

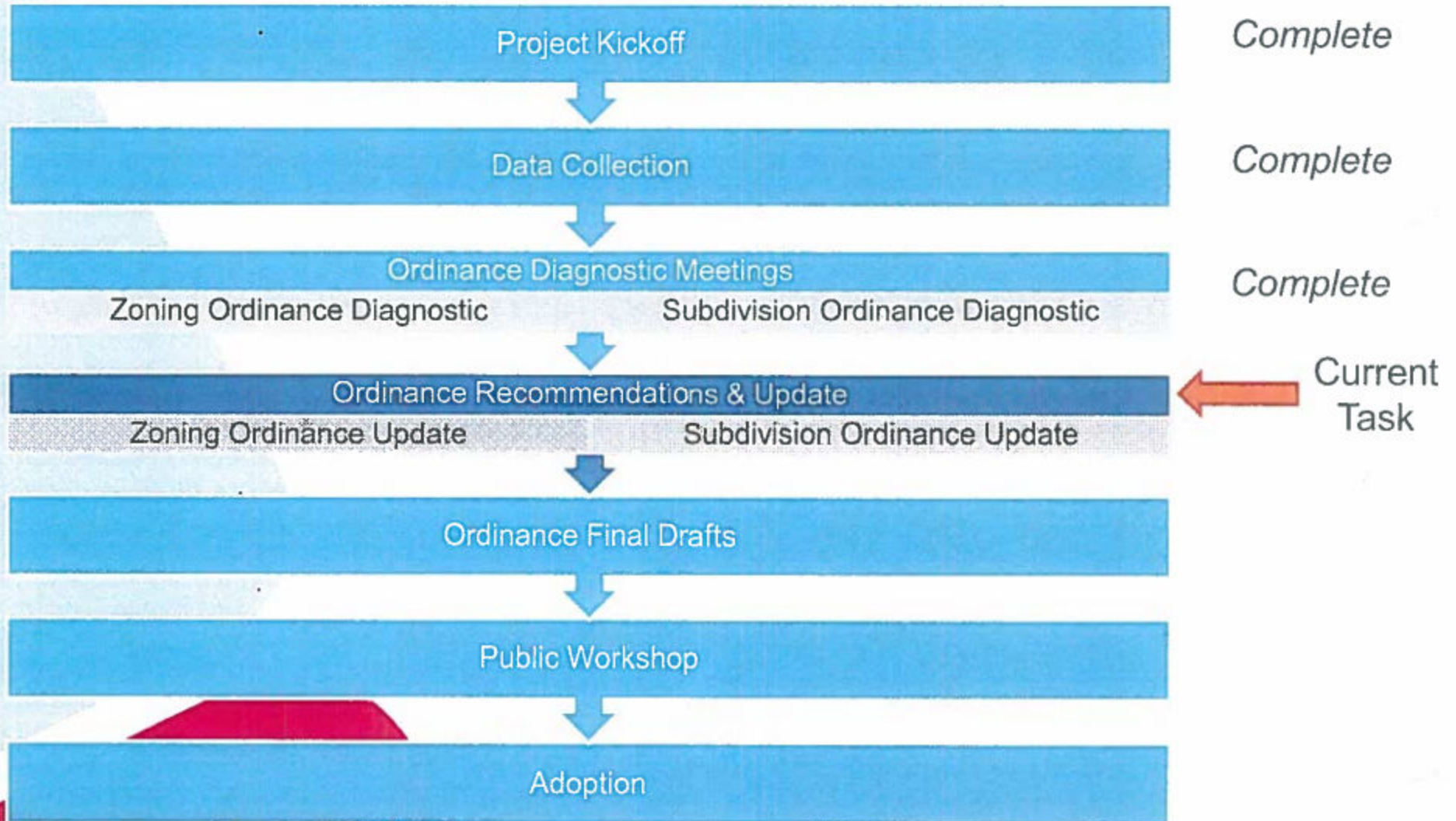


# **Farmersville Ordinances**

Council Update

August 8, 2017

# Project Timeline

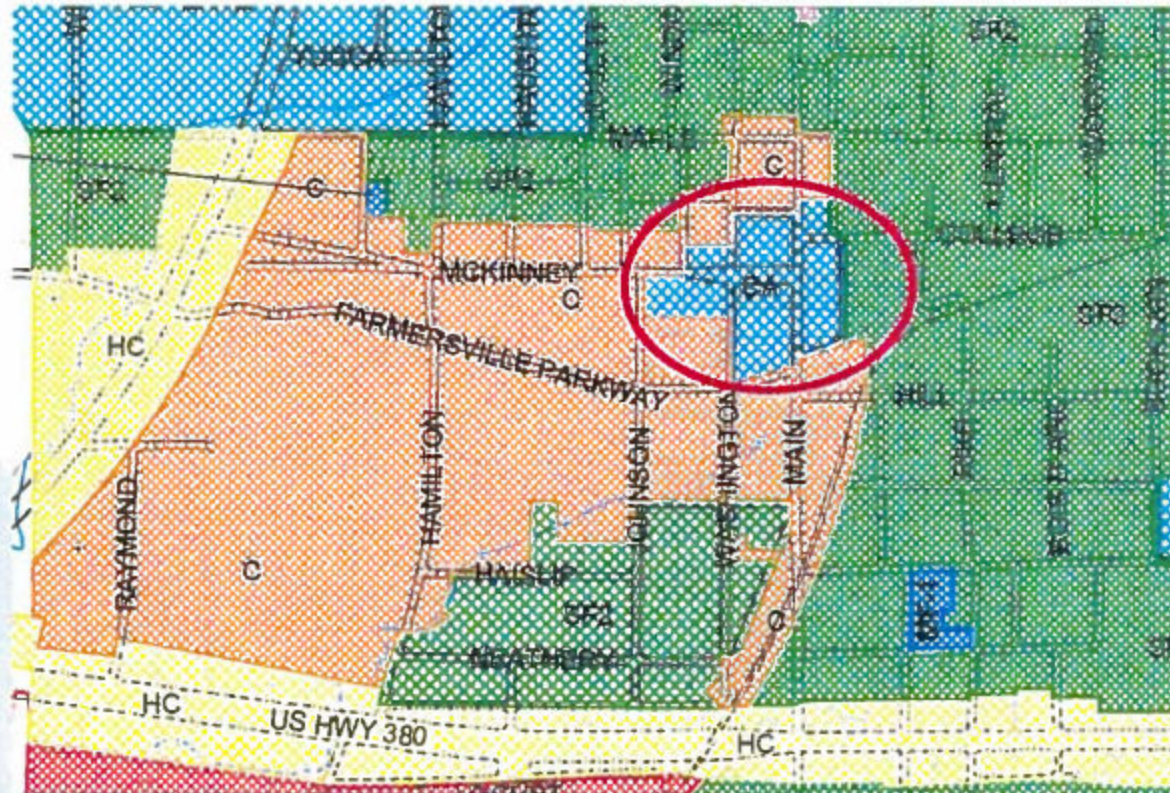


# Zoning Ordinance Review

- Reviewing Zoning Districts to better implement the Comprehensive Plan vision
  - Central Area District
  - Highway Commercial District
- Reviewing zoning tools for ease of implementation and staff review
  - Planned Developments (PDs)
  - Specific Use Permits (SUPs)



# Central Area (CA) District



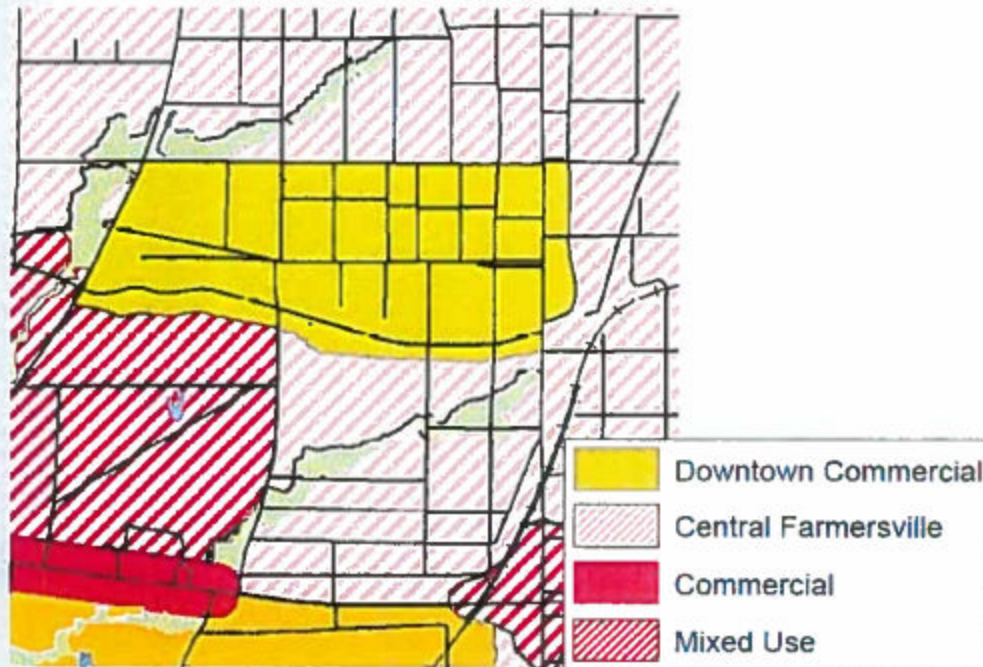
## Purpose:

- Primarily intended to serve as a pedestrian oriented center for retail, office, governmental, cultural, entertainment uses consistent with the historical character of Farmersville's original business district.
- Residential uses are allowed with a specific use permit.



# Central Area Transition District

*Current Future Land Use Plan*



## Observations:

- There is currently no zoning district for town center-oriented residential development
- An additional district could be developed to create an urban residential transition between the town center and the surrounding community
  - Could allow a mix of small-lot single-family, townhomes, medium density MF, and some office/commercial

## Question:

- What uses or type of development do you envision to support the Central Farmersville vision surrounding the downtown?



# Highway Commercial (HC) District



## Observations:

- Currently HC is used as a standalone district. Many cities regulate highway-oriented development with a corridor zoning overlay to heighten appearance regulations and use existing base districts to regulate use.

## Question:

- Is it primarily uses or appearance that you want to regulate along the highways?
- Do you see 380 (and potentially Highway 78 and the Outer Loop) as the best opportunities for large format retail and other big box projects?

# Other Zoning Tools

- Planned Development (PDs)
  - Provides a flexible way to permit innovative development concepts that could not be achieved using conventional zoning districts
  - Typically appropriate for development of mixed-use areas, neighborhoods with a variety of housing types, and to carry out other specific goals of the comprehensive plan
  - **Recommendation:** Change from a stand-alone district to an overlay. The PD ordinance would specify the allowed uses either based on a combination of the standard districts or the creation of a unique mix of uses.
- Specific Use Permits (SUPs)
  - Currently issued to a specific owner or operator. Typically cities issue SUPs to the property.
  - **Recommendation:** Issue SUPs to the property.



# Next Steps

- August
  - Complete zoning ordinance recommendations review with City staff
- September
  - Develop complete draft zoning ordinance document
  - Provide recommendations for updating the subdivision ordinance