

**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 27, 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 27<sup>TH</sup> 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> |
|-------------|--------------------|-------------|
|-------------|--------------------|-------------|

**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 June 13, 2013. | 2 |
|----|--|---|

**OLD BUSINESS**

- |    |   |   |
|----|---|---|
| 4. | Discussion, consideration, and action as may be appropriate regarding the Comprehensive Plan. | 0 |
| 5. | Adjourn.  | 0 |

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**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.

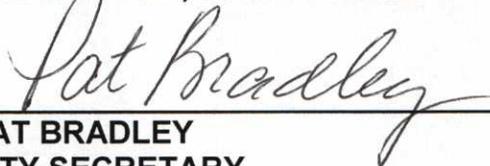
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**Disability Assistance and Accommodation**

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.

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I, PAT BRADLEY, HEREBY CERTIFY  
THE FOREGOING NOTICE WAS  
POSTED ON OR BEFORE THE 20<sup>TH</sup>  
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 | June |  |  |  |  |  |  |
|--------------------------------|------------------|-------|------|------|-----|------|------|--|--|--|--|--|--|
| Place                          | Name             | Title | 1    | 3    | 2   | 13   | 27   |  |  |  |  |  |  |
| Place 1                        | Jim Kay          | Chair | P    | P    | P   | P    |      |  |  |  |  |  |  |
| Place 2                        | Rudy Amor        |       | A    | A    | P   | P    |      |  |  |  |  |  |  |
| Place 3                        | Bill Malloy      |       | P    | P    | P   | P    |      |  |  |  |  |  |  |
| Place 4                        | David Sacha      |       | P    | P    | P   | A    |      |  |  |  |  |  |  |
| Place 5                        | Charlie Hatfield | Vice  | P    | P    | P   | P    |      |  |  |  |  |  |  |
| Place 6                        |                  |       |      |      |     |      |      |  |  |  |  |  |  |
| Place 7                        |                  |       |      |      |     |      |      |  |  |  |  |  |  |

**Total Present:**

4

4

5

4

| City Staff    |                |  | Oct. | Dec. | May | June | June |  |  |  |  |  |  |
|---------------|----------------|--|------|------|-----|------|------|--|--|--|--|--|--|
| Title         | Name           |  | 1    | 3    | 2   | 13   | 27   |  |  |  |  |  |  |
| City Manager  | Dennis Burn    |  | P    | P    | P   | P    |      |  |  |  |  |  |  |
| Secr. to C.M. | Destiny Wright |  | -    | -    | P   | P    |      |  |  |  |  |  |  |

**Total Present:**

1

1

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, JUNE 13, 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  
Charles Hatfield, Place 5

**STAFF PRESENT**

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

**MEMBERS ABSENT**

David Sacha, Place 4

**STAFF ABSENT**

**COMMISSION BUSINESS**

**1. Call to Order.**

Jim Kay called the meeting to order at 6:00 p.m.

**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. Consider approval of the meeting minutes for the Planning and Zoning meeting of May 2, 2013.**

Charlie Hatfield moved to approve the meeting minutes for the Planning and Zoning meeting of May 2, 2013. Seconded by Bill Malloy. For: Unanimous. The motion carried 4-0-0.

## DISCUSSION

### **4. Discussion regarding the Comprehensive Plan as presented by Freese and Nichols, Inc.**

Dan Sefco began the presentation with “Future Land Use Goals” which include the following:

1. Establish a unique identity
2. Improve the appearance of frontages and neighborhoods
3. Encourage preservation and restoration of historic homes and buildings
4. Improve the safety and functionality of community corridors
5. Promote walkable, safe, and active neighborhoods

Dan Sefco presented to the commission a map of future land uses. There are 2 basic types of land uses: residential and non-residential. The distribution will be primarily residential.

Residential land uses:

1. Estate Density =single family dwellings (1-2 dwellings per acre)
2. Low Density=single family dwellings and duplexes (2-6 dwellings per acre)
3. Mixed Density=low density, medium density, and high density
4. Medium Density=townhouses, condos, and apartments (6-12 dwellings per acre)

Non-residential land uses:

1. Parks
2. Retail
3. Public/Semi Public
4. Commercial
5. Industrial
6. Landfill

Mr. Sefco then pointed out several markers on the map including the proposed Loop 9, floodplain areas, and the FM 664 re-route. Commission members were then encouraged to express their concerns/questions. Rudy Amor said that an outlet mall and hotels would be ideal for the land along IH 45. He foresees the West side of Ferris as low and medium density. He foresees the East side of Ferris as estate density. Charlie Hatfield questioned the industrial areas. Mr. Sefco pointed out that industrial areas are currently along IH 45, South of Ferris and to the East of Waste Management. Mayor Bill Pardue announced to the commission that the area North of Ferris is currently in lawsuit with Wilmer, Texas. The commission would like to continue planning land use for that area pending a ruling from the Judge on the case. The commission does not want

residential areas planned around Waste Management or the Trinity River Authority.

At the conclusion of the discussion, the commission agreed on:

1. Land use along IH 45 is correct
2. Land use East of Waste Management is correct
3. Land use West of the City (in Walton Development) should be mixed residential
4. Land use along proposed Loop 9 should be non-residential
5. Land use from proposed Loop 9 to Ferris Road should be commercial or industrial

The commission was then asked “What makes an area ideal?” It is important to establish a community identity by use of branding, signage, gateway, and design guidelines with a consistent theme. The Ferris Main Street Board is currently working on signage for the City. Pedestrian and bike enhancements also make an area ideal by providing sidewalks, bike lanes, and trails. It is important to address existing issues regarding housing conditions. The corridor images can also set a community’s identity and make the area ideal. The commission agrees that there should be a focus on land use along the City’s main corridors.

All discussion came to conclusion and Mr. Sefco announced the next meeting should be scheduled for June 27, 2013 at 6:00 p.m. in order to stay on schedule. The topic of the meeting will be “Livability” and the goal is to finalize the land use map. Mr. Sefco will make all map changes as requested and present to commission members to review and to verify all changes have been made.

David Sacha was not present at the meeting due to prior commitments. Mr. Sacha provided comments via e-mail to all commission members and the City staff. Freese & Nichols was also given this commentary. Mr. Sacha requests all comments be made part of the public record for the meeting:

(Beginning of commentary by David Sacha)

Thoroughfare implications of the Plan – The Draft Land Use Plan identifies several existing and future roads as proposed major thoroughfares. The thoroughfare plan has important implications for future growth and land use patterns. Items to note:

1. The Plan indicates a significantly different alignment for the proposed re-route of FM-664 in the southwest quadrant of our City with the following implications:
  - suggested alignment takes a much broader swing to the southwest, which may expand the potential for future development in that quadrant
  - suggested alignment proposes an intersection with the existing FM 664 and connection to Ferris Road; this helps to create an “outer loop” on the west side of the City with access to the future proposed Loop 9

- suggested alignment crosses Long Branch twice, which may increase the potential cost of the roadway
  - the Land Use Plan should reflect high potential for commercial/retail use at intersections of FM 664 re-route with:
    - a) existing FM-664/Ferris Road and,
    - b) proposed FM 664 re-route and FM 983; these would be “100% corners” for development
  - please have the consultant explain any conversations they had with TxDOT regarding the proposed alignment
  - please advise of any implications of the proposed alignment on negotiations the City has had with Walton Development
2. The Plan indicates a new thoroughfare running N/S west of Wood Street and connecting to the existing FM 664 where FM 983 currently intersects:
    - creates the potential for development in this area
    - creates an additional route to connect existing town development with the proposed re-route of FM 664
  3. The Plan indicates a new thoroughfare running N/S between S Meadow Drive and Ferris Junior/Senior High schools and connecting to the existing Wolf Springs road on the north end, intersecting existing 8<sup>th</sup> Street/FM660, and connecting to a suggested extension of the FM664 re-route at the south end
    - creates the potential for development in this area
    - creates an additional route to connect existing town development with the proposed re-route of FM 664
  4. I’m less clear on the intent and long-term implications of the proposed thoroughfares through the existing town fabric. If major thoroughfare designation/improvements are intended to guide higher densities of development, as suggested in the Draft text, then:
    - the suggested designation of N. and S. Church, and W. 5<sup>th</sup> does not seem to support the stated objective of strengthening existing historic neighborhoods;
    - Main and Sixth Street are not designated as major thoroughfares; perhaps the consultant team has other thoughts about how to reinforce our historic commercial core while routing local traffic around it

Land Use implications – I have several observations:

1. In a joint meeting with the Type B EDC Board held in December 2012, the Type A EDC Board expressed a strong desire for industrial development along Ferris Road, west of the Waste Management landfill, as it is level land with good access to the proposed Loop 9 and future utility routing. The Draft Land Use Plan suggests Estate Residential in this area which seems highly unlikely, given its proximity to the landfill
2. The Draft Land Use Plan does not provide for any expansion/location of Park/Open Space; it does not even show all of existing dedicated, but as yet undeveloped open space south of Mutz Park. The Plan should reflect the Parks Master Plan at a minimum

3. The Draft text mentions complementary codes and land uses to reinforce the historic downtown fabric and historic residential neighborhoods, but, the Plan does not reflect these objectives by designating these areas for sympathetic protection/enhancement
4. Can the Consultant team explain the suggestion to designate land at the south end of S. Church and west of the proposed collector thoroughfare running N/S from existing FM 664/983 to the re-routed FM 664?
5. Land use descriptions:
  - Estate Residential – If I’m not mistaken, I believe that Ellis County regulations limit private sewer systems for single-family residential to a density of 1 unit per 2 AC, not 2 units per 1 AC, as the Draft document indicates
  - Mixed-Density Residential – state density range for high-density residential
  - General – it would be helpful to advise the densities of existing residential zones for comparison

Other Discussion items –

1. The Draft and any review/discussion, should refer to the Goals clearly documented in our meeting minutes of May 2, 2013
2. The Draft does not address any Form-based zoning/new urbanism principles as discussed on May 2, 2013; this would be of particular value where mixed uses, such as residential above street-level retail in the downtown historic district, could be envisioned
3. How will the proposed land uses be supported by utility infrastructure master plan?

(End of commentary by David Sacha)

**5. Adjourn.**

With no further business to come before the board, Jim Kay moved to adjourn the meeting. Seconded by Charlie Hatfield. For: Unanimous. Motion carried 4-0-0. Meeting adjourned at 7:35 pm.

**APPROVED THIS THE 27<sup>TH</sup> DAY OF JUNE, 2013.**

ATTEST:

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Dennis Burn  
City Manager

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Jim Kay  
Chair