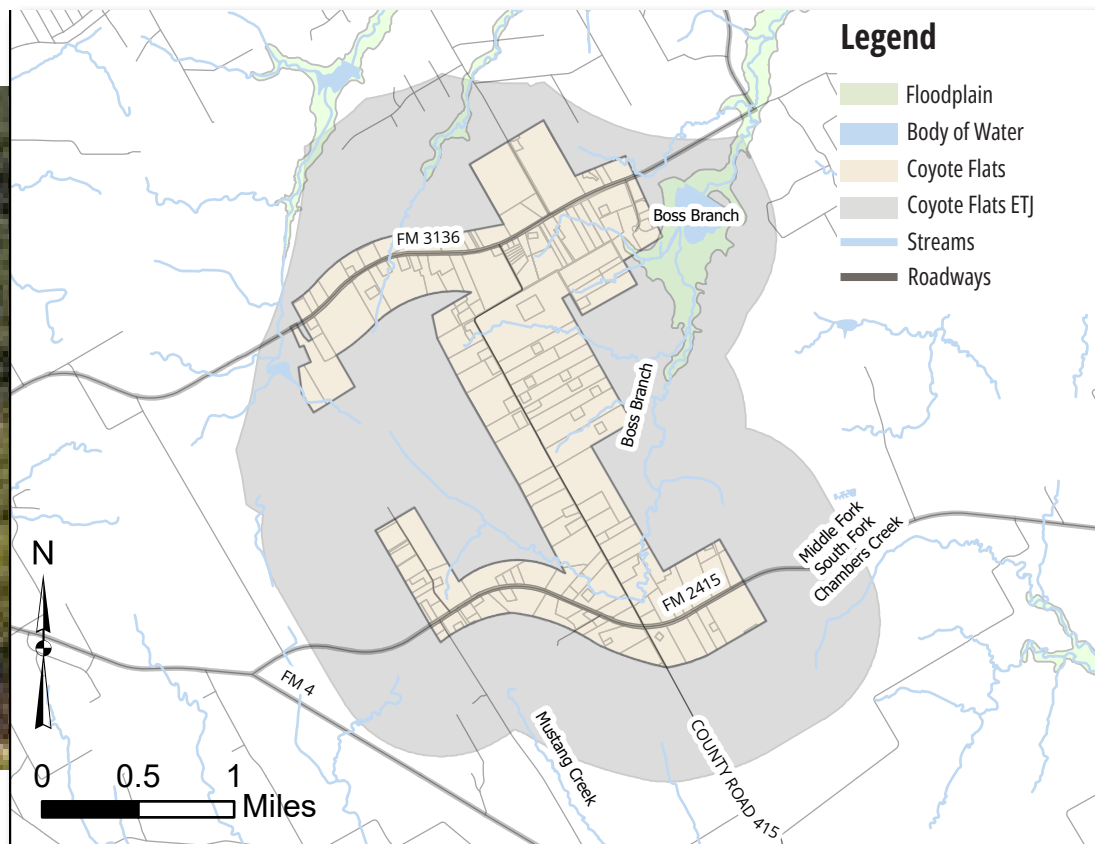
Salt of the Earth

7%

- Median Household Income: \$56,300
- Residents: Predominantly older and may have grown children that have moved away
- Values: Cherish family time and also tending to their vegetable gardens
- Median Age: 44.1
- Education: 40% have high school diploma only
- Preferences: Embrace the outdoors
- Tech Literacy: Last to buy the latest and greatest products
- Vehicle Preference: Truck ownership is high; many also own an ATV
- Home Improvement: DIY projects, remodeling and gardening
- Spending: Prefer to conduct business in person rather than online

Existing Conditions

NATURAL SYSTEMS + DRAINAGE



The Coyote Flats planning area includes a floodplain located in its northeastern section. Within this floodplain lies the Boss Branch Soil Conservation Service Site 38 Reservoir, a key asset for promoting sustainable land management and protecting natural resources. Additionally, the planning area features the Boss Branch Pond and the Boss Branch intermittent stream, which meanders through the region. Outside of the planning area, Coyote Flats is situated approximately two and a half miles from Alvarado Lake and about ten miles from Lake Pat Cleburne.

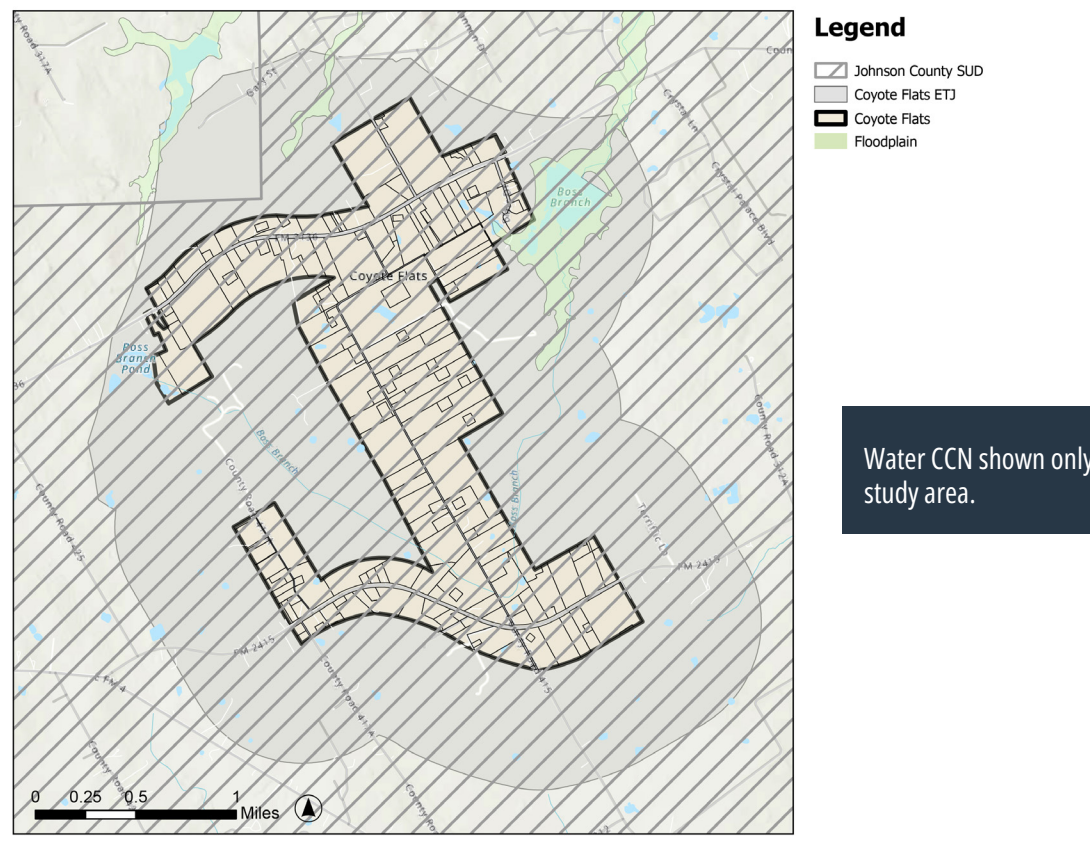
As Coyote Flats looks to the future, environmental stewardship should be a guiding principle. Natural features present both challenges and opportunities. Effective drainage and storm water management are crucial in any planning context. Maintaining natural features is essential to prevent adverse effects on the community from possible drainage and storm water issues. Further, these natural areas offer possibilities for the creation of natural trails, park spaces, or recreational facilities.

Strategies to explore include:

- Drainage Study
- Floodplain Management
- Environmental Stewardship
- Low-Impact Development Standards
- Green Infrastructure and Integrated Storm Water Management (iSWIM)

Existing Conditions

UTILITIES



Information regarding the existing water infrastructure in Coyote Flats is limited. Water service within the City is provided either through the Johnson County Special Utility District (SUD) or individual water wells. Johnson County SUD holds the sole Certificate of Convenience and Necessity (CCN) for water services. For properties using well water, a minimum lot size of one acre is required by the Texas Commission on Environmental Quality (TCEQ), with designated separation from septic facilities. When connected to Johnson County SUD for public water, properties must maintain a minimum lot size of half an acre (.5 acre) with septic separation requirements. Wastewater services (i.e. sewer), however, are not available in the area, as no entity holds a CCN for wastewater services. Consequently, on-site septic permits are issued by Johnson County, with TCEQ oversight, with a minimum one-acre lot for eligibility. Variances/waivers to the one-acre requirement are considered on a case-by-case basis by TCEQ upon application.

Strategies to explore include:

- Encourage sustainable water and wastewater usage
- Encourage water conservation

Existing Conditions

PUBLIC FACILITIES + SERVICES

The City of Coyote Flats currently has facilities consistent with a city of its size and character. Since incorporation, the City has maintained a small municipal footprint and receives emergency services and safety through Johnson County and water through a Special Utility District.



CITY BUILDINGS

The City currently has one municipal structure. Coyote Flats is looking into relocating City Hall into a new professional services building that will provide an enhanced office space, better suited to long-term needs of Coyote Flats. Additionally, the City is considering selling the existing portable building (on leased land) that will be vacated once the new office space is completed.



PUBLIC SAFETY

Coyote Flats receives emergency services from The Liberty Chapel Volunteer Fire Department located in the southern portion of rural Johnson County. They service an area of 52 square miles with a population of 6,000 people providing fire, rescue, and Emergency Medical Services. Additionally, Coyote Flats is informally served by the County Sheriff.



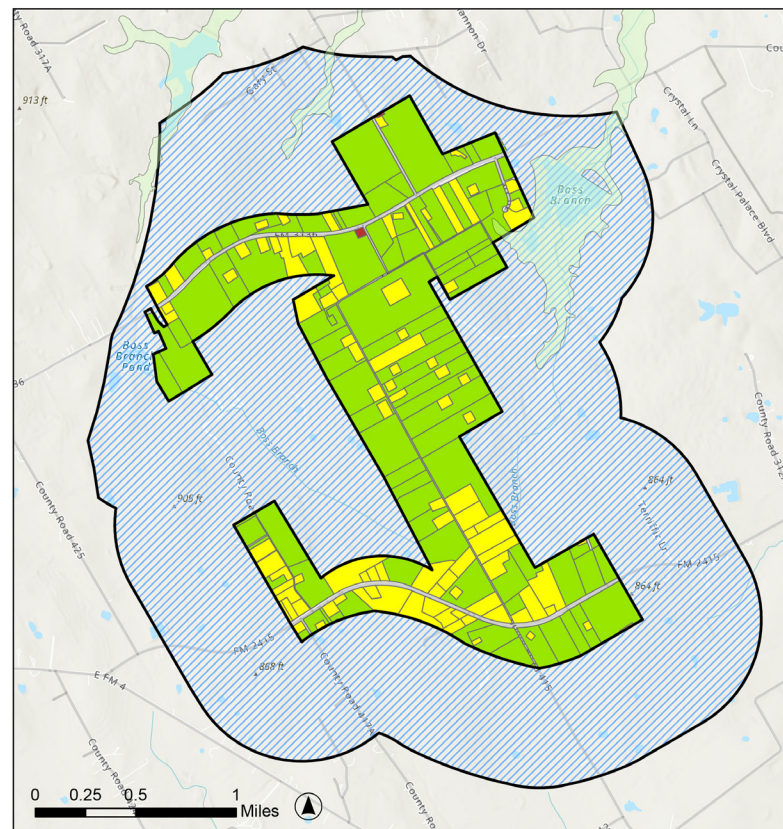
CODE ENFORCEMENT + PERMITTING

Coyote Flats does not have any City Staff or regulations so any code enforcement or permitting is generally at the County level only.



Existing Conditions

EXISTING LAND USE



Legend

- Commercial
- Agricultural
- Residential
- ▨ ETJ
- Floodplain

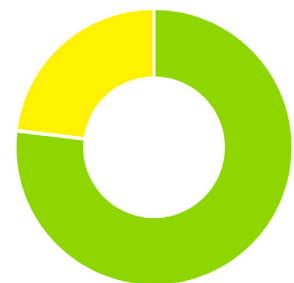
Existing land use classifications are based on Johnson County Appraisal District data. Some existing land uses may not reflect usage of property.

The Coyote Flats Planning Area primarily features rural agricultural and residential land uses. The few commercial activities are concentrated in just a couple of areas. The vast majority of the planning area is comprised of residential estates on large lots.

There is opportunity for new development, as most land is undeveloped, but residents have expressed a desire to keep Coyote Flats as is and preserve the wide open spaces.

The lot patterns are unique, with many properties having small parcels, without street frontage, where homes are present. The small parcels are within larger lots of same owners. Typically this type of lot configuration is related to oil and gas development and associated equipment, but that does not appear to be present on the majority of lots. Typical subdivision regulations (which Coyote Flats does not have) contain requirements that all lots front a street.

Existing Land Use by Area



	Land Use Type	Percentage of Land Cover
■	Commercial	0.1%
■	Agricultural	76.9%
■	Residential	23.0%



VISION



Vision

FUTURE LAND USE PLAN (FLUP)

A Future Land Use Plan (FLUP) serves as a strategic guide for the long-term physical development of a city, outlining how land is expected to be used and developed over time. It provides a vision for land use that balances growth, economic development, and the preservation of key community assets. The FLUP is a crucial tool for city leaders and residents, as it helps to ensure that future growth aligns with the community's goals and values. It integrates valuable input gathered through public engagement, ensuring that community voices shape the vision for future development. The FLUP is grounded in several key principles, including the consideration of existing and planned development, a cohesive mobility framework, and the preservation of natural systems. These guiding principles promote thoughtful land use decisions that contribute to a vibrant and sustainable future for Coyote Flats.

On the following page, the FLUP illustrates the envisioned future land use across the planning area. Descriptions of each Future Land Use Designation are provided after the map, offering guidance for evaluating development proposals and making informed updates to future zoning districts with more detailed standards.



Feedback + Ideas

The community expressed numerous ideas about their preferred future for life in Coyote Flats. This Plan reflects those preferences.



Existing Development

This Plan takes extensive measures to safeguard what is special about Coyote Flats. It also includes existing commercial areas, roadways, and natural features.



Mobility Framework

The Future Land Use Plan and Mobility Framework work together to create a unified vision. Existing roads were classified based on their potential future build-out conditions.

Vision

LAND USE + PLACEMAKING

The Future Land Use Plan is a tool to bring Coyote Flats closer to its envisioned future by serving as a land use guide for years to come. It will serve to establish formal zoning within Coyote Flats while allowing the City to maintain its small town charm and rural character. While the Johnson County Appraisal District has a designated land use map of all parcels, Coyote Flats has no existing zoning.



Maintaining Rural Character

Coyote Flats has a distinctly rural character and small town charm that the community wishes to maintain. By designating most land as a Rural Estate, the Future Land Use Plan will reflect the vision for the City.



Commercial Development Opportunities

Parcels with commercial uses have been designated as neighborhood mixed-use to reflect existing land use.



Placemaking + Branding

The identity of Coyote Flats is associated with small town community and rural living. A unified branding initiative to include merchandise and signage could serve to strengthen the City's identity.



Oil + Gas

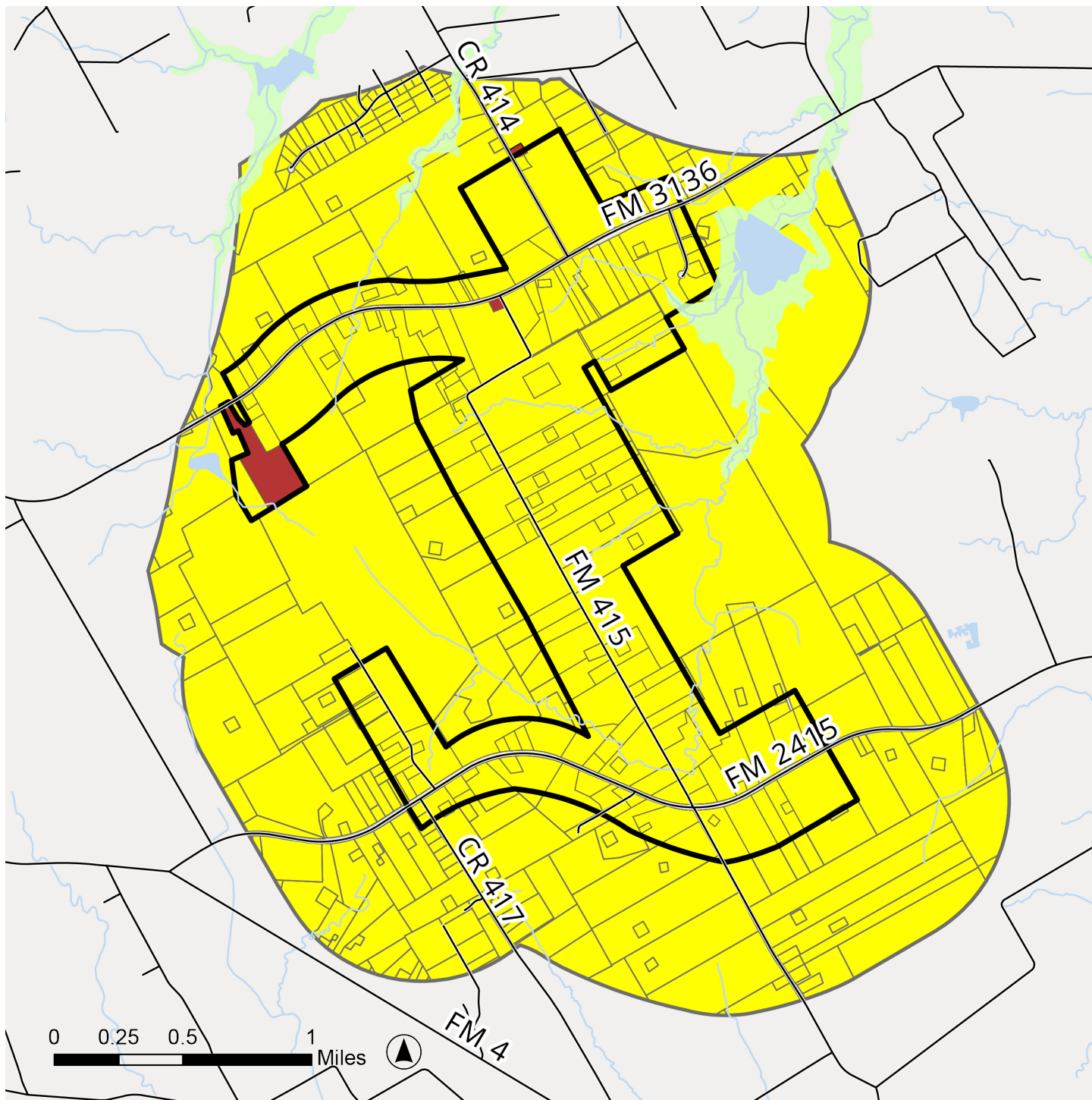
There are currently two horizontal gas wells within the City limits with many more in the surrounding ETJ. Lots with drilling infrastructure will be zoned to allow oil and gas drilling.

Vision

FUTURE LAND USE PLAN (FLUP)

Legend

	Coyote Flats		Body of Water		Rural Estate
	Coyote Flats ETJ		Streams		Neighborhood Mixed-Use
	Roadways		Floodplain		



A comprehensive plan shall not constitute a zoning regulation or establish zoning district boundaries.

Vision

FUTURE LAND USE DESIGNATIONS

Rural Estate

Rural Estate focuses on preserving the existing character of the area by offering low-density, large-lot single-family homes. Preferred future lot sizes should be a minimum of two acres.



Neighborhood Mixed-Use

Neighborhood Mixed-Use is designed for neighborhood-friendly, low-intensity businesses, including restaurants, retail shops, office, and various service providers. Uses related to agriculture, farming, or ranching are preferred.



Floodplain

The floodplain designation is land reserved for open space and natural areas to be used for parks and flood mitigation.



Vision

MASTER THOROUGHFARE PLAN (MTP)

The Master Thoroughfare Plan establishes functional classifications for roadways, defining categories based on each roadway's intended purpose and ultimate design. These classifications are essential for shaping the future development and improvements of Coyote Flats' mobility network. Developed in alignment with community values, the classifications aim to promote greater connectivity while preserving the character and unique assets of the area.

The vision guiding this Master Thoroughfare Plan (MTD) prioritizes a low-density design interwoven with natural open spaces that reflect the historical and scenic beauty of Coyote Flats. While the MTP is a critical component in achieving this vision, it is part of a larger, interconnected approach to maintaining and enhancing the community's quality of life.



Community Feedback

During the Community Forum, participants emphasized several key priorities for the future mobility framework in Coyote Flats. Among these was the desire to design transportation solutions that respect and preserve the area's natural landscapes and features. Improving road pavement condition was another top priority, with residents recognizing the need for better infrastructure to enhance safety and connectivity. At the same time, many expressed a strong preference for maintaining the rural character of Coyote Flats, advocating for thoughtful and limited development that aligns with the community's values.



Key Design Principles

The Master Thoroughfare Plan for Coyote Flats is grounded in a set of design principles developed to balance growth with preservation. These principles emphasize creating a road network that supports efficient and safe travel while protecting the natural and rural features that define the community. This includes minimizing the environmental impact of new roadways, incorporating features like wildlife crossings and natural buffers, and designing streetscapes that complement the landscape. By adhering to these principles, the MTP reflects maintaining the area's scenic beauty and rural charm, even as infrastructure improvements are made.



Implementation and Flexibility

Implementing the Master Thoroughfare Plan requires a strategic approach that allows for adaptability as Coyote Flats continues to evolve. Collaboration with stakeholders, including residents, the county, and regional transportation authorities, will be crucial to successfully executing the Plan and achieving the community's long-term vision.

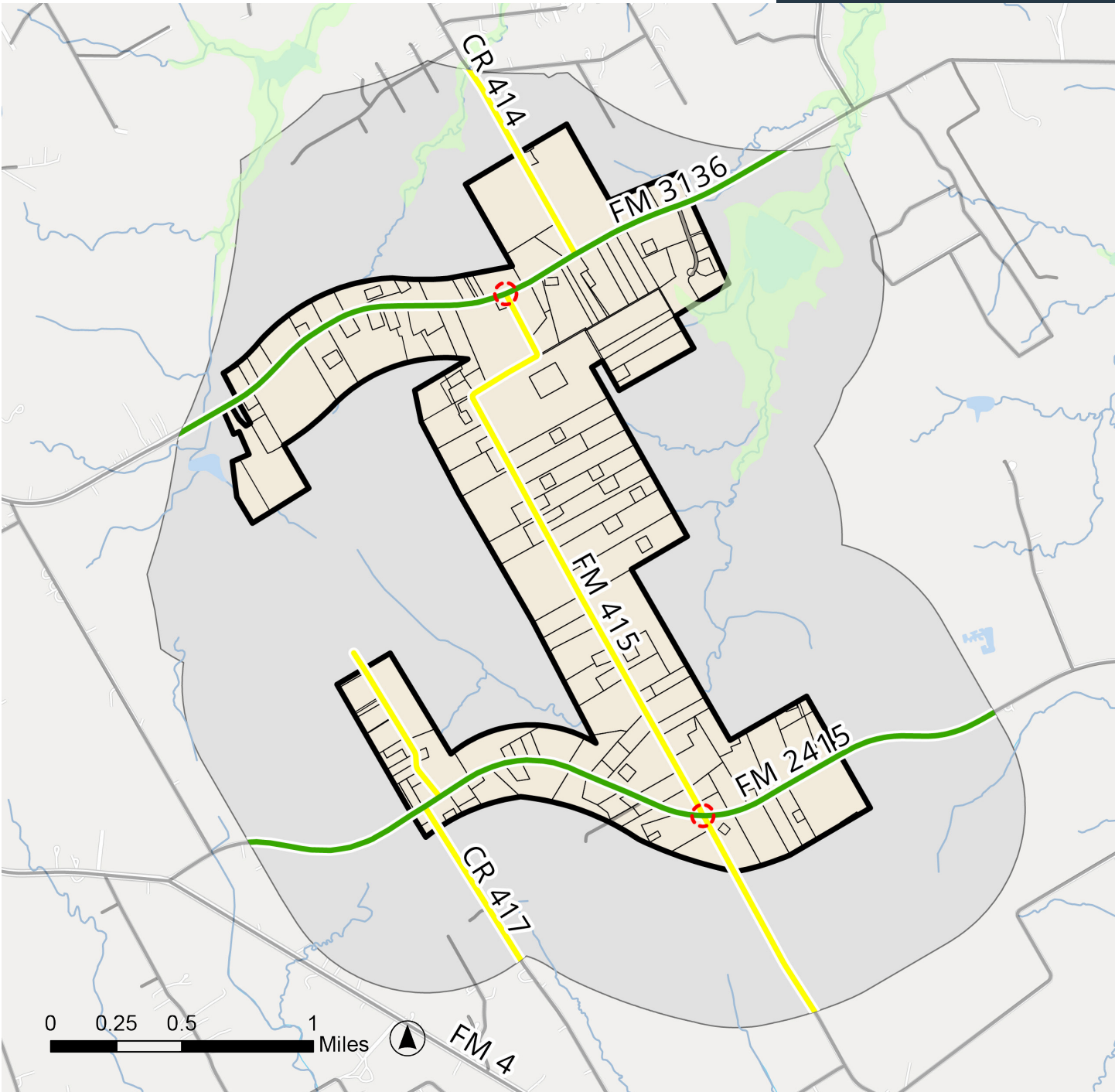
Vision

MASTER THOROUGHFARE PLAN (MTP)

Legend

- | | | |
|------------------|---------------|-------------------------------------|
| Coyote Flats | Floodplain | Special Consideration Intersections |
| Coyote Flats ETJ | Body of Water | Minor Arterial |
| Roadways | Streams | Collector |

Note: Roadway alignments shown are preliminary and for planning purposes only. Actual roadway system alignments shall conform to AASHTO, TxDOT, and city engineering criteria. Roadway alignments will be reviewed and determined at the time of development.



Vision

MOBILITY + CONNECTIVITY

MASTER THOROUGHFARE PLAN

The Mobility + Connectivity Framework is a key component of the Master Thoroughfare Plan. Effective Future Land Use planning must incorporate comprehensive mobility strategies, as streets significantly influence surrounding land use. Provided below are policies to support the Master Thoroughfare Plan Map:



Designations

Minor Arterial 3 Lane Divided (M3D) (70' ROW)
Minor Collector 2 Lane Undivided (C2U) (50' ROW)



Cross-Sections

In the future, cross-sections should include a sidewalk or trail on both sides of the road, with trees for shade and a paved shoulder (minimum 3 feet) on all sections.



Development & Capital Improvements

Due to the lack of property taxes, the City's funding resources are limited. The City will need to collaborate with developers or local entities to build most of the new infrastructure, even if a future bond program is approved, ensuring that the Vision is realized. Key components of future mobility infrastructure include integrating travel options to accommodate walking, biking, and alternative modes of transportation to keep Coyote Flats free of car traffic.

CONTEXT-SENSITIVE SOLUTIONS (CSS)

As new roadways are planned and existing ones are updated, it is crucial to understand that each roadway has a unique context. The Context Sensitive Solutions (CSS) approach emphasizes community involvement in the design process for developed areas, ensuring that designs are tailored to their specific surroundings. While technical design standards will remain intact, community feedback can be used to make appropriate adjustments. For instance, in some areas, an off-street trail might be a better option than an on-street, separated bike lane. Coyote Flats should apply the CSS process for roadway improvements, focusing on evolving the mobility network rather than simply replacing existing infrastructure with similar elements.

Vision

PRESERVATION

Preservation is a core principle guiding the Comprehensive Plan for Coyote Flats, aimed at protecting the unique rural character and natural beauty that define the community. As growth and development pressures increase, the City is committed to a strategic approach that balances responsible development with the conservation of open spaces and natural resources. This vision emphasizes the importance of maintaining the area's low-density landscape, scenic views, and environmental assets that contribute to Coyote Flats' identity.

Key components of this strategy include limiting new development in sensitive areas to safeguard the natural environment and ensure that growth occurs thoughtfully and sustainably. At the same time, the Plan recognizes the importance of maintaining individual property rights by incorporating compatibility protections that ensure new development aligns with existing community character.

Preventing small lot subdivisions is another key strategy to uphold the desired low-density environment. By discouraging high-density housing developments, the Plan seeks to preserve expansive, scenic views and maintain the sense of space that residents value. This approach helps to strike a balance between responsible growth and the preservation of Coyote Flats' unique identity, ensuring that future development is thoughtfully integrated and in harmony with the community's vision.

Preservation Strategies to Explore Include:



Limiting New Development

Strategic limitations on new development through future zoning regulations can help preserve the rural character and protect the natural landscapes that define Coyote



Maintaining Individual Property Rights

Compatibility protections in future city regulations are essential to uphold individual property rights while ensuring that new developments harmonize with the existing



Preventing Small Lot Subdivisions

Preventing small lot subdivisions through future zoning regulations safeguards the low-density environment and maintains the open, scenic views valued by residents.



IMPLEMENTATION

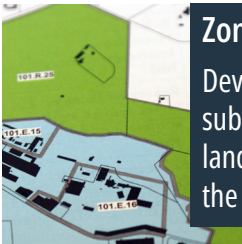


IMPLEMENTATION

OVERARCHING STRATEGIES

The strategies outlined below were developed through the public engagement process to guide the growth and development of Coyote Flats. These strategies aim to ensure that Coyote Flats remains a vibrant, resilient, and welcoming community while preserving its rural heritage. The strategies are categorized into short-term and mid-term timeframes to facilitate effective resource allocation and timely completion.

Short-Term Goals (1-3 years)



Zoning and Land Use:

Develop and adopt zoning and subdivision regulations to guide future land use and development in line with the community's vision.



Unified Development Code:

Adopt a Unified Development Code integrating zoning, subdivision standards, and design guidelines to ensure cohesive and sustainable development.

Mid-Term Goals (4-10 years)



Economic Development Initiatives:

Ensure businesses are of rural character, when possible, through incentives and public-private partnerships. Examples of these businesses include:

- Farmers Market
- Diners
- Hardware Store



Environmental Sustainability:

Prioritize the preservation of floodplains and greenways by implementing low-impact development standards.



Infrastructure Improvements:

Work with Johnson County and TxDOT to secure funding allocation to improve FM 415.

Implementation

The implementation of the Coyote Flats Comprehensive Plan will require strategic collaboration and resource management to achieve the outlined strategies. In order to ensure the effective realization of the vision the City will need to establish:

Community Partnerships: Collaborate with local and regional entities, such as Johnson County and the North Central Texas Council of Governments (NCTCOG), to leverage resources and expertise.

Ongoing Monitoring and Evaluation: Establish a system for regularly monitoring progress and evaluating the effectiveness of implemented strategies to ensure alignment with community goals and vision.

APPENDIX:
ESRI TAPESTRY SEGMENTS PRESENT IN
COYOTE FLATS



LifeMode Group: Cozy Country Living Green Acres

Households: 3,923,400

Average Household Size: 2.70

Median Age: 43.9

Median Household Income: \$76,800

6A

WHO ARE WE?

The Green Acres lifestyle features country living and self-reliance. Avid do-it-yourselfers, they maintain and remodel their homes with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is a priority, again with the right tools, tillers, tractors, and riding mowers. Outdoor living features a variety of sports: hunting and fishing, motorcycling, hiking and camping, and even golf.

OUR NEIGHBORHOOD

- This large segment is concentrated in rural enclaves in metropolitan areas.
- Primarily (not exclusively) older homes with acreage; new housing growth in the past 15 years.
- Single-family, owner-occupied housing, with a median value of \$235,500.
- An older market, primarily married couples, most with no children.

SOCIOECONOMIC TRAITS

- Education: More than 60% are college educated.
- Labor force participation rate is high at 66.8% (Index 107).
- Income is derived not only from wages and salaries but also from self-employment (more than 13% of households), investments (27% of households), and increasingly, from retirement.
- They are cautious consumers with a focus on quality and durability.
- Comfortable with technology, more as a tool than a trend: banking or paying bills online is convenient; but the internet is not viewed as entertainment.
- Economic outlook is professed as pessimistic, but consumers are comfortable with debt, primarily as home and auto loans, and investments.

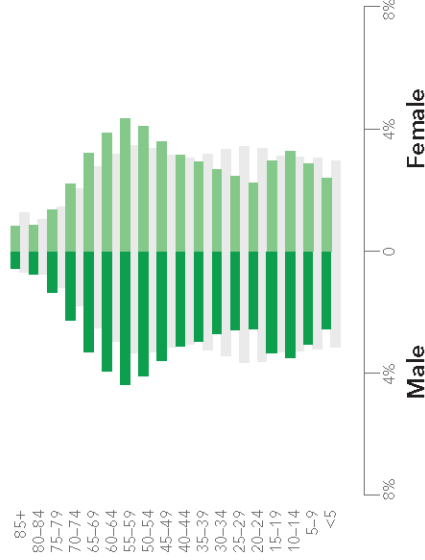


Note: The index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.

AGE BY SEX (Esri data)

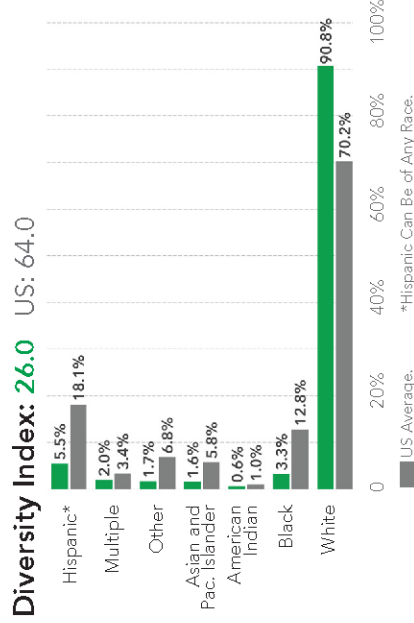
Median Age: 43.9 US: 38.2

■ Indicates US



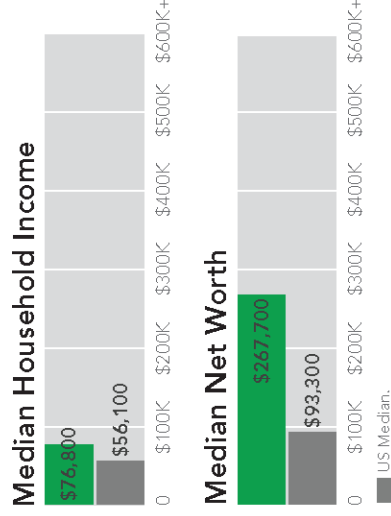
RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



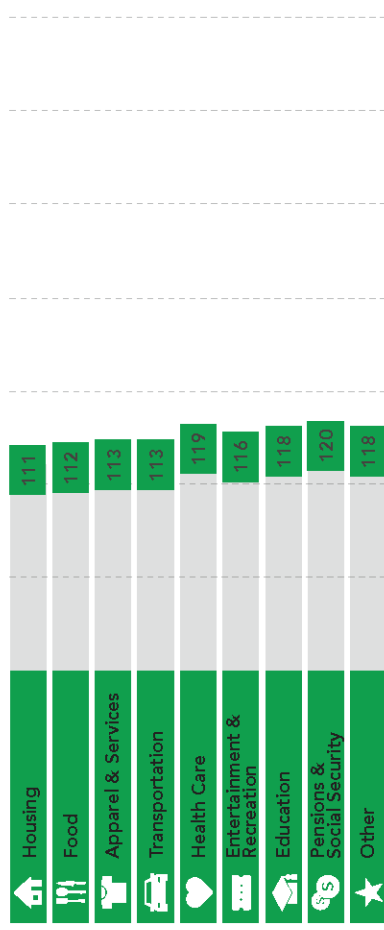
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.



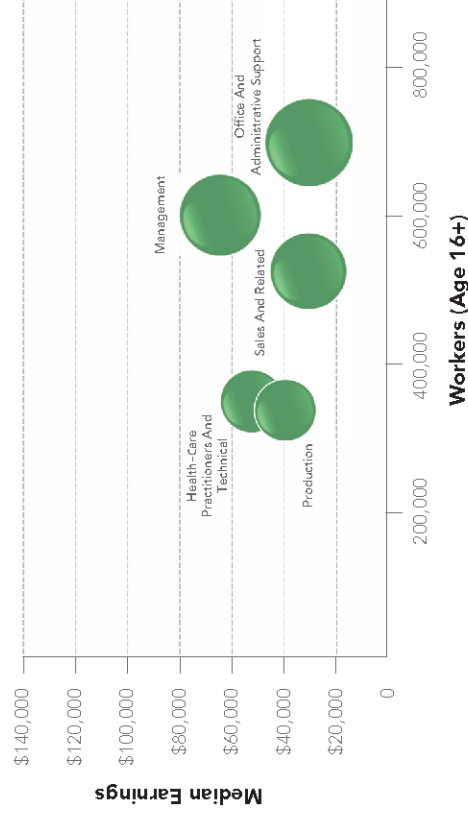
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Purchasing choices reflect Green Acres residents' country life, including a variety of vehicles, from trucks and SUVs to ATVs and motorcycles, preferably late model.
- Homeowners favor DIY home improvement projects and gardening.
- Media of choice are provided by satellite service, radio, and television, also with an emphasis on country and home and garden.
- Green Acres residents pursue physical fitness vigorously, from working out on home exercise equipment to playing a variety of sports.
- Residents are active in their communities and a variety of social organizations, from charitable to veterans' clubs.

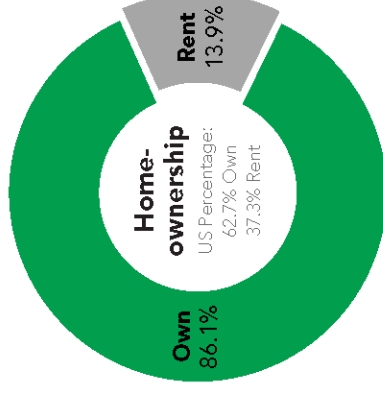
HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



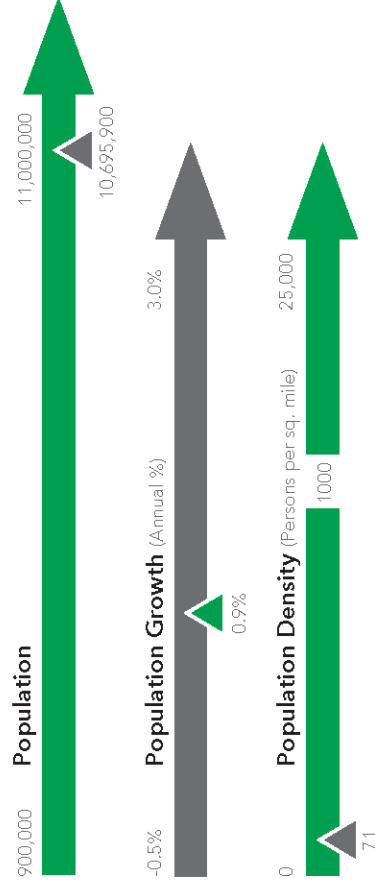
Typical Housing:
Single Family

Median Value:
\$235,500
US Median: \$207,300



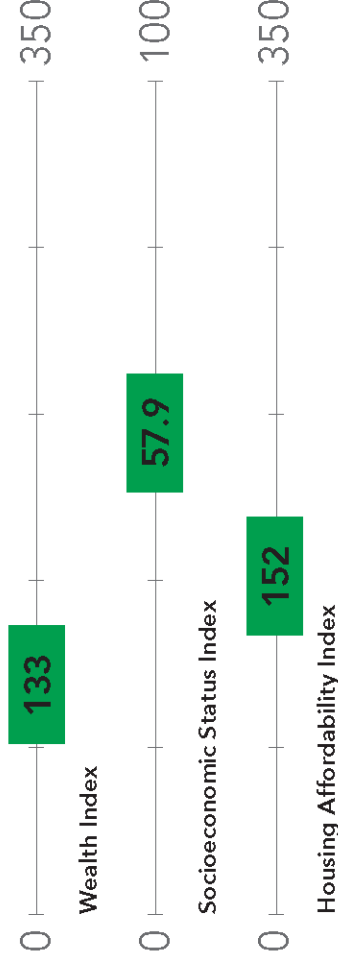
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



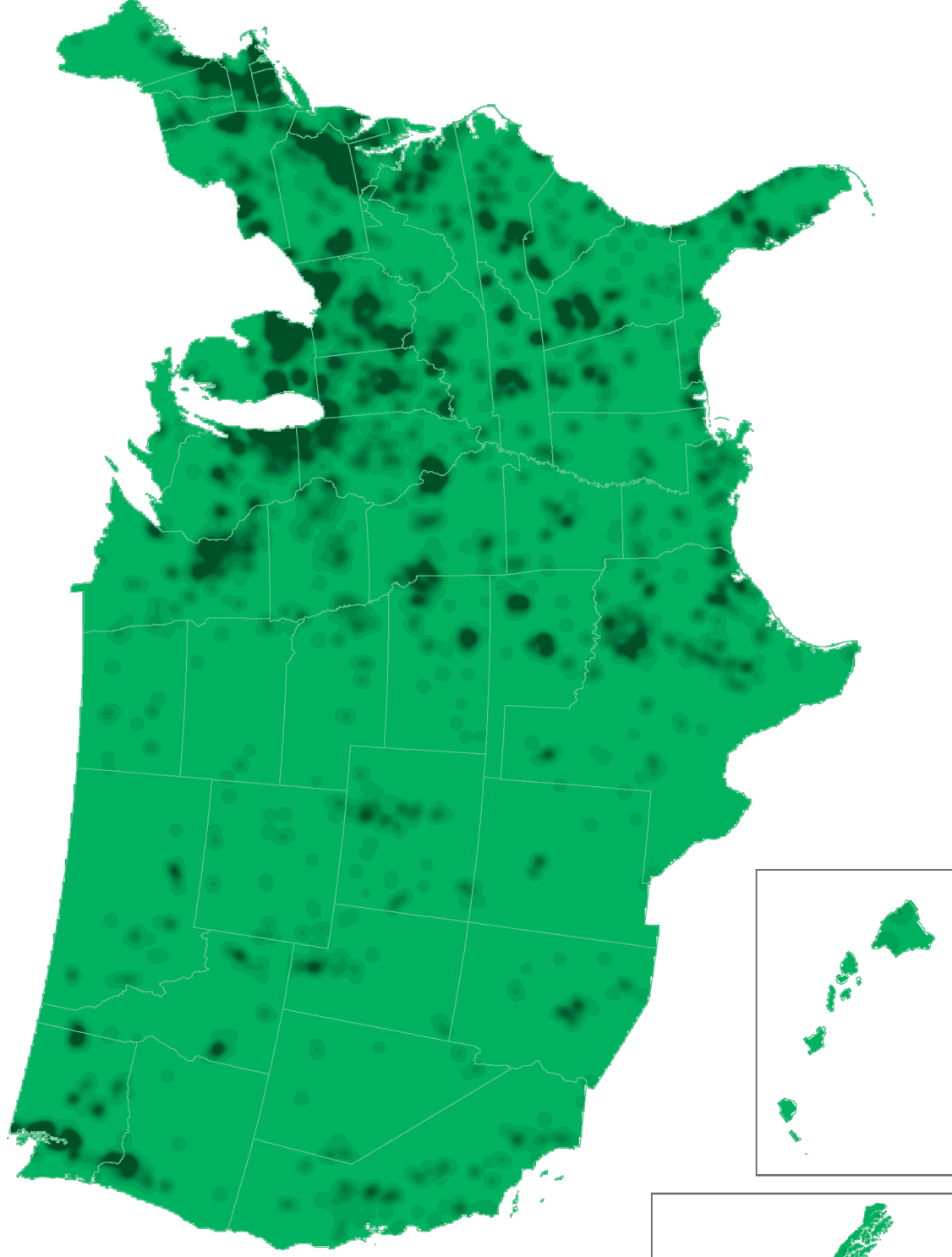


LifeMode Group: Cozy Country Living
Green Acres



SEGMENT DENSITY

This map illustrates the density and distribution of the Green Acres Tapestry Segment by households.



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1-800-447-9778
info@esri.com
esri.com



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LifeMode Group: Cozy Country Living Salt of the Earth

Households: 3,545,800

Average Household Size: 2.59

Median Age: 44.1

Median Household Income: \$56,300

6B

WHO ARE WE?

Salt of the Earth residents are entrenched in their traditional, rural lifestyles. Citizens here are older, and many have grown children that have moved away. They still cherish family time and also tending to their vegetable gardens and preparing homemade meals. Residents embrace the outdoors; they spend most of their free time preparing for their next fishing, boating, or camping trip. The majority has at least a high school diploma or some college education; many have expanded their skill set during their years of employment in the manufacturing and related industries. They may be experts with DIY projects, but the latest technology is not their forte. They use it when absolutely necessary, but seek face-to-face contact in their routine activities.

OUR NEIGHBORHOOD

- This large segment is concentrated in the Midwest, particularly in Ohio, Pennsylvania, and Indiana.
- Due to their rural setting, households own two vehicles to cover their long commutes, often across county boundaries.
- Homeownership rates are very high (Index 133). Single-family homes are affordable, valued at 25% less than the national market.
- Nearly two in three households are composed of married couples; less than half have children at home.

SOCIOECONOMIC TRAITS

- Steady employment in construction, manufacturing, and related service industries.
- Completed education: 40% with a high school diploma only.
- Household income just over the national median, while net worth is nearly double the national median.
- Spending time with family is their top priority.
- Cost-conscious consumers, loyal to brands they like, with a focus on buying American.
- Last to buy the latest and greatest products.
- Try to eat healthy, tracking the nutrition and ingredients in the food they purchase.

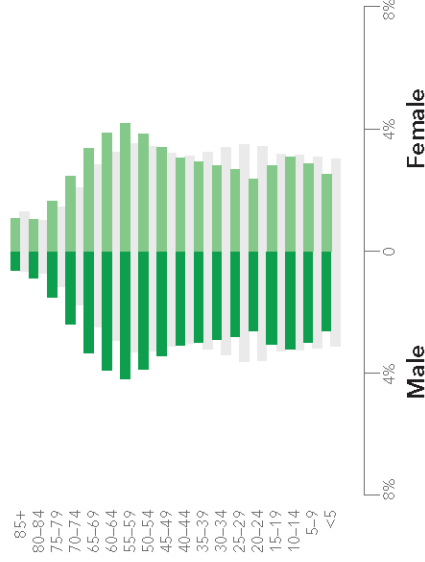


Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.

AGE BY SEX (Esri data)

Median Age: 44.1 US: 38.2

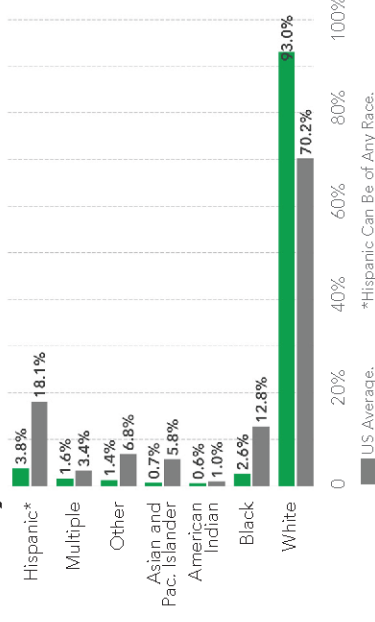
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 19.8 US: 64.0



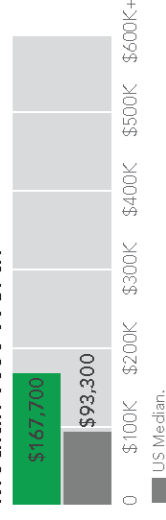
INCOME AND NET WORTH

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Median Household Income

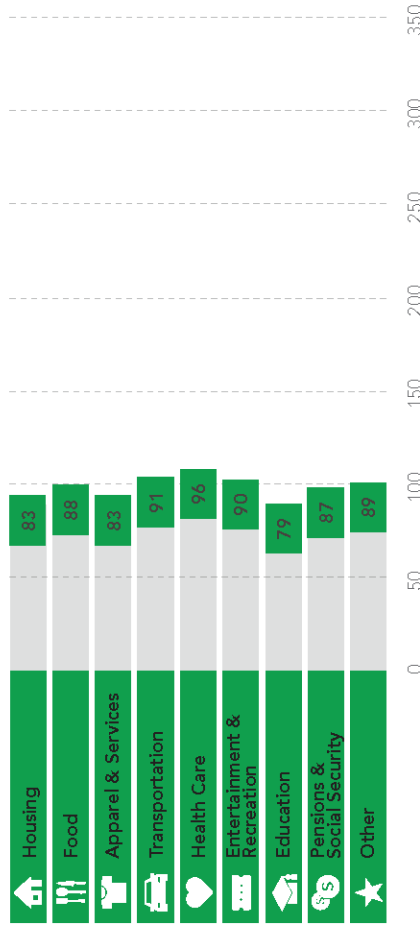


Median Net Worth



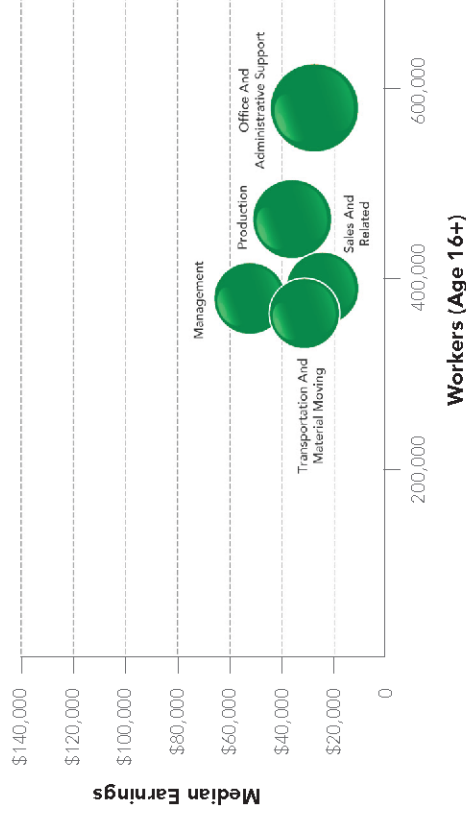
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Outdoor sports and activities, such as fishing, boating, hunting, and overnight camping trips, are popular.
- To support their pastimes, truck ownership is high; many also own an ATV.
- They own the equipment to maintain their lawns and tend to their vegetable gardens.
- Residents often tackle home remodeling and improvement jobs themselves.
- Due to their locale, they own satellite dishes and have access to high-speed internet connections like DSL.
- These conservative consumers prefer to conduct their business in person rather than online. They use an agent to purchase insurance.

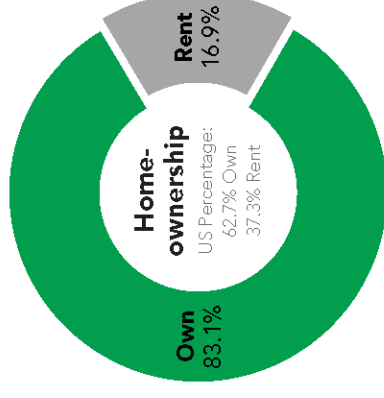
HOUSING

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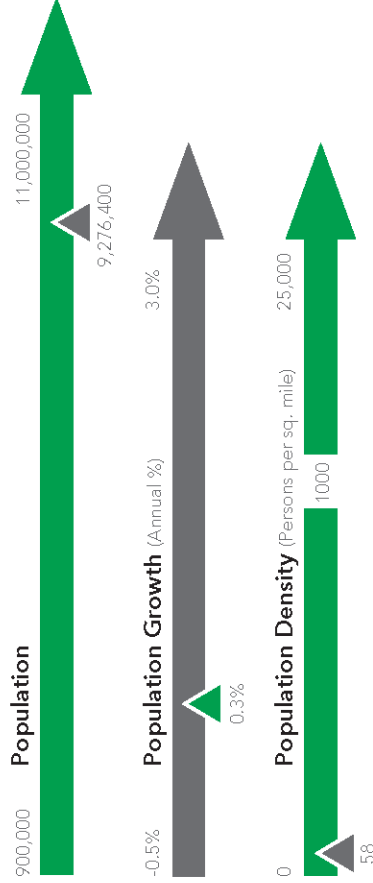
Typical Housing:
Single Family

Median Value:
\$154,300
US Median: \$207,300



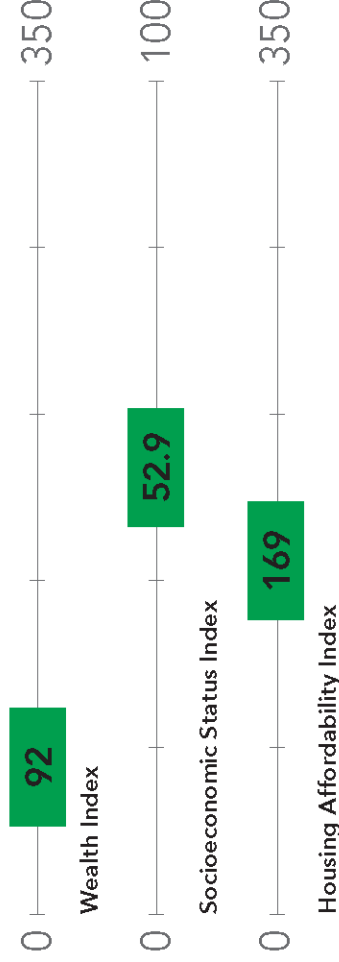
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



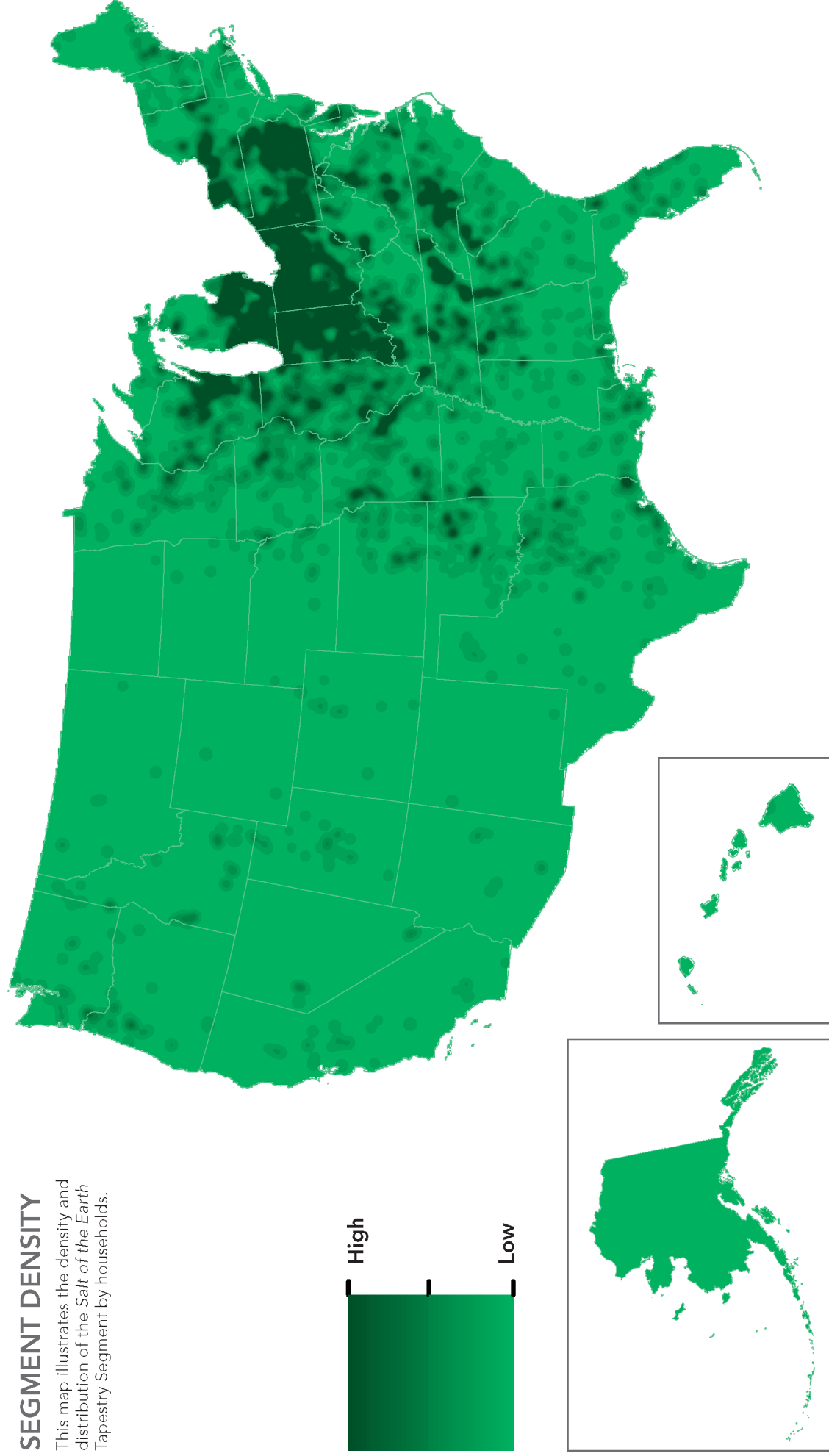
ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





SEGMENT DENSITY
This map illustrates the density and distribution of the *Salt of the Earth* Tapestry Segment by households.





LifeMode Group: Rustic Outposts Southern Satellites

Households: 3,856,800

Average Household Size: 2.67

Median Age: 40.3

Median Household Income: \$47,800

10A

WHO ARE WE?

Southern Satellites is the second largest market found in rural settlements but within metropolitan areas located primarily in the South. This market is typically slightly older, settled married-couple families, who own their homes. Two-thirds of the homes are single-family structures; almost a third are mobile homes. Median household income and home value are below average. Workers are employed in a variety of industries, such as manufacturing, health care, retail trade, and construction, with higher proportions in mining and agriculture than the US. Residents enjoy country living, preferring outdoor activities and DIY home projects.

OUR NEIGHBORHOOD

- About 78% of households are owned.
- Married couples with no children are the dominant household type, with a number of multigenerational households (Index 112).
- Most are single-family homes (67%), with a number of mobile homes (Index 509).
- Most housing units were built in 1970 or later.
- Most households own one or two vehicles, but owning more than three vehicles is common (Index 144).

SOCIOECONOMIC TRAITS

- Education: almost 40% have a high school diploma only (Index 140); 45% have college education (Index 73).
- Labor force participation rate is 59.1%, slightly lower than the US.
- These consumers are more concerned about cost rather than quality or brand loyalty.
- They tend to be somewhat late in adapting to technology.
- They obtain a disproportionate amount of their information from TV, compared to other media.



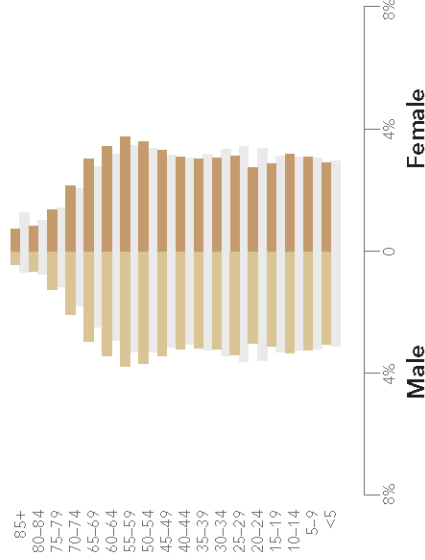
Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.

AGE BY SEX

(Esri data)

Median Age: 40.3 US: 38.2

Indicates US

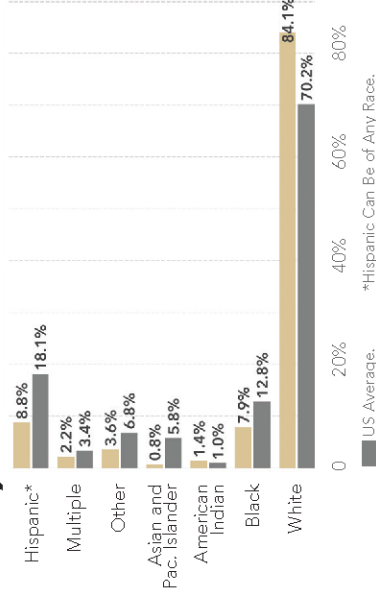


RACE AND ETHNICITY

(Esri data)

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Diversity Index: 40.1 US: 64.0



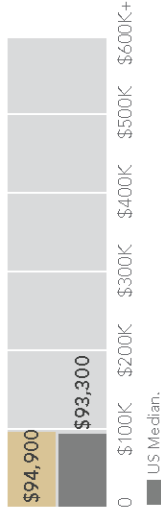
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Median Household Income

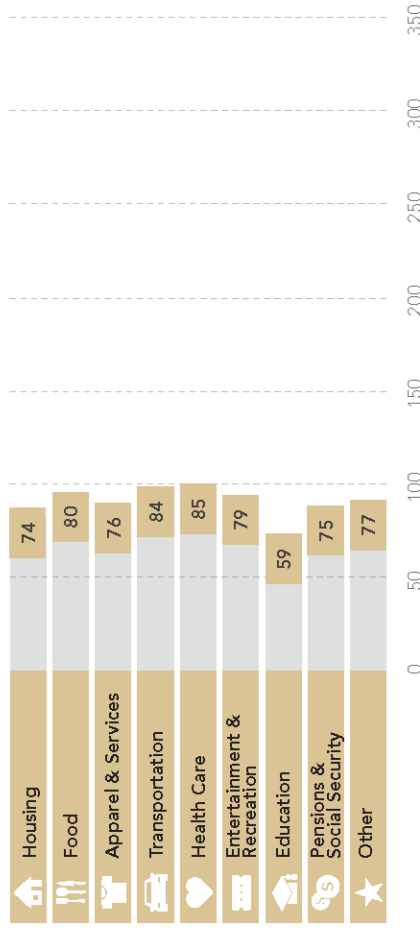


Median Net Worth



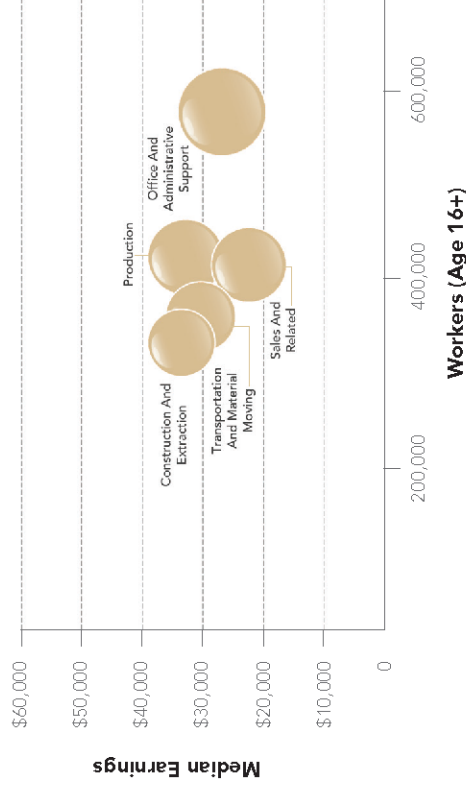
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OCCUPATION BY EARNINGS

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MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Usually own a truck; likely to service it themselves.
- Frequent the convenience store, usually to fill up a vehicle with gas.
- Typical household has a satellite dish.
- Work on home improvement and remodeling projects.
- Own a pet, commonly a dog.
- Participate in fishing and hunting.
- Prefer to listen to country music and watch CMT.
- Read fishing and hunting and home service magazines.
- Partial to eating at low-cost family restaurants and drive-ins.
- Use Walmart for all their shopping needs (groceries, clothing, pharmacy, etc.).

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



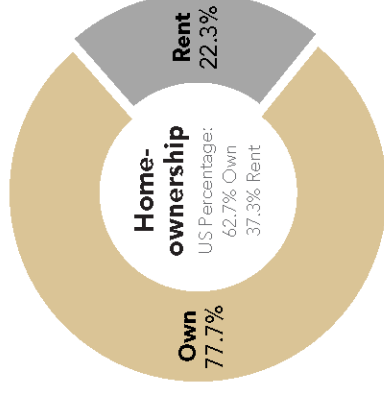
Typical Housing:

Single Family;
Mobile Homes

Median Value:

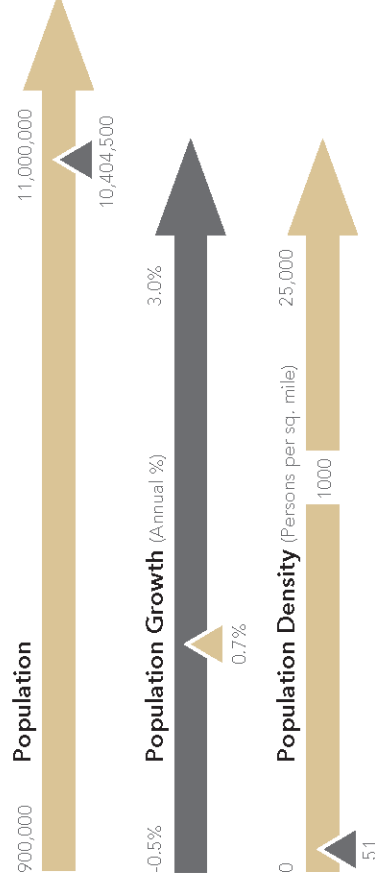
\$128,500

US Median: \$207,300



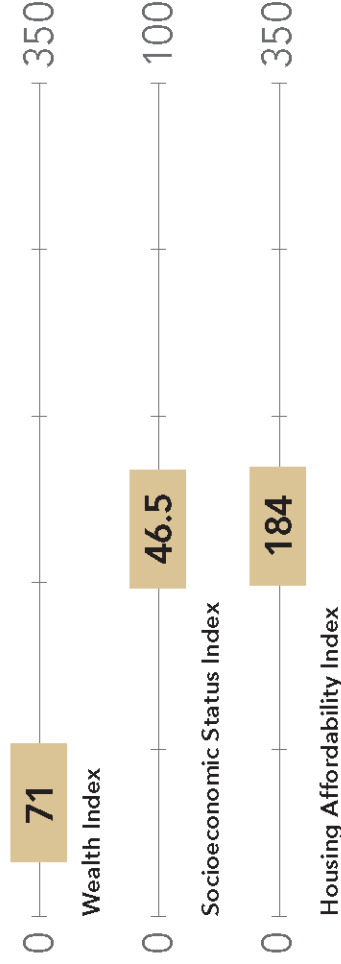
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