

**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, JUNE 13, 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 13TH DAY OF JUNE, 2013 AT THEIR REGULAR MEETING PLACE AT 215 W. SIXTH STREET, FERRIS, TEXAS FOR THE PURPOSE OF CONSIDERING:

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
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INVOCATION

PLEDGE OF ALLEGIANCE

COUNCIL BUSINESS

- | | | |
|----|--|---|
| 1. | Call to order. | 0 |
| 2. | Roll call to determine the presence of a quorum. | 1 |

APPROVAL OF MINUTES

- | | | |
|----|--|---|
| 3. | Consider approval of meeting minutes for the Planning and Zoning meeting of May 2, 2013. | 2 |
|----|--|---|

DISCUSSION

- | | | |
|----|--|---|
| 4. | Discussion regarding the Comprehensive Plan as presented by Freese and Nichols, Inc. | 0 |
| 5. | Adjourn. | 0 |

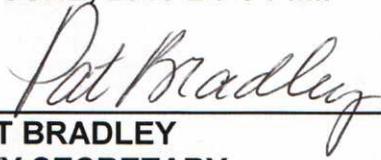
Executive Session Reservation

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 4TH DAY
OF JUNE, 2013 BY 5 P.M.



PAT BRADLEY
CITY SECRETARY

PLANNING AND ZONING COMMISSION

MEETING ATTENDANCE RECORD

2012-2013

PLANNING AND ZONING COMMISSION			Oct.	Dec.	May	June								
Place	Name	Title	1	3	2	13								
Place 1	Jim Kay	Chair	P	P	P									
Place 2	Rudy Amor		A	A	P									
Place 3	Bill Malloy		P	P	P									
Place 4	David Sacha		P	P	P									
Place 5	Charlie Hatfield	Vice	P	P	P									
Place 6														
Place 7														

Total Present: 4 4 5

City Staff			Oct.	Dec.	May	June								
Title	Name		1	3	2	13								
City Manager	Dennis Burn		P	P	P									
Secr. to C.M.	Destiny Wright		-	-	P									

Total Present: 2 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 PLANNING AND ZONING COMMISSION MET IN A SPECIAL CALLED SESSION, MAY 2, 2013 AT 6:00 P.M. IN THE COUNCIL CHAMBERS LOCATED AT 215 W. SIXTH STREET, FERRIS, TEXAS.

MEMBERS PRESENT

Jim Kay, Place 1
Rudy Amor, Place 2
Bill Malloy, Place 3
David Sacha, Place 4
Charles Hatfield, Place 5

STAFF PRESENT

Dennis Burn, Interim City Manager
Destiny Wright, Secr. to C.M.

MEMBERS ABSENT

STAFF ABSENT

COMMISSION BUSINESS

1. Call to Order.

Jim Kay called the meeting to order at 6:03 pm.

2. Roll Call to determine the presence of a quorum.

The roll was called and a quorum was determined to be present.

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.

David Sacha moved to approve the meeting minutes for the City Council and Planning and Zoning Commission joint meeting of December 3, 2012. Seconded

by Bill Malloy. For: Unanimous. The motion carried 3-0-0. Commission members Amor and Hatfield not present for this agenda item.

DISCUSSION

4. Discussion regarding the status of the Comprehensive Plan as presented by Freese and Nichols, Inc.

Dennis Burn introduced Dan Sefko and Erica Craycraft from Freese and Nichols, Inc. Kevin Glovier from The Wallace Group was also introduced to the commission. Together, Freese and Nichols, Inc., The Wallace Group, and Savant Group will draft the Comprehensive Plan (CP).

Dan Sefko began the presentation with the explanation that a CP is a city's roadmap for the next 10 to 20 years and it identifies future land uses. The CP is the basis for zoning decisions and the Capital Improvement Plan. The process by which a CP is adopted is as follows: (1) consultants draft the CP, (2) consultants guide the Planning and Zoning Commission in the development of the CP, (3) Planning and Zoning Commission recommends the CP to City Council, (4) City Council adopts the CP.

Dan Sefko then asked the commissioners "What are the issues facing Ferris?" The commissioners addressed the following issues:

1. Availability of parking downtown
2. Possibility of alternate routes through downtown
3. Consider non-residential development such as an industrial park
4. Consider residential development and increase in population
5. Lack of connectivity throughout the city
6. Development delays occurring in Shaw Creek and South Meadows
7. Economic concerns - unpredictable
8. Importance of the appearance of the city (property maintenance)
9. Possibility of mass transportation such as Dart

Dan Sefko presented the following draft goals:

1. Encourage mix of land uses
2. Complementary/attractive development
3. Rehab existing historic structures
4. Establish unique identity
5. Improve physical appearance
6. Improve safety and functionality of corridors
7. Promote walkable, safe, and active neighborhoods
8. Expand Economic Development Commission efforts
9. Planning amenities

Dennis Burn provided a closing and went over the tentative meeting schedule. Commission members will check their schedules for the following tentative meeting dates:

- June 6 - Future land use
- June 27 - Livability
- July 25- Implementation
- August 22 - Final review
- Sept ? - Joint public hearing

Secretary to the City Manager, Destiny Wright, has all commission member e-mail addresses and will send out a notice when the next meeting date has been set and confirmed.

5. Adjourn.

With no further business to come before the board, Jim Kay moved to adjourn the meeting. Seconded by David Sacha. For: Unanimous. Motion carried 5-0-0. Meeting adjourned at 7:30 pm.

APPROVED THIS THE 13TH DAY OF JUNE, 2013.

ATTEST:

Dennis Burn
Interim City Manager

Jim Kay
Chair