

Planning and Zoning Committee Meeting  
July 10, 2019 – 6:00 pm

The meeting was called to order at 6:00 pm by committee chairman, Jay Bissell. The invocation was given by Mr. Bissell. Bissell then led the Pledge of Allegiance.

**Roll Call:** All committee members were present: Bill Akins, Sally Bouis, Kerrie Medlin and Jay Bissell

**Agenda Item One:** University of Texas @ Arlington to discuss various scenarios for growth, recommend preliminary future land use plans, reveal results of survey and propose goals and strategies for the City of East Mountain.

**Speaker:** Alan Klein. Also present were Mona Yazdi and Iran Mejia, graduate students at University of Texas @ Arlington.

Mr. Klein began with an overview of the **demographics** of East Mountain including educational level, employment status and duration of residency. His findings:

- 45% of residents are ages 50 – over 65
- 33% of residents are ages 35-49
- 54% are employed either full or part-time
- 40% are retired
- 51% of residents have lived in East Mountain 20 years or more
- 87% of homes are single family

**Survey results** were discussed. The 3 most important issues for the future, according to the survey, were:

- To maintain the rural quality of life and country style
- Improve the quality of roads
- To have a police department

Most residents were not willing to raise taxes, although it was discussed that either a larger tax base would have to be created or taxes would have to be raised to implement some of the desired elements cited in the survey. Furthermore, lack of retail establishments and clear ordinances were identified as issues to address when planning for the future. These were also according to the survey results.

A **vision statement** and “tag line” were proposed.

**Goals** for the future were presented for these categories:

- Housing
- Land Use
- Economic Development
- Transportation
- Utilities, Facilities & Governance
- Growth Management
- Parks and Trails

**20-year projections** were discussed. These included minimum and maximum population growth predictions based on current growth patterns and using 3 model communities as reference. It was concluded that East Mountain will need an additional 950 acres to meet future needs.

**Recommendations** were made looking at many important factors for future land use.

**Annexation** was discussed to expand East Mountain into the current ETJ in order to accommodate future growth and meet community needs.

Different **scenarios for growth** were presented. Categories for growth included single family residential, middle housing as well as affordable housing. Areas for retail growth were also identified. These were naturally grouped around the transportation corridors.

A **future land use map** was created as a beginning point for final comprehensive plan.

Excellent **ideas for flexible growth** and **community center** use were presented. Some were:

- Community center (or downtown area) for gathering and as a destination
- Food truck “festivals”
- Farmer’s market type events
- Nature parks following East Mountain’s natural flood plain. These parks could include trails, ponds, creeks, multi-use courts, picnic areas, recreational fields, splash pads, volleyball courts, wildlife areas, etc.
- Tiny house villages
- Bungalow courts

**Agritainment** was proposed as an income producing model/concept for residents to incorporate on their personal land.

**ETJ agreements** must be top priority

The meeting was **adjourned** at 8:00 pm