

# East Mountain, TX

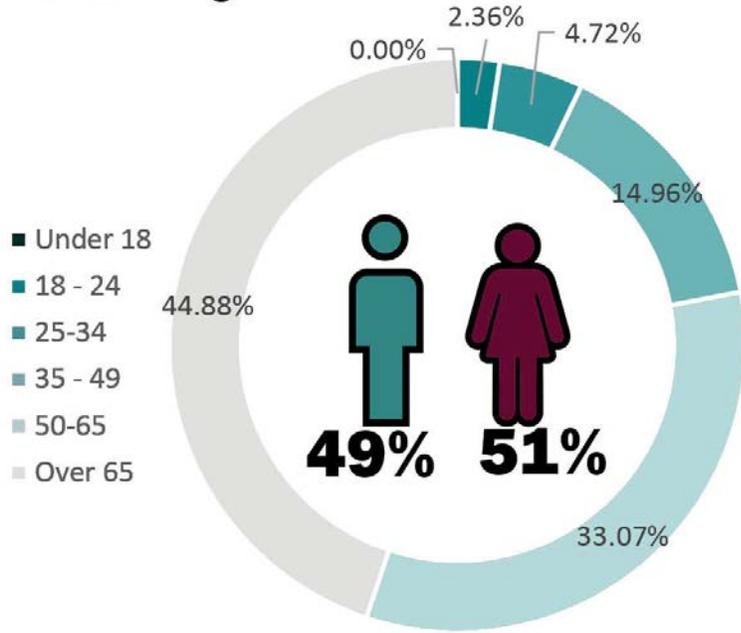
Steering Committee Meeting 3:  
07/10/2019



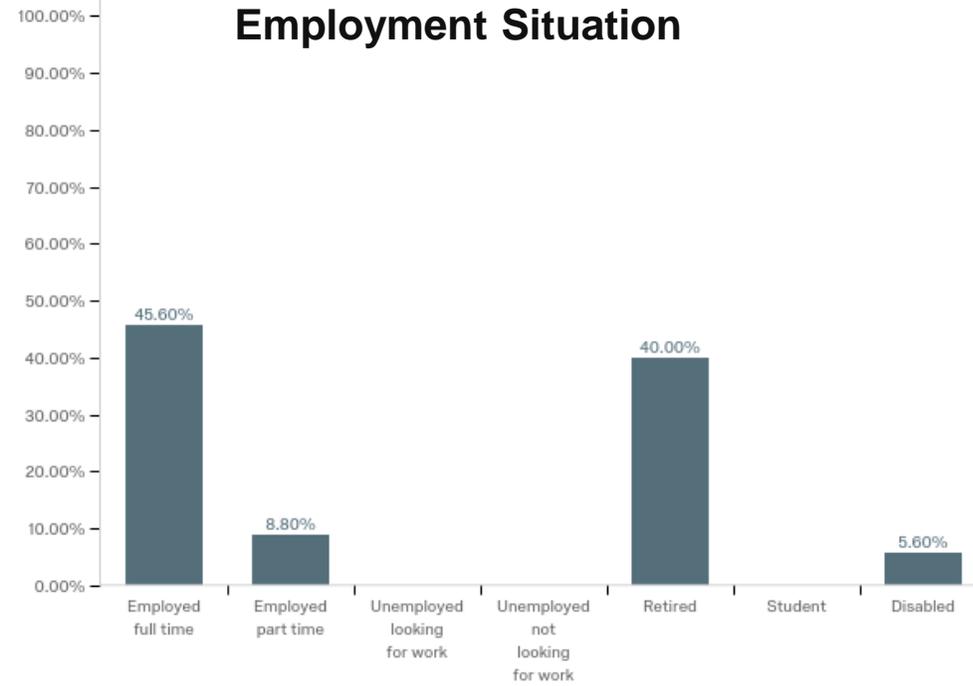
# **Community Survey Snapshot**

**1**

### Gender-Age



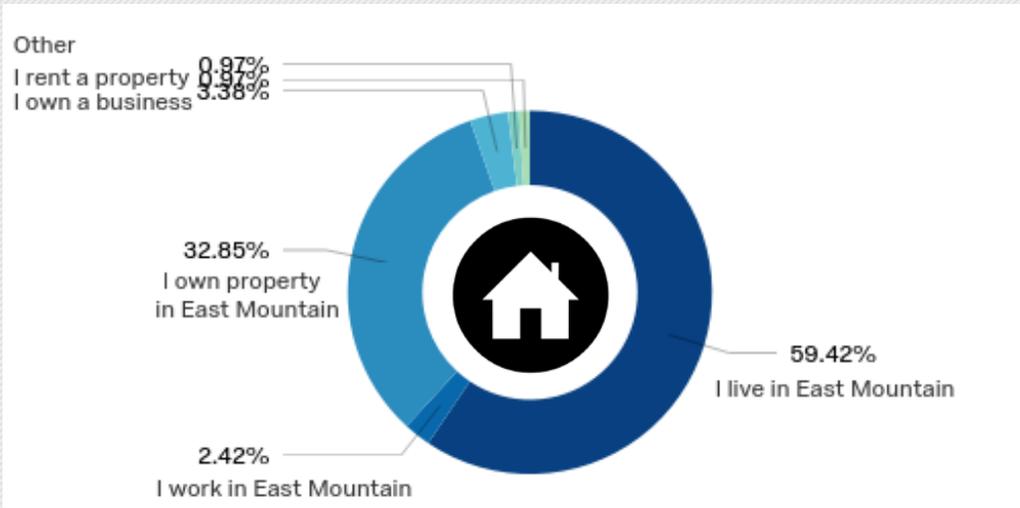
### Employment Situation



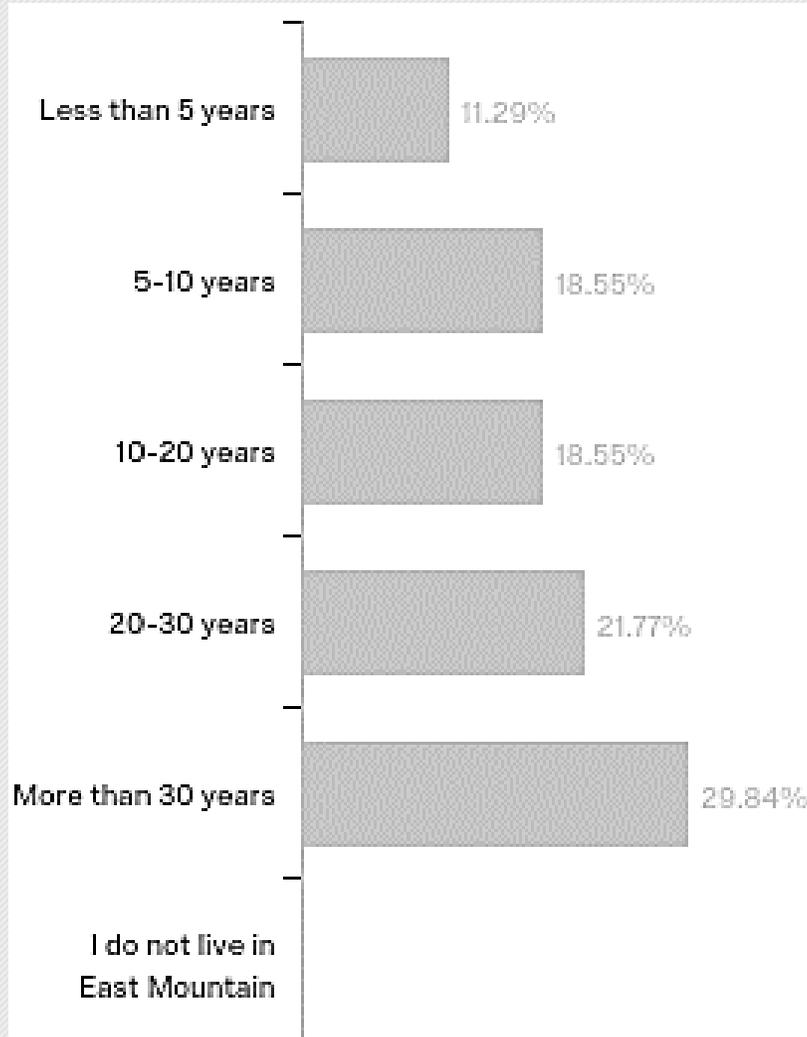
### Level of Education



## Description of Situation

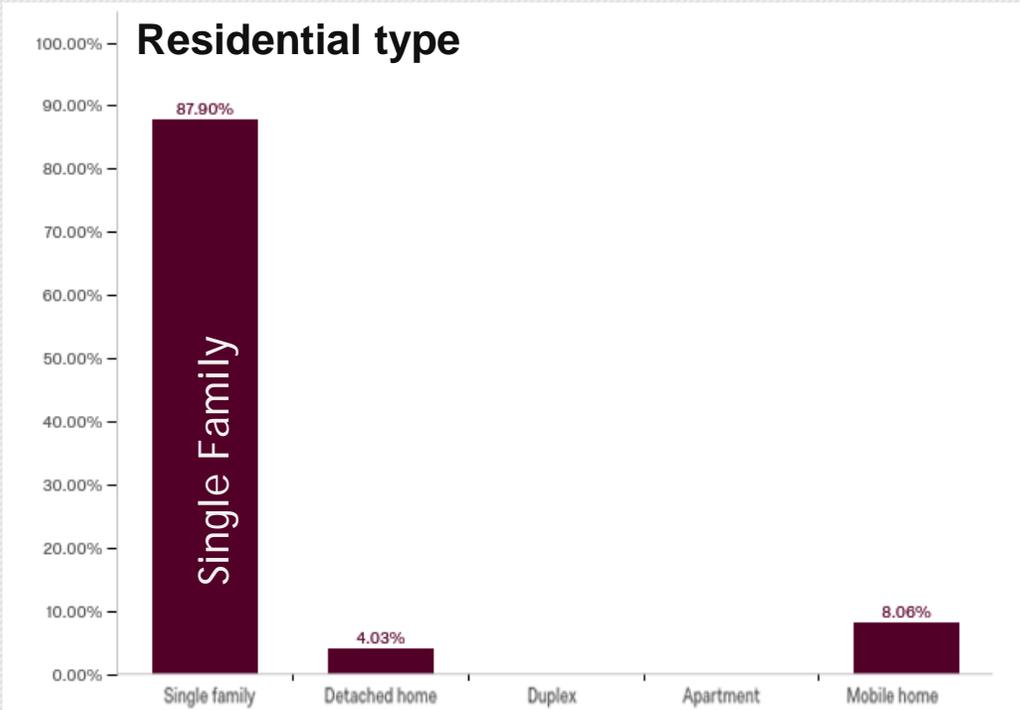


## Duration of residency



Community Survey

Residency Situation



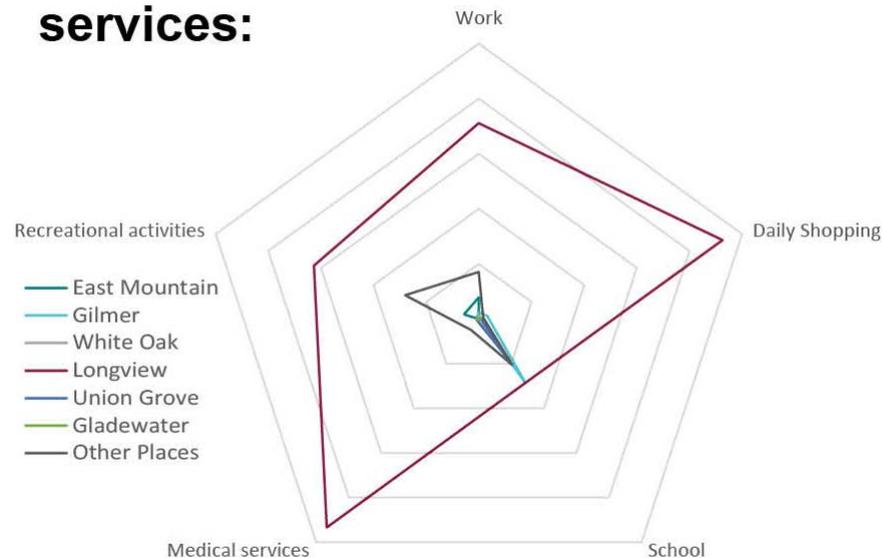
## Perception of East Mountain

Nearly **HALF** Half of the residents perceive East Mountain as :

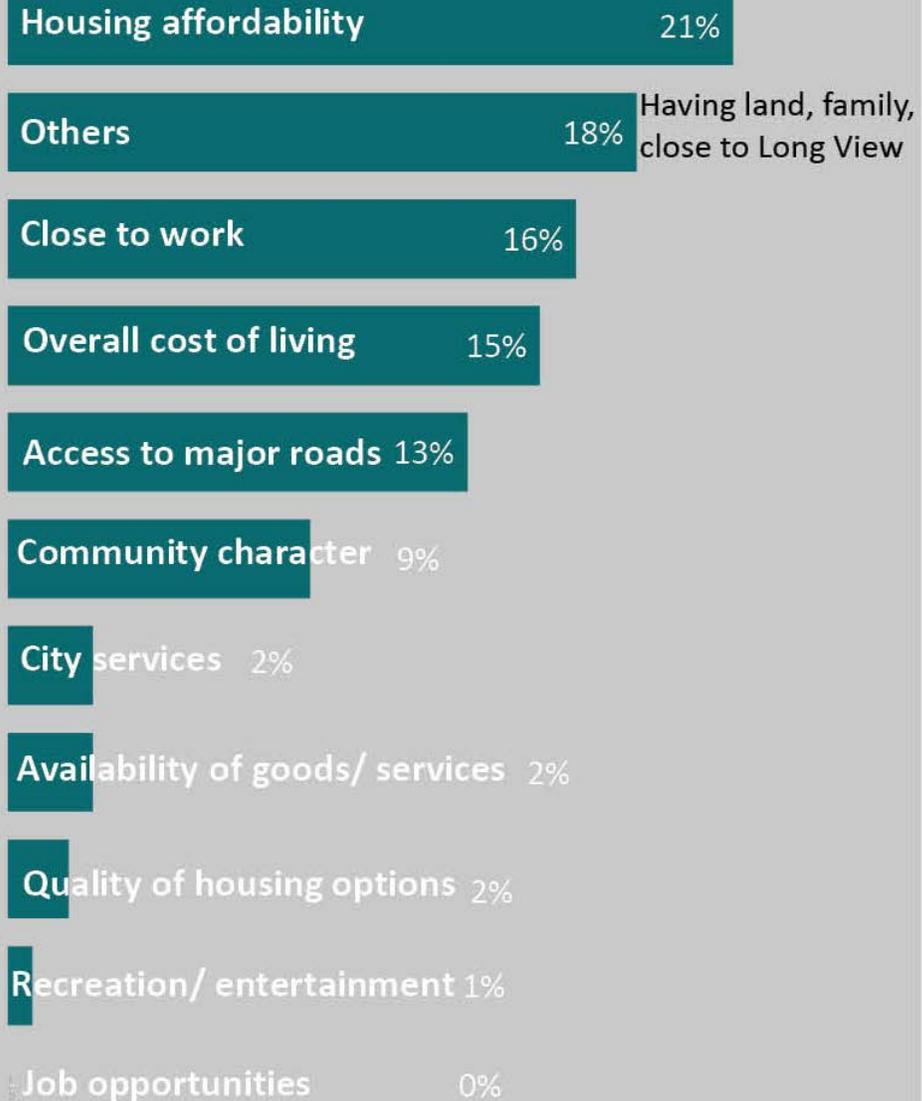
***'Hometown community with charming rural atmosphere'***

And 30% identify it as *'Bedroom community for workers with jobs in larger cities in the region'*

## Residents dependency on different cities in the region for different services:



## The most three important reasons to live in East Mountain



Community Survey

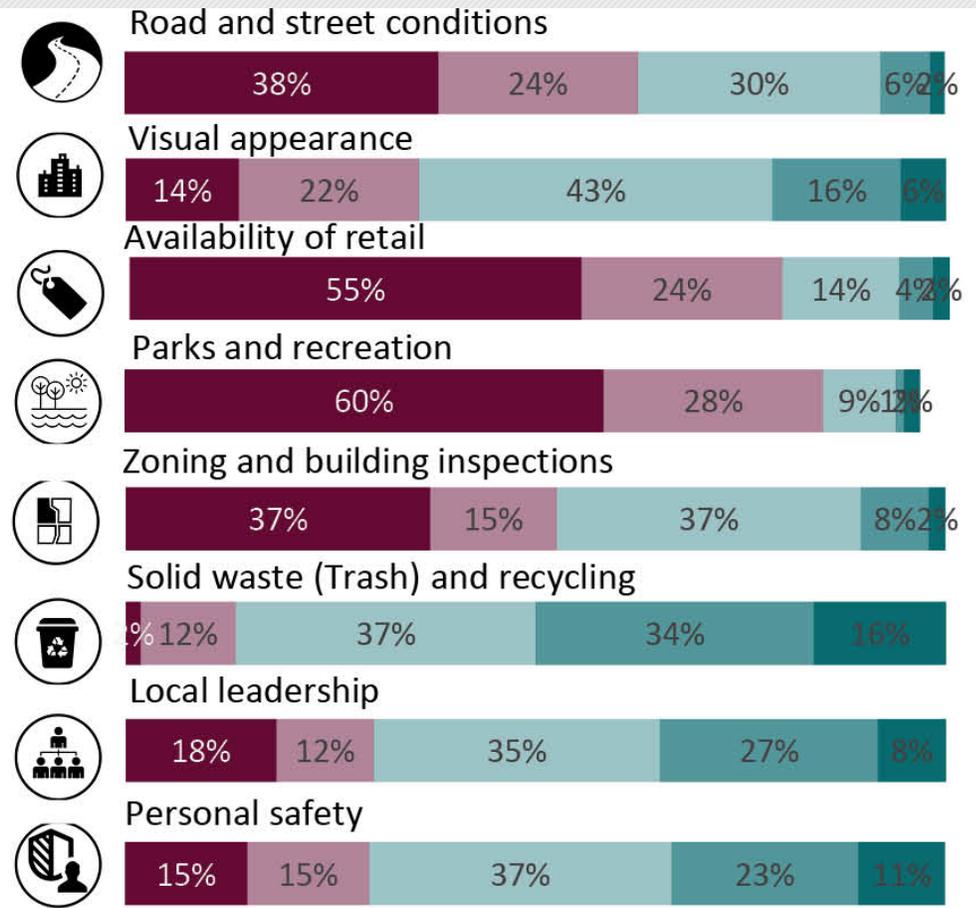
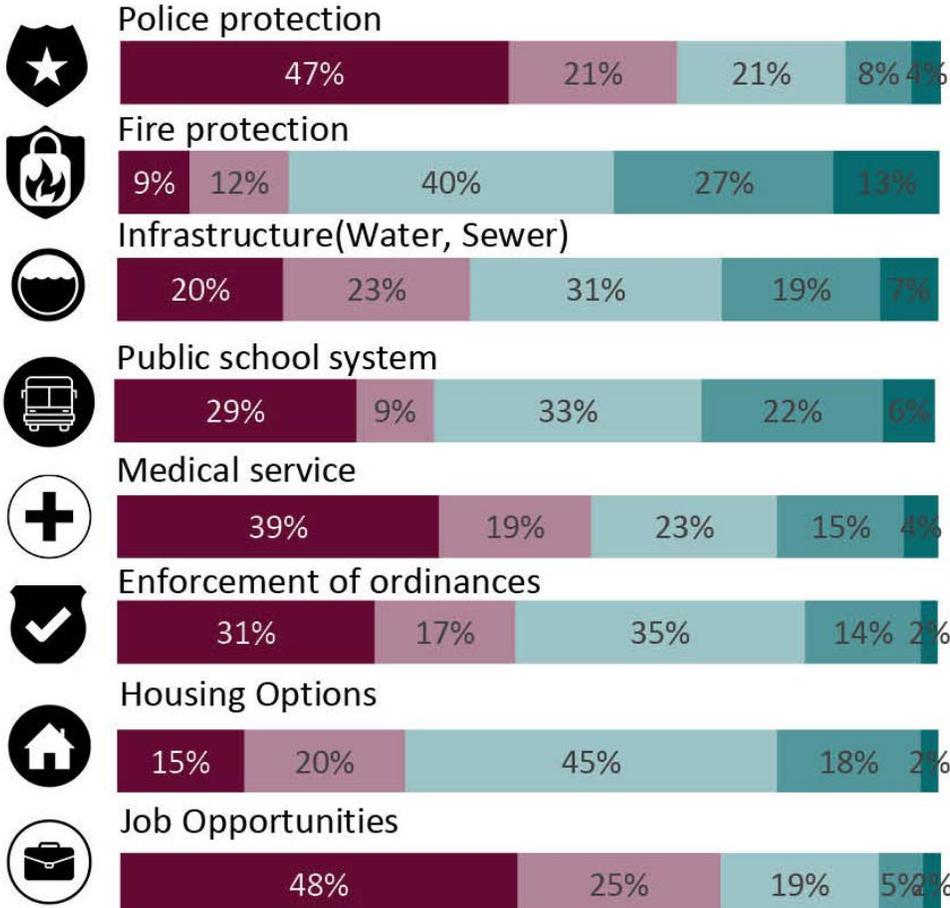
Current Conditions

## Rating level of different services:

Community Survey

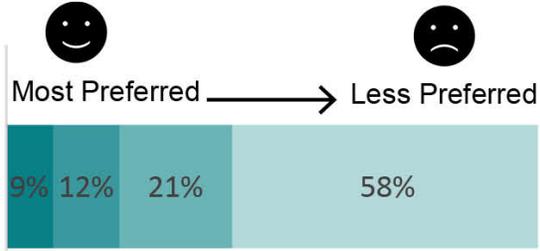
Current Conditions

POOR BELOW AVERAGE ADEQUATE GOOD EXCELLENT

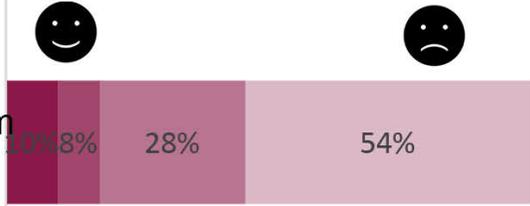


# Rank appropriate methods to support new developments

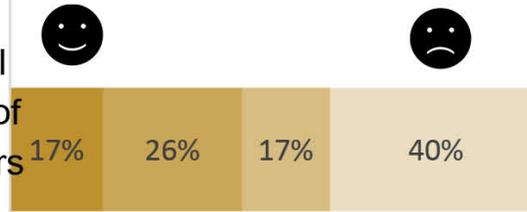
1) Increase user fees and taxes and dedicate the additional revenue toward making improvements over time



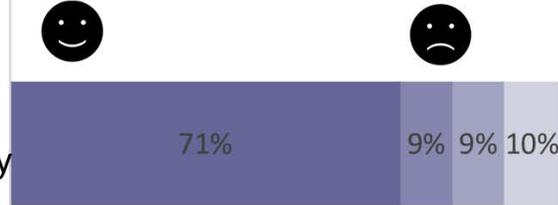
2) Issue bonds to make necessary improvements more quickly and pay them off with increased revenues from taxes and user fees over the coming year



3) Pursue growth opportunities that will expand the number of rate paying customers and increase the property and sales tax base



4) Pursue opportunities for state and federal grants to improve city infrastructure, while maintaining existing utility and tax rates

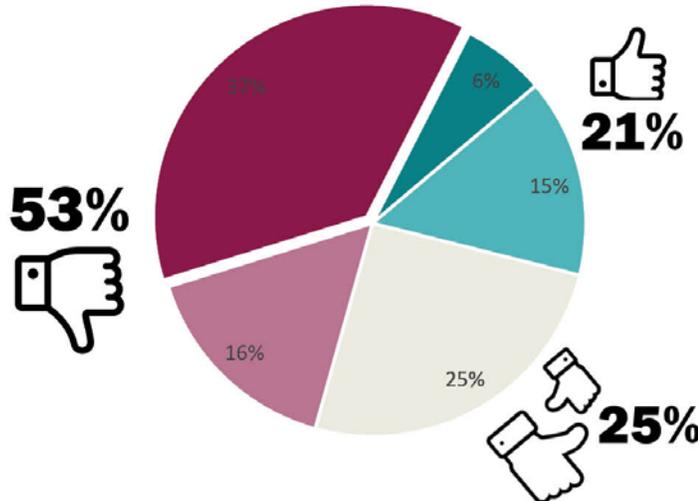


Community Survey

Future development

## Community's responses to support increasing tax for new development:

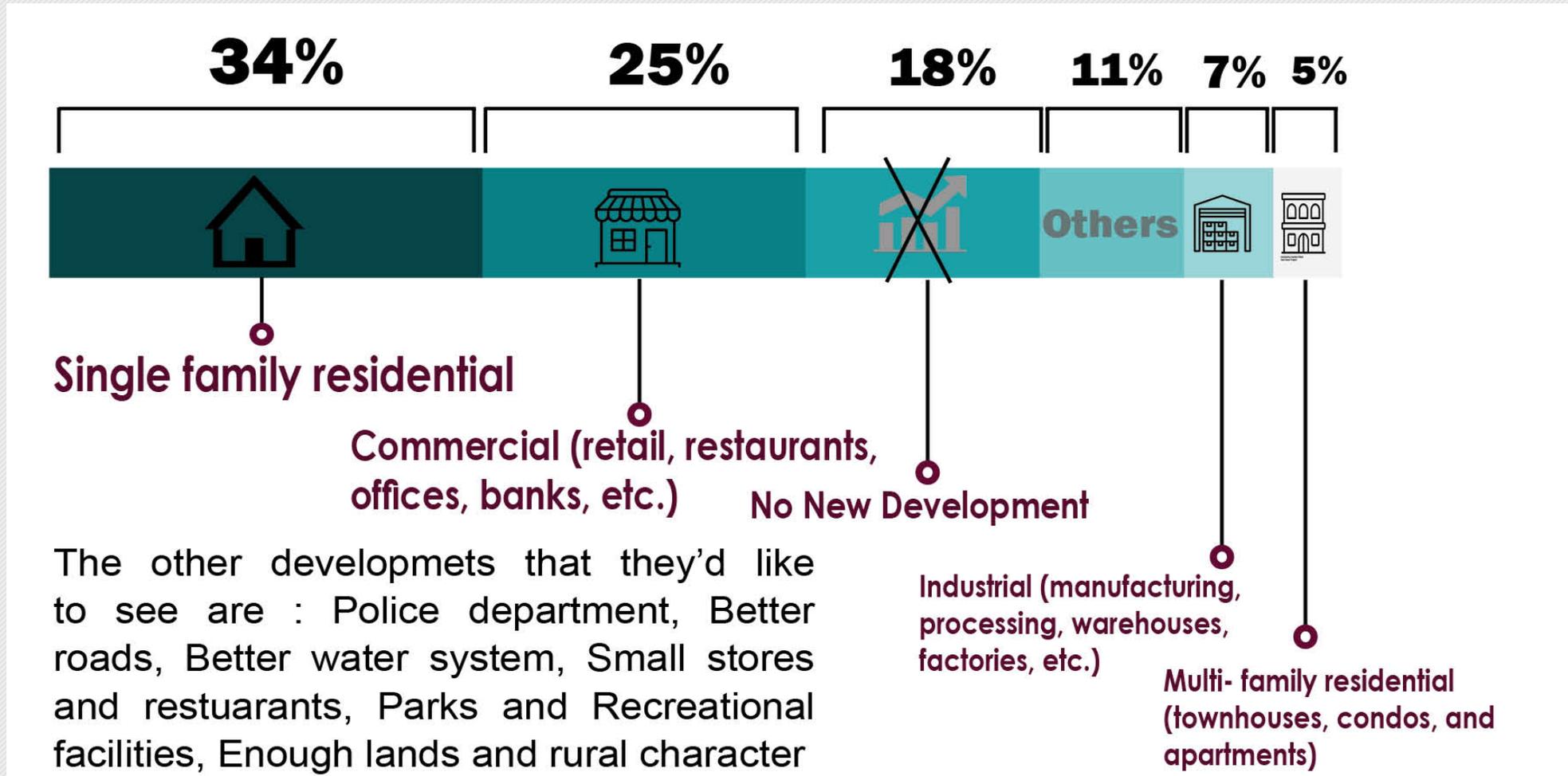
- Definitely yes
- Probably yes
- Might or might not
- Probably not
- Definitely not



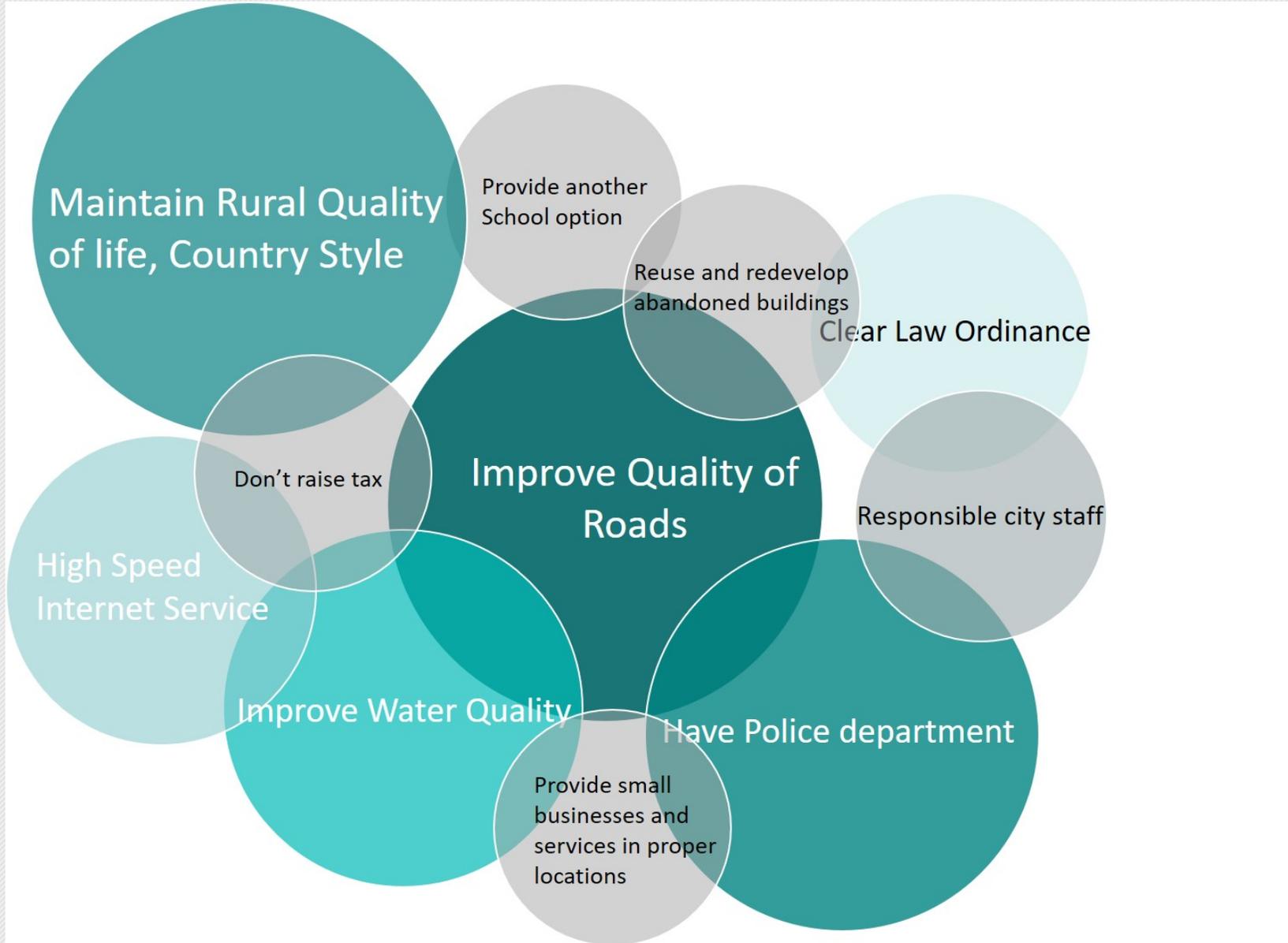
## Different types of development which they would like to see in the future

Community Survey

Future development



# Community's expectation about the future of East Mountain



Community Survey

Future development

# **Visioning process**

*2*

# Identified Issues

2

Improper **School system**

Unusual indistinct **city limits**

Lack of **retail, services and commercial** activities

Low quality **housing**

Some **troublesome businesses**

Lack of **law enforcement/ police department**

**Low quality** of some services [**Water, Internet, Roads**]

Lack of **community branding**

Dilapidated properties

Lack of proper **development ordinances**

Lack of **tax base**

Lack of **community spaces**, gathering and open spaces (focal point)

Lack of **employment opportunities**

# ■ Vision Statement



“East Mountain is a vibrant and healthy community, surrounded by natural beauty. It offers a variety of quality housing options in neighborhoods that are accessible, interconnected, and that provide for residents’ needs. In East Mountain, active, healthy lifestyles are supported through networks of parks, open spaces, and a vital civic core that encourages pride and strong sense of community. Enjoy all of life’s moments in East Mountain.”



**How to get there?**

# ■ ■ Main Goals



**GOAL 1: Promote a high-quality living environment through the preservation of stable residential neighborhoods and the responsible development of new neighborhoods, including ensuring adequate maintenance of existing housing stock**

**GOAL 2: Provide a variety of housing types, densities, and designs, including affordable housing options, to allow all people housing choice**

**GOAL 3: Promote housing development that maintains or enhances economic opportunity and community well-being while minimizing the need for extensive new infrastructure, protecting the natural environment, and maintaining East Mountain's peaceful, rural atmosphere.**



# ■ ■ Main Goals



**GOAL 1: Encourage an overall efficient and compatible land use pattern**

**GOAL 2: Strengthen East Mountain's image, identity and character to foster a distinctive and appealing place to live**

**GOAL 3: Develop a land-use pattern that attracts investment and opportunities to diversify the tax base**

**GOAL 4: Create places where people want to be.**



# ■ Main Goals



**GOAL 1: Promote development of retail and commercial services at major roadway/highway intersections, along Highway 300 corridor, and in community core to provide needed services and to diversify tax base**

**GOAL 2: Foster a positive “open for business” environment in East Mountain**

**GOAL 3: Partner with neighboring communities to strengthen regional economic power**

**GOAL 4: Seek to take advantage of “agritainment” opportunities**

**GOAL 5: Provide opportunities for preserving and promoting East Mountain’s unique history and civic pride by developing a mixed use, central Community Core**



# ■ ■ Main Goals



**GOAL 1: Improve condition of roads**

**GOAL 2: Develop an efficient, safe roadway system that provides access to all parts of East Mountain and adjacent cities**

**GOAL 3: Provide walking and biking opportunities**

**GOAL 4: Monitor development of potential northern loop and work with federal and state transportation agencies to integrate into East Mountain's transportation network**

# ■ Main Goals



**GOAL 1: Assess current water management and ensure that East Mountain has sufficient water and wastewater services to provide for future growth.**

**GOAL 2: Promote the planning, architecture, and implementation of telecommunication systems**

**GOAL 3: Ensure adequate facilities and services to maintain safety of residents and visitors**

**GOAL 4: Foster a positive, open, and interactive relationship with the public and encourage citizen involvement**



# ■ ■ Main Goals



**GOAL 1: Encourage high quality development within East Mountain's existing city limits as a way to utilize existing infrastructure**

**GOAL 2: Ensure orderly and timely expansion of the City through targeted annexation, consistent development practices, and efficient utility/infrastructure provision**

**GOAL 3: Pursue phased targeted annexation to rationalize city boundaries**



# ■ ■ Main Goals



**GOAL 1: Develop a system of parks, trails, and open spaces that meets the needs of all of East Mountain's age groups**

**GOAL 2: Consider park, trail, and open space opportunities for floodplain and surrounding areas in south central East Mountain as a principal park and city amenity**

**GOAL 3: Develop a community core in central East Mountain with attractive streetscape landscaping, pocket parks, and plazas**

**GOAL 4: Connect East Mountain's park and trails network with those of surrounding communities, especially Longview**



# Projections

3

Existing  
Land Use  
categories

Developed Land Uses

**Residential**

**Commercial**

**Institutional/Public  
or Semi-Public**

**Others: easement,  
storage and facility**



Open Space Land Uses

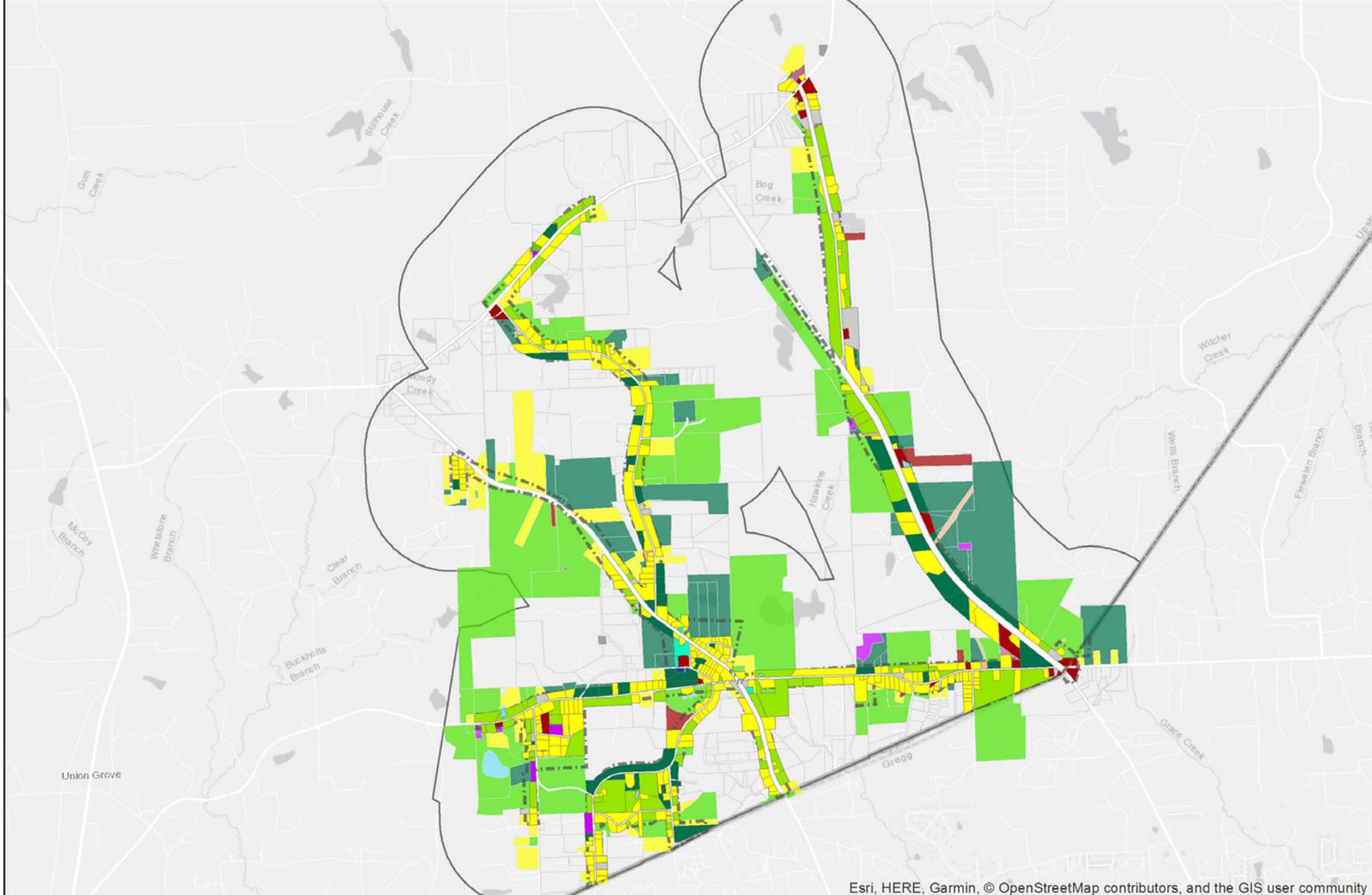
**Agriculture**

**Woodlands**

**Surface Water**

**Well Site**

# Existing Land Use Map



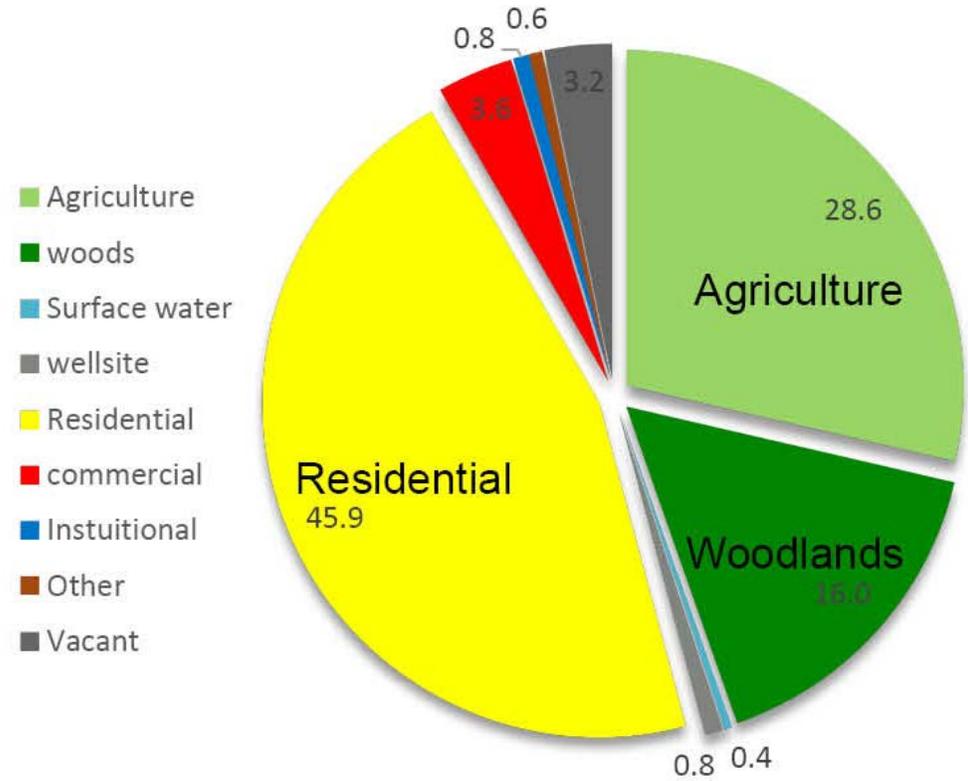
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<b>Existing Land-use</b>	Ag / Timber	Easement	Residential	Vacant Land	City Limit
	Church	Facility	Storage	Well Site	County Limit
	Commercial	Institutional	Surface Water	Woods	EastMountainETJ

**Comprehensive Plan  
East Mountain, TX**

Source: Upshur and Gregg CAD and Aerial Photos

Land Use Category	Current Acres/Area	Counts	Percentage of total
<b>Open Space Land uses</b>			
Agriculture	315.6	84	28.6
woods	176.5	50	16.0
Surface water	3.94	6	0.4
wellsite	9.34	4	0.8
<b>Developed Land Uses</b>			
Residential	505.39	313	46
commercial	40.21	23	3.6
Instiutional	8.58	8	0.8
<b>Other</b>			
easement	2.95	4	0.3
facility	1.6	3	0.1
storage	2.5	3	0.2
<b>Vacant</b>	35.6	22	3.2
<b>Total</b>	<b>1102.21</b>	<b>520</b>	<b>100</b>



# Projected Population 2040

	2017	2040 (Minimum projection)	2040 (Maximum projection)
Total population	1258	2068	3102
Total households	359	591	886
Household size	3.5	3.5	3.5

Projecting Future Land Use



Land Use category	Current Acres/Area	Percentage of total	Area Per Capita -2017	Proportional relation to residential	Total Acres of Land needed by Year 2040 (Min Pop)	Additional Acres of Land (Min Pop)	Total Acres of Land needed by Year 2040 (Max Pop)	Additional Acres of Land (Max Pop)
Residential	505.39	46.0	0.40	1.0	830.8(0.4*2068)	325.4	1246.2(0.4*3102)	740.8
Commercial	40.21	3.7	0.03	0.08	66.1	25.9	99.1	58.9
Industrial	0.00	0.0	0.00	0.00				
Institutional	8.58	0.8	0.01	0.02	14.10	5.5	21.2	12.6
Parks and Open Spaces	0.00	0.0	0.00	0.00				
Agriculture	492.23	44.8	0.39	0.97	NA	NA	NA	NA
Others	16.39	1.5	0.01	0.03	NA	NA	NA	NA
Vacant	35.60	3.2	0.03		NA	NA	NA	NA
Total	1098.49	100.0	0.87					

No existing reference



Cities	Long View		Joshua		Benbrook	
Land use Category	Area/Acre	Percentage of total	Area/Acre	Percentage of total	Area/Acre	Percentage of total
Residential	9,499.00	30.65	1,993.95	<b>30.08</b>	2,615.06	14.21
Commercial	2,772.00	8.94	340.08	<b>5.13</b>	364.65	1.98
Industrial	2,161.00	6.97	14.54	<b>0.22</b>	61.94	0.34
Institutional/semi public	1,141.00	3.68	79.93	<b>1.21</b>	103.19	0.56
Education	922.00	2.98	152.25	<b>2.30</b>	89.37	0.49
Parks/recreation	1,229.00	3.97	21.41	<b>0.32</b>	3,184.29	17.31
Agriculture	0	0	2,962.98	<b>44.71</b>	6,960.64	37.83
others	<b>93.00</b>	<b>0.30</b>	<b>38.91</b>	<b>0.59</b>	<b>4,205.06</b>	<b>22.85</b>
Vacant	13,173.00	42.51	1,023.68	<b>15.45</b>	816.76	4.44
<b>Total</b>	<b>30,990.00</b>	<b>100.00</b>	<b>6,627.73</b>	<b>100.00</b>	<b>18,400.96</b>	<b>100.00</b>

Based on Park, Recreation, Open Space and Greenway Guidelines

Park Type	NRPA Recommended Standards Acres per 1,000 Persons	Recommended Size	Recommended Service Area	Recommended Acres per 1,000 Persons
Pocket Park	0.25 to 0.5 acres	1 acres or less	About 0.25 mile radius	NA
Neighborhood Park	1.0 to 2.0 acres	2.0 to 10.0 acres	About 0.5 mile radius, or single neighborhood	2.0 acres
Community Park	5.0 to 8.0 acres	20.0 to 40.0 acres	1.0 mile radius up to 2.0 mile, multiple neighborhoods	6.0 acres
Sub total	6.25 to 10.5 acres			8.0 acres
Other Parks				
Special Use Park	Varies	Varies by use	Varies by use	Varies
Linear Park/Greenway	Varies	Varies	Varies	Varies
Regional Park	5.0 to 10.0 acres	150.0+ acres	Varies by uses, large portion of the City	5.0 to 10.0 acres
Sub total	5.0 to 10.0 acres			7.5 acres
<b>TOTAL</b>	<b>11.25 to 20.5 acres</b>			<b>15.5 acres</b>

**Total: 26.75 to 36 acres per 1000 Persons**

Proportional  
relation to  
residential:  
0.02

Based on bedroom  
communities' best  
practices



36 acres per  
1000 Persons

Based on Park,  
Recreation, Open  
Space and Greenway  
Guidelines



Land Use category	Current Acres/Area	Percentage of total	Area Per Capita -2017	Proportional relation to residential	Total Acres of Land needed by Year 2040 (Min Pop)	Additional Acres of Land	Total Acres of Land needed by Year 2040 (Max Pop)	Additional Acres of Land
Residential	505.39	46.0	0.40	1.0	830.8(0.4*2068)	325.4	1246.2(0.4*3102)	740.8
Commercial	40.21	3.7	0.03	0.08	66.1	25.9	99.1	58.9
Industrial	0.00	0.0	0.00	0.02	16.6	16.6	24.92	24.92
Institutional	8.58	0.8	0.01	0.017	14.10	5.5	21.2	12.6
Parks and Open Spaces	0.00	0.0	0.00		74.4	74.4	111.67	111.67
Agriculture	492.23	44.8	0.39	0.97	NA	NA	NA	NA
Others	16.39	1.5	0.01	0.03	NA	NA	NA	NA
Vacant	35.60	3.2	0.03		NA	NA	NA	NA
Total	1098.49	100.0	0.87			447.8		948.89



East Mountain will need an additional 948.89 acres of land to be able to meet projected future needs

# Recommendations

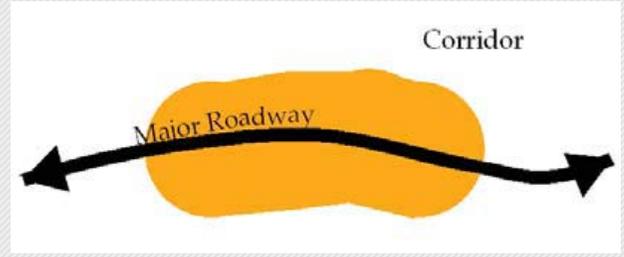
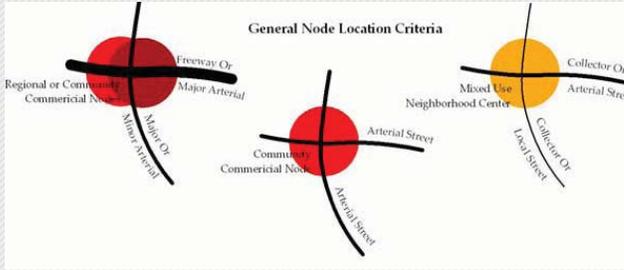
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Important Factors for Future Land Use Map:



Land Use Elements

Existing Land Use Pattern  
 Growth along major corridors and intersection of major roadways, future land use scenario also follows this pattern



Built upon its existing assets:  
 Maintaining and Improving  
 Charming Rural Environment

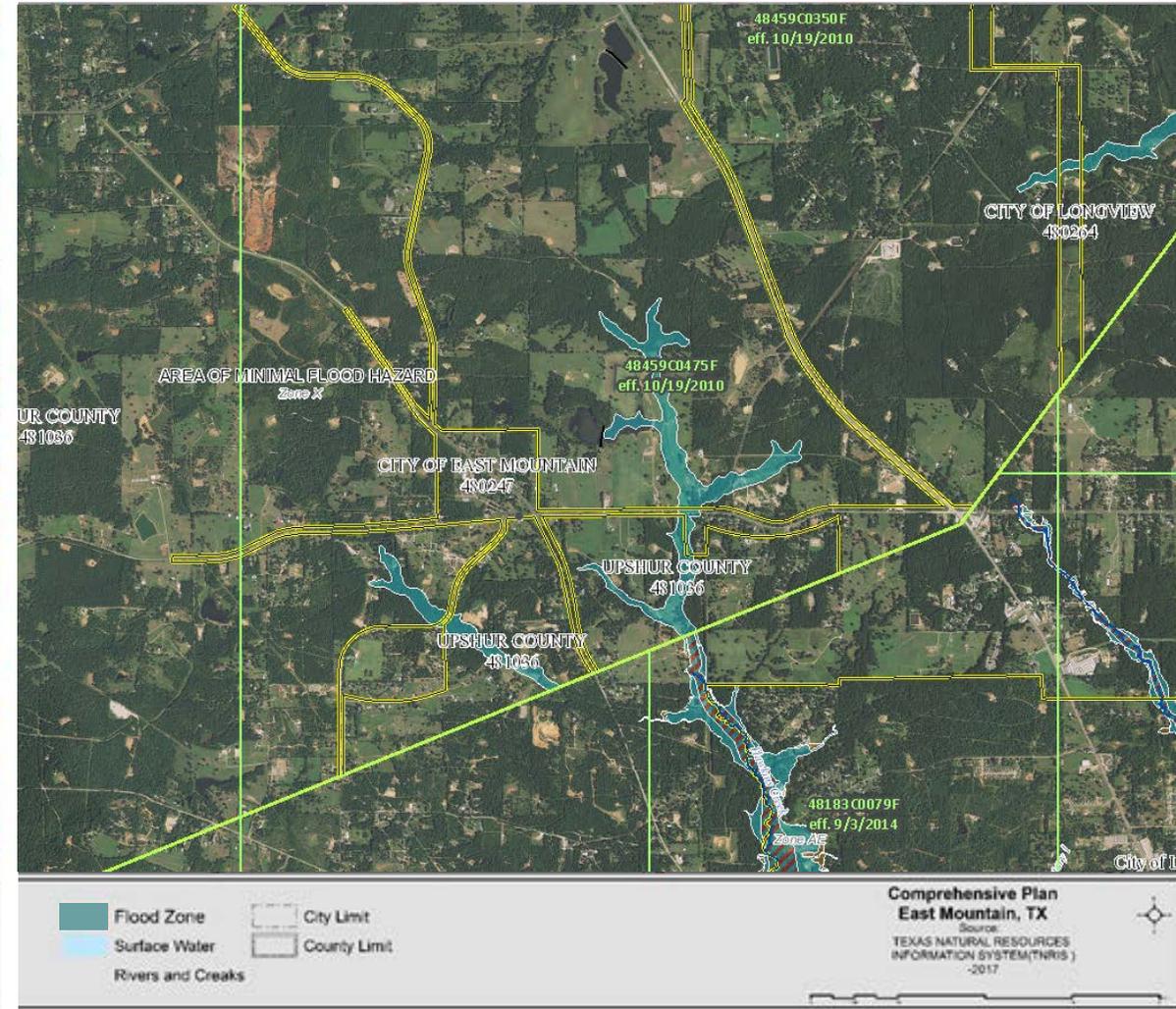
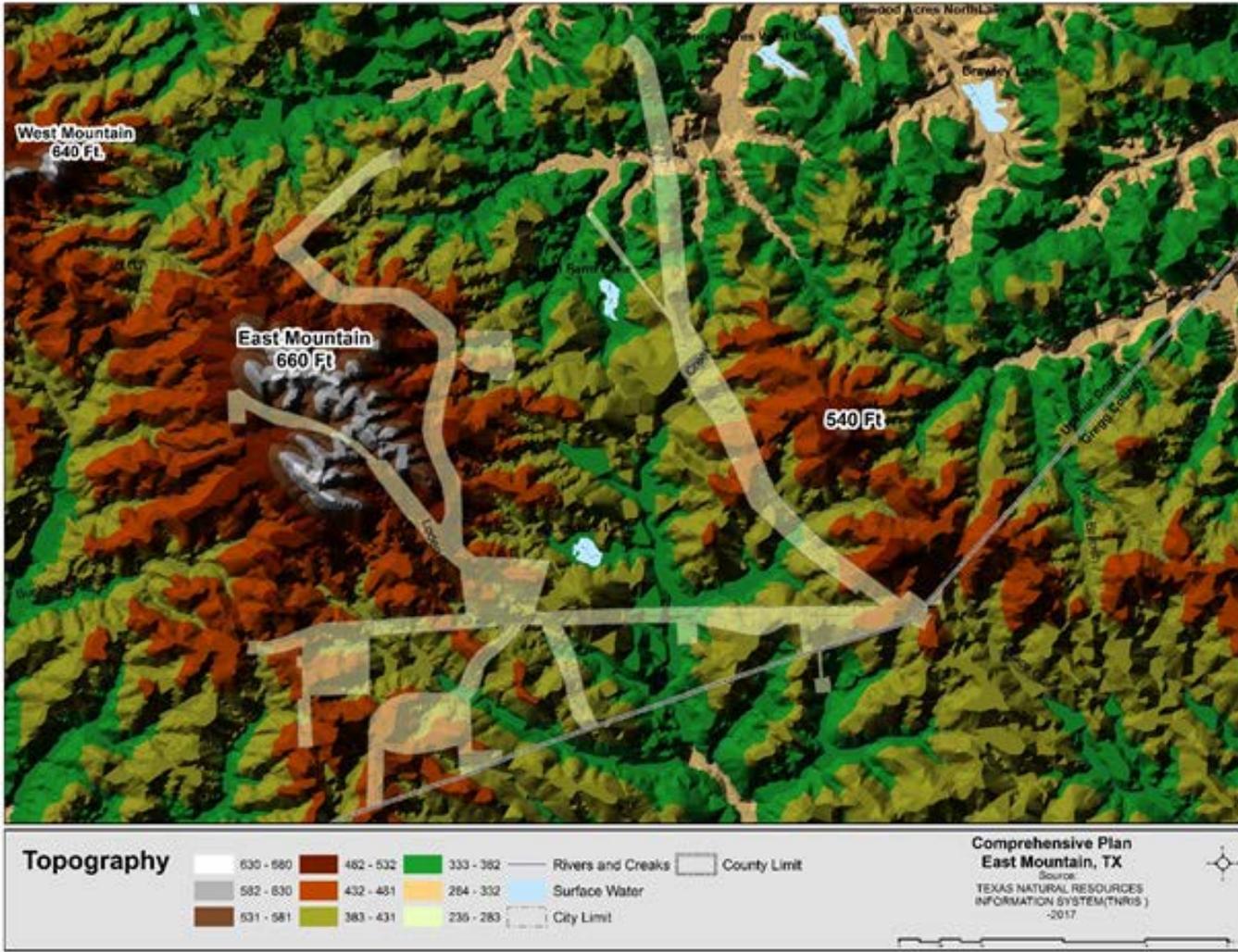


Figure 5-3, East Mountain existing land use pattern (key areas)



Factors For Change: Floodplain and topography will influence East Mountain's pattern of growth and should be considered in Future Land Use pattern

Factors for Change



## Annexation

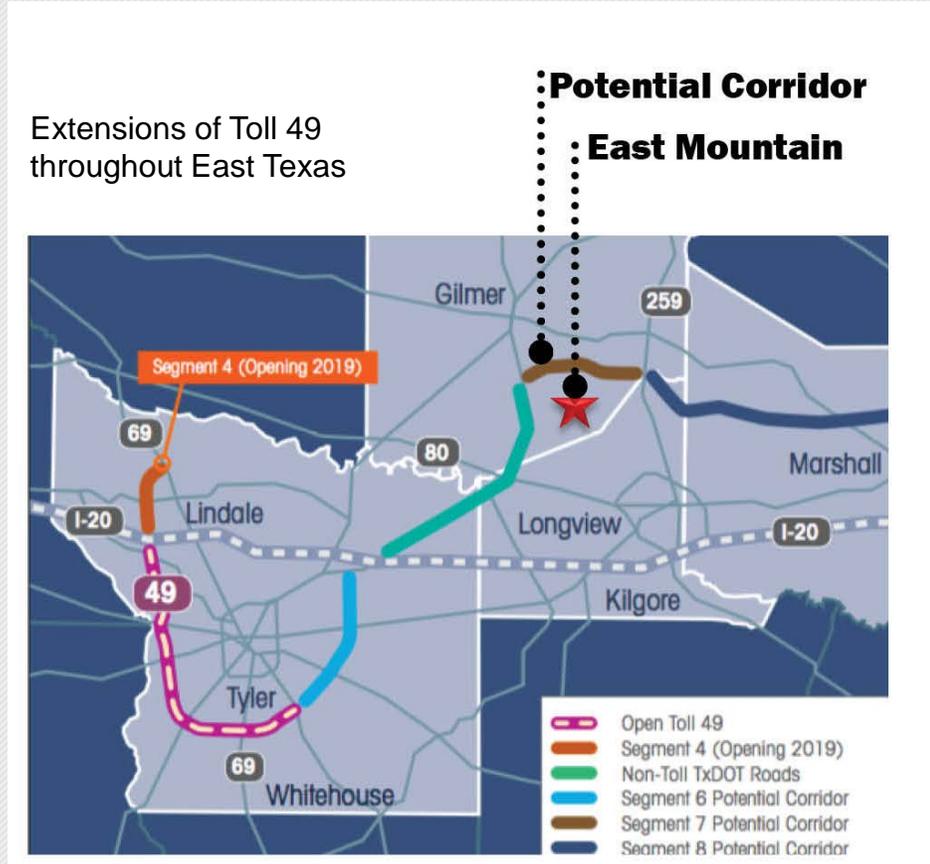
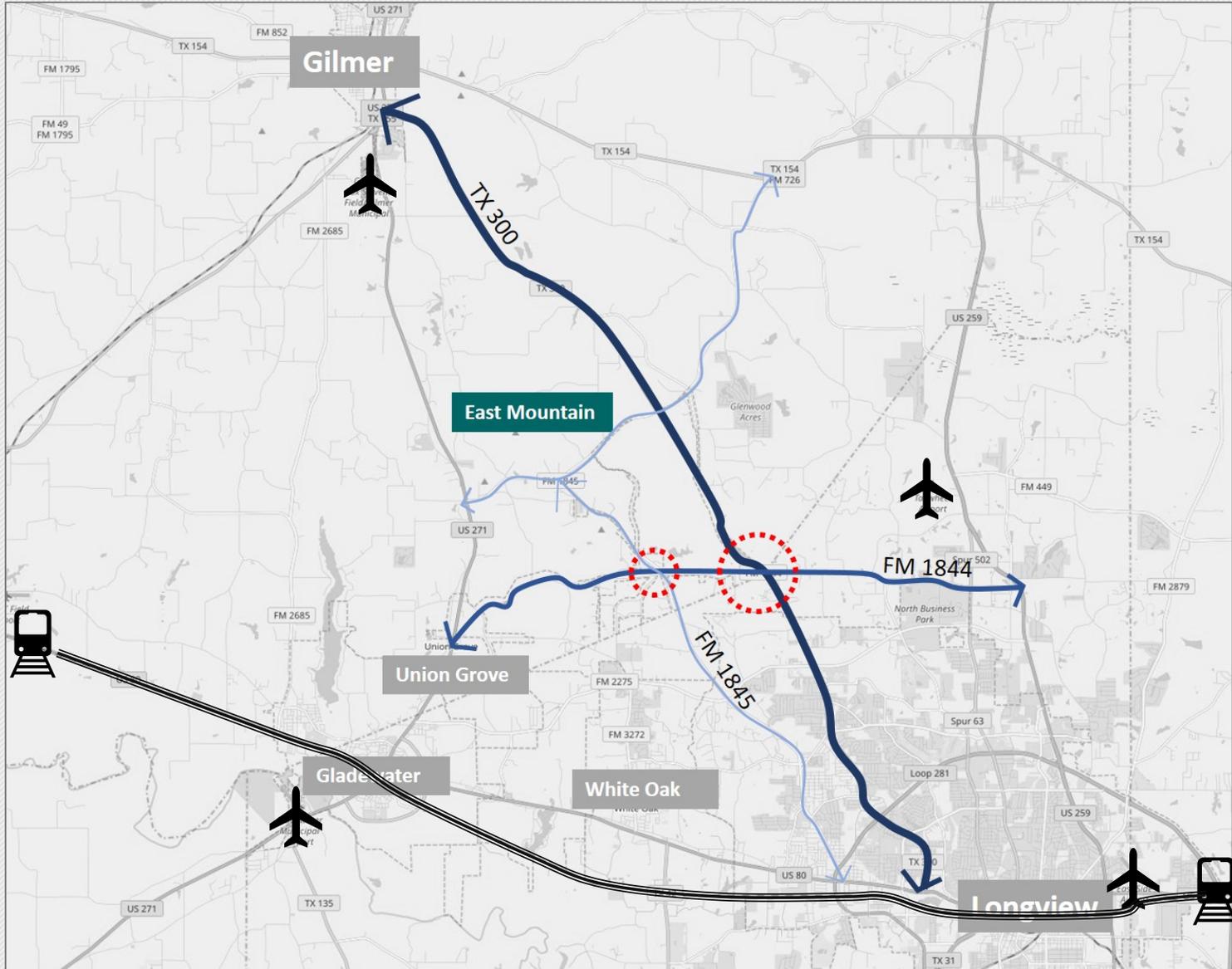
- Unusual current city limits need to expand within ETJ to accommodate future growth and meet community needs



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Existing transportation system: Two major roads, TX 300 and FM 1844, connect East Mountain to Gilmer, Longview, and Union Grove. The intersection of these two roads creates an important node in the area

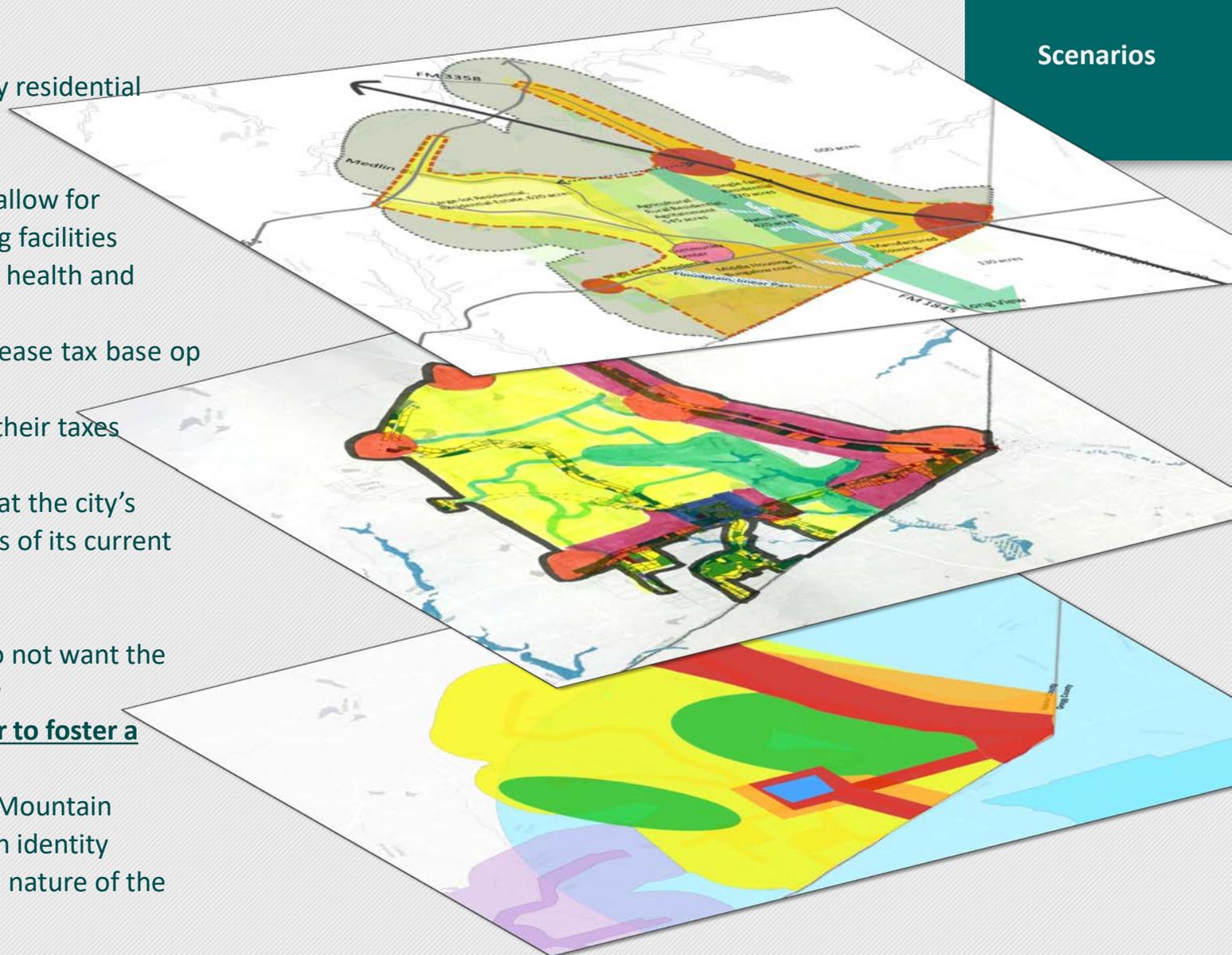
Existing Transportation System



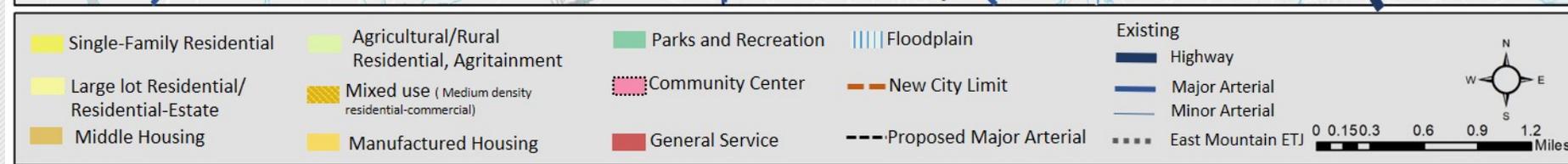
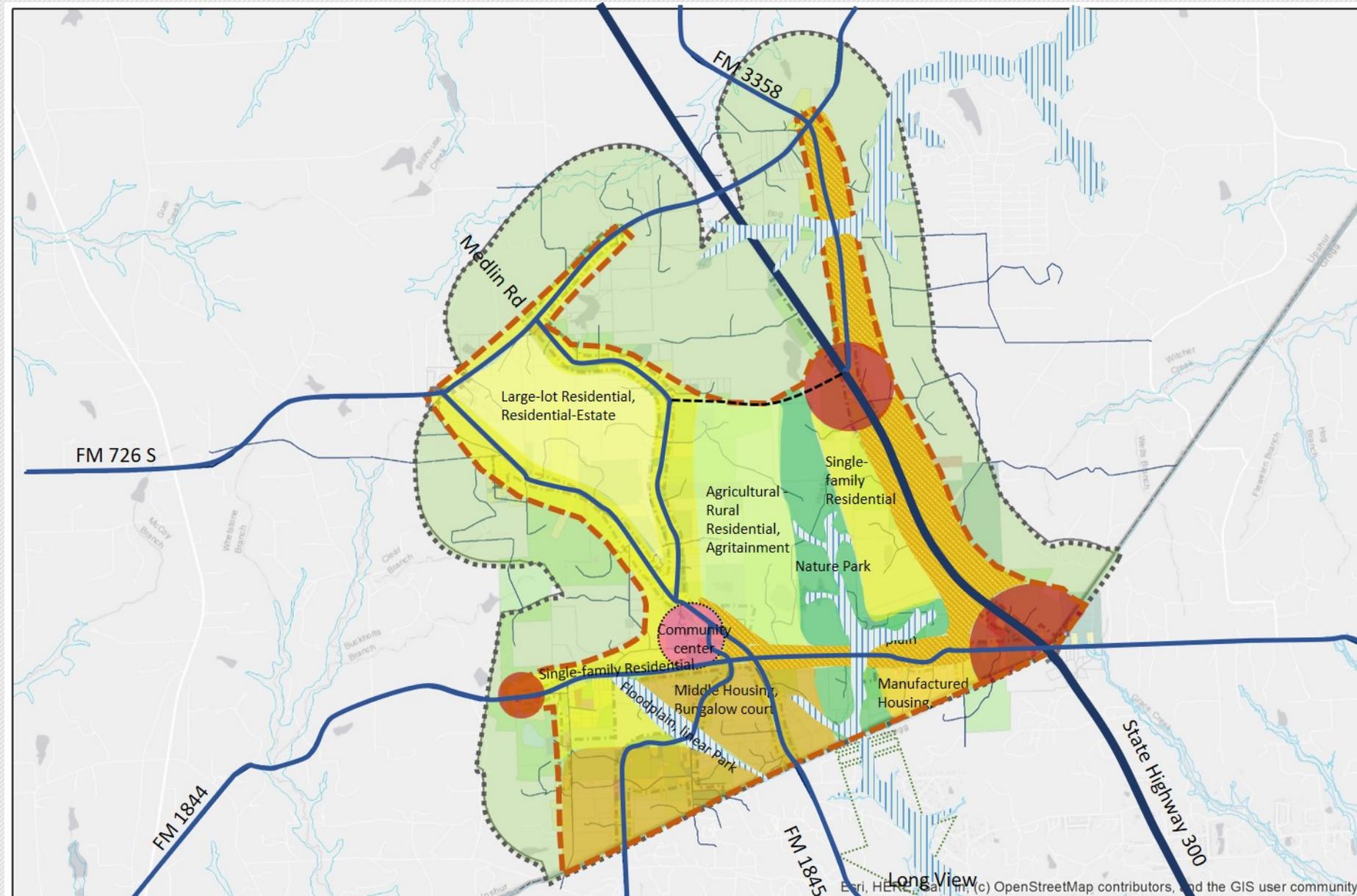
This Future Land Use Plan seeks to address and accomplish the following goals:

- Establish **zoning and appropriate development standards** pertaining to lot sizes, open space, buffers, road connectivity, etc.
- **“East Mountain is open to all”**
  - o Provide multiple housing options
  - o Recognize that most respondents desire single-family residential zoning
  - o Provide for an aging population
    - Commercial and denser residential zoning will allow for services such as independent and assisted living facilities
    - More park/green space will allow for increased health and fitness opportunities
- Develop a land-use pattern that **attracts investment**, increase tax base opportunities
  - o Residents strongly indicated that they do NOT want their taxes increased
  - o It can be assumed (due to lack of quality services) that the city’s budget does not have the capacity to meet the needs of its current population, much less a growing one
- **Maintain East Mountain’s rural character**
  - o Residents like East Mountain’s rural character and do not want the type of density seen in larger cities such as Longview
- **Strengthen East Mountain’s image, identity and character to foster a distinctive and appealing place to live**
  - o A community and civic center will allow for the East Mountain community to gather and coalesce around a common identity
  - o Increased public park space will help define the rural nature of the community, both amongst residents and visitors

Scenarios



# Final Scenario



Residential	
Single-Family Residential	1327
Large Lot Residential/Residential-Estate	620
Agricultural/Rural Residential, Agritainment	552
Middle Housing	583
Manufactured Housing	112
Mixed use	674
Community Center (Neighborhood service)	46
General Service	190
Parks and Recreation	490
<b>Total</b>	<b>4594</b>

## Single Family Residential

This use is representative of **traditional, single family detached dwelling units**. Of the residential categories, it is recommended that low density residential continue to account for the **largest percentage**.

Although all single family areas have been labeled low density, the City should strive for a range of lot sizes to develop, and should reinforce this by providing a choice of several single family zoning districts with various lot sizes in the East Mountain Zoning Ordinance.





# Large lot Residential/Residential-Estate



Residential Land Use Categories

Residential-Estate allows for the development of large lot residential uses in environmentally sensitive areas such as floodplain fringe, forested areas, places with steep slopes, etc. Lot arrangement shall be geared toward reserving large areas for open space/communal uses.



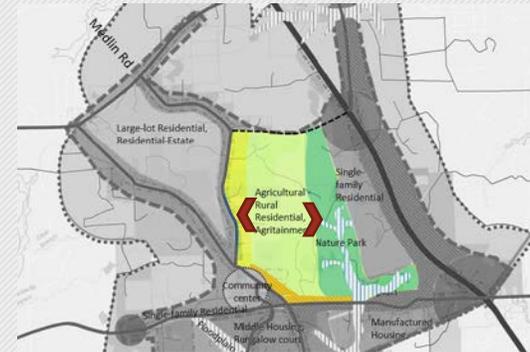
This category is proposed in the areas with **steep slopes** with more **greenery** in the west side of East Mountain.

# Agricultural/Rural Residential, “Agritainment”

Residential Land Use Categories

Combining Agriculture and Entertainment, this category offers flexibility and potential as both rural open space and commercial, i.e. “fun on the farm.”

Taking advantage of **unique, nostalgic, rural, local, family and outdoor appeal** by developing destination attractions as additional sources of new income. Options range from such strategies as u-pick or pick-your-own farms/orchards, petting zoos, hay rides, children's play areas, children's discovery farms, corn mazes, pumpkin patches, seasonal and fall festivals, Halloween attractions, haunted attractions, school field trips, farm markets farm restaurants and milk and cheese creameries.



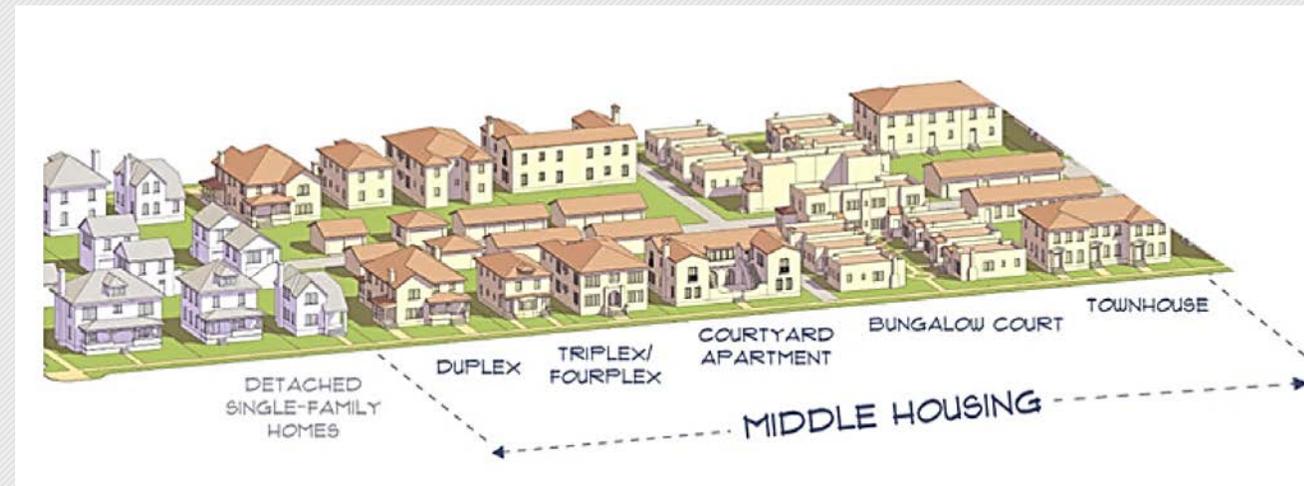


## Middle Housing

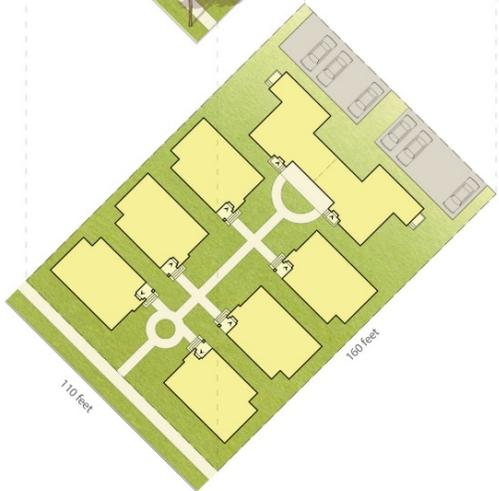
Middle housing is a range of multi-unit or clustered housing types compatible in scale with single-family homes which will provide more housing choices in low-rise walkable neighborhoods and tends to be more affordable without the cost and maintenance burden of a detached single-family home.

**Bungalow court** housing consists of a series of small, detached structures, providing multiple units arranged to define a shared court and open space that acts as a rear yard and is an important element to maintain and enhance existing natural beauty.

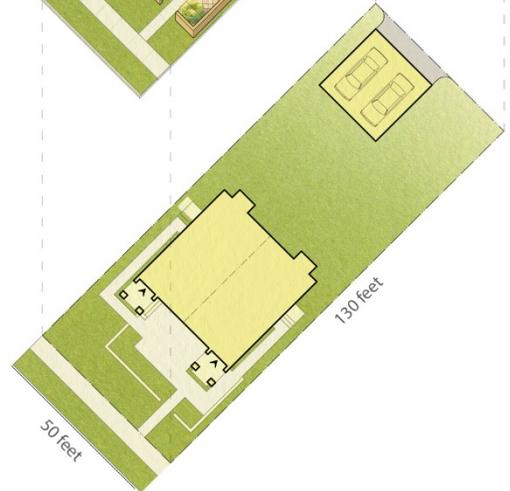
**Side-by-Side Duplex** is another option which is a small- to medium-sized structure that consists of two dwelling units, one next to the other, both of which face and are entered from the street.



# Bungalow Court



# Side by Side Duplex



## Manufactured Housing (Tiny House Village)

This designation is intended to accommodate **manufactured homes, mobile homes, and trailers.**

The flexibility of this category allows for mobile home parks or more residential-style neighborhoods with manufactured housing that meets certain design guidelines.

This type of designation would allow for some of the most **affordable housing options** within East Mountain.





# Examples of Tiny House Village

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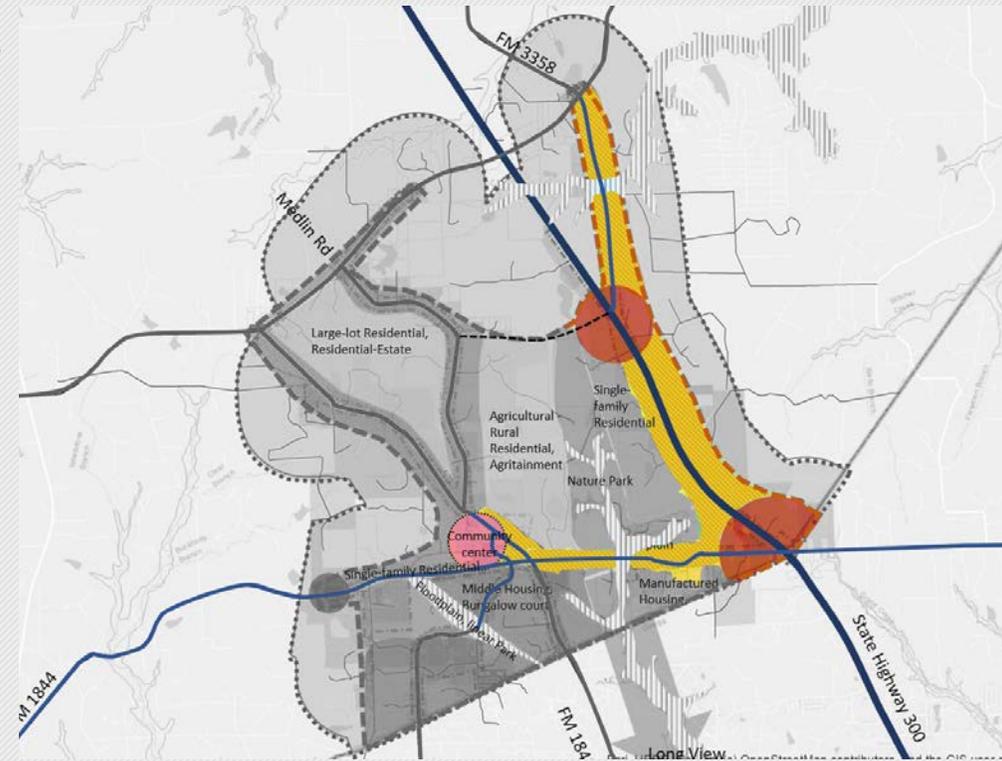
## Mixed Use

## Residential Land Use Categories

This category is intended to provide maximum flexibility to ensure a quality mix of moderate density residential, community serving open space, retail, restaurant, and commercial around the Institutional core of East Mountain. Mixed-use areas can create vibrant pedestrian-oriented urban environments by bringing complementary activities and public amenities together in one location at various scales, where the variety of uses enables people to live, work, play, and shop in one place.

This category should be pedestrian oriented, to encourage longer visits and provide opportunities for social interaction and civic celebration.

This category also defines the eastern corridor of East Mountain along State Highway 300 and FM 3358. Again, the flexibility afforded by this designation ensures a mix of middle housing residential, retail, restaurant and commercial along a heavily-transited roadway connecting two major cities within the region (Longview and Gilmer). It should be noted that this corridor will be more automobile-oriented rather than pedestrian-centered.

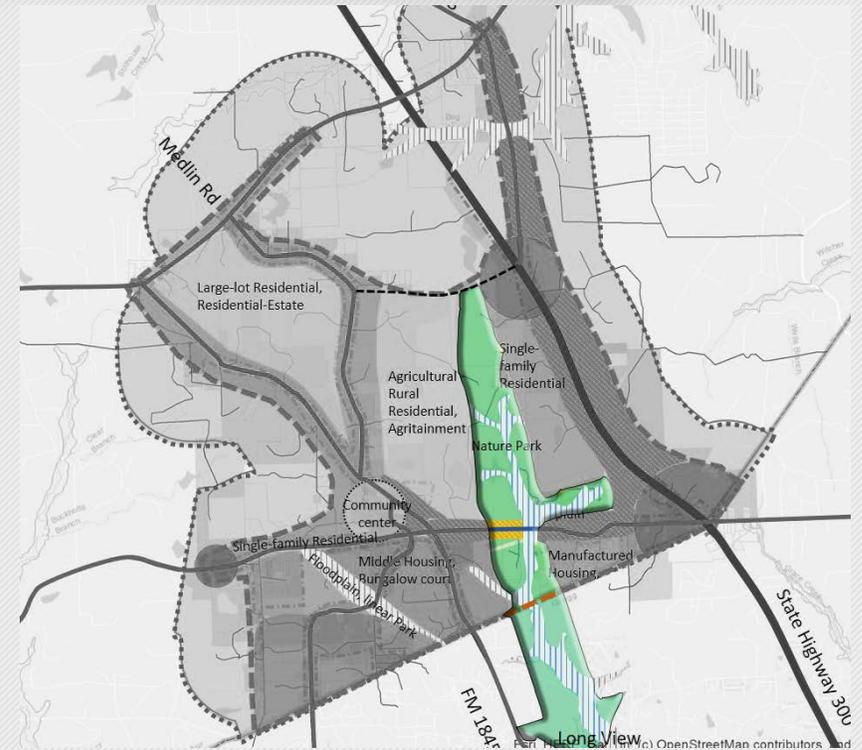




## Parks and Recreation (Nature Park)

One of the defining features of this plan is the Park/Recreational space in the center of the city. Floodplains predominantly comprise this central green space. This area could be developed into a system of trails and parks. As such, development other than Park/Recreation/Open space would be costly. As minimal utilities and/or structures would have to be installed, the creation of a park would be a low-cost investment. The area is not suitable for much else and it maintains the rural and natural “feel” that residents like about living in East Mountain.

This public green space is an additional attraction that will serve both as a health and fitness opportunity (which are currently rare or nonexistent given the lack of sidewalks and general businesses within East Mountain) and as a reason for visitors (i.e. residents from Longview or Gilmer) to come to East Mountain and visit the natural landscape especially if trails can be extended south toward Longview and north toward Gilmer. Such trail infrastructure would promote East Mountain as a destination for hikers and outdoor enthusiasts.





Multi-use sport courts



bocce court



Sand volleyball court

**Nature Park** could include:

- Trail
- Pond
- Creek
- Multi use courts
- Picnic area
- Recreational fields



Splash Pad

# Example of Nature Park



Treehouse Overlook



Flood Plain Boardwalk



Pond Life



Natural Amphitheater



Wildflower Area

## Mansfield TX, Nature Park

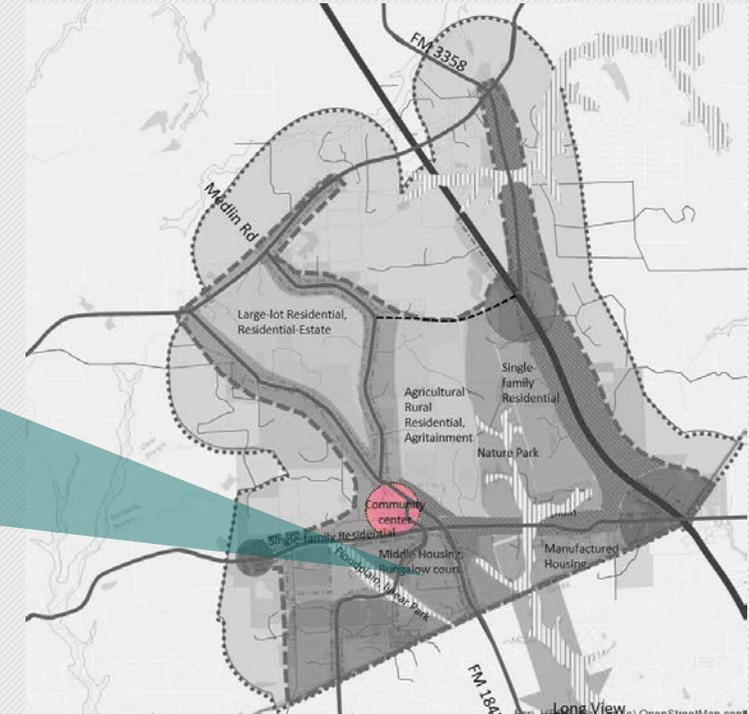
Oliver Nature Park has 80 acres just waiting to be explored! The park is home to pond, forest, prairie, and creekside habitats. Find yourself at eye level with the treetops as you look down into Walnut Creek from the Treehouse Overlook. Watch for turtles, ducks, frogs, and herons at our two ponds <https://www.olivernaturepark.com/>

## Community (Neighborhood) Center

Neighborhood centers will be based on the concepts of **mixed-use, community design** and **inclusion of open spaces** to create active spaces for community.

The existing abandoned school and teachers' house could provide an appropriate place for defining the community center.

Options can include stores or small groceries, coffee shops, personal services, small professional offices. They may also include non-commercial uses such as public library, church, city hall, police department and small public spaces.



# Example of Community Center



Using the community power to reshape and reactivate built environments to promote the growth of healthy and vibrant neighborhood

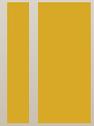


## White flint Placemaking project, Montgomery, MD



# Bringing Hygge to Duluth, Minnesota

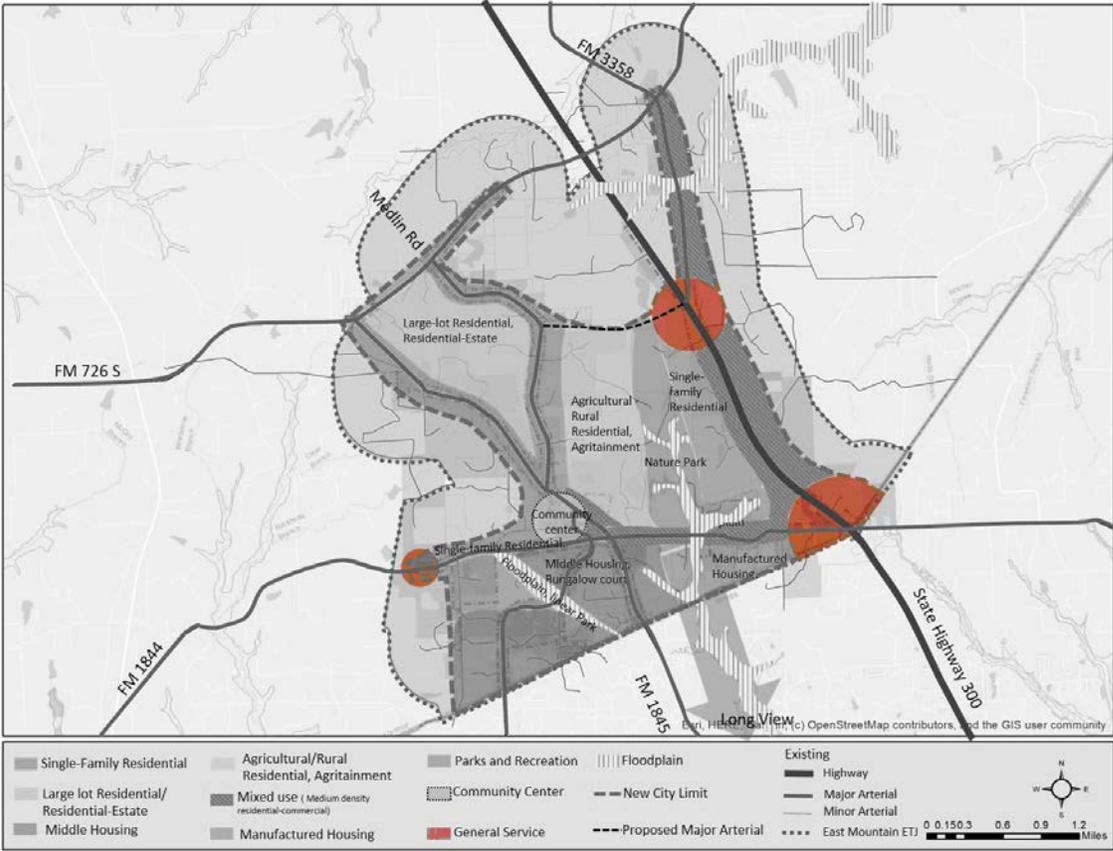




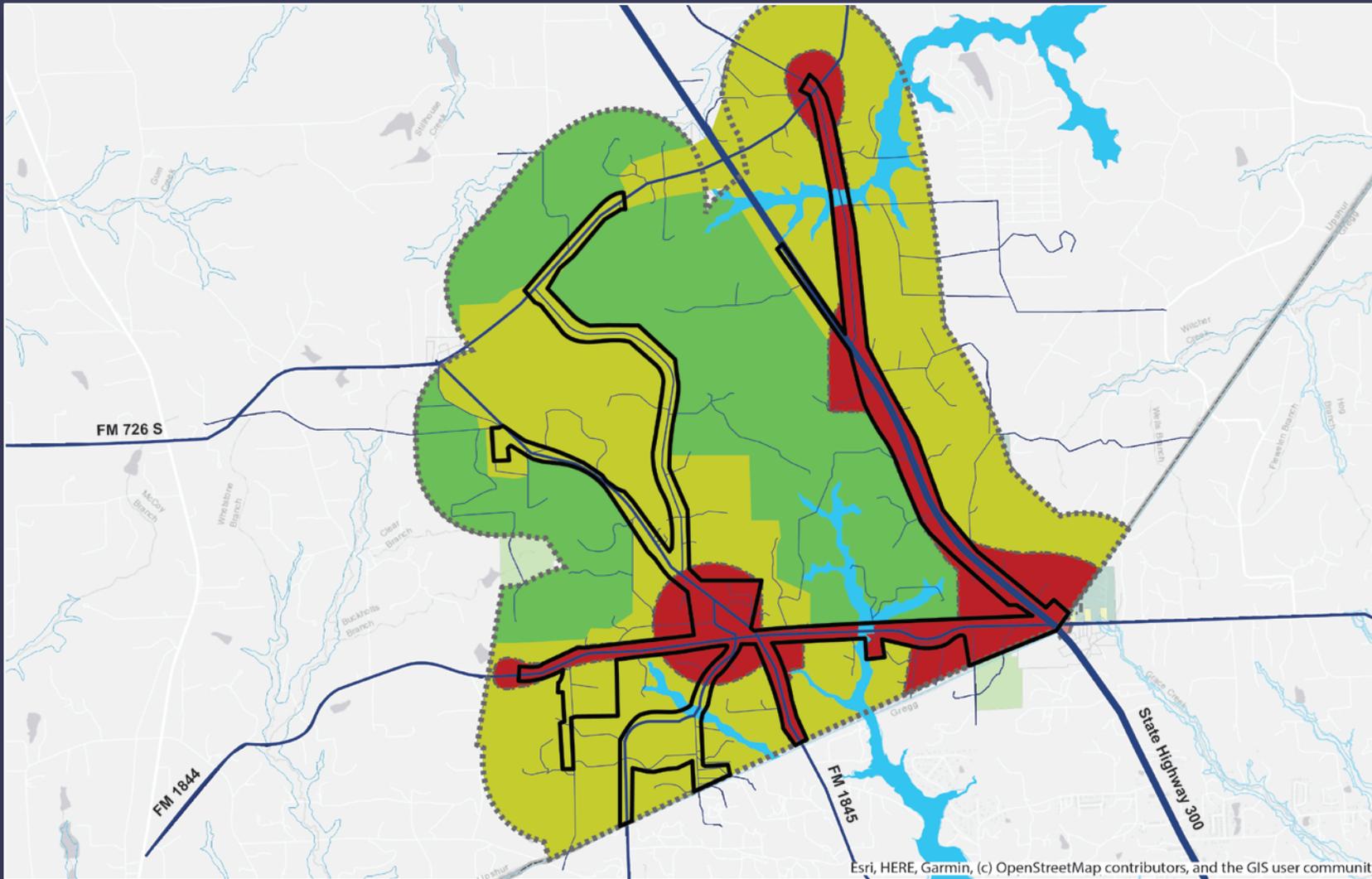
# General Service

This land use classification defines areas that provide service-oriented commercial, professional offices, and other businesses that serve more than one residential neighborhood.

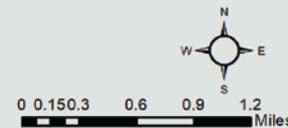
These areas are located at the intersections of highways and/or major arterials and tend to focus on more auto-oriented commercial uses that require convenient roadway access.



## Growth Tier Map



### EAST MOUNTAIN: LIKELY DEVELOPMENT PRESSURE



- Areas most likely to develop soonest
- Phased Growth
- Plan for Annexation