



The City of Irving has an area of 43,389 acres according to NCTCOG. It is the 6th largest city in the region in terms of land area. It is also the 6th most populous city within the region according to 2005 population estimates. The land use consuming the most acreage in Irving is infrastructure – it accounts for almost 27 percent of the total land area (11,615 acres). Single family uses comprise the second highest category – almost 17 percent. All residential uses consist of 22 percent of total acreage. Commercial land use is the third highest category – 8.8 percent bringing total employment uses (commercial, industrial and institutional) to 16.6 percent of total acreage. Irving still has room to grow – 28.2 percent of its land area is still vacant. **Table 3-1** below outlines land use for the corridor cities.

TABLE 3-1 CORRIDOR CITIES LAND USE		
Land Use Category	Dallas	Irving
Total Acres	246,849	43,389
Percent Vacant	20.2%	28.2%
Single Family	25.3%	16.9%
Multi Family	4.1%	5.0%
Mobile Home & Group Qtrs. ¹	0.4%	0.3%
Industrial	6.2%	4.4%
Commercial ²	5.0%	8.8%
Institutional ³	3.1%	3.4%
Infrastructure ⁴	17.3%	26.8%
Parks and Flood Plain	6.4%	3.7%
Water	12.0%	2.5%
¹ Includes Mobile Homes and Hotel/Motel ² Includes Retail, Office and Related Parking Garages ³ Includes Schools, Universities, Other Public Facilities and Stadium Uses ⁴ Includes Transportation, Roadways, Utilities, Runways and Airport		

Source: North Central Texas Council of Governments (NCTCOG), 2005

3.1.2 Existing Land Use

The Irving/DFW Corridor project would begin near the southwest corner of Northwest Highway and Denton Drive in the City of Dallas. At this location, it would connect to the Carrollton/Farmers Branch LRT Line just north of the Bachman Station. The predominant land use in this area is low income multi-family housing mixed with light industrial uses. Just south of Northwest Highway, the Irving/DFW Corridor turns southwest running parallel to Spur 482 (just north of the road). This area is dominated by industrial uses, primarily warehouse and distribution facilities. The project then crosses IH 35E and the Elm Fork of the Trinity River and its levees. Most of this property is undeveloped flood plain property. Just west of the Trinity River’s western levee, the line crosses the Federal Express Distribution Facility and Central Freight’s property. The uses just south of the LRT line in this area are light industrial and commercial. To the north of the line is the Trinity River levee and floodplain property. Immediately west of the line at this location is SH 114 and Texas Stadium. The stadium, currently used by the Dallas Cowboys football team, will be vacated in 2009 when the Cowboys move to a new stadium in the City of Arlington. The line runs parallel to SH 114 in this area on the highway’s north side between the main lanes and the westbound frontage road. Vacant property to the north is owned by the University of Dallas. The University of Dallas, a private Catholic University, lies southwest of SH 114 in this vicinity. Just west of Tom Braniff Parkway, the LRT corridor is adjacent to Cistercian Abbey and Preparatory School.

Just west of Cistercian, the line crosses under the Burlington Northern Santa Fe (BNSF) Railroad line. Once past the railroad, the corridor enters into Las Colinas – a master planned community within the City of Irving. Las Colinas consists of approximately 12,000 acres. The community was