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Minutes
Forney City Council
Tuesday, June 14, 2022
6:00 p.m. Special Joint Meeting
With the Planning and Zoning Commission
Council Chambers
City Hall, 101 E. Main Street, Forney, Texas 75126

I. CALL TO ORDER

Mayor Lewis called the City Council to order at 6:20 p.m. Present were Mayor Amanda Lewis, Mayor Pro Tem James Traylor and Council Members Cecil Chambers, Robbie Powers, Sarah Salgado, Zahnd Schlensker and Jason Roberson. Also present was City Manager Charles Daniels.

Planning and Zoning Member Greg Helm called the Planning and Zoning Commission to order at 6:20 p.m. Present were Members Greg Helm, Peter Rosenberg, Karen Badgley and Ann Lemons.

II. DISCUSSION / ACTION ITEM

1. **Discuss the progress of the Future Forney Comprehensive Plan. The discussion will include a review of public engagement, plan themes, and community assessments. A facilitated activity will provide an opportunity to review findings of the fiscal analysis of the city and its land use.**

Halff Associates Project Team members present tonight were Brennan Kane, Carnell Brame, Abel Verdi, Jason Claunch and Felix Landry (by Zoom). The discussion/presentation started off with:

Engagement to Date

- City Council and Planning and Zoning Commission
- Parks Board
- Forney Arts Council

Public Engagement

- 4 Stakeholder Listening Sessions
- 4 Community Events
- 1 Community Forum
- 2 Community Surveys – a survey was launched on 6/13
- 2 Podcast Episodes

Community Visioning

- Visioning is the process by which a community imagines the future it wants and plans how to achieve it
- Vision Statements are the formal expression of that vision
- The Future Land Use Map is another tool used to communicate the vision

51
52 Council discussion included:
53
54 How do we maintain a small town feel?
55
56 We need to invest in Downtown.
57
58 We need Events.
59
60 We need to improve and expand our historic sites.
61
62 The Booker T site should be developed as an extension of Downtown and perhaps have food
63 trucks.
64
65 We are here to control the growth.
66
67 We shouldn't compromise. Planning and Zoning and Council need to work together.
68
69 Would like a Town Center.
70
71 Would like to see more memorials.
72
73 We need more safety – our equipment can't enter our streets.
74
75 We need Police Substations on the north and south sides. The Sheriff will have a substation in
76 Windmill Farms.
77
78 Limit the Warehouse District.
79
80 Do a historic memorial monument for the Booker T. Washington site.

81
82 **Community Input**

83 Participants provided input about their priorities for Future Forney:

- 84 • Movies in the Park
- 85 • Artisan & Farmers Market
- 86 • Wine & Arts Festival
- 87 • Online Survey

88
89 **Community Survey #1**

90 In order to keep a high quality of life, what does Forney need to focus on most in the next 5-10
91 years?

- 92 • Traffic Management – 90%
- 93 • Police/Crime Prevention – 59%
- 94 • Road Maintenance – 54%
- 95 • More options for shopping, dining and entertainment – 44%
- 96 • Schools – 34%
- 97 • Parks – 33%

98
99 Rank the importance of the following in Forney:

- 100 1. Opportunity to live, work, play
- 101 2. Access to parks/recreation
- 102 3. Access to commercial/retail establishments

- 103 4. Access to healthcare and other services
- 104 5. Land/habitat conservation
- 105 6. Preservation of existing character
- 106 7. Preserving agricultural lands

107

108 **Community Survey #2**

- 109 • Asks for input regarding community preferences for services and amenities in Forney
- 110 • Results from this survey will inform Forney’s future land use and growth framework
- 111 • 10 minutes or less
- 112 • Available until end of June
- 113 • 150+ responses in first 24 hours

114

115 **Key Community Themes (so far)**

- 116 Balanced Growth Amenities, Services, Mobility, Congestion
- 117 Connection North/South, Public Events, Entertainment for All Ages
- 118 Community History, Arts & Culture, Identify, Placemaking, Small Town Character
- 119 Opportunity Economic Development, Prosperity, Entrepreneurship, Land Development, Education
- 120 Collaboration Intergovernmental, Non-Profits, Forney ISD

121

122 **Community Forum #1**

- 123 • May 19, 2022, at City Hall
- 124 • Project overview
- 125 • Initial feedback about themes and future land use
- 126 • All materials posted online
- 127 • Followed-up by survey #2

128

129 **Balanced Growth**

130 Vision Statement
 131 Forney will have neighborhoods that provide a range of housing types, retail, community
 132 services, and employment opportunities. The City will promote land use patterns that preserve
 133 community character and support high quality of life.

134

135 Themes

136 Housing options, Multi-generational community, Connected community, Amenities & Services,
 137 Mobility.

138

139 **Connection**

140 Vision Statement
 141 Forney will be a well-connected community with a safe and efficient network of roads,
 142 sidewalks, trails, and bikeways to provide mobility options to residents. Physical barriers and
 143 areas will be mitigated to improve access and circulation.

144

145 Themes

146 Balanced growth, Healthy Communities, Connected Community, Public events, Entertainment
 147 for all ages.

148

149 **Community**

150 Vision Statement
 151 Forney will continue to be a community that is welcoming to its residents and visitors. It will
 152 provide the cultural, social, and community resources needed to support its small-town

153

156 character and a high quality of life. There will be a variety of dining, shopping, recreation, and
157 entertainment options available for people of all ages.

158

159 Themes

160 Welcoming, Multi-generational Community, Government Responsibility & Transparency,
161 Connected Community, Partnership Collaboration, Support Downtown

162

163 **Opportunity**

164 Vision Statement

165 Forney will be a great place to invest and thrive with a diverse and vibrant economy to support
166 existing and new business. There will be a variety of educational and employment opportunities
167 for people of all backgrounds. Forney will encourage investment and growth in its downtown.

168

169 Themes

170 Housing Options, Prosperity, Partnerships & Collaboration, Support Downtown, Economic
171 Development, Entrepreneurship

172

173 **Collaboration**

174 Vision Statement

175 Forney will continue to foster relationships with surrounding communities, government
176 organizations, and community groups to support the needs of its residents and improve regional
177 planning.

178

179 Themes

180 Government Responsibility & Transparency, Partnerships & Collaboration, Support Downtown,
181 Nonprofits, Forney ISD

182

183 **State of the City Memo**

184 Initial Findings

185

186 Purpose

- 187 • Collection of audits, assessments, and analysis to inform planning process and
188 create shared understanding

189

190 Contents

- 191 • Community Profile, Market Assessment, Transportation & Mobility Audit, Fiscal
192 Analysis, Regulatory & Procedural Audit

193

194 Completion

- 195 • Draft – June 2022

196

197 **Community Profile**

198 Initial Findings

199

200 DEMOGRAPHICS

201 (compared to DFW Region & Kaufman County)

- 202 • Faster growth rate
- 203 • Less racial/ethnic diverse
- 204 • Lower median age
- 205 • Higher commute times than region
- 206 • Higher median household income
- 207 • Higher % of owner-occupied housing units

208
209 **Population Projections**
210 METHODOLOGY
211 • Step-Down
212 • Compounding Annual Growth Rate (CAGR)
213 • Recent Trends
214
215 RECOMMENDATION
216 • Trending Average
217 • 45,168 forecast population
218
219 **District Framework**
220 APPLICATION
221 • Inform character planning
222 • Lead to creation of place types and the future land use map
223 • Create specific district recommendations
224 • Foundation for area and neighborhood planning
225
226 Halff Associates' Felix Landry discussed the following:
227
228 **Fiscal Analysis**
229 Overview
230
231 WHAT IS IT?
232 • Examination of existing and future development patterns alongside city finances.
233 • Connects the fiscal environment to the built environment we envision.
234 • This planning process culminates in a colored future land use map, with goals and policies
235 meant
236 to guide the city's development and regulatory efforts towards that vision.
237 • When we decide how to color the map, we're making long lasting financial decisions.
238
239 **Fiscal Audit**
240 Discussion/Next Steps
241
242 • What stands out to you from the fiscal analysis?
243 • What are some areas of concern related to fiscal resilience and sustainability in Forney?
244 • How can the future land use plan create a balanced portfolio of development patterns?
245
246 Council comments included:
247
248 We have to have density. What kind makes sense for us?
249
250 We don't have a daytime population. What do we have or what kind should we put in to get it?
251
252 Find the most attractive elements – we are going to hit total build out soon!
253
254 Who is building it? The quality should be high. It needs to be unique and distinctive. Let's
255 make it SPECIAL.
256
257 Pursue the developers for retail.
258

259
260 **CREATING FORNEY'S FUTURE LAND USE MAP**

261
262 **How Do We Get There?**

- 263
264 1. Identify Character Areas
265 2. Create Place Types
266 3. Establish Guiding Principles & Community Priorities
267 4. Apply Fiscal Analysis & Develop Growth Scenarios
268 5. Choose Preferred Growth Framework

269
270 **Character Areas**

271
272 Rural

- 273 • Minimal Development
274 • Primarily agriculture, open space and low density single-family residential

275
276 Suburban Neighborhood

- 277 • Low-moderate density residential
278 • Neighborhood scale retail centers

279
280 Suburban Center

- 281 • Auto-centric commercial and industrial centers
282 • Not likely to see significant character change

283
284 Town Center

- 285 • Higher density development
286 • Town Center Character Area promotes walkability and placemaking efforts

287
288 **GROWTH FRAMEWORK**

- 289 • How should Forney handle growth?
291 • How should fiscal analysis be incorporated?
292 • What are your priorities for each character area?
293 • What land use options should be presented to community?

294
295 Council comments included:

296
297 No more small lots.

298
299 Commercial lots – residential up top. No more small lots.

300
301 We need parking to make a Town Center work and our existing downtown area won't
302 accommodate this. Therefore, a new location for a "Town Center" should be considered.

303
304 **Next Steps**

305
306 **UPCOMING DELIVERABLES**

- 307 • State of the City Memo - June
308 • Future Land Use Map – July/August
309 • Vision Plan – August

310

- 311 ENGAGEMENT
312 • Community Survey #2
313 • Community Forum #2 – TBD
314 • Technical Advisory Committee
315

316 There being no further business to come before the Council, Mayor Lewis called for a motion to
317 adjourn. Council Member Chambers made a motion to adjourn at 8:40 p.m. and Council
318 Member Schlensker seconded the motion. The motion passed unanimously by a vote of 7 ayes
319 and 0 nays.
320

321 Planning and Zoning Commissioner Greg Helm called for a motion to adjourn. Member
322 Rosenberg made a motion to adjourn at 8:40 p.m. and Member Lemons seconded the motion.
323 The motion passed by a vote of 4 ayes and 3 absent.
324

325 **PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FORNEY,**
326 **TEXAS, this _____ day of _____, 2022.**
327

328
329
330 **ATTEST:** _____
331 **Amanda Lewis, Mayor**

332 _____
333 **Dorothy Brooks, City Secretary**
334