AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF FERRIS
A GENERAL LAW MUNICIPAL CORPORATION OF THE
STATE OF TEXAS, ELLIS COUNTY
AT THE
COUNCIL CHAMBERS
215 W. SIXTH STREET, FERRIS, TEXAS 75125
6:00 P.M. THURSDAY, MAY 2, 2013

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FERRIS WILL MEET IN SPECIAL CALLED SESSION AT 6:00 P.M. ON THE 2ND DAY OF MAY, 2013 AT THEIR REGULAR MEETING PLACE AT 215 W. SIXTH STREET, FERRIS, TEXAS FOR THE PURPOSE OF CONSIDERING:

ITEM	DESCRIPTION	PAGE
	INVOCATION	
	PLEDGE OF ALLEGIANCE	
	COUNCIL BUSINESS	
1.	**Call to order.**	**ø**
2.	**Roll call to determine the presence of a quorum.**	**1**
	APPROVAL OF MINUTES	
3.	**Consideration by the Planning and Zoning Commission regarding approval of meeting minutes for the City Council and Planning and Zoning Commission joint meeting of December 3, 2012. Minutes previously approved by City Council on January 7, 2013.**	**2**
	DISCUSSION	
4.	**Discussion regarding the status of the Comprehensive Plan as presented by Freese and Nichols, Inc.**	**7**

5. Adjourn. ø

Executive Session Reservation

The Planning and Zoning Commission reserve the right to convene into an Executive Session (closed to the public) as authorized by Section 551.071(2) of the TEXAS GOVERNMENT CODE, for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

Disability Assistance and Accommodation

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at (972) 544-2110 two working days prior to the meeting so that appropriate arrangements can be made.

I, PAT BRADLEY, HEREBY CERTIFY THE FOREGOING NOTICE WAS POSTED ON OR BEFORE THE 26TH DAY OF APRIL, 2013 BY 5 P.M.

Pat Bradley

PAT BRADLEY
CITY SECRETARY

PLANNING AND ZONING COMMISSION

MEETING ATTENDANCE RECORD

2012-2013

PLANNING AND ZONING COMMISSION			Oct.	Dec.	May									
Place	Name	Title	1	3	2									
Place 1	Jim Kay	Chair	P	P										
Place 2	Rudy Amor		A	A										
Place 3	Bill Malloy		P	P										
Place 4	David Sacha		P	P										
Place 5	Charlie Hatfield	Vice	P	P										
Place 6														
Place 7														
		Total Present:	4	4										

City Staff		Oct.	Dec.	May									
Title	Name	1	3	2									
City Manager	Dennis Burn	P	P										
Secr. to C.M.	Destiny Wright	-	-										
	Total Present:	2	2										

Chairman- "Will the Secretary please call the roll."
The Secretary calls each member's position and name.
They respond if they are present.
Secretary- "A quorum is present."

P	Present
A	Absent
R	Resigned
D	Deceased
E	End of Term

STATE OF TEXAS
COUNTY OF ELLIS

THE FERRIS CITY COUNCIL MET IN A JOINT SESSION WITH THE PLANNING AND ZONING COMMISSION, DECEMBER 3, 2012 AT 6:00 P.M. IN THE COUNCIL CHAMBERS LOCATED AT 215 W. SIXTH STREET, FERRIS, TEXAS.

MEMBERS PRESENT	**STAFF PRESENT**
Bill Pardue, Mayor	Eric Strong, City Manager
Gary Ross, Mayor Pro Tem	Pat Bradley, City Secretary
Jim Starr, Alderman Place #1	Melissa Garcia, Finance Dir
Jay Walsh, Alderman Place #2	Kathy Harrington, Librarian
Micheal Driggars, Alderman Place #3	Sam Love, Police Chief
Carol Wright, Alderman Place #5	Scott Mitchell, Fire Chief
	Dennis Burn, Public Works Dir.
	Chuck Dart, EDC/Main St Dir
	Doug Childers, IT
Jim Kay, Chairman	
Bill Malloy	
David Sacha	
Charlie Hatfield	

MEMBERS ABSENT	**STAFF ABSENT**
Rudy Amor	Mark Goldstucker, City Attorney

INVOCATION

The invocation was given by Alderman Starr.

PLEDGE OF ALLEGIANCE

COUNCIL BUSINESS

1. Call to Order.

Mayor Pardue called the meeting to order at 6:01 pm.

2. Roll Call of the City Council of determine the presence of a quorum.

City Secretary Bradley called roll and determined that a quorum was present.

3. Roll call of the Planning and Zoning Commission to determine the presence of a quorum.

City Secretary Bradley called roll and determined that a quorum was present.

APPROVAL OF MINUTES

4. Consideration by the City Council regarding the approval of meeting minutes for the City Council meeting of November 19, 2012.

Mayor Pro Tem Ross moved to approve the City Council meeting minutes of November 19, 2012. Seconded by Alderman Starr. For: Unanimous. Motion carried 5-0-0.

5. Consideration by the Planning and Zoning commission regarding approval of meeting minutes for the City Council and Planning and Zoning Commission joint meeting of October 1, 2012. Minutes previously approved by City Council on October 15, 2012.

Vice Chairman Hatfield moved to approve the minutes for October 1, 2012. Seconded by David Sacha. For: Unanimous. Motion carried 4-0-0.

APPROVAL OF EXPENDITURES

6. Consider ratification of expenditures for period ending November 16, 2012.

Alderman Walsh moved to approve the expenditures for period ending November 16, 2012. Seconded by Alderman Driggars. For: Unanimous. Motion carried 5-0-0.

JOINT WORK SESSION

7. Conduct Joint Work Session regarding the new Proposed Zoning Ordinance.

PUBLIC HEARING

8. Open Public Hearing.

Mayor Pardue opened the Public Hearing at 6:32 pm.

9. Conduct Public Hearing to consider Ordinance No. O-12-743 of the City Council of the City of Ferris, Texas, repealing in its entirety Ordinance 71 of the City of Ferris, Texas, as amended, known as the "Zoning Ordinance of the City of Ferris," and replacing it with a new "Zoning Ordinance of the City of Ferris" establishing and providing comprehensive zoning regulations and providing for a penalty not to exceed two thousand dollars ($2,000.00) for each and every offense.

10. Close Public Hearing.

With no one wishing to speak, Mayor Pardue closed the Public Hearing at 6:34 pm.

ORDINANCES

11. Discussion, consideration, and recommendations as may be appropriate by the Planning and Zoning Commission regarding Ordinance No. O-12-743 repealing in its entirety Ordinance 71, as amended and replacing it with a new Zoning Ordinance.

After a lengthy discussion concerning screening of mechanical equipment, Charles Hatfield recommended approval and referral to the City Council of Ordinance O-12-743 with changes noted in mechanical screening and electrical fencing. Seconded by Jim Kay. For: Charles Hatfield and Jim Kay. Against: David Sacha and Bill Malloy. Motion failed 2-2-0.

After another in depth discussion, Charles Hatfield moved to approve and refer to City Council Ordinance O-12-743 as amended concerning the screening of mechanical equipment adjacent to public ways and residential districts. Seconded by David Sacha. For: Unanimous. Motion carried 4-0-0.

12. Discussion, consideration, and action as may be appropriate by the City Council regarding Ordinance No. O-12-743 repealing in its entirety Ordinance 71, as amended, and replacing it with a new Zoning Ordinance.

Alderman Starr moved to approve Ordinance O-12-743 with changes as recommended by the Planning and Zoning Commission. Seconded by Alderman Wright. For: Unanimous. Motion carried 5-0-0.

13. Planning and Zoning Commission: Adjourn.

With no further business to come before the Planning and Zoning Commission, Chairman Kay adjourned the board at 7:15 pm.

RESOLUTION

14. Discussion, consideration, and action as may be appropriate regarding Resolution No. R-12-150 adopting an official Pay Plan and Performance Review Process for all employees of the City of Ferris and authorizing an immediate pay raise for any employees who are currently paid less than the minimum rate of their classification.

Mayor Pro Tem Ross moved to approve Resolution No. R-12-150 with the discussed amendments. Seconded by Alderman Walsh. For: Unanimous. Motion carried 5-0-0.

OLD BUSINESS

15. Discussion, consideration, and action as may be appropriate regarding possible new designs for the official City Logo.

Changes were discussed and this item will be presented again at a later date.

NEW BUSINESS

16. Discussion, consideration, and action as may be appropriate regarding authorizing the Mayor to enter into a Professional Services Agreement with Walton, Texas LP allowing for Walton, Texas LP to pay for all legal fees associated with the potential drafting of a development agreement for a Fresh Water Supply District.

Mayor Pro Tem Ross moved to approve the Mayor entering into a Professional Services Agreement with Walton, Texas LP with noted changes in date to January 15, 2012 and amount to $20,000. Seconded by Alderman Wright. For: Unanimous. Motion carried 5-0-0.

17. Discussion, consideration, and action as may be appropriate regarding authorizing the City Manager to proceed with the purchase of a new Command Vehicle for the Fire Department.

Mayor Pro Tem Ross moved to authorize the City Manager to proceed with the purchase of a new Command Vehicle for the Fire Department. Seconded by Alderman Wright. For: Unanimous. Motion carried 5-0-0.

18. Adjourn.

With no further business to come before the Council, Mayor Pro Tem Ross moved to adjourn the meeting. Seconded by Alderman Starr. For: Unanimous. Motion carried 5-0-0. Mayor Pardue adjourned the meeting at 7:50 pm.

APPROVED THIS THE 7th DAY OF JANUARY, 2013.

_____
Bill Pardue, Mayor

_____
Jim Kay, Chairman, Planning & Zoning

ATTEST:

_____
Pat Bradley, City Secretary

APPROVED AS TO FORM:

_____
Mark Goldstucker, City Attorney

MEMORANDUM

DATE: May 2, 2013
FROM: City Manager
TO: Planning and Zoning Commission

SUBJECT: Master Plan

In February, 2013 the Ferris City Council approved a contract with The Wallace Group to prepare a master plan for the city. There are three components to this plan which are: Comprehensive Plan, Utility Planning and Transportation Planning. The Comprehensive Plan is what will be discussed at this meeting. The Comprehensive Plan is being prepared by Freese and Nichols, Inc. and they will make a presentation on their work to date.

Included in your packet are Draft Comprehensive Plan Goals and a Community Snapshot. This is your opportunity to express your opinions and to provide direction. This is the first of several meetings to discuss the Comprehensive Plan as it evolves.

Draft Comprehensive Plan Goals

The purpose of these goals is to define what Ferris seeks to accomplish with this Comprehensive Plan. The following draft goals are proposed to guide the Future Land Use and Livability elements.

Future Land Use

Notes

1. Encourage a desirable mix of land uses within the City.

An appropriate mix of land uses is important to support the City's tax base, supporting Ferris's overall quality of life. This mix of land uses should include a variety of housing types, recreation, retail, commercial, and industrial businesses to meet the community's needs. The City has recently completed a Park Master Plan, which should be reflected by the Future Land Use Plan. Additionally, as the DFW metropolitan area continues to expand, Ferris should ensure adequate development regulations are in place. Land uses adjacent to residential areas should be less intensive in nature, such as retail, recreation, or public. Commercial and industrial uses, particularly those with outside storage, should not be permitted adjacent to residential neighborhoods unless significant screening and buffering is used.

2. Encourage complementary and attractive development as well as rehabilitation of existing historic structures within the Downtown.

Downtown Ferris is one of the City's most unique and attractive features. Downtown should be protected and enhanced to ensure this distinct area continues to serve as the heart of Ferris. Additionally the existing historic structures should be rehabilitated or preserved to maintain Downtown's character.

Livability

3. Establish a unique identity for the community.

Ferris should identify a consistent brand or image for the community to be incorporated throughout the community. Major gateways should be established at the entrances of the community along Interstate 45 to distinguish Ferris from the surrounding communities along the corridor.

Notes

4. Improve the physical appearance of Ferris's frontages and neighborhoods.

Development regulations should ensure quality development of its corridor frontages and neighborhoods. These regulations should address building materials, landscaping, and signage, among possible others. Additionally, a proactive code enforcement program should be in place to ensure the appearance and safety of the City meets the community's expectations.

5. Improve the safety and functionality of the community's corridors.

In addition to Interstate 45, Ferris has several smaller corridors bisecting the City, primarily including Central Street, 6th Street, and 8th Street. These corridors should be reviewed for recommendations to improve the safety for both vehicle and pedestrian traffic, and to improve the aesthetic appeal of Ferris.

6. Promote walkable, safe, and active neighborhoods.

Neighborhoods are the heart of the community. It is important that existing neighborhoods be preserved and protected through a combination of public and private investment. Ensuring safe pedestrian routes, a mix of land uses, and quality design standards promotes a vibrate area in which residents want to live.

7. Expand the City's current economic development efforts.

Incentives are currently in place to improve appearance of existing structures in the historic Downtown area, which is a helpful tool in the preservation and restoration of Downtown. Additionally, economic development incentives should be explored to help maintain/improve existing businesses as well as attracting new desirable businesses. Another opportunity for the City is to leverage its local resources, such as large properties along Interstate 45 and proximity to the Dallas Intermodal Terminal.

Notes

8. Pursue the identification, planning, and development of City amenities.

The term "livability" refers to the overall quality of life, or the desirability and adequacy of a city of meet its residents' needs. Amenities such as entertainment, restaurants, and other venues for social interaction play a significant role in contributing to a city's level of livability. Desirable amenities should be identified and located throughout the City, as appropriate.

1 *Vision*

DRAFT

Community Snapshot

This part of the Vision phase establishes a foundation of information for the community visioning process and the development of plan recommendations. It provides information on the City's existing conditions and recent trends, and the overall context in which this planning effort is occurring.

Population Characteristics

People are the most important component of any community. The following discussion is intended to provide insight into the historic and existing characteristics of the community. This demographic analysis will aid in planning for future growth of the City.

Growth Trends

Establishing the City's and region's growth trends is important to understanding what type of growth the City should expect in the future, both independently and in relation to its larger region. As shown in **Table 1. Population Trends**, the 2010 population of Ferris was approximately 2,436 residents, an increase of 261 residents or 12 percent from the previous decade.

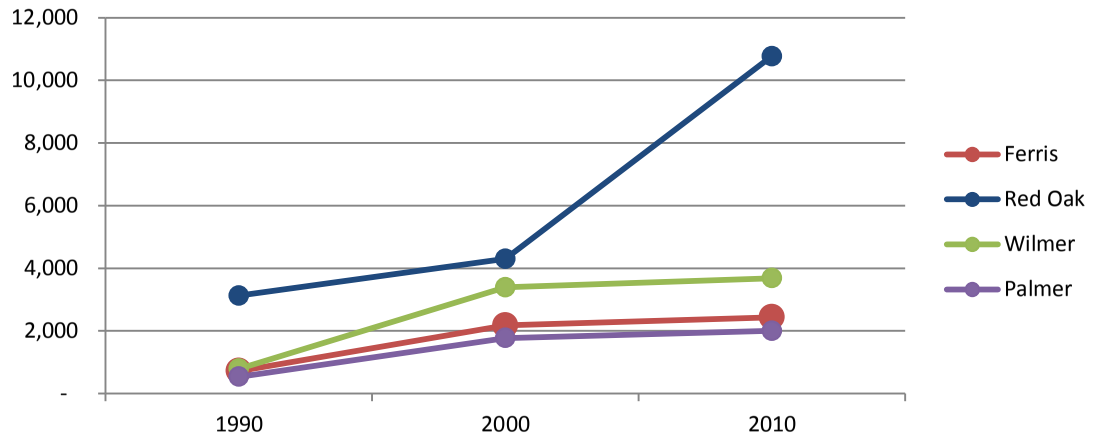
As shown in the table, according to the North Central Texas Council of Governments, the 2012 estimated population for Ferris was 2,440, nearly identical to the 2010 Census estimate. However, this growth rate is similar to the comparable cities (see **Figure 1. Population Comparison**).

Table 1. Population Trends

	Ferris		Red Oak		Wilmer		Palmer		Ellis County	
	#	%	#	%	#	%	#	%	#	%
1990	719	---	3,124	---	794	---	537	---	85,167	---
2000	2,175	203%	4,301	38%	3,393	327%	1,774	230%	111,360	31%
2010	2,436	12%	10,769	150%	3,682	9%	2,000	13%	149,610	34%
2012*	2,440	0%	11,090	3%	3,830	4%	2,000	0%	152,580	2%

Source: U.S. Census and NCTCOG (2012)

Figure 1. Population Comparison



Source: U.S. Census

Following a large population increase between 1990 and 2000, Ferris has maintained a relatively constant population since 2000. This is similar to the population change in the neighboring areas, with the exception a large increase in Red Oak between 2000 and 2010.

Another method of evaluating the City's growth is to compare it to the larger area. The percentage that the City composes of the County allows for a comparison of Ferris's growth with that of its surrounding communities. As shown in **Table 2. Percent of County**, the City has consistently remained at about 2 percent of Ellis County's total population.

Table 2. Percent of County

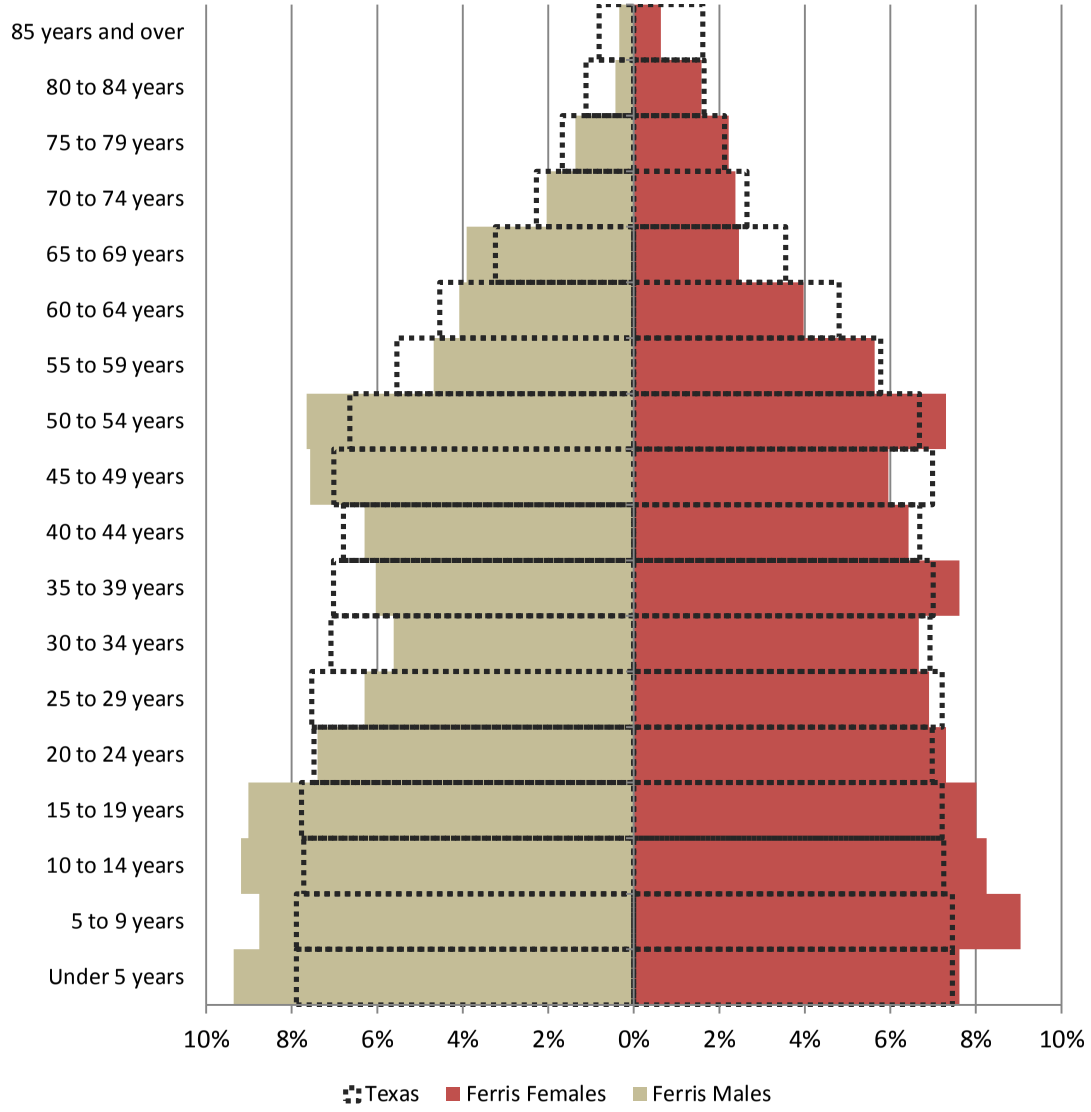
	Ferris	Ellis County	% of Ellis County
1990	719	85,167	1%
2000	2,175	111,360	2%
2010	2,436	149,610	2%
2012*	2,440	152,580	2%

Source: U.S. Census and NCTCOG (2012)

Age and Gender

The knowledge of Ferris's age composition can assist in planning for future possible needs, such as a senior citizens' center or a new elementary school. **Figure 2. Age and Gender Pyramid** shows the age distribution by gender for Ferris compared to the State average. The most noticeable differences include an increased population of children, aged 19 and under. This is an important planning consideration relating to housing options, neighborhood design, and land uses.

Figure 2. Age and Gender Pyramid



Source: U.S. Census

Households

Table 4. Household Type includes information regarding the composition of households in Ferris and the State of Texas. Consistent with **Figure 2. Age and Gender Pyramid**, this table indicates the population of Ferris is generally similar to the distribution for the State.

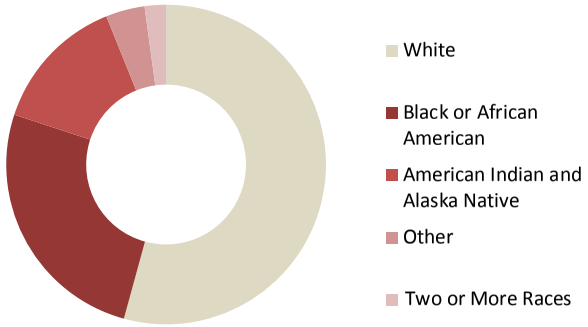
Race and Ethnicity

Information regarding race and ethnicity is important to local governments to ensure that all of its citizens are being represented in decision-making processes.

As shown in **Table 3. Racial Composition, t**he Black/African-American population is higher when compared to the State: 26 percent in Ferris versus 12 percent in the State. The American Indian and Alaska Native population is significantly higher than the State level.

The ethnic composition of Hispanic or Latino citizens in Ferris is equal to that of the State of Texas, both 38 percent (see **Figure 3. Racial and Ethnic Distribution**). It is important to note that 14 percent of Ferris's residents are Spanish-speaking who speak English less than "very well", which is approximately the same as the State.

Figure 3. Racial and Ethnic Distribution



14% of residents speak English less than "very well"

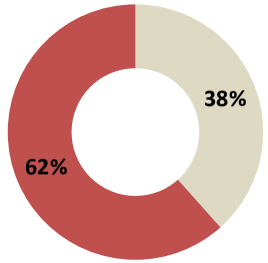


Table 4. Household Type

	Ferris		Texas
Total Households	755		8,667,807
Family Households	508	67%	70%
With own children under 18 years	204	27%	35%
Nonfamily households	247	33%	30%
Householder living alone	240	32%	25%
65 years and over	97	13%	7%
Households with one or more people under 18 years	287	38%	39%
Households with one or more people 65 years and over	211	28%	21%

Source: 2007-2011 ACS

Table 3. Racial Composition

	Ferris		Texas
Total Population	2,361		24,774,187
One race	2,310	98%	98%
White	1,281	54%	73%
Black or African American	609	26%	12%
American Indian and Alaska Native	327	14%	1%
Other	93	4%	12%
Two or more races	51	2%	2%

Source: 2007-2011 ACS

Educational Attainment

The educational attainment of a community can be an indicator of the types of jobs in the region and can provide general information on the skills and abilities of the local workforce. Knowledge of its workforce can also help a city to target and recruit certain types of businesses to the community.

Table 5. Educational Attainment provides detailed information regarding the population of Ferris compared to the population of Texas. **Figure 4. Educational Attainment** shows more clearly the overall tendency toward lower levels of education when compared to the State. This tendency toward lower education levels directly correlates to other factors within the City, such as lower home values and lower median incomes.

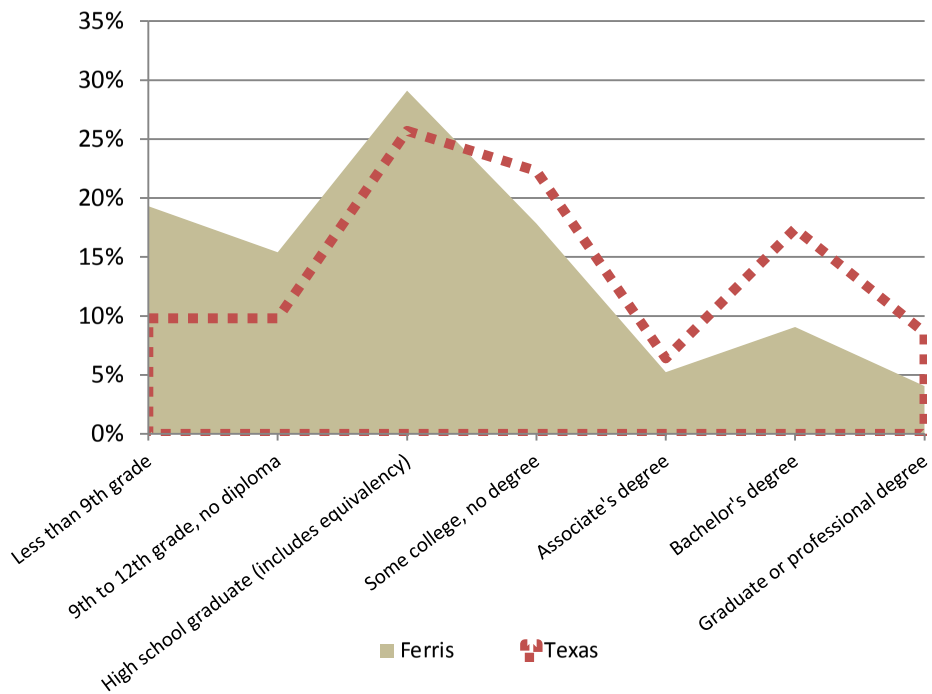
As shown, 13 percent of Ferris's population has received a bachelor's degree or higher, compared to 26 percent of the State population. This characteristic of Ferris can discourage new businesses and industries that require a college-educated workforce from locating within the City.

Table 5. Educational Attainment

	Ferris		Texas
Population 25 years and over	1,357		15,443,904
Less than 9th grade	262	19%	10%
9th to 12th grade, no diploma	209	15%	10%
High school graduate (includes equivalency)	395	29%	26%
Some college, no degree	242	18%	22%
Associate's degree	71	5%	6%
Bachelor's degree	123	9%	17%
Graduate or professional degree	55	4%	9%
Percent high school graduate or higher	65%		80%
Percent bachelor's degree or higher	13%		26%

Source: 2007-2011 ACS

Figure 4. Educational Attainment



Employment Characteristics

Employment opportunities can affect the growth rate of cities. These opportunities are important because they allow people to settle in a community, establish their home and begin a life. If citizens cannot find work in an area, then they are forced to move elsewhere, and to take their property and sales tax revenue with them. Cities are generally dependent on businesses to provide employment opportunities that in turn pay the citizens' salaries and provide them with the ability to buy and sell goods, pay taxes, and so on.

Table 6. Occupation compares the percent of each occupational category for the City of Ferris and State of Texas. The most noticeable difference is the management, professional, and related occupations category, which is a more "white collar" category, with 34 percent in Texas and 21 percent in Ferris. A larger percentage of jobs are held in *Service occupations* and *Sales and office occupations*. This data is consistent with the previous information regarding educational attainment (see **Figure 4. Educational Attainment)** – fewer residents with college education, and increased clerical, office, and commercial-type jobs.

Household income levels can be an important factor in planning Ferris's future. For example, income levels indicate to potential retailers whether or not the City is a prime site to locate their business. The amount of available disposable income is a major factor that influences the type and amount of retail development that a city can support. Also, income is a major determining factor for homeownership; a high level of homeownership is generally seen as a positive characteristic for a community. Income levels, therefore, can play a role in the size, type and quality of residential development a community attracts.

Ferris
9.3% unemployment
$47,371 median household income

Texas
7.3% unemployment
$50,920 median household income

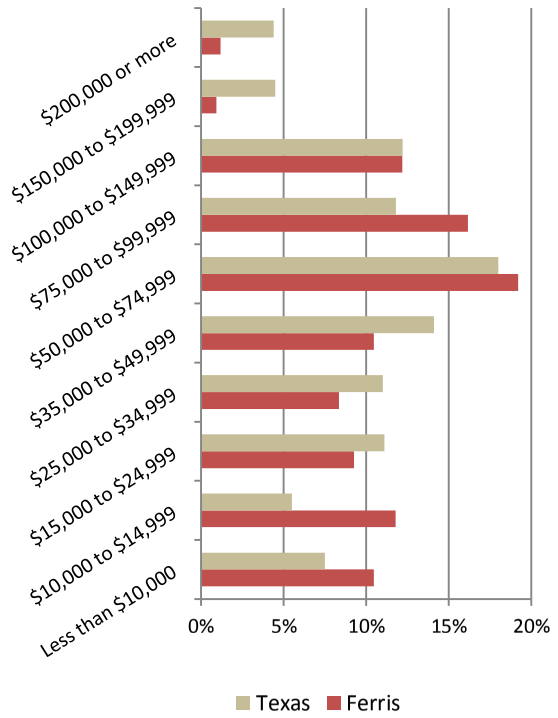
As shown in **Figure 5. Income Distribution**, Ferris's income levels generally have a tendency toward mid-range and lower incomes when compared to the State. The most common income levels occur in the $50,000 to $99,999 range; however, Ferris's median household income is $47,371, compared to Texas's median household income of $50,920.

Table 6. Occupation

	Ferris		Texas
Civilian employed population 16 years and over	1,092		11,288,597
Management, business, science, and arts occupations	228	21%	34%
Service occupations	269	25%	17%
Sales and office occupations	333	30%	25%
Natural resources, construction, and maintenance occupations	124	11%	11%
Production, transportation, and material moving occupations	138	13%	12%

Source: 2007-2011 ACS

Figure 5. Income Distribution



Housing Data

The quality of housing and the affordability of housing options are important planning considerations. Among the factors influencing the desirability of Ferris as a place to live is the availability of housing and the quality of the existing neighborhoods. Housing also plays an important role in affecting the potential commercial development of various sections of the City and the immediate surrounding area. The community has an interest in the ability to attract new businesses in addition to ensuring adequate habitation for its residents. This section discuss various aspects of Ferris's housing.

Occupancy rate is an important indicator of the local housing market and housing saturation. A high occupancy rate may indicate a need for additional housing units and/or types to accommodate new population growth, whereas a low occupancy rate may indicate an oversaturation of housing units and/or type.

Table 7. Housing Occupancy displays a variety of information regarding occupancy characteristics. There are approximately 794 housing units in Ferris, 95 percent of which is occupied, which is above the State average of 88 percent. Ferris's homeowner and rental vacancy rates, 2.0 percent and 0.0 percent respectively. Both rates are lower than the State rates; however the rental rate is significantly lower. This may indicate a demand for rental housing within Ferris.

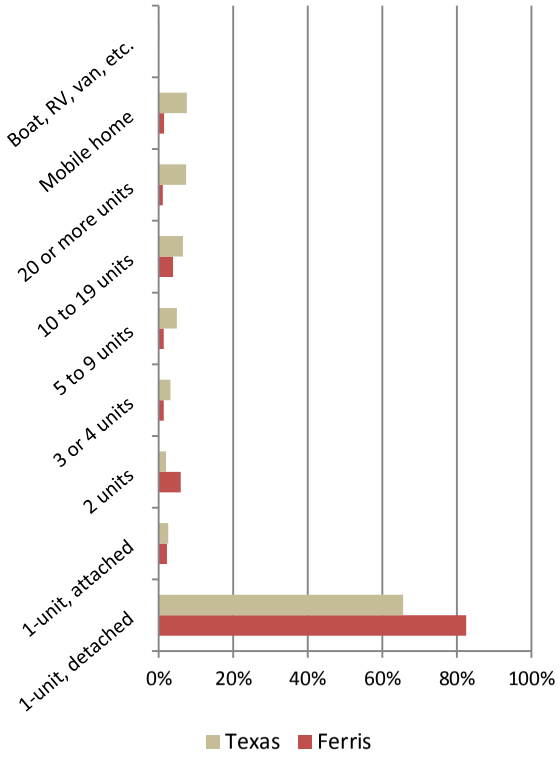
Table 7. Housing Occupancy

	Ferris		Texas
Total housing units	794		9,869,239
Occupied housing units	755	95%	88%
Vacant housing units	39	5%	12%
Homeowner vacancy rate	2.0%		2.3%
Rental vacancy rate	0.0%		10.0%

Source: 2007-2011 ACS

Figure 6. Housing Structure Type compares the type of residential structures in the City to the State. As shown in the chart, Ferris has about 16 percentage points more single family detached homes when compared to Texas. According to this comparison, Ferris is lacking primarily medium and high density dwellings of 3 or more units.

Figure 6. Housing Structure Type

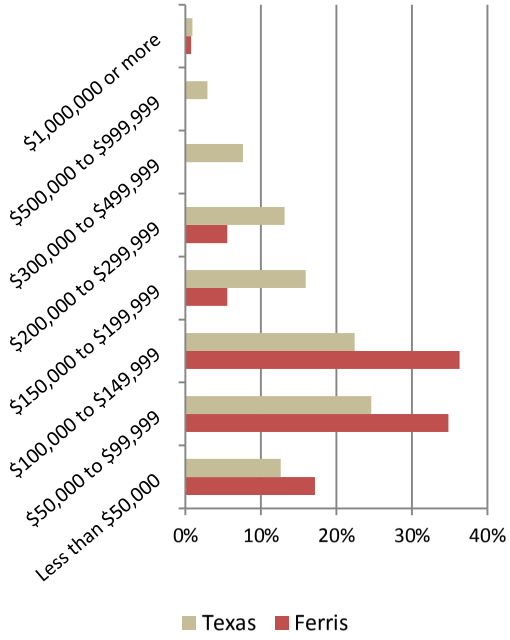


Source: 2007-2011 ACS

The value of local residential property is an important factor for cities to consider. Residential property valuation within Ferris influences property tax revenues, City services, and City staffing levels.

Figure 7. Home Value shows the distribution of home values for Ferris and the State of Texas. Eighty-eight percent of homes in Ferris are valued at less than $150,000, compared to 60 percent of the State. The median home value in Ferris is $96,100, compared to $126,400 Statewide (*2007-2011 ACS*).

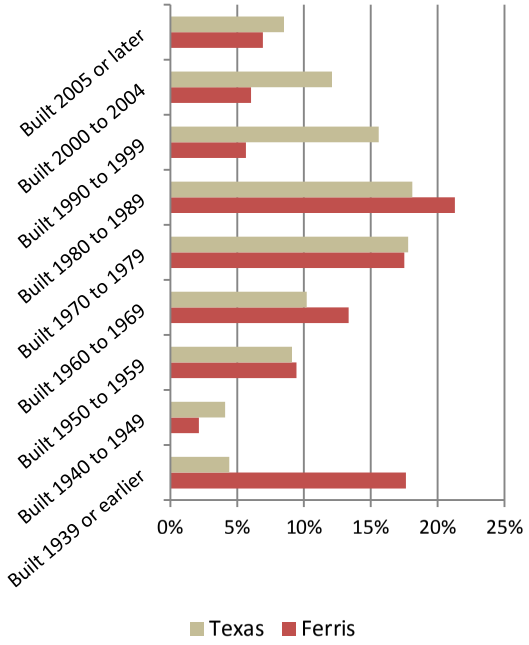
Figure 7. Home Value



Source: 2007-2011 ACS

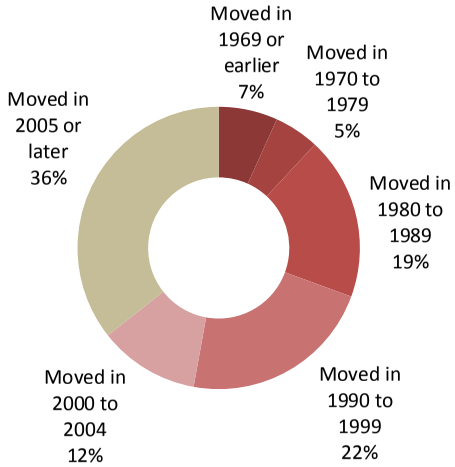
Structural age often influences the value, physical condition, and desirability of a home. Year of construction for the housing stock within Ferris compared to the State of Texas is shown in **Figure 8. Home Construction Year**. As shown, Ferris's housing stock is generally older when compared to the State, with a large percentage of homes (18 percent) constructed before 1939.

Figure 8. Home Construction Year



Source: 2007-2011 ACS

Figure 9. Resident Tenure



Source: 2007-2011 ACS

The examining the tenure of residents also provides insight into the community. As shown in **Figure 9. Resident Tenure**, 36 percent of Ferris's residents have located into the City within the last eight years. Fifty-three percent have lived in the City since before 2000, compared to 33 percent of the State, indicating a significant long-term population.

Existing Land Use Analysis

Providing for the orderly and efficient use of land should be a major planning consideration in Ferris. The pattern of land use that exists today has evolved to accommodate the City's past needs. The activities of local residents create a need for various land uses, as well as for the supplemental systems that support the land uses (e.g., thoroughfare systems). The relationships of existing and future land uses will shape the character and quality of life of the community for many years to come. In order to accurately assess the City's future land use needs, an analysis of past land use trends and present land use patterns is of primary importance.

Additionally, Ferris's man-made and physical environment greatly influences its future land use pattern and rate of growth. It is important to document and analyze the physical factors that will ultimately contribute to the City's urban form and content. Each element of this plan must be fashioned with these physical factors in mind.

Existing Land Use Analysis and Map

Growth and development occurring within Ferris in the future will require the conversion of vacant and agricultural land to more intensified urban uses. The conversion process and how it occurs will be very important to the City in that it is one of the factors that will determine the community's future urban form, and in turn, its attractiveness and desirability. The relationships of existing and future land uses will not only have an impact upon Ferris economically, but will also shape the character and livability of the community in the years to come. Likewise, these relationships will be reflected in the provision of services and facilities throughout the community. An orderly and compact land use arrangement can be served more easily and efficiently than a random and scattered association of unrelated uses.

In order to analyze the land use trends within Ferris, aerial photography supported by field verification was used to identify existing land uses in the preparation of this chapter. This survey occurred in March 2013, and each parcel of land was color-coded according to various land use types. The information obtained from the survey is used herein to create **Figure 10. Existing Land Use Map (Core)** and **Figure 11. Existing Land Use Map**, and discuss Ferris's current land use pattern. The following section provides an overview of the different types of land uses included within the survey.

Figure 10. Existing Land Use Map (Core)

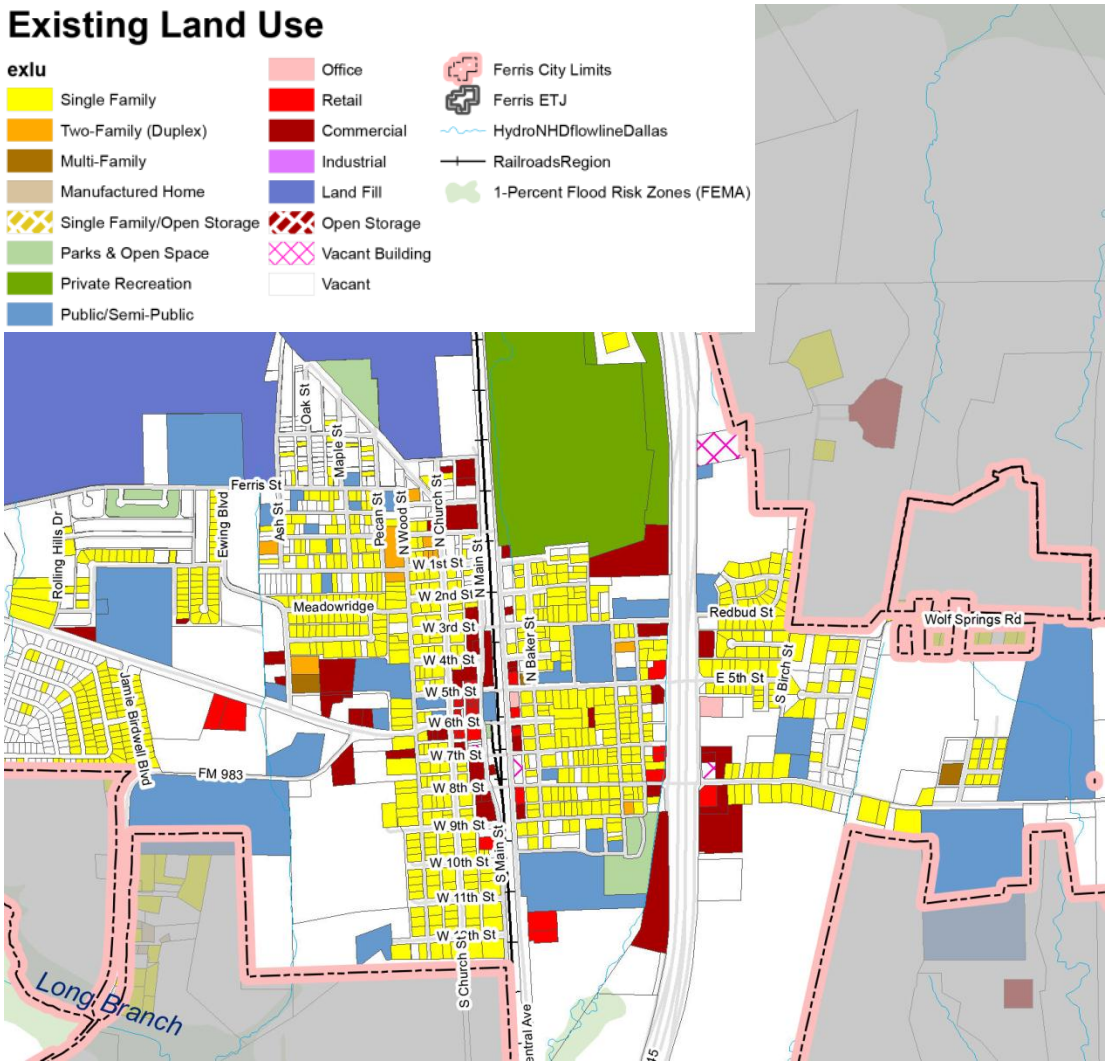
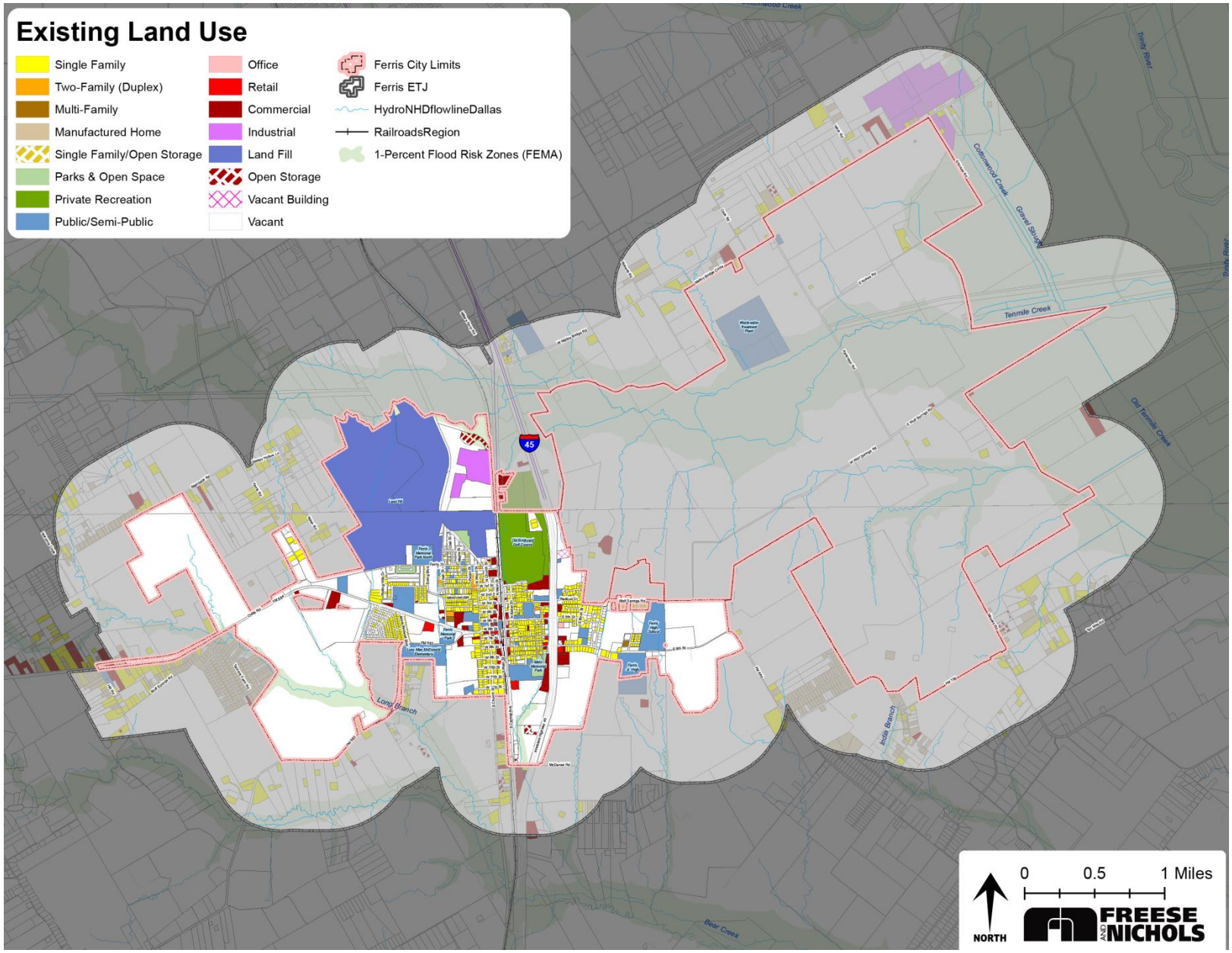


Figure 11. Existing Land Use Map



Residential Land Uses

The following is an overview of land uses that are primarily residential, including single family, two family, multiple family, and manufactured homes.

Single Family

A single dwelling unit that is detached from any other dwelling unit, is built on-site, and is designed to be occupied by only one family. Single family homes are the more prevalent housing type and developed land use type.

Two Family (Duplex)

A structure with two single family dwelling units attached with shared walls.

Multiple Family

A structure with numerous attached dwelling units that is designed to be occupied by several families (one in each unit). This term can be used to describe a single structure or series of structures in a complex. Multiple family homes are also commonly referred to as apartments.

Manufactured Home

A single family dwelling unit that is manufactured in a factory rather than on-site. These homes are usually transportable (i.e., are not on permanent foundations). The U.S. Department of Housing and Urban Development (HUD) established safety and construction standards for manufactured homes in 1976; therefore, the term "mobile home" is typically used for structures built prior to 1976.

Single Family with Outside Storage

A property used for both outside storage and for a single family dwelling.

Nonresidential Land Uses

Nonresidential land uses include areas in which people typically do not reside, although some residential units may occasionally be included as mixed use type developments.

Parks & Open Space

Public or private park land, open space, and/or recreation area that is outside. Includes recreational facilities, such as tennis courts, public swimming pools, picnic pavilions, and basketball courts.

Private Recreation

Private park land, open space, and/or recreation area or facility. Includes private recreational facilities, such as golf courses.

Public/Semi-Public

Uses that are generally accessible to the public, such as schools, churches, public buildings, cemeteries, and some medical facilities. Also includes some support services, such as a school bus storage lot.

Office

All types of professional and administrative offices, including those of doctors, lawyers, dentists, realtors, architects, and accountants.

Retail

Businesses that primarily sell commodities or goods to consumers. Examples include restaurants, grocery stores, beauty salons, and shopping centers.

Commercial

Establishments that primarily provide a service to consumers. Examples include hotels, automobile services stations, automobile sales lots, self-storage businesses, and welding shops.

Industrial

Allows for the processing, storage, assembly, and/or repairing of materials. Ranges from light industrial with all activity occurring indoors, to heavy industrial with activity occurring outside.

Land Fill

Land area used for the Skyline Landfill Waste Management Company in the northwestern portion of the City.

Open Storage

Land used for open storage of equipment and other materials.

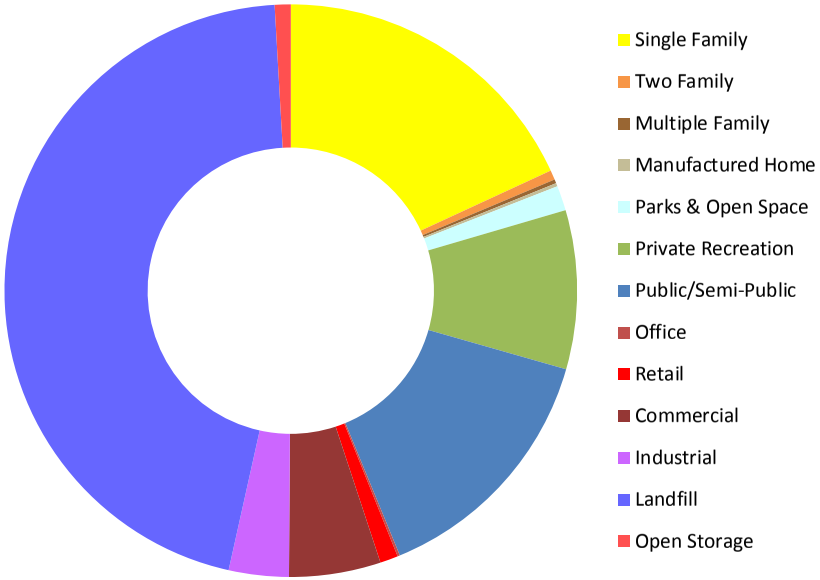
Table 8. Existing Land Use Acreage shows the existing land use characteristics of Ferris's City limits. As shown, approximately 36 percent of the City limits area has been developed, about 8 percent is used for right-of-way, and 56 percent vacant. **Figure 12. Existing Land Use Distribution** provides a visual depiction of the developed land use distribution.

The largest single developed land use is the Skyline Landfill at 46 percent (516 acres), followed by single family residential at 18 percent (205 acres) of all developed land within the City. The next most common uses of developed land are public/semi-public, private recreation, and commercial.

Table 8. Existing Land Use Acreage

Land Use Category	Acres	% of Total Land	% of Dev. Land
Single Family	205	7%	18%
Two Family	6	0%	1%
Multiple Family	3	0%	0%
Manufactured Home	2	0%	0%
Parks & Open Space	16	1%	1%
Private Recreation	101	3%	9%
Public/Semi-Public	162	5%	14%
Office	2	0%	0%
Retail	12	0%	1%
Commercial	59	2%	5%
Industrial	38	1%	3%
Landfill	516	16%	46%
Open Storage	10	0%	1%
Developed Land	1,131	36%	100%
Right-of-Way	251	8%	---
Vacant Building	6	0%	---
Vacant	1,764	56%	---
Total Land	3,152	100%	---

Figure 12. Existing Land Use Distribution



Extraterritorial Jurisdiction and Physical Constraints

Ferris contains 3,152 acres within its current City limits. The City has an extensive ETJ area, extending up to one-half mile from the City limits. This distance is established by the Texas Local Government Code for cities in population up to 5,000 residents.

The ETJ serves two purposes: First, cities can annex land only within their ETJ, and there is a statutory prohibition against another municipality annexing into the ETJ of another city; and second, cities can extend and enforce their subdivision regulations into their ETJ. Cities cannot, however, enforce zoning regulations into the ETJ.

Floodplain boundaries and topographic features are important to understanding where development should and should not occur. **Figure 14. Physical Features** shows the primarily physical constraints affecting Ferris. Land within the floodplain is typically appropriate for parks and open space, parking areas, and similar low-impact uses. This information is also important because topography influences the development and design of infrastructure systems such as water, wastewater, and storm water systems.

Land designated as floodplain is typically difficult to develop with increased development costs and environmental concerns regarding preservation and protection of wetlands. Approximately 192 acres of the City is within the floodplain, which means much of this land should and will likely remain undeveloped and be used primarily for parks and open space.

Steep slopes can restrict development; however, Ferris's topography is generally flat and does not restrict development.

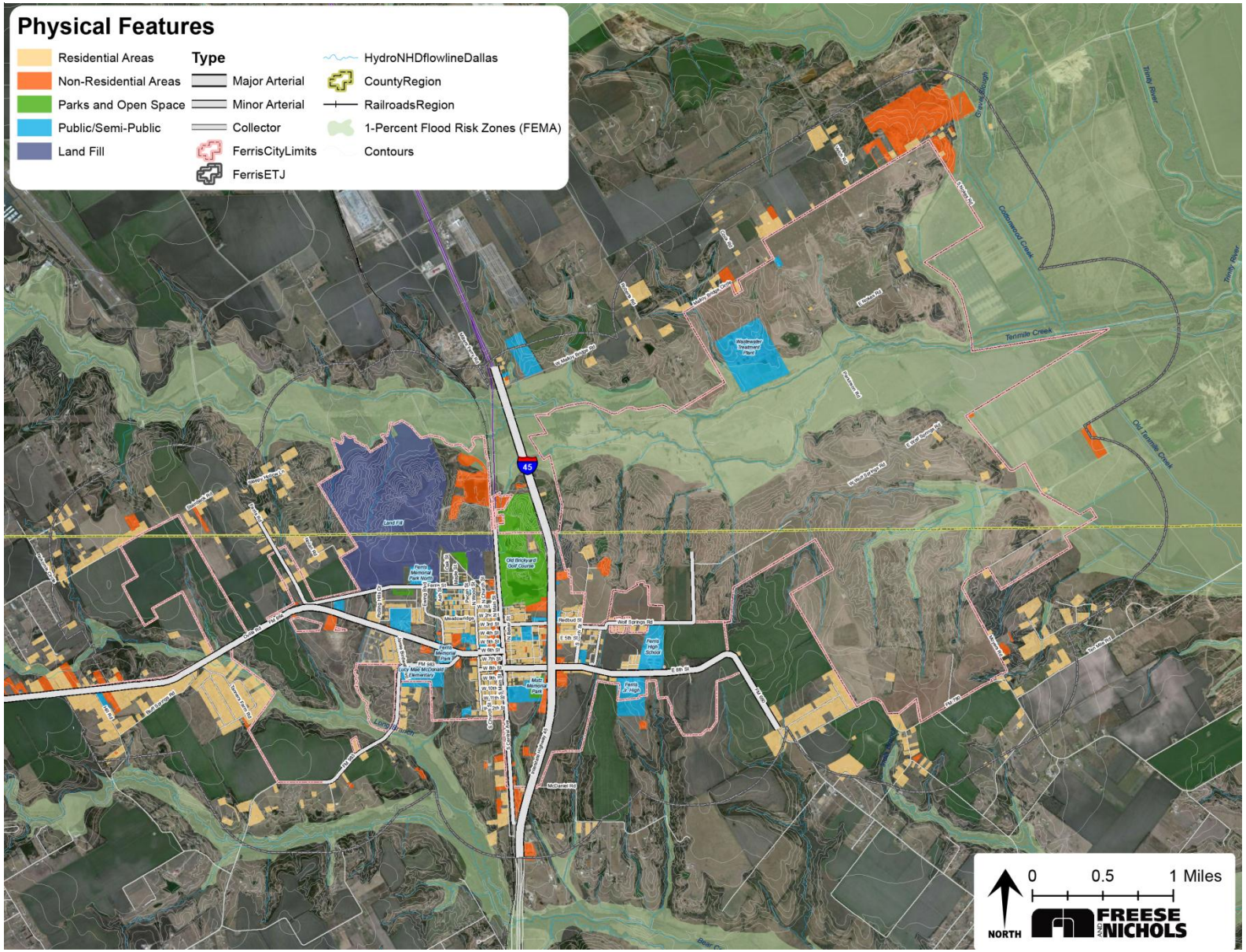
Additionally, manmade physical constraints must be considered. Interstate 45 provides access and an opportunity for economic development for the City. However, this thoroughfare also bisects the community, creating a disconnect in the urban fabric of Ferris and creating separate communities.

Another example of a manmade physical constraint is the Skyline Landfill, located in the northwestern portion of the City. This landfill occupies over 500 acres of the City limits and composes the single largest developed land use within Ferris. Some negative impacts associated with the landfill may include heavy load vehicle traffic, possible odor, and a negative image of the City.

Figure 13. Aerial Image of I-45 Corridor

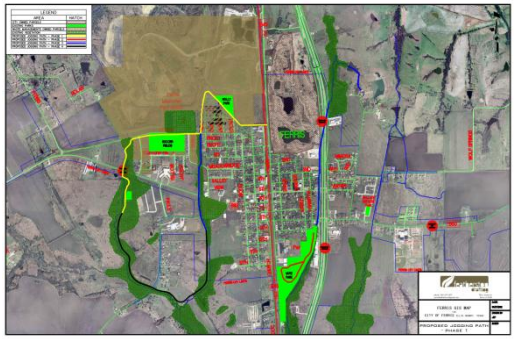
Source: Google Maps

Figure 14. Physical Features



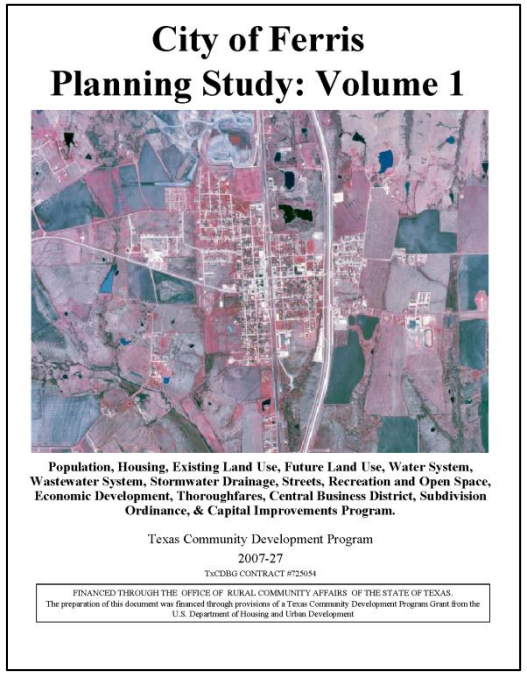
Planning Context

Relevant local and regional planning efforts should be considered when developing a comprehensive plan to ensure coordinated recommendations for the study area. This section provides a brief overview of these related efforts.



City Walking Trail Master Plan (City of Ferris, 2013)

The City is currently in the process of developing a Parks Master Plan to supplement the existing City Walking Trail Master Plan. Adoption of the Parks Master Plan is anticipated for later in 2013.



City of Ferris
Planning Study: Volume 1

Population, Housing, Existing Land Use, Future Land Use, Water System, Wastewater System, Stormwater Drainage, Streets, Recreation and Open Space, Economic Development, Thoroughfares, Central Business District, Subdivision Ordinance, & Capital Improvements Program.

Texas Community Development Program
2007-27
TxCDBG CONTRACT #725054

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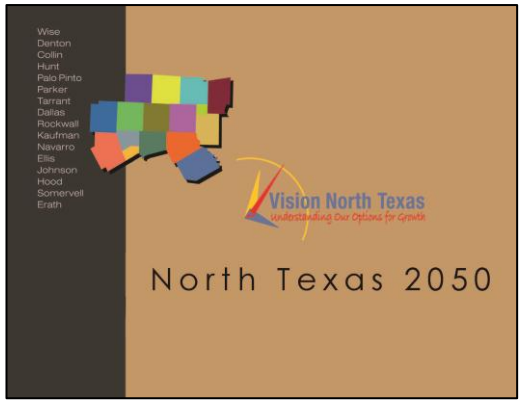
Planning Studies (City of Ferris and Texas Community Development Program, 2007)

In 2007, the City developed a very comprehensive series of Planning Studies. The purpose of this document is to establish a community profile, identify community goals, provide an analysis of population trends, housing, and existing land use. The plan projected future land use, water/ wastewater/storm drainage infrastructure needs, an evaluation of the City's park systems, economic development, thoroughfares, downtown, development regulations, and capital improvement plan.



Vision North Texas 2050 (NCTCOG and Strategic Community Solutions, 2010)

Developed as a private, public, and academic partnership, this plan identifies a unified vision for the future growth of the North Texas region. The plan categorizes Ferris as a "Separate Community", which is considered to be its own unique center with a distinctive character, likely due to its historic downtown.

Plan recommendations for these "Separate Community" areas focus on urban design, emphasizing local heritage, new opportunities to further the distinctive character, and preservation of natural beauty and resources.