

ORDINANCE NO. 2001-11-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WESTON, TEXAS, ADOPTING A FUTURE LAND USE PLAN AND THOROUGHFARE PLAN.

WHEREAS, the City Council of the City of Weston, Texas has made a commitment to manage the growth and development pressures of Collin County; and

WHEREAS, the Texas Local Government Code Chapter 219 Section 001 states that "the powers granted under this chapter are for the purposes of promoting sound development of municipalities and promoting public health, safety and welfare; and

WHEREAS, the City of Weston has hired a consulting firm, Kimley-Horn and Associates, to conduct a specific land use study; and

WHEREAS, Kimley-Horn and Associates is an experienced Planning, Transportation and Engineering Consulting firm; and

WHEREAS, the City of Weston recruited citizen participation to collect data, advertise the process and project, and provide public input through design workshops, and public policy surveys; and

WHEREAS, the City Council of Weston has received regular updates and the results of the public input surveys; and

WHEREAS, the citizens of the City of Weston have had an opportunity to comment during this process

NOW THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESTON, TEXAS:

Section 1.

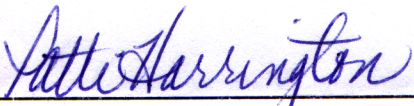
The City of Weston Future Land Use Plan, Exhibit A, is hereby adopted as the primary tool to guide and manage future growth. This Future Land Use Plan is not to be construed as a zoning ordinance or a zoning map. This Plan is intended to make provisions for the establishment of land use, transportation and public facilities and shall be used to coordinate and guide the establishment of

development regulations. This Plan shall be used as the foundation for the development of future development regulations.

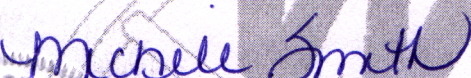
Section 2.

The City Council hereby requires that any action be taken by the Mayor or the City Secretary or their appointed designee upon the passage of this resolution to effectuate said resolution.


DULY PASSED AND APPROVED this 13th day of November, 2001.


Patti Harrington, Mayor

ATTEST:


Michele Smith, City Secretary

APPROVED AS TO FORM:


James Wilson, City Attorney





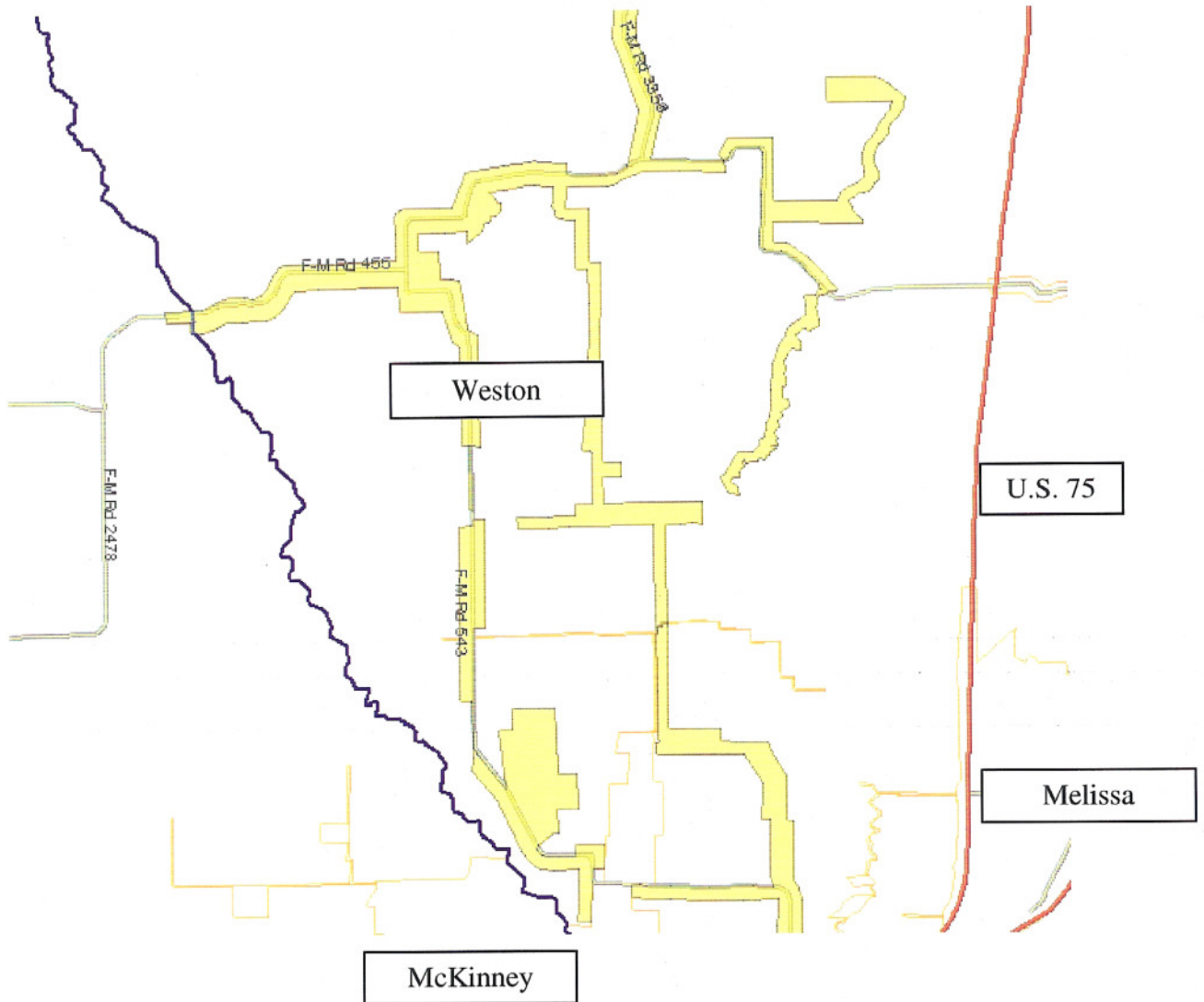
***CITY OF WESTON
EXISTING CONDITIONS
and
FUTURE LAND USE REPORT***

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***CITY OF WESTON
EXISTING CONDITIONS
and
FUTURE LAND USE REPORT***

This document was prepared in conjunction with the following people.

Mayor Patti Harrington

Mayor Pro Tem Jim Kilpatrick

Council Member Mark Johnson

Council Member Mike Whisenant

Council Member Allen Knight

Council Member Lona Mashewske

City Secretary Michelle Smith

This document was prepared by Kimley-Horn and Associates, Inc. The Project Manager was J. Martin Sanchez, AICP.



**Kimley-Horn
and Associates, Inc**



I. EXECUTIVE REPORT

In May of 2001, the City of Weston initiated an exploratory process for the City's future. The focus was to address development pressures. Collin County is one of the fastest growing counties in Texas. In parallel, Weston has experienced development pressures in the last few years. In 1999, Weston permitted nine new homes with a total valuation of over \$1million. In 2000 and 20001, Weston added over \$500,000 worth of new homes each year. Although the total number of homes per year was fewer than 1999, the value per home was significantly higher in both years. As the growth pressures in the 1990's continued, land prices and home prices also continued to rise. The average priced home in Collin County is over \$200,000 according to the Real Estate Center at Texas A&M University who reports the Multi-Listing Sales (MLS) of homes.

A vision without a plan is simply a hallucination

- Mayor Ron Kirk

From 1990 to 2000, Weston's population grew 75.5 percent from 273 people to 635 people. According to the 2000 Census, Collin County's population has increased to nearly 490,000 and is expected to double in the next fifteen years. The number of jobs in Collin County are also growing at staggering rates – current estimates are 241,000 jobs in 2000. This is expected to double in the next ten years.

This growth pressure will continue to increase as a number of large tracts of land in the Weston area are currently being marketed to developers. Most recently, the City has been presented with a large-scale development proposal that could change the community overnight.

The City Council's goal was to develop appropriate mechanisms to handle this growth. Although some residents may wish to prevent growth, a city does not have the authority to do so. However, a city does have the authority and responsibility to manage growth and mitigate the potential negative impacts. As such, the firm of Kimley-Horn was retained to assist in evaluating and preparing these growth controls. Kimley-Horn proposed a two phase process.

This entire process was completed summer of 2001 and is outlined below:

Phase 1 – Evaluation of Existing City Conditions

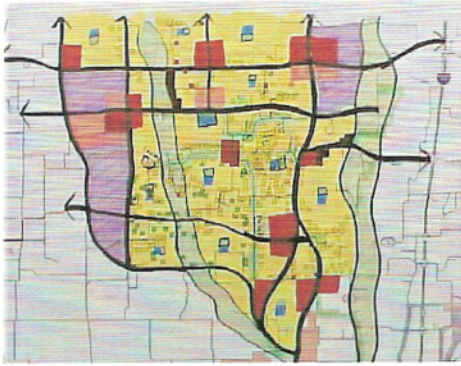
Task 1: Research and Mobilization

- Review of ordinances and land use controls in place
- Identification of significant land use constraints
- Review socioeconomic summary of Weston, Collin County, and the surrounding area

Kimley-Horn worked with the Collin County GIS Division and the North Central Texas Council of Governments to assemble demographic data as well as various maps pertinent to this project. Additionally, Kimley-Horn assembled data from the U.S. Census Bureau and the State Data Center.



Kimley-Horn
and Associates, Inc



Task 2: Policy Review and Visioning

- Fiscal outlook (including but not limited to tax implications)
- Future traffic "Level of Service"
- Future City services
- Population and density

Kimley-Horn conducted a series of activities to address these issues. Included in these activities was a public input survey, which asked the citizens of Weston to respond to a number of items. Additionally, Kimley-Horn facilitated public workshops

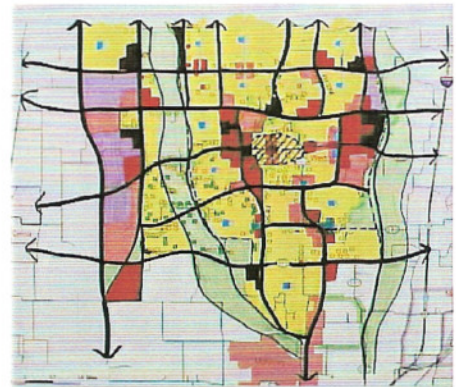
to discuss land use implications with the Weston citizens. The results of this survey can be found in Section V.

Kimley-Horn conducted a number of interviews and facilitated a series of strategic planning discussions with the City Council to establish Council's roles and their goals for the future. These results can be found in Section VI of this report.

Phase 2 – Future Land Use Planning

Task 1: City Wide Community Planning Workshops

- Housing (type, mix, density, quality, etc.)
- Commercial / Retail (type, uses, density, etc.)
- Parks/Open space (type, amount, passive vs. active, etc.)
- City services (type, level of service, fiscal issues)

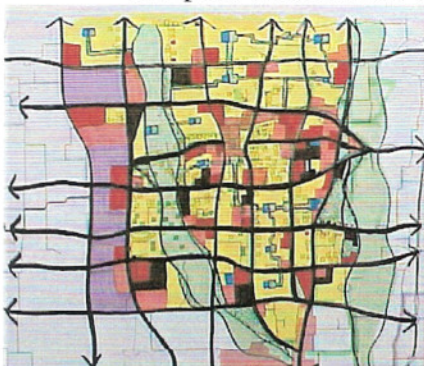


At these meetings, citizens helped put the plan together.

The first drafts of these citizen-composed future land use plans addressed the key nature of open space and the need to maintain a "rural" feel as much as possible.

Task 2: Land Use Analysis

Kimley-Horn synthesized the input from the workshops to develop a refined draft land use plan that reflects the community's input. After presenting the preliminary findings for the draft Future Land Use Plan, Kimley-Horn conducted a general fiscal impact analysis to evaluate the economic feasibility of the proposed land use plan. From this analysis, Kimley-Horn developed the proposed Future Land Use Plan enclosed herein.

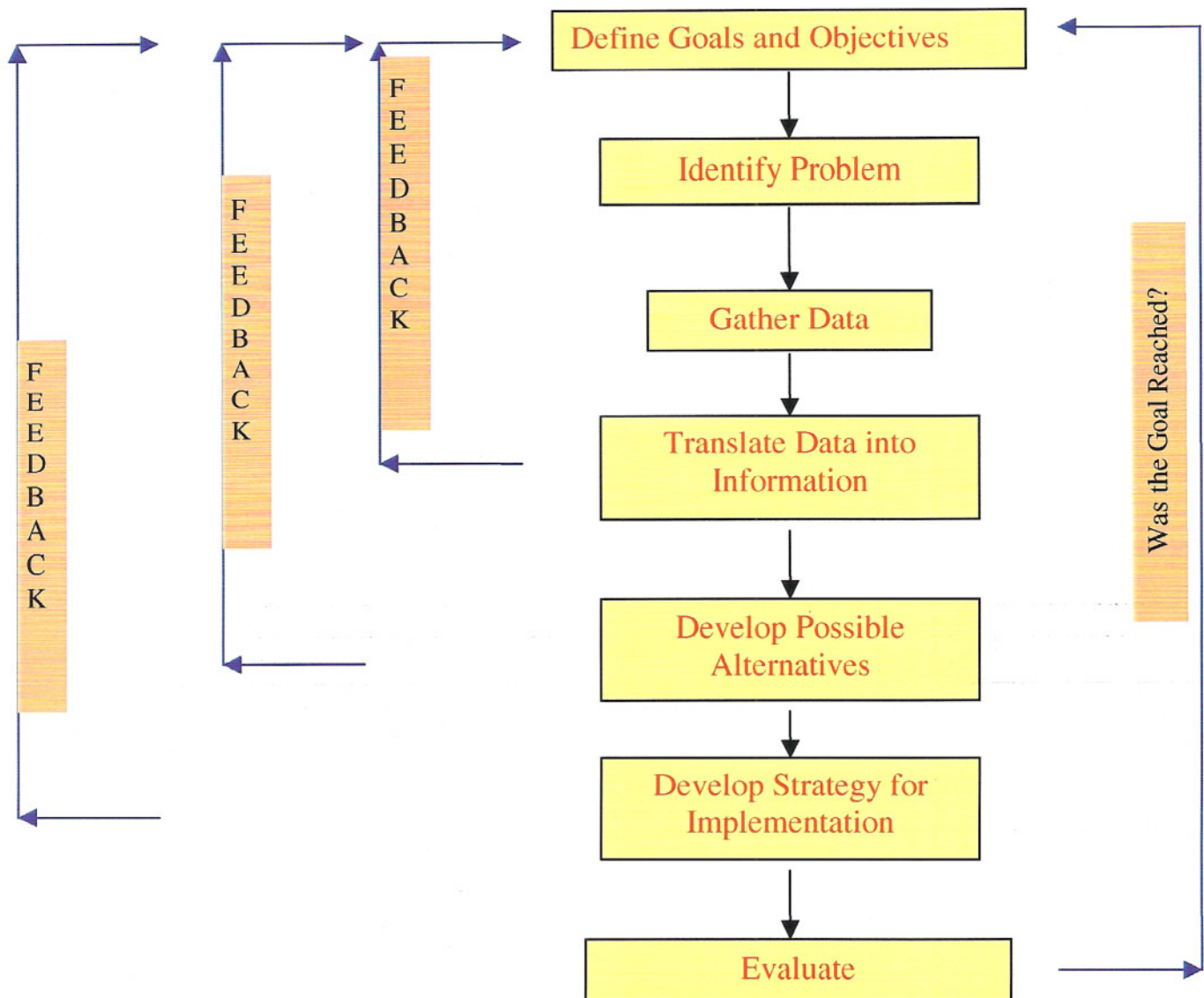


At this time, the City Council is being asked to hold a public hearing to consider and take action on the proposed Future Land Use Plan. This Plan must be adopted by ordinance under State of Texas Statute. Zoning can then be adopted in accordance to the Future Land Use Plan. The Zoning Text may be updated or

developed to further define the development standards for the City of Weston, but more importantly, a Zoning Map can be reconciled with the adopted Future Land Use Plan. The two separate documents then become the implementation tools for future development.

II. PROCESS

The process of mapping out a city's future is critical. Public involvement is the central focus at each step. The planning model that Kimley-Horn is utilizing is one that starts with identifying goals and objectives for the community. This report summarizes those goals. Much of the data collection needed has also been included in this report.



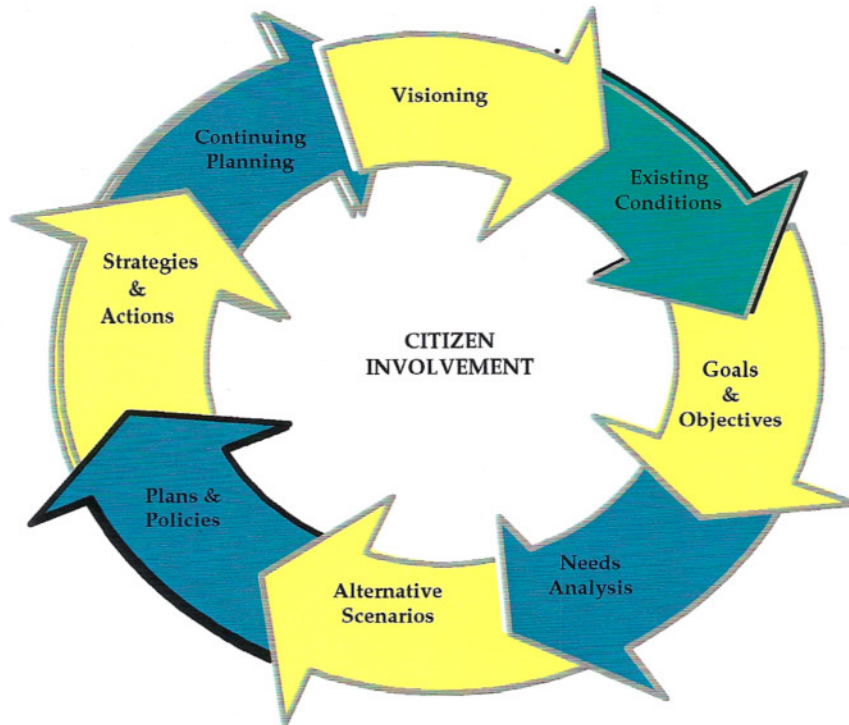
It is important to note that this process is a continual process and is not intended to depict a static situation. Planning and goal setting is a process that must be reiterated year after year to ensure a high quality community. At this time, Weston is now in a position to direct future development towards the adopted Future Land Use Plan.

III. VISION

In any endeavor, reaching a goal begins with knowing what that goal is – there is no difference with building a quality community. The planning process as depicted in the illustration below starts with a *VISION*. This vision is one that must be developed purposefully, specifically, and with full participation of citizens, stakeholders and

Because of our location, growth is here. We must plan for it.

- Resident



elected officials. Organizations and communities many times fail to do the most obvious – identify the vision.

A community is made up of people, and therefore, the people should define its destiny and its future. A significant flaw in defining a vision for a city or an organization revolves around “who does it”. A community that is sensitive to the needs of the people and conducts their

business from the standpoint of the people is a quality community. The elected leadership of a community exists solely to further the interest of that community. In Weston, there was a high degree of participation as well as interest in the City’s future.

One resident responded by saying, *“We like the simple country life. It’s hard to balance the desire for services with the desire for lower taxes.”*

Weston has a “small town rural character.” But does that mean it’s going to stay that way? Only the citizens and the city council can direct their future – the real question is what kind of future is wanted. In conducting the public opinion research, several concepts became evident – especially that of community involvement. The Citizens of Weston

IV. DEMOGRAPHICS

Most of the residential neighborhoods in this area of Collin County are large homes on estate lots of multiple acres. Several large ranching and farming operations still exist in this rural land. However, this rural land is becoming a magnet for more and more development. The growth pressure right now is primarily single-family development.

The entire Dallas – Ft. Worth metroplex continues to expand – even while the national economy is lagging. The last census estimated that over one million new people were added to the Dallas – Ft. Worth area.

POPULATION BY RACE AND ETHNICITY

	1990		2000		Change 1990-2000	
Population	Persons	% of Total	Persons	% of Total	Change	% Change
White	356	98.3	617	97.2	261	73.3
Black	0	0.0	1	0.2	1	-
Indian	2	0.6	0	0.0	-2	-100
Asian	0	0.0	2	0.3	2	-
Other	4	1.1	13	2.0	9	225
Hispanic	12	3.3	28	4.4	16	133.3

Generally, the population of Weston is an affluent population. As expected, most of the residents are white with less than three percent (3%) of other races. The Hispanic population is considered an ethnicity and not a race; therefore, those people of Hispanic origin are counted differently.

The Hispanic population did increase slightly in Weston. This slight increase is typical, given that the Hispanic population is the fastest growing group in Texas and in the metroplex.


Additionally, as in most of the rural areas in the metroplex, most of the dwelling units are owner occupied and are classified as single-family detached homes.

A vast majority of the respondents to the citizen survey reported household incomes of more than \$75,000. Please note that household incomes are a combined income of all the income earners in the dwelling unit. This general figure corresponds with the percent distribution reported in the U.S. Census.

V. COMMUNITY INPUT

The first aspect of the public involvement program involved the development of a detailed public opinion survey by Kimley-Horn. This written survey focused on a number of topics:

- ❖ City services
- ❖ Community impressions on existing conditions
- ❖ Traffic
- ❖ Housing
- ❖ Taxes
- ❖ Community issues and desired amenities
- ❖ Land uses



Support more interaction among the citizens, help create a vision for the city, then see it is implemented.

- Resident

This survey was designed around a "Likard Scale." The respondent was asked to rank a number of items on a scale from one to five. In addition, the survey asked open-ended questions which solicited direct input from the respondent. The data was then tabulated and several simple and complex analyses were conducted. From these survey responses, a ranking of priorities was established. This ranking will be used in helping make decisions for the Future Land Use Plan in Phase II. Additionally, this ranking can help the City of Weston evaluate some of their other existing quality of life concerns.

In Phase II, Kimley-Horn facilitated two interactive policy workshops with Weston citizens and political leaders. These workshops were designed to be highly participatory. These exercises focused on defining future opportunities for their "dream city" and how best to achieve that. These discussions also covered thoroughfare planning, open space planning and various other land uses.

STATISTICAL CALCULATIONS

As was discussed previously, the public input survey asked citizens to respond to questions on a scale that ranked their general agreement or disagreement. This ranking system is known as a "Likard Scale" and is typically used for ranking a population's general opinion on select topics. In this case, after all data inputs had been recorded, a "mean," "median," and "standard deviation" were calculated. From these three statistical calculations, a weighted ranking was created. This weighted ranking determines the "strength" of the priority score based on all the respondents, their average score, and their general level of agreement on any one topic.

As a note, recall that the "mean" score is the average score across a group of respondents. For example, if on a particular topic, one person answered "2," another answered "2" also, and a third answered "5", the "mean" (average) would be "3." This means that over the whole group, statistically speaking, the group as a whole felt neutral about this issue. However, the "median" score indicates the raw number score at which half of the

respondents answered above or below. For example, in the case given above, the “median” would be “2” – this means that statistically speaking there was a 50/50 split at the “2” level regardless of how the average turned out. Lastly, “standard deviation” is a calculation of how much the respondents varied from each other on any particular question. For example, in this example, although the average was a “3,” there is no way of knowing simply from the “mean” calculation that two of the respondents were at diametrically opposed positions. In this type of survey, calculating the “standard deviation” helps the demographer to understand the “intensity” of the answers. For example, a higher “standard deviation” means that more people were at opposite ends of the spectrum and that consensus may not exist. However, a lower “standard deviation” would mean that more of the respondents’ answers were close together on the scale. “Standard deviation” basically describes the “size of the bull’s eye”. A large bull’s eye means that you might hit it at random without having to be precise. A small bull’s eye means that you would really need a good deal of focus and precision.

PUBLIC SURVEY FINDINGS:

The results of the citizen’s “WISH LIST” are located on the following tables.. The full statistical report can be found in the Appendix Section.

Ranking (from most important to least)	Amenity/Service
1	Police/Fire Protection
2	C-stores/Service stations
3	Grocery Store
4	Dine-in restaurants
5	Community park
6	Medical clinic
7	Small shopping center
8	Community recreation center
9	Daycare/Preschool
10	Community library
11	Hike/Bike Trails
12	Small office complex
13	Fast food restaurants
14	Business/Industrial park
15	Golf course
16	Pub/Night club
17	Hotels/Motels
18	Movie theater

Item 1 significantly outweighed all other services/amenities desired by the citizens. The text items in black (Items 2-4) ranked as medium priorities and the blue items (Items 5-18) ranked the lowest.

Ranking (from most important to least)	Community Issues
1	Street, water, & sewer needed
2	Community Appearance
3	Control of Growth
4	Traffic
5	Taxes for Services
6	Satisfied with Status Quo
7	Industry
8	City Services (water, sewer)
9	Business Development
10	Remain the Same

Items 1 through 4 scored as the most important issues that citizens wanted addressed. The text items that are in black (Items 5-9) scored as medium importance and the last item (Items 10) were of least importance.

VI. GOALS and OBJECTIVES

The City Council of Weston has gone through a three-month process to develop a focus for the future. This process has involved facilitated discussions regarding Weston's "core businesses". These discussions were led by a Kimley-Horn facilitator and focused on broader policy driven issues. Please review the "Core Businesses" curriculum that the City Council participated in when developing these goals for the future.

Through some of the activities, the City Council gained a better understanding of the existing development pressures as well as their roles in mitigating the potentially negative impacts of growth and development. City Council also identified a number of processes that they felt were important in terms of preparing for the future.

These goals are not intended to be the only activities that the City Council focuses on and are not in any specific order. However, these are intended to be the highest priority.

WESTON CITY COUNCIL GOALS

- 1. Develop Growth Plan** (Future Land Use Plan)
- 2. Enforce Ordinances** (text and map)
- 3. Develop Subdivision Ordinance** (as needed depending on FLUP)
- 4. Community Involvement Program** (ongoing and comprehensive)
- 5. Adopt Zoning Ordinance** (fairly and consistently)

Next, the City Council wished to focus on the following:

- 1. Service Plan (water, sewer, fire and police)**
- 2. Community Center**
- 3. Protect Open Space**
- 4. Coordinate Work with Other Cities**
- 5. Continuing Feedback**



Appendix

Weston Demographic Data

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic Area: Weston city, Texas

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population.....	635	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population.....	635	100.0
Male.....	322	50.7	Hispanic or Latino (of any race).....	28	4.4
Female.....	313	49.3	Mexican.....	22	3.5
Under 5 years.....	31	4.9	Puerto Rican.....	-	-
5 to 9 years.....	48	7.6	Cuban.....	-	-
10 to 14 years.....	46	7.2	Other Hispanic or Latino.....	6	0.9
15 to 19 years.....	37	5.8	Not Hispanic or Latino.....	607	95.6
20 to 24 years.....	38	6.0	White alone.....	603	95.0
25 to 34 years.....	75	11.8	RELATIONSHIP		
35 to 44 years.....	109	17.2	Total population.....	635	100.0
45 to 54 years.....	115	18.1	In households.....	635	100.0
55 to 59 years.....	36	5.7	Householder.....	235	37.0
60 to 64 years.....	38	6.0	Spouse.....	186	29.3
65 to 74 years.....	37	5.8	Child.....	183	28.8
75 to 84 years.....	18	2.8	Own child under 18 years.....	143	22.5
85 years and over.....	7	1.1	Other relatives.....	25	3.9
Median age (years).....	39.9	(X)	Under 18 years.....	7	1.1
18 years and over.....	484	76.2	Nonrelatives.....	6	0.9
Male.....	243	38.3	Unmarried partner.....	2	0.3
Female.....	241	38.0	In group quarters.....	-	-
21 years and over.....	462	72.8	Institutionalized population.....	-	-
62 years and over.....	79	12.4	Noninstitutionalized population.....	-	-
65 years and over.....	62	9.8	HOUSEHOLD BY TYPE		
Male.....	30	4.7	Total households.....	235	100.0
Female.....	32	5.0	Family households (families).....	205	87.2
RACE			With own children under 18 years.....	77	32.8
One race.....	633	99.7	Married-couple family.....	186	79.1
White.....	617	97.2	With own children under 18 years.....	72	30.6
Black or African American.....	1	0.2	Female householder, no husband present.....	14	6.0
American Indian and Alaska Native.....	-	-	With own children under 18 years.....	5	2.1
Asian.....	2	0.3	Nonfamily households.....	30	12.8
Asian Indian.....	2	0.3	Householder living alone.....	27	11.5
Chinese.....	-	-	Householder 65 years and over.....	8	3.4
Filipino.....	-	-	Households with individuals under 18 years.....	82	34.9
Japanese.....	-	-	Households with individuals 65 years and over ..	45	19.1
Korean.....	-	-	Average household size.....	2.70	(X)
Vietnamese.....	-	-	Average family size.....	2.92	(X)
Other Asian ¹	-	-	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units.....	249	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	235	94.4
Guamanian or Chamorro.....	-	-	Vacant housing units.....	14	5.6
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander ²	-	-	occasional use.....	-	-
Some other race.....	13	2.0	Homeowner vacancy rate (percent).....	1.5	(X)
Two or more races.....	2	0.3	Rental vacancy rate (percent).....	2.7	(X)
Race alone or in combination with one			HOUSING TENURE		
or more other races:³			Occupied housing units.....	235	100.0
White.....	619	97.5	Owner-occupied housing units.....	199	84.7
Black or African American.....	1	0.2	Renter-occupied housing units.....	36	15.3
American Indian and Alaska Native.....	-	-	Average household size of owner-occupied units.....	2.69	(X)
Asian.....	2	0.3	Average household size of renter-occupied units.....	2.78	(X)
Native Hawaiian and Other Pacific Islander.....	-	-			
Some other race.....	15	2.4			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.



Public Input Survey and Tabular Results

WESTON COMMUNITY SURVEY

Instructions: This survey should be filled out by one adult in your household. However, please feel free to consult with other family members. For purposes of **anonymity** please **do not write your name or address** on the survey.

Please return your survey in the enclosed reply envelope by July 9, 2001.

Please circle or check the most appropriate answer.

Please indicate your
gender & marital status.

- 1 ☐ Male 1 ☐ Single
2 ☐ Female 2 ☐ Married

What is your age?

- 1 ☐ Under 18 5 ☐ 45-54
2 ☐ 18-24 6 ☐ 55-64
3 ☐ 25-34 7 ☐ 65-74
4 ☐ 35-44 8 ☐ 75 or older

What is the highest level
of education you have completed?

- 1 ☐ Less than high school 4 ☐ Associate degree
2 ☐ High school 5 ☐ Bachelor
3 ☐ Some college 6 ☐ Post-graduate

Indicate the number of people currently living in your household, including yourself.

- 1 2 3 4 5 6 7 or more

How many children under the age of 18 years live in your home?

- None 1 2 3 4 5 6 or more (Please list ages.) _____

Please state how long you have lived in Weston?

_____ Years

Do you own or rent your residence?

- 1 ☐ Own
2 ☐ Rent

What is/was your primary occupation? (Please list below)

Check here _____ if retired.

If presently employed, where do you work?

- 1 ☐ At my home.
2 ☐ Away from my home, but less than 2 miles.
3 ☐ At least 2 miles, but less than 10.
4 ☐ At least 10, but less than 20.
5 ☐ At least 20, but less than 30.
6 ☐ At least 30 or more.

What is your approximate gross (before tax) annual family income?

- | | | |
|--|--|---|
| 1 <input type="checkbox"/> Under \$15,000 | 4 <input type="checkbox"/> \$35,000-\$45,000 | 7 <input type="checkbox"/> \$65,000-\$75,000 |
| 2 <input type="checkbox"/> \$15,000-\$25,000 | 5 <input type="checkbox"/> \$45,000-\$55,000 | 8 <input type="checkbox"/> \$75,000 or more |
| 3 <input type="checkbox"/> \$25,000-\$35,000 | 6 <input type="checkbox"/> \$55,000-\$65,000 | 9 <input type="checkbox"/> Don't wish to answer |

People have different ideas about what amenities they would like to have in their community. Please indicate, with 1 being not important and 5 very important, how you feel that Weston have the following.

	Not Important		Neutral		Very Important
Community library	1	2	3	4	5
Community park	1	2	3	4	5
Community recreation center	1	2	3	4	5
Hike/Bike trail	1	2	3	4	5
Police/Fire Protection	1	2	3	4	5
Golf course	1	2	3	4	5
Small office complex	1	2	3	4	5
Business/Industrial park	1	2	3	4	5
Movie theater	1	2	3	4	5
Hotels/Motels	1	2	3	4	5
Pub/Night club	1	2	3	4	5
Grocery Store	1	2	3	4	5
Medical clinic	1	2	3	4	5
Small neighborhood shopping center	1	2	3	4	5
Convenience stores/Service stations	1	2	3	4	5
Fast food restaurants	1	2	3	4	5
Dine-in restaurants	1	2	3	4	5
Daycare/Preschool	1	2	3	4	5
Other (Please specify below)	1	2	3	4	5

People have different impressions about their community. Please indicate, with 1 being poor and 5 being excellent, how you feel about each of the following.

	Poor		Neutral		Excellent
Condition of housing	1	2	3	4	5
Needs for services	1	2	3	4	5
Safety for residents	1	2	3	4	5
Enforcement of local ordinances	1	2	3	4	5
Level of traffic	1	2	3	4	5
Plan for the future	1	2	3	4	5
Other (Please specify below)	1	2	3	4	5

People have different perspectives about several issues. On a scale of 1 to 5, with 1 being strongly disagree and 5 being strongly agree, please indicate how you feel about the following statements.

	Strongly Disagree		Neutral		Strongly Agree
I support the control of growth in Weston.	1	2	3	4	5
The city needs more business development.	1	2	3	4	5
The City should help pay for private development (sewer, streets, etc.).	1	2	3	4	5
Weston should stay the same as it is today.	1	2	3	4	5
Industry is good for Weston.	1	2	3	4	5
I am satisfied with the job that the City does	1	2	3	4	5
Street, water, & sewer services should be offered.	1	2	3	4	5
The City should enforce community appearance standards.	1	2	3	4	5
I am satisfied with the amount of traffic.	1	2	3	4	5
I would pay city taxes if it meant getting city services.	1	2	3	4	5

What type of housing is most needed in Weston?
Please check as many as apply.

- | | |
|---|---|
| 1 <input type="checkbox"/> Rental units | 6 <input type="checkbox"/> Affordable housing |
| 2 <input type="checkbox"/> Apartments | 7 <input type="checkbox"/> Single-family housing |
| 3 <input type="checkbox"/> Condominiums | 8 <input type="checkbox"/> Assisted living/senior housing |
| 4 <input type="checkbox"/> Manufactured housing | 9 <input type="checkbox"/> Duplexes |
| 5 <input type="checkbox"/> Mobile homes | 10 <input type="checkbox"/> Four-plexes |

Other: _____

In terms of housing that is built in the future,
what type of "housing mix" should it be?

- 1 ☐ Single-family only
- 2 ☐ Mostly single-family, but some multi-family
- 3 ☐ Half single-family, and half multi-family
- 4 ☐ Mostly multi-family, but some single family
- 5 ☐ Multi-family only
- 6 ☐ Don't know

Do you think there should be more job opportunities in Weston?
If yes, what would you like to see?

- 1 ☐ Yes _____
- 2 ☐ No
- 3 ☐ Don't know

If you had the ability to do one thing to improve the quality of life in Weston, what would you do?

GENDER	Summary	
	Male	32
	Female	18

MARITAL STATUS		
	Single	7
	Married	41

AGE		
	<18	
	18-24	1
	25-34	4
	35-44	16
	45-54	14
	55-64	12
	65-74	6
	>75	2

EDUCATION		
	Less than HS	1
	High School	9
	Some College	18
	Associates Degree	6
	Bachelor Degree	17
	Post Graduate Degree	7

SIZE OF HOUSEHOLD 2.803571

OF HH BELOW 18 35

TENURE IN CITY 11.45283

OWNERSHIP		
	Own	53
	Rent	2

OCCUPATION

TRAVEL TO WORK		
	Work at Home	8
	<2 miles	1
	2-10 miles	5

10-20 miles	5
20-30 miles	11
+30 miles	14

WAGES

<\$15,000	1
15-25,000	1
25-35,000	2
35-45,000	4
45-55,000	7
55-65,000	4
65-75,000	5
+75,000	21
no answer	7

AMENITIES

	Average	Median	Stan Dev	
Police/Fire Protection	4.574074	5	1.038901	22.014
C-stores/Service stations	3.745455	4	1.235556	12.12557
Grocery Store	3.833333	4	1.424185	10.76639
Dine-in restaurants	3.25	3.5	1.341275	8.480734
Community park	3.115385	3	1.463997	6.383997
Medical clinic	3.301887	3	1.624155	6.098961
Small shopping center	2.849057	3	1.511446	5.654961
Community recreation center	2.7	3	1.446318	5.600427
Daycare/Preschool	2.716981	3	1.498427	5.439667
Community library	2.56	3	1.445048	5.314703
Hike/Bike Trails	2.519231	2.5	1.393126	4.520824
Small office complex	2.372549	2	1.385075	3.425879
Fast food restaurants	2.326923	2	1.464898	3.176907
Business/Industrial park	2.269231	2	1.443245	3.144623
Golf course	1.596154	1	0.869068	1.836627
Pub/Night club	1.264151	1	0.812189	1.556473
Hotels/Motels	1.641509	1	1.111035	1.47746
Movie theater	1.792453	1	1.261234	1.42119
Other				

COMMUNITY IMPRESSION

	Average	Median	Stan Dev	
Safety for Residents	3.796296	4	1.294103	11.73414
Level of traffic	3.433962	3	1.065354	9.669923
Condition of housing	3.185185	3	1.166742	8.189951
Plan for the Future	3.222222	3	1.268883	7.618252
Needs for services	3.125	3	1.314809	7.130312
Enforcement of local ordinances	3.163636	3	1.357607	6.990909
Other	3	3	0	

COMMUNITY ISSUES

	Average	Median	Stan Dev	
Street, water, & sewer needed	4.173077	4.5	1.004327	18.69794
Community Appearance	4.327273	5	1.171491	18.46909
Control of Growth	4.115385	5	1.165751	17.65122
Traffic	3.679245	4	1.033545	14.23933
Taxes for Services	3.7	4	1.373956	10.77182
Satisfied with Status Quo	3.090909	3	1.07622	8.616016
Industry	3.196429	3	1.380641	6.945533
City Services (water, sewer)	2.909091	3	1.41778	6.155589
Business Development	3.145455	3	1.591856	5.927899
Remain the Same	2.259259	2	1.429938	3.159939

HOUSING NEEDS

Rental Units	6
Apartments	6
Condominiums	2
Manufactured Housing	3
Mobile Homes	0
Affordable Housing	17
Single-family	43
Assisted Living	8
Duplexes	3
Four-plexes	1

FUTURE HOUSING TYPE

Single-family	28
Mostly SF some MF	18
Half SF - Half MF	1
Mostly MF some SF	1
MF only	0
Don't Know	3

NEED MORE JOB OPPORTUNITIES

Yes	7
No	14
Don't Know	10

COMMENTS:

We like the simple country life. It's hard to balance the desire for services with the desire for lower taxes.	Clean up neighborhood homes to appearance(s) standards to restore pride in living in this area.	Put in sewer system for all of Weston and its ETJ.	Support more interaction among the citizens, help create a vision for the City, then see it is implemented. Volunteer work.
Sewer system and new water well.	Limit growth or speed of growth.	Get some public services (street, water, sewer).	Keep it country.
Because of our location, growth is here. We must plan for it. Again, sewer, water & fire protection is sorely needed!	Clean and restore downtown Weston. Enforce more restrictions on sewage and inoperable vehicles. The roads leading into Weston mowed and clean. The metal drainage coverings coming into Weston look bad! A nice sign and landscaping as you are coming into Weston. By the way - the City Hall is starting to look good.	Limit population.	Protection & Services
Improve water system; improve zoning regulations; install good/adequate sewer system	It is fine like it is.	DSL for better communication.	Fix roads.

Locate the new East-West Highway just to the north of current City limits in order to drive growth of the City.	Create ordinances about property condition and appearances (i.e, mowing).	Enforce ordinances and laws we already have.	Establish a Community Center.
Sewer system.	Let the community work together.	I would put in a school & library to educate our children so they aren't bused to Celina or McKinney; and preferably it would be a Christian school & library in a close relationship to local churches.	Build a park which includes horse trails (I do not own a horse - but kids need a place to play & families need a place to ride horses & it might keep a little of our country town.)
Maintain the roads better	Have a convenience store/service station close to downtown, but current population and traffic may not support any more business.	Participate with respect for others and ask others to do the same.	Keep "little" Weston "Little" let us enjoy the country life we moved out here for!
Develop Commerce.	Maintain the small town atmosphere.	Open a small country store reminiscent of Sam Drucker's on Green Acres	Bring Community together!

Do not allow stores/retail buildings the size of Wal-Mart in the City. Foster family owned businesses. Check out the city ordinance set by Jackson Hole Wyoming that prevented large retail chains.	Add a grocery store/gas station. Keep it rural.	A Community Center with programs for the children & the senior citizens.	Get more business in City.
Limit the size of the City limits to allow providing of ample services to those within the City and to allow rural residents to remain rural.	Bring in City government. Keep up with other City standards.	Promote Economic Development	Improve the general aesthetics of the town. Keep yards clean and free of old cars, mowers, and other inoperable junk. There's a great need for road & ditch maintenance, and not just in town. Roads & dirt road in the city limits need to all be maintained (i.e. 209/210).
Zoning to encourage medium to large single family homes on large lots. I discourage mobile homes.	Enforce ordinances	Put more small businesses in Town.	Add a park to town; add nice welcome sign on entry; fix my road
Keep it small & rural	Increase water pressure		

City Council
“Core Business” Curriculum



eston STRATEGIC PLANNING FOR

City of Weston

Strategic Goal Setting:

- Constraints
- Opportunities
- Challenges
- Direction

This has been prepared by Kimley-Horn & Associate and is intended for the sole use of the City of Weston for the purpose of City Council development.



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Weston

STRATEGIC PLANNING FOR

City of Weston

FREE MARKET

- Housing
- Recreation
- Leisure
- Jobs
- Shopping
- Misc.

Government

- Dispute Resolution
- Personal Safety
- Protection of Property
- General Welfare
- Enforcement
- Public Goods

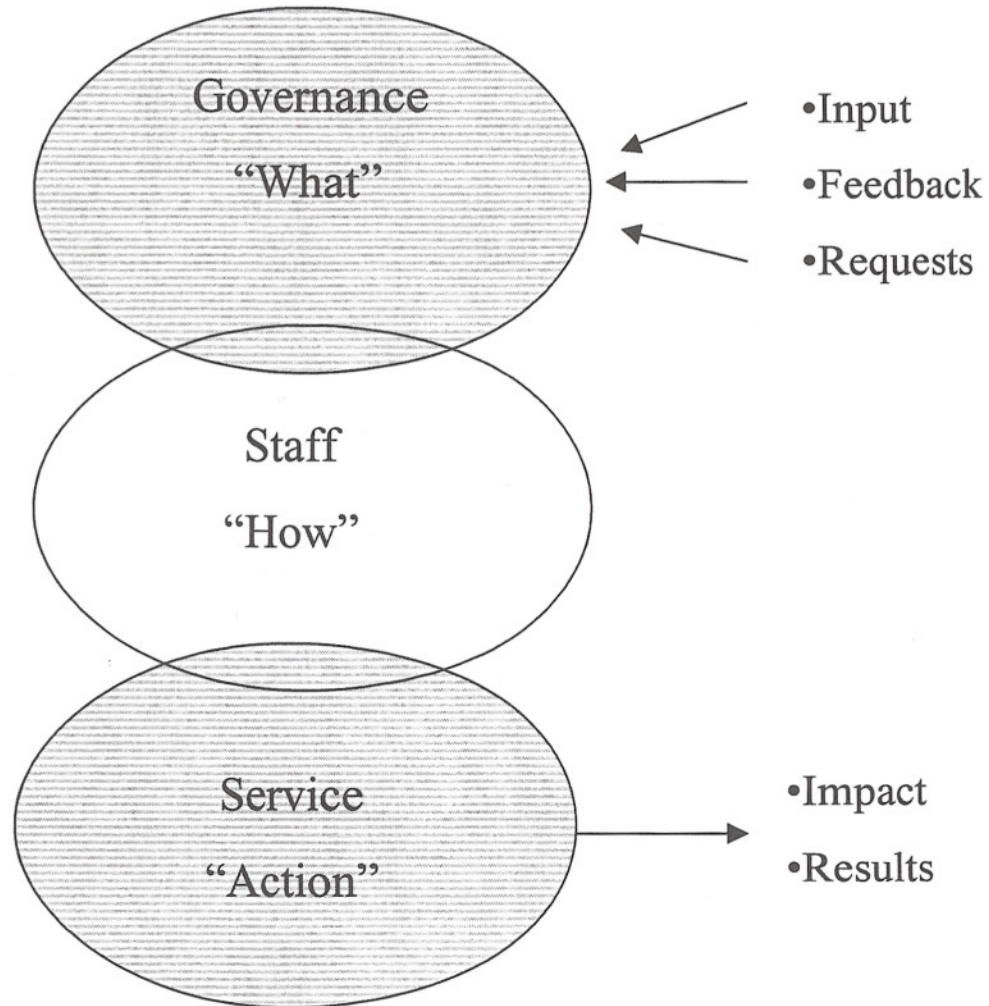
“Safety Net”



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STRATEGIC PLANNING FOR City of Weston



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STRATEGIC PLANNING FOR

City of Weston

Council Core Responsibilities

1. Determine Core Business
2. Define Goals (1, 3, 5, 10-year)
3. Define Strategies
4. Establish Annual Agenda - "To-Do" List
5. Make Policy Decisions
6. Be Responsive to Community
7. Be an Advocate
8. Monitor Progress
9. Set the "Corporate/Community" Tone
10. Staffing



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STRATEGIC PLANNING FOR

City of Weston

Core Business

- Operating Elements
- Value to Citizens
- To-do List
- SWOT

Policies

- Issues
- Policy Questions
- Actions
- Decisions
- Direction

Activities

- Policy Implementation
- Project Completion
- Services
- Refinement

WESTON 2010 Goals

- Objectives - Outcomes
- Meaning to citizens
- Actions
- Benchmark of success



Weston

STRATEGIC PLANNING FOR

City of Weston

What is the 1 “Core Business” of Government?

Service:

Safety:

Quality of Life:

Development:



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STRATEGIC PLANNING FOR

City of Weston

What does it take to operate this core business activity?

Service(s):

Safety:

Quality of Life:

Development:



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STRATEGIC PLANNING FOR

City of Weston

What is the value to a citizen for successfully doing the core task?

Service(s):

Safety:

Quality of Life:

Development:



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Weston STRATEGIC PLANNING FOR

City of Weston

What activities SHOULD City of Weston undertake?

Service(s):

Safety:

Quality of Life:

Development:



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STRATEGIC PLANNING FOR

City of Weston

List 5 things that are (or could be) **STRENGTHS** of City of Weston.

1.

2.

3.

4.

5.



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STRATEGIC PLANNING FOR

City of Weston

List 5 things that are (or could be) WEAKNESSES of City of Weston.

1.

2.

3.

4.

5.



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Weston

STRATEGIC PLANNING FOR

City of Weston

List 5 things that are (or could be) OPPORTUNITIES for City of Weston.

1.

2.

3.

4.

5.



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Weston STRATEGIC PLANNING FOR

City of Weston

List 5 things that are (or could be) THREATS to City of Weston.

1.

2.

3.

4.

5.



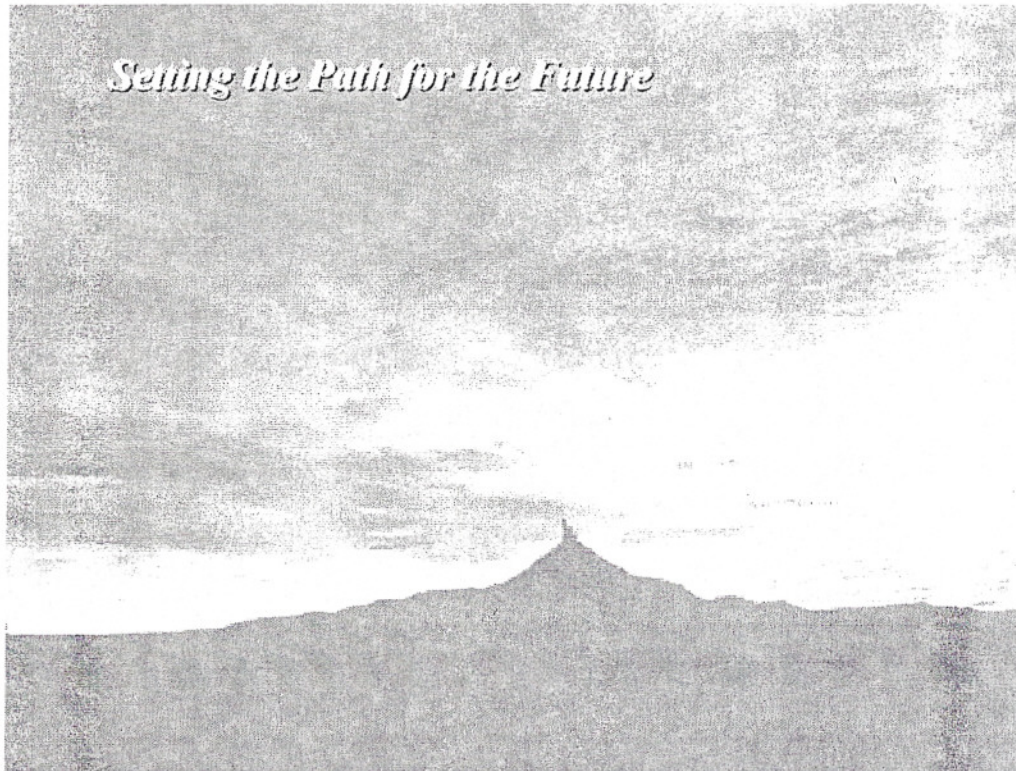
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City Council SWOT Analysis

City of Weston

Strategic Goal Setting Work Session

Setting the Path for the Future



Facilitated by:
J. Martin Sanchez, AICP
Kimley-Horn and Associates
August 6, 2001

City of Weston

City Council Work Session

STRENGTHS

Small Town	Country Living
Location	Low tax rates
Strong city plan	Natural beauty
Proactive City Council	Loop
Community involvement	Rural green belt
Mostly agricultural	Good thoroughfare network

Notes:

WEAKNESSES

No City Plan	Water Quality
Limited Funds	No Commercial Business
Low Taxes	Narrow city limits
No city services	Condition of roads/maintenance
Enforcement of Funds	Very little maintenance
No standards for development	No protection of the environment
No local emergency services	No city facilities
Heavy road maintenance burden	

Notes:

City of Weston

City Council Work Session

OPPORTUNITIES

Land development	The Loop
Increasing Population	Control of Water System
Change	Few physical obstacles
Buying land to resell to developers	Thoroughfares
Commercial business	Small Town / Rural Town
2112 Olympics	Voluntary annexations by land developers
Networking with other cities – sharing info	Timing of our plans
“Garden City” of Collin County	Job growth

Notes

THREATS

Complacent citizens	Takeover by other cities
No control over water system	No zoning
Financial and growth plans	Not listening to or acting on citizen complaints
No ordinances to insure health and safety	Lack of annexation power
Setting unrealistic goals that will guarantee failure	No commerce
No community unity “small town gossip”	Insufficient water supply
Incomplete planning/zoning ordinance	No local emergency services
Poor road repair and drainage	Failure to cooperate with other cities

Notes

GOALS:

1.

2.

3.

4.

5.

6.

7.

8.

9.

10.

City of Weston

Future Land Use Plan

Option "C"

Color Codes:

Low Density Res.

High Density Res.

Commercial/Retail

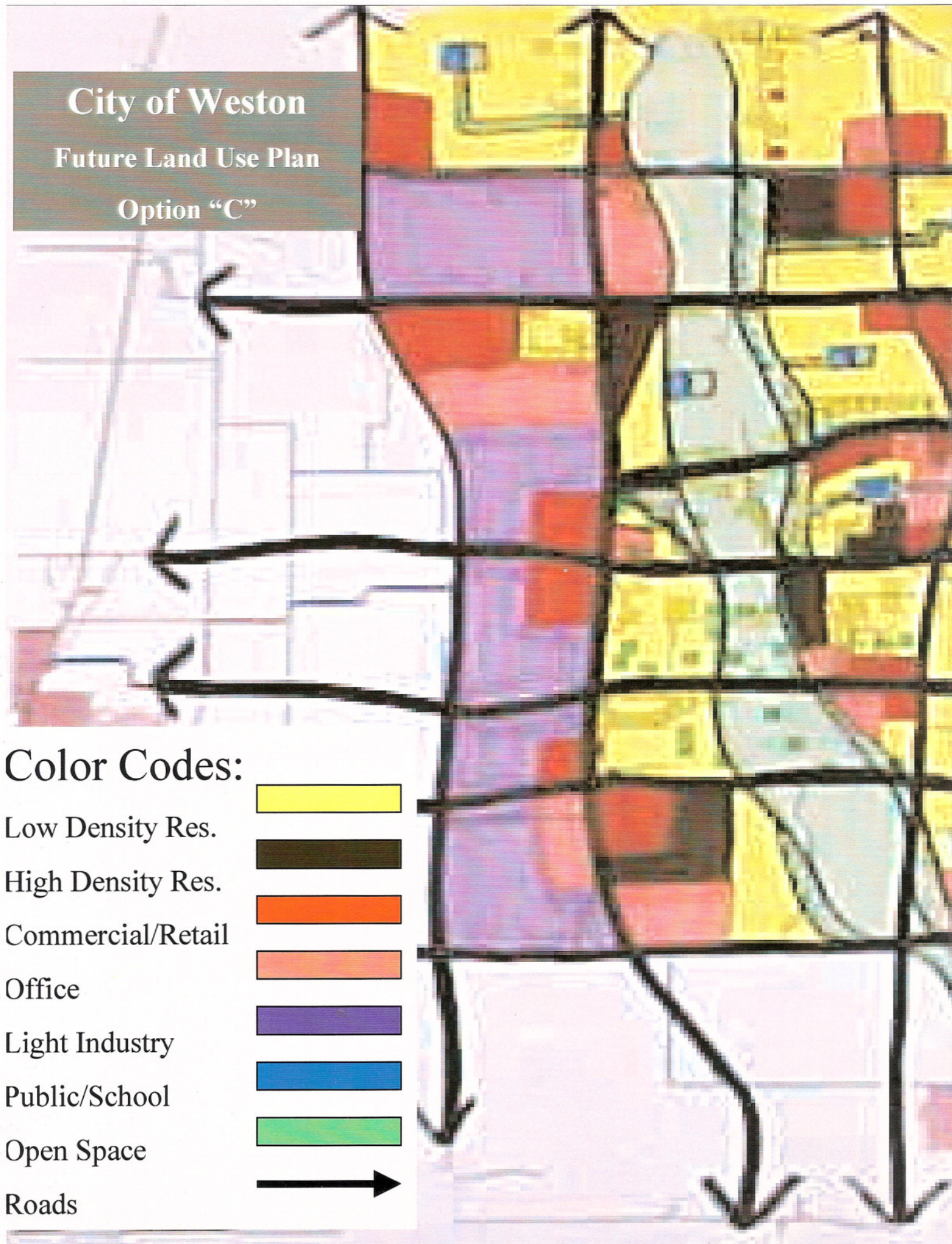
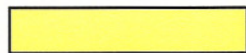
Office

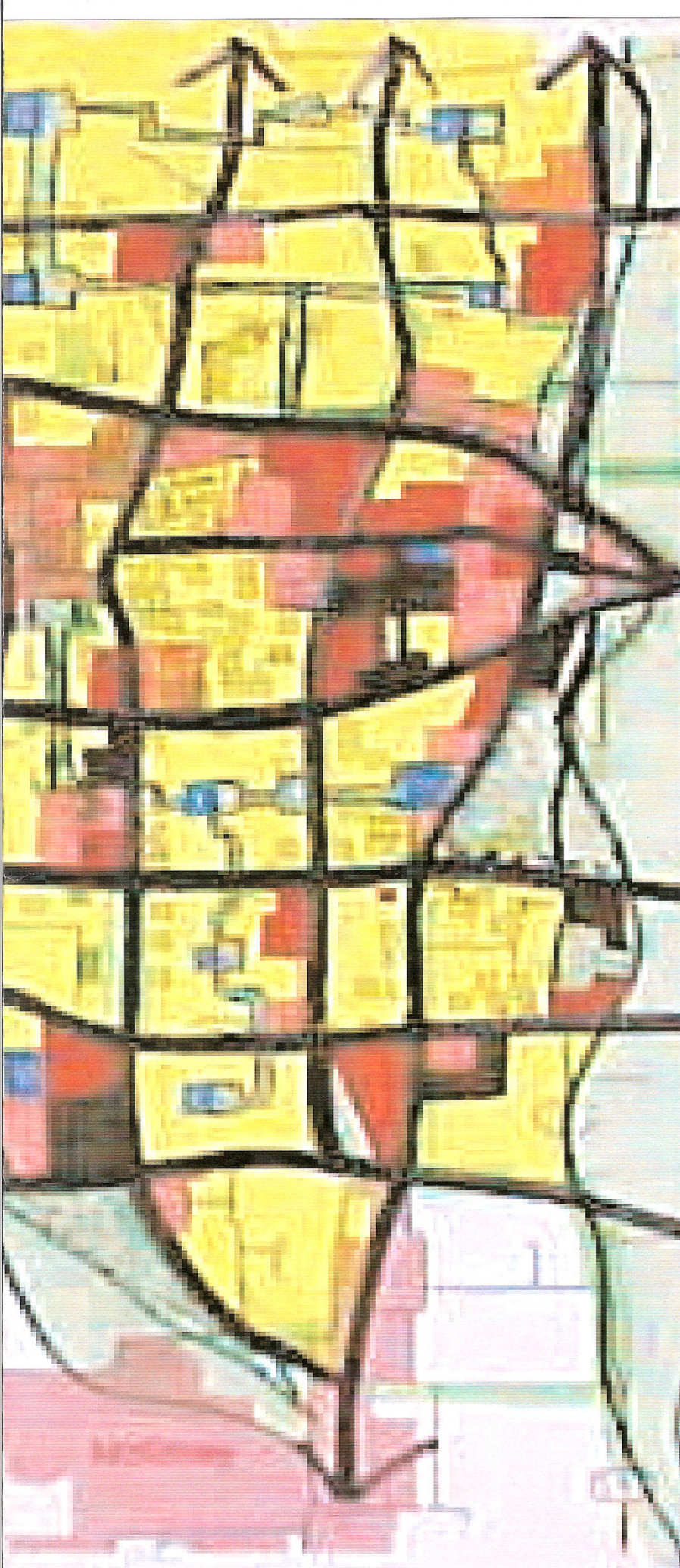
Light Industry

Public/School

Open Space

Roads





Notes:

- Joint School/Park Sites
- Full access
- Most opportunity for non-residential development
- Protects the “heart” of Weston
- Promotes development of “downtown Weston”
- Allows for expanded parks
- Promotes “green space” and “open space” linkages
- Promotes use of Honey Creek and East Fork
- Higher density increases opportunity for commercial/retail
- Expanded public facilities
- Balanced land use for fiscal sustainability

