

FARMERSVILLE CITIZENS ADVISORY COMMITTEE
SPECIAL SESSION MINUTES
November 17, 2014

The Farmersville Citizens Advisory Committee met in special session on November 17, 2014 at 7:14 p.m. at the City of Farmersville Council Chambers with the following members present: Bryce Thompson, Patti Ford, Mark Vincent, Craig Overstreet, Charles Casada and Chad Dillard. Commission member absent was Todd Rolen. Staff members present was City Manager Ben White, 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 7:14pm. 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 chose Land Use as the next segment of the Comprehensive Plan to review. Land use is critical to the balance of how land is used, whether for housing, jobs, shopping or recreational areas.

Under Land Use Goal 1, The City has completed the Strategy 1.1 by preparing a Comprehensive Plan and Conceptual Land Use Map which guides development decisions. Next, the City will be covering the Thoroughfare Plan and using that also as a guide for decisions. The Comprehensive Plan is being utilized to plan for a Towne Centre to bring emphasis to the downtown area and consideration of development. A planner is to be hired to redevelop sections of the Comprehensive Plan.

1.2 is to concentrate development in the downtown area, the historic center and along US Highway 380 and SH 78. This is exactly what the Towne Centre will accomplish. The Citizens Advisory Committee will be an integral part of the planning for the Towne Centre. FEDC is paying for a Planner. The plans will be brought before the Planning and Zoning Commission in the future.

1.3 is a plan to align zoning and subdivision ordinances with desired development patterns to ensure that zoning requirements promote (rather than prohibit) desired land uses as shown on the conceptual land use map. This section will be important to study if amendments to the Zoning Ordinance make sense. Realigning of the Zoning Ordinance is a few years away, but the City will be gearing toward this goal.

1.4 proactively implementing zoning changes in targeted areas to encourage investment. This account will be considered with commercial applications.

Land Use Goal 2 is to maintain the small town feel and protect downtown's historic character. The Towne Centre is accomplishing all strategies under this section.

Land Use Goal 3 is to position downtown to become Farmersville's cultural, educational and governmental center and connect Main Street with other parts of the central area. Again, the Towne Centre is accomplishing all strategies under this section.

Land Use Goal 4 is to encourage a range of housing types – both in style and size – with a variety of scales and costs to reflect the needs and desires of the

residents. Presently there are no rules in place now to establish housing typed neighborhoods. Strategy 4.2 requests review of zoning districts to ensure that a range of housing types that meet the needs of different segments of the population such as seniors, young professionals and growing families are allowed. Currently our zoning rules do not reflect these types of uses.

We have an acute problem with Strategy 4.3 to manage the zoning capacity to encourage the market to build needed housing types. We do not have enough housing available now.

With the City encouraging public/private partnerships to achieve desired housing per Strategy 4.4, no investors have made such a commitment.

Land Use Goal 5 is to plan for mixed-use centers to allow people to live close to work, shopping and recreation. The strength of the plan is to have several mixed-use areas. We must stay consistent with the Plan.

Land Use Goal 6 is to plan for regional industrial and logistical uses on the eastern periphery of the extra territorial jurisdiction. With the hopes of an Intermodal Logistics Hub being located in Farmersville, Wylie has since been awarded the location for this Hub. This particular item will be removed from our Comprehensive Plan in the future updates.

Land Use Goal 7 is to plan for future annexation. Presently there are no annexations being pursued at this time. One item that brings people into cities is commercial sewer. We are currently working toward a new wastewater treatment facility which will open future opportunities for growth.

Lastly, the City has explored additional ways to apply standards in our extra-territorial jurisdiction to promote quality development consistent with the City's objection of maintaining a small town atmosphere, growing the tax base and promoting economic development. By doing so, the City can presently only exercise policing inside the City Limits; however building permits must be obtained through the City for structures within the ETJ including new subdivisions.

Item III) ADJOURNMENT

Craig Overstreet motioned to adjourn with Patti Ford seconding the motion. The Advisory Committee adjourned at 7:36pm.

Patti Ford, Secretary

Bryce Thompson, Vice-Chairman