City of New Fairview

COMPREHENSIVE PLAN

October 2024

New Fairview, TX

Keeping it country

COMPREHENSIVE PLAN

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Acknowledgements

This plan was a collaboration between the City of New Fairview, the University of North Texas (UNT), two UNT classes with a total of 13 graduate and undergraduate students, two professional planning firms — ASH+LIME and Antero Group — and a UNT intern. This unusual approach has been done in the spirit of "win-win" - representing both a professional development opportunity for the students and an opportunity to help a rural community within a feasible budget.

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Cover Letter A+L/Antero

As the Dallas-Fort Worth region continues its unprecedented growth, New Fairview finds itself at a crossroad. This city has traditionally been characterized by its relatively low population and rural character. However, in recent years, there has been a significant increase in demand for growth and development in the immediate area. This demand is not limited to the area within New Fairview's city limits, so it is impossible for the city to fully escape it, no matter what its policies. This has put pressure on the community to find a balance between maintaining its rural identity and embracing economic expansion.

The community of New Fairview is passionate about preserving its rural roots and celebrating the unique character of the area. Despite the desire to maintain a rural identity, there is a clear need for New Fairview to expand its tax base. This is necessary to support the infrastructure required for a growing community, such as water, roads, and public safety. However, this expansion must be done in a way that is sensitive to the existing landscape, which includes extensive and largely inactive oil and gas infrastructure.

The primary challenge facing New Fairview is to manage growth in a way that maintains the community's rural character while still supporting economic growth and expanding infrastructure.

This comprehensive plan provides insight on this current challenge facing New Fairview and proposes a framework to help guide development and infrastructure investment in the community. Completed as a collaborative effort between faculty and students in the University of North Texas's (UNT) department of public administration, professional planning consultants, and members of the City, the following document provides analysis of existing conditions and outlines the trade-offs involved with different planning and development strategies. However, it is important to note that the planning process itself cannot make decisions for the City. While it can provide a framework and tools for decision-making, ultimately it is up to elected officials, city staff, and citizens to make the most informed decisions possible. This requires an awareness of the tradeoffs involved in any decision, including the potential costs and benefits of different options.

The plan serves as a guide for New Fairview, providing a roadmap for future development and growth. It lays out a vision for the city's future, outlining goals and strategies for achieving that vision. As New Fairview moves forward with implementing the plan, it will need to continue engaging with the community and seeking feedback from stakeholders. This will help to ensure that the plan remains responsive to the needs and desires of the community. By working together, New Fairview can build a future that is both sustainable and equitable, while remaining true to its unique identity and character.

Glossary of Terms

Annexation: The process by which a city expands the limits of its municipal services, regulations, voting privileges, and taxing authority to urbanizing land and contiguous ETJ areas. Annexed territories gain access to municipal services and are to abide by the regulatory authority necessary to uphold public health and safety. Annexation ensures residents and businesses outside a city's corporate limits who benefit from access to the City's facilities contribute to the taxes necessary for developing and maintaining those facilities and services.

Burlington Northern Santa Fe (BNSF): A major freight railroad company operating in North America, with a vast rail network spanning 32,500 route miles across 28 U.S. states and three Canadian provinces. It plays a vital role in transporting essential goods globally, employing safer, more fuel-efficient methods compared to traditional highway transportation.

Capital Improvement Project (CIP): a substantial investment in infrastructure or facilities by governments, organizations, or businesses to enhance long-term assets. These projects aim to improve services, upgrade infrastructure, or expand capacity, typically funded through budgets, grants, or bonds. They ensure the sustained functionality, safety, and growth of assets.

Certificate of Convenience and Necessity (CCN): a government-issued authorization that grants a specific entity the exclusive right to provide essential utilities or services, like electricity or water, within a designated geographic area. It serves to regulate and streamline the provision of these services, ensuring efficiency and preventing unnecessary duplication, while also safeguarding the interests of both service providers and the public by requiring providers to meet specific obligations and deliver quality services to the community.

Department of Public Safety (DPS): A government agency responsible for maintaining public safety and enforcing laws related to traffic, criminal activities, emergency management, and other areas that contribute to the overall well-being and security of a community.

Extra Territorial Jurisdiction (ETJ): An area that is contiguous to corporate boundaries and that is located outside of municipal city limits. Limits from the municipality ranges from ½ mile to 5 miles with correlation to the population's size. The ETJ of a municipality may expand beyond distance limitations to include area adjacent to the ETJ through means of voluntary annexation.

Homeowners Association (HOA): A group formed by residents of a housing community or development, responsible for managing and maintaining common areas, amenities, and enforcing certain rules and regulations to uphold community standards and property values.

Master Thoroughfare Plan: A comprehensive long-term transportation blueprint that outlines the design, development, and connectivity of major roads and transportation networks within a city or region.

Glossary of Terms, continued

Municipal Utility District (MUD): A special-purpose governmental entity that provides utilities and infrastructure, such as water, sewage, and drainage, to a specific area within a municipality. It has the authority to levy taxes and issue bonds to fund these services.

National Fire Protection Agency (NFPA): A nonprofit organization that establishes safety standards and codes related to fire prevention, protection, and life safety.

Neo-Traditional Development or New Urbanism: An urban planning and design approach that seeks to create more walkable, mixed-use, and community-oriented environments. It is a reaction to the post-World War II urban sprawl and the dominance of automobile-centric development, which has led to problems like traffic congestion, social isolation, and a lack of a sense of place.

Node: A key point or strategic location within a city or metropolitan area that serves as a focal point for various transportation, commercial, and social activities. Nodes are typically characterized by high levels of accessibility, often serving as transportation hubs where different modes of transportation converge, such as bus stations, train stations, or major intersections. These urban nodes are planned to facilitate efficient movement and access for residents and visitors, fostering the development of mixed-use areas around them, which can include commercial, residential, and recreational spaces, promoting urban vibrancy and connectivity.

North Central Texas Council of Governments (NCTCOG): A regional planning agency that coordinates and addresses various issues, such as transportation, environment, and economic development, for communities in the North Central Texas region.

Operations and Maintenance (O&M): The ongoing activities and tasks necessary for the effective functioning and upkeep of various systems, facilities, equipment, or infrastructure. It is a critical aspect of ensuring that these assets continue to operate efficiently, safely, and reliably throughout their intended lifespan.

Pavement Condition Index (PCI): A standardized rating system for road surfaces, used by transportation agencies to prioritize maintenance. It ranges from 0 to 100, assessing factors like cracks and potholes to gauge pavement health. This aids in resource allocation and planning for road safety and longevity.

Public Improvement District (PID): Defined areas created by a city or county to provide specified improvements or maintenance and are financed by assessments against the property owners in the area. PIDs assist with allocating costs based on the benefits gained; supplemental services and improvements that haven't been developed are provided funding to help meet the needs of the community.

Pavement Improvement Plan (PIP): A strategic roadmap outlining the scheduled maintenance, repairs, and enhancements for road

Glossary of Terms, continued

surfaces to ensure their longevity, safety, and optimal condition over time.

Return on Investment (ROI): A financial metric that measures the profitability or effectiveness of an investment by comparing the gained or saved value to the cost of the investment itself.

Rural-Urban Transect: A planning model that illustrates a system of developmental elements in a built environment that progressively grows from rural in character to more urbanized. The transect is divided into six zones of increasingly rural to core development and is used as a framework to code complete communities.

Scenario Planning: A process used to help rural and city planners navigate the possible alternative futures for growth and development to guide comprehensive decision making.

Stroad: An informal term for a thoroughfare that combines the complexity of a street and the speed design of a road. Stroads are typically dangerous and do not provide safety for pedestrians and cyclists as they incentivise speeding and disrupt effective vehicle movement.

Strong Towns: A 501(c)(3) nonprofit organization that promotes sustainable urban development practices by advocating for financially resilient and economically viable communities. They emphasize elevating local government as a collaborative hub and aim to replace the Suburban Experiment with more sustainable models.

Texas Department of Transportation (TxDOT): The Texas Department of Transportation (TxDOT) is the state agency responsible for the planning, construction, maintenance, and regulation of the transportation infrastructure in the State of Texas. With a primary focus on highways, roads, bridges, and public transportation systems, TxDOT plays a crucial role in ensuring the safe and efficient movement of people and goods throughout Texas.

Zoning: A planning tool used for managing the built environment and establishing the regulations for allowed uses and development of land. Zoning is split into several districts that are classified by codes in which future developments and existing infrastructure use to unify developmental procedure.

What is a Comprehensive Plan?

A Comprehensive Plan is an adopted, legislative document that serves as an official guide for elected officials, planners, and developers. Its primary purpose is to guide the community towards a desirable future, taking into account the unique needs, strengths, and challenges of the community. The plan is designed to be adaptable and flexible, providing a roadmap for the community's future that can be revised and updated over time as circumstances change.

The Comprehensive Plan is a critical tool for effective decision-making in the development and maintenance of communities. It is a document that provides a framework for decision-making by outlining policy statements and guidelines for development, land use, and infrastructure. These policy statements can cover a wide range of topics, such as housing, transportation, environmental sustainability, economic development, and public safety.

One of the key benefits of a Comprehensive Plan process is that it involves input from a wide range of stakeholders. This input can come from residents, business owners, and other interested parties. By incorporating this input into the planning process, the resulting plan is more likely to reflect the needs and desires of the community as a whole. Laying out a clear framework for development and growth can help to ensure that decisions are made in a thoughtful and collaborative manner. This can be especially important in communities that are experiencing rapid growth or facing significant challenges. Having an adopted Comprehensive Plan can make municipalities more competitive for grant funding for infrastructure and other development initiatives.

Overall, a Comprehensive Plan provides a roadmap for the community's future, helps to gather input from a wide range of stakeholders, and builds consensus around important decisions. By utilizing a Comprehensive Plan, communities can ensure that they are well-prepared to face the challenges and opportunities of the future.

Planning Process

This plan began as a pilot program at the University of North Texas (UNT), Denton. The City of New Fairview worked alongside UNT professors, two semesters of UNT classes, two professional planning firms (ASH+LIME and Antero Group), and a student intern. This approach was taken in the spirit of creating a "win-win" scenario, where the students can gain valuable professional development experience, while the community of New Fairview can benefit from affordable planning services.

The planning process began with the students conducting a review of plans from various rural communities to identify best practices. They also conducted surveys of New Fairview citizens and assessed the current conditions within the city. The students then analyzed potential consequences of various scenarios. Two classes of students worked on this initial research during the Spring and Summer of 2022. The professional planning firms and UNT intern provided follow-up work over the next year.

The plan's development included in-person presentations to the city council for feedback, in order to verify findings and assess policy recommendations. This ensured that the citizen's voice were heard and that the resulting plan would reflect the unique needs and characteristics of the City of New Fairview.

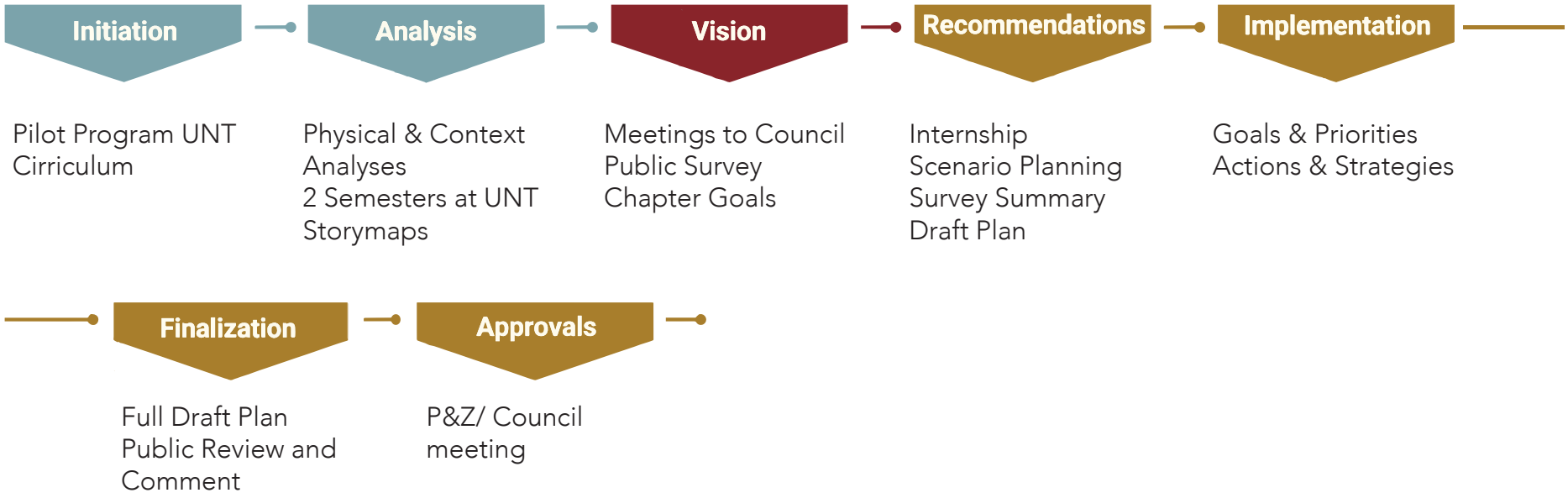
Project Overview

Assessing the current conditions of the study area is essential for a successful planning process. To gain a clear understanding of the composition of New Fairview, it is necessary to conduct a thorough examination of the demographic trends and forecasts for the study area, as well as a comprehensive inventory of the existing physical conditions and characteristics.

To create effective plans and policies, it is imperative to create reasonable estimates of the future growth of both residential and non-residential areas. This requires a thorough understanding of the demand generated for these land use types by the demographics of the study area and the physical "carrying capacity" of the land.

In other words, any planning process must consider the social, economic, and environmental factors that influence the area. Only with this knowledge can planners make informed decisions about how best to manage growth, ensure sustainability, and meet the needs of the local community.

This comprehensive assessment of the study area is intended to set the foundation for plans and policies that reflect the best of New Fairview's collective vision and aspirations. Let us work together to build a future that is equitable, sustainable, and prosperous for all.



Previous Plans and Strategies

New Fairview is a community of 1,579 people (2023) that incorporated as a municipality in 1973. Due to the city's size and relatively recent incorporation, there has been little broad strategic planning done for the community. Rather, the City has hired an outside Consulting firm (Dunaway Associates) to lead and manage current planning efforts. Dunaway has been working with the City of New Fairview since September of 2015.

2013 Comprehensive Land Use Plan and Thoroughfare Plan

In 2013, there was a Comprehensive Land Use Plan and Thoroughfare Plan for the City of New Fairview. This was an update of the City's 2007 Plan.

This plan recommended that most residential uses be large lot, single family homes, with other housing (such as townhomes or apartments) requiring unique development designs (as can be created with a Planned Development). It also anticipated increased pressure for commercial development beyond the Freeway frontage and into the interior of the city. It established three commercial zoning districts: Highway Commercial, Corridor Commercial, and Node Commercial. Finally, the plan concentrated industrial development near the freeway and the railroad Right of Way, in order to buffer residential from industrial uses and support access to the highway and railroads. (As noted later in this plan, there is currently no railroad spur within the City.)

The plan also established street classifications, including freeways, principal arterials, minor arterials, collector streets, and commercial roadways. The Thoroughfare Plan was updated to reflect these classifications.

The recommended design standards are based in New Urbanism or Neo-Traditional Development (see glossary). Guidelines include gridded streets, varied housing types, and a focus on high-quality neighborhood design and architecture.

Previous Plans and Strategies

2023 Strategic Plan

The City published the most recent New Fairview Strategic Plan in March of 2023. This plan is intended to inform staff actions, and to inform the annual budget. This was based on a survey conducted from December 17 2022-January 16 2023. The survey had 90 respondents.

GOAL 1 – Protect the Public	OBJECTIVE 1.1 – Improve Animal Control Services.
	OBJECTIVE 1.2 – Improve Code Enforcement.
	OBJECTIVE 1.3 – Grow Public Safety Services.
GOAL 2 – Invest in Infrastructure	OBJECTIVE 2.1 – Better Roads and Drainage.
	OBJECTIVE 2.2 – Convert Multi-Purpose Building to public safety use only.
	OBJECTIVE 2.3 – Build a Public Works Building.
GOAL 3 – Manage our Growth	OBJECTIVE 3.1 – Respect for our rural heritage.
	OBJECTIVE 3.2 – Keep existing new residential minimum to one (1) acre lots.
	OBJECTIVE 3.3 – Update the Zoning Map.
GOAL 4 – Exercise Fiscal Responsibility	OBJECTIVE 4.1 – Sustain a low Property Tax Rate.
	OBJECTIVE 4.2 – Seek grant opportunities.
	OBJECTIVE 4.3 – Seek interlocal opportunities.
GOAL 5 – Parks & Beautification	OBJECTIVE 5.1 – Develop and enhance Community Events.
	OBJECTIVE 5.2 – Enhance the beautification of the community.
GOAL 6 – Advance our Interests	OBJECTIVE 6.1 – Improve Communication.
	OBJECTIVE 6.2 – Protect Extraterritorial Jurisdiction.
	OBJECTIVE 6.3 – Develop and Economic Development Plan

Community Snapshot

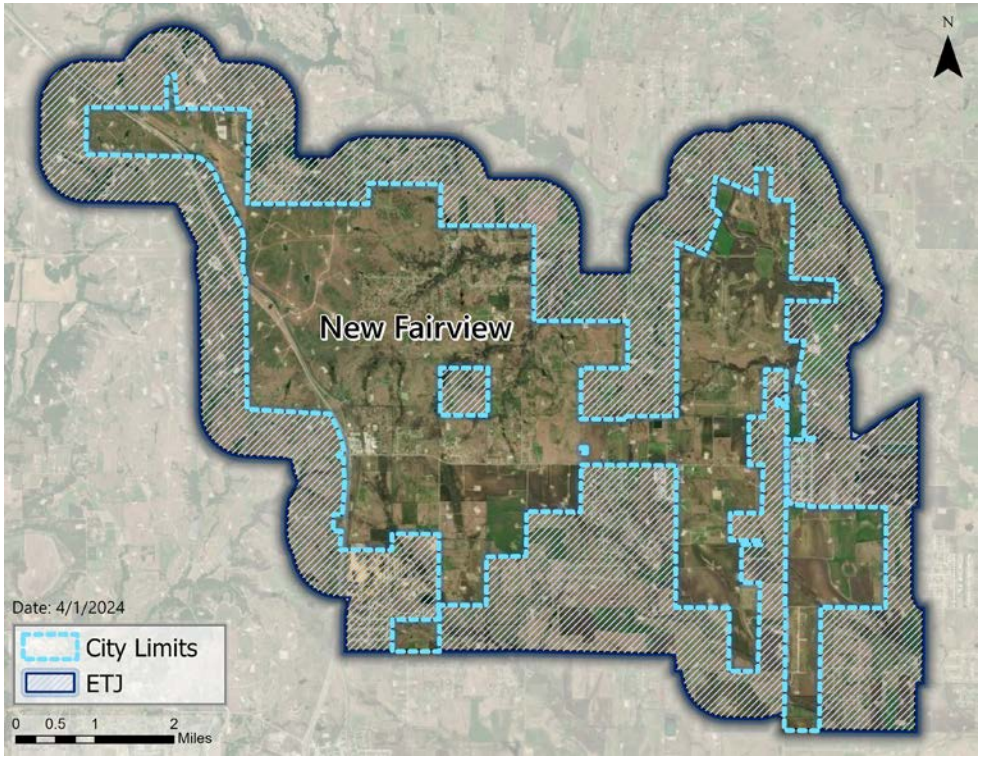
The City of New Fairview, located in Wise County on the northwest of the Dallas-Fort Worth Region, is a sparsely populated community covering 15.5 square miles and housing approximately 1,400 residents. This area balances a rural lifestyle with access to the DFW region, and is roughly 30 miles away from Downtown Fort Worth.

Originally named "Illinois Settlement" by early families who arrived from the State of Illinois, the City was later renamed "Fairview." In 1973, the city was incorporated, but only had a population of 180 residents in the 1980 census, mainly living on dairy farms and ranches. The city changed its name to New Fairview in 1999.

In the 1970s and 1980s, with the changing economy and children leaving farms for other occupations, the city started to see some new subdivisions. In the late 00s/early 10s, new developments in fracking technology led to new developments of the Barnett Shale, which, in turn, led to an oil and gas boom in Wise County and a new set of changes in New Fairview.

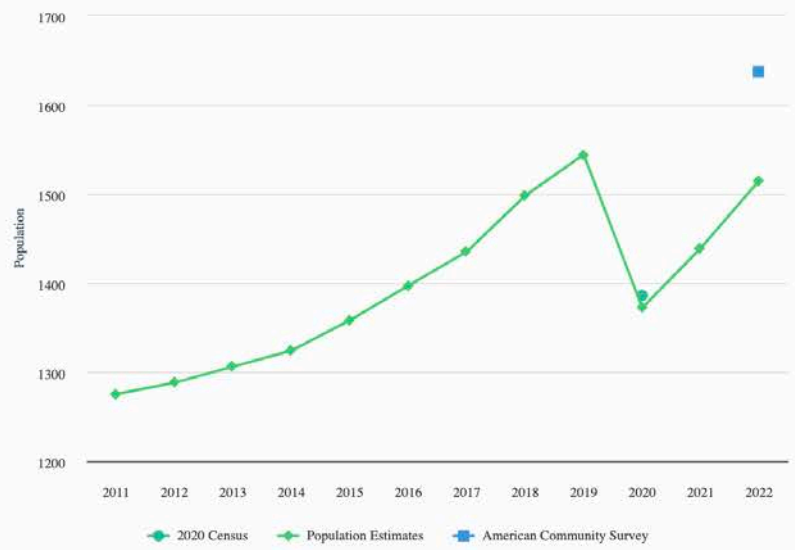
In 2020, the City formalized into a Mayor/Council government, with a full-time City Administrator.

While most of New Fairview remains agricultural, the City has seen substantial growth in recent years. Looking forward, upcoming developments are slated to bring thousands of new housing units, a school, park, and commercial development. The City and its extra-territorial jurisdiction (ETJ) host subdivisions of various sizes, with several new projects on the horizon.



Community Snapshot

New Fairview Population



Sources: United States Census Bureau. 2022 American Community Survey 5-Year Estimates. U.S. Census Bureau, American Community Survey Office. Web. 7 December 2023.

United States Census Bureau. Annual Estimates of the Resident Population: April 1, 2020 to July 1, 2022. U.S. Census Bureau, Population Division. Web. May 2023. http://www.census.gov/.

United States Census Bureau. Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2019. U.S. Census Bureau, Population Division. Web. May 2021. http://www.census.gov/.

United States Census Bureau. "P2 Hispanic or Latino, and Not Hispanic or Latino by Race." 2020 Census State Redistricting Data (Public Law 94-171) Summary File. U.S. Census Bureau, 2020 Census. Web. 12 August 2021. https://www.census.gov/.

New Fairview Demographics Summary

Population

With 1,637 people, New Fairview is the 808th most populated city in the state of Texas out of 1,799 cities. But watch out, New Fairview, because Siesta Acres with 1,636 people and Ralls with 1,634 people are right behind you.

Race & Ethnicity

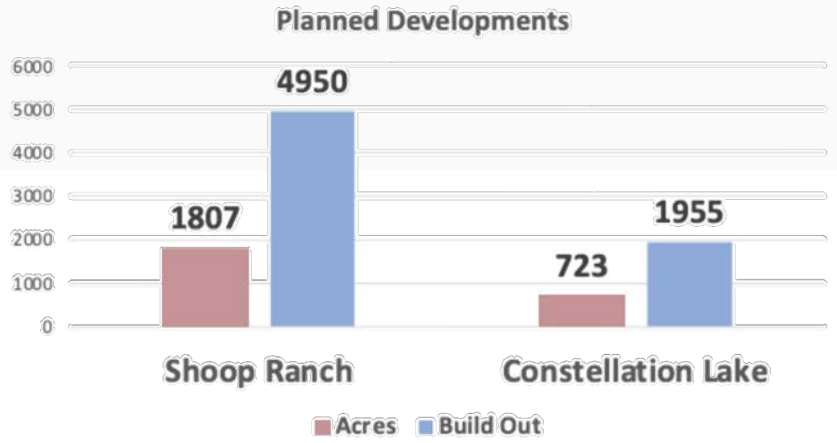
The largest New Fairview racial/ethnic groups are White (58.6%) followed by Hispanic (38.5%) and Two or More (2.3%).

$ Median Income

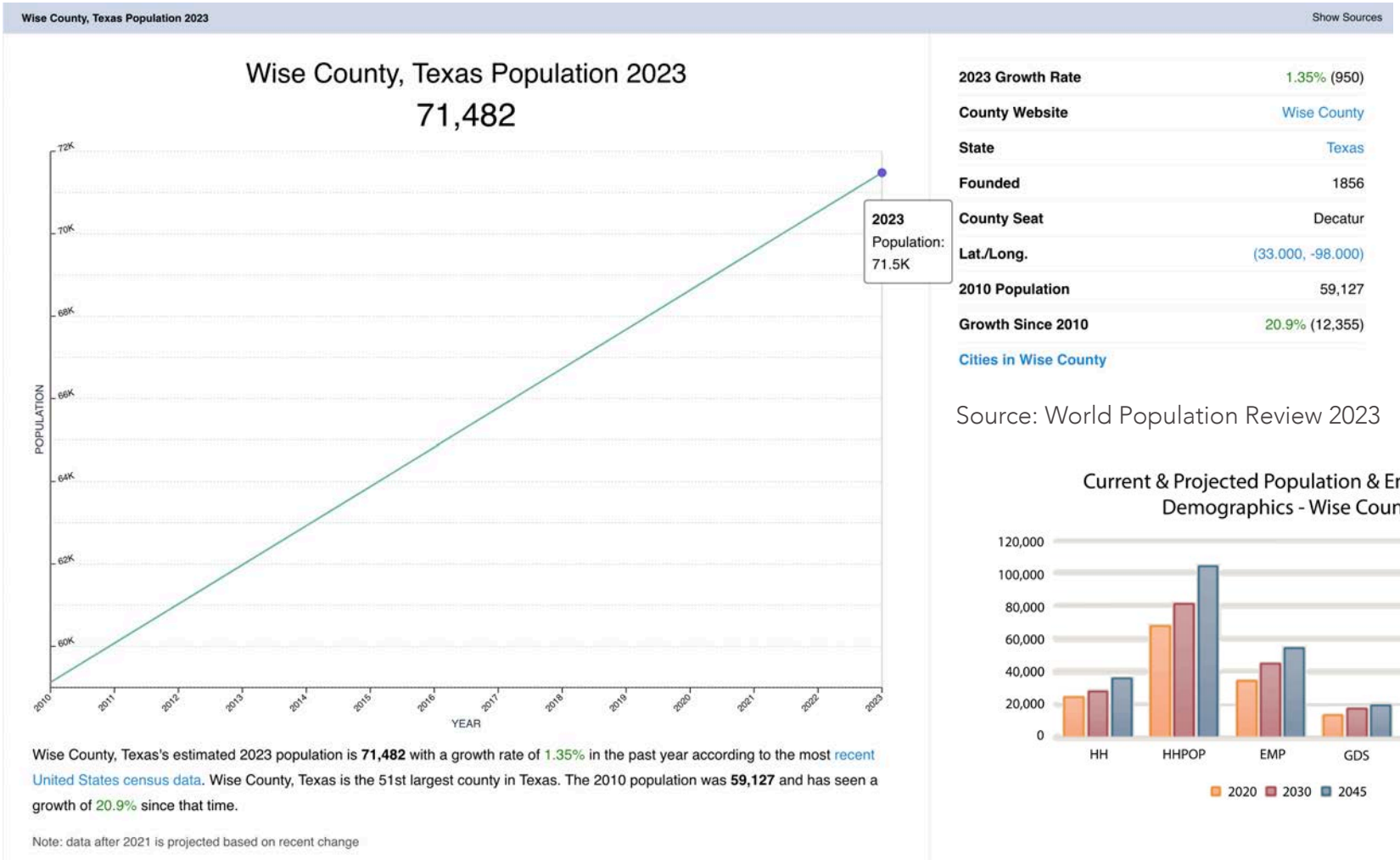
In 2022, the median household income of New Fairview households was $91,250. However, 11.3% of New Fairview families live in poverty.

Median Age

The median age for New Fairview residents is 31.5 years young.



Community Snapshot



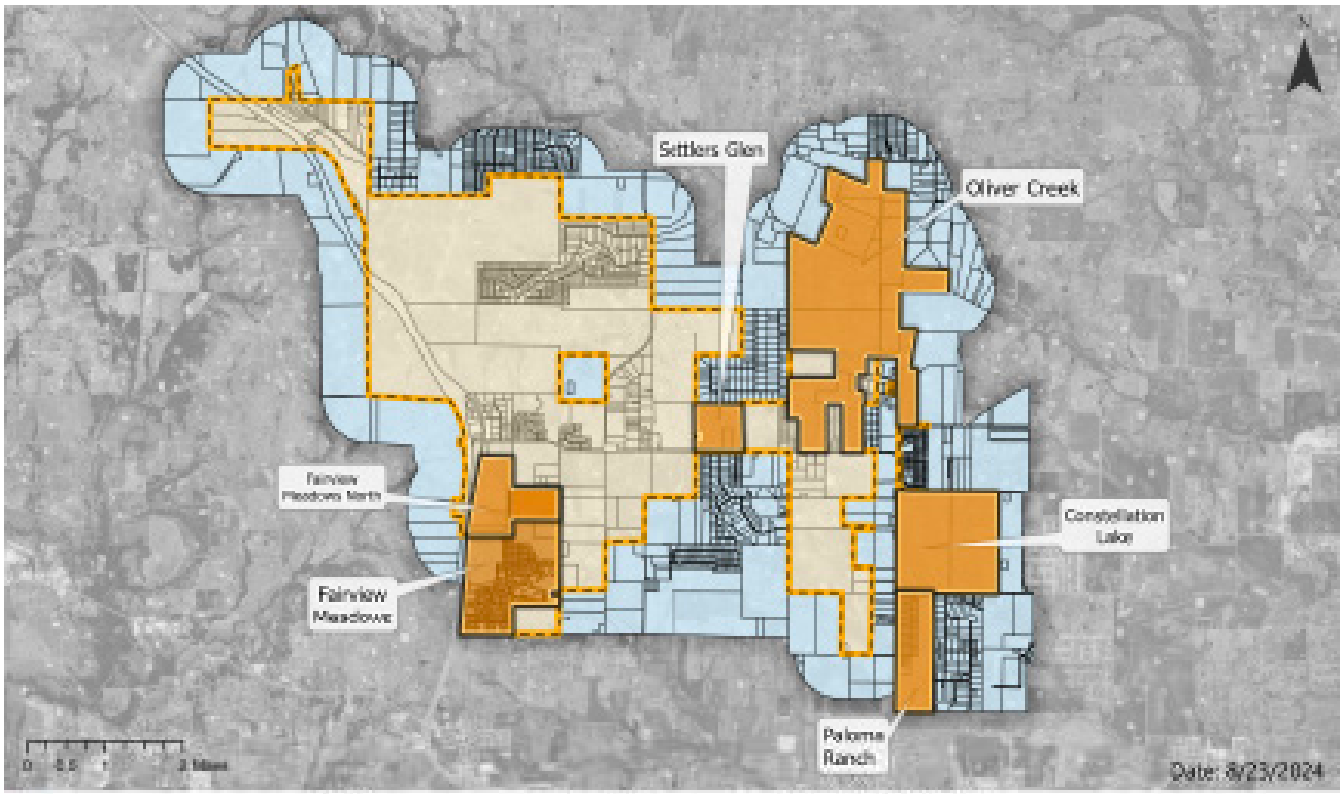
Source: World Population Review 2023

Over the last several years, there has been substantial population and employment growth, both specifically in New Fairview and generally in Wise County. Notably, the projections anticipate this phenomena will continue to 2045 and beyond. This underscores the fact that New Fairview cannot escape the pressures of development; while the City can regulate within its borders (and, to a degree, its ETJ), it cannot control what happens in the surrounding area. For that reason, its desire to maintain a rural character must be balanced with the inevitability of nearby change and the risks of losing out on taxable real estate.

Planning for Growth

While the projected increases in Retail Employment are small, all other categories — including Number of Households, Household Population, Total Employment, Retail Employment, and Service Industry Employment — will see substantial increases within Wise County.

To create a building landscape that the residents envision, the City must prepare for this increase in housing and shape the zoning to ensure the integrity of their vision is upheld. New Fairview's Residential Zoning Districts requires 2 net acres for residential zoning, more acreage than is typical of residential districts.



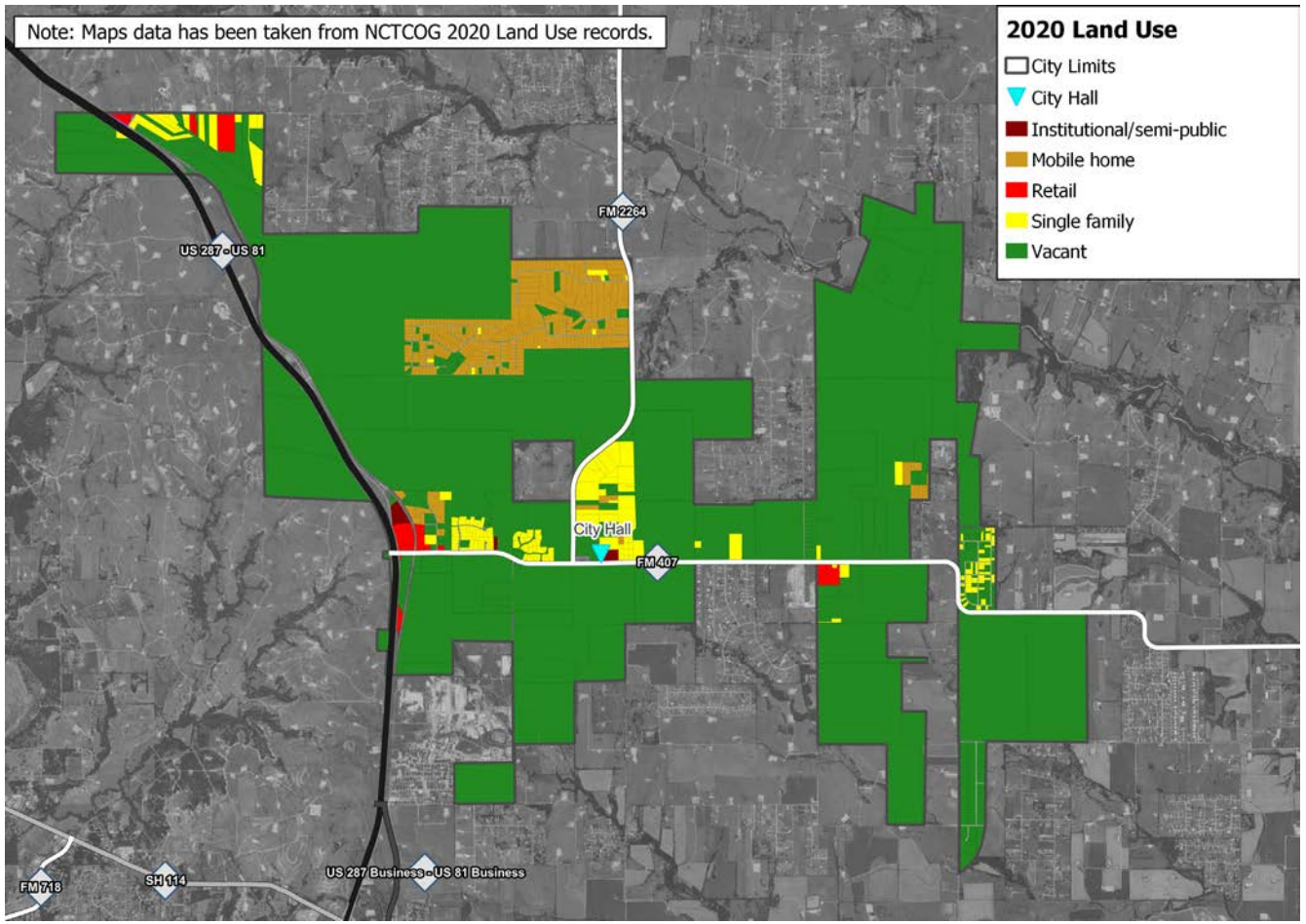
Name	Acres	Status	SF_Units	MF_Units
Fairview Meadows	632.88	Under development	486	0
Constellation Lake	723.6	Upcoming	1955	0
Paloma Ranch	313.93	Under development	353	0
Oliver Creek	1807.85	Upcoming	4140	800
Settlers Glen	149.03	Under development	171	
Fairview Meadows North	323.42	Potential development	364	

Antero Group

Current Land Use

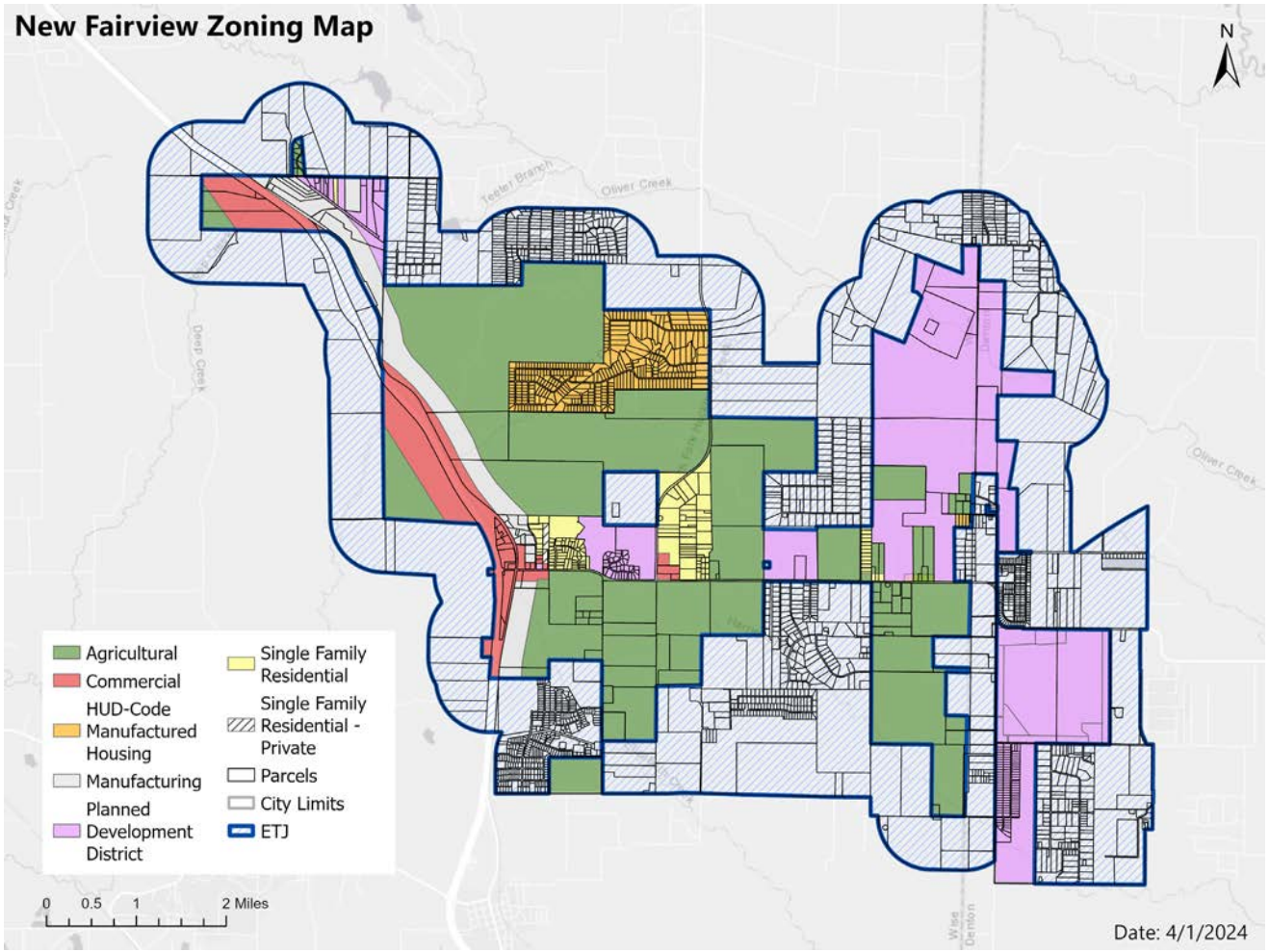
At approximately 12,094 Acres (18.9 Square Miles), New Fairview is the largest city in Wise County by land mass. In addition to the current city limits, New Fairview also has 14,090 Acres (22 quare Miles) of Extra Territorial Jurisdiction (ETJ) available for potential annexation.

The majority of the city is currently comprised of vacant or agricultural land with sparse single-family housing developments and one manufactured housing development district. Along Highway 287, New Fairview has been zoned for a commercial corridor accompanied by a manufacturing corridor on the interior, with additional planned development areas in the city's center and to the east. Currently, most of the city is zoned agricultural, while the commercial, manufacturing, and Planned Development zones remain largely undeveloped. This leaves New Fairview with ample potential to determine its future direction.



A Community with History

The residents of New Fairview seek community and have always looked to the town as "home" and a place to live outside the city life while benefiting from proximity to employment. Although there are opportunities for development, the City of New Fairview faces challenges in attracting the types of commercial developments and businesses that would help support long-term fiscal stability. In large part, this is because the city lacks adequate, consistent, and widespread water and wastewater infrastructure. This has been a past, present, and future issue that the community must address to move forward by expanding its tax base and becoming more attractive to businesses and residents alike. However, it is worth noting that New Fairview's long-standing history of keeping taxes low has benefited its residents. The community as a whole supports development, under the promise that New Fairview's rural character will largely remain.



Citizen Survey

2022 - 2023

It is important to involve as many people as possible to get diverse input when engaging in the Strategic Planning process to better understand community priorities. On December 8, 2022, the City launched a New Fairview Citizen Survey that collected input from residents on various topics. The survey was concluded on January 16, 2023, with ninety respondents. On February 3, 2023, the City Council held a strategic planning retreat to review the results of the citizen survey and use the input to draft a Strategic Plan, including a Vision and Mission Statement, Core Values, and Strategic Goals and Objectives.

The Survey identified citizen perspectives over a wide variety of areas, rated on a scale of 1-5. In various areas, the responses were on a "bell," with substantial numbers of respondents offering both high and low ratings. The respondents showed a pointed emphasis on desiring to maintain the rural character of New Fairview. Based on the trend of responses, there is some inconsistency between what is desired in New Fairview and what policies are supported. A clear majority of respondents desired improvement in street maintenance, water infrastructure, and economic development, among other areas.

On the other hand, there is little appetite for the taxes that would likely be required in order for the City to make all of the desired improvements. The survey also showed consensus, around topics discussing the visibility and density of police and animal control services. The results showed a general satisfaction with the current deputies in New Fairview and a desire to have more sheriffs appointed to the area.

Following the planning analysis scenarios, Scenario 1 would best align with the current desires of the community. Scenario 1 focuses on minimal development, with the primary focus being on progressing the planned developments Shoop Ranch and Constellation Lake for possible density growth. Rural land would remain largely untouched and some issues will be addressed, but the City would not have the tax based needed to address the most widespread concerns.

Based on the results from the Citizen Satisfaction Survey, a variety of key points were identified as a priority to address. Areas of broad concern include:

- Street maintenance
- Water quality
- Condition of drainage culverts under City streets
- Quality/Response time of Wise County Animal Control Services
- Visibility of deputies in neighborhoods
- A variety of businesses

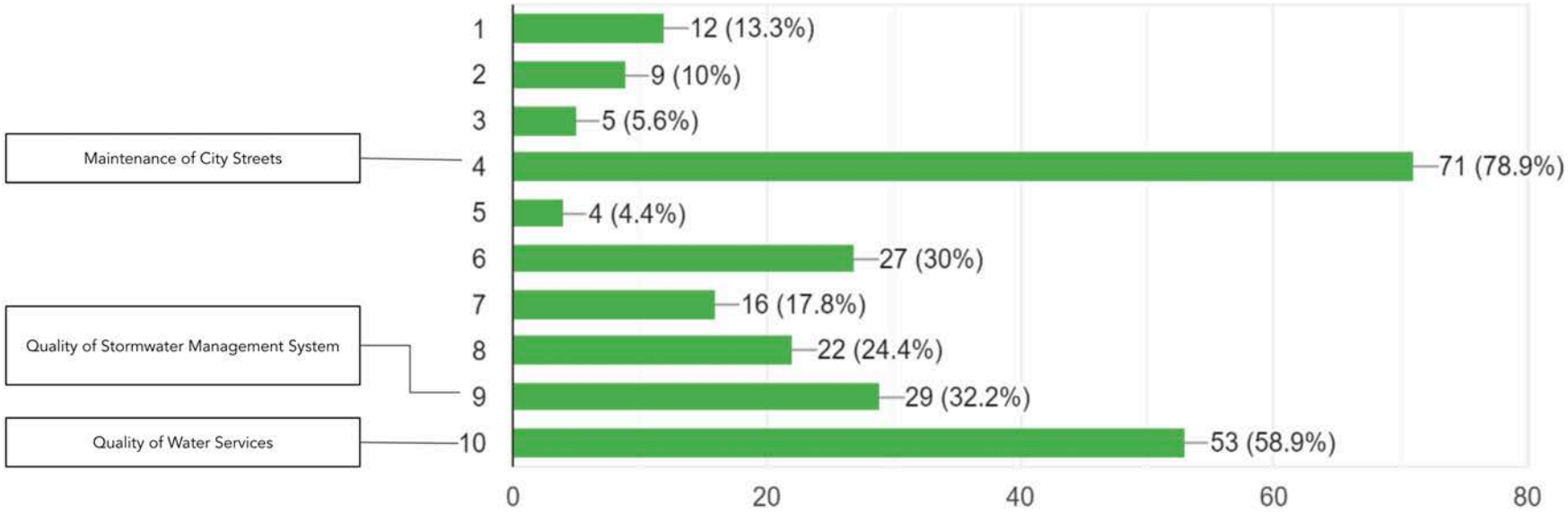
Citizen Survey

2022 - 2023

In the City Services portion of the survey, the results show what the community wants city council to emphasize most for maintenance and improvements. The graph below shows the raw numbers from the survey and the top three responses. Maintenance to the city streets, quality of existing stormwater systems and water services showed the most desire for improvement from the results. Looking at the top results, street maintenance is the area where respondents want the City to put the most emphasis, followed by water services and the stormwater management system. In other words, New Fairview's citizens recognize the need to address some basic infrastructure issues.

Which THREE of the items listed in these questions do you think should receive the MOST EMPHASIS from City leaders over the next TWO years?

(90 responses)





Housing

Introduction

Amidst boundless plains and tranquil countryside, New Fairview emerges as a quaint rural town where life takes its own unhurried stride. Crafting a comprehensive plan for our cherished community, we must first dive into a fundamental aspect of our town's essence: housing.

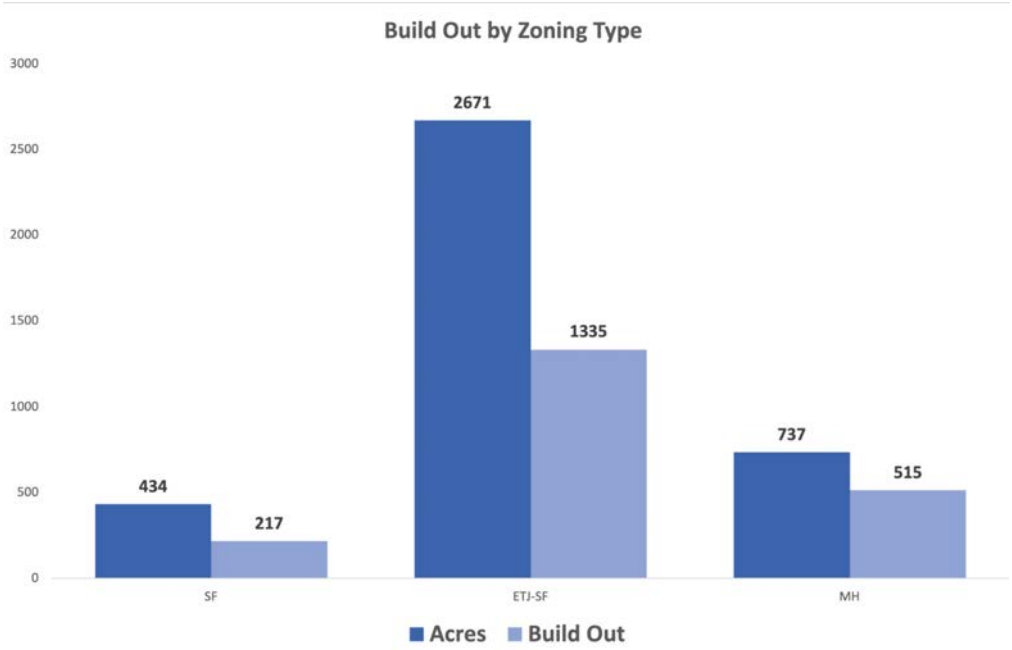
In New Fairview, housing represents more than just shelter — it reflects the collective dreams, aspirations, and identities of the residents. It encompasses a sense of belonging, security, and continuity that threads through generations. But housing is not a one-size-fits-all concept. This chapter aims to explore the multifaceted role that housing plays in our community, ranging from its socioeconomic significance to its impact on our environment and the shared identity of New Fairview residents.

It is crucial that we recognize the web of connections that links housing to every facet of our town's life. From generating economic growth to enriching our cultural heritage, from fostering social cohesion to safeguarding the environment, housing is intricately woven into the tapestry of New Fairview's past, present, and future. Let us begin this exploration of housing in New Fairview, guided by the tenets of sustainability, inclusivity, and resilience that will pave the way towards a brighter and more vibrant future for the city.

Planning for Growth

To ensure that New Fairview can achieve its goals, it is essential to make the codes and regulations consistent with the City's overall vision. The most critical tool available to the community is the zoning code, which controls permitted uses, units per acre, and even building sizes throughout the city. Based on the zoning in place, the future build-out can be anticipated — enabling the City to allocate the needed funds and plan for roads, water, schools, and emergency services.

To estimate the population at full buildout, we can calculate allowed density per lot and the acreage requirement per lot for each zoning district (Single-Family, ETJ-Single Family, and Manufactured). Based on current acreage of each neighborhood (including ETJ), a total of 3,464 dwellings can be estimated for New Fairview. However, this number is low compared to the expected growth. Looking forward at Planned Developments, a different picture is painted for the success in their development. The majority of new homes are single family residences located within the City's ETJ.



Neighborhood	Zoning Type	Acreage	# of Homes
Chisholm Hills	MH	736.51	737
Constellation Lake	SF	723.6	1955
Coyote Ridge	ETJ-SF	60.03	60
Diamond Ridge	ETJ-SF	134.9	135
Fairview Acres	SF	253.73	254
Fairview Meadows	ETJ-SF	632.88	496
Fairview Meadows North	ETJ-SF	323.42	364
Frisco Hill Ranch	SF	15.75	16
Heritage Creek VI	ETJ-SF	552.59	553
High Mesa Estates	ETJ-SF	220.86	221
Kincannon-Wilson	SF	32.22	32
Kings Rest Estates	ETJ-SF	62.46	62
Lot 40	ETJ-SF	7.64	8
New Hope	SF	12.39	12
Old Chisholm Estates	ETJ-SF	384.86	385
Paloma Ranch	PD	313.93	353
Pioneer Estates	ETJ-SF	128.73	129
Reyes	ETJ-SF	11.38	11
Rio Rancho Estates	SF-PD	45.51	46
Schuster	ETJ-SF	1.15	1
Settlers Glen	SF-PD	149.03	171
Shoop Ranch	PD	1807.85	4940
Singing Meadows	ETJ-SF	105.48	105
Ski Haven	ETJ-SF	40.26	40
Sky View Ranch	SF	64.78	65
Strawberry Estates	ETJ-SF	59.51	60
Sunset Mesa	ETJ-SF	23.12	23
Totals =		6904.57	11234

Correcting Lot Area Requirements

To address this issue, a reduction of Lot Area requirements in targeted areas of residential zoning can positively influence the City to permit more dwellings to accommodate the expected growth of its population. Properly reducing Lot Area Requirements will allow an increase in housing for the expected increase in population.

Zoning Type	Agricultural (A)	Single-Family (SF)	Manufactured Housing (MH)
Minimum Lot Density (Amount of Dwellings)	1	1	1
Minimum Lot Area (Acreage)	2	1	1

Zoning Type	Acres	Build Out
SF	434	217
ETJ-SF	2671	1335
MH	737	515
Shoop Ranch	1807	4950
Constellation Lake	723	1955
Total	6372	8972

For instance, in the case of Fairview Meadows, reducing the acreage requirement to 0.5 acres would allow about 1,479 lots to be developed upon. Restricting this change to certain neighborhoods will allow New Fairview to maintain its integrity while inviting positive change in areas where the citizens see fit.

Managing Balanced Development

Projections for Wise County show expected increases in the number of households, household population, service industry jobs and overall household income. While retail employment is not expected to grow substantially over the next two decades, an increase in the number of households and general population will require new types of services, including retail, for the growing population.

Change is coming to New Fairview. The surrounding area is growing rapidly, and New Fairview will require an increased tax base in order to support its citizens' growing needs. The City cannot avoid change, but can help prepare for it with forward-thinking planning.

Benefits of Diverse Housing Types

The concept of diverse housing types within planned developments acknowledges that there's no one-size-fits-all solution when it comes to housing. People have different needs, preferences, and financial capabilities, and urban planners recognize the importance of accommodating this diversity.

Here are some key housing types that could help shape New Fairview:

Single-Family Homes: These are the traditional standalone houses catering to families seeking privacy and space. Planned developments often include variations like townhouses or cottage-style homes.

Townhomes/Townhouses: These type of residential housing are characterized by a series of individual, multi-story dwelling units that are typically attached side by side in a row. Townhomes share walls with neighboring units and often have a vertical layout.

Accessory Dwelling Units (ADUs): ADUs, also known as "granny flats" or "in-law suites," are additional housing units on the same property as a single-family home. They offer flexibility for accommodating extended family or generating rental income.

Co-Housing/Pocket Neighborhoods: This model involves multiple households sharing a common space (such as yardspace) while retaining private residences. Co-housing promotes community engagement and resource sharing.

Senior Housing: With an aging population, senior-friendly housing options like retirement communities or assisted living facilities are increasingly integrated into planned developments.

Micro-Housing: These compact units are designed to maximize space efficiency and are suitable for individuals or couples seeking affordability and minimalism.

Appropriate Two-Family and Multi-Family

To ensure that appropriate housing options are available, two-family housing should be limited in neighborhoods and allowed in Planned Developments. Adding a zoning district that allows an increased Lot Density can maximize the number of dwellings in smaller lot areas while allowing existing larger lot areas to remain in designated areas.

Multi-Family housing should be limited to Planned Developments — where retail/commercial uses for residents to utilize can offer nearby housing. This Mixed-Use style of zoning or development allows for land to be used most efficiently. Such developments allow for single-family neighborhoods to continue having larger lots, while other options are available to other neighborhoods. The balance of large lots for existing development and a larger variety of lot sizes for new development can ensure that the City takes advantage of regional growth pressures while also maintaining the rural character.







New Fairview

Planned Developments

In the ever-evolving landscape of urban planning and community development, the concept of planned developments and diverse housing types has gained increasing prominence. As our cities grow, and populations surge, the need for innovative and sustainable solutions to accommodate diverse housing needs becomes imperative. Planned developments are meticulously designed communities that go beyond haphazard construction and instead focus on holistic planning. They offer a more tailored and flexible approach to land use and zoning, allowing for the creation of well-designed, sustainable, and integrated communities that can adapt to changing needs and priorities over time.

A Planned Development is a comprehensive approach to land use and urban development that involves the intentional design and regulation of an entire area, neighborhood, or community with specific objectives and guidelines. It is a zoning designation that allows for flexibility and customization in the development process, often deviating from standard zoning regulations and land use patterns. In a planned development, zoning typically involves a specific master plan or development plan that outlines the layout, design, and land use of the area, including the locations of residential, commercial, recreational, and green spaces.

The key principles of planned developments include:

Mixed Land Use: Planned developments often feature a mix of residential, commercial, and recreational spaces, reducing the need for long commutes and promoting a sense of community.

Environmental Sustainability: These communities prioritize green spaces, sustainable construction methods, and energy-efficient technologies to reduce their ecological footprint.

Connectivity: Accessibility is a vital element. Planned developments include pedestrian-friendly streets, efficient public transportation, and bike lanes to encourage alternative modes of commuting.

Social Inclusivity: A range of housing types is integrated to accommodate people from diverse socioeconomic backgrounds, fostering inclusivity and social cohesion.

Benefits of Planned Developments

Diverse housing types within planned developments offer several advantages:

Inclusivity: They create neighborhoods that are accessible to people from various income brackets and backgrounds, fostering diverse and vibrant communities.

Reduced Commute: Mixed-use developments reduce the need for long commutes, promoting sustainability and reducing traffic congestion.

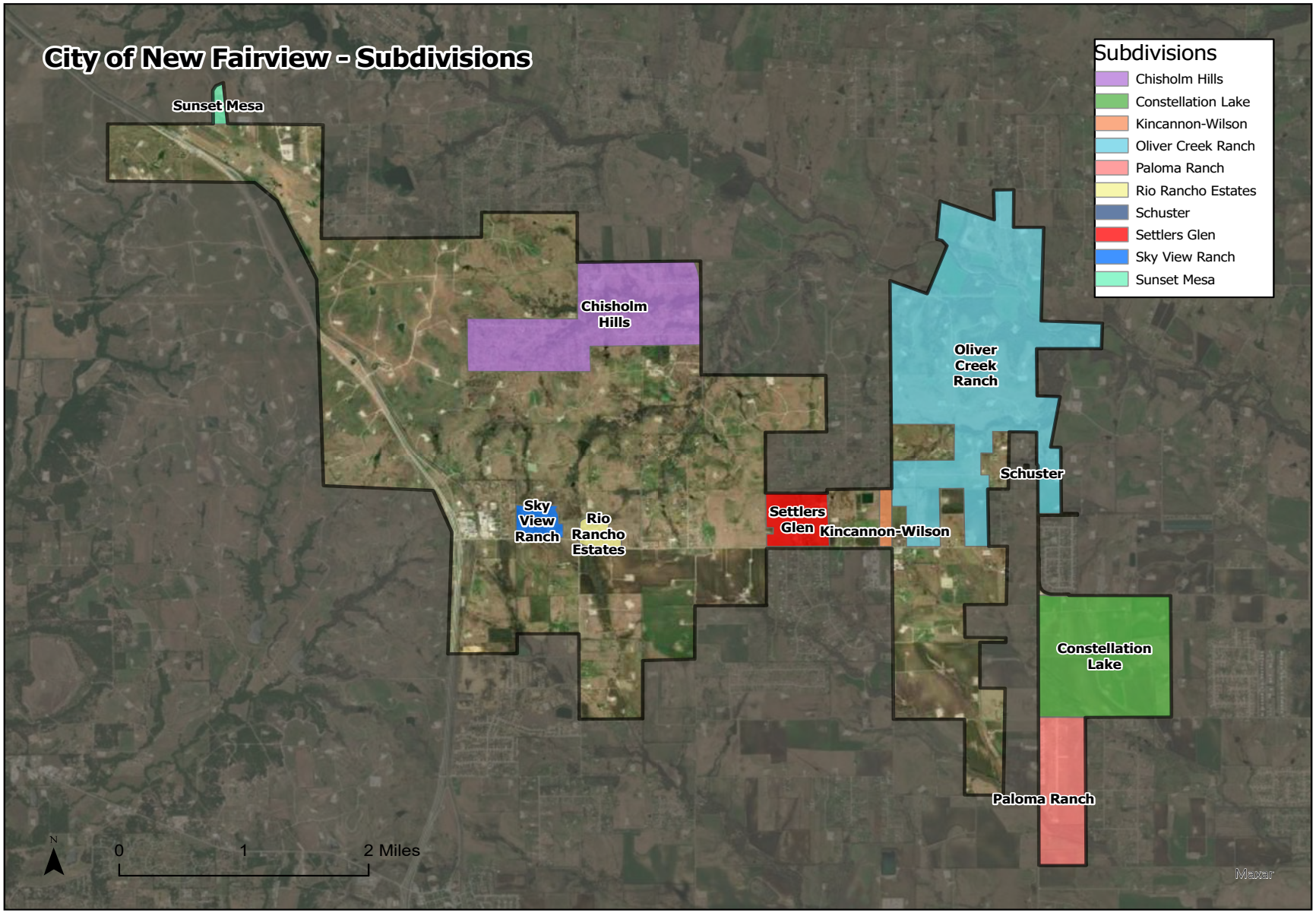
Economic Resilience: A diverse housing stock can withstand economic fluctuations better, ensuring long-term stability for residents and developers.

Aging in Place: Senior housing options allow older residents to remain in familiar communities as they age, maintaining social ties and support networks.

Environmental Sustainability: By optimizing land use and promoting energy-efficient construction, diverse housing types contribute to eco-friendly urbanization

Community Amenities: Planned developments often incorporate community amenities like schools, healthcare facilities, and transportation hubs to enhance the quality of life for residents.

Planned Developments



Planned Developments — Oliver Creek Ranch

Oliver Creek Ranch, formerly known as Shoop Creek Ranch, is a highly-anticipated planned development which is expected to have a transformative effect on New Fairview. At full completion, the development will span approximately 1,807 acres and will feature 4,150 single-family dwellings, plus 800 multi-family and mixed-use units, built in a variety of architectural styles. The development will also include schools and parks to accommodate the anticipated population, along with athletic fields, recreational amenities, restaurants, emergency services, office space, and a City Square that will serve as the civic center of New Fairview. These features will create new opportunities for residents and enhance the overall quality of life in the area.

To fund the amenities and improvements in the district, residents of Oliver Screek Ranch will be subject to a Public Improvement District (PID) tax. This tax will be levied among Shoop Ranch residents and directly in the district but will benefit the community as a whole. The development will be a significant addition to the New Fairview community, providing modern and varied housing options along with numerous amenities and facilities for its residents.







Planned Developments — Oliver Creek Ranch

The Oliver Creek Ranch development plan — which has been approved by the City — is projected to transform the area in four different phases.

Phase 1 & 2 would require approximately 804 acres and allow for the construction of around 1,846 single-family houses. If implemented, this proposed growth wouldcontribute to the threshold for commercial developments and amenities, creating a more vibrant and interactive community in Shoop Ranch.

Phase 3 will develop an additional estimated 579 Acres, bringing the total to approximately 1,383 acres. The development of 1,329 more single-family homes would be supplemented with the construction of educational facilities and community open spaces, further enhancing the opportunities for growth in Oliver Creek Ranch and New Fairview.

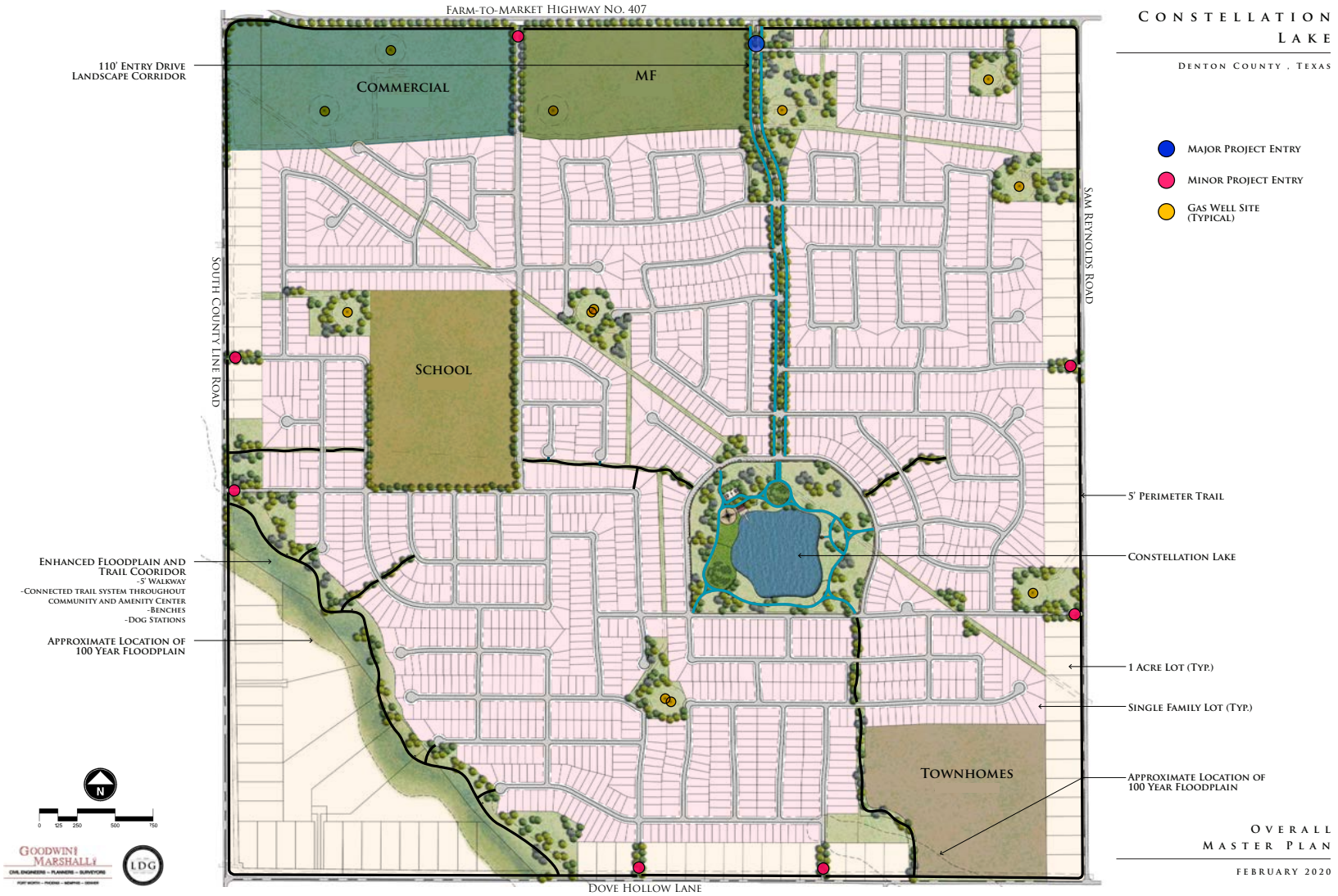
Phase 4 would represent the final proposed buildout of the project. It would include the remaining 424 Acres, developing a total of approximately 1,807 acres. This phase, if completed, would add around 975 single-family homes and new mixed-use centers with a wide range of retail stores, restaurants, and entertainment services. New parks and amenities would also be developed, creating a lively and community-focused hub for growth in the City of New Fairview.

It is important to note that current available ground water will not support even the Phase One level of development, and that alternate sources are not readily available. For those reasons, it is anticipated that development will be limited in scope in the near future and that the City will need to work with the developer to revisit these plans.



Planned Developments - Constellation Lake

Constellation Lake is a planned neighborhood, spanning an estimated total of 723 Acres. The potential district will feature a park site at its center — accessible through various planned trails — providing a significant benefit to the planned 1,955 single-family homes. As with Shoop Ranch, it is conceptualized as a Public Improvement District (PID), a special taxing district aimed at promoting community growth and opportunities for the City of New Fairview. As with Oliver Creek Ranch, it should be noted that water limitations may prevent the envisioned buildout. The property owners is seeking modifications to the plan.



Strong Towns

Championing a cause and uniting for change within our communities are noble endeavors. But at its worst, our relentless advocacy can blind us to the bigger picture. While it's vital to fight for what we believe in, it's equally important to remember the need for compromise.

The Strong Towns movement does not offer off-the-shelf solutions. Instead, they provide a toolkit of questions, frameworks, and observations designed to help communities better comprehend trade-offs and make informed decisions rooted in real-world pragmatism. Their approach outlines the overarching trade-offs that apply universally to cities:

Consider the context of urban growth and transformation:

Affordable, Desirable, No Growth: Pick Two - A city can embody either affordability, desirability, or stagnation, but not all three simultaneously. Think of a sky resort town, where charm contributes to high prices, or a post-industrial city, where affordability stems from a lack of demand. Finding cities that successfully integrate all three is a rarity.

Low Density, Low Taxes, High Services: Pick Two - A city can opt for a sparse population with low taxes or prioritize low taxes with excellent services, but not all three.

Though these issues may initially appear intricate, there's a mathematical reality underpinning these choices. By engaging in open dialogues about these trade-offs, rather than clinging to rigid ideologies, we can find common ground rooted in practicality and move toward solutions that benefit everyone.

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For more information on this, follow this link to the Strong Towns article: https://www.strongtowns.org/journal/2018/10/25/a-better-conversation-starts-with-acknowledging-trade-offs

Conclusion

As New Fairview continues to grow in population, City leaders have an opportunity to integrate different housing types and residential options into the existing landscape. Although existing residents may prefer larger homes spaced out across the community, strategic investments in housing stock can enable the City to accommodate a wider range of lifestyles and housing needs for both existing and future residents. By providing opportunities for residents to remain in New Fairview during the various stages of their lives, the City can better leverage regional growth pressures without having to completely change the portfolio of housing stock that existing residents prefer.

Accessory Dwelling Units (ADUs) are one option the City can consider for enhancing its current housing stock to accommodate smaller households, including senior citizens or younger workers who are transitioning into or out of large, single family homes. According to the American Planning Association, ADUs are "smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home." They are called by different names across the country, including accessory apartments, secondary suites, and granny flats. They offer the potential to increase both housing options and housing affordability (for both homeowners and tenants), enable seniors to stay near family as they age, and facilitate better use of the existing housing fabric in existing residential areas. The City has considerable discretion to shape an ADU ordinance to fit the communities needs, for instance, by restricting the size or type of ADU allowed and by regulating whether ADUs can be used as income producing properties.

The City's approved Planned Developments already include a broader variety of housing types than established residential areas, helping to diversify the city's housing mix. Going forward, the City could consider utilizing the PD process to encourage the development of more missing middle housing types that are less than mid-rise apartment buildings but beyond single-family homes – such as townhomes, duplexes, triplexes, and courtyard clusters – and can enable more affordable housing options while encouraging a small-town community feel. Missing middle housing can also be a means to enhance the city's residential tax base and providing additional revenue for infrastructure, and other public services.

By structuring the regulations to fit the needs of the community, New Fairview can shape its housing stock in a strategic and sustainable manner that reduces long-term costs of providing public services while also enhancing the affordability and housing options available to residents.

Conclusion

(Expanded in Implementation Chapter page 78, 80):

Opportunities/Goals
Allow selective experimentation with different housing types
Consider expanding allowance of accessory dwelling units (ADUs) in targeted zoning districts.
Give opportunity to residents at all stages of their lives to be able to find a place to live in New Fairview
Support a variety of housing to maintain/enhance tax base
Ensure that zoning and subdivision regulations are consistent with goals established in this Comprehensive Plan



Transportation

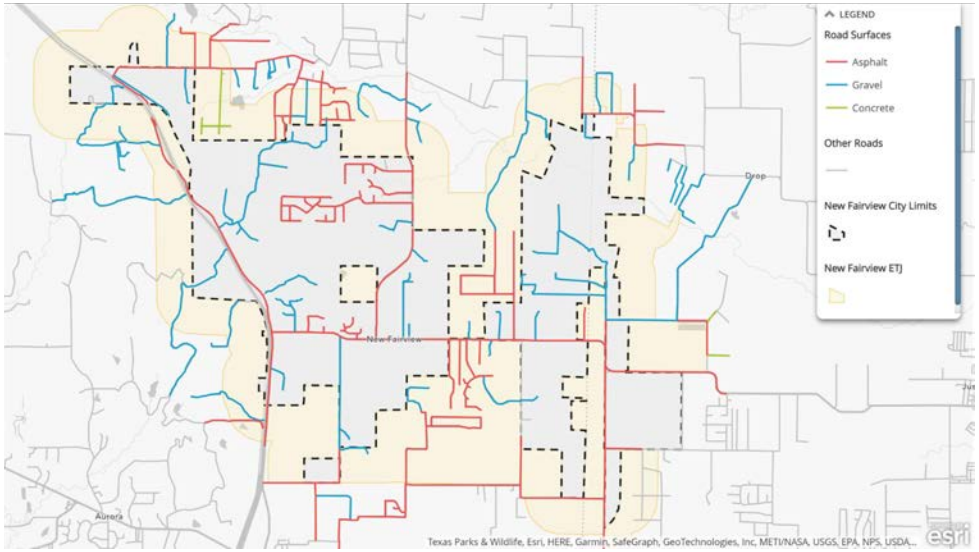
Transportation Overview

The City of New Fairview's transportation infrastructure currently supports only vehicular traffic. While a BNSF railroad does cross through the western part of the city, there are no active spurs which would enable local use.

The city's roadway network consists of various materials, with the majority being asphalt and gravel, as shown in the Road Surface Exhibit to the right. As New Fairview continues to age and grow, it's important to focus on maintaining its existing rural roadway infrastructure. Gravel, asphalt, & concrete roads will have similar maintenance requirements across the city.

Due to the existing financial and roadway conditions of New Fairview, there is a risk that the City will not be able to maintain, improve, or expand neighborhood and major city streets as rapidly as the infrastructure is declining. This is largely due to the shorter lifespan of asphalt roads in comparison to concrete construction. In order to mitigate this concern, New Fairview should use the existing Pavement Improvement Plan to project for the budgeting needs of regular operation and maintenance of existing and future infrastructure.

Based on the survey conducted 2022, residents in New Fairview are primarily concerned with the inadequate maintenance of infrastructure, which can further deteriorate their trust in city leadership if current strategies are maintained or neglected. The Citizen Satisfaction Survey indicates that it is crucial for city leadership to prioritize the creation and implementation of a comprehensive plan for maintenance, improvements, and the establishment of a street network.



According to the Pavement Management Program Report, New Fairview has 32 miles of roads, out of which 19 miles are asphalt and 5 miles are concrete. Additionally, there are several roads within city limits that are considered private driveways in publicly available GIS data, and are often made of gravel.

As the majority of the city's roads are made of gravel and asphalt, there are implications for their longevity and maintenance. The Federal Highway Administration states that the average useful life cycle of asphalt roads is 20 years, while that of concrete roads is 35 years. The City's Pavement Management Program has identified several street maintenance options, including pothole patching, crack sealing, partial or full-depth repairs, overlays with wedge milling, and full-depth reconstruction.

Given the rapidly-changing construction and supply costs, it's challenging to estimate the exact expenses associated with maintaining New Fairview's roadway network. However, considering the long-term financial obligations of roadway maintenance, the City should strive to gain a better understanding of these costs.

Condition & Status

New Fairview can benefit from various resources to help estimate the costs of road construction and maintenance. For example, the graph from the Federal Highway Administration's (FHA) report "Status of the Nation's Highways, Bridges, and Transit: Conditions and Performance" demonstrates that the construction of new concrete major arterial roads can cost up to $3.55 million per mile. This cost estimate aligns with the American Road & Transportation Builders Association estimate that the reconstruction of concrete thoroughfares in rural areas may range from $1.5 to $4 million per mile. It's essential to note that concrete roadways are the standard in both Texas and the US due to their lower maintenance requirements. In contrast, asphalt roadways cost between $500K to $1M per mile, and gravel roads cost less than $100K per mile to construct but require much more maintenance over their shorter lifespan.

STATUS OF THE NATION'S HIGHWAYS, BRIDGES, AND TRANSIT | Conditions and Performance | 23rd Edition

Source: Federal Highway Administration (FHWA), 2020

Exhibit A-1: Typical Costs per Lane Mile Assumed in HERS by Type of Improvement

Category	Typical Costs (Thousands of 2014 Dollars per Lane Mile)								
	Re-construct and Widen Lane	Re-construct Existing Lane	Resurface and Widen Lane	Resurface Existing Lane	Improve Shoulder	Add Lane, Normal Cost	Add Lane, Equivalent High Cost	New Alignment, Normal	New Alignment, High
Rural									
Interstate									
Flat	$1,993	$1,302	$1,128	$462	$86	$2,561	$3,551	$3,551	$3,551
Rolling	$2,234	$1,335	$1,298	$492	$142	$2,777	$4,493	$4,493	$4,493
Mountainous	$4,235	$2,924	$2,151	$728	$297	$8,646	$10,121	$10,121	$10,121
Other Principal Arterial									
Flat	$1,556	$1,042	$941	$371	$57	$2,052	$2,937	$2,937	$2,937
Rolling	$1,757	$1,071	$1,069	$413	$96	$2,197	$3,546	$3,546	$3,546
Mountainous	$3,412	$2,411	$2,072	$583	$126	$7,756	$8,931	$8,931	$8,931
Minor Arterial									
Flat	$1,423	$915	$877	$329	$54	$1,865	$2,618	$2,618	$2,618
Rolling	$1,718	$1,013	$1,091	$354	$99	$2,138	$3,372	$3,372	$3,372
Mountainous	$2,854	$1,871	$2,072	$486	$224	$6,547	$7,857	$7,857	$7,857
Major Collector									
Flat	$1,499	$969	$905	$336	$69	$1,937	$2,617	$2,617	$2,617
Rolling	$1,640	$985	$1,018	$356	$93	$1,979	$3,220	$3,220	$3,220
Mountainous	$2,489	$1,541	$1,482	$486	$143	$4,191	$5,474	$5,474	$5,474

Planned Projects

New Fairview is not currently part of the Wise County Master Thoroughfare Plan or the North Central Texas Council of Governments' (NCTCOG) long-term planning initiatives like the Mobility 2045 plan. However, the City is working with Wise County to develop a partnership to improve CR 4717 and potentially secure funding for major arterial road improvements. Although the 2017 Wise County Master Thoroughfare Plan doesn't mention New Fairview directly, it includes both near and long-term plans that would impact the city. The County's near-term plans involve completing frontage connections for US 287 and constructing 2/4 lane undivided roadways for FM 2264 and FM 407. Long-term recommendations include constructing additional frontage along US 287 and completing frontage connections for US 287, as well as enhancing FM 407.

New Fairview's subdivision regulations require that all new developments include a pedestrian connectivity plan, with links to both the city thoroughfare network and the park linkage system. This also mandated that green space and open space corridors are at least 30 feet in width.

In 2021, New Fairview passed a $3 million bond package to address road maintenance and paving in the Chisholm Hills neighborhood. The City also negotiated a partnership with the County to repair CR 4717, Wilson, and Aydelotte Court in May 2021. In August and September 2021, Jagoe-Public contract installed culverts and drainage components to improve road conditions. In November 2021, street reconstruction began on Stewart Street and Branding Iron, moving towards FM 2264. In December 2021, Lange, Layfield, and Latham streets underwent street reconstruction. In January 2022, Judge Court, Hilltop Court, Morgan Place, and Montana Court also underwent street reconstruction.

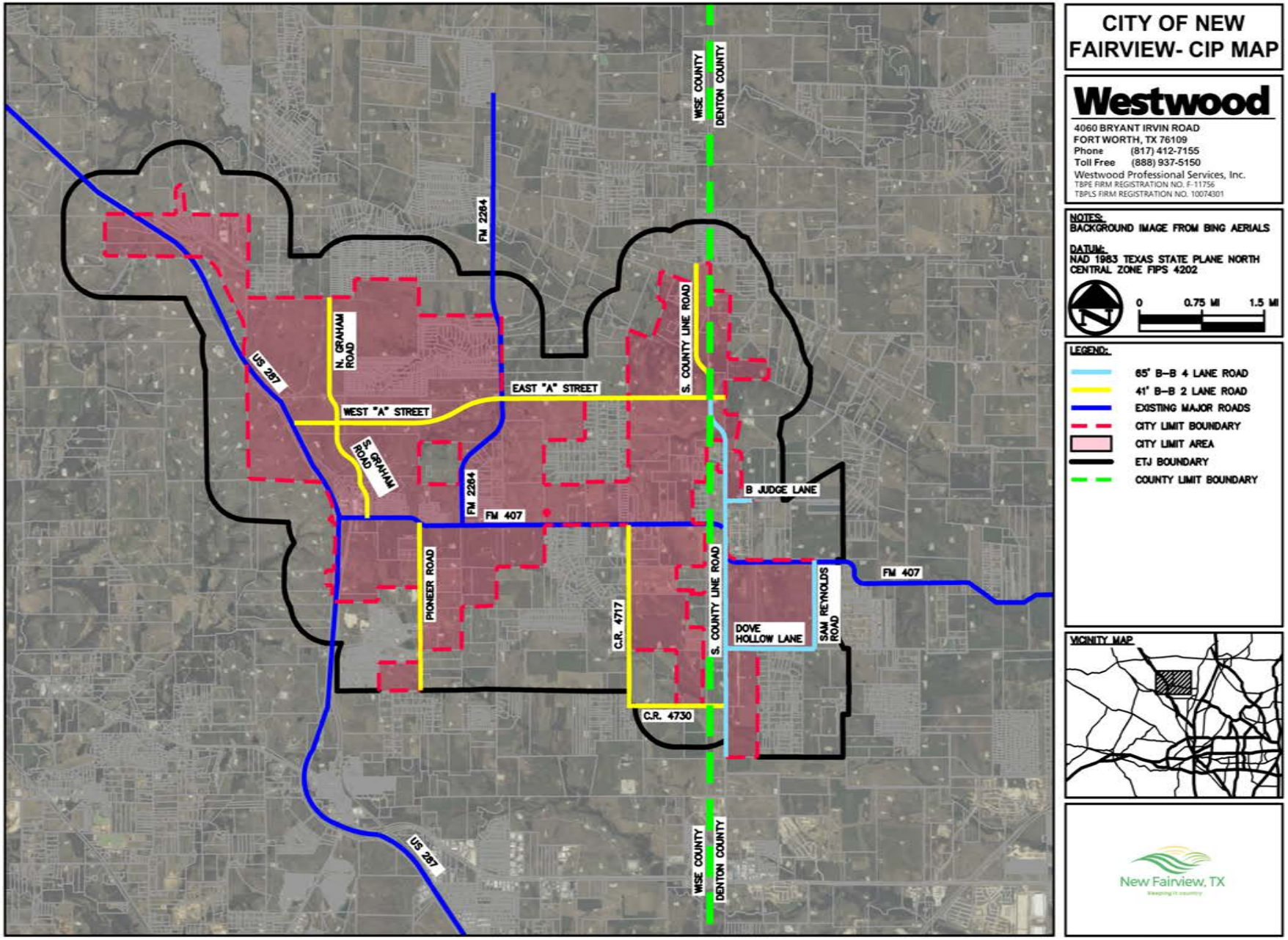
In addition to these initiatives, New Fairview has adopted a Capital Improvement Plan (CIP) to guide future projects related to the construction and expansion of new roadways. The Capital Improvement Plan in New Fairview aims to enhance the connectivity of the roadway network, providing more efficient travel options for residents and visitors.

In 2023, The City approved Transportation Impact Fees for new developments, with a maximum fee per dwelling unit of $3,819.69 for single-family homes and $2720.92 for multi-family units.

In August of 2023. City Council approved an ordinance authorizing the issuance of certificates of obligation for $3.5 million for roadway and drainage improvements in the Chisholm Hills Subdivision. Roads to be worked on included: Lange Way, Aydelotte Court, Chisholm Hills Drive, Chisholm Hills Court and Hilltop Trail.

The City was also awarded a $500,000 Community Development Block (TxCDBG) Grant for Latham Lane. As of this writing (in October of 2024), it is anticipated that this project will be completed before the end of 2024.

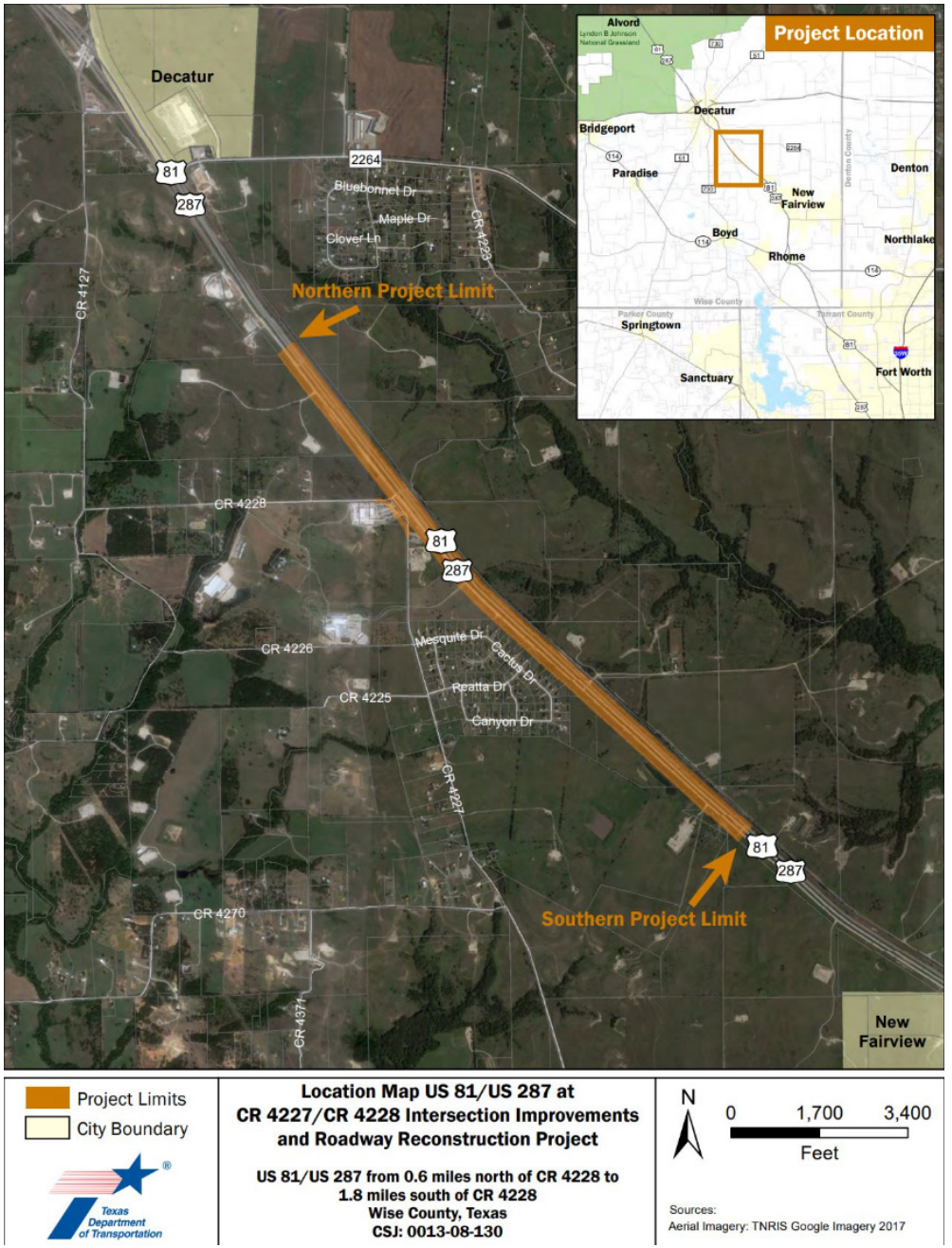
Capital Improvement Projects Map



Planned Projects

TxDOT has proposed intersection improvements and roadway reconstruction for US 81/US 287 from FM 40 to FM 2264. The proposed plan involves converting the existing four-lane rural highway into a four-lane controlled access highway, including a grade-separated crossing at NRS Ranch Road. Additionally, an interim project is planned to improve safety by implementing crossover improvements and adding lanes. The estimated cost of the project is $39,500,000, and it would not require the displacement of any residential or non-residential buildings.

Furthermore, TxDOT is actively exploring options to expand FM 407 in order to accommodate future traffic demands by 2045. New Fairview's involvement in the planning process for this TxDOT project is crucial, as FM 407 serves as the primary east-west corridor in the city. Citizen and stakeholder input on current and future TxDOT projects in New Fairview will enable the City to influence the design of the expanded roadways. For example, if pedestrian-friendly infrastructure like wide sidewalks and bike lanes are desired along major roadways, it is important to address these aspects in the early stages of TxDOT preparation. Moreover, the alignment of roadways such as FM 407 will directly impact the feasibility of future development along major arterial corridors throughout New Fairview.



Opportunities

Trail Connectivity

The City of New Fairview does not currently have a public trail network. Trails, either walking, hiking, biking, or a combination of the three, are consistently hailed as one of the most used and well received public amenities by citizens. The lack of an existing network presents the City with an opportunity to plan a city-wide network from scratch as part of a Master Trail Plan. The existence of hundreds of oil & gas wells across the city means there are potentially connectable nodes of otherwise unusable space that could be used as the backbone to a citywide trail network. Further investigation into the potential for a trail network should be undertaken.



Rail Line

As noted in the Transportation overview, there is an active BNSF rail line in the western part of the city, but it has no spurs within the City limits. As documented in the TxDOT Wise County Metroplex Freight Mobility Study (August 2020), this corridor hosts 24 trains per day.

This does create some notable challenges for the City, including:

Noise:
Train operators are required to sound their horns, at high volume, as they approach a crossing. The alternative, creation of a Quiet Zone, would require large investments well beyond the typical scope of a rural community. This noise issue is also a hindrance to development; any residential or mixed-use zoning will need to remain within a significant buffer of the rail line.

Mobility:
Active train lines often inhibit mobility by creating frequent, unpredictable delays of several minutes. In the case of New Fairview, the tracks are just East of US 287 on the western edge of town, and cross the East-West Corridor (FM 407/Illinois Street) at grade. This creates unreliability for anyone exiting the highway and accessing the bulk of New Fairview, effectively creating a bottleneck in the transportation system.

Emergency Response:
More importantly, trains create uncertainty about emergency response times. In rural communities, there are typically challenges around meeting targeted emergency response times. The rail lines add to these difficulties, and limit the ability to collaborate across jurisdictions.

Conclusion

As the community continues to grow, the existing road network will need to be enhanced to ensure that emergency vehicles, such as fire and police, have accessibility to all households and residents.

As with most rural communities, there are limited mobility options beyond the private automobile. Strategic investments in a trail system and pedestrian enhancements could provide more choice for residents. In additon to meeting resident's demands for trails, the system could also provide some alleviation of local traffic that can help preserve the road network and reduce maintenance costs longterm.

From this analysis, New Fairview should consider adopting the following as goals that can guide planning of the city's transportation network (Expanded in Implementation Chapter page 79, 82):

Opportunities/Goals
Maintain existing streets
Expand pedestrian and bicycle facilities concurrently with future development, cycling on trails, or appropriately-designed streets
Design streets to discourage excessive speeding
Consider return to tax base when investing in new transportation
Support alternative modes where appropriate, such as citywide trail network
Support pedestrian travel within and between Planned Developments

Additional Links:

- Road Condition Mapping: https://storymaps.arcgis.com/stories/bfca89e632714be3846795cbfcca96cc#ref-n-xNjH47
- Anticipated Next Steps: https://storymaps.arcgis.com/stories/bfca89e632714be3846795cbfcca96cc#ref-n-OkYWLn



Emergency Management

Public Safety

Currently, the residents of New Fairview enjoy the benefits of living in a peaceful community with a relatively low crime rate. In September of 2023, the City entered into an Interlocal Agreement (ILA) with the City of Boyd. Specifically, this agreement covered the enforcement of City ordinances and traffic laws. The ILA specified an average of 15 hours of service, which was increased to 20 hours with the 2024-25 fiscal years. This has generated substantial activity for the New Fairview Municipal Court. Fine have covered most of the costs for these services.

In a separate agreement in July 2023, the City entered into an ILA with the City of Boyd to operate Boyd's municipal court services. The City collects one-third of all revenues generated from Boyd's municipal Court to cover its operational costs. Since the City of Boyd has recently hired more police, there has been increased activity in their court - and, by extension, more revenue paid to the City of New Fairview.





Fire Safety

Fire and EMS services in the City of New Fairview are provided by two organizations: East Wise Fire Rescue and the City of Justin. The City of New Fairview benefits from fire service provided through a special agreement with Wise Fire Rescue which does business as New Fairview Fire Rescue, or NFFR). According to the terms of this agreement, the City is obligated to provide the following:

- Two bays within the City's multi-purpose building, designated for housing a brush and pump truck
- An office, and shared space

Per this agreement, NFFR is contracted to provide fire protection, suppression, and rescue services. Beginning in the 2024-2025 fiscal year, the City has increased its payments to NFFR to $8,000 per month, or $96,000 a year. The City makes an annual payment of $1,000 to East Wise Fire Rescue. In order to enhance service coverage in the New Fairview area and reduce response times, East Wise Fire Rescue has established an additional location on FM2264. This location extends its coverage almost as far north as Highway 380. As a result, the average city response time has significantly improved, decreasing from over 20 minutes to approximately nine and a half minutes.

The Denton County portion of the city is covered by the Justin Community Volunteer Fire Department (JCVFD). Similarly to NFFR, the City has entered into an agreement with JCVFD for fire protection, fire suppression, and emergency medical and rescue services. For the current fiscal year (2024-2025), the City has increased the JCVFD's budget to $24,00 a year. The City and JCVFD wish to amend the agreement so that JCVFD will be dispatched as a backup to fires anywhere in the City as needed.

The Wise County Fire Marshal's Office provides assistance to New Fairview. This office is responsible for aiding local fire departments in investigating fires within the county, determining their origin and cause, as well as prosecuting arson and other fire-related crimes.

Fire Safety

Wise EMS

In 2022, the City spent approximately $44,000 to build a station for Wise EMS in the City's Multipurpose Building. This was built to improve medical response services for the residents of New Fairview, Rhome, and unincorporated areas of southeast Wise County. Since the opening of this station, average response times for citizens of New Fairview have been greatly improved.









East Wise Fire Rescue hosting community event



Public Facilities

Oil & Gas Wells

New Fairview is home to numerous oil and gas wells, both active and inactive. However, the City does not generate significant tax revenue from these wells, and their presence puts strain on New Fairview's road infrastructure due to heavy vehicle usage.

New Fairview is situated in the Barnett Shale, an area known for substantial natural gas production. However, the Barnett Shale has not met initial production expectations and is now in a declining phase. Nonetheless, many wells in the area remain operational.

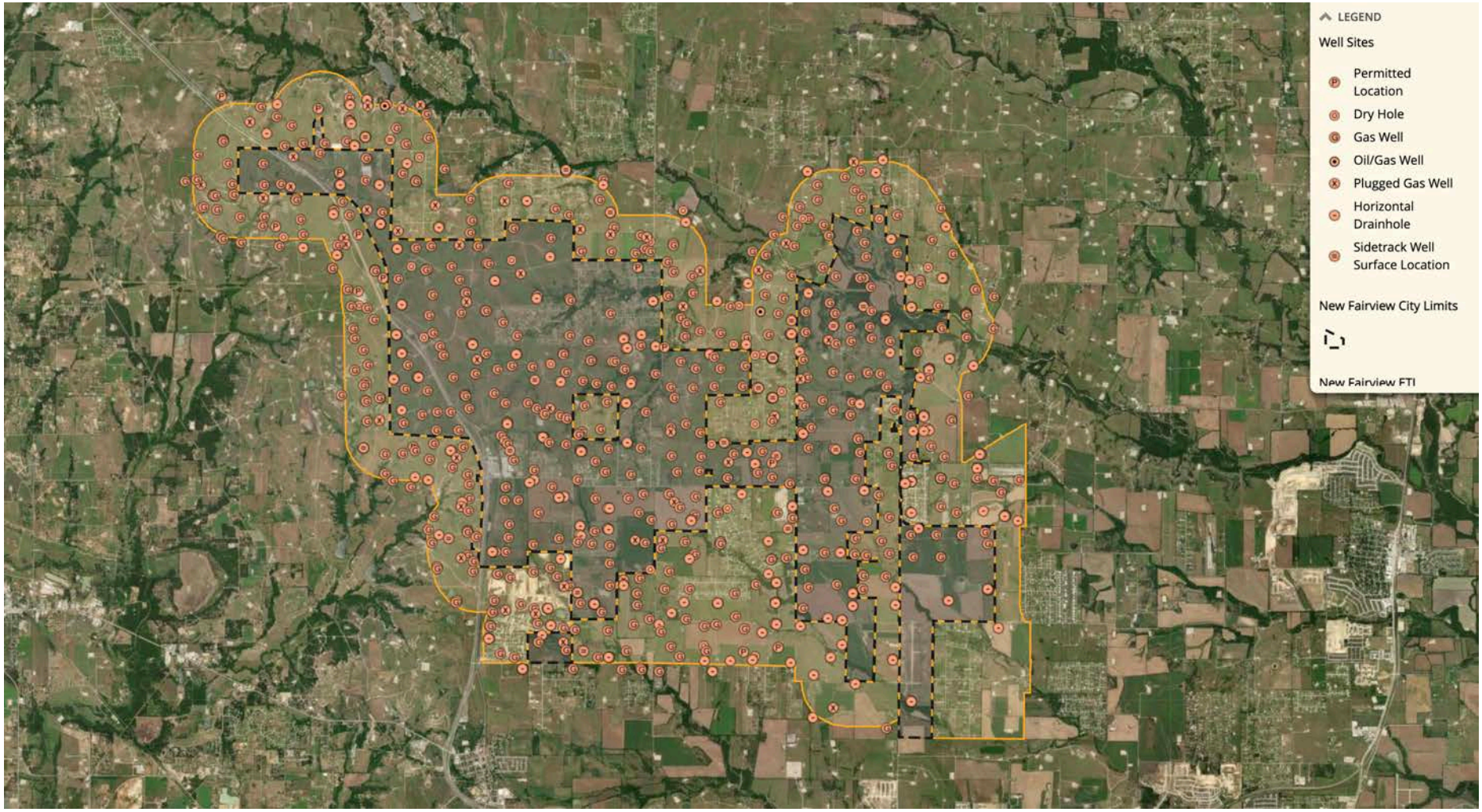
It is not possible to remove oil and gas infrastructure, even when sites are no longer productive. However, there is an opportunity to re-examine the regulations and policies with the goal of utilizing post-development easements.

In most cases, development must be set back 600 feet, even from dormant wells. However, this can provide opportunities for creative utilization as public space, including integration of trail connectivity.

Furthermore, there should be a strategy to cap older single bore (non-productive, vertical only) sites for development; this will require regulatory adjustments.

In summary, New Fairview faces unique considerations related to oil and gas wells, budgetary factors, and business development needs. By addressing these challenges proactively and exploring creative solutions, the City can ensure the well-being and sustainable growth of its community.

Oil & Gas Wells Map



Links:

- New Fairview Maps created by Dunaway, (last updated 12/14/2022): https://dunaway.maps.arcgis.com/apps/MapSeries/index.html?appid=98a6ada20e1a468780d67c6e0dce9c20

Parks and Open Spaces

In 1981, the National Recreation and Park Association (NRPA) established a standard metric for allocating park size: approximately 10 acres of parkland per 1,000 people. Though that metric has varied throughout the following decades, the recommendation is commonly referenced in parks and recreation literature.

Today, there is less emphasis on size, which is now considered only one important aspect of public space. Creative design and an increased need for developed green space has influenced the acceptance of parks of varying sizes.

While New Fairview has the land available, the City and its residents should weigh park size and function (e.g., active use versus passive use) against access and associated expenditures, such as initial expenses and regular maintenance. The Park and Recreation Board could lead an effort to develop a comprehensive park plan.



City Park

The Chisholm Hills Subdivision is now home to the first City Park in New Fairview, spanning seven acres. This park opened on April 21, 2023, and offers various amenities, including a pavilion, playground, picnic tables, and a quarter-mile walking trail. A new trail system could help connect community amenities, such as parks, to enhance access for residents, including children and other non-drivers. Partial funding for the park was provided by the Texas Parks and Wildlife Foundation (TPWD). Additionally, a Parks and Recreation Board has been formed to oversee all recreational needs in the community. This board is also part of the Keep New Fairview Beautiful Committee, which focuses on maintaining community appearance, organizing open and green spaces, and enforcing policies in line with the Vision and Mission Statement.

Located in the most populated area of the city, this park is likely to remain the only publicly-funded park in New Fairview for the immediate future. However, developer-funded parks remain a great opportunity for the City and its citizens.

Per New Fairview's subdivision ordinance, developers must allocate one acre of publicly-accessible neighborhood parks for every 75 dwelling units. These parks must be at least 5 acres in size and require approval from the Park Board. Alternatively, developers may choose to pay a fee instead of creating the park on-site. This represents a very large opportunity for the City to develop a strong network of public spaces. For example, a growth of 5,000 additional housing units will bring about 67 acres of parks; this is the equivalent of 9.5 of the current City Park.



Parks and Open Spaces

The NPRA identified four scales of parks (Mini/Pocket Parks, Neighborhood Parks, Community Parks, and Regional Parks) in addition to Linear Parks/Linkages. However, Community Parks (16-99 acres) and Regional Parks (500 acres or more) are too large to be relevant for New Fairview. For that reason, three types of parks are discussed in this document:

- **Mini/Pocket Park** Addresses limited, isolated, or unique recreation needs of concentrated populations. Mini parks typically serve a quarter-mile radius. The size of a mini park ranges between 2,500 square feet and one acre in size.
- **Neighborhood Park** Serves a variety of age groups within a limited area or neighbourhood. They range in size from 1 to 15 acres and generally serve residents within a quarter- to half-mile radius. Includes areas for active recreation activities such as field games, court games, playgrounds, etc.
- **Linear Park / Linkages** Linear parks and linkages are built connections or natural corridors that link parks together. Typically, the linear park is developed for one or more modes of recreational travels such as walking, jogging, biking, in-line skating, hiking, horseback riding, and canoeing. Many of these can be used for people with mobility devices for people with limited mobility.



Pocket Park



Neighborhood Park



Linear Park

Many unique industries and activities leverage or require specific terrain — climbing or extreme hiking require altitude, outdoor shooting ranges often require large amounts of flat land, etc. The terrain in New Fairview is predominantly low and level terrain. The varying terrain that exists in the northeastern sector is being leveraged by compatible industries, such as archery.

Parks and Open Spaces

The largest major planned subdivisions, Shoop Ranch and Constellation Lake, are expected to include additional mini/pocket parks and neighborhood parks for development. These parks will be accessible to the community and will offer amenities such as playgrounds, sports fields, biking trails, and more.

Oliver Creek Ranch

Oliver Creek Ranch is planned to include a variety of parks, trails, and community amenities to appeal to residents in the city. The development's estimated 1,807 acres of land will feature mini/pocket parks, neighborhood parks, a connected trails system, two community sports parks, and two public amenities.

Approximately 707 acres or 39% of the available land at Shoop Ranch will be dedicated to open space community parks, with 13 linear miles planned for trails. The park amenities and trails are expected to be funded through PID assessments (reimbursements or bond proceeds) and will be maintained through a HOA or O&M PID (*refer to glossary*). The development of Oliver Creek Ranch will be divided into phases, and the planned parks, trails, and amenities will coincide with these phases.

Constellation Lake

The development plan for Constellation Lake includes a main neighborhood park that surrounds the lake, as well as mini/pocket parks throughout the subdivision. The main neighborhood park is planned to cover 24 acres and offer a range of amenities, including a playground, a sports court with a connecting snack bar, a pavilion overlooking the lake, and trails and walkways throughout the area. Funding for the construction of the park amenities and trails is expected to come from PID assessments, and the park will be maintained through an O&M PID. As with the development of Oliver Creek Ranch, the development of Constellation Lake is being carried out in phases to ensure that the parks, trails, and amenities are completed in a coordinated and timely manner.



Conclusion

Based on feedback from public meetings, residents of New Fairview are interested in exploring new activities in common spaces, whether that be formal parks or the area surrounding City Hall. Examples may include farmers' and artisans' markets, community celebrations, and regular commercial activities such as food trucks and small retail vendors.

City Hall (and its surrounding area) currently serves as the activity hub of the community, in keeping with established citizen interest in quarterly (or more frequent) events. Programmed activities have included an Easter celebration, Winter Celebration, "Breakfast with Santa," community cleanups, and the 50th Anniversary of New Fairview's incorporation. These events have been promoted by the City and supported by emergency service personnel.

To further enhance and activate parks or neighborhood-scaled public spaces in the future, the City should consider using these events as an opportunity to bring visibility to these spaces. Additionally, the city could explore possibilities for collecting rents from vendors and using those funds to program public spaces in the future.

New Fairview should contemplate embracing the following objectives as guiding principles for the planning of the City's park system. (Expanded in Implementation Chapter page 83, 86):

Opportunities/Goals
The City should consider adopting policies to support neighborhood-level open spaces that repurpose gas pad sites, easements, and other areas unsuitable for development.
Land Conservation: Adopt policies allocating land for wildlife and natural habitats in the New Fairview ecosystem.
City-wide parks system: Develop additional parks to ensure equitable distribution and access by the community.
Trails: Develop a trail system to safely connect the existing park to planned neighborhood parks and retail areas.
Identify opportunities to preserve agricultural land and support ecotourism where possible



Water & Wastewater

Existing Conditions

Currently, the City of New Fairview does not provide municipal utilities to its residents. Instead, residents have access to water through one of three sources: private utility companies such as Southwest Water and Essential Utilities (formerly Aqua Texas), privately owned wells, or the New Fairview Municipal Utility District (MUD) No. 1, which services a specific area in the southwest corner of the city.

Furthermore, the City does not have its own municipal sewage system. Instead, residents rely on On-Site Sewage Facilities (OSSF), commonly known as septic systems. While these systems may adequately serve the current population and building density, they would not be sufficient to support future growth and development.

In a 2020 Engineering Feasibility Report conducted by Schaumburg and Polk, Inc. (SPI) at the City's request, two viable options were identified for implementing City-owned water and wastewater infrastructure. These options could be phased in gradually to ensure effective implementation.

However, before undertaking any infrastructure projects, it is important to note that the City does not currently possess a Certificate of Convenience and Necessity (CCN) for providing water or wastewater services. Thus, acquiring the necessary certificates is a crucial step for the City to proceed with any related infrastructure initiatives.

Once the certificates are obtained, the City should consider replacing the service areas covered by the existing CCNs or explore the possibility of offering dual services to meet the utility needs of its residents.

Estimated Costs for New Fairview Public Water System	
Component of Phase 1 Construction	**Estimated Cost in Millions[1]**
Infrastructure to Support Contract with UTRWD	$41.3
New Fairview Water Treatment Plant	$74.5
New Fairview Water Distribution System	$14.2
Annual Cost of Raw Water from TRWD	$4.1
Annual Cost of Treated Water from UTRWD	$5

Figure 1.1 Table showing estimated cost of a public water system for the City of New Fairview. Source: SPI Engineering and Feasibility Report (2021).

Potential Partnerships

On behalf of the City of New Fairview, SPI, initiated discussions with neighboring cities and water districts to explore potential partnerships for providing water services to New Fairview residents. The cities approached included Boyd, Rhome, Justin, Fort Worth, Decatur, and Newark. SPI also engaged with the Upper Trinity Regional Water District (UTRWD), the Tarrant Regional Water District, and the Walnut Creek Special Utility District (SUD).

After a thorough analysis of each potential partnership, three options were identified as the most viable. Long-term agreement to purchase treated water from the Upper Trinity Regional Water District (UTRWD), or alternatively, purchasing raw water from the Tarrant Regional Water District (TRWD). While any possible options would necessitate significant water infrastructure construction, acquiring treated water from UTRWD emerged as the most accessible and cost-effective choice considering the City's circumstances.

Assessment of Partnerships

Currently, UTRWD is assessing its water model. Depending upon the results, they may be able to add the City of New Fairview as a new customer.

In the second option, the City will be able to obtain raw water from Eagle Lake. The City of New Fairview is working with both Wise County itself and several other cities in the County--Alvord, Aurora, Boyd, Decatur, Paradise, and Rhome--to pursue regional solutions for water and wastewater issues.

This coalition, the Wise County Mayors Coalition (WCMC) is working to create a Regional Water District for Wise County. Texas State Senator Tan Parker has agreed to file a bill during the upcoming legislative session (starting in January/2025) to create this district.

City of Fort Worth: The City of Fort Worth was strongly considered as a supplier of treated wholesale water for New Fairview due to its proximity, well-established distribution systems, and the capacity to support a large and long-term water supply. However, Fort Worth has declined a partnership with New Fairview for the foreseeable future.

City of Rhome: The City of Rhome lacks the water capacity and necessary infrastructure to provide water service to both current and future residents of New Fairview. Additionally, Rhome is experiencing rapid growth and cannot meet its own water demands.

City of Decatur: The City of Decatur does not possess the rights to raw water, sufficient treatment capacity, or the required infrastructure to supply water to existing and future residents of New Fairview. Similar to Rhome, Decatur is also undergoing significant growth and lacks the capacity to meet its own water needs.

City of Justin: The City of Justin's water system is currently at capacity, and they are in the process of upgrading their contract with the Upper Trinity Regional Water District (UTRWD). While a partnership with Justin is feasible for New Fairview, it is not as advantageous as directly purchasing water from UTRWD.

City of Boyd: The City of Boyd does not have the necessary capacity for raw water, treatment, or infrastructure to provide water service to the present and future residents of New Fairview. Like other neighboring cities, Boyd is experiencing rapid growth and cannot meet its own water demands.

Upper Trinity Regional Water District: New Fairview can more easily access treated water supplied by the UTRWD by connecting to the City of Justin's planned water infrastructure and extending water transmission lines.

Walnut Creek Special Utility District SUD: Despite being a significant water provider in the region, the Walnut Creek Special Utility District is currently not accepting new customers due to their inability to meet the growing demand for water supply.

Essential Utilities (Aqua Texas) and Southwest Water: Neither Essential Utilities (Aqua Texas) nor Southwest Water has the resource capacity or infrastructure to extend their services to the current and future residents of New Fairview.

Groundwater Wells: Local wells in the area are experiencing depletion, indicating over-pumping of groundwater resources in the region. This suggests that relying solely on groundwater

sources would be insufficient to meet the water demands of New Fairview's residents and the region's development.

Wholesale Water: New Fairview has the option to construct its own water treatment plant and distribution network and purchase wholesale water from UTRWD, Fort Worth, or the Tarrant Regional Water District. However, any wholesale water purchased would need to be treated at New Fairview's facilities before being distributed to residents.

Implementation and Costs

To ensure effective planning and accommodate growth, development, and demand, it is recommended that New Fairview adopt a phased approach in constructing its water and wastewater system. Construction should be carried out in increments of five to ten years. The initial construction phase should be extensive enough to meet the city's current water demands.

Brief Overview of Public Wastewater System

Considering the low population density in New Fairview, it is not advisable to pursue regional partnerships for the wastewater system. Regional partnerships would involve exorbitant upfront and ongoing costs. Instead, it is recommended that the city construct its own wastewater system, encompassing a treatment plant, lift stations, and a collection system.

Estimated Project Cost for New Fairview Public Wastewater System	
Phase	**Estimated Cost in Millions**[2]
Phase 1 Build	$41.2
Full Build	$56

Figure 1.2 Table showing estimated cost of a public wastewater system for the City of New Fairview. Source: SPI Engineering and Feasibility Report (2021).

Funding Opportunities

New Fairview is confronted with significant financial challenges in achieving its infrastructure goals. While the City has maintained a conservative budget thus far, additional funding will be necessary to implement and sustain the recommended public works projects. Revenue projections alone will not be sufficient, and the City will need to rely on bonds, impact fees, and grant funding.

Thankfully, there are various funding opportunities available from both state and federal sources. These include:

Traditional Funding Sources:
- Taxes
- Impact fees from Planned Developments

Grant Funding Opportunities:
- Infrastructure Investment and Jobs Act Funding
- Coronavirus Relief Funding for Water Systems
- Strategic Economic and Community Development (SECD)
- Water and Wastewater Disposal Loan and Grant Program
- Texas Rural Water Association (TRWA)
- Bureau of Reclamation's Drought Resiliency Projects
- USDA Emergency Community Water Assistance Grants
- CoBank/TRWA Loan Program
- National Rural Water Association (NRWA) Rural Water Loan Fund
- Texas Water Infrastructure Coordination Committee (TWICC) Funding Resources Guide

These funding sources offer potential avenues to secure the necessary financial support for New Fairview's infrastructure projects.

Conclusion

Although the City does not currently provide water service to residents, the City should coordinate with current water utility providers Aqua Texas and Texas Water Utilities LP when new development is anticipated. New residential and commercial development could be viewed as an opportunity as it will increase the tax base. Coordination with all stakeholders will streamline the development process of future water infrastructure projects while maintaining an expected level of service for existing residents. (Expanded in Implementation Chapter page 83):

Opportunities/Goals	Strategies
Collaboration and Regional Cooperation	Collaborate with neighboring entities, regional water authorities, and state agencies to leverage resources and expertise. Joint projects can often access more funding and support. While New Fairview does not currently provide wastewater services, exploring the feasibility of implementing may advance other community priorities that rely on infrastructure.
Public Input	Engage with the community to gather input on project priorities. Public feedback can help identify local concerns and preferences, fostering community project support.
Public Health and Safety	Prioritize projects that address public health and safety concerns, such as areas with inadequate water quality or wastewater treatment.
Demand and Growth Projections	Analyze population growth and water demand projections for different areas within the municipality. Prioritize projects in areas with expected population growth or where demand will likely increase.

Additional Links:

- Interactive map that allows users to search for a water service area using an address or location filter, such as "Wise County" or "New Fairview, Texas." Note the limited coverage shown for New Fairview: https: https://tceq.maps.arcgis.com/apps/webappviewer/index.html?id=04bbf8b322b34d8abaea7b06996d3775
- For additional information on New Fairview's Water and Wastewater Upgrades, please request a copy of the Schaumburg and Polk Engineering Feasibility Report (2021) from the City's Secretary.



Economic Development

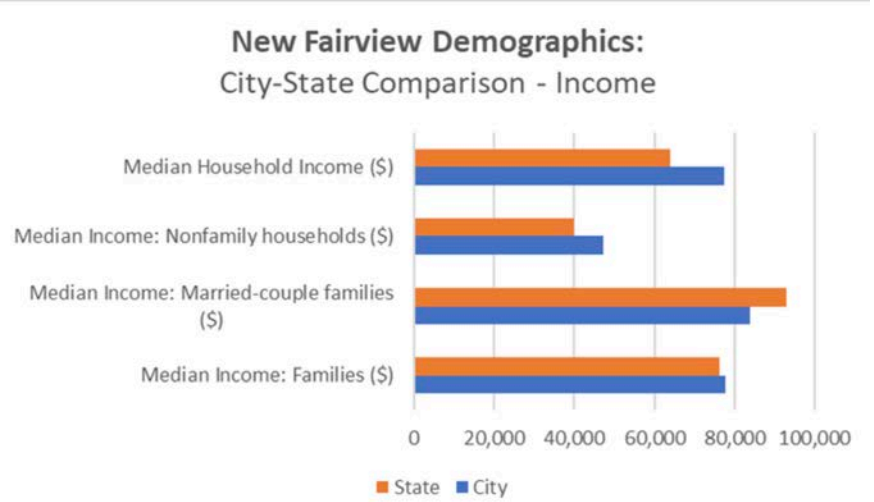
Overview

New Fairview has achieved a positive and steadily growing net position over time, demonstrating resilience in its financial standing. The City's leadership has consistently adopted fiscally conservative budgets, ensuring that projected revenues surpass budgeted expenditures. This approach has successfully avoided structural deficits and the accumulation of debt.

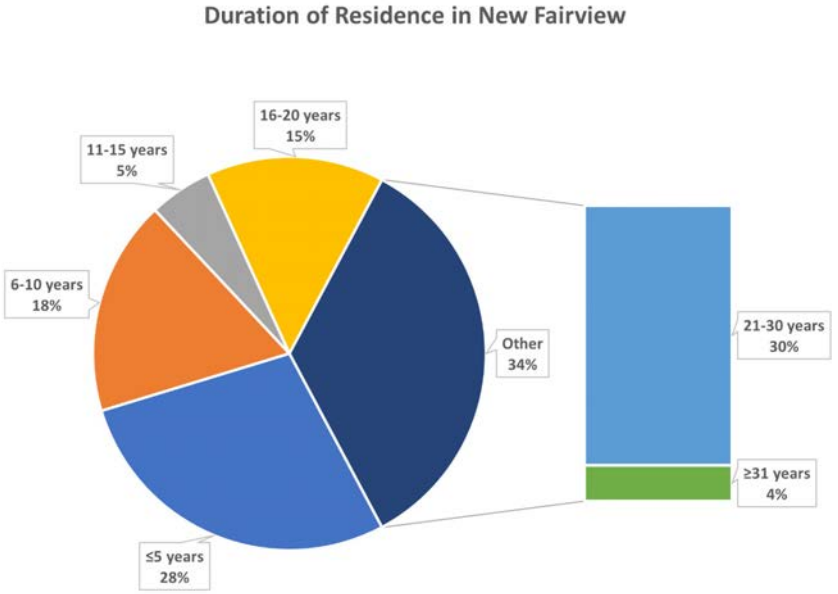
In line with the principles of the Strong Towns framework (refer to glossary) and with a deep commitment to the community's well-being, we highly recommend that the City continues on this trajectory for the foreseeable future.

Traditional approaches to municipal economic development often rely on substantial tax incentives and subsidies. However, even for well-funded communities, this approach can often lead to questionable Return on Investment (ROI). In the case of New Fairview, the City cannot compete with other municipalities by simply outspending them. The Economic Development budget for the current fiscal year (2023-2024) is $0, with $0 allocated in 2022-2023 and $11,500 in 2021-2022. These amounts are significantly lower than what other municipalities typically spend overall or on a per capita basis. Additionally, there is very limited support for tax increases among the citizens.

Moreover, economic development funds are typically derived from sales tax revenues. With an estimated annual total of approximately $360,000 in sales tax, the City has modest funds available for subsidies. Considering the City's significant needs and the reluctance of citizens to support new taxes, a traditional economic development approach would be challenging for New Fairview. Instead, a more creative and innovative strategy is necessary.

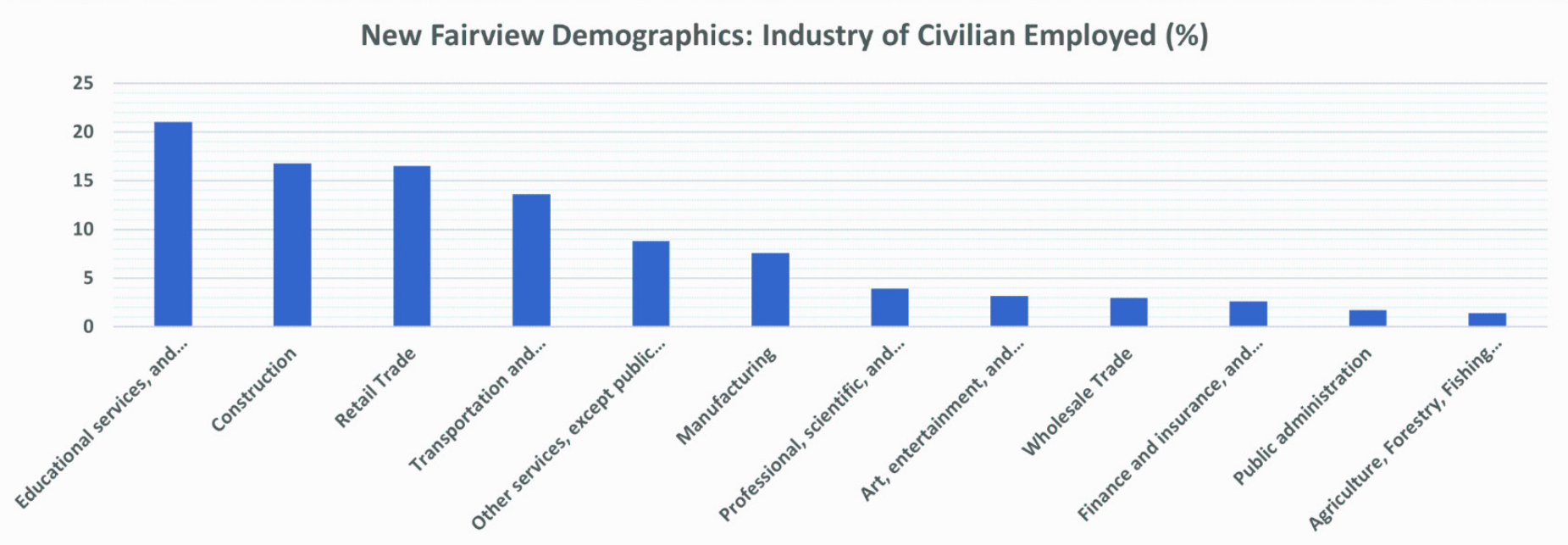


The median household income within New Fairview is approximately 21% higher than the State of Texas median household income.

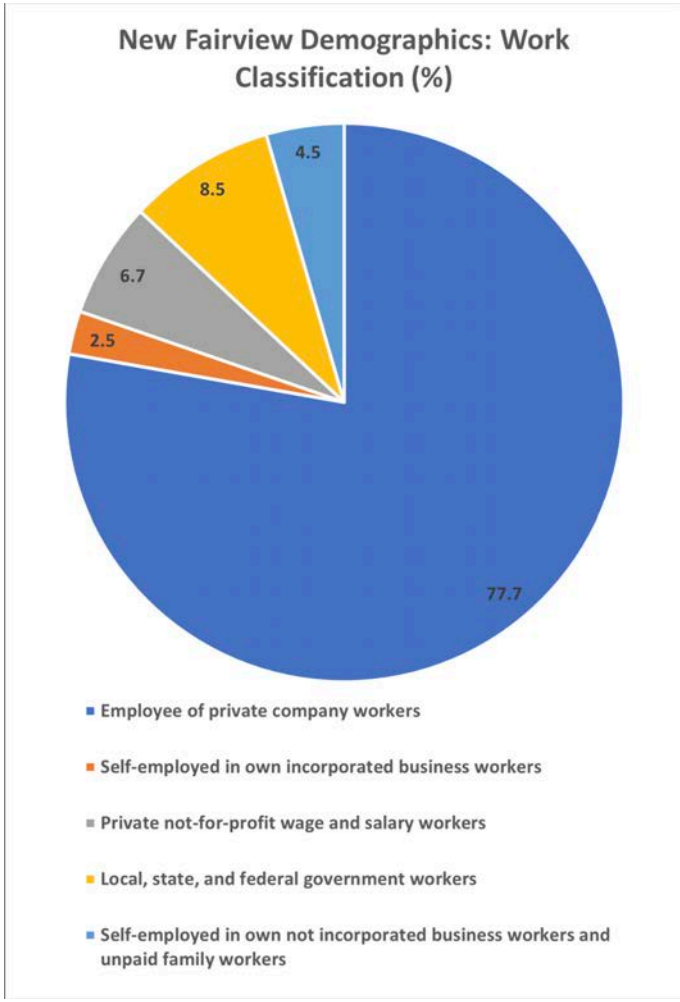


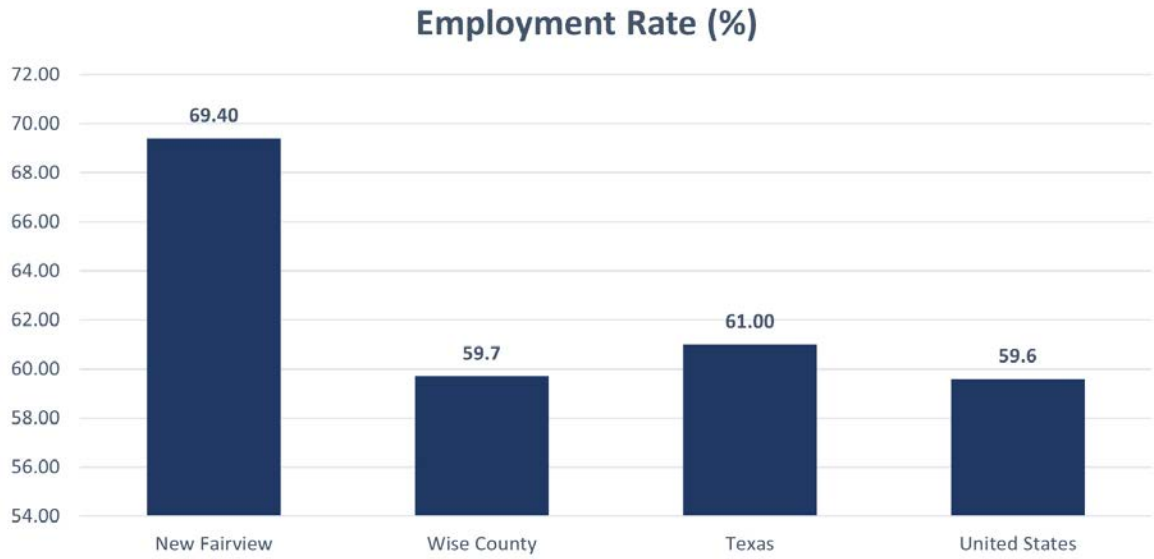
Over 80% of the population owns their home, and the duration of residence is high. This indicates that the tax base is relatively stable with staying power.

Employment & Industry



Employment & Labor Force





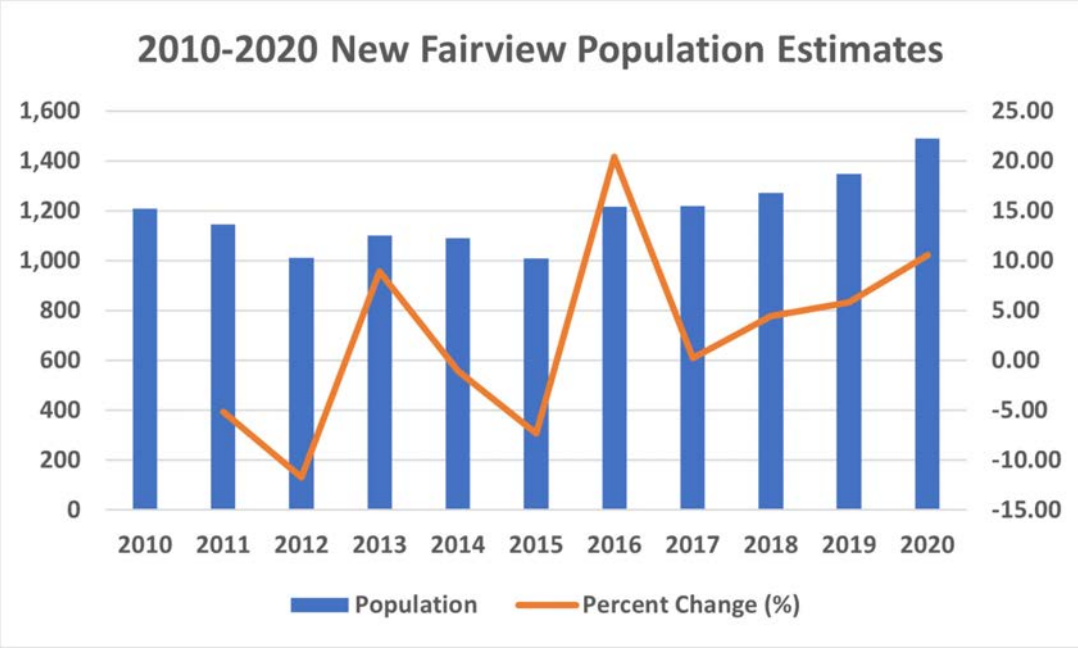
Data shows that New Fairview has an employment rate higher than the local county, state, and national averages.

Source: American Community Survey

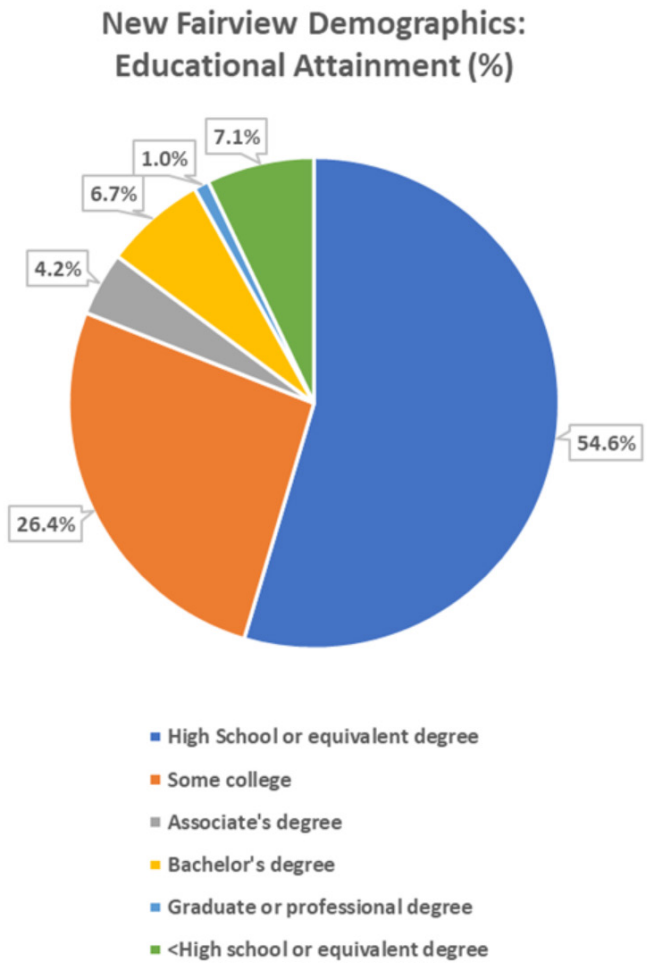
Labor Force & Education

While New Fairview residents are less likely to have an Associate's, Bachelor's, or graduate/professional degree than the State average, the base level of educational attainment exceeds the State rates. In New Fairview, attainment levels of a high school education or equivalent and some college are approximately 12.1 percent and 22.8 percent, respectively. Within 50 miles of New Fairview, there are 71 colleges that offer Associate Degrees or certificates, and 80 universities offering Bachelor's Degrees or higher.

This base level of education, in combination with the top performing industries for the area, may indicate that there are opportunities for growth in areas of postsecondary education (e.g., university, vocational training, trade school, continuing education, etc.).



Population estimates show steady growth and the median age of New Fairview is approximately 32, so the labor force of persons between the ages of 16 and 65 is likely to continue to grow in direct proportion with the population.



Source: American Community Survey

Challenges

New Fairview has a low tax rate compared to most nearby jurisdictions, and it has recently been further reduced. Additionally, the City has minimal debts and has consistently operated with a surplus in recent years. This responsible financial management has placed New Fairview in a strong overall condition.

However, the City faces significant unfunded liabilities for future infrastructure needs, particularly in areas such as water and roads.

There are several economic development challenges that New Fairview must address:

1. Competition with established neighboring communities for market share in commercial activities. For instance, the commercial corridor to the south of Decatur begins just 10 minutes north of New Fairview.
2. Currently, there is a lack of commercial attractiveness to draw in retail and office businesses. Commercial establishments, which often rely on standardized formulas, typically require a significant number of residential rooftops to be present in order to consider entering the market.
3. While New Fairview is experiencing high population growth, its population density remains relatively low compared to the DFW area as a whole.
4. The majority of the local labor force commutes outside of New Fairview for work, which indicates a leakage of economic activity. It would be beneficial to conduct a leakage analysis and map the relationship between New Fairview and surrounding communities, as well as nearby employment hubs like Alliance Airport, Denton, and Fort Worth. An employment density map would provide valuable insights.

Addressing these economic development challenges and understanding the City's relationship with neighboring communities and employment hubs will be crucial for New Fairview's future growth and prosperity.

Niche Concepts

Designating areas for recreation is suggested to address low citizen satisfaction with recreation opportunities.

This concept can include hiking, fishing, paintball, archery, camping sites, gun ranges, or any outdoor recreational facility imaginable - given the abundance of space and potential that New Fairview has to offer.

With the growing amount of urban and suburban development within the interior of the DFW metroplex, places like New Fairview which are able to cater to authentic outdoor experiences will surely be in demand.

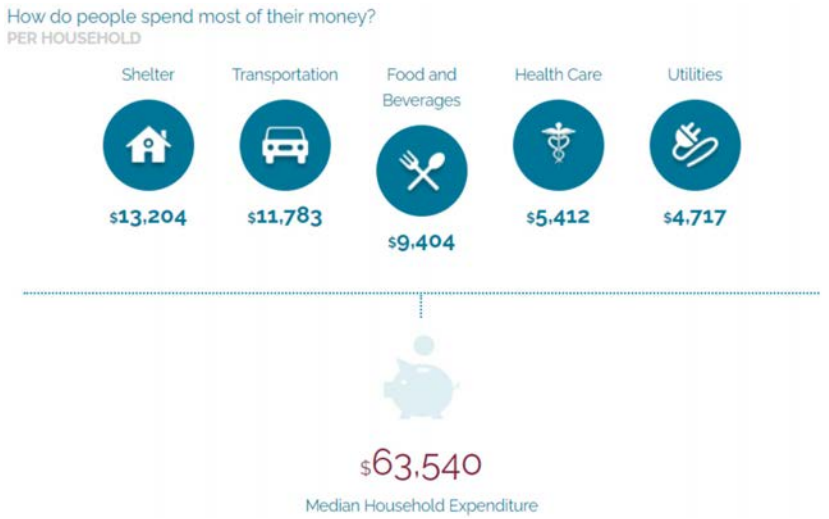
Developing a commercial district in select areas of New Fairview is suggested to address low satisfaction with local shopping, dining, and entertainment options.

In addition to retail, venues are often in high demand to allow residents and visitors to host events that include entertainment and create business for local vendors and businesses in the immediate and surrounding areas. These venues can be outdoor, centralized, or both, and can serve a variety of purposes.

Oftentimes, remote locations contribute to appeal. Potential uses include wedding venues, amphitheaters, farmers markets, and banquet halls. If centralized, these areas can serve as a gathering place for the community to host different activities or special events.



Hollow Hill Event Center, Weatherford TX



Conclusion

New Fairview has several promising opportunities to capitalize on. By seizing these opportunities, New Fairview can enhance its economic vitality, promote community development, and create an attractive and supportive environment for residents and businesses alike. (Expanded in Implementation Chapter page 81):

Opportunities/Goals	Strategies
Mitigating retail leakage to neighboring communities	This report recommends that the City create strategies to retain local consumer spending within New Fairview, thus preventing residents from traveling to nearby communities for their retail needs. This can be achieved through targeted marketing campaigns, supporting local businesses, and attracting new retail establishments.
Leveraging large commercial sites with corridor frontage	The presence of large commercial sites along key corridors provides an opportunity for New Fairview to strategically plan and align development efforts. New Fairview can target businesses and amenities that complement the community's needs and aspirations, in order to help create a smart, balanced, and well-rounded community that meets the diverse needs of its residents.
Developing a streamlined process for opening businesses	Simplifying and expediting the process for businesses to establish themselves in New Fairview can attract entrepreneurs and encourage economic growth. By implementing efficient permit procedures, providing clear guidelines, and offering support to business owners, the City can create a business-friendly environment that fosters entrepreneurship and investment.
Working with a Small Business Development Center (SBDC) or similar entity to support small local businesses	SBDCs are federally-funded organizations which provide guidance and support for small businesses in various phases, from initial "pre-ventures" to established companies. It is recommended that New Fairview focus on establishing a strong relationship with an SBDC, in order to improve its local entrepreneurial environment.
Building upon the activation and development of the future commercial core in Olive Creek Ranch	The development of a vibrant commercial core can serve as a focal point for the community, attracting residents and visitors alike. By creating a welcoming and well-designed environment with a mix of retail, dining, entertainment, and cultural offerings, New Fairview can enhance its appeal and foster a sense of community pride.



Community Engagement

Value statement + Goals

Note: In 2023, The City Council held a strategic planning retreat to review the results of a citizen survey and update the 2021 vision statement and mission statement. The results were as follows:

Vision Statement:
New Fairview is a thriving rural community determined to balance old and new while strategically managing growth and sustainability for the next generation.

Mission Statement:
New Fairview is committed to governing with integrity and fiscal responsibility to ensure the overall quality of life for our citizens by providing excellence in public safety, economic growth, public infrastructure and community services.

In addition, Council established a set of nine New Fairview Core Values:

Integrity	Respectful
Service	Accountable
Trust	Family Friendly
Transparency	Fiscally Responsible

Preservation of our Natural Beauty

Engagement

In-Person Engagement

At the time of this writing (September 7, 2023), there have been three open meetings to discuss the ongoing planning process:

May 9, 2022 *(Semester 1 check in)*
This was an initial introduction to City Council. Four groups of students each presented initial findings on their areas of focus:

- Finance (Budget, Public Investments and Grants)
- Infrastructure (Water, Oil Wells, and Transportation)
- Land Uses (Zoning, Projected Growth, and Housing)
- Emergency Management (Community Vulnerability Assessment, Hazard Mitigation)

July 18, 2022 *(Semester 2 check in)*
This session included an overview of various topics, including:

- Water and Wastewater (Partnerships, cost, and timelines)
- Transportation
- Housing (Zoning, Projected Growth, Households)
- Emergency Management (Community Vulnerability Assessment, Hazard Mitigation)
- Economic Development (Budget, Public Investments, Focus areas, and Grants)
- Facilities (Schools, Parks, Infrastructure)

This second meeting included initial recommendations, including a conceptual thoroughfare plan and economic development strategies.

In each of these first two meetings, there was a broad consensus that the research was on track and that the planning team understood the community's overall direction; there were no questions and no specific feedback.

January 9, 2023 *(General update)*

- Introduction of intern
- Focus on confirmation of goals
- Review of the three scenarios
- Overview of parks and public spaces
- Public engagement strategy

This meeting included a detailed conversation about events and public space activation. There was broad agreement that there should be frequent events and creation of well-programmed parks and spaces. There was support for starting incrementally with simple events and allowing evolution into permanent public space.

In addition, there was a final meeting before City Council and Planning and Zoning (P&Z) on Monday, September 16, 2024.

Summary of CItizen Engagement Responses

On August 10th, 2024, the planning team conducted a public engagement at New Fairview's City Park. This was a widely promoted City-run back-to-school event which included entertainment, free hotdogs, and free school supplies. It attracted a wide variety of attendants.

The engagement session was led by Rik Adamski from ASH+LIME, Michael Schmidt from Antero Group, and two student volunteers from UTA. It included large posted maps, highlights of the plan, and copies of the plan. The team proactively reached out to passersby in order to engage them. Ten individuals responded. While this was a smaller number than had been hoped, several citizens gave detailed responses and were highly engaged.

The sessions demonstrated that New Fairview inhabitants had diverse perspectives on growth and development while consistently appreciating the city's rural character. Several responders, including Respondent #1, liked the "open space, privacy, and quiet" of New Fairview. Respondent #3 shared his appreciation for "privacy, space, and rural" qualities. These sentiments coexisted with a desire for improved infrastructure and facilities. Opinions on growth varied among participants. Some, such as Respondent #4, called for "slow growth" to preserve New Fairview's rural character. Others, such as Respondent #9, were more open to development, expressing a desire for both "commercial and family home" development.

Infrastructure improvements emerged as a significant concern, with more than half of the respondents highlighting issues such as road conditions, connectivity, and the need for sidewalks and bike lanes. Respondent #1 called for "road improvements (surface), sidewalks and bike lanes/paths, and traffic lights," while Respondent #9 emphasized the need to "fix road conditions" and enhance "road connectivity."



Community amenities were a recurring theme, with half of the respondents expressing interest in additional parks, trails, or recreational spaces. For instance, Respondent #2 suggested adding "recreation spaces, specifically a splash pad" and "more shade in the park." Some participants also mentioned environmental amenities, proposing ideas like a "nature center" and trails.

Housing preferences leaned towards lower-density development. Three respondents specifically mentioned preferring larger lots or single-family homes. Respondent #2 expressed a preference for "3/4 acre lots for homes," and Respondent #3 wanted "more big acre lots."

Summary of Citizen Engagement Responses



Commercial development had a mixed response. On the other hand, some others expressed little interest in new commercial development in New Fairview, accepting the limited commerce as part of their rural lifestyle. Respondent #9 particularly requested "grocery stores (HEB, Kroger, etc.)."

Public services were another area of concern, with four participants highlighting the need for faster public safety response times, animal control, and code enforcement. Respondent #1 underlined the need to "improve response times" for services, as well as changes to "animal control, water services, and lawn care enforcement."

Regulation and enforcement garnered contrasting views. Respondent #10 advocated for "more cleanup enforcement," while Respondent #3 preferred "no HOA." One expressed concerns about inconsistent application of property maintenance rules.

In conclusion, the citizen engagement findings reflect a community seeking to balance the preservation of its rural character with addressing growing infrastructure and amenity needs. The diversity of opinions on growth and development underscores the challenge of accommodating different visions for New Fairview's future.



Scenario Planning & Analysis

Scenario Planning is a set of techniques used to help stakeholders understand and prepare for different possible future outcomes. It involves creating and evaluating multiple scenarios in which the City could develop and change over time. This allows citizens, elected officials, and city staff to help make informed decisions, identify potential risks and opportunities, and develop strategies to achieve preferred outcomes. This plan does not recommend that that City choose one scenario over another. Rather, is not about voting on a particular scenario, but giving feedback about each scenario to better help predict opportunities and challenges.

Tradeoffs

When evaluating the best development and growth options for the future of New Fairview, officials must balance a variety of concerns, ranging from the preferences of current residents to the long-term fiscal health of the municipality. Scenario analysis that examines the trade-offs incumbent in different growth and development patterns can be a useful tool for understanding the long-term consequences of specific regulatory and infrastructure investment decisions.

For New Fairview, it is particularly important to consider the trade-offs between the housing types that existing residents desire and their willingness to pay for the costs of infrastructure and public services to low-density housing. The cost of administering public services varies directly in proportion to how far apart homes are spaced: homes that are located closer together have considerably lower infrastructure and public service costs than homes that are spread out. In recent analysis, the most spaced-out housing types can impose three times the annual cost per household in public service provision as more compact areas. When examining the component of public services, hard infrastructure such as water, sewer and roads can be up to ten time more expensive than more compact housing types over their lifecycle.

While New Fairview's citizens have no desire to adopt high density housing, the City can mitigate the increasing costs of providing infrastructure and other public services through gradual increases in compact housing types in selected areas. For example, compared to one-acre minimum lots, 3/4 acre or 1/2 acre lots can provide for a more balanced lifestyle, giving residents space they desire while also reducing the cost of installing and maintaining water, telecommunications, and transportation infrastructure. Smaller lot sizes can also be beneficial to residents' lifestyles, requiring less of their time and resources to maintain large lots.

Name	Acres	Status	SF Units	MF Units
Fairview Meadows	632.88	Under development	496	0
Constellation Lake	723.60	Upcoming	1,955	0
Paloma Ranch	313.93	Under development	353	0
Shoop Ranch	1807.85	Upcoming	4,140	800
Settlers Glen	149.03	Under development	171	
Fairview Meadows North	323.42	Potential development	364	

Scenario 1 — Status Quo

Year	Population-Status Quo Growth Scenario
2024	1,624
2025	1,673
2026	1,723
2027	1,775
2028	1,828
2029	1,883
2030	1,939
2031	1,997
2032	2,057
2033	2,119
2034	2,183
2035	2,248
2036	2,315
2037	2,385
2038	2,456
2039	2,530
2040	2,606

This assumes a growth rate of 3%, which was calculated by taking the average growth between 2010 and 2022. However, it does not include the population increase associated with units under development, or those that are upcoming. In this scenario, water and infrastructure limitations essentially put a halt on large-scale development.

It should be noted that the City has had success in the past in working with developers in the ETJ to annex land. This scenario assumes limited expansion into the ETJ until appropriate infrastructure is available.

Some Benefits:

- Helps to maintain the City's rural character
- Limits the City's overall expenses
- Lessens the need to make changes in the zoning or development code

Some Tradeoffs:

- Limits the tax base of the City — May make it difficult to get needed infrastructure
- Limits the commercial base — Resulting in less likelihood that new services or employers will come to town
- Small range of new housing types — May be more challenging for younger people, older people, etc. to live in New Fairview
- Development may happen outside the City, which New Fairview will not control, nor get tax revenue from

Scenario 2

Year	Population-Status Quo Growth Scenario
2024	1,624
2025	2,287
2026	2,969
2027	3,673
2028	4,397
2029	5,566
2030	6,771
2031	8,012
2032	9,290
2033	10,606
2034	11,962
2035	13,359
2036	14,797
2037	16,279
2038	17,805
2039	19,377
2040	19,958

This assumes a base growth rate of 3%, and also includes the expected population increase associated with units currently under development (1,020) and half of the 6,895 that are upcoming, or 3,448.

For developments that are currently in progress, the assumed timeline for completion was 5 years. For future developments, the timeline was assumed to be 10 years beginning in 2029. This scenario assumes that only 50% of the housing in anticipated future developments will be completed, and that overall growth will be proportionate to that.

Some Benefits:

- Supports existing facilities by developing major commercial locations in the city
- Adds additional housing options to appeal to a wider range of market
- Thoroughfare conditions in key travel locations are improved
- Locations for rural and developed land are more clearly defined
- Allows for additional amenities and public facilities based on city capacity

Some Tradeoffs:

- Residential housing is heavily concentrated in the east, away from the highway. Depending on commute patterns of future residents, this may result in congestion on major roads during peak travel hours.
- Adding new developments while consistently maintaining existing features
- Some critical mass thresholds needed for development may still be unmet

Scenario 3

Year	Population-Status Quo Growth Scenario
2024	1,624
2025	2,287
2026	2,969
2027	3,673
2028	4,397
2029	6,823
2030	9,322
2031	11,897
2032	14,548
2033	17,279
2034	19,873
2035	22,544
2036	25,296
2037	28,130
2038	31,050
2039	34,056
2040	35,078

This assumes a base-growth rate of 3%, and also includes the expected population increase associated with units currently under development and those that are upcoming, and also includes potential developments (1020 + 6895 +364).

For developments that are currently in progress, the assumed timeline for completion was 5 years. For future developments, the timeline was assumed to be 10 years beginning in 2029. For potential developments, the timeline was considered to be 5 years beginning in 2029.

This estimate is broadly consistent with the City of New Fairview's current projections, as per the Roadway Capital Improvements and Land Use Assumptions published in August of 2023.

It should be noted that this scenario would require extensive new water availability, which will be unrealistic in the near future However, it is hoped that this scenario will be helpful in discussing tradeoffs and long-term visions.

Some Benefits:

- Supports the critical mass needed to get water and wastewater infrastructure
- Increases the potential for desired commercial developments and diversifies existing market
- Creates a diverse tax base
- Creation of new community activity spaces
- Additional housing types

Some Tradeoffs:

- Increased vehicular traffic
- Compromises the city's rural character
- Increase of overall city obligations



Implementation

Implementation

The Implementation Plan identifies the strategies to bring the comprehensive plan goals, policies, and vision to fruition. The implementation strategies are presented to help guide decision making by targeting categories with high priority and impact to ensure smart delegation of all resources.

Building a Distinctive Identity		
Goals	**Strategies**	**Timeframe**
Support the defining features of the community that distinguish New Fairview from other cities	Create or expand HOAs to build community character and encourage interaction and activity in city politics	Short-term
Highlight New Fairview's history in gas and oil as a historical attraction for tourism	Preserve existing gas and oil sites by limiting development within their vicinity	Short-term
Maintain existing infrastructure in a proactive manner	Implement impact fees for Water and Wastewater tied to a CIP for initial improvements.	Short-term
	Improve and support existing features that are consistent with New Fairview's city vision and character	Medium-term
	Build community opinion and character by prioritizing support for local private-businesses within New Fairview	Ongoing
Branding and wayfinding	Create signage and gateways to "brand" visitors' entrances into New Fairview and improve wayfinding	Long-term
Preserve rural character	Consider working with Trust for Public Land (TPL) to purchase conservation easements in order to limit urban development in agricultural areas	Long-term
	Continue to pursue "Dark Skies Community" Status (see Country Buzz January 2023 - New Fairview, TX)	Medium-term
	Consider using transfer of development rights or similar mechanism to preserve agricultural land	Long-term

Connected Transportation System		
Goals	**Strategies**	**Timeframe**
Maintain and improve existing roadway structures	Allocate necessary funding to addressing curvature of FM 407 following the existing PIP	Medium-term
Create and maintain documentation for a master thoroughfare plan	Increase connectivity along US 287 and FM 407 to expand commercial avenues and interaction	Long-term
	Maintain and update the parks and trails master plan to account for future projects	Medium-term
Improve conditions for safety and vehicular travel along connecting roadways and the BNSF railroad system limits	Locate roadway clusters with low PCI for mass construction	Medium-term
	Locate low PCI clusters of roadways with gravel or asphalt foundations to convert to concrete	Medium-term
	Design streets with appropriate dimensions to discourage excessive speeding	Medium-term
	Design streets within residential neighborhoods or commercial hubs with pedestrian crosswalks and sidewalks to maintain walkability and safety	Medium-term
Maintain and update New Fairview's PCI to analyze current conditions and prioritize locations for repair	Calculate budgeting needs following the existing PIP to consistently maintain, improve, or expand neighborhood and major city streets with low PCI scoring	Short-term
	Update existing roadways with low PCI to have concrete foundations to improve longevity and roadway safety	Medium-term
Develop corridors along US 287 and FM 407	Maintain and update existing CIP to properly manage growth along highway corridors necessary to address existing infrastructure and plan for future needs	Medium-term

Quality Housing Choice		
Goals	**Strategies**	**Timeframe**
Improve housing conditions	Adjust lot area standards for better management and planning of future land uses to .5 acres per lot	Medium-term
	Limit subdivision lot density to that of single-family and established residential dwellings in neighborhoods	Medium-term
	Concentrate multi-family dwellings adjacent to commercial hubs to provide more diverse areas for residence and encourage economic growth	Medium-term
Add housing variety	Include of townhomes and multi-family units in addition to more single-family and manufactured housing dwellings in preparation for growing population	Medium-term
	A variety of housing options is needed to appeal to an oversaturated housing market and possibility for population growth due to urban sprawl	Medium-term
	Consider expanding allowance of accessory dwelling units (ADUs) and missing middle housing types in more zoning districts	Medium-term
Ensure Regulations are Consistent with City's Objectives	Update zoning code to reflect desired development	Medium-term
Completion of Planned Developments Shoop Ranch and Constellation Lake	Completion of both Planned Developments to their adjusted development potential	Long-term
	As buildout leads to population growth,focus increased tax base on facilities such as water/wastewater, public health and safety, maintenance, and commercial development	Long-term
Utilization of planned development zoning	Create a focused annexation policy and appropriate development agreements to help manage growth in the ETJ and limit the number of Municipal Utility Districts	Medium-term

Expanding and Developing Economic Opportunities		
Goals	**Strategies**	**Timeframe**
Ensure planning and investment decisions are grounded in market and economic reality	Evaluate future development proposals based on their impact on existing infrastructure and their relationship to surrounding land uses	Medium-term
	Define thresholds for maximum capacity to reach developmental milestones	Medium-term
	Analyze future developments for their long-term fiscal benefits and trade-offs	Medium-term
	Maintain and update CIP with appropriate funding mechanisms that prioritize sustainable spending and address the needs of the community	Short-term
Promote opportunity for growth and development in NF	Form key partnerships with private entities to collaborate and receive grant funding necessary to pursue opportunities	Medium-term
	Address capacity thresholds with public-private partnerships to properly meet growing market demands	Medium-term
	Complete both planned development districts as water infrastructure permits and utilize existing land use developments along FM 407 to address resident needs and allow for rural land entities along US 287 to remain distinct	Long-term
	Maintain and build partnerships with community leaders to garner community support and activity in NF politics	Short-term

Community and Connectivity		
Goals	**Strategies**	**Timeframe**
Provide park and recreation amenities that are inclusive and accessible to all in the community	Establish and maintain open space locations near residential subdivisions that have access to a public trail network and are accessible through connected crosswalks and sidewalks	Long-term
	Implement and maintain a public trail network within open space locations and parks	Long-term
Construction of new schools based on population density and need	Place needed schools at strategic locations. Note: Shoop Ranch and Constellation Lake, are currently the chosen locations for new schools	Long-term
Improvement to NF Emergency Management Departments	Seperate the Department of Public Safety into distinct police and fire departments	Long-term
	Add an additional fire department to properly conform to NFPA safety standards	Long-term
	Add additional officers to the NF police force as the population increases; the ratio recommended is 3 full-time officers per 1,000 residents	Medium-term
	Add additional animal control officers within NF to address rising concerns with safety and demand	Medium-term
Join Wise County Hazard Mitigation Plan	Note: FEMA funding is accessible if a hazard mitigation plan is currently in place	Medium-term
Develop corridors along US 287 and FM 407	Maintain and update existing CIP to properly manage growth along highway corridors necessary to address existing infrastructure and plan for future needs	Medium-term

Accessing Outside City Water Utilities		
Goals	**Strategies**	**Timeframe**
Establish partnerships with surrounding water districts for connections to outside water utilities and infrastructure Collaboration and Regional Cooperation	Discuss thresholds with potential partnerships to gauge feasibility with current conditions	Short-term
	Develop a list of parameters which must be met for the City to approve a proposed MUD or other water district in the ETJ	Short-term
Acquire the required Certificates of Convenience and Necessity for constructing water and wastewater infrastructure	Certificate of Convenience and Necessity (CCN): Explore obtaining a CCN for areas not served by other water or sewer providers by submitting an application to obtain or amend a water or sewer CCN.	Long-term
Wastewater Treatment Plant Feasibility Study	Explore the feasibility of constructing a wastewater treatment facility to handle new developments and size appropriately to handle flows from existing residents.	Long-term
Prioritize capital water and wastewater projects that can be leveraged with infrastructure improvements	Evaluate creating a Municipal Separate Storm Sewer System (MS4) to add a municipal service, improve the health and safety of the community and its infrastructure, area wildlife, and prolong streets and other infrastructure prone to water damage.	Medium-term
Maintain existing water and wastewater infrastructure	Annually update the CIP to identify needed funding for infrastructure maintenance	Ongoing
	Maintain partnerships with current utility companies	Ongoing

Call to Action

It's time to come together and embark on an exciting journey to shape the future of our beloved town. The Comprehensive Plan of New Fairview is a blueprint for the New Fairview we envision for ourselves and future generations. As we conclude the Comprehensive Plan of New Fairview, we extend our heartfelt gratitude to each of you for your invaluable contributions.

Ongoing Engagement: Our journey continues with ongoing engagement. Join us in public meetings, forums, and gatherings where we discuss, refine, and breathe life into the plan. Your voices, experiences, and insights are the cornerstones of this endeavor.

Provide Feedback: As you read through the plan and participate in meetings, don't hesitate to provide feedback. If you have suggestions, concerns, or questions, share them with the planning committee or town officials. Your feedback will help refine and improve the plan's implementation.

Support Implementation: Once the plan is finalized, support its implementation. Participate in community projects, initiatives, and programs that align with the goals of the Comprehensive Plan. Your active involvement will bring the plan to life.

Stay Informed: Keep yourself updated on the progress of the plan's implementation. Attend follow-up meetings and stay connected with local news sources to ensure you're aware of the latest developments and opportunities for involvement.

Celebrate Achievements: As we achieve milestones and witness positive changes in New Fairview, celebrate them with your fellow residents. Recognize the collective efforts that have made our town an even better place to live.

Together, we can create a New Fairview that reflects our shared values, promotes sustainability, enhances our quality of life, and ensures a bright future for all. Let's make our town the best it can be by actively participating in the Comprehensive Plan's realization. The future of New Fairview is in your hands!