

## **V. Public hearing**

Agenda Section	Public hearing
Section Number	V.A
Subject	Public hearing to consider, discuss and act upon a recommendation from the Planning & Zoning Commission regarding a request for a replat of certain property consisting of approximately 0.525 acres of land that is generally located on the northeast quadrant of Sid Nelson and Johnson Street, and which land is more particularly identified as the Neathery Johnson Addition 2, Lots 1-2, Block 1.
To	Mayor and Council Members
From	Ben White, City Manager
Date	July 24, 2018
Attachment(s)	<ul style="list-style-type: none"> <li>• Staff Report</li> <li>• Application</li> <li>• Letter of Approval from DBI</li> <li>• Replat</li> </ul>
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



**STAFF REPORT**  
**FROM**  
**PLANNING & ZONING COMMISSION MEETING**

**Property Location:** NE Quadrant of Sid Nelson and Johnson St.

**ETJ:** Yes ☐

No ☒

**Subdivision:** Neathery Johnson Addition 2

**Lot:** 1-2

**Block:** 1

**Applicant:** Cody & Tony Gray

**Purpose of Plat:** Create 2 platted lots

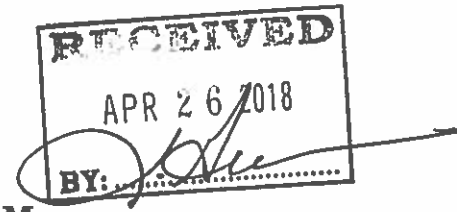
**Engineering Approval Letter Received:** Yes ☒ No ☐

**Planning & Zoning Commission Meeting Date:** June 20, 2018

**Planning & Zoning Commission Recommendation:** Recommended approval and forwarded to City Council for review.

Sandra Green  
City Secretary

# 20180777



## SUBDIVISION APPLICATION FORM City of Farmersville, Texas

### Please Type or Print Information

*This form shall be completed by the Applicant and submitted to the City Secretary's Office along with 6 copies of the respective plat, fees, and all other required information.*

*In order for a completed package to be considered for a Planning and Zoning Board meeting all application materials will need to be turned into the City staff at least 3 weeks prior. The package will need to be technically complete 6 working days prior to the Planning and Zoning Board meeting.*

*The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.*

*The submission of plans/drawings, calculations, etc., along with this application, makes such items public record and the Applicant understands that they may be viewed and/or reproduced by the general public.*

*For a list of fees associated see the City of Farmersville Master Fee Schedule. Fees shall be collected for the purpose of defraying the costs of administrative, clerical, engineering, legal, planning, inspection, and other services deemed necessary to properly review and investigate plats and subdivision construction.*

*Exemptions to the platting process are listed in section 1.5 of the Subdivision Ordinance.*

*Subdivision Ordinance variances/waivers may be granted by following the steps outlined in section 1.10 of the Subdivision Ordinance.*

*Public infrastructure requirements established by the respective code (example, International Fire Code) and interpreted by the code official may be appealed based on a claim of incorrect interpretation, code applicability, or equivalent methodology. Code requirements cannot be waived.*

*Place "X" or check mark in appropriate box. All answers must be "Yes" to submit application.*

Pre-Application Requirements		
Yes	No	Requirement
	✓	Attended Pre-Application Conference
✓		Plat described by metes and bounds
✓		Plat located with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part
✓		Dimensions of plat and of each street, alley, square, park, or other part of the plat intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part
✓		Plat is located in Collin County
	✓	Plat is located in Hunt County
✓		Plat is located within the City of Farmersville corporate limits or Extra-Territorial Jurisdiction (ETJ) limits

## Subdivision Application Form

Place "X" or check mark in appropriate box. Use the N/A (not applicable) box if a line item is not applicable. Double asterisk items are required for all applications. Where separate documents are requested attach them to this submission.

Required Submission Materials			
Yes	No	N/A	Item Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Six copies of plat. Dimensions should be 24" X 36".
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	* * Original certified tax certificate
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	** Utility service provider letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Proof of land ownership document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Electronic version of plat on CD (.PDF and .DWG)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Fees with appropriate retainer as required
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Two copies of engineering plans
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	On-Site Sanitary Sewer Facility (OSSF) certification document
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer's Summary Report
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development schedule
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development agreement
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of covenants, conditions, restrictions, and agreements
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geotechnical report
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Traffic study
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application letter for proposed street names

Place "X" or check mark in appropriate box. Only one box may be indicated.

Type of Plat Document Submittal	
<input type="checkbox"/>	Concept Plan
<input type="checkbox"/>	Preliminary Plat
<input checked="" type="checkbox"/>	Final Plat
<input type="checkbox"/>	Development Plat
<input type="checkbox"/>	Replat
<input type="checkbox"/>	Amending Plat
<input type="checkbox"/>	Minor Plat
<input type="checkbox"/>	Vacated Plat

## Subdivision Application Form

Place information in all spaces that apply. Depending on the situation some spaces may be left empty.

Property Owner Information	
Name	CODY GRAY
Address	PO BOX 449
City	FARMERSVILLE
State	TX
Zip	75442
Work Phone Number	
Facsimile Number	
Mobile Phone Number	214 226 6035
Email Address	
Applicant/Responsible Party Information	
Name	OWNER
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Engineer Information	
Name	N/A
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Surveyor Information	
Name	MATTHEW BUSBY
Address	116 MCKINNEY
City	FARMERSVILLE
State	TX
Zip	75442
Work Phone Number	
Facsimile Number	
Mobile Phone Number	214 499 8472
Email Address	

## Subdivision Application Form

General Application Information	
Proposed Name of Subdivision	NEATHERY JOHNSON ADD 2
Total Acreage of Development	0.525 AC.
Physical Location of Property	NEATHERY & JOHNSON
Legal Description of Property	SEE PLAT
Number of Lots	2

Place "X" or check mark in appropriate box indicating the form provided for proof of land ownership. Attach document to this submission.

Type of Plat Document Submittal	
<input checked="" type="checkbox"/>	General Warranty Deed
<input type="checkbox"/>	Special Warranty Deed
<input type="checkbox"/>	Title Policy
<input type="checkbox"/>	Other (approved by City Manager):

Place "X" or check mark in appropriate box indicating the current zoning districts comprising the land. Depending on the situation more than one box may be indicated.

Current Zoning	
<input type="checkbox"/>	A Agricultural District
<input type="checkbox"/>	SF-1 One-Family Dwelling District
<input checked="" type="checkbox"/>	SF-2 One-Family Dwelling District
<input type="checkbox"/>	SF-3 One-Family Dwelling District
<input type="checkbox"/>	2F Two-Family Dwelling District
<input type="checkbox"/>	MF-1 Multiple-Family Dwelling District-1
<input type="checkbox"/>	MF-2 Multiple-Family Dwelling District-2
<input type="checkbox"/>	P Parking District
<input type="checkbox"/>	O Office District
<input type="checkbox"/>	NS Neighborhood Service District
<input type="checkbox"/>	GR General Retail District
<input type="checkbox"/>	C Commercial District
<input type="checkbox"/>	HC Highway Commercial
<input type="checkbox"/>	CA Central Area District
<input type="checkbox"/>	I-1 Light Industrial District
<input type="checkbox"/>	I-2 Heavy Industrial District
<input type="checkbox"/>	PD Planned Development District
<input type="checkbox"/>	Extra-Territorial Jurisdiction

## Subdivision Application Form

Place "X" or check mark in appropriate box indicating the proposed zoning districts comprising the land. Depending on the situation more than one box may be indicated. If zoning remains unaffected mark the same as above in the "Current Zoning Districts" table.

Proposed Zoning		
	A	Agricultural District
	SF-1	One-Family Dwelling District
✓	SF-2	One-Family Dwelling District
	SF-3	One-Family Dwelling District
	2F	Two-Family Dwelling District
	MF-1	Multiple-Family Dwelling District-1
	MF-2	Multiple-Family Dwelling District-2
	P	Parking District
	O	Office District
	NS	Neighborhood Service District
	GR	General Retail District
	C	Commercial District
	HC	Highway Commercial
	CA	Central Area District
	I-1	Light Industrial District
	I-2	Heavy Industrial District
	PD	Planned Development District
		Extra-Territorial Jurisdiction

Place "X" or check mark in appropriate box indicating the proposed use of the land. Depending on the situation more than one box may be indicated.

Use of Land and Buildings	
Housing Uses	
✓	One Family Detached Dwelling
	One Family Attached Dwelling
	Zero Lot Line Dwelling
	Town Home
	Two Family Dwelling
	Multiple Family Dwelling
	Boarding or Rooming House
	Bed and Breakfast Inn
	Hotel or Motel
	HUD Code Manufactured Home
	Industrialized Housing
	Mobil Home



## Subdivision Application Form

Indicate the utility provider's name for the property in the space provided.

Utility Providers	
Description of Service	Name
Electrical Service Provider	FARMERSVILLE
Water Supplier	FARMERSVILLE
Sewage Disposal	FARMERSVILLE
Telephone Service	
Cable TV Service	
Gas Service	
Refuse Pick-Up	

The signatures of the owner(s) below indicate intention to follow through with the platting/subdivision process.

  
Owner's Signature

Tony Gray  
Owner's Name (Printed)

4/25/2018  
Date

\_\_\_\_\_  
Co-Owner's Signature

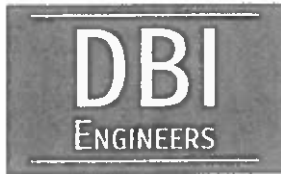
\_\_\_\_\_  
Co-Owner's Name (Printed)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co-Owner's Signature

\_\_\_\_\_  
Co-Owner's Name (Printed)

\_\_\_\_\_  
Date



06 June 2018

Mr. Ben White, P.E.  
City of Farmersville  
205 S Main St.  
Farmersville, Texas 75442

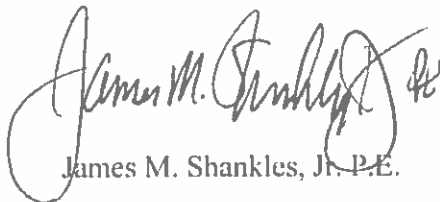
RE: Neathery Johnson Addition 2 Re-Plat

Mr. White:

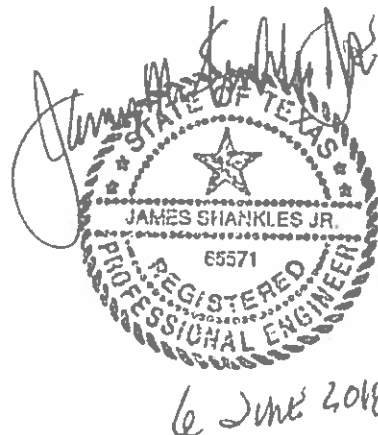
The above referenced re-plat has been reviewed according to the ordinances of the City of Farmersville. Comments sent to the surveyor have been addressed.

It is recommended that the re-plat be approved. Please contact me if you should have any questions or need additional information.

Sincerely,



James M. Shankles, Jr. P.E.



DANIEL & BROWN INC.  
118 MCKINNEY STREET | PO BOX 606 | FARMERSVILLE, TEXAS 75442  
OFFICE 972-784-7777 | WWW.DBICONCONSULTANTS.COM  
FIRM REGISTRATION NO: F-002225



## **VI. Reading of Ordinances**

Agenda Section	Reading of Ordinances
Section Number	VI.A
Subject	Consider, discuss and act upon the first and only reading of Ordinance #O-2018-0724-001 amending the Master Fee Schedule to reflect a rate increase for Community Waste Disposal recycling fees.
To	Mayor and Council Members
From	Ben White, City Manager
Date	July 24, 2018
Attachment(s)	<ul style="list-style-type: none"> <li>• O-2018-0724-001</li> <li>• CWD Market Research Paperwork</li> </ul>
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	<ul style="list-style-type: none"> <li>• Robert Medigovich from CWD to lead discussions</li> <li>• City Council discussion as required</li> </ul>
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

**CITY OF FARMERSVILLE  
ORDINANCE 0-2017-0724-001**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES, CITY OF FARMERSVILLE, TEXAS, AS HERETOFORE AMENDED, THROUGH THE AMENDMENT OF CHAPTER 59, "SOLID WASTE," BY AMENDING SECTION 59-30, "RESIDENTIAL REFUSE AND RECYCLING COLLECTION FEES," BY DELETING SAID SECTION IN ITS ENTIRETY AND REPLACING IT WITH A NEW SECTION 59-30, ALSO ENTITLED "RESIDENTIAL REFUSE AND RECYCLING COLLECTION FEES," AND BY ADOPTING A NEW SECTION 59-305, ENTITLED "COMMERCIAL REFUSE AND RECYCLING COLLECTION FEES," AS PROVIDED HEREIN BELOW; THROUGH THE AMENDMENT OF APPENDIX "A," "MASTER FEE SCHEDULE," OF THE FARMERSVILLE CODE THROUGH THE AMENDMENT OF ARTICLE II, "ELECTRICITY, WATER, SEWER, AND REFUSE," BY AMENDING SECTION 2-7, ENTITLED "RECYCLING FEES," TO MODIFY THE RATES FOR RECYCLING CUSTOMERS; REPEALING ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR GOVERNMENTAL IMMUNITY; PROVIDING FOR INJUNCTIONS; PROVIDING FOR NOTICE AND IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Farmersville, Texas ("City") is a Type A General – Law Municipality located in Collin County having a population of less than 5,000 persons as determined by the most recent federal census, created in accordance with the provisions of Chapter 6 of the Local Government Code, and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, the City's recycling service provider has requested a rate increase in accordance with the terms of their agreement with the City; and

**WHEREAS**, the City desires to grant the requested rate increase and modify the City's Master Fee Schedule accordingly, and clean up certain provisions in the Solid Waste Chapter (Chapter 59) of the Farmersville Code; and

**WHEREAS**, the City Council of the City of Farmersville, Texas finds that all prerequisites to the adoption of this Ordinance have been met; and

**WHEREAS**, the City Council of the City of Farmersville, Texas finds that it is in the best interest of the public health, safety and welfare to allow for an increase in rates for customers as provided herein-below;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, THAT:**

**SECTION 1. INCORPORATION OF FINDINGS**

All of the above premises are hereby found to be true and correct legislative and factual determinations of the City of Farmersville and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

**SECTION 2. AMENDMENT OF SECTION 59-30, "RESIDENTIAL REFUSE AND RECYCLING FEES," BY DELETING SAID SECTION IN ITS ENTIRETY AND REPLACING IT WITH A NEW SECTION 59-30, ALSO ENTITLED "RESIDENTIAL REFUSE AND RECYCLING FEES," AS PROVIDED HEREIN BELOW.**

From and after the effective date of this Ordinance, Section 59-30, "Residential Refuse and Recycling Fees," is hereby amended by deleting said Section in its entirety and replacing it with a new Section 59-30, also entitled "Residential Refuse and Recycling Fees," to read as follows:

**"Sec. 59-30. - Residential Refuse and Recycling Fees**

**(a) Residential refuse collection fees (within City).**

- (1) There shall be charged and collected each month by the city for residential refuse collection the fees and charges established from time to time by the master fee schedule as contained in appendix A of this Code, plus any additional taxes levied by the state.
- (2) These fees shall provide for residential collection once per week. Any residential customer who has electric and water service, or who inhabits a residential unit, is required to have garbage service through a city authorized contractor and shall pay the required fee for this service.
- (3) All residential customers are required to place their refuse in the polycart container and take it to the curbside for pickup service. Any refuse not in the polycart must be in a bag with a city-authorized tag attached.

**(b) Residential refuse collection fees (outside City).**

- (1) There shall be charged and collected each month by the city for any residential utility customer receiving regular refuse collection service from the city at a location not within the city limits a rate equal to 200 percent of the current refuse collection rates (fees and charges) established from time to time by the master fee schedule as contained in appendix A of this Code, plus any additional taxes levied by the state for residential accounts.
- (2) Brush collection service shall not be available to nonresident customers.

**(c) Residential Recycling fees (within City).** Each garbage customer inside the city limits shall be charged a fee, as established from time to time in the master fee schedule as contained in appendix A of this Code, for curbside and dropoff recycling and additional curbside recycling bins and covers.

- (d) Residential Recycling fees (outside City). Each residential utility customer receiving regular refuse collection service from the city at a location not within the city limits, but within the extraterritorial jurisdiction, shall be included in the curbside recycling program. The customer's charge for such curbside recycling shall be the same as that for customers within the city limits."

**SECTION 3. ADOPTION OF NEW SECTION 59-305, "COMMERCIAL REFUSE AND RECYCLING FEES," AS PROVIDED HEREIN BELOW.**

From and after the effective date of this Ordinance, a new Section 59-305, "Commercial Refuse and Recycling Fees," is hereby adopted to read as follows:

**"Sec. 59-305. – Commercial Refuse and Recycling Fees**

- (a) Commercial refuse collection fees.
  - (1) There shall be charged and collected each month by the city for commercial refuse collection the fees and charges established from time to time by the master fee schedule as contained in appendix A of this Code, plus any additional taxes levied by the state.
  - (2) These fees shall provide for commercial collection at least once per week or according to the schedule selected by the customer in coordination with the contractor. Any commercial customer that has electric and water service, or who operates a business from a fixed location, is required to have garbage service through a city authorized contractor and shall pay the required fee for this service.
  - (3) All commercial customers are required to place their refuse in the polycart container and take it to the curbside for pickup service or place such refuse in the commercial customer's dumpster or roll-off container.
- (c) Commercial Recycling fees (within City). Each commercial garbage customer inside the city limits shall be charged a fee, as established from time to time in the master fee schedule as contained in appendix A of this Code, for curbside and dropoff recycling and additional curbside recycling bins and covers.
- (d) Commercial Recycling fees (outside City). Each commercial utility customer receiving regular refuse collection service from the city at a location not within the city limits, but within the extraterritorial jurisdiction, shall be included in the curbside recycling program. The commercial customer's charge for such curbside recycling shall be the same as that for commercial customers within the city limits."

**SECTION 4. AMENDING APPENDIX "A," "MASTER FEE SCHEDULE," OF THE FARMERSVILLE CODE THROUGH THE AMENDMENT OF ARTICLE II,**



**"ELECTRICITY, WATER, SEWER, AND REFUSE," BY AMENDING SECTION 2-7, ENTITLED "RECYCLING FEES," TO MODIFY THE RATES FOR CITY CUSTOMERS.**

From and after the effective date of this Ordinance, Appendix A, "Master Fee Schedule" of the Code of Ordinances of the City of Farmersville, Texas, is hereby amended through the amendment of Article II, "Electricity, Water, Sewer, and Refuse," by amending Section 2-7, entitled "Recycling Fees," to modify the rates for city customers such that Section 2-7, "Recycling Fees," hereafter reads as follows:

**"Sec. 2-7. Recycling Fees.**

<b>BIWEEKLY RECYCLING SERVICE</b>	
Residential Recycling with Household Hazardous Waste (HHW)	\$6.12 per month
Commercial Recycling	\$6.85 per month
Drop-off recycling	\$1.00 per month
Additional or Replacement Recycling Bins	\$100

**SECTION 5. CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

**SECTION 6. SAVINGS**

All rights and remedies of the City of Farmersville are expressly saved as to any and all violations of the provisions of any Ordinances which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

**SECTION 7. SEVERABILITY**

It is hereby declared to be the intention of the City Council of the City of Farmersville that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by valid judgment or final decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City

Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

#### **SECTION 8. GOVERNMENTAL IMMUNITY**

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Farmersville in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

#### **SECTION 9. INJUNCTIONS**

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Farmersville in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Farmersville.

#### **SECTION 10. ENGROSSMENT AND ENROLLMENT**

The City Secretary of the City of Farmersville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the City Council of the City of Farmersville and by filing this Ordinance in the Ordinance records of the City.

#### **SECTION 11. EFFECTIVE DATE**

This Ordinance shall take effect immediately from and after its passage and publication of the caption as required by law.

**PASSED** on first and final reading on the 24<sup>th</sup> day of July, 2018, at a properly scheduled meeting of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

**APPROVED THIS 24<sup>th</sup> day of July, 2018.**

**APPROVED:**

\_\_\_\_\_  
Jack Randall Rice, Mayor

**ATTEST:**

\_\_\_\_\_  
Sandra Green, City Secretary



CommunityWasteDisposal.com

Since 1994

May 21, 2018

Ben White  
City Manager  
City of Farmersville  
205 South Main Street  
Farmersville, TX 75442

**RE: 2018 Market Adjustment**

Dear Ben,

Community Waste Disposal, LP. (CWD) gives notice of a request for a market adjustment as in accordance with the Citywide Recycling Service contract with the city. I have enclosed the back up to support our market adjustment request. Enclosed with this notice you will find the most recent publication of the Southwest Consumer Price Index Indicators detailing the Dallas-Fort Worth area CPI-U Index, the DOE Gulf Coast Diesel Prices for both 2017 and 20148 and the adjustment worksheet for your review.

	Monthly Charge Per Residential Unit
Rate effective on October 1, 2016	\$3.99
Rate effective on October 1, 2018	\$4.16

Robert Medigovich will be in contact with you to answer any of your questions. Or if you have any questions his mobile number is 972.333.6106 or his office number is 972.392.9300 x 226.

Thank you in advance for your courteous attention to this matter.

Sincerely

David Dalrymple  
Accounts Receivable Manager

Enc: Adjustment Worksheet  
Southwest Consumer Price Index for March 2018  
DOE 2017 Diesel Prices  
DOE 2018 Diesel Prices

cc: Robert Medigovich  
Greg Roemer  
Dale Pound

2010 California Crossing Road  
Dallas, Texas 75220-2310  
Telephone  
972.392.9300 or 817.795.9300  
Facsimile  
972.392.9301

## FARMERSVILLE ADJUSTMENT WORKSHEET

### DOE GULF COAST DIESEL PRICES

	2017	2018
1st calendar week	2.458	2.946
2nd calendar week	2.458	2.936
3rd calendar week	2.446	2.910
4th calendar week	2.414	2.844
5th calendar week	2.378	2.851
6th calendar week	2.380	2.823
7th calendar week	2.419	2.786
8th calendar week	2.429	2.782
9th calendar week	2.433	2.793
10th calendar week	2.433	2.797
11th calendar week	2.424	2.818
12th calendar week	2.403	2.851
13th calendar week	2.408	2.874
Fuel Average	2.422	2.847
Change in Fuel Dollars	\$	0.425
Fuel Index		17.55%

March 2018 CPI	3.20%
CPI Adjustment Factor	80%
CPI Index	2.56%

	Fuel	CPI
Index	17.55%	2.56%
Index % for Adj	12.0%	88.0%
Index Adj %	2.11%	2.25%
<b>2018 Market Adjustment %</b>	<b>4.36%</b>	

### Curbside Household Recycling

Current Rate	\$	3.53
Market Adjustment	\$	0.15
2018 Proposed Rate	\$	3.68

### HHW Program

Current Rate	\$	0.46
Market Adjustment	\$	0.02
2018 Proposed Rate	\$	0.48

Current Rate	\$	3.99
Market Adjustment	\$	0.17
2018 Proposed Rate	\$	4.16



# U.S. Bureau of Labor Statistics

## Southwest Consumer Price Index Indicators

CPI for All Urban Consumers: U.S. City Average, Dallas-Fort Worth-Arlington, and Houston-The Woodlands-Sugar Land, March 2018  
(1982-84=100 unless otherwise noted)

Item and group	U.S. City Average				Dallas-Fort Worth-Arlington				Houston-The Woodlands-Sugar Land			
	Index	Percent change			Index	Percent change			Index	Percent change		
	Mar. 2018	12-month	1-month	2-month	Mar. 2018	12-month	1-month	2-month	Mar. 2018	12-month	1-month	2-month
All items	249.554	2.4	0.2	0.7	230.272	2.9		0.5				
Food and beverages	252.182	1.3	0.0	0.0	251.166	-0.3		-0.6				
Food	252.370	1.3	0.0	0.0	245.461	-0.4		-0.5				
Food at home	239.158	0.4	0.0	-0.3	210.963	-2.9	-1.0	-1.0	219.799	-1.4	-1.2	-1.3
Cereals and bakery products	272.345	0.1	0.4	0.0	263.028			3.4				
Meats, poultry, fish, and eggs	249.516	2.1	1.0	0.9	240.950			-0.6				
Dairy and related products	216.497	-0.9	0.0	-0.6	193.708			-1.4				
Fruits and vegetables	293.870	0.3	-1.6	-2.6	191.863			-4.5				
Nonalcoholic beverages and beverage materials <sup>(1)</sup>	167.758	-0.4	0.0	0.1	176.671			-3.8				
Other food at home	210.012	0.0	0.0	0.2	199.424			0.4				
Food away from home	273.733	2.5	0.1	0.4	297.648	2.2		0.0				
Alcoholic beverages	248.287	1.4	0.0	0.4	324.083	0.1		-3.3				
Housing	256.388	3.0	0.3	0.6	220.437	4.3		0.1				
Shelter	304.847	3.3	0.4	0.6	245.915	5.4	0.5	0.6	257.999	1.9	0.4	0.2
Rent of primary residence <sup>(2)</sup>	315.883	3.6	0.2	0.3	262.322	6.6	0.8	0.7	255.779	1.7	0.3	0.4
Owners' equivalent rent of primary residences <sup>(3)(4)</sup>	312.107	3.3	0.3	0.4	264.447	6.1	0.4	0.5	238.766	2.5	0.7	0.3
Owners' equivalent rent of primary residence <sup>(2)(4)</sup>	312.113	3.3	0.3	0.4	264.447	6.1	0.4	0.5	238.766	2.5	0.7	0.3
Fuels and utilities	239.786	3.0	-0.5	0.4	224.645	2.5		-1.1				
Household energy	199.657	3.1	-0.7	0.4	198.694	0.3	-1.9	-1.6	150.339	12.4	-12.1	-4.4
Energy Services <sup>(1)</sup>	202.625	2.5	-0.6	0.6	195.244	0.2	-1.9	-1.6	147.738	12.5	-12.3	-4.5
Electricity <sup>(1)</sup>	210.273	2.2	-0.3	0.0	179.671	-2.6	-1.8	-1.8	146.865	14.6	-13.8	-5.0
Utility (piped) gas service <sup>(1)</sup>	176.567	3.4	-1.7	2.3	227.933	13.0	-2.5	-0.6	141.371	3.8	0.0	-0.8
Household furnishings & operations	121.484	-0.1	0.1	0.5	120.659	-2.8		-2.6				
Apparel	128.604	0.3	1.6	5.2	113.790	2.1		3.6				
Transportation	207.845	3.9	0.2	1.2	206.655	4.7		1.0				
Private transportation	203.343	4.3	0.2	1.1	209.699	5.3		0.5				
New and used motor vehicles <sup>(4)</sup>	99.552	0.0	0.5	0.9	106.975			0.2				
New vehicles <sup>(1)</sup>	146.727	-1.2	-0.1	-0.2	199.219			-3.4				
Used cars and trucks <sup>(1)</sup>	139.892	0.4	1.5	2.4	328.209			2.7				
Motor fuel	228.068	11.2	-0.3	1.4	221.874	9.4	4.4	2.5	208.277	11.1	-1.5	1.9
Gasoline (all types)	226.872	11.1	-0.2	1.4	220.429	9.3	4.5	2.5	208.147	11.0	-1.5	1.9
Motor vehicle insurance <sup>(1)</sup>	563.762	8.9	0.1	1.7	811.445			1.5				
Medical care	483.984	2.0	0.2	0.6	433.810	0.4		0.6				
Recreation <sup>(1)</sup>	119.281	0.6	0.2	0.5	117.248	5.3		3.8				
Education and communication <sup>(4)</sup>	136.029	-0.2	-0.2	-0.4	134.581	-1.3		0.2				
Tuition, other school fees, and childcare <sup>(1)</sup>	731.620	1.9	-0.3	-0.3	1,238.524			-0.1				
Other goods and services	439.269	2.6	0.2	0.4	393.744	0.5		-0.8				
SPECIAL INDEXES (CPI-U)												
Energy	212.554	7.0	-0.5	0.9	212.416	5.2	1.6	0.7	176.313	11.9	-6.8	-1.2
All items less shelter	230.692	1.9	0.1	0.7	223.613	1.6		0.4				
All items less food and energy	256.610	2.1	0.3	0.8	234.147	3.2		0.6				
All items (1967 = 100)	747.554				722.349							
CPI FOR URBAN WAGE EARNERS AND CLERICAL WORKERS (CPI-W)												
All items	243.463	2.4	0.2	0.6	235.098	2.9		0.5				
All items (1967 = 100)	725.202				724.963							

(1) Dallas indexes on a February 1978=100 base. Houston indexes on an April 1978=100 base.

(2) This index series was calculated using a Laspeyres estimator. All other item stratum index series were calculated using a geometric means estimator.

(3) Indexes on a December 1982=100 base.

(4) Indexes on a December 1997=100 base.

Note: The CPI measures changes in prices of all goods and services purchased for consumption by urban households. The indexes for food at home, energy, and shelter are compiled monthly for the Dallas and Houston areas. Full surveys, which produce the All Items Indexes and major components, are compiled every two months. These full surveys are published for the odd-numbered months for Dallas and for the even-numbered months for Houston.

## Transport Topics

[Interactive Graph](#) | [DOE Diesel Prices](#) | [Comdata and T-Chek Averages](#) | [Fuel News](#)

## 2018 DOE Regional Diesel Fuel Prices

2018

Date	U.S. Average	East Coast	New England	Central Atlantic	Lower Atlantic	Midwest	Gulf Coast	Rocky Mountain	West Coast	California
4/30	3.157	3.162	3.203	3.321	3.042	3.083	2.946	3.215	3.640	3.834
4/23	3.133	3.142	3.171	3.295	3.028	3.047	2.936	3.181	3.616	3.815
4/16	3.104	3.116	3.149	3.275	2.998	3.016	2.910	3.137	3.583	3.787
4/9	3.043	3.066	3.116	3.232	2.939	2.957	2.844	3.086	3.500	3.717
4/2	3.042	3.066	3.117	3.233	2.938	2.962	2.851	3.044	3.487	3.714
3/25	3.010	3.038	3.115	3.217	2.898	2.934	2.823	2.991	3.438	3.669
3/19	2.972	3.009	3.101	3.200	2.859	2.898	2.786	2.925	3.384	3.641
3/12	2.976	3.024	3.107	3.221	2.871	2.839	2.762	2.903	3.386	3.652
3/5	2.952	3.046	3.126	3.240	2.834	2.920	2.793	2.910	3.392	3.652
2/26	3.007	3.057	3.127	3.255	2.906	2.947	2.797	2.936	3.397	3.660
2/19	3.027	3.092	3.129	3.274	2.939	2.970	2.818	2.953	3.399	3.658
2/12	3.063	3.111	3.154	3.306	2.966	3.020	2.851	2.972	3.432	3.689
2/5	3.086	3.133	3.188	3.324	2.988	3.044	2.874	2.981	3.460	3.711
1/29	3.070	3.112	3.160	3.306	2.958	3.030	2.868	2.967	3.434	3.683
1/22	3.025	3.078	3.136	3.276	2.929	2.971	2.815	2.955	3.395	3.643
1/15	3.028	3.053	3.114	3.263	2.913	2.951	2.825	2.984	3.401	3.641
1/8	2.956	3.025	3.077	3.209	2.887	2.947	2.785	2.974	3.394	3.638
1/1	2.973	2.930	3.010	3.151	2.854	2.935	2.774	2.981	3.361	3.590

# Transport Topics

The Newspaper of Trucking and Freight Transportation

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## Maximize Your Inventory Investment

Inventory Management  
Pricing & Replenishment Solutions

Web & POS Point of Sale Solutions

### 2017 DOE REGIONAL DIESEL FUEL PRICES

See below for detailed PADD/geographic information

Date	U.S. Average	East Coast	New England	Central Atlantic	Lower Atlantic	Midwest	Gulf Coast	Rocky Mountain	West Coast	California
4/24	2.536	2.632	2.650	2.725	2.520	2.533	2.455	2.682	2.515	2.947
4/17	2.537	2.631	2.639	2.783	2.522	2.538	2.459	2.682	2.517	2.948
4/10	2.542	2.620	2.634	2.791	2.519	2.515	2.445	2.640	2.602	2.935
4/3	2.556	2.605	2.633	2.734	2.535	2.451	2.414	2.623	2.631	2.923
3/27	2.512	2.586	2.595	2.724	2.481	2.418	2.318	2.557	2.622	2.919
3/20	2.534	2.600	2.602	2.734	2.494	2.434	2.313	2.570	2.626	2.929
3/13	2.554	2.617	2.603	2.751	2.512	2.431	2.419	2.617	2.640	2.939
3/6	2.519	2.610	2.640	2.750	2.525	2.532	2.410	2.625	2.611	2.945
2/27	2.511	2.610	2.603	2.772	2.531	2.419	2.413	2.602	2.611	2.972
2/20	2.512	2.614	2.603	2.770	2.521	2.415	2.412	2.643	2.614	2.968
2/13	2.565	2.624	2.604	2.725	2.519	2.431	2.414	2.620	2.630	2.951
2/6	2.512	2.613	2.601	2.743	2.505	2.402	2.413	2.616	2.620	2.943
1/30	2.542	2.622	2.602	2.770	2.513	2.410	2.404	2.618	2.641	2.921
1/23	2.543	2.621	2.618	2.734	2.511	2.412	2.414	2.630	2.646	2.921
1/16	2.525	2.638	2.619	2.804	2.511	2.411	2.409	2.613	2.655	2.931
1/9	2.531	2.643	2.611	2.813	2.520	2.411	2.443	2.641	2.613	2.953
1/2	2.542	2.631	2.604	2.778	2.514	2.440	2.411	2.633	2.641	2.921

[CLICK HERE FOR 2016 PRICES](#)

About DOE regional averages:

DOE's regional averages are drawn from its weekly national survey of 350 diesel service centers. The stations are surveyed on Mondays and the results are reported on that day.

DOE divides the country into five geographic districts called Petroleum Administration for Defense Districts (PADD). It also breaks the East Coast into three subdistricts and treats the state of California as a subdistrict of the West Coast.

The full geographic breakdown is:

- The East Coast (PADD 1) comprises:  
New England Subdistrict (PADD 1A): Conn, Maine, Mass, N.H., R.I., Vt.  
Central Atlantic Subdistrict (PADD 1B): Del, DC, Md, N.J., N.Y., Pa. and  
Lower Atlantic Subdistrict (PADD 1C): Fla, Ga, NC, SC, Va, W.Va.
- The Midwest (PADD 2) includes: Ill, Ind, Iowa, Kan, Ky, Mich, Minn, Mo, Neb, ND, Ohio, Okla, SD, Tenn, Wis.
- The Gulf Coast (PADD 3) includes: Ala, Ark, La, Miss, NM, Texas.
- Rocky Mountain (PADD 4) includes: Colo, Idaho, Mont, Utah, Wyo.
- The West Coast (PADD 5) includes: Alaska, Ariz, Hawaii, Nev, Ore, Wash, plus Calif.

## Transport Topics Webinars

PRESENTS

### Making the Move to Smart Transportation

Thurs. May 18, 2017 2pm-3pm EDT

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PrePass Provider Launches Inspection Data Analytics Tool

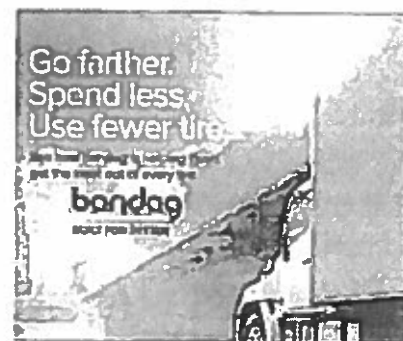
Allen Lund Co. Forms Joint Venture, TransKool Solutions

Sale Profits Up 7.7% With Help From Lower Tax Rate

Economy Expands at Slowest Pace in Three Years

CEOs Salivate Over Trump's Tax-Cut Plans, Vague as They May Be

Striking N.Y. Drivers Get Support from Teamsters President Jim Hoffa

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Associate Dispatcher (Thurs-Mon 10am-6pm)

US - MN - Eagan  
Confidential

Carrier Manager/Dispatcher

US - MN - Apple Valley  
Paramount Logistics

Technical Director

US - VA - Arlington  
American Trucking Associations

Agenda Section	Reading of Ordinances
Section Number	VI.B
Subject	Consider, discuss and act upon the first reading of Ordinance #O-2018-0724-002 amending the Sign Ordinance to allow Quilt Barn Square Signs.
To	Mayor and Council Members
From	Ben White, City Manager
Date	July 24, 2018
Attachment(s)	O-2018-0724-002
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	<ul style="list-style-type: none"> <li>• Sandra Green to lead discussions</li> <li>• City Council discussion as required</li> </ul>
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



**CITY OF FARMERSVILLE  
ORDINANCE 0-2018-0724-002**

**AN ORDINANCE OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF FARMERSVILLE, TEXAS, AS HERETOFORE AMENDED, THROUGH THE AMENDMENT OF CHAPTER 56, "SIGNS AND ADVERTISING," BY THE AMENDMENT OF SECTION 56-31, ENTITLED "DEFINITIONS; SIGN REGULATIONS AND REQUIREMENTS," BY ADDING A NEW DEFINITION, REGULATIONS AND REQUIREMENTS FOR A "QUILT BARN SQUARE SIGN"; REPEALING ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR GOVERNMENTAL IMMUNITY; PROVIDING FOR INJUNCTIONS; PROVIDING FOR NOTICE AND IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the City desires to promote growth and business opportunities in Farmersville; and

**WHEREAS,** the City Council of the City of Farmersville, Texas finds that all prerequisites to the adoption of this Ordinance have been met; and

**WHEREAS,** the City Council of the City of Farmersville, Texas finds that it is in the best interest of the public health, safety and welfare to amend the Sign Ordinance regarding off-premises or off-location signs;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, THAT:**

**SECTION 1. INCORPORATION OF FINDINGS**

All of the above premises are hereby found to be true and correct legislative and factual determinations of the City of Farmersville and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

**SECTION 2. AMENDMENT OF CHAPTER 56, "SIGNS AND ADVERTISING," BY THE AMENDMENT OF SECTION 56-31, "DEFINITIONS; SIGN REGULATIONS AND REQUIREMENTS" BY ADDING A NEW DEFINITION, REGULATIONS AND REQUIREMENTS FOR A "QUILT BARN SQUARE SIGN"**

From and after the effective date of this Ordinance, Section 56-31, entitled "Definitions; Sign Regulations and Requirements," is hereby amended by adding a definition, regulations and requirements of a "Quilt Barn Square Sign" to read as follows:

"Quilt barn square sign" means a wall sign, subject to the additional limitations set forth herein, constructed of wood or metal that is square and attached to a facade of a building and which wall sign has the appearance of a square from a quilt.

1. A sign permit is required.

2. Only one quilt barn square sign is allowed on the primary structure on a particular lot.
3. A quilt barn square sign shall be used for decorative purposes only.
4. A quilt barn square sign shall not advertise any business or product.
5. A quilt barn square sign shall not contain the name or logo of any business or product.
6. A quilt barn square sign, regardless of whether it is constructed of wood or metal, shall be erected parallel to and extending not more than  $\frac{3}{4}$  inches from the facade of any building to which it is attached, supported throughout its entire length by the building face.
7. A quilt barn square sign can be 4 ft. x 4 ft., 6 ft. x 6 ft., or 8 ft. x 8 ft.
8. One quilt barn square sign shall not count against the percentage of area or number of wall signs allowed on a building facade."

### **SECTION 3. CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

### **SECTION 4. SAVINGS**

All rights and remedies of the City of Farmersville are expressly saved as to any and all violations of the provisions of any Ordinances which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

## **SECTION 5. SEVERABILITY**

It is hereby declared to be the intention of the City Council of the City of Farmersville that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by valid judgment or final decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

## **SECTION 6. GOVERNMENTAL IMMUNITY**

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Farmersville in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

## **SECTION 7. INJUNCTIONS**

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Farmersville in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Farmersville.

## **SECTION 8. ENGROSSMENT AND ENROLLMENT**

The City Secretary of the City of Farmersville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the City Council of the City of Farmersville and by filing this Ordinance in the Ordinance records of the City.

## **SECTION 9. EFFECTIVE DATE**

This Ordinance shall take effect immediately from and after its passage and publication of the caption as required by law.

*[Remainder of page intentionally left blank.]*

**PASSED** on first reading on the \_\_\_\_ day of July, 2018, and the second reading on the \_\_\_\_ day of August, 2018, at properly scheduled meetings of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

**APPROVED THIS \_\_\_\_ DAY OF AUGUST, 2018.**

\_\_\_\_\_  
Jack Randall Rice, Mayor

**ATTEST:**

\_\_\_\_\_  
Sandra Green, City Secretary

## **VII. Regular Agenda**

Agenda Section	Regular Agenda
Section Number	VII.A
Subject	Consider, discuss and act upon the Final Plat of the Pollard Addition, Lots 1-4, Block1.
To	Mayor and Council Members
From	Ben White, City Manager
Date	July 24, 2018
Attachment(s)	<ul style="list-style-type: none"> <li>• Staff Report</li> <li>• Application</li> <li>• Approval Letter from DBI</li> <li>• Final Plat</li> </ul>
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	<ul style="list-style-type: none"> <li>• Sandra Green to lead discussions</li> <li>• City Council discussion as required</li> </ul>
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



**STAFF REPORT**  
**FROM**  
**PLANNING & ZONING COMMISSION MEETING**

**Property Location:** CR 617

**ETJ:**     Yes ☒

          No ☐

**Subdivision:** The Pollard Addition

**Lot:** 1-4

**Block:** 1

**Applicant:** John & Aaron Pollard

**Purpose of Plat:** Create 4 platted lots

**Engineering Approval Letter Received:**   Yes ☒     No ☐

**Planning & Zoning Commission Meeting Date:** July 16, 2018

**Planning & Zoning Commission Recommendation:** Recommended approval and forwarded to City Council for review.

Sandra Green  
City Secretary



## Final Plat Review Checklist

The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.

Name of Subdivision	POLLARD ADDITION
Owner	JOHN POLLARD & AARON POLLARD
Reviewed By	JAMES SHANKS
Date	2 July 2010

Place "X" or check mark in appropriate box. Place "N/A" in boxes where the line item is "not applicable".

Submission Materials	
	Six copies of plat. Dimensions should be 24" X 36".
	Original certified tax certificate
	Utility service provider letters
	Proof of land ownership document
	Electronic version of plat on CD (.PDF and .DWG)
	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
	On-Site Sanitary Sewer Facility (OSSF) certification document
	Development schedule
	Development agreement
	Copy of covenants, conditions, restrictions, and agreements
	Geotechnical report
	Traffic study
	Application letter for proposed street names
General	
✓	Date of preparation. Revision letter suggested.
N/A	The plat substantially conforms to the approved Preliminary Plat.
✓	The plat shall state the name, address, and telephone number of the owner and be signed and notarized.



*Final Plat Review Checklist*

✓	The plat shall state the name, address, and telephone number of the surveyor and/or engineer.
✓	Indicate the total acreage and legal description of the subdivision.
✓	Provide a small scale vicinity map on the plat indicating the location of the subdivision in relation to other subdivisions major roads, towns, cities, counties and/or topographical features. Indicate city limits and/or ETJ or indicate by note all within city limits or ETJ
✓	Indicate the distance to the nearest road intersection.
✓	Provide the names of the adjacent property owners and/or subdivisions, the vol./page/instrument number deed and lot/block/date recorded.
✓	Provide North arrow and scale (both graphical and written).
✓	Indicate the school district(s) where the subdivision is located.
N/A	Indicate the proposed phases of development.
N/A	Indicate any lots proposed for parks, squares, greenbelts, school or other public use facilities.
N/A	Building setbacks
✓	Lot and block numbering are provided and match the legal description of the property.
✓	Indicate boundary lines, abstract or survey lines, corporate or other jurisdictional boundaries, existing or proposed highways and streets.
✓	The length and bearing of all lot lines and reference ties to a survey corner or existing subdivision corner.
N/A	Establish 2 permanent monuments per development tied to City's approved vertical control monumentation
N/A	Tie at least one corner of the subdivision to the City's approved vertical control monumentation
N/A	The location, width and names of all streets, alleys, and easements.
✓	The proposed arrangement and square footage (acreage) of lots.
✓	A title block within the lower right hand corner which shows the name of the subdivision, the name and address of the owner, name of the land planner, licensed engineer or registered surveyor who prepared the plat, the scale of the plat, the date of the plat and the location of the property according to the abstract or survey records of the county.
✓	Scale, date and north arrow oriented at the top or left side of the sheet.
N/A	Zoning of the subject property and all adjacent properties
✓	Conforms with Collin or Hunt County plat standards
✓	Physical features of or on the land that should not be shown on the plat: topography, buildings, structures, water bodies, tree cover, etc.
<b>Statements</b>	
✓	As required for final plats in the subdivision regulations.
✓	Provide a place for the County Clerk of Collin County to stamp the date and location where the plat will be filed in the lower right hand corner of the plat drawing.
✓	Property owner's certificate in accordance with City Subdivision Ordinance 2.5.B.4.a
✓	Surveyor's certificate in accordance with City Subdivision Ordinance 2.5.B.4.b
✓	Approval block in accordance with City Subdivision Ordinance 2.5.B.4.c

Final Plat Review Checklist

✓	Special notice in accordance with City Subdivision Ordinance 2.5.B.4.d
N/A	VAM easement notice in accordance with City Subdivision Ordinance 2.5.B.5
N/A	Access easement notice in accordance with City Subdivision Ordinance 2.5.B.6
✓	Provide a statement that all On Site Septic Systems comply with the requirements of any applicable State, County, and/or City requirements for on-site sewage facilities, and the signature of the designated representative.
N/A	For a private road include the phrase: "...as recorded in Vol. ____ Page ____ (instrument number) of the Official Public Records of ____ County."
<b>Road And Right-Of-Way Information</b>	
N/A	Provide the name, location, length and right-of-way widths of all proposed road and existing roads
N/A	Provide written confirmation by 911 for proposed road name(s)
MA	Show the location, size and proposed use of all proposed access easements, or shared access driveways.
<b>Drainage</b>	
N/A	Show any required drainage easements.
<b>Floodplain</b>	
✓	Show the 100 year floodplain, regulatory floodway (if applicable) and base flood elevations or state that none of the subdivision lies within the 100 year floodplain. Include the applicable FIRM community-panel number.
MA	Show the limits of the floodplain within a dedicated drainage easement.
✓	Include the following statement: "All development within the 100-year floodplain shall comply with all applicable orders and regulations, including but not limited to Collin County's "Flood Damage Prevention Order." A floodplain development permit shall be obtained from the City or County Engineer's Office prior to the construction of any structure(s) within the floodplain."
N/M	Provide a benchmark showing NGVD 29 elevation, with latitude and longitude coordinates.
MA	Minimum finished floor elevations of the building foundations shall be shown for lots adjacent to a flood plain or susceptible to flooding.
<b>Utilities</b>	
✓	Identify water supply provider, the source of the water intended to serve the subdivision, and indicate the CCN number
N/A	If groundwater is the water source, provide required certification by registered engineer
N/A	Provide on-site sewage facility study information if outside the municipal sanitary sewer system
✓	Provide recording information on all existing utility easements.
✓	Show any required utility easements.
N/A	Verify that City utilities, services, and streets (electric, water, sewer, street) are provided to each lot. Additionally, use service provider letters to verify other utilities that may be required such as gas, telephone, and cable.

Dear City of Farmersville Planning Division:

I, JOHN B POLLARD, am the owner or owner's representative of a tract or tracts of real property located in the City of Farmersville, Texas, located at and described as Pollard Addition. I have filed an application for approval of a subdivision plat for this property. I hereby waive the 30-day plat review period established by Section 212.009 of the Texas Local Government Code and acknowledge that the City may require more than 30 days to properly review and consider the plat application. I understand and agree that the plat application may be considered and approved or denied by the Planning and Zoning Commission and/or the City Council more than 30 days later than the date that it was first filed.

Respectfully,

JB Pollard  
Signed by or on behalf of the applicant

7-2-2018  
Date

Already have  
Cent - tax  
cent.  
-86



RECEIVED City of Farmersville  
 DATE 6-14-18  
 BY Paula Jackson

20180814

## SUBDIVISION APPLICATION FORM

### City of Farmersville, Texas

#### Please Type or Print Information

*This form shall be completed by the Applicant and submitted to the City Secretary's Office along with 6 copies of the respective plat, fees, and all other required information.*

*In order for a completed package to be considered for a Planning and Zoning Board meeting all application materials will need to be turned into the City staff at least 3 weeks prior. The package will need to be technically complete 6 working days prior to the Planning and Zoning Board meeting.*

*The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.*

*The submission of plans/drawings, calculations, etc., along with this application, makes such items public record and the Applicant understands that they may be viewed and/or reproduced by the general public.*

*For a list of fees associated see the City of Farmersville Master Fee Schedule. Fees shall be collected for the purpose of defraying the costs of administrative, clerical, engineering, legal, planning, inspection, and other services deemed necessary to properly review and investigate plats and subdivision construction.*

*Exemptions to the platting process are listed in section 1.5 of the Subdivision Ordinance.*

*Subdivision Ordinance variances/waivers may be granted by following the steps outlined in section 1.10 of the Subdivision Ordinance.*

*Public infrastructure requirements established by the respective code (example, International Fire Code) and interpreted by the code official may be appealed based on a claim of incorrect interpretation, code applicability, or equivalent methodology. Code requirements cannot be waived.*

*Place "X" or check mark in appropriate box. All answers must be "Yes" to submit application.*

Pre-Application Requirements		
Yes	No	Requirement
	✓	Attended Pre-Application Conference
✓		Plat described by metes and bounds
✓		Plat located with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part
✓		Dimensions of plat and of each street, alley, square, park, or other part of the plat intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part
✓		Plat is located in Collin County
	✓	Plat is located in Hunt County
✓		Plat is located within the City of Farmersville corporate limits or Extra-Territorial Jurisdiction (ETJ) limits

## Subdivision Application Form

Place "X" or check mark in appropriate box. Use the N/A (not applicable) box if a line item is not applicable. Double asterisk items are required for all applications. Where separate documents are requested attach them to this submission.

Required Submission Materials			
Yes	No	N/A	Item Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Six copies of plat. Dimensions should be 24" X 36".
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	* * Original certified tax certificate
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Utility service provider letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Proof of land ownership document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Electronic version of plat on CD (.PDF and .DWG)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Fees with appropriate retainer as required
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Two copies of engineering plans
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	On-Site Sanitary Sewer Facility (OSSF) certification document
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer's Summary Report
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development schedule
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development agreement
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of covenants, conditions, restrictions, and agreements
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geotechnical report
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Traffic study
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application letter for proposed street names

Place "X" or check mark in appropriate box. Only one box may be indicated.

Type of Plat Document Submittal	
<input type="checkbox"/>	Concept Plan
<input type="checkbox"/>	Preliminary Plat
<input checked="" type="checkbox"/>	Final Plat
<input type="checkbox"/>	Development Plat
<input type="checkbox"/>	Replat
<input type="checkbox"/>	Amending Plat
<input type="checkbox"/>	Minor Plat
<input type="checkbox"/>	Vacated Plat

## Subdivision Application Form

Place information in all spaces that apply. Depending on the situation some spaces may be left empty.

Property Owner Information	
Name	BARRY POLLARD AARON POLLARD
Address	911 WESTGATE DR.
City	FARMERSVILLE
State	TX
Zip	75442
Work Phone Number	
Facsimile Number	
Mobile Phone Number	214 797 9066
Email Address	
Applicant/Responsible Party Information	
Name	OWNERS
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Engineer Information	
Name	N/A
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Surveyor Information	
Name	MATTHEW BUSBY
Address	116 MCKINNEY ST.
City	FARMERSVILLE
State	TX
Zip	75442
Work Phone Number	
Facsimile Number	
Mobile Phone Number	214 499 8472
Email Address	



*Subdivision Application Form*

General Application Information	
Proposed Name of Subdivision	POLLARD ADDITION
Total Acreage of Development	12.00 AC.
Physical Location of Property	C.R. 617
Legal Description of Property	SEE PLAT
Number of Lots	4

Place "X" or check mark in appropriate box indicating the form provided for proof of land ownership. Attach document to this submission.

Type of Plat Document Submittal	
<input checked="" type="checkbox"/>	General Warranty Deed
<input type="checkbox"/>	Special Warranty Deed
<input type="checkbox"/>	Title Policy
<input type="checkbox"/>	Other (approved by City Manager):

Place "X" or check mark in appropriate box indicating the current zoning districts comprising the land. Depending on the situation more than one box may be indicated.

Current Zoning	
<input type="checkbox"/>	A Agricultural District
<input type="checkbox"/>	SF-1 One-Family Dwelling District
<input type="checkbox"/>	SF-2 One-Family Dwelling District
<input type="checkbox"/>	SF-3 One-Family Dwelling District
<input type="checkbox"/>	2F Two-Family Dwelling District
<input type="checkbox"/>	MF-1 Multiple-Family Dwelling District-1
<input type="checkbox"/>	MF-2 Multiple-Family Dwelling District-2
<input type="checkbox"/>	P Parking District
<input type="checkbox"/>	O Office District
<input type="checkbox"/>	NS Neighborhood Service District
<input type="checkbox"/>	GR General Retail District
<input type="checkbox"/>	C Commercial District
<input type="checkbox"/>	HC Highway Commercial
<input type="checkbox"/>	CA Central Area District
<input type="checkbox"/>	I-1 Light Industrial District
<input type="checkbox"/>	I-2 Heavy Industrial District
<input type="checkbox"/>	PD Planned Development District
<input checked="" type="checkbox"/>	Extra-Territorial Jurisdiction

## Subdivision Application Form

Place "X" or check mark in appropriate box indicating the **proposed zoning districts** comprising the land. Depending on the situation more than one box may be indicated. If zoning remains unaffected mark the same as above in the "Current Zoning Districts" table.

Proposed Zoning		
	A	Agricultural District
	SF-1	One-Family Dwelling District
	SF-2	One-Family Dwelling District
	SF-3	One-Family Dwelling District
	2F	Two-Family Dwelling District
	MF-1	Multiple-Family Dwelling District-1
	MF-2	Multiple-Family Dwelling District-2
	P	Parking District
	O	Office District
	NS	Neighborhood Service District
	GR	General Retail District
	C	Commercial District
	HC	Highway Commercial
	CA	Central Area District
	I-1	Light Industrial District
	I-2	Heavy Industrial District
	PD	Planned Development District
✓		Extra-Territorial Jurisdiction

Place "X" or check mark in appropriate box indicating the **proposed use of the land**. Depending on the situation more than one box may be indicated.

Use of Land and Buildings	
Housing Uses	
✓	One Family Detached Dwelling
	One Family Attached Dwelling
	Zero Lot Line Dwelling
	Town Home
	Two Family Dwelling
	Multiple Family Dwelling
	Boarding or Rooming House
	Bed and Breakfast Inn
	Hotel or Motel
	HUD Code Manufactured Home
	Industrialized Housing
	Mobil Home



<b>Use of Land and Buildings</b>	
<b>Accessory And Incidental Uses</b>	
	Accessory Building
	Farm Accessory Building
	Home Occupation
	Off Street Parking Incidental to Main Use
	Stable
	Swimming Pool
	Temporary Field Office or Construction Office
<b>Utility And Services Uses Electrical Substation</b>	
	Electrical Energy Generating Plant
	Electrical Transmission Use
	Fire Station
	Gas Lines and Regulating Station
	Public Building Shop or Yard of Local State or General Agency
	Radio, Television, or Microwave Tower
	Radio or Television Transmitting Station
	Sewage Pumping Station
	Sewage Treatment Plant
	Telephone Business Office
	Telephone Exchange, Switching Relay or Transmitting Station
	Utility Line, Local
	Utility Shops or Storage Yards or Buildings
	Water Standpipe or Elevated Water Storage
	Water Reservoir, Well or Pumping Station
	Water Treatment Plant
<b>Recreational And Entertainment Uses</b>	
	Amusement, Commercial
	Amusement, Commercial
	Country Club with Golf Course
	Dance Hall or Night Club
	Day Camp for Children
	Drag Strip or Commercial Racing
	Go Cart Track
	Gun Range
	Park or Playground
	Play Field or Stadium
	Rodeo Grounds
	Swim or Tennis Club
	Theater
	Trailer Park - Recreational Vehicle Park

<b>Use of Land and Buildings</b>	
<b>Educational And Institutional Uses</b>	
	Art Gallery or Museum
	Cemetery or Mausoleum
	Church or Rectory
	College, University or Private School
	Community Center
	Convent or Monastery
	Fairgrounds or Exhibition Area
	Fraternity, Sorority, Lodge or Civic Club
	Home for Alcoholic, Narcotic or Psychiatric Patients
	Hospital Acute Care
	Hospital Chronic Care
	Historical, Religious, Charitable or Philanthropic Nature
	Kindergarten or Nursery
	Library
	Nursing Home or Residence for Aged
	School, Business or Trade and
	School, Public or Parochial
<b>Transportation Related Uses</b>	
	Airport, Landing Field or Heliport
	Bus Station or Terminal and
	Motor Freight Terminal
	Parking Lot Truck
	Parking Lot Structure Commercial
	Railroad Freight Terminal
	Railroad Passenger Station
	Railroad Track or Right-of-Way
	Railroad Team Tracks
<b>Automobile Service Uses</b>	
	Auto Glass, Muffler or Seat Cover Shop
	Auto Laundry
	Auto Parts and Accessory Sales
	Auto Parts and Accessory Sales
	Auto Painting or Body Rebuilding Shop
	Automobile Repair Garage
	Gasoline or Fuel Service Station
	New or Used Auto Sales in Structure
	New or Used Auto Sales Outdoor Lot
	Motorcycle or Scooter Sales and Repair
	Steam Cleaning or Vehicles or Machinery
	Tire Retreading or Capping
	Trailer, Cargo Sales or Rental
	Wrecking or Auto Salvage Yard

Use of Land and Buildings	
Retail And Related Service Uses	
	Antique Shop
	Art Supply Store
	Bakery or Confectionery Shop
	Bank or Saving And Loan Office
	Barber or Beauty Shop
	Book or Stationery Shop
	Camera Shop
	Cleaning Shop or Laundry
	Cleaning Laundromat
	Clinic, Medical or Dental
	Custom Personal Service Shop
	Department Store or Discount Store
	Drug Store or Pharmacy
	Farmers Market
	Florist Shop
	Food Store
	Furniture or Appliance Store
	Garden Shop and Plant Sales
	Handcraft and Art Objects Sales
	Hardware Store or Hobby Shop <input type="checkbox"/> Key Shop
	Laboratory, Medical or Dental
	Medical Appliances, Fitting, Sales or Rental
	Mortuary
	Offices, General Business or Professional
	Office Showroom/Warehouse or Sales Facilities
	Optical Shop or Laboratory
	Pawn Shop
	Pet Shop, Small Animals, Birds, and Fish
	Private Club
	Repair of Appliances, T.V., Radio and Similar Equipment
	Restaurant or Cafeteria
	Restaurant or Eating Establishment
	Retail Shop, Apparel, Gift Accessory and Similarities
	Sexually Oriented Establishment
	Studio Decorator and Display of Art Objects
	Studio Health Reducing or Similar Service
	Studio, Photographer, Artist, Music, Drama, or Dance
	Tool Rental
	Trailer or RV Sales or Display
	Variety Store or Other Retail Outlet Store
	Veterinarian Office Only

<b>Use of Land and Buildings</b>	
<b>Agricultural Types Uses</b>	
	Farm or Ranch
	Animal Pound
	Animal Clinic or Hospital
	Animal Clinic, Hospital or Kennel
	Greenhouse or Plant Nursery
<b>Commercial Type Uses</b>	
	Bakery Wholesale
	Building Material Sale
	Cabinet and Upholstery Shop
	Cleaning, Drying or Laundry Plant
	Clothing or Similar Light Assembly Process
	Contractors Storage or Equipment Yard
	Heavy Machinery Sales, Storage or Repair
	Lithographic or Print Shop
	Maintenance and Repair Service for Buildings
	Milk Depot, Dairy or Ice Cream Plant
	Manufactured House or Industrialized Homes Sales and Display
	Open Storage of Furniture, Appliances or Machinery, Etc.
	Paint Shop
	Petroleum Products, Storage and Wholesale
	Plumbing Shop
	Propane Storage and Distribution
	Storage Warehouse
	Trailer or Recreational Vehicle Sales or Display
	Welding or Machine Shop
	Wholesale Office Storage or Sales Facilities
<b>Industrial Uses</b>	
	Asphalt Paving Batching Plant
	Concrete Batching Plant
	Concrete Products Manufacture
	Light Manufacturing
	Sand and Gravel Storage
	Sand, Gravel, Stone or Petroleum Extraction

## Subdivision Application Form

Indicate the utility provider's name for the property in the space provided.

Utility Providers	
Description of Service	Name
Electrical Service Provider	DNCR
Water Supplier	NORTH FARMERSVILLE
Sewage Disposal	OSSF
Telephone Service	
Cable TV Service	
Gas Service	
Refuse Pick-Up	

*The signatures of the owner(s) below indicate intention to follow through with the platting/subdivision process.*

*Ac. Pold*  
Owner's Signature

Aaron Pollard  
Owner's Name (Printed)

6-13-18  
Date

Co-Owner's Signature \_\_\_\_\_

Co-Owner's Name (Printed)

---

*Date*

\_\_\_\_\_  
Co-Owner's Signature

Co-Owner's Name (Printed)

---

*Date* \_\_\_\_\_



03 July 2018

Mr. Ben White, P.E.  
City of Farmersville  
205 S Main St.  
Farmersville, Texas 75442

RE: Pollard Addition  
Final Plat

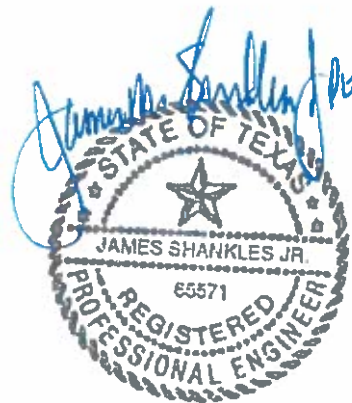
Mr. White:

The above referenced plat has been reviewed according to the ordinances of the City of Farmersville. Comments sent to the surveyor have been addressed.

It is recommended that the final plat be approved. Please contact me if you should have any questions or need additional information.

Sincerely,

  
James M. Shankles, Jr. P.E.



3 July 2018



Agenda Section	Regular Agenda
Section Number	VII.B
Subject	Consider, discuss and act upon two donations from the Farmersville Rotary Club for the Senior Citizens Center.
To	Mayor and Council Members
From	Ben White, City Manager
Date	July 24, 2018
Attachment(s)	Copy of Checks
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>



FARMERSVILLE ROTARY CLUB

PO BOX 587  
FARMERSVILLE, TX 75442

88-1632/1119

4740

DATE

4-30-18

PAY TO THE  
ORDER OF

Senior Citizen Center

\$ 800

Eighty & 00/100

DOLLARS

Security Features  
Included  
Details on Back



Independent  
Bank

MEMO

Donna L Mercer  
Patricia M Meyer

⑆111916326⑆

4740

FARMERSVILLE ROTARY CLUB

PO BOX 587  
FARMERSVILLE, TX 75442

88-1632/1119

4760

DATE 6.30.18

PAY TO THE  
ORDER OF

Senior Citizen Center \$ 149.92  
One Hundred Forty-Nine and 92/100 DOLLARS



**Independent  
Bank**

MEMO

⑆111916326⑆

Jonny & Mercer  
Patricia M. Mercer AP  
4760

Security Features  
Printed  
Orders on Back

Agenda Section	Regular Agenda
Section Number	VII.C
Subject	Consider, discuss and act upon regarding storage building heights and possible changing of the Zoning Ordinance.
To	Mayor and Council Members
From	Ben White, City Manager
Date	July 24, 2018
Attachment(s)	Copy of Zoning Ordinance Pages
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	<ul style="list-style-type: none"> <li>• Sandra Green to lead discussions</li> <li>• City Council discussion as required</li> </ul>
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

## **4.5 HEIGHT REGULATIONS**

### **4.5.1 GENERAL**

Regulations governing height limits, as specified in section 3.12 and section 3.13, shall apply to all lots unless otherwise specified in the ordinance.

### **4.5.2 SPECIAL HEIGHT REGULATIONS**

- 1) In all zoning districts and planned developments, water standpipes and tanks, religious facility architectural features, bell towers, domes and spires on school buildings and institutional buildings, the roofs of auditoriums and sanctuaries of one story construction, and public safety structures may be erected to exceed the district's maximum height. Side and rear yards shall be increased by 2 additional feet, and the front yard shall be increased by one additional foot, for each foot that such structures exceed the district's maximum height where adjacent to residential districts. The increase in the required yard shall apply only to the portion of the structure that causes the increased yard requirements.
- 2) Publicly-owned sports lighting, communication antennas or communication structures, utility poles and towers, and water tanks are exempt from height restrictions.

## **4.6 ACCESSORY BUILDING REGULATIONS**

### **4.6.1 USE OF ACCESSORY BUILDING**

- 1) In a residential zoning district, an accessory building may not be used for commercial purposes and may not be rented.
- 2) In a nonresidential zoning district, an accessory structure is a subordinate structure, the use of which is incidental to and used only in conjunction with the main structure.

### **4.6.2 GARAGE APARTMENT OR GUEST HOUSE**

Accessory dwelling units (Garage Apartment or Guest House) shall be allowed as an incidental use on the same lot or tract as the main dwelling unit and used by the same person or persons of the immediate family when the main structure is owner occupied, and meet the following standards.

- 1) **Location**
  - a. A Garage Apartment shall be constructed attached to a garage, either above or adjacent to the garage.
  - b. A Guest House shall be constructed to the rear of the main dwelling, separate from that upon which the main dwelling is constructed.
- 2) **Building Permit Requirement**

An accessory dwelling unit may be constructed only with the issuance of a building permit.

**3) Independent Sale and Sublet Prohibited**

An accessory dwelling unit may not be sold separately from sale of the entire property, including the main dwelling unit, and shall not be sublet.

**4) Setbacks**

Setback requirements shall be the same as for the main structure.

**5) Area Regulations**

- a. Accessory dwelling units may not exceed a height of 35 feet, and is limited to two stories.
- b. Accessory dwelling units may not exceed 1,100 total square feet and 550 square feet on the second story, if any. The minimum allowed area of the accessory unit shall be 350 square feet.
- c. The floor area of any detached accessory structure shall not exceed 50 percent of the floor area of the principal structure. The total combined floor area of all structures shall not exceed the maximum lot coverage for the zoning district in which it is located.

**6) Other Regulations**

- a. An accessory dwelling unit shall not contain more than one bedroom, more than one kitchen, or more than one bathroom.
- b. Parking areas shall be located behind the front yard.
- c. In order to maintain the architectural design, style, appearance and character of the main building as a single-family residence, the accessory dwelling unit shall have a roof pitch, exterior facades and window proportions identical to that of the principal residence.

#### **4.6.3 HEIGHT AND YARD REQUIREMENTS**

- 1) Where the accessory building is attached to a main building, it shall be subject to, and must conform to, all regulations applicable to the main building except as provided within this section.
  - 2) Accessory buildings shall not be erected in any required front yard.
  - 3) Carports and detached accessory buildings, except garages, shall not be located closer than 3 feet to any side or rear lot line.
  - 4) Detached accessory buildings enclosed on 3 or more sides shall not be located closer than 10 feet to the main building.
  - 5) Garages entered from an alley shall be set back from the lot line adjacent to the alley a minimum of 20 feet.
  - 6) Accessory buildings may not be placed in the required side yard setback if the side yard lot line abuts a street.
  - 7) In no instance shall an accessory building be located within an easement or right-of-way.
  - 8) Detached accessory buildings located in a required rear or side yard shall not exceed 10 feet in height. If the detached accessory building is located less than 10 feet from the rear
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or side lot line, a 6-foot solid fence or wall shall be built on the rear or side lot line to screen the building. No screening shall be required at the point of entry for a carport.

#### **4.6.4 CARPORTS**

- 1) In single-family and two-family developments, a carport shall shelter not more than 3 vehicles and shall not exceed 24 feet on its longest dimension.
- 2) Carports must meet all height and yard setback requirements in section 3.12 and are prohibited within the front yard setback.

### **4.7 EXTERIOR CONSTRUCTION STANDARDS FOR STRUCTURES**

#### **4.7.1 RESIDENTIAL STRUCTURES**

- 1) Exterior wall construction for residential structures shall consist of a minimum of seventy-five (75) percent of the following masonry materials on the first floor and fifty (50) percent of stories other than the first story. This coverage calculation does not include doors, windows, recessed entries, chimneys, dormers, window box-outs, bay windows that do not extend to the foundation, or any other exterior wall that does not bear on the foundation.
  - a. Stone or brick laid up unit by unit and set in mortar,
  - b. Cultured stone, or
  - c. 3-step stucco, or
  - d. An equivalent, permanent architecturally finished material with a minimum 30-year warranty period is also acceptable.
- 2) Exterior walls of chimneys, dormers, window box-outs, bay windows that do not extend to the foundation, or any other exterior wall that does not bear on the foundation, shall be constructed of masonry materials or any other sustainable material with a minimum 30-year warranty period, such as: fiber cement siding, seamless steel siding, vinyl siding with a flat or low gloss embossed finish and at least 0.04-inch thick, three-coat stucco, or EIFS. Fascia may be constructed of sustainable materials with a minimum 20-year warranty period covering the product and its coating, such as: fiber cement siding, aluminum coil with vinyl coating, cedar wood, redwood, treated engineered wood, or treated dimensional lumber. Prohibited materials include wood (except as noted above), plywood, hardwood, and untreated engineered/manufactured wood.
- 3) All main structures within the Multifamily Residential districts must have a minimum of eighty (80) percent masonry on the first and second floors and fifty (50) percent on all other floors.
- 4) Alternate materials and designs may be considered by the planning and zoning commission for meritorious exceptions in accordance with Section 4.7.8.

#### 4.7.2 NON-RESIDENTIAL STRUCTURES

- 1) Except for the LI and HI districts, and as otherwise regulated by this ordinance, exterior wall construction for nonresidential structures shall consist of a minimum of 75 percent masonry, 3-step stucco, glass, or combination of these materials, with no single wall face of any structure containing less than 50 percent of its exposed surface of masonry construction. A maximum of 10 percent of any exposed exterior wall may consist of EIFS.
- 2) No more than 80 percent of the ground floor of any exterior wall (to the first plate) shall be comprised of windows or glass. No more than 50 percent of any exterior wall above the ground floor shall be comprised of windows or glass. Glass walls shall include glass curtain walls or glass block construction. Glass curtain wall shall be defined as an exterior wall which carries no structural loads, and which may consist of the combination of metal, glass, or other surfacing material supported in a metal framework.
- 3) Reflective glass with an exterior reflectance in excess of 27 percent shall not be permitted.
- 4) Exterior Construction Standards for Central Area (CA), Neighborhood Service (NS), General Retail (GR), and Commercial (C) Districts
  - a. All non-residential buildings shall be architecturally finished on all 4 sides with the same materials and detailing (e.g., tiles, moldings, cornices, wainscoting, etc.).
  - b. The rear facade of a building, which is not adjacent to or does not face a public right-of-way, park or residential district, shall not be required to comply with the above requirement.
  - c. All entrances of a building along any street shall incorporate arcades, roofs, alcoves, porticoes and awnings that protect pedestrians from the sun and weather. Minimum awning size shall be four feet by four feet.
  - d. All buildings facing a public right-of-way, park, or residential zoning district shall meet the following articulation requirements:
    - i. Facade articulation of at least three (3) feet in depth or offset shall be required for every thirty (30) feet in horizontal surface length.
    - ii. Buildings greater than two stories or taller than 20 feet shall be designed to reduce apparent mass by including a clearly identifiable base, middle, and top, with horizontal elements separating these components.
    - iii. A well-defined cornice or fascia shall be located at the top of the storefront and at the roofline.
- 5) All buildings and structures in the Central Area (CA) District shall be of exterior fire resistant construction, having 100 percent of the total exterior walls, excluding doors and windows, be constructed of brick, stone, or brick veneer.
- 6) In Industrial Districts (LI and HI) any exterior wall visible from a public thoroughfare or residential zoning district must be of 100 percent masonry, exclusive of doors and windows.
  - a. Up to 100 percent of any exposed exterior wall may consist of metal if the exterior wall is not visible from a public thoroughfare or residential zoning district.

**7) Procedure for Determining Alternative Exterior Materials**

- a. Exceptions to the material requirements may be permitted on a case by case basis.
  - i. All requests for alternative exterior building materials shall be noted and described on a Site Plan with elevation drawings to be submitted to the Planning and Zoning Commission for approval.
- b. The Planning and Zoning Commission may approve an alternative exterior material if it is determined it is equivalent or better than masonry according to the criteria listed in Section 4.7.2.
- c. Consideration for exceptions to the above requirements shall be based only on the following:
  - i. Architectural design and creativity;
  - ii. Compatibility with surrounding developed properties.

**4.7.3 ACCESSORY STRUCTURES**

**1) Exterior Façades**

Any accessory building or storage building that is greater than 200 square feet in floor area which is allowed under this chapter shall be of like appearance to the primary building.

**2) Exceptions to Exterior Facades**

- a. Any accessory building or storage building that is 200 square feet or less in area, which is allowed under this chapter, may be constructed of materials having a different appearance from the primary building provided that the building shall be the same color as the primary building.
- b. Fiber cement siding may be used to fulfill masonry requirements for an accessory structure or structure of two hundred (200) square feet or less in a single family or two family district.
- c. Metal or wood may be used as an exterior construction material for an accessory structure or structure of one hundred twenty (120) square feet or less in a single family or two family district.
- d. Fiber cement siding may be used to fulfill masonry requirements for structures accessory to an existing structure constructed entirely of wood or vinyl siding.
- e. In nonresidential districts, accessory structures with pervious roofs (e.g., pergola) may be constructed of Cedar, Douglas Fir, or other material impervious to rotting, provided masonry, matching the material of the primary building or structure, wraps around the base of each column for a minimum three (3) feet above grade.

**3) Foundation Requirements**

- a. Attached accessory buildings shall conform to the regulations applicable to the main building to which they are attached. Attached buildings are defined as any building sharing a common roof with the primary structure.



- b. Foundation requirements for detached accessory buildings (except barns) are as follows:
  - i. Buildings two hundred (200) square feet and less – The building may be placed on the ground without a foundation provided that the building is anchored to the ground. This must be done to resist wind loads.
  - ii. Buildings greater than 200 square feet – The building shall have a permanent foundation in accordance with the current City of Farmersville Building Codes, the plans for which shall be prepared and sealed by a professional engineer licensed by the state. Foundations higher than 12 inches above ground level shall be required to have a foundation fascia consisting of the same material that covers the exterior wall directly above the foundation, so that no more than 12 inches of the foundation is exposed.

#### **4.7.4 PROHIBITED EXTERIOR MATERIALS**

The following materials and products shall not be used for exterior walls or exterior accents, unless otherwise permitted by this article: metal panels, wood siding, Masonite, particle board, stucco foam insulation systems, and aluminum siding.

#### **4.7.5 ROOFING REQUIREMENTS**

- 1) The implied visible purpose of the roof form is to perform those functions associated with a roof. That is to provide sunshade or shed water. A roof, which exists only to conceal mechanical equipment, is not allowed. The guidelines for roofs are as follows:
- 2) **Roof Massing**

Roofs (pitched or flat) shall be massed with an orderly sequence of subordinate roofs extending from a dominant roof mass. Where more complex building design creates multiple roof forms, there shall be a logical relationship of the roof composition. Single roof forms, other than flat roofs, which articulate the entire plate size of the structure, are not allowed. It is the intent of this guideline to encourage roof forms (other than flat roofs) with compositional components rather than the entire mass of the structure itself. When pitched roof forms are used in conformance with these guidelines, roof forms must be simple hipped or gable roofs. This guideline is not meant to limit the use of flat roofs in subordinate mass situations and where such a roof is necessary to attain an appropriate perception of span. A flat roof shall be concealed behind a parapet (or an extension of the wall plane).
- 3) **Roof Projections**

No plumbing stacks, venting stacks or roof mounted attic ventilators (except gable and or dormer vents) shall penetrate the roof surfaces facing the street. Roof projections must be mounted straight and perpendicular to the ground plane and be painted to blend with the roof color. Roof projections and HVAC equipment mounted on the roof shall be

screened from view and shall not be visible from any streets abutting or adjacent to the structure.

**4) Roof Span**

Care must be taken in the design of new development to create (or give the illusion of) spans that are compatible with pedestrian scaled development and residential uses. Roof spans should not be larger than 45 feet unless a dominant span (larger in size) is made more complex and obscured by subordinate roof masses extending from it.

**5) Flat Roofs**

Flat roofs shall include parapets that adhere to articulation requirements for the main face of the structure. The average height of the parapet shall not exceed 15 percent of the height of the supporting wall, unless rooftop equipment cannot be sufficiently screened. A three-dimensional cornice treatment is encouraged for parapets. Parapets shall look complete from all sides if visible at any distance from the ground. Parapets shall be constructed of the same material as the primary façade.

**6) Roof Pitch**

Pitched roofs shall have a minimum pitch of 6:12 for all structures. This requirement excludes roofs for entries and dormers.

**7) Sloped Roof Materials**

Sloped roof materials shall be one of the following:

- a. Metal R panel;
- b. Natural slate;
- c. High quality clay or concrete tile (including such slate like products as Hardislate or equal) in warm darker gray or dark earth tone color range;
- d. High quality composition shingle with a 30-year warranty with a gray, dark chocolate, or weathered blend color or other dark color;
- e. All roof colors shall be limited to a Verde, dark bronze or naturally weathered or earth tone color.

**8) Flat roofs may be constructed of any industry-standard material, unless prohibited by this section.**

**9) Wood shingles, corrugated metal, tar paper, and brightly colored asphalt shingle roof materials are prohibited on all roof types. Corrugated metal roofs on non-residential structures within the Downtown Historical Area of Farmersville shall be allowed.**

**10) A pitched roof with a minimum 6-to-12 pitch shall be required on at least 75 percent of the roof of each single-family and two-family dwelling.**

**11) All single-family and two-family dwellings erected after the adoption of the ordinance from which this section is derived shall be required to have a pitched roof with a minimum 6-to-12 pitch on at least 75 percent of the roof.**

**12) Detached garages, sheds, porticos and accessory structures on the same lot as a single-family or two-family dwelling shall have a minimum 4-to-12 pitched roof.**

Agenda Section	Regular Agenda
Section Number	VII.D
Subject	Consider, discuss and act upon a City-wide clean-up day.
To	Mayor and Council Members
From	Ben White, City Manager
Date	July 24, 2018
Attachment(s)	None
Related Link(s)	<a href="http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php">http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php</a>
Consideration and Discussion	<ul style="list-style-type: none"> <li>• Chief Sullivan to lead discussions</li> <li>• City Council discussion as required</li> </ul>
Action	<ul style="list-style-type: none"> <li>• Motion/second/vote <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Approve with Updates</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <li><input type="checkbox"/> Approve</li> <li><input type="checkbox"/> Disapprove</li> </ul> </li> <li>• Move item to another agenda. _____</li> <li>• No motion, no action</li> </ul>

## **VIII. Budget workshop**

## **IX. Requests to be Placed on Future Agendas**

## **X. Adjournment**