



ELLIS COUNTY COMPREHENSIVE PLAN

Committee Meeting 4

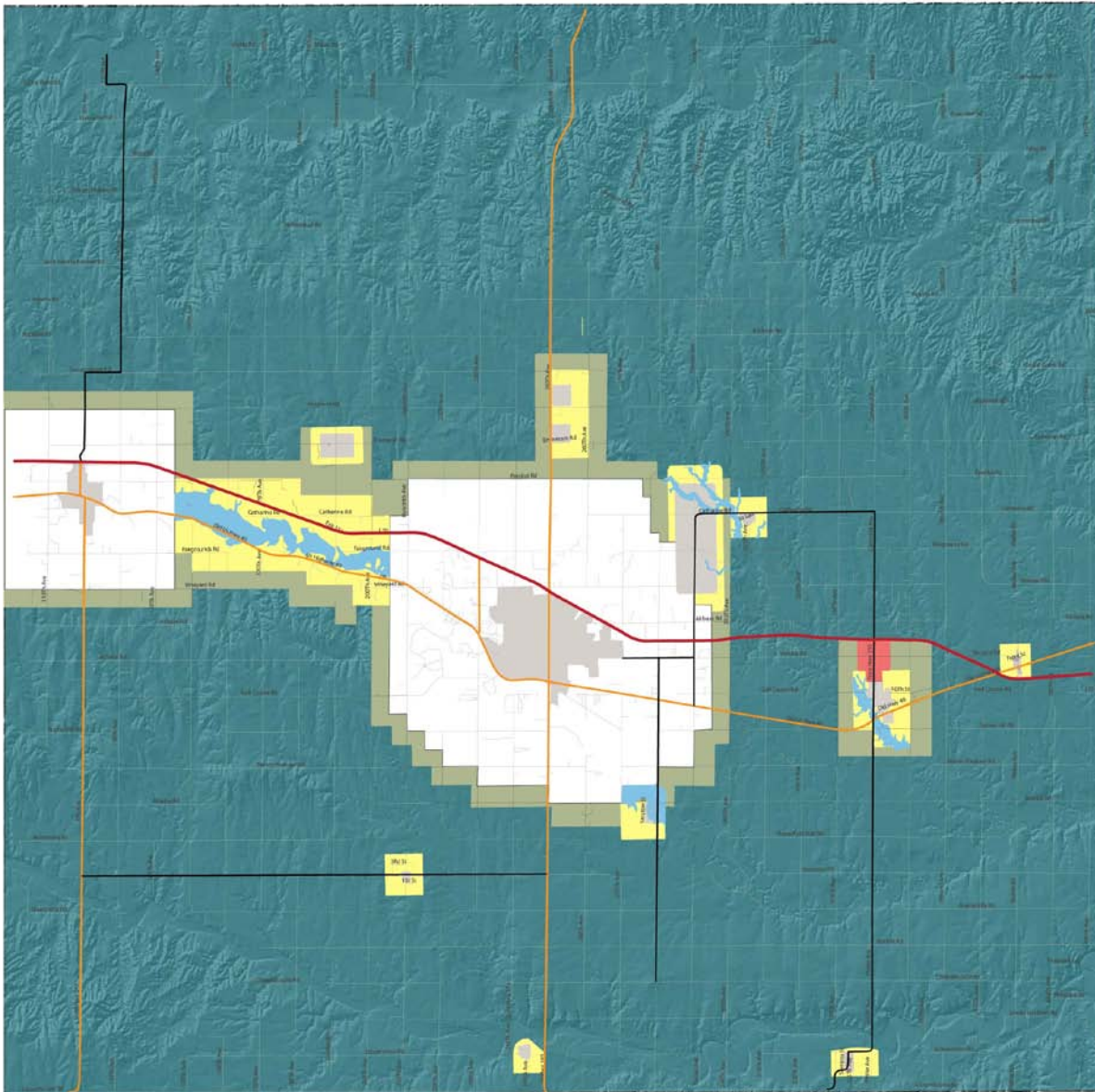
December 6, 2011

Ellis County Comprehensive Plan

LAND USE CONCEPT



Land Use Concept



Ellis County Future Land Use Plan

- Settlement
- Development Zones
- ETJ
- Agricultural Zone
- Agriculture & Energy
- Flood Plain
- Mixed Use

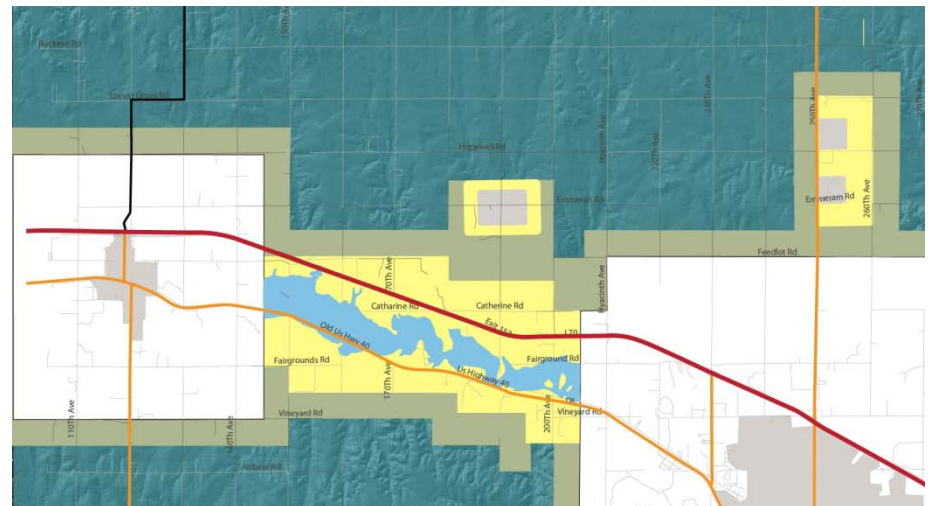


Land Use Concept

Development Zone

- Areas where residential development are directed or encouraged
- Adjacent to existing developments or access points.
- Rural residential developments 3 to 5 acre lots

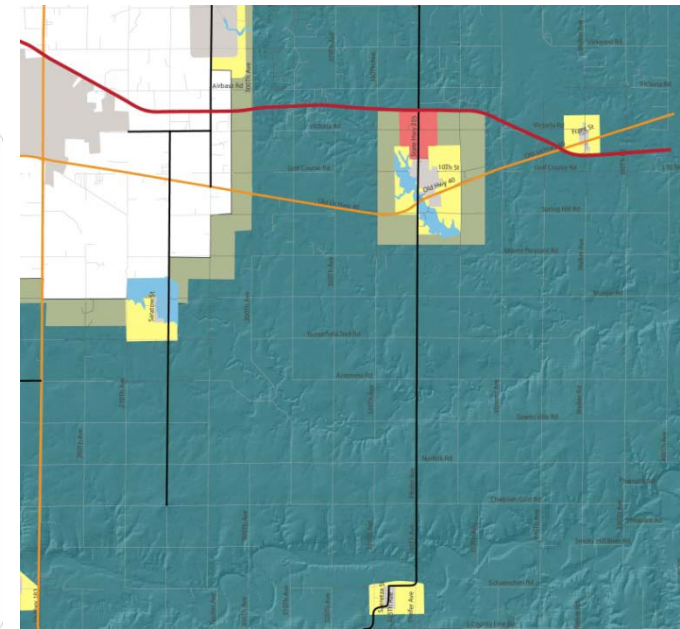
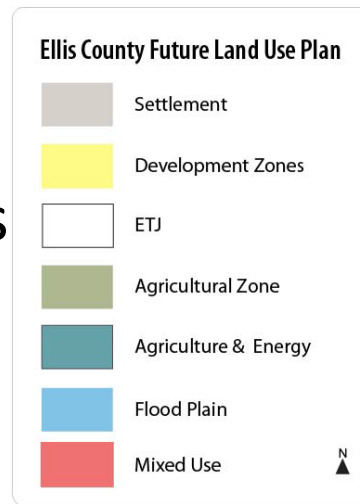
Ellis County Future Land Use Plan



Land Use Concept

Agricultural Zones

- Primary use within this district will be agricultural operations.
- Development agreements for these areas that outlines the priority of agricultural uses in these areas.
- Possible 40 to 80 acre minimum lot size in this area.
- Half mile zones around the Development Zones

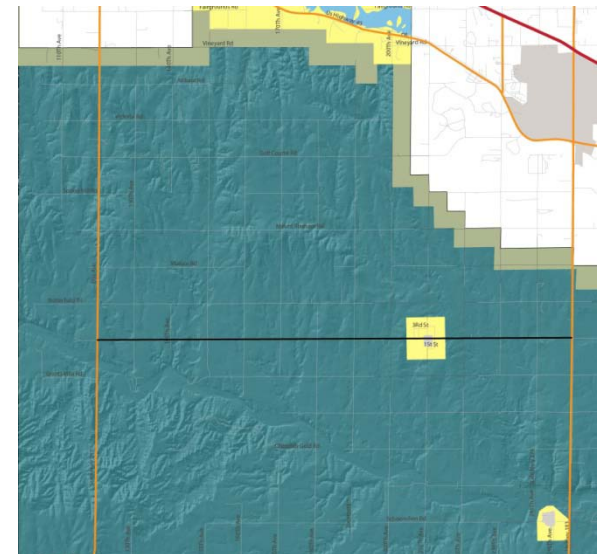
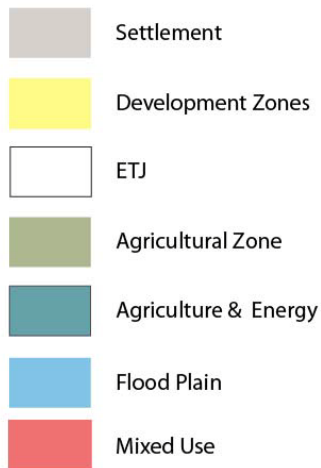


Land Use Concept

Agriculture & Energy

- Agriculture and energy will be the primary uses
- Development agreements for these areas that outlines the priority of agricultural & energy uses in these areas.
- Possible 40 to 80 acre minimum lot size in this

Ellis County Future Land Use Plan

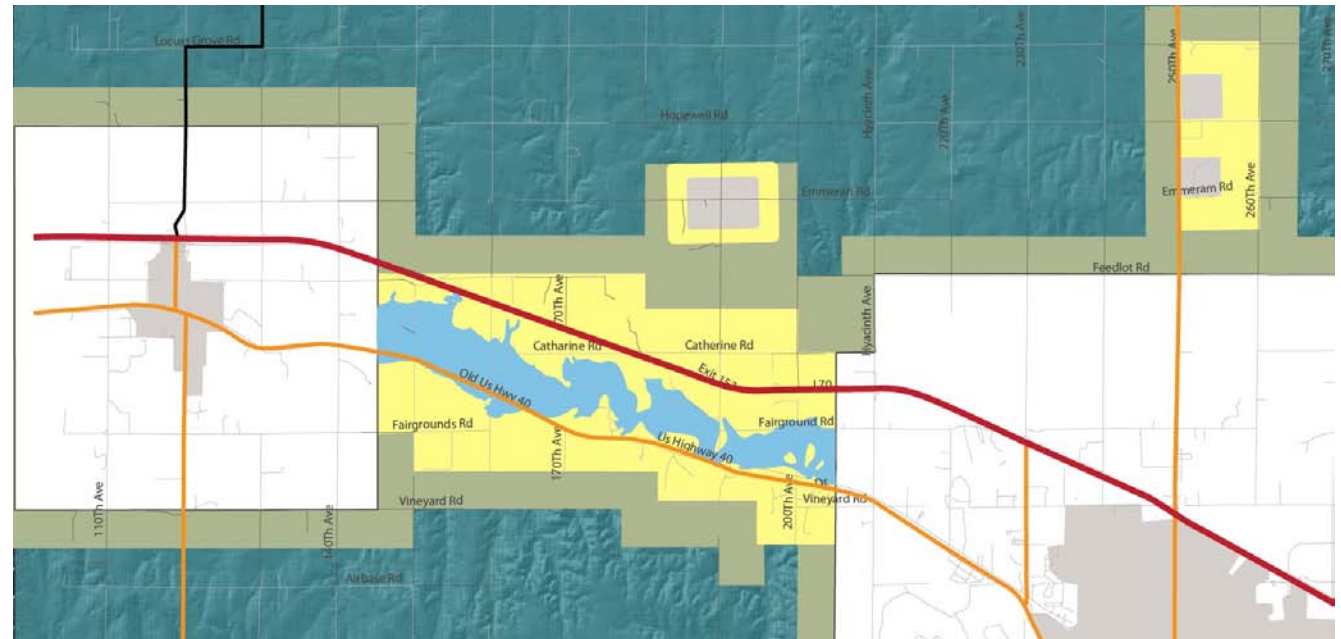
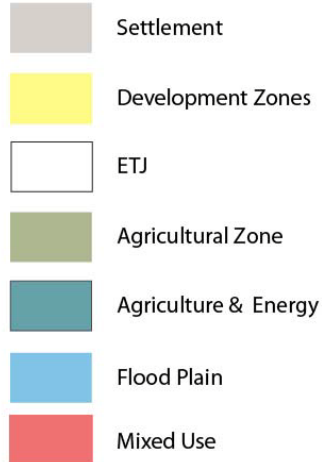


Land Use Concept

Flood Plain

- 100 year flood plain within the county but specifically within the Highway 40 corridor
- Development is limited if not prohibited in this area

Ellis County Future Land Use Plan

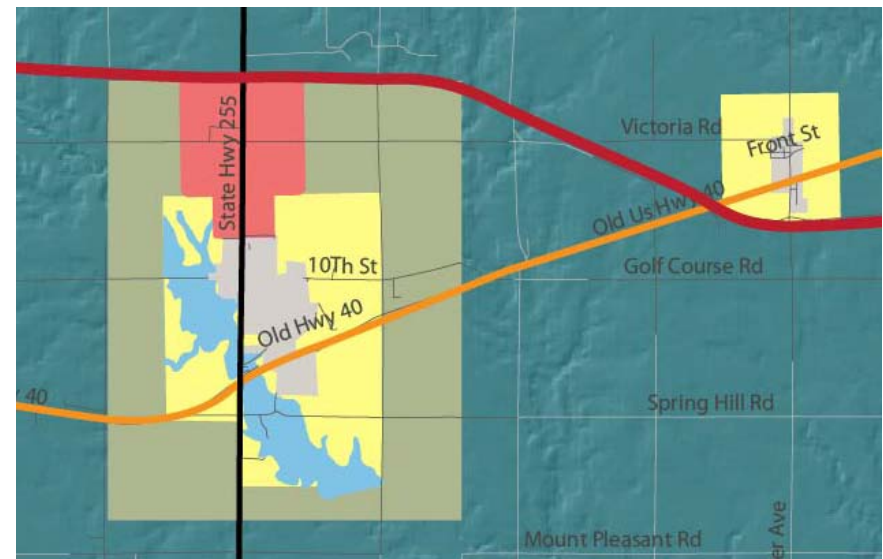
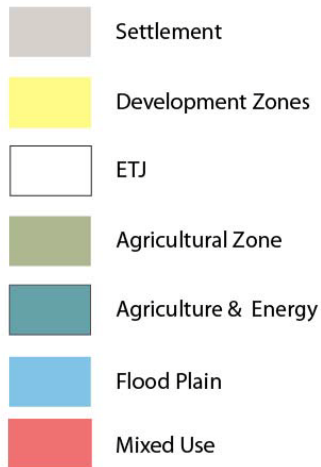


Land Use Concept

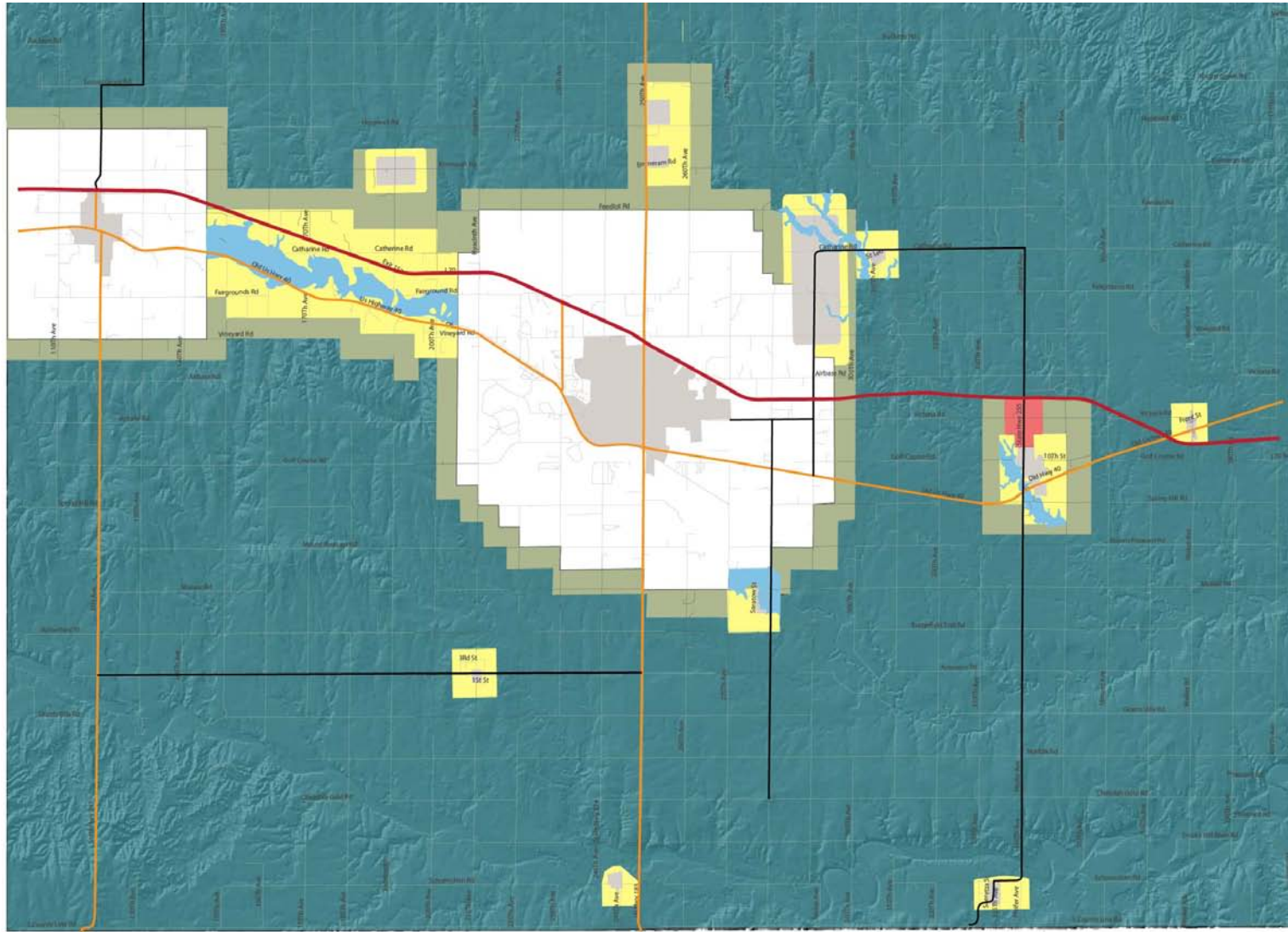
Mixed Use

- Area between Victory and I-70 that allows for residential and commercial uses.
- Avoid commercial “strip” developments that limit access off Cathedral Ave.
- Landscaping and signage standards








Ellis County Future Land Use Plan



Land Use Concept



Ellis County Future Land Use Plan

-  Settlement
-  Development Zones
-  ETJ
-  Agricultural Zone
-  Agriculture & Energy
-  Flood Plain
-  Mixed Use