

FARMERSVILLE CITIZENS ADVISORY COMMITTEE
SPECIAL SESSION MINUTES
September 21, 2015

The Farmersville Citizens Advisory Committee met in special session on September 21, 2015 at 8:11 p.m. at the City of Farmersville Council Chambers with the following members present: Bryce Thompson, Mark Vincent, Sarah Jackson-Butler, Charles Casada, Todd Rolan and Chad Dillard. Commissioner absent was Craig Overstreet. Staff members present were City Attorney Alan Lathrom and City Secretary Edie Sims. Council Liaison John Klostermann was present.

CALL TO ORDER AND RECOGNITION OF CITIZENS/VISITORS

Chairman Thompson called the meeting to order at 8:11pm. Edie Sims called roll and announced that a quorum was present.

Item II – A) CONSIDER, DISCUSS AND REVIEW PLANNING-RELATED ISSUES AND THE CITY’S COMPREHENSIVE PLAN AND THE SUBMISSION OF RECOMMENDATIONS TO CITY COUNCIL REGARDING SUCH DISCUSSIONS

City Manager Ben White requested to review the Land Use section of the Comprehensive Plan for review. Per the strategy goals for Land Use, the City of Farmersville has been planning for future growth, preserving the environmentally sensitive areas, and following the adopted Comprehensive Plan when evaluating development requests. We have not formalized guidelines; however the Comprehensive Plan has become a vital tool and beginning process when speaking with developers. According to the action list, the Citizens Advisory Committee has begun its requirement to review the Comprehensive Plan on a regular basis and make recommendations to changing conditions.

The next goal under Land Use is to concentrate development in the downtown area, the historic center and along US 380 and SH 78. This particular goal is being accomplished by the development of the Towne Centre. The Farmersville Economic Development Corporation is exploring the planning and development of Towne Centre which will establishing neighborhoods and enriching the area. FEDC is also working with the private sector by offering the Façade Grant to incentivize development in the downtown core. The Towne Centre concept will further development areas along US 380 and SH 78 which is consistent with the goals in the Comprehensive Plan.

Another goal is currently underway by aligning the zoning and subdivision ordinances with desired development patterns to ensure that zoning requirements promote desired land uses as shown on the conceptual land use map. The Planning and Zoning Commission will be further exploring and making recommendations for amending the existing zoning and subdivision ordinances. FEDC is working with an agreement for the property at FM 547 and US 380 and is actively engaging to promote our area.

By moving forward with the Heritage Museum, another goal is being supported to support and invest in the Main Street Program and the historic preservation protecting the character of Main Street. There are currently tax credit opportunities which were long time coming. The State is currently reviewing the National Register status. We are

a little behind regarding the education program for property owners on the value of preservation, but this will come with some time.

The Towne Centre plan will position downtown to become Farmersville's cultural, educational and governmental center and connect Main Street with other parts of the central area. Progress is being made with TxDOT for signage along US 380 at the Main Street Bridge directing people to our downtown area. All entry signs are going through major renovations. Mr. White stated he would like to have electronic signs at the gateways, but this project will be some time before it can become a reality.

Code Enforcement is also another layer to ensure structures are safe and are an asset to the community. A second Code Compliance Officer will be added during next year's budget (Fiscal Year 2015-2016) to emphasize our codes and conduct.

Mr. White stated he will be presenting a red-lined version to the Committee to show improvements that have occurred and this will help slim-line the process of reviewing at the next meeting.

Item III) ADJOURNMENT

The Citizen Advisory Committee adjourned at 8:32pm.

ATTEST:

Bryce Thompson, Vice-Chairman

Edie Sims, City Secretary