



3. CITYWIDE ISSUES

CHAPTER 3: CITYWIDE ISSUES ELEMENT

INTRODUCTION TO CITYWIDE PLAN ELEMENTS

The shape of the future Weatherford will be determined by decisions and investments made by individual families and households, businesses, property owners, the City of Weatherford and other public agencies. This General Plan provides guidance so the decisions made by all these stakeholders will work together to create the future that the Weatherford community desires. The issues included in this element are relevant throughout the General Plan's study area and across the individual topical elements in later chapters. They are:

- Housing
- Historic Preservation
- Community Design
- Resilience
- Development Phasing and Annexation

For each of these citywide issues, there is an Overview, a set of Policies and recommendations of Short-Term Actions and Investments. The Overview section provides basic

information about the issue and how it affects the City as it grows and redevelops over time according to this General Plan. Policies provide overall direction related to the future development pattern and community character. Policies are specific statements of the approach Weatherford intends to take to achieve the Vision described in this Plan. They are statements of direction to be followed unless there are compelling reasons to do otherwise. The policies are phrased as sentences that explain who or what entity will play the primary role in carrying out the policy or how the City will approach the decision or investment. The Short-Term Actions and Investments section identifies major infrastructure investments or actions needed for economic development in the short term (generally a five-year period).



HOUSING

HOUSING OVERVIEW

The housing available in a community’s neighborhoods plays a vital role in defining the character of that community. Individuals and families make choices about where to live based on the amount, type and price of housing found in a community. As people experience life changes such as having children, following a career path, or retiring, the type of housing they find most desirable and appropriate also changes. A community that is thriving and sustainable over time has a mix of housing that offers desirable and appropriate choices to people of all ages and income levels.

	City	County
2017 Housing Units	11,828	51,392
Owner Occupied Housing Units	56.2%	71.1%
Renter Occupied Housing Units	35.9%	20.6%
Vacant Housing Units	8.0%	8.3%
2017 Median Household Income	\$56,362	\$70,596
2017 Median Home Value	\$171,485	\$200,325

The housing policies in Weatherford’s General Plan follow the Plan’s Guiding Principles, particularly Principles 1, 3, 4 and 12. They address the mix of housing in Weatherford, retention of existing homes and creation of new residential units.

The General Plan seeks to retain the most affordable housing in any community – the homes that already exist in neighborhoods that are already served by public facilities and infrastructure. With a 2017 median home value of \$171,485 compared to the County’s median home value of \$200,325, Weatherford currently provides more affordable housing than other parts of Parker County. Weatherford also provides much more rental housing, with 36% of 2017 housing units rented compared to 21% of the housing units countywide. This and other housing and income analysis shows that Weatherford provides more than its regional share of affordable housing for all income types, especially rental units. It also bolsters the argument that there is a lack of higher end, quality housing in Weatherford. Keeping the existing housing supply desirable is an important part of future housing choice, as is the creation of housing that appeals to the higher end of the housing market.



2017 Owner Occupied Housing Units by Value	City	County
Total	6,644	36,530
<\$50,000	7.5%	8.1%
\$50,000 - \$99,999	11.6%	12.2%
\$100,000 - \$149,999	23.5%	15.8%
\$150,000 - \$199,999	17.2%	13.8%
\$200,000 - \$249,999	15.5%	11.8%
\$250,000 - \$299,999	9.1%	10.9%
\$300,000 - \$399,999	9.1%	12.4%
\$400,000 - \$499,999	2.1%	5.0%
\$500,000 - \$749,999	3.1%	6.1%
\$750,000 - \$999,999	0.9%	2.1%
\$1,000,000 +	0.4%	1.7%
Average Home Value, Owner Occupied Units	\$203,616	\$255,725

The General Plan also provides opportunities to develop more housing in compact, walkable mixed-use areas. This housing is a valuable resource in the City’s efforts to appeal to a younger generation of residents who are beginning their working lives and want to live in neighborhoods like these. It also helps those who want to stay in Weatherford as they age and seek to downsize. Since 17% of Weatherford’s residents were 65 years of age or older in 2016, there are likely to be many households seeking homes that are easier to maintain,

smaller and in locations close to shopping, restaurants and medical services.

By supporting a wide range of housing types and retaining the existing housing stock, the General Plan’s housing policies and its expected development pattern should meet the market’s future demand for housing.

HOUSING POLICIES

- H 01. The housing supply available in Weatherford should include choices that are desirable and appropriate to people at all stages of their lives.
- H 02. Housing and the neighborhoods in which it is located should be designed to support residents’ ability to age in place.
- H 03. The housing supply available in Weatherford should include a wide variety of choices that are accessible (considering both housing and transportation costs) to people with varying income levels and physical or cognitive abilities.



- H 04. While it is a policy of the city to protect its existing neighborhoods and housing stock, it is also the policy of the city to encourage better quality housing with a diversity of styles and densities that will stand the test of time.
- H05. The City of Weatherford should invest in public infrastructure and maintenance that supports the continued vitality and desirability of existing neighborhoods.
- H 06. The City should partner with community organizations and non-profits to offer help to residents who need assistance in maintaining Weatherford’s existing housing supply.
- H 07. City partnerships with non-profits should identify neighborhoods with signs of distress or disadvantage and develop shared initiatives to address these trends and retain the neighborhoods’ viability.
- H 08. The City should use code enforcement, homeowner/property owner incentives and other tools to ensure that existing housing units are maintained or renovated to meet established standards and contribute to the continuing vitality of the neighborhoods where they are located.



- H 09. New residential development proposals should include housing with a mix of types, densities and tenure consistent with the Place Types described for their locations in the Land Use and Development Element of this General Plan.
- H 10. The quality, design and public realm of new residential developments should create neighborhoods that are distinctive and expected to remain vital and desirable over the timeframe of the plan.
- H 11. Residents in all Weatherford neighborhoods should have access to a healthy lifestyle that includes parks,

open space, trails, physical activity and healthy, locally grown food.

- H 12. Design of new neighborhoods and reinvestment in existing neighborhoods should reduce residents' potential for exposure to toxins, pollutants and natural hazards and should increase the opportunities for residents to choose healthy lifestyles.

HOUSING ACTIONS OR INVESTMENTS

The following actions are color coded as either **Short Term** or **Long Term**. All others are important to a Department or other public agency. This list is not all-inclusive, and the reader is encouraged to refer to the list of references below for a complete list of recommendations.

Action 3.01. Neighborhood Preservation. Create a City Neighborhood Preservation Program to use code enforcement, redevelopment, infill and public infrastructure re-investment to retain neighborhood vitality.

Action 3.02. Infill Development. Create incentives and remove regulatory barriers for development of vacant properties in existing neighborhoods with a variety of quality housing types appropriate to each neighborhood/place type. North and Northeastern Weatherford is a particularly important area for focus.

Action 3.03. Neighborhood Partnerships. Establish a partnership with neighborhood leaders to develop programs, infrastructure priorities, regulatory changes and code compliance strategies to keep existing neighborhoods desirable.

Action 3.04. Housing Study. Conduct a study of Weatherford's existing housing supply (type and size of units



and lots, units in all price range, affordability, etc.) and use this information to identify gaps in housing choice and to track efforts to provide a diverse range of housing in this community.

HISTORIC PRESERVATION CURRENT AS OF JANUARY 2018

OVERVIEW

Weatherford is a very historic city and has a long history of trying to preserve its significant structures and places. Currently, there are at least four organizations actively involved in preservation efforts. The City of Weatherford, through its Historic Preservation Commission, is very active and adopted historic incentives to encourage preservation. The City acquired the Chandor Gardens and Wright House, and relocated cabins to Holland Lake Park in the 1930's and 1970's to preserve them. Parker County, through the Parker County Historical Commission, has also been active, preserving the County Courthouse and recently acquiring the First Financial Bank Building on the northwest corner of the square, thereby preserving it. The Parker County Heritage Society is a volunteer organization but has been active in creating awareness of historic properties through their own surveys, a web site of historic properties and fund raisers such as the annual tour of homes. Finally, the Doss Heritage and Culture Center not only has a museum with historic artifacts and stories in the museum but is also in the process of relocating and preserving log cabins from Holland Lake and the County to the Doss Center as part of Pioneer Cabin Park.

To understand the historic preservation efforts, one needs to understand the history and historic building in Weatherford.

Even before its incorporation in 1858, settlers were drawn to Weatherford because of plentiful water. Travelers camped quite often on the old Government Road to Fort Belknap or at Old Soldier Springs because its water never failed. As the area was settled, Weatherford played an essential role in the life of Parker County residents. It was the market center where ranchers and farmers brought their produce and cattle for sale and transport to major cities, as well as the County seat. It was a stop on the historic Goodnight-Loving Trail, site of the famous cattle drives of the 1860's. In the 1920's, Weatherford became a stop on the Bankhead Highway, the first year-round transcontinental highway in the US.

Among the important dates in its early history are:

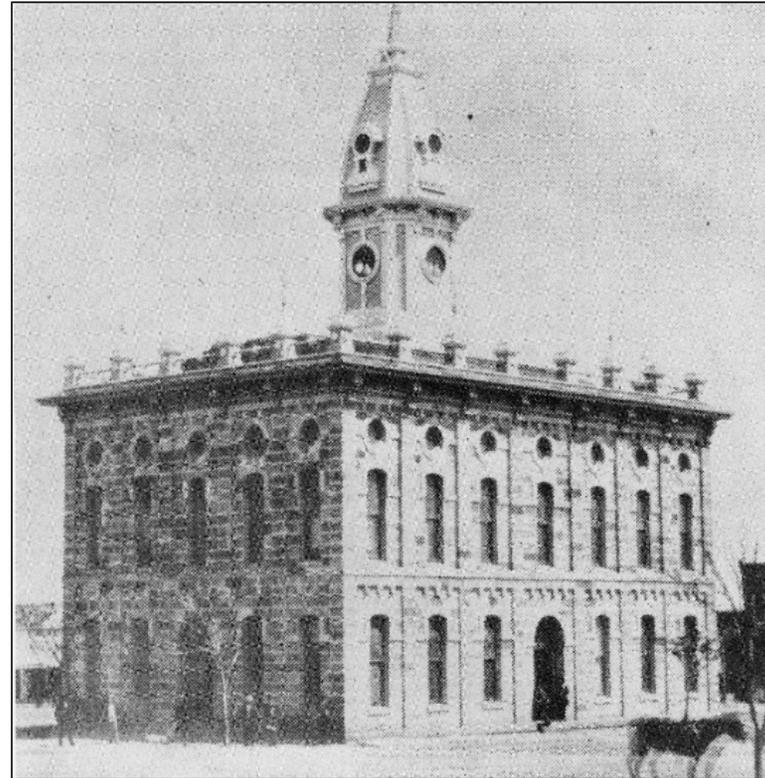
- 1841-1859 – The Texas Immigration and Land Company (Peter's Colony) begins selling land to settlers in the North Texas region including Weatherford area.
- 1851 – First surveying of Weatherford by John Patrick of Centerville.
- 1854 – Rev. Pleasant Tackett and 11 of his followers settle and build the First United Methodist Church in a wood building in 1857.
- 1855 – Legislation by State Representative Isaac Parker of Birdville and Senator Jefferson Weatherford of Dallas



is approved creating Parker County. Isaac Parker was uncle to Cynthia Ann Parker, mother of Quanah Parker, famous Comanche Chief

- 1856 – Election designating Weatherford as the County Seat with a log cabin built as the first courthouse. 1856 - Town is surveyed and first lots auctioned at a public sale.
- 1858 – Weatherford Incorporated as a City.
- 1858 – Second courthouse constructed of brick, burned by fire 1874.
- 1859 – First stone dry goods building built on town square by Elias Baum and Isaac Sanger, who after the Civil War, moved to Dallas and created Sanger-Harris.
- 1875 – Last bands of Comanche surrender, ending the wars that saw significant fighting in Parker County.
- 1876 – Ordinance requiring masonry on structures in central area passed. It was subsequently repealed.
- 1878 – Third Courthouse constructed, burned by fire 1884.
- 1880 – First passenger train on the Texas and Pacific Railroad arrives, bringing new prosperity and families.
- 1886 – Fourth and current County Courthouse constructed.
- 1919 – First year-round, transcontinental highway, the Bankhead route, established. The route through downtown Weatherford became Texas State Highway 1, Highway 80 and then 180, ensuring the city continued as a major stop for the nation’s travelers. Ultimately this traffic was rerouted to Interstate 20

where nationwide traffic still has an impact on the city’s economy.



As a result of its past, Weatherford has many historic buildings and locations. Three sites are on the National Register of Historic Places – the Byron Farmstead, Chandor Gardens, the Jim Wright House and the Parker County Courthouse. The Weatherford Downtown Historic District and Chandor Gardens are also designated as National Historic Districts. In addition to these sites, the Tin Top Suspension Bridge Piers and the Jim Wright house are also recognized as

Designated Texas Historic Landmarks. The Doss Heritage Center and Museum and five cemeteries are included in the Texas Historical Commission’s Texas Historic Sites Atlas. Texas Historical Markers identify and explain the history of 56 Weatherford locations. Exhibit 3.1 maps the location of these historic points of interest and shows the area included in the Weatherford Downtown National Historic District.

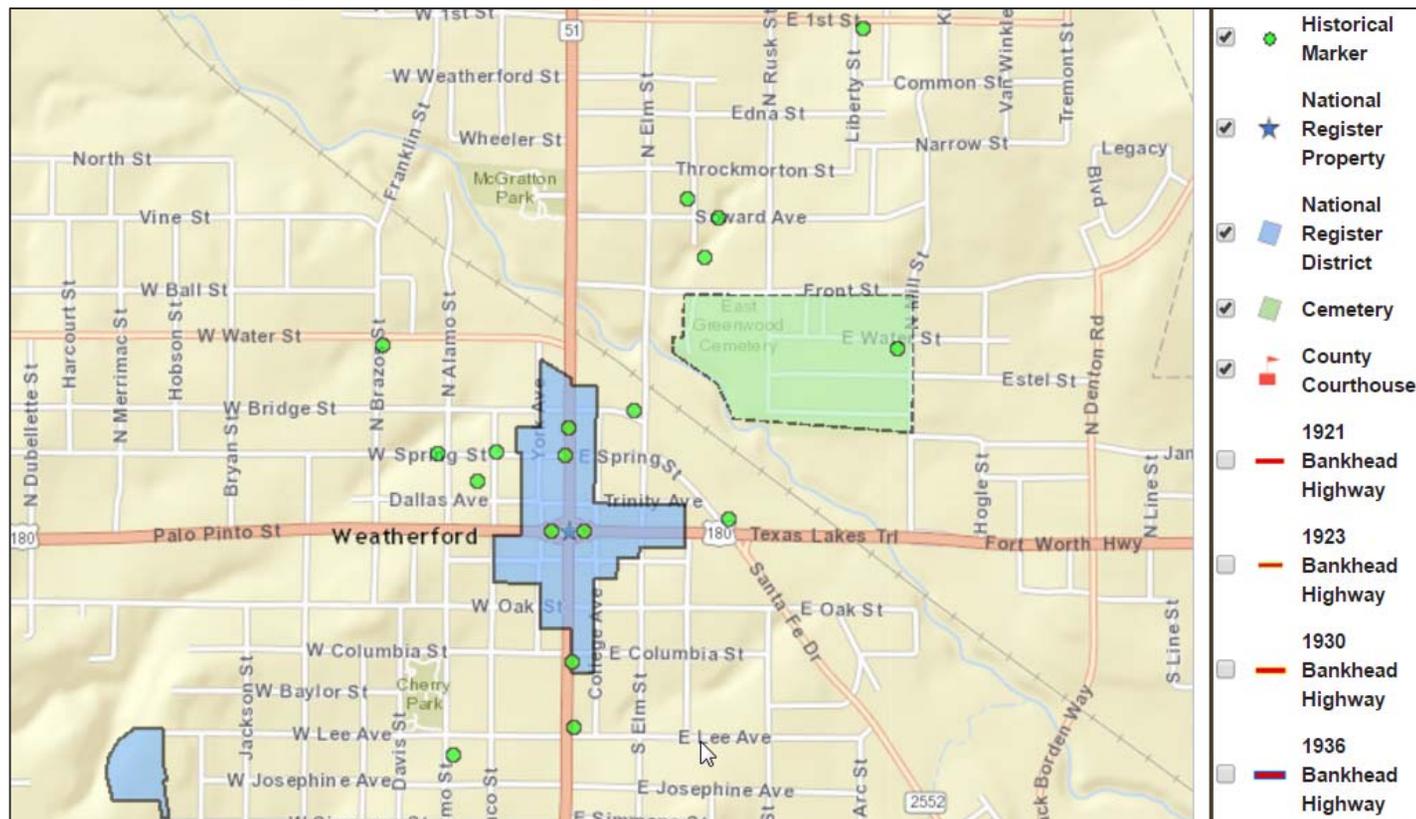


Exhibit 3.1 – National Historic District and Maps. Interactive map at <https://atlas.thc.state.tx.us/Map>
 Courtesy of/copyright Texas Historical Commission and ESRI

PAST HISTORIC SURVEYS

1975 AND 1982 ERA HISTORIC SURVEYS

As best can be determined by the forms, a “Neighborhood Survey” of historic structures was conducted from 1975 to 1981. Individual forms were locally filled out and historic pictures collected for some of the structures. In 2010, the Texas Historical Commission created an electronic database of the forms. Further, using addresses and ESRI/Google mapping created an electronic map for the structures identified in Exhibit 3.2 which show the location of 733 historic properties in Weatherford.

An example of information contained in the form is the Woolfolk-McCall House at 202 S. Waco Street. The adobe brick structure built around 1869 is one of the oldest surviving from that period. Woolforth defended Chiefs Satanta and Big Tree, charged in the Warren wagon train massacre in 1871. During the trial, local lore says the chiefs were detained in the cellar of this home. The picture contained in the database, however, is black and white from the 1970’s with a car in the front. The database needs updating and historic pictures uploaded into the files. Of the approximately 733 properties in the THC database, thirty-four properties have been

Property Name	WOOLFOLK-McCALL HOUSE
Property Address	202 S. Waco Street
County	Parker
City/Rural	Weatherford
USGS Quad	
UTM	
Architect/Builder	Woolfold, builder
Owner	Douglas Wyley
Period	RP
Construction Date	>> cont .
Theme	AAGR
Style	Greek Revival
Description	Woolfolk defended Indians in Trial of Indian Chiefs in late 1860's; main body of house; sun dried brick; ell at rear stone; "dog trot" plan; cellar in rear; 6/6

demolished. In other cases, the electronic location on the map is not accurate and needs to be corrected. The database/map (Exhibit 3.2) is still a useful historic resource and accessible at <https://atlas.thc.state.tx.us/Map>.

Additional survey work was performed in 1982 and a second set of survey data was added to the THC Atlas Database from that era. A new record is created for each survey rather than editing the original record. Ultimately, a property may have 2 or 3 records or forms for each address, preserving the information about a property at a point in time of previous surveys.



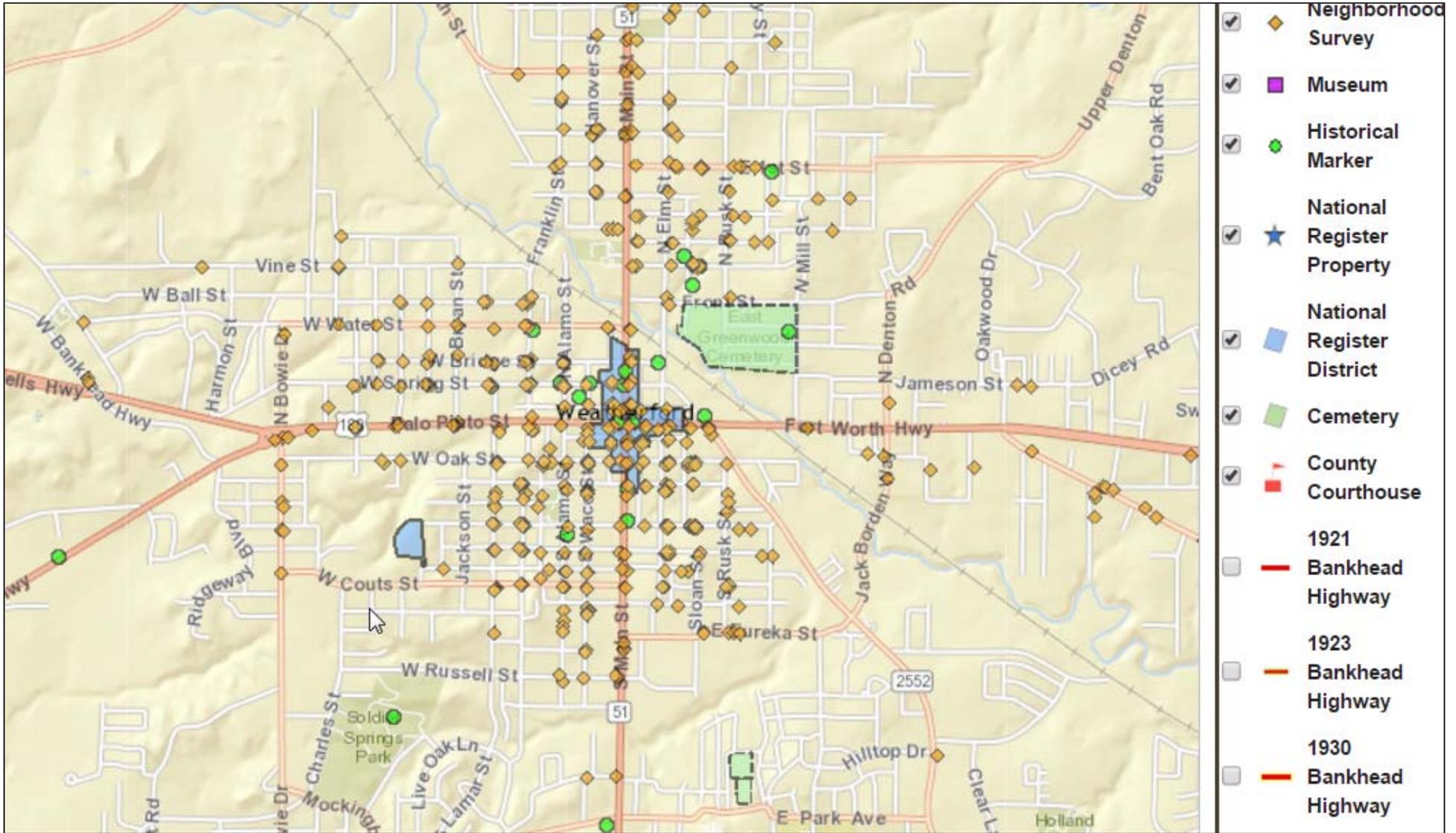


Exhibit 3.2 -Interactive map/database at <https://atlas.thc.state.tx.us/Map>; Courtesy of/copyright Texas Historical Commission

1986 SURVEY

A second survey of historic structures and properties was conducted in 1986, funded by the Texas Historical Commission, U.S. Department of the Interior, National Park Service and the City of Weatherford. It was conducted by the Preservation Center of North Texas, Inc., Alan Mason, principal planner. An actual street by street survey was conducted with an extensive list of properties designated as historic and ranked. The non-digital/electronic document may be accessed at URL#####. The survey lists 482 buildings in Weatherford as historic, substantially less than the 1975 survey. Of the historic structures, 94 of them were commercial buildings and 388 residential. The address list is indexed by five sectors of the City. More importantly it has historic background of the city and narrative of five different architectural periods between the founding of the City and the 1930's. Unfortunately, the standard for being considered historic is 50 years of age, which in 1986 was prior to 1936. Houses and businesses constructed during the 1940's, 1950's and 1960's were not eligible at the time this survey was done, but are today. Missing are the war years, art deco and other more recent styles. The information in this document needs to be merged in an updated THC Atlas and Database. Historic structures missed in

202 S. Waco



the 1975 survey should be added, as well as those that have become historic over the last 30 years. The five periods identified along with examples mentioned in the text are:

Frontier and Settlement 1856-1885

The first years after the threat of hostile Indians was reduced by a military presence, there was demand for quick and inexpensive structures including tents and small wooden temporary buildings. The second brick courthouse was probably the first brick structure built but it and many other permanent examples of the era were either destroyed or remodeled and added on to so they do not resemble the original structures. The Barthold Home, 211 W. Oak was originally a dog trot cabin but was significantly enlarged in 1883. The Woolfolk-McCall House, 202 S. Waco mentioned previously and the William B. Doncho Home, 133 N. Waco do strongly suggest their history. Finally, the John J. Hamilton Cabin at Holland Lake was originally located near the corner of E. Church and S. Walnut Streets and is an excellent example of a dog trot log cabin from the era.

The Victorian Period 1886-1905

This was “The Golden Age” of Weatherford and many of the prominent buildings and residences in Weatherford were constructed during this period. With the railroad came building materials and styles in addition to prosperity. The fourth courthouse constructed of white limestone is a splendid example of architect W. C. Dodson’s best work. The architecture is French Second Empire with no embellishment, gargoyles or acroterions like the courthouses in Decatur, Waxahachie or Dallas. Commercial buildings ringing the square were built during this 20-year period, most with cut limestone or brick. Substantial residential homes of the era’s style were also built in neighborhoods in all four directions from the square. Kindel Hall at 402 W. Spring built in 1877 is also Second Empire in design and matches the courthouse built 10 years later. Summerhill, the W.E.Tate Mansion at 808 S. Lamar (1897) and The Samuel White Home at 508 Davis (1902) are fine examples of Queen Anne buildings.

The Transitional Period 1900-1910

This period was significant in Weatherford and marked the transitional period between the Victorian era and the modern period with its Prairie movement. There are scattered examples of Transitional Period architecture throughout Weatherford. The Pythian Home, “Castle on the Hill” at 1825



808 South Lamar



202 E. Lee

Bankhead Highway was opened in 1909 in a Castellated Gothic style. The Mackenzie Home at 202 E. Lee built in 1902 is radically different with perfect symmetry, a complete departure from the Victorian era. The Kuteman Home at 710 W. Simmons and the Harnett Home, 1105 Palo Pinto are other good residential examples. Many churches such as Saint Stephens Catholic Church built in 1903 at 211 S. Main, The First Presbyterian Church built in 1896 at 206 S. Main and the Christian Chapel at 201 S. Main built in 1904 are fine examples of the transitional period, which was influenced by the Victorian use of stone rustication and detailing but was transitional in its approach to balance and symmetry.

The Prairie School 1910-1930

The Prairie motif had less impact on commercial buildings since most of Weatherford’s commercial structures had already been built by this time. However, it became a very significant residential building style during a major period of town growth. Examples of Prairie School design are scattered throughout the city. 305 E. Oak, 211 S. Rusk and 202 and 212 Davis are excellent examples with their red brick, porte cochères and porch extensions, cast stone decorations, planters and proportions that are longer rather wide. A less expensive, derivative type was the

“bungalow” with frame types of various shapes characterized by low and deep overhangs, wide porches and boxy porch columns. Excellent examples of the 1920’s Prairie School style are homes at 508 S. Alamo and 813 and 902 W. Spring. The California airplane bungalow built for Ina Kuteman and her first husband prior to her marriage to Douglas Chandor built in 1918 at 606 Waco is a fine example of the style made famous by Frank Lloyd Wright, the most famous Prairie School architect. An excellent article on bungalows in Weatherford may be found at URL##### (to be inserted when uploaded).



202 Davis



306 W. Bridge

The Stone Cottage Era 1925-1940

The depression brought a halt to the local building boom and the end of mansions for at least a generation until “ranch style” construction in the 60’s. The need for smaller homes (generally with two bedrooms and one bath) resulted in the proliferation of the stone cottage design. Many of the homes were infill on sites within the City’s developed neighborhood fabric. 306, 406, 409 and 411 W. Bridge

are all similar but show the diversity of this type of construction.

Ranch Style and Later Designs 1945 - Present

As noted previously, the historic survey of 1986 only considered structures built before 1936. Today, buildings are potentially historic if they were built before 1967. The Ranch Style houses of the post-war era (such as 321 West Oak built in 1950). Modern and Post-Modern commercial buildings and Mid-Century Modern structures are among those that could be added to the history of Weatherford’s architecture, development and economy. New surveys are needed to inventory these buildings and determine their historic significance.



321 W. Oak

OTHER HISTORIC SURVEYS

The Parker County Heritage Society website lists some historic properties that have been on previous Christmas Candlelight Tours. In addition to that information, they have current photos and quite often the backstory on individual buildings with dates of construction and architectural style.

The site can be found at:

http://www.parkercountyheritagesociety.com/content.aspx?page_id=0&club_id=62524

In addition, the Weatherford Public Library through their “Preserving and Expanding Access to Culture and History” (PEACH) project has been scanning and inventorying numerous historic documents. These are excellent resources when researching an individual property or neighborhood.

The Parker County Historical Commission also maintains a website containing county-wide (including Weatherford) National Register properties, Texas historical markers, cemeteries, and businesses that have received Texas Treasurers Awards. This award is given to businesses that have been in operation by the same family for more than 50 years. It includes photographs and short summaries of the properties. Their website is <http://www.parkerchc.org>.

THE GENERAL PLAN AND HISTORIC PRESERVATION EFFORTS

The General Plan celebrates Weatherford’s past as the foundation for its future. Weatherford’s history creates a character that is both distinctive and authentic. The General Plan supports efforts to preserve and interpret historic sites, structures and districts. It also encourages adaptive reuse of historic buildings and compatible new development that strengthens the economic vitality of the historic parts of the community.

HISTORIC PRESERVATION POLICIES

- HP 01. Buildings, structures, sites and routes that are significant to the history of the Weatherford community should be identified and their importance shared with future generations.
- HP 02. The City will seek to preserve sites and districts recognized on the National Register of Historic Places or as Designated Texas Historic Landmarks.
- HP 03. The City’s Historic Preservation Commission will work with the Parker County Historical Commission, the Parker County Heritage Society and the Doss Museum to use the Texas Historical Commission’s 2014



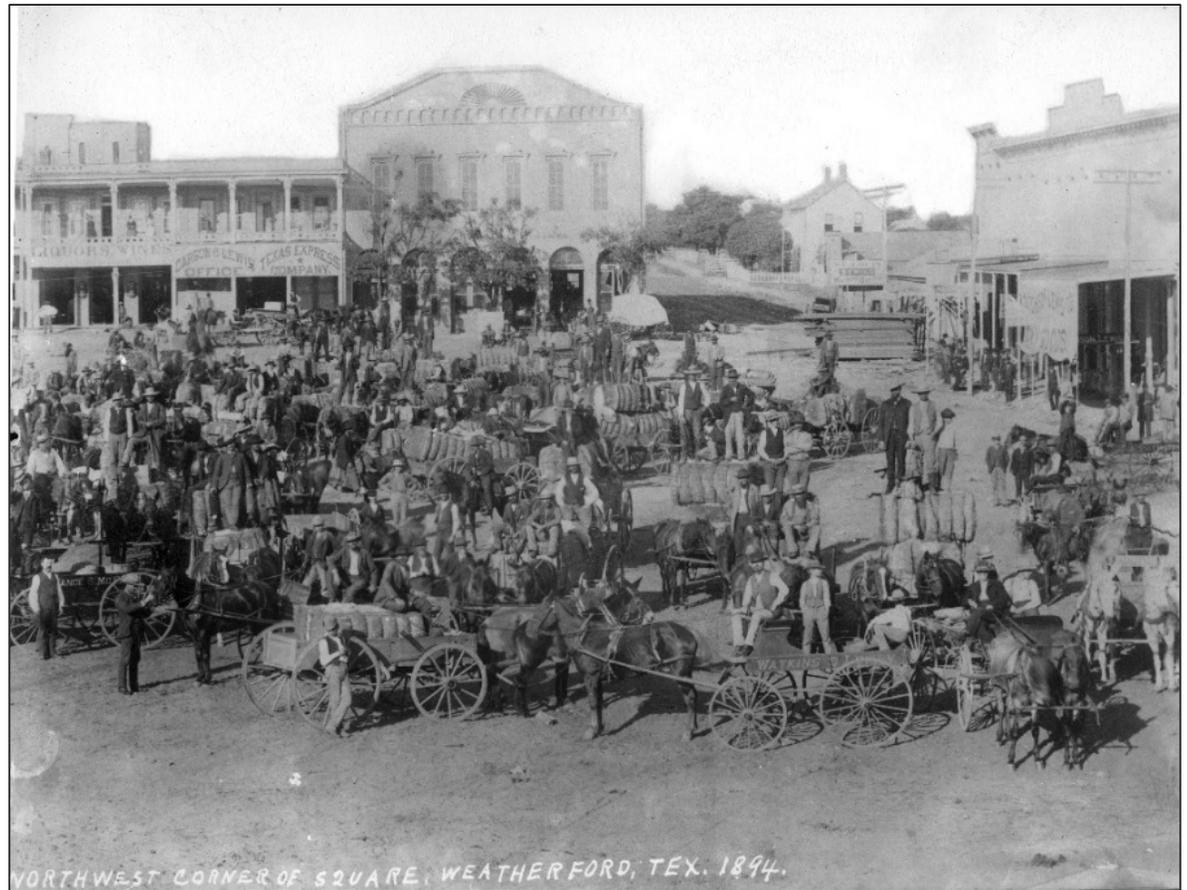
Neighborhood Survey to evaluate the potential for designation of local historic resources and additional historic sites or districts.

HP 04. Within the Weatherford Downtown Historic District, development guidelines, regulations, codes and incentives should be established that support the preservation and reuse of historic structures and that support compatible new development. The use of incentives is the preferred method to encourage historic preservation and compatibility.

HP 05. Proposals for new development, redevelopment or adaptive reuse within historic districts and neighborhoods must demonstrate consistency with the historic character of the district and with any design guidelines approved for the district.

HP 06. Historic buildings and sites should be included in information and initiatives used to attract tourism and economic development to Weatherford.

HP 07. Historic locations and their significance to Weatherford should be celebrated by recognition as destinations, reflection in gateways and way-finding signage, and inclusion in educational and interpretive materials, programs and events.



HISTORIC PRESERVATION ACTIONS OR INVESTMENTS

The following actions are color coded as either *Short Term* or *Long Term*. All others are important to a Department or other public agency. This list is not all-inclusive, and the reader is encouraged to refer to the list of references below for a complete list of recommendations.

Action 3.11. Weatherford Historic Inventory Survey Project (WHISP). The Weatherford Historic Preservation Commission (HPC) will meet with the Parker County Historical Commission (PCHC), the Parker County Heritage Society (PCHS) and the Doss Museum and will organize a joint effort to review, update and correct the Texas Historical Commission (THC) electronic mapping and data base for the historic properties in Weatherford.

Action 3.12. Local Historic Resource Survey. The WHISP updated inventory will be utilized by the HPC, along with local knowledge and resources, to create an official Local Historic Resource Inventory, which will provide a database of properties eligible to request designation as Local Historic Landmarks eligible for local incentives.

Action 3.13. Historic Map. The four historic entities will join together to create a map of Weatherford historic landmarks, resources, sites and points of historic interest.

The maps will be available in an electronic format on historic and tourism websites and other social media. Durable all-weather maps with pedestrian and bike routes to key sites will be made available throughout the community including at bike stores, tourism-related businesses and the Chamber. Funding to produce the maps will be from local historic sponsors recruited by the four entities.

Action 3.14. State and National Designation and Incentives. The HPC and city staff will work to become familiar with and promote the use of state and national incentives for the remodeling of important historic buildings. Consulting firms specializing in projects using these incentives will be encouraged to advise local owners on what designations are needed and the available incentives. Such incentives can subsidize as much as 40% of the renovation cost.

Action 3.15. Local Designation and Incentives. The four historic entities will work to encourage owners to request designation as Local Weatherford Landmarks. City Council should provide an annual budgeted amount for local incentives for historic preservation. HPC working with staff will need to finalize and promote the preservation program and a local marker system that designates the local landmark or resource but also gives the historic context.



Action 3.16. Streamline Historic District Investment.
 Evaluate the policies and procedures governing the existing Historic District. Consider changes to these policies, regulations and guidelines consistent with the Plan's Place

Types, so the process for investment in these areas is clearer and streamlined.

Action 3.17. Marketing. Expand marketing of Weatherford's historic, cultural and natural assets.

HISTORIC PRESERVATION CONTACT INFORMATION

CURRENT AS OF JANUARY 2018

Responsible Department	Development and Neighborhood Services	817.598.4245	dwakeland@weatherfordtx.gov
Web Page	Insert URL at future date		
Main Street Facebook.....	Insert URL at future date		

FULL ELECTRONIC COPY OF PLANS AND DOCUMENTS SUMMARIZED IN THIS CHAPTER:

1986 Historic Survey of Weatherford	http://www.ci.weatherford.tx.us/DocumentCenter/Insert at future date
2017 Texas Historic Commission Historic Atlas (Weatherford)	https://atlas.thc.state.tx.us/Map
2017 Historic Preservation Ordinance/Incentives	Insert URL at future date
Parker County Heritage Society	http://www.parkercountyheritagesociety.com



COMMUNITY DESIGN

OVERVIEW

Texas is well known for the uniqueness of its small towns, and specifically the spirit of place that is inherent to those communities and that make them memorable places for visitors and residents. While the specific characteristics that contribute to a community’s spirit of place vary from community to community, they typically fall into categories that include architectural style, use of local materials, craftsmanship, building siting / placement, cultural and historic aspects, climate, natural features, and community activities and events. Weatherford, while no longer a small town, has a unique spirit of place that has its roots in many of these aspects.

With growth, however, communities can face challenges in maintaining the characteristics that combined to form their unique spirit of place. Incorporating good community design principles built upon the foundation of what makes Weatherford unique, in combination with current place-making strategies and techniques, will help Weatherford maintain and expand its spirit of place as additional growth occurs in the City.

PLACEMAKING

Place-making is the art of creating memorable places that engage people. Just as the founding fathers of Weatherford built the community with a focus on existing site opportunities and materials, the most memorable future developments in Weatherford will occur when the City and / or a developer takes advantage of the attributes of the surrounding area—topography, vegetation, land uses, building form, materials—and utilizes those attributes to create a place that is distinctly unique to each specific development site. This approach will ensure that new developments in Weatherford contribute to the overall spirit of place in the community.

The foundation of Place-making is putting people first. When people have a choice about where to live, they seek out the places that offer community, connection and a higher quality of life. Designing communities with people in mind can contribute to the creation of resilient neighborhoods that continue to be desirable, and that maintain and even increase their value over time and through economic cycles. Place-making techniques can also help create and maintain higher property values and attract reinvestment. These principles benefit the private property owners who use them, since they



create places that generally maintain or increase their value over time. The application of Place-making principles, however, will not occur without City leadership and direction.

COMMUNITY DESIGN STRATEGIES

Several important design concepts can contribute to the development of memorable places to which people are attracted and to which they will continue to return. At a citywide level, those concepts can support the continuation of the community-wide spirit of place that exists in Weatherford. At a site-specific level, they can assist in the establishment of unique developments focused on providing Weatherford's diverse residents with distinct choices about the places they can choose to live, work and play. Careful focus on citywide and site-specific community design as new development occurs will assist the community in maintaining the characteristics that have combined to form Weatherford's unique spirit of place.

CITY-WIDE DESIGN CONCEPTS

Street rights-of-way and city parks / open spaces are typically the single largest City-owned assets. As such, they provide most of the opportunities for expressing a community's image. Everyone who lives in, visits or travels through Weatherford develops a perception of the community, and

decides what kind of place it is based on the impression they get as they travel on City streets or visit public spaces. The following strategies can represent Weatherford's image and character at a city-wide level:

- Designing streets to comfortably accommodate multiple transportation modes—cars, pedestrians, bicycles and ultimately public transportation—and defining the edges of the streets with buildings and streetscaping;
- Developing streets so they respond to surrounding development contexts regarding overall rights-of-way, lane widths, parking, drainage, and pedestrian zones;
- Establishing flexibility in pedestrian areas to accommodate differing levels of pedestrian improvements depending on surrounding development context (i.e. trails within suburban and rural contexts and wide sidewalks, high levels of street furnishings, awnings, colonnades, landscaping and outdoor dining in urban contexts);
- Developing a hierarchy of parks / open space design standards for the variety of future parks (natural open space areas, regional sports parks, community parks, neighborhood parks and urban parks / plazas) that will



- meet the needs of the multiple future development contexts in the City; and
- Developing a “family” of design elements (landscaping, street lights, benches, awnings, benches, signage, banners, monuments, etc.) that reflect Weatherford’s spirit of place, and incorporating them as citywide standards to be used within the public realm (street rights-of-way and parks / open spaces) as a part of all future improvements.

SITE SPECIFIC DESIGN CONCEPTS

Individual development sites have a key role in representing the image and character of the community. In addition, they can create distinctive and highly-desirable places by responding to unique site conditions. The following design strategies related to site specific development can positively enhance Weatherford’s community image:

- Designing compact places that feel comfortable and provide opportunities for pedestrian activity and social interaction;
- Promoting the construction of high-quality buildings that are adaptable and can transition to other future

uses so they do not have to be demolished once the original tenant has vacated;

- Siting buildings to provide for pedestrian access and to establish a sense of enclosure for the adjoining streets, open spaces and plazas;
- Integrating a variety of uses within a development to create engaging places by mixing land uses—retail, personal service, residential and office—and animating the area by encouraging activity during the day, in the evening and on weekends;
- Linking unique mixed-use and retail centers to their surroundings and to other districts in the City;
- Incorporating at-grade flex space that can accommodate retail or restaurant uses along primary pedestrian corridors (and other uses before the market is ready for retail), and incorporating windows and entrances that open directly to the sidewalk;
- Designing compact centers with pockets of green space, connectivity to neighborhoods, ADA-compliant¹ trails and cultural and recreational activities. Green spaces, parks and plazas will provide focus for the center and surrounding neighborhoods,

¹ ADA: Americans with Disabilities Act.



and the trail connections will help link users to their destinations;

- Enhancing natural site features (topography, vegetation, creeks and drainage) and incorporating them into site open space systems to create distinct developments that retain natural assets and systems and continue to communicate the City's spirit of place; and
- Utilizing trees (preserved or installed as part of site development) to provide shade, cooling and relief from the harshness of paved surfaces and buildings.

GATEWAYS

In the era of walled cities, gateways were literally the “gate” way through the wall. Going through the gateway into the city was a transition from an environment of farming and rural



to the exciting life of the city with its urban life, marketplaces, eating and drinking establishments as well as the more practical aspects such as a secure environment.

Today, gateways are important entry points to a neighborhood, community or a city. They can have a key role in identifying a distinct area. Gateways create a sense of place and contribute to the public realm network. Creative tools can be used to accentuate these entry points including:

- Use of special materials
- Context Sensitive/Complete Streets
- Lighting
- Upgraded sidewalk treatment.
- Special street furniture
- Special landscape treatment
- Tree planting
- Landmark plazas
- Open spaces
- Distinct architectural designs
- Types of uses including higher end or compatible uses that contribute to the area identity
- Façade treatment including themed or historic elements to define the place.
- Form based aspects including building location related to roadway with storage and parking in the rear

The second military gateway in the walls of Istanbul (Wikipedia)

Existing Gateway common to cities everywhere
(Note that both the public and private property detract from the feel of a gateway or entryway to a special area or place. The place and uses shown can be anywhere.)



Improvements or enhancements:

- Context Sensitive/Complete Streets
- Lighting
- Upgraded sidewalk treatment.

(Note that despite a lot of effort and expense to the public property, the private property, both in terms of use and layout, still detracts from the gateway leading into a special place)



*Photos courtesy of Townscape, Inc.
Dennis Wilson, FAICP, AIA, Principal
Jim Richards, FASLA, CNU-A, Principal*

Improvements or enhancements:

- Special street furniture
- Special landscape treatment
- Tree planting
- Landmark plazas
- Open spaces
- Public art

(Note - Additional enhancements to the public property begin having a significant effect as a gateway but the private property still detracts)



Improvements or enhancements:

- Types of uses including upper end or compatible uses that contribute to the area identity
- Distinct architectural designs
- Use of special materials
- Façade treatment including themed or historic elements to define the place.
- Form based aspects including building location related to roadway with storage and parking in rear

(Note - combination of enhancements to public ROW and incentivized private property improvements including façade, building location and type of uses create a complete sense of place and gateway)



*Photos courtesy of Townscape, Inc.
Dennis Wilson, FAICP, AIA, Principal
Jim Richards, FASLA, CNU-A, Principal*

WEATHERFORD GATEWAYS

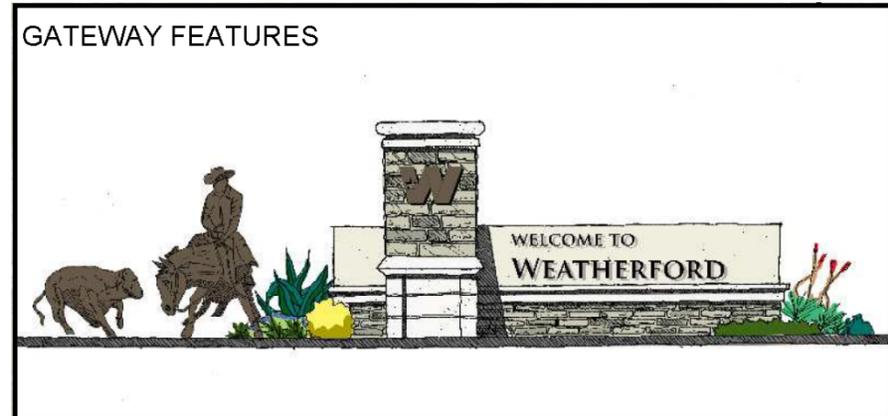
Weatherford has basically two types of gateways. The first are “city gateways” which are the major entrances to the City as a whole as identified in Chapter 4-23, Exhibit 4.5. These include:

- North Main/SH 51 at Rick Williamson Loop
- South Main/SH 51 at B.B. Fielder
- Mineral Wells Highway/US 180 at Rick Williamson Loop
- Ranger Highway at Rick Williamson Loop
- Bankhead Highway at I-20
- Santa Fe/Clearlake at I-20
- Fort Worth Highway/US 180 at east city limits/Hudson Oaks
- Azle Highway at Fort Worth Highway/US 180

These City Gateways should be designated and specific design guidelines for public ROW and private development to create and communicate the unique image and character of the City.

The second type of gateway are those “special area” gateways that communicate the unique image and character of a specific area, neighborhood or district. While city gateways provide and communicate a unique image of the City as a whole, special area gateways should be designated

and specific design guidelines for both adjacent public and private development to create a sense of entering a special area.



Example from 180 Corridor Plan

The historic downtown is a specific area/district that has been identified in both the Downtown Action Plan adopted in 2013 and the 180 Corridor Plan adopted in 2012. These special area gateways/entry corridors include the following:

- Fort Worth Highway/US 180 corridor from Jack Borden to the Courthouse.
- North Main Street corridor from the railroad crossing to the Courthouse.
- South Main Street corridor from Lee Street to the Courthouse

- Palo Pinto/US 180 corridor from Lamar Street to the Courthouse.

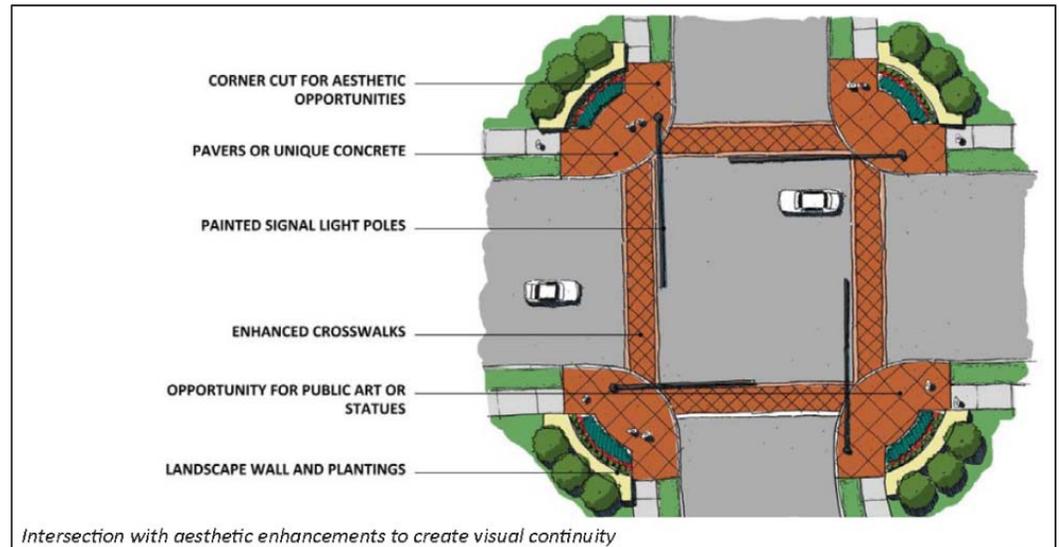
Included in the adopted 180 Corridor Study were the following suggested Historic District Connections and Business and Heritage Enhancements for the 180 Fort Worth Highway Corridor which have been adapted to also apply to the three historic downtown gateways:”

1. Promote existing urban setting
2. Reduce visual clutter and increase visual perspective for Parker County Courthouse

3. Connect downtown, future entertainment district, future pedestrian/rail station and the Trade Days area
4. Create intersection enhancements at the major downtown gateway intersections
5. Implement Complete Streets and Traffic Calming to encourage pedestrian friendly entryway corridors. (See Chapter 6, Mobility for a complete discussion)



Consider visual impact to downtown and pedestrian connections in western portion of the study area.



Increase pedestrian opportunities through streetscape and sidewalk improvements to downtown gateway intersections

6. Enhance existing businesses with site designs and facade enhancements
7. Provide incentives for facade enhancements that meet the historic character of the gateway.



Before

8. Improve facade appearances and landscaping
9. Reduce visual clutter and encourage low monument signs
10. Encourage buildings that can be reused for multiple, gateway compatible uses rather than incompatible single-use facilities such as car lots, auto lubrication or vehicle repair.



After

11. Redevelop vacant and abandoned sites with uses compatible with the district. Discourage uses that have large amounts of parking, display, or vehicle sales in front of buildings.
12. Encourage buildings to locate closer to street to enhance gateway and view corridor with majority of parking to rear or screened on side of buildings.
14. Negotiate whenever possible the installation or rebuilding of pedestrian friendly sidewalks and ROW landscaping to delineate and enhance the roadway/gateway corridor.
15. Increase western heritage identity through use of façade treatments, banners, historic signs, public art and district elements



Example of access management, shared drives and cross access between businesses.

Ultimately, the use of parking garages to allow more development will be encouraged.

13. Promote access management, eliminate excess driveways, encourage cross access easements, add pedestrian safe medians

COMMUNITY DESIGN POLICIES

- CD 01. Future improvements in the public realm (street rights-of-way, parks and other City-owned properties) should use materials, architectural detailing, craftsmanship and historic or cultural references that reflect Weatherford’s unique character and spirit of place.
- CD 02. The design of all public realm improvements should use a context-sensitive approach, establishing a hierarchy of streets, parks and public facilities that provide for multiple modes of travel and that vary depending on the needs of the surrounding developments and users.
- CD 03. New development, including public improvements, should be designed with the existing natural, cultural and historic features in mind to support or enhance the vitality of Downtown, existing neighborhoods and

business districts, and to establish distinct new developments that remain desirable over time.

- CD 04. New development, including public improvements, should strive to retain identified natural habitats, floodplains, sensitive lands and natural topography.
- CD 05. New development, including public improvements, should include pedestrian design (routes, streetscapes, gathering places and amenities) appropriate to the project’s urban, suburban or rural context.
- CD 06. A family of coordinated design elements should be used at key locations and Gateways to strengthen and communicate Weatherford’s identity.
- CD 07. In Downtown, the Downtown Gateways and other important locations that may be designated in the Planning Area Strategies, coordinated design elements should be used to create distinctive districts and destinations.
- CD 08. Buildings should be designed with a high degree of quality and flexibility to encourage permanence and transformation of use as market demands change over time.
- CD 09. In mixed use areas identified by the plan’s Place Types Diagram, site plans and building designs should use



the design concepts described above to create places with long-term pedestrian and market appeal.

CD 10. Where feasible, community facilities developed by the City, County and school districts should be designed for joint use so they can provide a variety of educational, health, social and other services to nearby neighborhoods as the character and needs of the neighborhoods' residents change over time.

COMMUNITY DESIGN ACTIONS OR INVESTMENTS

The following actions are color coded as either *Short Term* or *Long Term*. All others are important to a Department or other public agency. This list is not all-inclusive, and the reader is encouraged to refer to the list of references below for a complete list of recommendations.

Action 3.20. Refine Codes and Regulations. Review and revise the City's Zoning Ordinance, Subdivision Regulations and other related codes as necessary to: a) ensure consistency with the General Plan; b) remove provisions or restrictions that create barriers to the development patterns and character envisioned by this General Plan, particularly in terms of mixed use development; and c) provide tools and techniques (such as the current R-3 template) to give developers and staff flexibility in designing and reviewing projects that meet the intent of this General Plan. Review

fees and utilize Neighborhood Empowerment Zones, Historic Incentives and other incentives to encourage infill projects that accomplish the General Plan policies.

Action 3.21 Public Arts Policy. Develop a policy for the role of appropriate public art at key locations in Weatherford.

Action 3.22 Establish Design Guidance for Downtown. Establish design guidelines or standards for the areas in and around the Weatherford Downtown Historic District that address preservation, adaptive reuse and new construction while retaining and enhancing the design characteristics of this district. Evaluate the use of incentives to support improvements meeting these design standards.

Action 3.23 Provide and Allow for Unique Historic Properties. Part of the character of historic areas are the unique properties. Development guidelines and regulations need to accommodate unique properties, building styles, odd lot sizes and shapes with unique setbacks.

Action 3.24 Develop a Consistent Approach to Design Guidance in Key Locations. Create a standard approach to the use of design guidelines in locations that play a prominent role in Weatherford's character and vitality. This approach should include a clear process for creation and consideration of guidelines, with adequate public engagement, and a standard method of combining this design guidance with



existing zoning and regulation. Key locations include those places identified as Citywide or Planning Area Gateways in this General Plan; other locations may be identified in the future.

Action 3.25 Designate Gateways and Establish related Design/Use Guidelines. Designate gateways and corridors into Weatherford and develop specific design guidelines for adjacent public and private development to create and communicate the unique image and character of the City or the specific area entered through the Gateway. (Also see 3.24, 3.28, 6.06)

Action 3.26 Develop Streetscape Design Templates. For each of the street types included in this General Plan’s Mobility Element, create a typical cross-section and palette of streetscape design components (street furniture,

landscaping, signage, etc.) that can be tailored to the needs of particular street improvement or expansion projects.

Action 3.27 Gateways Design Competition. Consider a design competition to design public art for gateways and landmarks.

Action 3.28 Design of Joint Use Facilities. Meet with Parker County, school districts and other entities to develop standard, mutually agreed upon practices and designs for future public facilities.

CONTACT INFORMATION

CURRENT AS OF JANUARY 2018

Responsible Department Development and Neighborhood Services 817.598.4006 shamrick@weatherfordtx.gov
 Web Page <http://www.ci.weatherford.tx.us/192/Planning-Division>

FULL ELECTRONIC COPY OF PLANS AND DOCUMENTS SUMMARIZED IN THIS CHAPTER:

US 180 Corridor Vision 1986 Historic Survey of Weatherford <http://www.ci.weatherford.tx.us/DocumentCenter/Home/View/1886>



RESILIENCE

OVERVIEW

In 2018, Weatherford will celebrate the 160th anniversary of its incorporation. It has seen a great deal of change during those years. The next 30 to 35 years – the timeframe addressed by this General Plan – will bring continued change. Some of those changes can be predicted, such as the need to build new neighborhoods to accommodate a growing population. Other changes may be unexpected since they result from technology that has not yet been invented or global trends that have unintended consequences. A resilient community is able to respond and adapt quickly and successfully to changes whether or not they were predicted.

Weatherford strives to be a resilient community. The following policies describe the approach it will take so it remains vital, desirable, sustainable and successful through 2050 and beyond.

RESILIENCE POLICIES

R 01. Weatherford encourages initiatives that make it a more resilient community – less reliant on limited or non-renewable resources; more flexible in responding to changing economic, technological or other trends;

more prepared to react to emergencies; and quickly able to take advantage of new opportunities.

- R 02. Energy conservation should continue to be encouraged through the adoption of updated building codes, education and incentives for developers, building owners, occupants and residents, and collaboration between the City and its energy providers.
- R 03. The City should explore and encourage the development of renewable and local energy supplies to serve the needs of the Weatherford community.
- R 04. Water conservation should be encouraged through the adoption of updated building codes, water-conserving landscape guidelines or requirements (including an emphasis on use of native / indigenous plants), education and incentives for developers, building owners, occupants and residents. Landscaping regulations should be amended to encourage water conservation.
- R 05. Low impact development (LID) or green infrastructure design is encouraged for public and private infrastructure so natural systems are used to manage stormwater, reduce flooding, protect water quality,



and maintenance, and create amenities for area residents, employees and customers.

- R 06. High performance or green building design is encouraged for new non-residential and residential development to use energy and resources efficiently, reduce waste and pollution, enhance occupant health and productivity and reduce costs of building operation.
- R 07. Maintenance and enhancement of the City’s urban forest should be encouraged to reduce energy consumption, prevent heat islands, protect community health and create natural amenities throughout the community.
- R 08. Development in hazardous areas, including floodplains and steep slopes, is discouraged to reduce public safety risks and costs to repair or replace public infrastructure.
- R 09. Public and non-profit partnerships should support training and preparation for effective response to emergency situations and for post-disaster community and economic recovery.
- R 10. The General Plan should serve as the basis for a periodic evaluation of changing economic,

environmental, social and technological conditions affecting Weatherford and its citizens.

- R 11. The conclusions of the periodic trends evaluation should lead to consideration of changes to the Plan and other City policies that minimize the negative impacts of these changes and take advantage of new opportunities they create.



- R 12. The City should participate with other communities in Parker County and the North Texas region to coordinate planning and action to address issues affecting resilience at a regional level.

RESILIENCE ACTIONS OR INVESTMENTS

The following actions are color coded as either *Short Term* or *Long Term*. This list is not all-inclusive, and the reader is encouraged to refer to the list of references below for a complete list of recommendations.

Action 3.30 Healthy Living. Partner with ISD's, neighborhood organizations and others to develop or expand healthy living programs.

Action 3.31 Infrastructure Standards. Review construction standards and update to take advantage of modern 'green infrastructure' designs.

Action 3.32 High Performance Buildings. Review building, plumbing and electrical codes and update to use technologies and materials that reduce building life-cycle costs and energy consumption.

Action 3.33 Resilience Outreach Program. Develop informational materials and programs to educate Weatherford residents, business and property owners about new programs, technologies and techniques that increase resilience for families, businesses and the community.

Action 3.34 Weatherford Forest Survey. Conduct an assessment of the location, character and quality of the trees in Weatherford and the benefits they provide to the community.

Action 3.35 Tree Planting and Preservation Initiatives. Develop a program, appropriate to Weatherford, which

encourages property owners to retain existing trees and plant new ones.

Action 3.36 Hazardous Area Development Review. For locations determined to have potential health and safety hazards, evaluate applicable zoning and regulations and modify them as appropriate to reduce risks to residents, property and first responders. Such areas include floodplains, steep slopes and brownfields.

Action 3.40 from Public Safety Disaster Response and Recovery Plan. Develop and implement a Weatherford Disaster Response and Recovery Plan, including training and implementation tools to be ready in the case of an emergency.

Action 3.37 Trends Analysis. Conduct an analysis of external trends affecting Weatherford as part of the General Plan Review.

Action 3.38 Regional Resilience Partnerships. Work with Parker County and the NCTCOG to coordinate effective action on resilience in North Texas.

Action 3.39 Resilience Resources. Use the resources of the Library and other City facilities to make information on resilience benefits and strategies available to residents. Web page, Facebook or other communications and outreach can promote resilience.

DEVELOPMENT PHASING AND ANNEXATION

OVERVIEW

This General Plan anticipates Weatherford’s continuing growth and expansion into areas that are now part of the Extra-Territorial Jurisdiction (ETJ). The ETJ in Weatherford is an area that extends two miles from the existing city limits (unless otherwise modified by agreement). It is the future growth area of the city. Under state law, it cannot be annexed or incorporated by any other entities. In addition, the city has some regulatory authority over the subdivision of land and the resulting construction and dedication of streets, utilities and other public improvements because they are expected to eventually become the responsibility of the City and its taxpayers. The General Plan recognizes that this expansion must be done in a way that is fiscally sound and sustainable.

As it expands, the City must extend its infrastructure, build new public facilities and expand City services. If the City were to expand through annexation into all parts of the ETJ right away, the additional costs of these public services and investments would be very high. But the expected market for new housing and businesses will grow slowly, with a substantial amount of the current ETJ remaining undeveloped until after 2030. For many years, the number of new

customers and users will not be large enough to cover the costs of new public services and facilities throughout the entire future suburban area. This pattern of expansion – into all parts of the ETJ right away – results in increases to the costs covered by current taxpayers. For many people, this is an undesirable situation. The City must carefully consider when and where to annex and expand its ETJ, balancing economic growth with additional obligations to serve.

The concept of a “2050 ETJ urban boundary” suggests that a city could identify the largest potential area it expects to become part of its community in the next 30 to 40 years. By identifying such a 2050 ETJ urban boundary, the City helps ensure its continuing growth and economic vitality. The use of a 2050 ETJ urban boundary would help the City design, build and operate roads, sewers, fire protection and other City services in a way that is fiscally responsible. For the same fiscal reasons, areas of limited benefit to the City could be excluded from this 2050 urban boundary. These include areas like rural residential neighborhoods that cost more to serve than they provide in revenues, potential growth areas that will be difficult to manage, serve or regulate, areas of older housing or commercial development that will not or cannot meet the standards of the city. Such areas should not be included in the 2050 ETJ urban boundary.



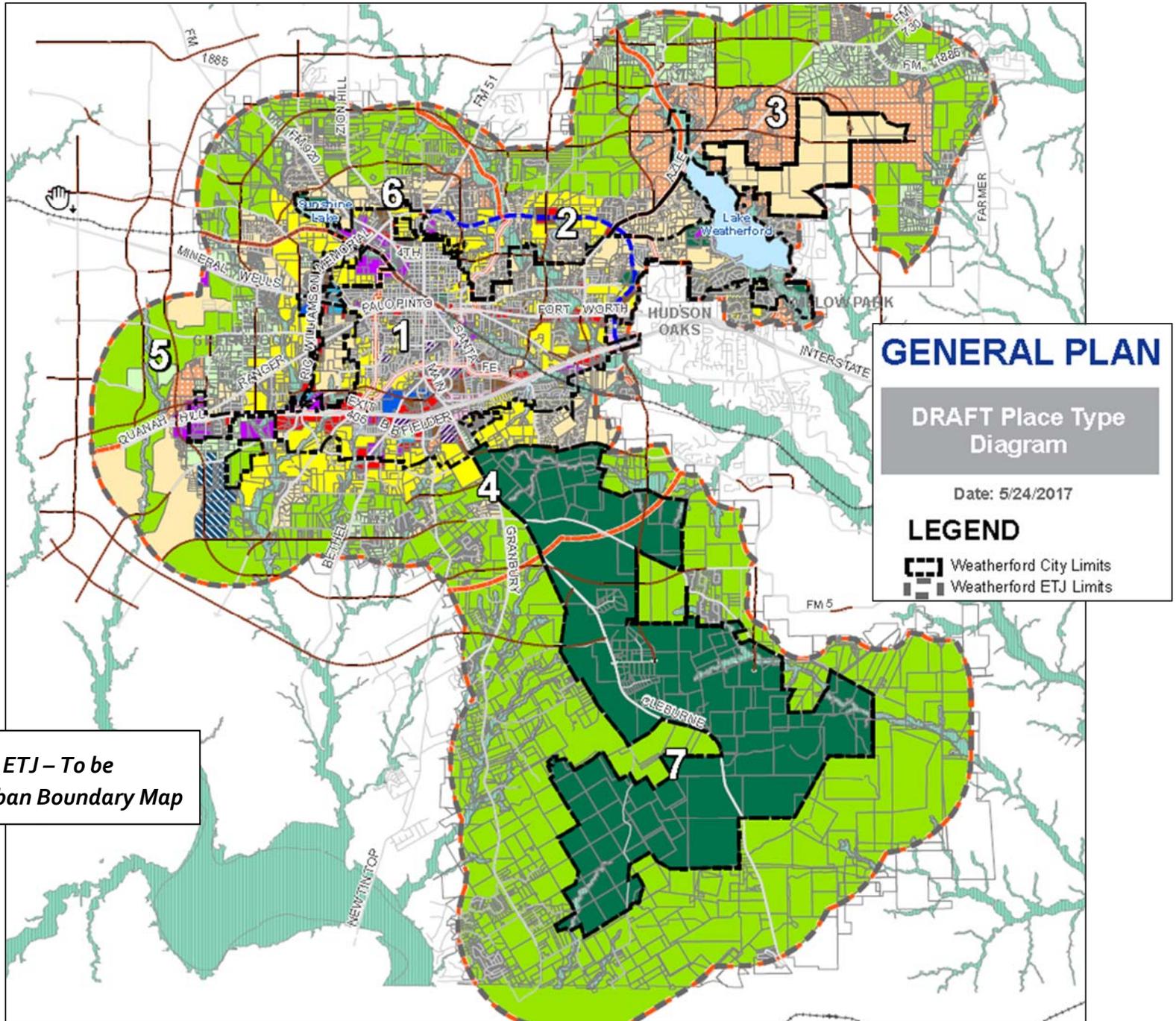


Exhibit 3.4 - Current ETJ – To be replaced by 2050 Urban Boundary Map

As a result, the City would have no further obligation in such areas to regulate development, extend utility service or to accept improvements or roads for maintenance.

Phasing of development gives the City a way to grow and expand while being fiscally responsible and reducing the impacts of growth on current taxpayers. Phasing means that infrastructure, facilities and services are extended, but only to specific parts of the ETJ. This enables the City to support new growth but to make only the investments needed in one part of the ETJ at a time. New development can be focused in the area with expanded services, thus balancing the additional costs with comparable new revenues. Phasing also helps the City to coordinate the expansion of all services and facilities, again making most effective use of resources and serving more customers efficiently.

The phasing policies that follow apply to all areas of infrastructure and public services discussed in this General Plan. Expansions of Mobility, Parks and Open Space, Infrastructure and Quality of Life services discussed in Chapters 6 through 10 will follow these policies so their expansion is coordinated, cost-effective and concurrent with new development.

DEVELOPMENT PHASING POLICIES

- P 01. The City’s land use, public infrastructure and service level decisions should balance costs and revenues to support the City’s long-term fiscal sustainability.
- P 02. The City should use the powers available in a city’s extra-territorial jurisdiction (ETJ) to ensure that future development in areas surrounding the current incorporated city does not negatively affect Weatherford’s future vitality or the fiscal burden on Weatherford’s residents and taxpayers.
- P 03. The City should plan for appropriate future development in its extra-territorial jurisdiction (ETJ) in accordance with the General Plan, including phased infrastructure expansion and annexation.
- P04. The City should consider creation of a ‘2050 ETJ urban boundary to guide and limit future expansion to areas that are logically part of the future community, can be developed according to City standards and provide fiscal benefits to the City and its taxpayers. Properties in the current ETJ that do not meet these standards should be removed from the ETJ urban boundary.



- P 05. The City should use annexation where it is appropriate to ensure/provide adequate public services and facilities, protect public safety and provide sufficient funding for services and facilities by ensuring that all users pay their share of the costs for these services and facilities.
- Po6. The City will not serve those areas outside its ETJ and will require voluntary annexation for any development in the ETJ, unless such development is in accordance with the General Plan and it is determined it is in the City's interest to do so.
- P 07. The City should require/encourage voluntary annexation in exchange for the provision or financing of any utility, roadway, drainage facility, public safety or other public service. The City should not provide such services outside the City unless legally required to and/or should use developer agreements to implement the plans of the City.
- P 08. Extension of the City's utility systems should provide adequate capacities and service to meet the needs of areas planned for development at the expected development intensity and timed to be available concurrent with the expected development completion and occupancy.
- P 09. Cluster development using package treatment plants (instead of utility system extension) are encouraged in designated Cluster Residential and Ranching and Agricultural Place Types.
- P 10. Expansion of the full range of City facilities and services, at the level appropriate to planned development intensity, should be coordinated with utility and transportation system expansions so all services are available concurrent with demand from new development.
- P 11. The City should participate with other North Texas communities in coordination of planning to meet the needs of future regional growth, creation of regional transportation and open space systems, protection of regional watershed and natural assets and similar regional initiatives.

DEVELOPMENT PHASING ACTIONS OR INVESTMENTS

The following actions are color coded as either *Short Term* or *Long Term*. All others are important to a Department or other public agency. This list is not all-inclusive, and the reader is encouraged to refer to the list of references below for a complete list of recommendations.

Action 3.40 2050 Extra-Territorial Jurisdiction (ETJ) Urban Boundary. Define a 2050 ETJ urban boundary and release areas beyond that from city ordinances, with no further obligation of the City to approve plats, regulate development or to accept improvements or roads for maintenance.

Action 3.42 Protection of 2050 ETJ. Use annexation powers to protect the 2050 ETJ in the near future either by voluntary annexation with roadways connecting to the existing City, 1,000 foot wide annexations as mandated by state law, or annexation of large tracts of land with owner/developer agreements.

Action 3.43 Legal Protection of ETJ. Take whatever legal action is necessary to protect designated ETJ from encroachment by other political jurisdictions, utility systems or substandard development in order to protect its future.

Action 3.44 Services. Review the City's current provision of services outside the incorporated City, and its plans for new infrastructure construction and service expansion beyond the current City limits. Revise current and future service and infrastructure plans to ensure they provide fiscally responsible services and infrastructure to current and future City residents and businesses.

Action 3.45 Place Type Ordinance Revisions. In recognition of the different Place Types in the General Plan and the requirements of such development, the City will revise its ordinances to provide different standards for urban, suburban, estate, rural and ranching/agricultural development. In particular, the platting ordinance will require full city standards in the preferred growth areas, in areas for estate/rural place types provide for private water and wastewater systems and rural paved roads and in ranching/agricultural areas only require dedication of right of ways and platting to determine a property description.