



**FARMERSVILLE CITY COUNCIL  
REGULAR SESSION AGENDA  
April 9, 2019, 6:00 P.M.  
Council Chambers, City Hall  
205 S. Main Street**

**I. PRELIMINARY MATTERS**

- Call to Order, Roll Call, Prayer and Pledge of Allegiance
- Announcements
  - Calendar of upcoming holidays and meetings.
  - City Hall will be closed on April 19, 2019 in observance of Good Friday.
  - New City Hall hours will begin on April 22, 2019. Please see notices at City Hall and the website for more information.
  - Early Voting for the May 4, 2019 General Election will begin on April 22, 2019. See City website calendar for dates and times.
  - The Rotary golf tournament will be Tuesday, April 23<sup>rd</sup> at the Woodbridge Golf Club.
  - TxDOT will hold public hearings on May 6<sup>th</sup>, 7<sup>th</sup>, and 9<sup>th</sup> in different locations to hear comments regarding the expansion of U.S. Highway 380. Please refer to the flyer in the agenda packet, posted at City Hall and on the City's website for more information.

**II. PUBLIC COMMENT**

Anyone wanting to speak is asked to speak at this time, with an individual time limit of three (3) minutes. This forum is limited to a total of thirty (30) minutes. If a speaker inquires about an item, the City Council or City Staff may only respond with: (1) a statement of specific factual information; (2) a recitation of existing policy; or (3) a proposal that the item be placed on the agenda of a future meeting.

**III. CONSENT AGENDA**

Items in the Consent Agenda consist of non-controversial or "housekeeping" items required by law. Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent

Agenda and considered individually. Following approval of the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.

- A. City Council Minutes
- B. Fire Department Report

#### IV. INFORMATIONAL ITEMS

These Informational Items are intended solely to keep the City Council appraised of the actions and efforts of the various boards and commissions serving the City of Farmersville. Council members who serve as a liaison to a particular board or commission may report to the City Council regarding that body's most recent and/or upcoming meetings and activities. Council members may also deliberate and/or request further information or clarification regarding any one or more of the items contained in this provision. City Council approval of, or action on, these items is not required or requested. **Matters that require City Council action shall be considered and acted on only if an item related thereto is included in the Consent Agenda or the Regular Agenda.**

Consideration and discussion regarding the following matters, minutes and reports, which consideration and discussion may also include or pertain to individual items and projects set forth in such matters, minutes and reports, as well as related background information and plans for future completion, performance or resolution as may be necessary to understand such individual items and projects and the City's related operation:

- A. City Amenities Board
  - 1. Possible Council Liaison Report
- B. Farmersville Community Development Board (Type B)
  - 1. Possible Council Liaison Report
- C. FEDC Farmersville Economic Development Board (Type A)
  - 1. Possible Council Liaison Report
- D. Main Street Board
  - 1. Possible Council Liaison Report
- E. Planning & Zoning Commission
  - 1. Possible Council Liaison Report
- F. Texoma Housing Authority
  - 1. Agenda and documents

**V. REGULAR AGENDA**

- A. Consider, discuss and act regarding future transmission line services and related substation requirements.
- B. Consider, discuss and act upon the resignation of Heidi Ratliff from the Building & Property Standards Commission and the appointment of new member.
- C. Consider, discuss and act upon the review of Zoning Ordinance recommendations from the FEDC (4A).
- D. Consider, discuss and act upon the resignation of Les Cooks from the Texoma Housing Partners Board and appointment of new member.
- E. Consider, discuss and act regarding letter to TCEQ requesting a public hearing for the Martin Marietta site.

**VI. REQUESTS TO BE PLACED ON FUTURE AGENDAS**

**VII. ADJOURNMENT**

**Dated this the 2<sup>nd</sup> day of April, 2019.**



Jack Randall Rice, Mayor

*The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.175-183 (Deliberations about Homeland Security Issues) and as authorized by the Texas Tax Code, including, but not limited to, Section 321.3022 (Sales Tax Information).*

*Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972-782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Handicap Parking is available in the front and rear parking lot of the building.*

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted April 2, 2019 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Sandra Green, City Secretary



## **I. Preliminary Matters**

# April 2019

| Sunday    | Monday   | Tuesday   | Wednesday | Thursday  | Friday   | Saturday                            |
|-----------|--|---|-----------|---|--|-------------------------------------|
|           | <b>1</b>   | <b>2</b>  | <b>3</b>  | <b>4</b><br>City Amenities Board Meeting 4:15 pm                                | <b>5</b>                                       | <b>6</b><br>Farmers & Fleas 9:00 am |
| <b>7</b>  | <b>8</b><br>Main Street Meeting 4:30 pm<br>FCDC (4B) Meeting 6:00 pm                         | <b>9</b><br>City Council Meeting 6:00 pm                        | <b>10</b> | <b>11</b>   | <b>12</b>                                      | <b>13</b><br>Taste of Farmersville  |
| <b>14</b> | <b>15</b><br>P&Z Meeting 6:30 pm   | <b>16</b>   | <b>17</b> | <b>18</b><br>FEDC (4A) Meeting 6:30 pm  | <b>19</b><br>City Offices Closed – Good Friday | <b>20</b>                           |
| <b>21</b> | <b>22</b><br>School Board Meeting 7:00 pm<br>Early Voting (8-5)<br>City Hall New Hours Begin | <b>23</b><br>City Council Meeting 6:00 pm<br>Early Voting (8-5) | <b>24</b> | <b>25</b><br>Building & Property Standards Meeting 6:00pm<br>Early Voting (8-5) | <b>26</b><br>Early Voting (8-5)                | <b>27</b><br>Early Voting (8-5)     |
| <b>28</b> | <b>29</b><br>Early Voting (7-7)  | <b>30</b><br>Municipal Court 9:00 a.m.<br>Early Voting (7-7)    |           |   |  |                                     |
|           |  |   |           |   |  |                                     |
|           |  |   |           |   |  |                                     |

# May 2019

| Sunday | Monday   | Tuesday                            | Wednesday | Thursday                                  | Friday | Saturday  |
|--------|--|------------------------------------|-----------|---|--------|---|
|        |  |                                    | 1         | 2<br>City Amenities Board Meeting 4:15 pm | 3      | 4<br>Farmers & Fleas 9:00 am<br>Election Day<br>Cinco de Mayo |
| 5      | 6  | 7                                  | 8         | 9   | 10     | 11<br>Fire Department Annual Fish Fry                         |
| 12     | 13<br>Main Street Meeting 4:30 pm<br>FCDC (4B) Meeting 6:00 pm           | 14<br>City Council Meeting 6:00 pm | 15        | 16<br>FEDC (4A) Meeting 6:30 pm           | 17     | 18<br>City-Wide Clean Up Day                                  |
| 19     | 20<br>P&Z Meeting 6:30 pm  | 21<br>Municipal Court 9:00 a.m.    | 22        | 23  | 24     | 25  |
| 26     | 27<br>School Board Meeting 7:00 pm<br>City Offices Closed – Memorial Day | 28<br>City Council Meeting 6:00 pm | 29        | 30  | 31     |   |
|        |  |                                    |           |   |        |   |
|        |  |                                    |           |   |        |   |

# June 2019

| Sunday    | Monday  | Tuesday                                      | Wednesday | Thursday  | Friday    | Saturday   |
|-----------|---|--|-----------|---|-----------|--|
|           |   |  |           |   |           | <b>1</b><br>Farmers & Fleas<br>9:00 am<br>Yards of Yard Sales<br>Summer Car Show |
| <b>2</b>  | <b>3</b>  | <b>4</b>                                     | <b>5</b>  | <b>6</b><br>City Amenities Board<br>Meeting 4:15 pm | <b>7</b>  | <b>8</b>   |
| <b>9</b>  | <b>10</b><br>Main Street Meeting<br>4:30 pm<br>FCDC (4B) Meeting<br>6:00 pm | <b>11</b><br>City Council Meeting<br>6:00 pm | <b>12</b> | <b>13</b>   | <b>14</b> | <b>15</b>  |
| <b>16</b> | <b>17</b><br>P&Z Meeting<br>6:30 pm   | <b>18</b><br>Municipal Court<br>9:00 a.m.    | <b>19</b> | <b>20</b><br>FEDC (4A) Meeting<br>6:30 pm           | <b>21</b> | <b>22</b><br>Audie Murphy Day  |
| <b>23</b> | <b>24</b>   | <b>25</b><br>City Council Meeting<br>6:00 pm | <b>26</b> | <b>27</b>   | <b>28</b> | <b>29</b>  |
| <b>30</b> |   |  |           |   |           |  |

# July 2019

| Sunday | Monday  | Tuesday                               | Wednesday | Thursday  | Friday | Saturday                        |
|--------|---|---------------------------------------|-----------|---|--------|---------------------------------|
|        | 1   | 2                                     | 3         | 4   | 5      | 6<br>Farmers & Fleas<br>9:00 am |
| 7      | 8<br>Main Street Meeting<br>4:30 pm<br>FCDC (4B) Meeting<br>6:00 pm | 9<br>City Council Meeting<br>6:00 pm  | 10        | 11<br>City Amenities Board<br>Meeting 4:15 pm (Moved<br>due to Holiday) | 12     | 13                              |
| 14     | 15<br>P&Z Meeting<br>6:30 pm  | 16                                    | 17        | 18<br>FEDC (4A) Meeting<br>6:30 pm                                      | 19     | 20                              |
| 21     | 22  | 23<br>City Council Meeting<br>6:00 pm | 24        | 25  | 26     | 27                              |
| 28     | 29  | 30<br>Municipal Court<br>9:00 a.m.    | 31        |   |        |                                 |
|        |   |                                       |           |   |        |                                 |
|        |   |                                       |           |   |        |                                 |



# August 2019

| Sunday    | Monday   | Tuesday   | Wednesday | Thursday                     | Friday    | Saturday  |
|-----------|--|---|-----------|------------------------------|-----------|---|
|           |  |   |           | <b>1</b>                     | <b>2</b>  | <b>3</b><br>Farmers & Fleas<br>9:00 am                                  |
| <b>4</b>  | <b>5</b>   | <b>6</b>  | <b>7</b>  | <b>8</b>                     | <b>9</b>  | <b>10</b>   |
| <b>11</b> | <b>12</b>  | <b>13</b>   | <b>14</b> | <b>15</b>                    | <b>16</b> | <b>17</b>   |
|           | Main Street Meeting<br>4:30 pm<br>FCDC (4B) Meeting<br>6:00 pm | City Council Meeting<br>6:00 pm                                 |           | FEDC (4A) Meeting<br>6:30 pm |           |   |
| <b>18</b> | <b>19</b>  | <b>20</b>   | <b>21</b> | <b>22</b>                    | <b>23</b> | <b>24</b><br>Chamber of Commerce<br>Casino Night<br>Bug Tussle Car Trek |
|           | P&Z Meeting<br>6:30 pm   |   |           |                              |           |   |
| <b>25</b> | <b>26</b>  | <b>27</b>   | <b>28</b> | <b>29</b>                    | <b>30</b> | <b>31</b>   |
|           |  | Municipal Court<br>9:00 a.m.<br>City Council Meeting<br>6:00 pm |           |                              |           |   |
|           |  |   |           |                              |           |   |
|           |  |   |           |                              |           |   |

# September 2019

| Sunday | Monday  | Tuesday   | Wednesday | Thursday                                     | Friday | Saturday                        |
|--------|---|---|-----------|--|--------|---------------------------------|
| 1      | 2<br>City Offices Closed –<br>Labor Day                             | 3   | 4         | 5<br>City Amenities Board<br>Meeting 4:15 pm | 6      | 7<br>Farmers & Fleas<br>9:00 am |
| 8      | 9<br>Main Street Meeting<br>4:30 pm<br>FCDC (4B) Meeting<br>6:00 pm | 10<br>City Council Meeting<br>6:00 pm                                 | 11        | 12   | 13     | 14                              |
| 15     | 16<br>P&Z Meeting<br>6:30 pm  | 17  | 18        | 19<br>FEDC (4A) Meeting<br>6:30 pm           | 20     | 21                              |
| 22     | 23  | 24<br>Municipal Court<br>9:00 a.m.<br>City Council Meeting<br>6:00 pm | 25        | 26   | 27     | 28                              |
| 29     | 30  |   |           |  |        |                                 |
|        |   |   |           |  |        |                                 |
|        |   |   |           |  |        |                                 |
|        |   |   |           |  |        |                                 |

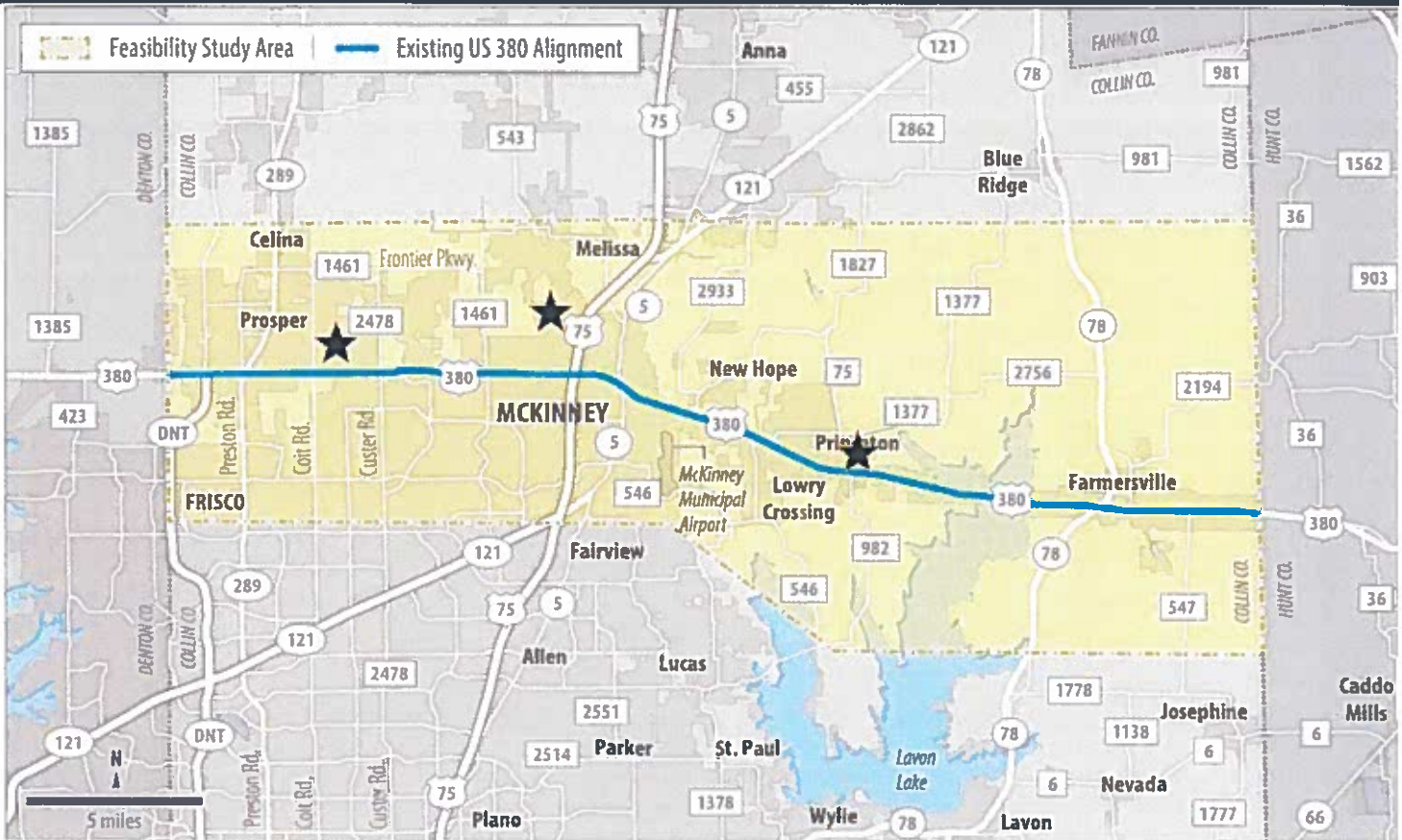


# US 380 Collin County Feasibility Study

Proposed Improvements to US 380

Public Open House Meetings

## MEETING LOCATIONS



**TxDOT will host a series of Public Meetings to discuss the future of US 380.  
For more information about the study, visit [www.Drive380.com](http://www.Drive380.com).**

**No admission or parking fees will be charged. These are free events.**



★ **Russell A. Steindam Courts Building**  
Central Jury Room  
Monday, May 6, 2019  
6:00 p.m. - 8:00 p.m.



★ **Princeton High School**  
Atrium and Cafeteria  
Tuesday, May 7, 2019  
6:00 p.m. - 8:00 p.m.



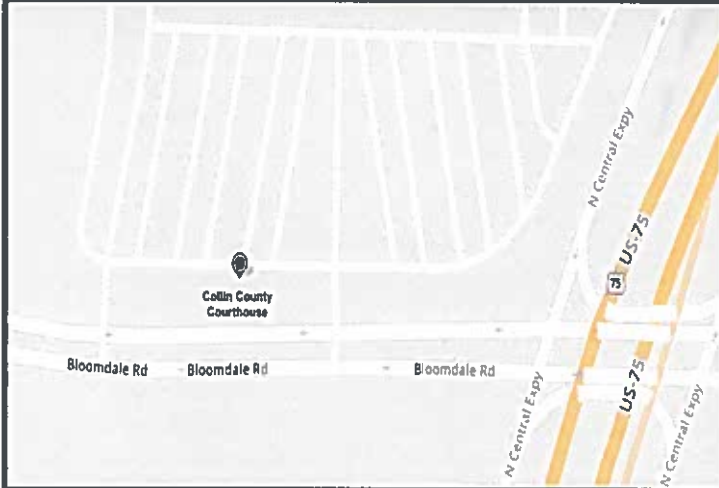
★ **Rogers Middle School**  
Cafeteria and Gym  
Thursday, May 9, 2019  
6:00 p.m. - 8:00 p.m.

**PRESENTATION AT 6:00 P.M.**

Contact information: TxDOT, Stephen Endres, P.E., [Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov), (214) 320-4469

## US 380 Collin County Feasibility Study - Public Meetings

### OPEN HOUSE - Russell A. Steindam Courts Building



### ★ Russell A. Steindam Courts Building

Central Jury Room

Monday, May 6, 2019

6:00 p.m. - 8:00 p.m.

Presentation at 6:00 p.m.

**2100 Bloomdale Road, McKinney, TX 75071**

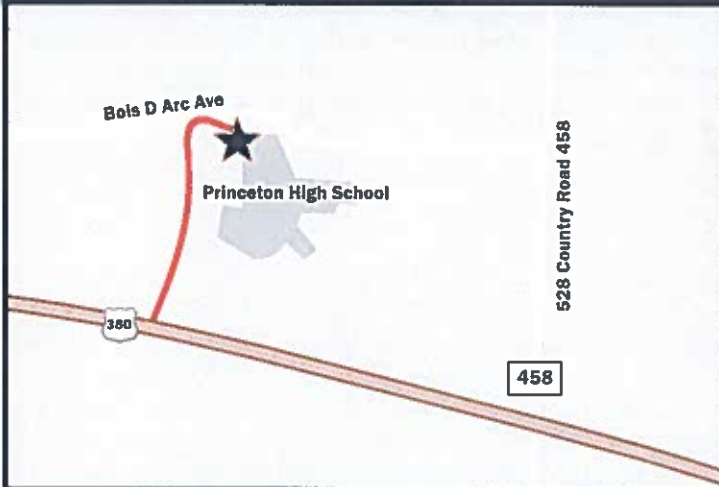
#### From the East

- Turn right from E University onto N McDonald Street
- Turn left onto Laud Howell Parkway
- Turn left onto Bloomdale Road
- Follow the road to the right
- Courthouse will be just ahead

#### From the South

- Take US - 75 N from McKinney
- Take Exit 42B onto Bloomdale Road
- Use 2nd from the left lane to turn left
- Courthouse will be on the right

### OPEN HOUSE - Princeton High School



### ★ Princeton High School Cafeteria

Tuesday, May 7, 2019

6:00 p.m. - 8:00 p.m.

Presentation at 6:00 p.m.

**1000 E Princeton Drive, Princeton, TX 75407**

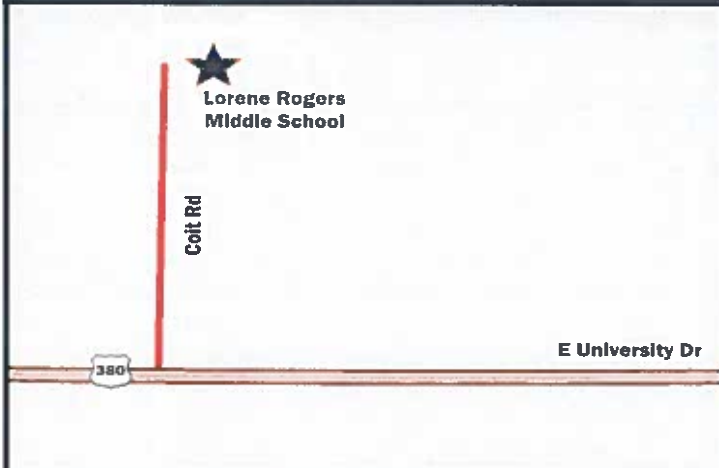
#### From the East

- Head west on US 380
- Just past CR458, school is on right

#### From the West

- Head east on US 380
- After you pass 4th Street, school is on left

### OPEN HOUSE - Rogers Middle School



### ★ Rogers Middle School Cafeteria and Gym

Thursday, May 9, 2019

6:00 p.m. - 8:00 p.m.

Presentation at 6:00 p.m.

**1001 Coit Road, Prosper, TX 75078**

#### From the East

- Head west on US 380
- Turn right on Coit Road
- School is on the right

#### From the West

- Head east on US 380
- Turn right on Coit Road
- School is on the right

**PRESENTATION AT 6:00 P.M.**

Contact information: TxDOT, Stephen Endres, P.E., [Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov), (214) 320-4469





## NOTICE OF PUBLIC MEETINGS

### Proposed Improvements to US 380 from Denton County Line to Hunt County Line Collin County, Texas

CSJs: 0135-11-022, 0135-02-059, 0135-03-048, 0135-04-032, 0135-05-026

The Texas Department of Transportation (TxDOT) is conducting a feasibility study for improvements to US 380 through Collin County, a distance of approximately 32 miles. TxDOT will conduct three public meetings to discuss and receive public comments on the proposed project. All three meetings will present the same information and will be held in an open house format with a formal presentation at 6:00 p.m. Representatives from TxDOT and project consultants will be available to answer questions about the proposed project improvements. The meeting dates, times, and locations are listed below.

**Monday, May 6, 2019**  
6:00 p.m. to 8:00 p.m.  
Presentation at 6:00 p.m.  
Russell A Steindam  
Courts Building  
2100 Bloomdale Road  
McKinney, TX 75071

**Tuesday, May 7, 2019**  
6:00 p.m. to 8:00 p.m.  
Presentation at 6:00 p.m.  
Princeton High School  
1000 E. Princeton Drive  
Princeton, TX 75407

**Thursday, May 9, 2019**  
6:00 p.m. to 8:00 p.m.  
Presentation at 6:00 p.m.  
Rogers Middle School  
1001 Coit Road  
Prosper, TX 75078

The purpose of the study is to analyze potential roadway options for US 380, including improving the existing alignment or utilizing a new alignment. A recommended alignment will be presented at the meetings. Additional right-of-way will be required to accommodate the project.

Study data and maps showing roadway alignments will be available for viewing at the public meetings. This information will also be available for public inspection Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. at the TxDOT Dallas District. Meeting information will also be available online at [www.Drive380.com](http://www.Drive380.com).

All interested persons are invited to attend any of these public meetings. Written or electronic comments from the public are requested and will be accepted for a period of 15 calendar days. Written comments may be submitted either in person at the public meeting, or by mail to: Stephen Endres, P.E., TxDOT Dallas District Office, 4777 East US Highway 80, Mesquite, TX 75150-6643, or by email addressed to [Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov). **Written comments must be postmarked on or before Friday, May 24, 2019 to be included in the documentation of the public meeting.**

The public meeting will be conducted in English. Persons interested in attending the meetings who have special communication or accommodation needs, such as the need for an interpreter, are encouraged to contact the TxDOT Dallas District Public Information Office at (214) 320-4480. Requests should be made at least two days prior to the public meeting. TxDOT will make every reasonable effort to accommodate these needs. If you have general questions or concerns regarding the proposed project, you may contact the TxDOT project manager, Mr. Stephen Endres, P.E. by phone at (214) 320-4469 or by email at [Stephen.Endres@txdot.gov](mailto:Stephen.Endres@txdot.gov).

*The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 16, 2014, and executed by FHWA and TxDOT.*

## **II. Public Comment**

|                              |  |
|------------------------------|--|
| Agenda Section               | Public Comment   |
| Section Number               | II   |
| Subject                      | Public Comment   |
| To                           | Mayor and Council Members  |
| From                         | Ben White, City Manager  |
| Date                         | April 9, 2019  |
| Attachment(s)                | NA   |
| 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 | Anyone wanting to speak is asked to speak at this time, with an individual time limit of three (3) minute. This forum is limited to a total of thirty (30) minutes. If a speaker inquiries about an item, the City Council or City Staff may only respond with: (1) a statement of specific factual information; (2) a recitation of existing policy; or (3) a proposal that the item be placed on the agenda of a future meeting. |
| Action                       | NA   |

### **III. Consent Agenda**



|                              |  |
|------------------------------|--|
| Agenda Section               | Consent Agenda   |
| Section Number               | III.A  |
| Subject                      | City Council Minutes   |
| To                           | Mayor and Council Members  |
| From                         | Ben White, City Manager  |
| Date                         | April 9, 2019  |
| Attachment(s)                | Farmersville City Council Meeting Minutes  |
| 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 CITY COUNCIL  
REGULAR SESSION MINUTES  
For  
March 26, 2019, 6:00 P.M.**

**I. PRELIMINARY MATTERS**

- Mayor Rice called the meeting to order at 6:00 p.m. Council members Craig Overstreet, Michael Hesse, Donny Mason, Mike Hurst and Todd Rolen were all present. City staff members Ben White, Sandra Green, Kim Morris, Rick Ranspot, Mike Sullivan, Kevin Lisman and City Attorney Alan Lathrom were also present.
- Prayer was led by Rick Ranspot, City of Farmersville Warrant Officer, followed by Craig Overstreet leading the pledges to the United States and Texas flags.
  - Calendar of upcoming holidays and meetings.
  - City Hall will be closed on April 19, 2019 in observance of Good Friday.
  - New City Hall hours will begin on April 22, 2019. Please see notices at City Hall, agenda packet and the website for more information.
  - The Rotary golf tournament will be Tuesday, April 23<sup>rd</sup> at the Woodbridge Golf Club.

**II. PUBLIC COMMENT**

- Leaca Caspari who resides at 405 Summit Street addressed Council and explained her concerns about not having live streaming at City Council meetings. She requested the City Council look into streaming the meetings for people who are unable to attend.
- Jim Foy who resides at 211 College Street also wanted to share that he believed the Council should live stream all public meetings. He gave a list of large and small cities around the state that are already live streaming. He explained the technology was in existence to conduct live streaming at low cost.
- Randy Smith who resides at 508 CR 610 addressed Council about the Farmersville Plant, LLC agreement. He stated his concerns where about the trailering facility and about the internal roadways not being built for 2 years when

Phase II was complete. He stated without the internal roadways it would create a lot of dust.

### III. CONSENT AGENDA

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A. City Council Minutes

B. City Financial Report

- Motion to approve reports made by Craig Overstreet
- 2<sup>nd</sup> to approve was Todd Rolen
- All council members voted in favor

### IV. INFORMATIONAL ITEMS

These Informational Items are intended solely to keep the City Council apprised of the actions and efforts of the various boards and commissions serving the City of Farmersville. Council members who serve as a liaison to a particular board or Commission may report to the City Council regarding that body's most recent and/or upcoming meetings and activities. Council members may also deliberate and/or request further information or clarification regarding any one or more of the items contained in this provision. City Council approval of, or action on, these items is not required or requested. **Matters that require City Council action shall be considered and acted on only if an item related thereto is included in the Consent Agenda or the Regular Agenda.**

Consideration and discussion regarding the following matters, minutes and reports, which consideration and discussion may also include or pertain to individual items and projects set forth in such matters, minutes and reports, as well as related background information and plans for future completion, performance or resolution as may be necessary to understand such individual items and projects and the City's related operation:

A. City Amenities Board

1. Possible Council Liaison Report

- Todd Rolen stated Miranda Martin reached out to him about filling the Senior Citizens Center position. They also discussed getting bands for Music in the Park.
- B. Farmersville Community Development Board (Type B)
  1. Possible Council Liaison Report
- C. FEDC Farmersville Economic Development Board (Type A)
  1. Minutes
  2. Possible Council Liaison Report
    - Mike Hurst stated they are working hard to get the college built in the city. Also they are working on the Zoning Ordinance possible changes.
- D. Main Street Board
  1. Monthly
  2. Possible Council Liaison Report
- E. Planning & Zoning Commission
  1. Minutes
  2. Possible Council Liaison Report
    - Mike Hurst stated they denied the multi-family rezoning on Raymond Street.

## V. **REGULAR AGENDA**

- A. Discussion regarding the live streaming of City Council meetings.
  - Mayor Rice stated he placed this item on the agenda because of Sunshine month and for transparency. He stated the Council has a responsibility to allow the citizens to see what is going on in the City. He wanted to plant the seed and inquire what is needed to start live streaming.
  - Ben White stated he just needed direction from Council on what they wanted to do.
  - Mike Hurst stated the Council needed cost and other information in order to make an informed decision.
  - Mayor Rice asked Alan Lathrom about archiving and records retention.
  - Alan Lathrom indicated there could be record retention requirements that would probably have to be followed.
- B. Update regarding fuel spill at Main Street and Murchison Street.
  - Chief Morris addressed Council and stated that on Thursday morning they received a lot of calls concerning a gas smell at Tatum Elementary. He

contacted the Collin County Fire Marshall and an employee from Princeton came and tested the area. The gas station on Main Street had received a truck that morning to fill up the fuel tanks. He overfilled the tanks and about 20 to 30 gallons seeped into the sewer system and a creek. He indicated there was no real danger of explosion, but the fuel company would have to pay for the cleanup.

- C. Garland Power and Light Presentation regarding future transmission line services and related substation requirements.
- Tom Hancock with GP&L introduced Steve Martin who would start the Power Point Presentation.
  - Steve Martin explained how Farmersville is feed electricity. He presented a Power Point presentation that showed five options of how the City could upgrade their system to minimize outages.
  - Ben White stated the current substation is located in a floodplain. He indicated the City would have to replace it in the future. He pointed out the City has Collin College building soon and we would need to provide reliable power to them. He explained that in his opinion the substation should be built at a new location. He explained the cost would be shared by all the rate payers of the ERCOT grid. He indicated the City would have a small portion of that overall cost to pay. He explained the City would have to upgrade the substation eventually even if we do not own it.
  - Craig Overstreet asked if the Council needed to make a decision now.
  - Ben White stated Garland Power & Light would have to go to the regularity body. He explained Garland Power & Light were just asking permission to go forward and present the Farmersville Area Reliability Study and its associated options to the Regional Planning Group of ERCOT for considerations.
  - Mayor Rice stated it was not on the agenda to make a decision because it was only listed as a presentation.
  - Ben White explained we could place it on the next agenda to make a decision.
  - Mike Hurst asked how long it would take for any of the options to be in effect.
  - Steve Martin stated 2 ½ years if ERCOT liked the ideas presented.
- D. Consider, discuss and act upon an agreement between the City of Farmersville and Oncor to purchase a substation.
- Donny Mason asked if the land was a part of the purchase.

- Ben White stated the land was not a part of the agreement but he recommended approval of the purchase.
  - The Mayor went to the next item on the agenda since they related to one another.
  - Ben White stated for an annual cost of \$7,047.50 Garland Power & Light would come out and service the substation. He explained that amount would cover the regular maintenance every year. He indicated the agreement was for a three year period and he recommended approval.
    - Motion to approve the purchase of the substation made by Donny Mason
    - 2<sup>nd</sup> to approve was Craig Overstreet
    - All council members voted in favor
- E. Consider, discuss and act upon an agreement between Garland Power and Light and the City of Farmersville regarding maintenance and repair of substation.
- Motion to approve the maintenance agreement made by Donny Mason
  - 2<sup>nd</sup> to approve was Todd Rolen
  - All council members voted in favor
- F. Update from Kimley-Horn on the wastewater treatment plants.
- Jeff James from Kimley-Horn addressed Council and presented the Power Point that was in the agenda packet.
  - Ben White wanted to know the time frame it would take to build Plant 3 when the City was ready.
  - Jeff James stated it would take approximately 2 years since the design was already complete.
- G. Discussion on allowing a horse drawn carriage vendor to be established in the city.
- Ben White stated the city had a request to have a horse drawn carriage vendor in the downtown area.
  - Michael Hesse stated he would like to know if other towns other than Highland Park allow this and how does their city handle it.
  - Ben White stated more information could be gathered and the topic would be brought back to another meeting in the future.

- H. Consider, discuss and act upon Resolution #R-2019-0326-001 regarding the Chamber of Commerce Yards of Yard Sales.
- Mayor Rice read the Resolution out loud to the audience.
    - Motion to approve made by Craig Overstreet
    - 2<sup>nd</sup> to approve was Donny Mason
    - All council members voted in favor
  - Mayor Rice called for a break at 7:25 p.m.
  - Mayor Rice reconvened the meeting at 7:32 p.m.
- I. Consider, discuss and act upon a Third Amended and Restated Development Agreement between the City of Farmersville and Listocon Group, LLC (Reliable Concrete).
- Ben White stated the document was currently signed and notarized by Listocon and there were a few changes from the agreements in the past. He explained the City is asking for them to file the annexation paperwork within 30 days. He indicated the other upgrades had to do with the screening buffer and fencing. He stated that internal driveways and road surfaces would be required now and they would have to be any impervious surface. He indicated that anywhere that did not have impervious surfaces had to have ground cover. He stated the agreement also required lighting that would prevent light pollution. He explained that Listocon had a problem with a performance bond because in order for them to meet the requirements for the bond the water line had to all ready be in place. It was a technicality so in lieu of that language it was put in place to show that \$150,000 cash would be put up until the criteria had been met and then Listocon would receive \$37,500 back. The rest of the assurances would be done by a lien being placed on the property. TIRZ wanted the assurance since they are funding the water line.
  - Mayor Rice asked how it would be determined when the internal roadway would have to be complete.
  - Ben White stated the internal roadways would have to be built before a certificate of occupancy was issued. He indicated Listocon was not phasing the project.
  - Michael Hesse wanted clarification on the no boycotting of Israel clause in the agreement.
  - Alan Lathrom stated it was a state requirement to have that in all contracts right now.

- Craig Overstreet asked whether the City could still change Ordinances in the future relating to the property.
- Alan Lathrom stated there is nothing in the contract that would hinder the City's ability to modify or change any Ordinance for any district.
- Mike Hurst asked if some regulations would still be with TCEQ and the EPA.
- Alan Lathrom stated yes.
  - Motion to approve made by Craig Overstreet
  - 2<sup>nd</sup> to approve was Mike Hurst
  - All council members voted in favor

- J. Consider, discuss and act upon a Development Agreement with the City of Farmersville and Farmersville Plant, LLC (Nelson Brothers Ready Mix).
- Ben White indicated the Farmersville Plant, LLC were looking to complete the project in two phases. The first phase would be a lay down site where they could put trucks and truck trailers, and the second phase would be the batch plant. He explained the agreement grants them 180 days to submit paperwork for annexation. He stated they will construct County Road 699 where Reliable Concrete stops. The internal roadways for the site would be done during Phase 2 and the agreement gives them two years until that would have to be completed. He explained the screening on U.S. Highway 380 would also be done during Phase 2.
  - Mayor Rice asked if Phase 1 would have any loading or unloading of material.
  - Ben White stated they are just moving trucks and trailers.
  - Craig Overstreet asked why they would not place the screening on U.S. Highway 380 until Phase 2.
  - Ben White stated they are not using that part of the land during Phase 1 and they are screened off by Reliable Concrete. He also stated they did not need the bond for the water line because that was something that Reliable needed.
  - Craig Overstreet asked why this agreement was four years instead of three.
  - Ben White stated they asked for that because they have not designed the site yet.
    - Motion to approve made by Craig Overstreet
    - 2<sup>nd</sup> to approve was Donny Mason
    - All council members voted in favor



- K. Discussion of the disclosure of prior utility costs and usage to renters.
- Alan Lathrom stated that under Section 182.052 of the Texas Utility Code it states that a government-operated utility may not disclose personal information in a customer's account record, or any information relating to the volume or units of utility usage or the amounts billed to or collected from the individual for utility usage, if the customer requests that the government-operated utility keep the information confidential. He explained the government entity is supposed to send out a notice of the customer's rights to request confidentiality. He stated someone could always waive those rights.
  - Ben White stated he is not sure if that has been sent out to customers but he would suggest not giving the information out unless someone waived those rights.
- L. Update regarding the restriping of downtown parking areas, street improvements and street lights at Dura Edge, Welch Drive and J.W. Spain.
- Ben White stated we do have the materials to complete the restriping, but it is hard for our public works guys to find time. The public works crew wants to try it, but if they cannot do it then the City would have to contract the services. He explained he believed Dura Edge, Welch Drive, and J.W. Spain was a result of criminal activity. He wanted to know if Council just wanted him to add more lights.
  - Craig Overstreet stated he wanted to get the street lights working and probably add more because there is heavy truck traffic and the lighting is not good.
  - Ben White stated he would put together a plan to address the lighting.

## **VI. EXECUTIVE SESSION**

- Mayor Rice read the statement below and stated the Council would go into executive session at 8:03 p.m.
- A. Discussion of Matters Permitted by Texas Government Code Section 551.071, CONSULTATION WITH ATTORNEY:
1. Consultation with City Attorney regarding an insurance claim for Mont Hendricks regarding sewer system back-up.
  2. Consultation with City Attorney regarding pending or contemplated litigation and settlement offer with United States Department of Justice.

**VII. RECONVENE FROM EXECUTIVE SESSION AND DISCUSS/CONSIDER/ACT ON MATTERS DISCUSSED IN EXECUTIVE SESSION PERMITTED BY:**

- Mayor Rice stated the Council would reconvene from executive session at 8:47 p.m.

**A. Texas Government Code Section 551.071, CONSULTATION WITH ATTORNEY:**

1. Insurance claim and settlement regarding sewer system back-up for Mont Hendricks.

- No action was taken

2. Pending or contemplated litigation and settlement offer with United States Department of Justice.

- Motion to authorize the Mayor and City Attorney to sign the most recent proposed settlement agreement between the Department of Justice and the City of Farmersville as discussed in executive session on March 26, 2019 made by Craig Overstreet
- 2<sup>nd</sup> to approve was Mike Hurst
- All council members voted in favor

**VII. REQUESTS TO BE PLACED ON FUTURE AGENDAS**

- None

**VIII. ADJOURNMENT**

Meeting was adjourned at 8:49 p.m.

APPROVE:

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Jack Randall Rice, Mayor

ATTEST:

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Sandra Green, City Secretary

|                              |  |
|------------------------------|--|
| Agenda Section               | Consent Agenda   |
| Section Number               | III.B  |
| Subject                      | Fire Department Report   |
| To                           | Mayor and Council Members  |
| From                         | Ben White, City Manager  |
| Date                         | April 9, 2019  |
| Attachment(s)                | Fire Department Report   |
| 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 FIRE DEPARTMENT**  
**Monthly City Council Report**  
**March 2019**

1. The department had its annual pump test for the Quint, Engine, and Ladder truck in Princeton. All trucks passed and were re-certified.
2. The department received an anonymous \$1,000 donation to be used for a smoke and carbon monoxide detector program in memory of the Sergeant's. To date we have issued 7 detectors here in town.
3. I was notified that Josephine Fire Department has a new fire chief. Dan Tripp has taken over the department in place of Chris Clark who resigned from the position.
4. The department held its annual Spouse/Retiree Banquet and it was well attended.
5. We are finalizing the Emergency Medical Responder course to be held at the department. It is scheduled to begin April 23<sup>rd</sup>. This course is free to fire and police. Outside individuals will be charged \$125. The Emergency Medical Technician class is being approved and the date of it should be forthcoming.
6. Received the final fire report from the Collin County Fire Marshal's office and it was forwarded on to city manager.
7. The department did a fire program for children at the First Baptist Church pre-schoolers.

Respectfully Submitted,

KIM R. MORRIS  
Farmersville Fire Department Chief

#### **IV. Informational Items**

|                              |  |
|------------------------------|--|
| Agenda Section               | Informational Items  |
| Section Number               | IV.A   |
| Subject                      | City Amenities Board   |
| To                           | Mayor and Council Members  |
| From                         | Ben White, City Manager  |
| Date                         | April 9, 2019  |
| Attachment(s)                | 1. Possible Council Liaison Report   |
| 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> |

|                              |  |
|------------------------------|--|
| Agenda Section               | Informational Items  |
| Section Number               | IV.B   |
| Subject                      | Farmersville Community Development Board (Type B)  |
| To                           | Mayor and Council Members  |
| From                         | Ben White, City Manager  |
| Date                         | April 9, 2019  |
| Attachment(s)                | 1. Possible Council Liaison Report   |
| 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> |



|                              |  |
|------------------------------|--|
| Agenda Section               | Informational Items  |
| Section Number               | IV.C   |
| Subject                      | FEDC Farmersville Economic Development Board (Type A)  |
| To                           | Mayor and Council Members  |
| From                         | Ben White, City Manager  |
| Date                         | April 9, 2019  |
| Attachment(s)                | 1. Possible Council Liaison Report   |
| 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> |

|                              |  |
|------------------------------|--|
| Agenda Section               | Informational Items  |
| Section Number               | IV.D   |
| Subject                      | Main Street Board  |
| To                           | Mayor and Council Members  |
| From                         | Ben White, City Manager  |
| Date                         | April 9, 2019  |
| Attachment(s)                | 1. Possible Council Liaison Report   |
| 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> |

|                              |  |
|------------------------------|--|
| Agenda Section               | Informational Items  |
| Section Number               | IV.E   |
| Subject                      | Planning & Zoning Commission   |
| To                           | Mayor and Council Members  |
| From                         | Ben White, City Manager  |
| Date                         | April 9, 2019  |
| Attachment(s)                | 1. Possible Council Liaison Report   |
| 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> |

|                              |  |
|------------------------------|--|
| Agenda Section               | Informational Items  |
| Section Number               | IV.F   |
| Subject                      | Texoma Housing Authority   |
| To                           | Mayor and Council Members  |
| From                         | Ben White, City Manager  |
| Date                         | April 9, 2019  |
| Attachment(s)                | 1. Agenda and documents  |
| 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> |

**Texoma Housing Partners**  
**Occupancy/Vacancy**  
**All Cities**

| Property     | 0 BR      | 1 BR       | 2 BR       | 3 BR      | 4 BR      | Total Units | Units Offline | Total Units Available | No. Occupied | % Available Occupied | Vacancies | Waiting List |
|--------------|-----------|------------|------------|-----------|-----------|-------------|---------------|-----------------------|--------------|----------------------|-----------|--------------|
| Bells        | 2         | 6          | 7          | 3         | 1         | 19          |               | 19                    | 19           | 100%                 | 0         | 32           |
| Bonham       | 0         | 16         | 48         | 20        | 8         | 92          | 1             | 91                    | 90           | 99%                  | 1         | 93           |
| Celeste      | 0         | 13         | 7          | 4         | 0         | 24          |               | 24                    | 24           | 100%                 | 0         | 19           |
| Ector        | 0         | 0          | 6          | 3         | 1         | 10          |               | 10                    | 10           | 100%                 | 0         | 32           |
| Farmersville | 0         | 35         | 6          | 8         | 0         | 49          |               | 49                    | 48           | 98%                  | 1         | 42           |
| Gunter       | 0         | 5          | 2          | 5         | 0         | 12          |               | 12                    | 12           | 100%                 | 0         | 21           |
| Honey Grove  | 0         | 35         | 18         | 15        | 2         | 70          | 1             | 69                    | 67           | 97%                  | 2         | 14           |
| Howe         | 0         | 12         | 6          | 4         | 0         | 22          | 2             | 20                    | 18           | 90%                  | 2         | 50           |
| Ladonia      | 0         | 4          | 10         | 5         | 1         | 20          | 1             | 19                    | 18           | 95%                  | 1         | 4            |
| Leonard      | 4         | 28         | 12         | 4         | 2         | 50          |               | 50                    | 50           | 100%                 | 0         | 28           |
| Pottsboro    | 0         | 2          | 6          | 3         | 0         | 11          |               | 11                    | 11           | 100%                 | 0         | 31           |
| Princeton    | 0         | 10         | 4          | 2         | 0         | 16          |               | 16                    | 16           | 100%                 | 0         | 51           |
| Savoy        | 4         | 6          | 12         | 3         | 0         | 25          |               | 25                    | 25           | 100%                 | 0         | 34           |
| Tom Bean     | 2         | 8          | 5          | 2         | 2         | 19          |               | 19                    | 19           | 100%                 | 0         | 23           |
| Trenton      | 0         | 4          | 9          | 4         | 0         | 17          |               | 17                    | 16           | 94%                  | 1         | 31           |
| Tioga        | 0         | 4          | 1          | 1         | 0         | 6           |               | 6                     | 5            | 83%                  | 1         | 13           |
| Van Alstyne  | 0         | 8          | 10         | 2         | 0         | 20          |               | 20                    | 20           | 100%                 | 0         | 61           |
| Whitewright  | 0         | 14         | 10         | 8         | 0         | 32          |               | 32                    | 32           | 100%                 | 0         | 43           |
| Windom       | 0         | 2          | 2          | 2         | 0         | 6           |               | 6                     | 6            | 100%                 | 0         | 10           |
| <b>Total</b> | <b>12</b> | <b>212</b> | <b>181</b> | <b>98</b> | <b>17</b> | <b>520</b>  | <b>5</b>      | <b>515</b>            | <b>506</b>   | <b>98%</b>           | <b>9</b>  | <b>632</b>   |

As of March 2019

## THP BOARD OF COMMISSIONERS MEETING AGENDA

Bonham Administrative Office  
810 W. 16<sup>th</sup> St., Bonham, TX  
5:30 PM – Monday – March 25, 2019



A. Call to Order & Declaration of a Quorum

B. Invocation and Pledges

C. Approval of Minutes: Approve Meeting Minutes for February 2019

D. Executive Director's Report

a. Occupancy Report

E. Consent

All items on Consent Agenda are considered routine by the Texoma Housing Partners' Board and will be enacted with one motion. There will not be separate discussion of these items unless a member of the Governing Body or a citizen so requests, in which event these items will be removed from the general order of business and considered in normal sequence.

a. February 2019 Liabilities: Authorize the Secretary/Treasurer to make payments in the amounts as listed.

F. Action

a. Approve FYE 2020 Operating Budget  
Allison Reider, Executive Director

page #9

b. Approve FYE 2020 Strategic Plan  
Allison Reider, Executive Director

page #14

c. Approve FYE 2019 Write-Offs  
Susan Ensley, Deputy Director

page #20

c. FYE 2019 Budget Status Update  
Becky Miles, CPA Consultant

page #23

G. Citizens to be Heard

H. Adjourn

APPROVAL

Allison Reider, Executive Director

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Susan Ensley at (903) 583-3336 two (2) work days prior to the meeting so that appropriate arrangements can be made. The above agenda was posted at the Bonham Housing Authority administrative offices in a place readily accessible to the general public and made available to the City Halls in the Texoma Housing Partners' cities on March 21, 2019.



*The Nation's First Affordable Housing Consortium*

TX: (903) 583-3336 | 810 W. 16<sup>th</sup> St. | Bonham, TX 75118 | (903) 583-3336 | Toll Free: (800) 235-0618 | [www.texomahousing.org](http://www.texomahousing.org)

MINUTES OF THE MEETING OF THE  
TEXOMA HOUSING PARTNERS  
BOARD OF COMMISSIONERS  
February 20, 2019

Members Present: Les Cooks (Farmersville); Patti Kanegae (Tioga); Loretta Oliver (Windom); Lori Clayton (Bonham); Frank Budra (Pottsboro); Tracy Teel (Ector); Pam Glass (Princeton); Beth Woodson (Bells); Lane Jones (Van Alstyne); Libby Schroeder (Leonard); Virgil Cornwell (Savoy); Jeff Stanley (Howe); JoAnn Duncan (Trenton); Cecil Jones (Ladonia)

Staff Present: Allison Reider, Susan Ensley, Susie Orman, Elizabeth Miles, Mike Hayes

Vice Chairman Budra called the meeting to order and a quorum was declared of the Board of Commissioners at 5:30 P.M.

- A. Invocation and Pledges
- B. A motion was made by Lori Clayton to approve the minutes of the meeting of December 2018. The motion was seconded by Patti Kanegae. Motion carried.
- C. Public Housing Director's Report: Allison Reider informed the board that the burned units in Honey Grove were completed and families were returning to the units. She informed the board that staff had participated in a strategic planning session and the new plan would be presented to the board at the March meeting. She discussed the window replacement project and told the board that the contractor was ahead of schedule on the installation of windows. Susan Ensley provided the occupancy report to the Board and reported a 98 % occupancy rate across the 19 properties.
- D. A motion was made by Jeff Stanley to approve the Consent items. This motion was seconded by Beth Woodson. Motion carried.
- E. Action
  - 1. Approve HUD updates to the THP Occupancy Policy: A motion was made by Jeff Stanley to approve the updates as presented. The motion was seconded by Lane Jones. Motion carried.
  - 2. Approve consortium bylaws. A motion was made by Beth Woodson to approve the bylaws presented. The motion was seconded by Virgil Cornwell. Motion carried.
  - 3. Budget status update: Elizabeth Miles discussed the financials as of January 2019. She recommended no changes to the budget at this time. No motion necessary.
- G. Cecil Jones made a motion to adjourn. It was seconded by Libby Schroeder. Adjourned by Vice Chairman Budra at 6:35 PM.

FYE 2020

THP Maintenance projects

| Maintenance Project   | Routine or Capital |
|---|--------------------|
| Replace all numbers on units across all cities  | Routine            |
| Complete renovation of Howe Community Center  | Routine            |
| Complete replacement of locks across all cities   | Routine            |
| Build awnings and replace back doors- Deer Run  | Routine            |
| Replace front storm doors- Bonham and Honey Grove (Bryant Addition)   | Routine            |
| Stripe parking lots- Princeton, Ladonia, Celeste, FHA (Neatherly and Santa Fe), Tom Bean, Pottsboro and Bonham 2 <sup>nd</sup> Street | Routine            |
| Mini- blind replacement across all cities   | Routine            |
| Install Concrete pads under dumpsters in Ladonia  | Routine            |
| Scrape and paint all clothes line poles and replace lines   | Routine            |
| Scrape and paint all hand rails   | Routine            |
| Replace Water cut offs- Leonard, Honey Grove, Tioga   | Routine            |
| Parking lot replacement- Howe and Whitewright   | Capital            |
| Window replacement- Honey Grove site 1 and 2, Tom Bean Site 1, Bonham Site 1  | Capital            |
|   |                    |



## **V. Regular Agenda**

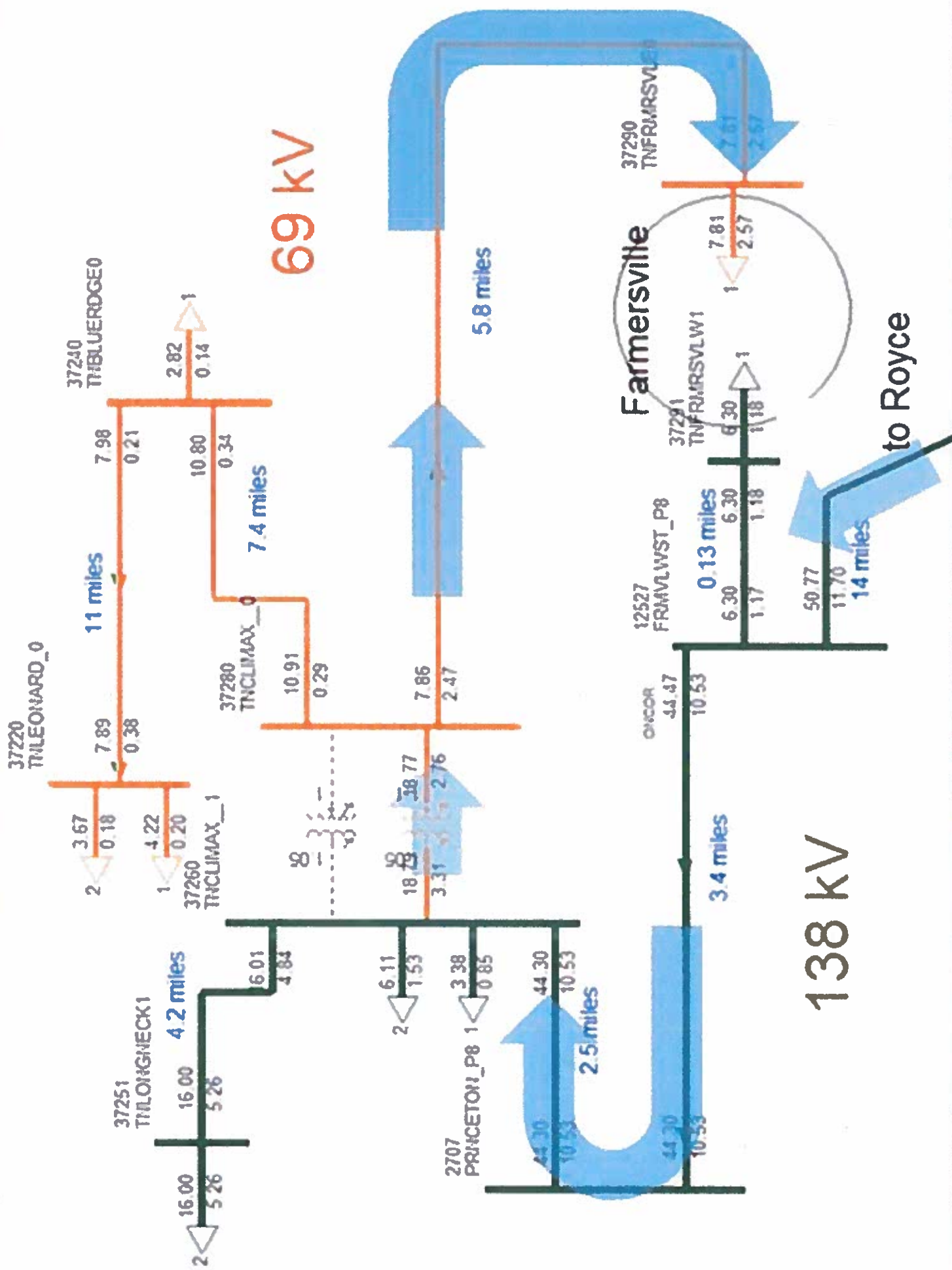
|                              |  |
|------------------------------|--|
| Agenda Section               | Regular Agenda   |
| Section Number               | V.A  |
| Subject                      | Consider, discuss and act regarding future transmission line services and related substation requirements.   |
| To                           | Mayor and Council Members  |
| From                         | Ben White, City Manager  |
| Date                         | April 9, 2019  |
| Attachment(s)                | Power Point Presentation   |
| 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>• 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> |

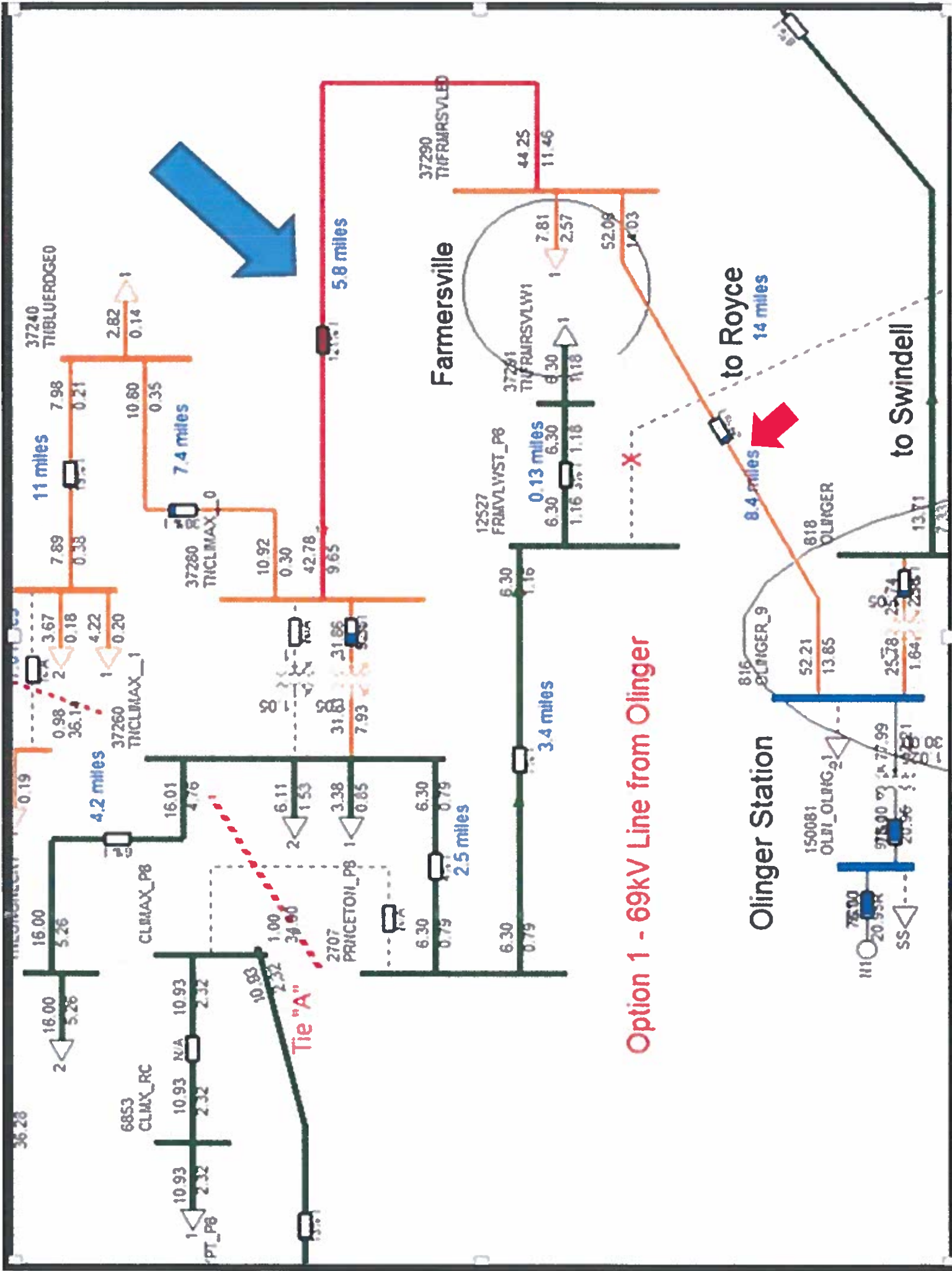


# Farmersville Area Reliability Study

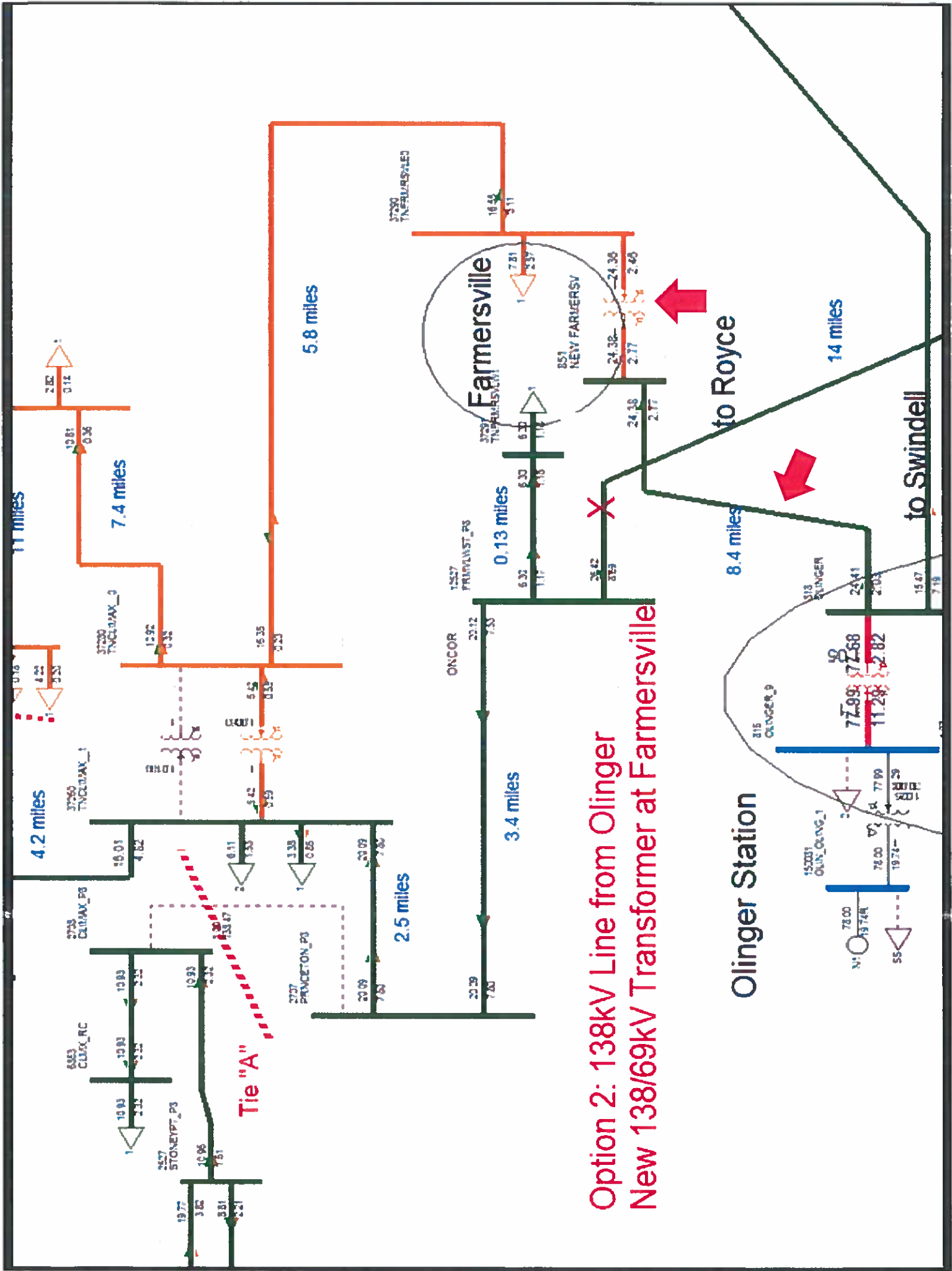
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MARCH 26, 2019





Option 1 - 69kV Line from Olinger



Option 2: 138kV Line from Olinger  
New 138/69kV Transformer at Farmersville

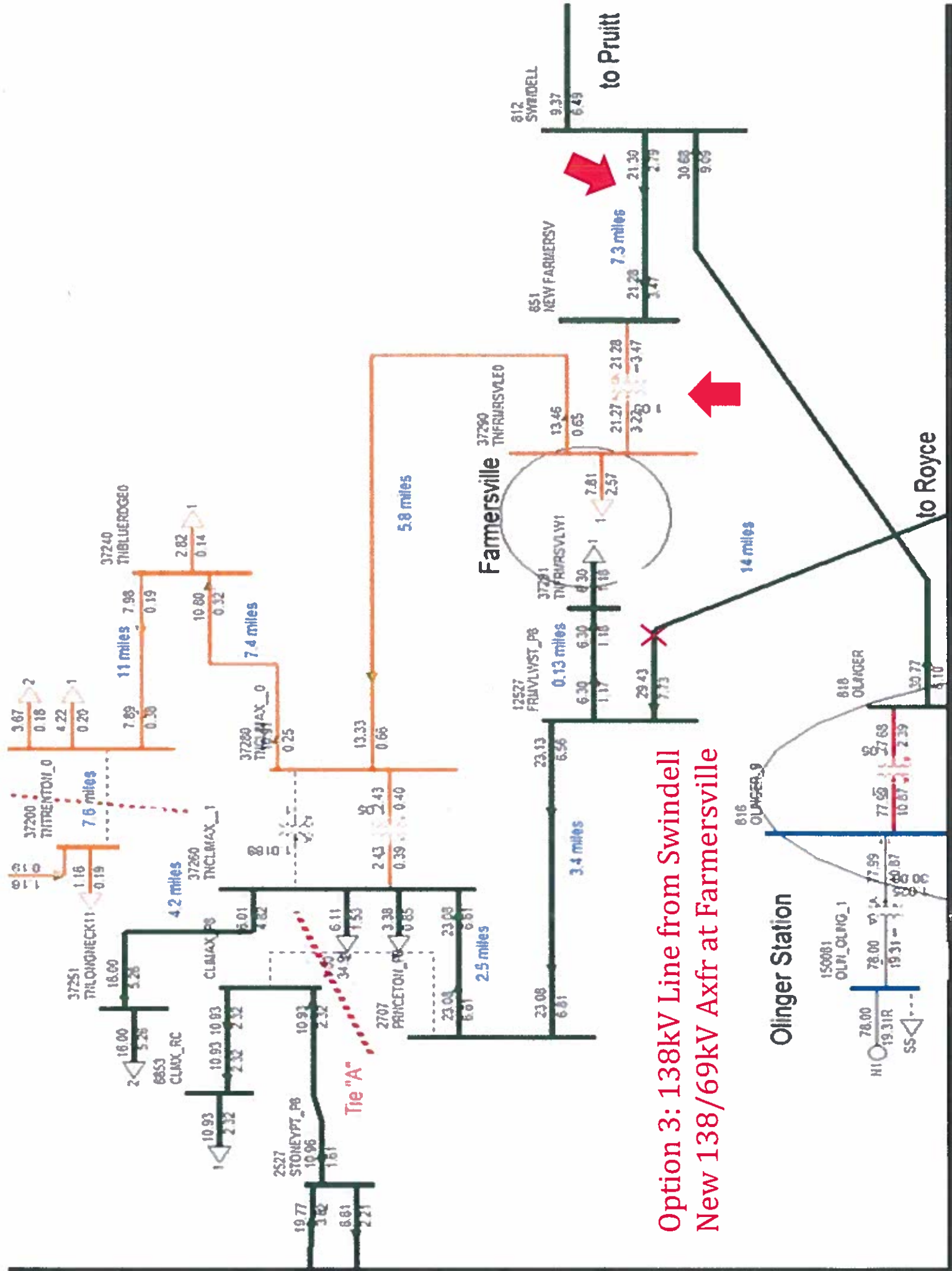
Olinger Station

to Royce

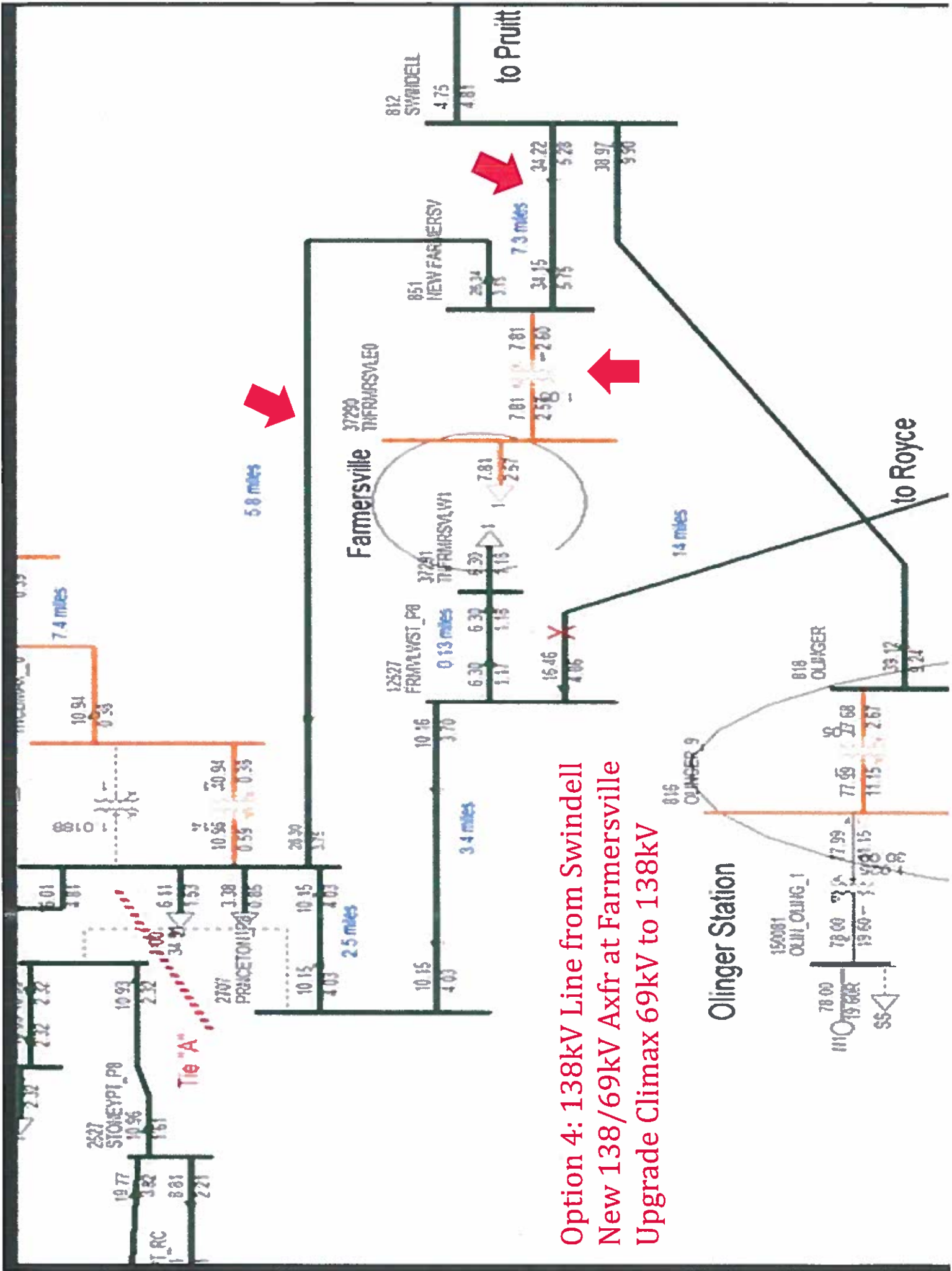
to Swindell

Tie "A"





Option 3: 138kV Line from Swindell  
New 138/69kV Axfr at Farmersville



Option 4: 138kV Line from Swindell  
 New 138/69kV Axfr at Farmersville  
 Upgrade Climax 69kV to 138kV





# Summary

- 1) Add an 8.4 mile 69kV transmission line from the existing 69kV bus at Olinger Unit #1 to the existing Farmersville 69kV bus with new breaker positions at the sending and receiving substations. Estimated cost \$9.3M
- 2) Add a 138/69kV autotransformer at the Farmersville substation and build an 8.4 mile 138kV from the Olinger plant to the existing Farmersville substation. Estimated cost \$14.8M
- 3) Add a 138/69kV autotransformer at the existing Farmersville substation and build a 7.3 mile 138kV line to Swindell. Estimated cost \$13.5M
- 4) Add a 138/69kV autotransformer at the existing Farmersville substation and build a 7.3 mile 138kV line to Swindell. Upgrade the Farmersville to Climax line to 138kV. Estimated cost \$21.2M
- 5) Build a new 138kV substation and install a distribution power transformer. Extend a 138kV line to Swindell and to Climax. Estimated cost \$23.2M

## **Requested Council Action**

1. Authorizing City Manager to execute a Letter of Assignment with Garland Power & Light (GPL) transferring any rights Farmersville has to construct and own new transmission facilities approved by the Electric Reliability Council of Texas resulting from the Farmersville Area Reliability Study
2. Approval to present the Farmersville Area Reliability Study and its associated options to the Regional Planning Group of ERCOT for consideration



# Questions?

*gpltexas.org*

|                              |   |
|------------------------------|---|
| Agenda Section               | Regular Agenda  |
| Section Number               | V.B   |
| Subject                      | Consider, discuss and act upon the resignation of Heidi Ratliff from the Building & Property Standards Commission and the appointment of new member.  |
| To                           | Mayor and Council Members   |
| From                         | Ben White, City Manager   |
| Date                         | April 9, 2019   |
| Attachment(s)                | <ol style="list-style-type: none"> <li>1. Resignation Email</li> <li>2. Application for Boards</li> </ol>   |
| 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"/> 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> |

## Sandra Green

---

**From:**  
**Sent:** Monday, March 25, 2019 8:01 PM  
**To:** Sandra Green  
**Subject:** Re: 3-28-19 B&PS Agenda

Dear Sandra,

After much consideration, I have made the decision to resign from the Building and Standards Committee. I appreciate the opportunity having been considered for this appointment.

Sincerely,  
Heidi Ratliff

Sent from my iPhone

On Mar 25, 2019, at 5:04 PM, Sandra Green <[s.green@farmersvilletx.com](mailto:s.green@farmersvilletx.com)> wrote:

Please find the attached agenda for Thursday's meeting.

If you are unable to attend please let me know.

Thanks,

*Sandra Green*

City Secretary / Planner  
City of Farmersville  
205 S. Main Street  
Farmersville, TX 75442  
(972) 782-6151  
[s.green@farmersvilletx.com](mailto:s.green@farmersvilletx.com)

A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

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This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

# Application

Please return your application to City Hall

## City of Farmersville

### APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

Please type or print clearly in ink

Name: John KLOSTERMAN Home Phone: \_\_\_\_\_

Home Address: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Email Address: \_\_\_\_\_

Are you a Farmersville resident? Please circle: Yes or No If Yes, how long? 2 1/2 yrs

Are you a registered voter? Please circle: Yes or No

Are you in the Farmersville Independent School District? Please circle: Yes or No

Occupation: Eng Tech Employer: \_\_\_\_\_

State details of previous experience on any City Boards or Commissions (in any City):

City Council  
Liaison to P+Z

List memberships in any civic organizations:

CAFP

In Order of Preference from 1 through 6

If you do not wish to serve on a particular board please leave it blank.

- 5 Building and Property Standards Commission
- 4 Farmersville Community Development Corporation Board (4B)
- 3 Farmersville Economic Development Corporation Board (4A)
- City Amenities Board
- 2 Main Street Board
- 1 Planning and Zoning Commission



Signature: [Signature]

Date: 6-7-18

Please return your application to: City of Farmersville, Attention City Secretary, 205 South Main Street, Farmersville, TX 75442.

A copy of the City's Code of Ethics will be mailed to you upon being appointed to a board.

# Application

RECEIVED City of Farmersville  
DATE 6-12-18  
BY Paula Jackson

Please return your application to City Hall

## City of Farmersville

### APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

Please type or print clearly in ink

Name: Chris Calverley Home Phone \_\_\_\_\_

Home Address: \_\_\_\_\_ Work Phone \_\_\_\_\_

Cell Phone \_\_\_\_\_

Mailing Address: Same Email Address: \_\_\_\_\_

Are you a Farmersville resident? Please circle Yes or No If Yes, how long? 9 years

Are you a registered voter? Please circle Yes or No

Are you in the Farmersville Independent School District? Please circle Yes or No

Occupation: Landscaping Employer: \_\_\_\_\_

State details of previous experience on any City Boards or Commissions (in any City):

Served on Building + Property since 2015

List memberships in any civic organizations:

In Order of Preference from 1 through 8

If you do not wish to serve on a particular board please leave it blank.

- 1 Building and Property Standards Commission
- \_\_\_\_\_ Farmersville Community Development Corporation Board (4B)
- \_\_\_\_\_ Farmersville Economic Development Corporation Board (4A)
- \_\_\_\_\_ Library / Civic Center Board
- \_\_\_\_\_ Main Street Board
- \_\_\_\_\_ Parks and Recreation Board
- \_\_\_\_\_ Planning and Zoning Commission
- \_\_\_\_\_ Senior Citizens Advisory Committee

Signature Chris Date 6-11-18

Please return your application to: City of Farmersville, Attention City Secretary, 205 South Main Street, Farmersville, TX 75442.  
A copy of the City's Code of Ethics will be mailed to you upon being appointed to a board.



# Application

Please return your application to City Hall

RECEIVED City of Farmersville  
DATE 6-12-18  
BY Paula Jackson

City of Farmersville

## APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

Please type or print clearly in ink

Name: Katherine Hershney Home Phone: \_\_\_\_\_  
Home Address: \_\_\_\_\_ Work Phone: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_  
Mailing Address: 3 Email Address: \_\_\_\_\_

Are you a Farmersville resident? Please circle: Yes or No If Yes, how long? \_\_\_\_\_

Are you a registered voter? Please circle: Yes or No

Are you in the Farmersville Independent School District? Please circle: Yes or No

Occupation: Realtor & Photographer Employer

State details of previous experience on any City Boards or Commissions (in any City):

last 2 yrs on 4B

List memberships in any civic organizations:

\_\_\_\_\_  
\_\_\_\_\_

In Order of Preference from 1 through 6

If you do not wish to serve on a particular board please leave it blank.

- 4 ☒ Building and Property Standards Commission  
☐ Farmersville Community Development Corporation Board (4B)  
☐ Farmersville Economic Development Corporation Board (4A)  
☐ City Amenities Board  
3 ☐ Main Street Board  
2 ☐ Planning and Zoning Commission

Signature: Katherine Hershney Date: 6/11/18

Please return your application to: City of Farmersville, Attention City Secretary, 205 South Main Street, Farmersville, TX 75442.

A copy of the City's Code of Ethics will be mailed to you upon being appointed to a board.

# Application

Please return your application to City Hall

RECEIVED City of Farmersville  
DATE 6-12-18  
BY Kimber Jackson

## City of Farmersville

### APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

Please type or print clearly in ink

Name: JOE HELNBEGGER Home Phone: [REDACTED]  
Home Address: [REDACTED] Work Phone: [REDACTED]  
Cell Phone: [REDACTED]  
Mailing Address: JAME Email Address: [REDACTED]  
Are you a Farmersville resident? Please circle: (Yes) or No If Yes, how long? SINCE 1991  
Are you a registered voter? Please circle: (Yes) or No  
Are you in the Farmersville Independent School District? Please circle: (Yes) or No  
Occupation: CIVIL ENGINEER Employer: [REDACTED]

State details of previous experience on any City Boards or Commissions (in any City):

MAYOR 2010-2016  
4A - NUMEROUS TERMS

List memberships in any civic organizations:

ROTARY - ATTENDANCE OF LEAVE  
PRESIDENT FARMERSVILLE CHAMBER OF COMMERCE

In Order of Preference from 1 through 6

If you do not wish to serve on a particular board please leave it blank.

- 4 Building and Property Standards Commission
- 2 Farmersville Community Development Corporation Board (4B)
- 1 Farmersville Economic Development Corporation Board (4A)
- 5 City Amenities Board
- 6 Main Street Board
- 3 Planning and Zoning Commission

Signature: [Signature]

Date: 06.12.18

# Application

Please return your application to City Hall

City of Farmersville

## APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

Please type or print clearly in ink

Name: BRIAN BRAZIL Home Phone: \_\_\_\_\_  
Home Address: \_\_\_\_\_ Work Phone: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Are you a Farmersville resident? Please circle Yes or No If Yes, how long? 2 yrs  
Are you a registered voter? Please circle Yes or No  
Are you in the Farmersville Independent School District? Please circle Yes or No  
Occupation: Insurance Agency Manager Employer: \_\_\_\_\_

State details of previous experience on any City Boards or Commissions (in any City):

List memberships in any civic organizations:

Farmersville Chamber of Commerce

In Order of Preference from 1 through 6

If you do not wish to serve on a particular board please leave it blank.

- 0 Building and Property Standards Commission
- 2 Farmersville Community Development Corporation Board (4B)
- 1 Farmersville Economic Development Corporation Board (4A)
- 4 City Amenities Board
- 5 Main Street Board
- 3 Planning and Zoning Commission



Signature: Brazil

Date: 7/22/18

Please return your application to: City of Farmersville, Attention City Secretary, 205 South Main Street, Farmersville, TX 75442.

A copy of the City's Code of Ethics will be mailed to you upon being appointed to a board.

|                              |  |
|------------------------------|--|
| Agenda Section               | Regular Agenda   |
| Section Number               | V.C  |
| Subject                      | Consider, discuss and act upon the review of Zoning Ordinance recommendations from the FEDC (4A).  |
| To                           | Mayor and Council Members  |
| From                         | Ben White, City Manager  |
| Date                         | April 9, 2019  |
| Attachment(s)                |  |
| 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> |

## **Recommended Changes to the Farmersville Comprehensive Zoning Ordinance from the Farmersville Economic Development Corporation (FEDC)**

In an effort to promote existing and future economic development in Farmersville the FEDC performed an independent review of sections the Farmersville Comprehensive Zoning Ordinance reviewed on 20 December 2018, 17 January 2019, and 21 February 2019. The results from those meetings culminated in the list of recommendations shown below:

| Section Number    | Section Title  | Recommendation  |
|-------------------|--|---|
| 3.6.3 thru 3.6.12 | Schedule of Permitted Uses   | Review all "Type of Use" listed and evaluate if the "A – Agricultural District" is applied appropriately. Consider further limiting the use of the Agricultural District especially for a city with imminent growth potential.  |
| 3.6.5             | Agricultural Uses  | Review the applicability of the permitted uses related to the "Farm, Ranch, Garden, or Orchard" use especially as it relates to the SF-1, SF-2, SF-3, and 2F residential districts.   |
| 3.6.8             | Educational, Institutional, and Public Uses  | Review the mapping of the "College, university or private school" type of use for appropriateness.  |
| 3.14.1.3          | Special District Requirements, Highway Commercial Overlay District, Specific Use Permit Required | Delete paragraph 3.14.1.3   |
| 3.14.1.4          | Special District Requirements, Highway Commercial Overlay District, Prohibited Uses              | <p>Delete:</p> <ul style="list-style-type: none"> <li>a. Automobile repair, major</li> <li>b. Building materials and hardware sales, outside storage</li> <li>d. Print shop, major</li> </ul> <p>Add:</p> <ul style="list-style-type: none"> <li>Towing/Salvage</li> <li>Sexually oriented business</li> <li>Cemeteries</li> <li>Animal holding pens</li> <li>Slaughter houses</li> <li>Recycling facilities</li> </ul> |
| 3.14.1.6          | Special District Requirements, Highway Commercial Overlay District Regulations                   | <p>Rewrite so "a" or "b" applies. Both "a" and "b" only apply to entrances.</p> <p>No mobile structures are allowed.</p>  |

|               |  |  |
|---------------|--|--|
|               |  | Consider limiting the number of driveway entrances for safety. |
| 3.14.1.6.c.i  | Special District Requirements, Highway Commercial Overlay District Regulations | Delete   |
| 3.14.1.6.c.ii | Special District Requirements, Highway Commercial Overlay District Regulations | Rewrite to apply to main entrance only                         |

## **Recommended Changes to the Farmersville Comprehensive Zoning Ordinance from the Farmersville City Manager**

In an effort to promote existing and future economic development in the Farmersville industrially related zoning classifications the Farmersville City Manager recommends the following changes to the Farmersville Comprehensive Zoning Ordinance:

1. **Internal Driveways and Road Surfaces:** Incorporate impervious surface requirements for all driveways or road surfaces internal to the development to limit dust. Here impervious surfaces could be concrete, asphalt, or concrete pavers, etc.
2. **Small Airborne Particulates:** Require that all small particulate stock piles used for sale, re-sale, or internal processing be enclosed in such a manner that driving winds will not cause the material to become airborne.
3. **Screening:** Screening shall be built in accordance with the following requirement: eight-foot tall brick, masonry fence or tubular steel fence with an associated “living screen”; or, other suitable screening material acceptable to the City of Farmersville Building Official.
4. **Ground Cover:** Any of the parcel not dedicated to use as an operational area covered by an impervious surface shall be covered and maintained with a living ground cover or other material deemed suitable by the City of Farmersville Building Official.

- b. The PD district may list the permitted and prohibited uses separately.
- c. A combination of the above options.

### 3.6.2 LEGEND FOR USE CHART

|   |   |
|---|---|
| P | Use is permitted in district indicated  |
| S | Use is permitted in district upon approval of a Specific Use Permit   |
|   | Use is prohibited in district indicated   |
| * | Use is permitted in the district indicated if the use complies with use-specific regulations in the corresponding numeric end note in Section 3.9, Use-Specific Regulations |



## 3.6.3 RESIDENTIAL USES

| Zoning District Legend   | Residential Districts     |                         |  |  |  |   |                                |                                | Non-Residential and Mixed-Use Districts |                              |                                |                                |   | Use-Specific Regulations |
|--|---------------------------|-------------------------|--|--|--|---|--------------------------------|--------------------------------|---|------------------------------|--------------------------------|--------------------------------|---|--------------------------|
|  | A – Agricultural District | ED – Estate Development | SF-1 – Single Family Dwelling-1 District | SF-2 – Single Family Dwelling-2 District | SF-3 – Single Family Dwelling-3 District | 2F – Two Family Residence (Duplex) District | MF-1 – Multifamily Residence-1 | MF-2 – Multifamily Residence-2 | NS – Neighborhood Service District      | GR – General Retail District | LI – Light Industrial District | HI – Heavy Industrial District | CA – Central Area District <sup>1</sup> |                          |
| <div> <div>P</div> <div>S</div> <div> <div>•</div> </div> </div> <div> <div>Permitted Use</div> <div>Special Use Permit</div> <div>Prohibited Use</div> <div>Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</div> </div> | S                         | S                       | S  | S  | S  | S   | S                              | S                              |   | S                            |                                |                                | S                                       |                          |
| Type of Use  |                           |                         |  |  |  |   |                                |                                |   |                              |                                |                                |   |                          |
| Bed and breakfast inn  |                           |                         |  |  |  |   |                                |                                |   |                              |                                |                                |   |                          |
| Boarding house or rooming house  |                           |                         |  |  |  |   |                                |                                |   |                              |                                |                                |   |                          |
| Garage apartment   | P                         | P                       | P  | P  |  |   |                                |                                |   |                              |                                |                                | S                                       |                          |
| Guest house  | P                         | P                       | P  | P  |  |   |                                |                                |   |                              |                                |                                | S                                       |                          |
| Hotel  | S                         |                         |  |  |  |   |                                |                                |   | S                            |                                |                                | S                                       |                          |
| HUD-Code manufactured home   |                           |                         | S  | S  |  |   |                                |                                |   |                              |                                |                                |   |                          |
| Industrialized housing (or modular home)   |                           |                         |  |  |  |   |                                |                                |   |                              |                                |                                |   |                          |
| Mobile Home  |                           |                         |  |  |  |   |                                |                                |   |                              |                                |                                |   |                          |
| Motel  |                           |                         |  |  |  |   |                                |                                |   |                              |                                |                                |   |                          |
| Multiple-family dwelling   |                           |                         |  |  |  |   | P                              | P                              |   |                              |                                |                                | S                                       | 3.9.9                    |
| One-family dwelling (attached)   |                           |                         |  |  | S  |   | P                              | P                              |   |                              |                                |                                | S                                       |                          |
| One-family dwelling (detached)   | P                         | P                       | P  | P  | P  | P   | P                              | P                              |   |                              |                                |                                |   |                          |
| Residence hotel  |                           |                         |  |  |  |   |                                |                                |   |                              |                                |                                |   |                          |
| Two-family dwelling (duplex)   |                           |                         |  |  |  | P   | P                              | P                              | P                                       | P                            | S                              |                                |   |                          |
| Zero lot line dwelling   |                           |                         | S  | S  | P  | P   | P                              | P                              | P                                       | P                            |                                |                                | S                                       |                          |

<sup>1</sup>Property in the Central Area District shall be used only in the manner and for the purposes provided for by this division, provided that a residence or residential use in such district by specific use permit shall be subject to the limitations of section 3.13.4.

### 3.6.4 ACCESSORY AND INCIDENTAL USES

| Zoning District Legend   |  | Residential Districts     |                         |  |  |  |   |                                |                                | Non-Residential and Mixed-Use Districts |                              |                       |                                |                                |                            | Use-Specific Regulations |
|--|--|---------------------------|-------------------------|--|--|--|---|--------------------------------|--------------------------------|---|------------------------------|-----------------------|--------------------------------|--------------------------------|----------------------------|--------------------------|
| <div><div><div>P</div><div>S</div><div></div><div>•</div></div><div>Permitted Use<br/>Special Use Permit<br/>Prohibited Use<br/>Special Conditions Apply<br/>(see Section 3.9, Use-Specific Regulations)</div></div> |  | A – Agricultural District | ED – Estate Development | SF-1 – Single Family Dwelling-1 District | SF-2 – Single Family Dwelling-2 District | SF-3 – Single Family Dwelling-3 District | 2F – Two Family Residence (Duplex) District | MF-1 – Multifamily Residence-1 | MF-2 – Multifamily Residence-2 | NS – Neighborhood Service District      | GR – General Retail District | C–Commercial District | LI – Light Industrial District | HI – Heavy Industrial District | CA – Central Area District |                          |
| Type of Use  |  |                           |                         |  |  |  |   |                                |                                |   |                              |                       |                                |                                |                            |                          |
| Accessory building   |  | P                         | P                       | P  | P  | P  | P   | P                              | P                              | P                                       | P                            | P                     | P                              | P                              | P                          |                          |
| Farm accessory building  |  | P                         | P                       | P  | P  | P  | P   | P                              | P                              | P                                       | P                            | P                     | P                              | P                              | S                          |                          |
| Fuel pumps (accessory use)   |  |                           |                         |  |  |  |   |                                |                                | P*                                      | P*                           |                       |                                |                                |                            | 3.9.7                    |
| Home occupation  |  | P                         | P                       | P  | P  | P  | P   | P                              |                                |   |                              |                       |                                |                                | S                          |                          |
| Parking lot/garage (accessory)   |  | P                         | P                       | P  | P  | P  | P   | P                              | P                              | P                                       | P                            | P                     | P                              | P                              | P                          |                          |
| Stable (private)   |  | P                         | S                       |  |  |  |   |                                |                                |   |                              |                       | P                              | P                              | S                          | 3.9.12                   |
| Swimming pool (private)  |  | P                         | P                       | P  | P  | P  | P   | P                              | P                              | P                                       | P                            | P                     | P                              | P                              | P                          |                          |
| Temporary field office   |  | P                         | P                       | P  | P  | P  | P   | P                              | P                              | P                                       | P                            | P                     | P                              | P                              | P                          |                          |
| Tennis courts  |  | P                         | P                       | P  | P  | P  | P   | P                              | P                              | P                                       | P                            | P                     | P                              | P                              | S                          | 3.9.11                   |

### 3.6.5 AGRICULTURAL USES

| Zoning District Legend                     |   | Residential Districts  |                           |                         |  |  |  |   |                                | Non-Residential and Mixed-Use Districts |                                    |                              |                         |                                |                                | Use-Specific Regulations   |                          |  |
|--|---|--|---------------------------|-------------------------|--|--|--|---|--------------------------------|---|------------------------------------|------------------------------|-------------------------|--------------------------------|--------------------------------|----------------------------|--------------------------|--|
| P  | Permitted Use   | <div>•</div> <div>Special Conditions Apply<br/>(see Section 3.9, Use-Specific Regulations)</div> | A – Agricultural District | ED – Estate Development | SF-1 – Single Family Dwelling-1 District | SF-2 – Single Family Dwelling-2 District | SF-3 – Single Family Dwelling-3 District | 2F – Two Family Residence (Duplex) District | MF-1 – Multifamily Residence-1 | MF-2 – Multifamily Residence-2          | NS – Neighborhood Service District | GR – General Retail District | C – Commercial District | LI – Light Industrial District | HI – Heavy Industrial District | CA – Central Area District | Use-Specific Regulations |  |
| S  | Special Use Permit  |  | P                         | P                       | P  | P  | P  | P   | P                              | P                                       | P                                  | P                            | P                       | P                              | P                              |                            |                          |  |
|  | Prohibited Use  |  |                           |                         |  |  |  |   |                                |   |                                    |                              |                         |                                |                                |                            |                          |  |
|  | Special Conditions Apply<br>(see Section 3.9, Use-Specific Regulations) |  |                           |                         |  |  |  |   |                                |   |                                    |                              |                         |                                |                                |                            |                          |  |
| Type of Use                                |   |  |                           |                         |  |  |  |   |                                |   |                                    |                              |                         |                                |                                |                            |                          |  |
| Farm, ranch, garden, or orchard            |   |  | P                         | P                       | P  | P  | P  | P   | P                              | P                                       | P                                  | P                            | P                       | P                              | P                              |                            |                          |  |
| Feed store                                 |   |  |                           |                         |  |  |  |   |                                |   |                                    | P                            | P                       | P                              | P                              |                            |                          |  |
| Nursery, major                             |   |  | S                         |                         |  |  |  |   |                                |   |                                    |                              | P*                      | P                              | P                              |                            | 3.9.10                   |  |
| Nursery, minor                             |   |  |                           |                         |  |  |  |   |                                |   |                                    | P                            | P                       | P                              | P                              | S                          |                          |  |
| Stable (commercial)                        |   |  | P                         | S                       |  |  |  |   |                                |   |                                    |                              |                         |                                |                                |                            |                          |  |
| Veterinarian clinic and/or kennel, indoor  |   |  |                           |                         |  |  |  |   |                                |   |                                    | S                            | P                       | P                              | P                              |                            |                          |  |
| Veterinarian clinic and/or kennel, outdoor |   |  | S                         |                         |  |  |  |   |                                |   |                                    |                              |                         | P                              | P                              |                            |                          |  |



### 3.6.6 AUTOMOBILE AND RELATED USES

| Zoning District Legend  |  | Residential Districts     |                         |  |  |  |   |                                |                                | Non-Residential and Mixed-Use Districts |                              |                        |                                |                                |                            | Use-Specific Regulations |
|---|--|---------------------------|-------------------------|--|--|--|---|--------------------------------|--------------------------------|---|------------------------------|------------------------|--------------------------------|--------------------------------|----------------------------|--------------------------|
| P   | Permitted Use  | A – Agricultural District | ED – Estate Development | SF-1 – Single Family Dwelling-1 District | SF-2 – Single Family Dwelling-2 District | SF-3 – Single Family Dwelling-3 District | ZF – Two Family Residence (Duplex) District | MF-1 – Multifamily Residence-1 | MF-2 – Multifamily Residence-2 | NS – Neighborhood Service District      | GR – General Retail District | C– Commercial District | LI – Light Industrial District | HI – Heavy Industrial District | CA – Central Area District | Use-Specific Regulations |
| S   | Special Use Permit   |                           |                         |  |  |  |   |                                |                                |   |                              |                        |                                |                                |                            |                          |
|   | Prohibited Use   |                           |                         |  |  |  |   |                                |                                |   |                              |                        |                                |                                |                            |                          |
| *   | Special Conditions Apply (see Section 3.9, Use-Specific Regulations) |                           |                         |  |  |  |   |                                |                                |   |                              |                        |                                |                                |                            |                          |
| Type of Use   |  |                           |                         |  |  |  |   |                                |                                |   |                              |                        |                                |                                |                            |                          |
| Auto parts and accessory sales (indoor)                                 |  |                           |                         |  |  |  |   |                                |                                |   |                              |                        |                                |                                |                            |                          |
| Auto parts and accessory sales (outdoor)                                |  |                           |                         |  |  |  |   |                                |                                |   |                              |                        |                                |                                |                            |                          |
| Automobile repair, major  |  |                           |                         |  |  |  |   |                                |                                |   |                              |                        |                                |                                |                            |                          |
| Automobile repair, minor  |  |                           |                         |  |  |  |   |                                |                                |   |                              |                        |                                |                                |                            |                          |
| Automobile sales, used  |  |                           |                         |  |  |  |   |                                |                                |   |                              |                        |                                |                                |                            |                          |
| Automobile sales/leasing, new   |  |                           |                         |  |  |  |   |                                |                                |   |                              |                        |                                |                                |                            |                          |
| Car wash, full service  |  |                           |                         |  |  |  |   |                                |                                |   |                              |                        |                                |                                |                            |                          |
| Car wash, self-service  |  |                           |                         |  |  |  |   |                                |                                |   |                              |                        |                                |                                |                            |                          |
| Convenience store with gas pumps  |  |                           |                         |  |  |  |   |                                |                                |   |                              |                        |                                |                                |                            |                          |
| Convenience store without gas pumps                                     |  |                           |                         |  |  |  |   |                                |                                |   |                              |                        |                                |                                |                            |                          |
| Motor vehicle towing, motor vehicle recovery, and motor vehicle storage |  |                           |                         |  |  |  |   |                                |                                |   |                              |                        |                                |                                |                            |                          |
| Motorcycle sales/service  |  |                           |                         |  |  |  |   |                                |                                |   |                              |                        |                                |                                |                            |                          |
| Recreational vehicle sales and service, new/used                        |  |                           |                         |  |  |  |   |                                |                                |   |                              |                        |                                |                                |                            |                          |
| Salvage yard  |  |                           |                         |  |  |  |   |                                |                                |   |                              |                        |                                |                                |                            |                          |
| Trailer sales/rental  |  |                           |                         |  |  |  |   |                                |                                |   |                              |                        |                                |                                |                            |                          |
| Truck sales (heavy truck)   |  |                           |                         |  |  |  |   |                                |                                |   |                              |                        |                                |                                |                            |                          |

### 3.6.7 COMMERCIAL AND PROFESSIONAL USES

| Zoning District Legend   | Residential Districts     |                         |  |  |  |   |                                |                                | Non-Residential and Mixed-Use Districts |                              |                       |                                |                                | Use-Specific Regulations   |
|--|---------------------------|-------------------------|--|--|--|---|--------------------------------|--------------------------------|---|------------------------------|-----------------------|--------------------------------|--------------------------------|----------------------------|
| <div><div><div>P</div><div>S</div><div></div><div>*</div></div><div>Permitted Use<br/>Special Use Permit<br/>Prohibited Use<br/>Special Conditions Apply<br/>(see Section 3.9, Use-Specific Regulations)</div></div> | A – Agricultural District | ED – Estate Development | SF-1 – Single Family Dwelling-1 District | SF-2 – Single Family Dwelling-2 District | SF-3 – Single Family Dwelling-3 District | ZF – Two Family Residence (Duplex) District | MF-1 – Multifamily Residence-1 | MF-2 – Multifamily Residence-2 | NS – Neighborhood Service District      | GR – General Retail District | C–Commercial District | LI – Light Industrial District | HI – Heavy Industrial District | CA – Central Area District |
| Type of Use  |                           |                         |  |  |  |   |                                |                                |   |                              |                       |                                |                                |                            |
| Building maintenance service and sales   |                           |                         |  |  |  |   |                                |                                |   |                              |                       |                                |                                |                            |
| Clinic, medical or dental  |                           |                         |  |  |  |   |                                |                                | P                                       | P                            | P                     | P                              | P                              | P                          |
| Contractor's shop and storage yard   |                           |                         |  |  |  |   |                                |                                |   |                              | P                     | P                              | P                              |                            |
| Dry cleaning plant   |                           |                         |  |  |  |   |                                |                                |   |                              |                       | P                              | P                              |                            |
| Equipment and machinery sales and rental, major  |                           |                         |  |  |  |   |                                |                                |   |                              | P                     | P                              | P                              |                            |
| Manufactured home display and sales  |                           |                         |  |  |  |   |                                |                                |   |                              |                       |                                | S                              |                            |
| Medical or scientific research lab   |                           |                         |  |  |  |   |                                |                                | P                                       | P                            | P                     | P                              | P                              | P                          |
| Office showroom/warehouse  |                           |                         |  |  |  |   |                                |                                |   |                              | P                     | P                              | P                              | S                          |
| Office, professional, general administrative   |                           |                         |  |  |  |   |                                |                                | P                                       | P                            | P                     | P                              | P                              | P                          |
| Open storage and outside display   |                           |                         |  |  |  |   |                                |                                |   |                              |                       |                                |                                |                            |
| Print shop, major  |                           |                         |  |  |  |   |                                |                                |   |                              | P                     | P                              | P                              | S                          |
| Propane storage and distribution   |                           |                         |  |  |  |   |                                |                                |   |                              |                       |                                |                                |                            |



## 3.6.8 EDUCATIONAL, INSTITUTIONAL, AND PUBLIC USES

| Zoning District Legend  |  | Residential Districts     |                         |  |  |  |   |                                |                                | Non-Residential and Mixed-Use Districts |                              |                         |                                |                                |                            | Use-Specific Regulations |
|---|--|---------------------------|-------------------------|--|--|--|---|--------------------------------|--------------------------------|---|------------------------------|-------------------------|--------------------------------|--------------------------------|----------------------------|--------------------------|
|   |  | A – Agricultural District | ED – Estate Development | SF-1 – Single Family Dwelling-1 District | SF-2 – Single Family Dwelling-2 District | SF-3 – Single Family Dwelling-3 District | 2F – Two Family Residence (Duplex) District | MF-1 – Multifamily Residence-1 | MF-2 – Multifamily Residence-2 | NS – Neighborhood Service District      | GR – General Retail District | C – Commercial District | LI – Light Industrial District | HI – Heavy Industrial District | CA – Central Area District |                          |
| P   | Permitted Use  | S                         | S                       | S  | S  | S  | S   | S                              | S                              | P                                       | P                            | P                       | P                              | P                              | P                          |                          |
| S   | Special Use Permit   |                           |                         |  |  |  |   |                                |                                | P                                       | P                            | P                       | P                              | P                              | P                          |                          |
|   | Prohibited Use   |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
| •   | Special Conditions Apply (see Section 3.9, Use-Specific Regulations) |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
| Type of Use   |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
| Adult day care center   |  | S                         | S                       | S  | S  | S  | S   | S                              | S                              | S                                       | P                            | P                       | P                              | P                              | P                          | P                        |
| Art gallery or museum   |  |                           |                         |  |  |  |   |                                |                                | P                                       | P                            | P                       | P                              | P                              | P                          |                          |
| Banquet/meeting hall  |  |                           |                         |  |  |  |   |                                |                                |   |                              | S*                      |                                |                                |                            | S*                       |
| Cemetery or mausoleum   |  | S                         | S                       | S  | S  | S  | S   | S                              | S                              | S                                       | S                            | S                       | S                              | S                              | S                          | S                        |
| Church, rectory, or other place of worship                          |  | P                         | P                       | P  | P  | P  | P   | P                              | P                              | P                                       | P                            | P                       | P                              | P                              | P                          | P                        |
| College, university or private school                               |  | S                         |                         |  |  |  |   |                                |                                | P                                       | P                            | P                       | P                              |                                | P                          |                          |
| Day care center   |  | S                         | S                       | S  | S  | S  | S   | S                              | P                              | P                                       | P                            | S                       | S                              | S                              | S                          |                          |
| Fire station and public safety building                             |  | P                         | P                       | P  | P  | P  | P   | P                              | P                              | P                                       | P                            | P                       | P                              | P                              | P                          | P                        |
| Fraternal organization, lodge, or civic club                        |  | S                         |                         |  |  |  |   |                                |                                | P                                       | P                            | P                       | P                              | P                              | P                          |                          |
| Hospital  |  |                           |                         |  |  |  |   |                                |                                |   | S                            | P                       | P                              |                                | S                          |                          |
| Nursing/convalescent home   |  | S                         |                         |  |  |  |   | S                              | S                              | S                                       | S                            | S                       | S                              |                                | S                          |                          |
| Post office, government and private                                 |  |                           |                         |  |  |  |   |                                |                                | P                                       | P                            | P                       | P                              | P                              | P                          |                          |
| Public building, shop or yard of local, state or federal government |  | S                         | S                       | S  | S  | S  | S   | S                              | S                              | S                                       | S                            | P                       | P                              | P                              | S                          |                          |
| Rehabilitation care facility  |  | S                         | S                       | S  | S  | S  | S   | S                              | S                              |   |                              |                         |                                |                                |                            |                          |
| Rehabilitation care institution                                     |  | S                         |                         |  |  |  |   |                                |                                |   |                              | P                       | P                              |                                |                            |                          |
| School, private or parochial (primary or secondary)                 |  | P                         | P                       | P  | P  | P  | P   | P                              | P                              | P                                       | P                            | P                       | P                              |                                | P                          |                          |
| School, public  |  | P                         | P                       | P  | P  | P  | P   | P                              | P                              | P                                       | P                            | P                       | P                              | P                              | P                          |                          |
| School, trade or commercial   |  | S                         |                         |  |  |  |   |                                |                                |   | P                            | P                       | P                              | P                              | P                          |                          |

### 3.6.9 ENTERTAINMENT AND RECREATIONAL USES

| Zoning District Legend                          |  | Residential Districts     |                         |  |  |  |   |                                |                                | Non-Residential and Mixed-Use Districts |                              |                         |                                |                                | Use-Specific Regulations   |
|---|--|---------------------------|-------------------------|--|--|--|---|--------------------------------|--------------------------------|---|------------------------------|-------------------------|--------------------------------|--------------------------------|----------------------------|
| P   | Permitted Use  | A – Agricultural District | ED – Estate Development | SF-1 – Single Family Dwelling-1 District | SF-2 – Single Family Dwelling-2 District | SF-3 – Single Family Dwelling-3 District | ZF – Two Family Residence (Duplex) District | MF-1 – Multifamily Residence-1 | MF-2 – Multifamily Residence-2 | NS – Neighborhood Service District      | GR – General Retail District | C – Commercial District | LI – Light Industrial District | HI – Heavy Industrial District | CA – Central Area District |
| S   | Special Use Permit   |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |
|   | Prohibited Use   |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |
| *   | Special Conditions Apply (see Section 3.9, Use-Specific Regulations) |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |
| Type of Use                                     |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |
| Amenity center (private)                        |  | P                         | P                       | P  | P  | P  | P   | P                              | P                              |   |                              |                         |                                |                                | S                          |
| Amusement, commercial (indoors)                 |  | S                         |                         |  |  |  |   |                                |                                |   | P                            | P                       | P                              | P                              | S                          |
| Amusement, commercial (outdoors)                |  | S                         |                         |  |  |  |   |                                |                                |   |                              | S                       | S                              | S                              | S                          |
| Community center (public)                       |  | S                         | S                       | S  | S  | S  | S   | S                              | S                              | P                                       | P                            | P                       | P                              | P                              | P                          |
| Dancehall or nightclub                          |  |                           |                         |  |  |  |   |                                |                                |   | S                            | S                       | S                              | S                              | S                          |
| Day camp  |  | P                         |                         | S  |  |  |   |                                |                                |   | P                            | P                       | P                              | P                              |                            |
| Fairgrounds/exhibition area                     |  | S                         |                         |  |  |  |   |                                |                                |   | S                            | S                       | S                              | S                              | S                          |
| Game room                                       |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |
| Golf course and/or country club                 |  | P                         |                         | S  | S  | S  | S   | S                              | S                              | P                                       | P                            | P                       | P                              | P                              | S                          |
| Gun or archery range (indoor)                   |  | S                         |                         |  |  |  |   |                                |                                |   | S                            | S                       | P                              | P                              |                            |
| Park or playground (public)                     |  | P                         | P                       | P  | P  | P  | P   | P                              | P                              | P                                       | P                            | P                       | P                              | P                              | P                          |
| Play field or stadium (public)                  |  | P                         | S                       | S  | S  | S  | S   | S                              | S                              | P                                       | P                            | P                       | P                              | P                              | P                          |
| Recreational vehicle (RV) parks and campgrounds |  | S                         |                         |  |  |  |   |                                |                                |   |                              | S                       | P                              | P                              |                            |
| Swim and tennis club                            |  | S                         | S                       | S  | S  | S  | S   | S                              | S                              |   |                              |                         |                                |                                | S                          |
| Theater (drive-in)                              |  | S                         |                         |  |  |  |   |                                |                                |   |                              | S                       | S                              | S                              | S                          |
| Theater (indoor)                                |  | S                         |                         |  |  |  |   |                                |                                |   | S                            | P                       | P                              | P                              | P                          |



### 3.6.10 INDUSTRIAL AND WHOLESALE USES

| Zoning District Legend  |  | Residential Districts |                    |   |                    |   |                |   | Non-Residential and Mixed-Use Districts                              |                           |                         |  |  |  | Use-Specific Regulations                    |                                |                                |                                    |                              |                         |                                |                                |                            |  |
|---|--|-----------------------|--------------------|---|--------------------|---|----------------|---|--|---------------------------|-------------------------|--|--|--|---|--------------------------------|--------------------------------|------------------------------------|------------------------------|-------------------------|--------------------------------|--------------------------------|----------------------------|--|
| <table><tr><td>P</td><td>Permitted Use</td></tr><tr><td>S</td><td>Special Use Permit</td></tr><tr><td></td><td>Prohibited Use</td></tr><tr><td>*</td><td>Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</td></tr></table> |  | P                     | Permitted Use      | S | Special Use Permit |   | Prohibited Use | * | Special Conditions Apply (see Section 3.9, Use-Specific Regulations) | A – Agricultural District | ED – Estate Development | SF-1 – Single Family Dwelling-1 District | SF-2 – Single Family Dwelling-2 District | SF-3 – Single Family Dwelling-3 District | ZF – Two Family Residence (Duplex) District | MF-1 – Multifamily Residence-1 | MF-2 – Multifamily Residence-2 | NS – Neighborhood Service District | GR – General Retail District | C – Commercial District | LI – Light Industrial District | HI – Heavy Industrial District | CA – Central Area District |  |
|   |  | P                     | Permitted Use      |   |                    |   |                |   |  |                           |                         |  |  |  |   |                                |                                |                                    |                              |                         |                                |                                |                            |  |
|   |  | S                     | Special Use Permit |   |                    |   |                |   |  |                           |                         |  |  |  |   |                                |                                |                                    |                              |                         |                                |                                |                            |  |
|   |  |                       | Prohibited Use     |   |                    |   |                |   |  |                           |                         |  |  |  |   |                                |                                |                                    |                              |                         |                                |                                |                            |  |
| *   | Special Conditions Apply (see Section 3.9, Use-Specific Regulations) |                       |                    |   |                    |   |                |   |  |                           |                         |  |  |  |   |                                |                                |                                    |                              |                         |                                |                                |                            |  |
|   |  |                       |                    |   |                    |   |                |   |  |                           |                         |  |  |  |   |                                |                                |                                    |                              |                         |                                |                                |                            |  |
|   |  |                       |                    |   |                    |   |                |   |  |                           |                         |  |  |  |   |                                |                                |                                    |                              |                         |                                |                                |                            |  |
|   |  |                       |                    |   |                    |   |                |   |  |                           |                         |  |  |  |   |                                |                                |                                    |                              |                         |                                |                                |                            |  |
| Type of Use   |  |                       |                    |   |                    |   |                |   |  |                           |                         |  |  |  |   |                                |                                |                                    |                              |                         |                                |                                |                            |  |
| Bakery and confectioners works (wholesale)  |  |                       |                    |   |                    |   |                |   |  |                           | P                       | P  | P  | P  | P   |                                |                                |                                    |                              |                         |                                |                                |                            |  |
| Concrete/asphalt batching plant   |  |                       |                    |   |                    |   |                |   |  |                           |                         |  |  | S  |   |                                |                                |                                    |                              |                         |                                |                                |                            |  |
| Concrete/asphalt batching plant, temporary  |  | *                     | *                  | * | *                  | * | *              | * | *  | *                         | *                       | *  | *  | *  | *   | *                              | 3.9.6                          |                                    |                              |                         |                                |                                |                            |  |
| High impact use   |  |                       |                    |   |                    |   |                |   |  |                           |                         |  |  | S  |   |                                |                                |                                    |                              |                         |                                |                                |                            |  |
| Manufacturing, heavy  |  |                       |                    |   |                    |   |                |   |  |                           |                         |  | S  | P  |   |                                |                                |                                    |                              |                         |                                |                                |                            |  |
| Manufacturing, light  |  |                       |                    |   |                    |   |                |   |  |                           |                         |  | P  | P  |   |                                |                                |                                    |                              |                         |                                |                                |                            |  |
| Mini-warehouse/self-storage   |  |                       |                    |   |                    |   |                |   |  | S                         | S                       | P  | P  | P  | P   |                                |                                |                                    |                              |                         |                                |                                |                            |  |
| Sand and gravel storage   |  |                       |                    |   |                    |   |                |   |  |                           |                         |  | P  | P  |   |                                |                                |                                    |                              |                         |                                |                                |                            |  |
| Warehouse/distribution center   |  |                       |                    |   |                    |   |                |   |  |                           |                         | S  | P  | P  | P   |                                |                                |                                    |                              |                         |                                |                                |                            |  |
| Wholesale office storage or sales facility  |  |                       |                    |   |                    |   |                |   |  |                           |                         | P  | P  | P  | P   | S                              |                                |                                    |                              |                         |                                |                                |                            |  |



### 3.6.11 RETAIL AND SERVICE USES

| Zoning District Legend                                 |  | Residential Districts     |                         |  |  |  |   |                                |                                | Non-Residential and Mixed-Use Districts |                              |                         |                                |                                |                            | Use-Specific Regulations |
|--|--|---------------------------|-------------------------|--|--|--|---|--------------------------------|--------------------------------|---|------------------------------|-------------------------|--------------------------------|--------------------------------|----------------------------|--------------------------|
| P  | Permitted Use  | A – Agricultural District | ED – Estate Development | SF-1 – Single Family Dwelling-1 District | SF-2 – Single Family Dwelling-2 District | SF-3 – Single Family Dwelling-3 District | 2F – Two Family Residence (Duplex) District | MF-1 – Multifamily Residence-1 | MF-2 – Multifamily Residence-2 | NS – Neighborhood Service District      | GR – General Retail District | C – Commercial District | LI – Light Industrial District | HI – Heavy Industrial District | CA – Central Area District | Use-Specific Regulations |
| S  | Special Use Permit   |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
|  | Prohibited Use   |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
| *  | Special Conditions Apply (see Section 3.9, Use-Specific Regulations) |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
|  |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
| Type of Use  |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
| Alternative financial institution                      |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
| Antique shop and used furniture                        |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
| Artisan's workshop                                     |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
| Bakery and confectioners works (retail)                |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
| Banks, savings and loan, or credit union               |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
| Barber shop/beauty salon and personal service shops    |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
| Big box retail development                             |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
| Body art studio  |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
| Building materials and hardware sales, inside storage  |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
| Building materials and hardware sales, outside storage |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
| Cleaning & laundry, self-service                       |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
| Dry cleaning or laundry, minor                         |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
| Equipment and machinery sales and rental, minor        |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
| Farmer's market  |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
| Flea market, inside                                    |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
| Flea market, outside                                   |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
| Florist shop   |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |
| Furniture, home furnishing, and equipment stores       |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |                          |

# Section 3 – Zoning Districts and Uses

| Zoning District Legend                            |  | Residential Districts     |                         |  |  |  |   |                                |                                | Non-Residential and Mixed-Use Districts |                              |                         |                                |                                | Use-Specific Regulations   |  |
|---|--|---------------------------|-------------------------|--|--|--|---|--------------------------------|--------------------------------|---|------------------------------|-------------------------|--------------------------------|--------------------------------|----------------------------|--|
| P   | Permitted Use  | A – Agricultural District | ED – Estate Development | SF-1 – Single Family Dwelling-1 District | SF-2 – Single Family Dwelling-2 District | SF-3 – Single Family Dwelling-3 District | 2F – Two Family Residence (Duplex) District | MF-1 – Multifamily Residence-1 | MF-2 – Multifamily Residence-2 | NS – Neighborhood Service District      | GR – General Retail District | C – Commercial District | LI – Light Industrial District | HI – Heavy Industrial District | CA – Central Area District |  |
| S   | Special Use Permit   |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |  |
|   | Prohibited Use   |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |  |
| *   | Special Conditions Apply (see Section 3.9, Use-Specific Regulations) |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |  |
| Type of Use (Retail and Service, continued)       |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         |                                |                                |                            |  |
| Grocery store or supermarket                      |  |                           |                         |  |  |  |   |                                |                                | P                                       | P                            | P                       | P                              | P                              | P                          |  |
| Health/fitness center                             |  |                           |                         |  |  |  |   |                                |                                |   | P                            | P                       | P                              | P                              | P                          |  |
| Licensed massage therapy                          |  |                           |                         |  |  |  |   |                                |                                | S                                       | P                            | P                       | P                              | P                              | P                          |  |
| Mortuary or funeral parlor                        |  |                           |                         |  |  |  |   |                                |                                | S                                       | S                            | P                       | P                              | P                              | P                          |  |
| Pawn shop   |  |                           |                         |  |  |  |   |                                |                                |   |                              | P                       | P                              | P                              |                            |  |
| Pet grooming                                      |  |                           |                         |  |  |  |   |                                |                                |   | P                            | P                       | P                              | P                              | P                          |  |
| Pet shop  |  |                           |                         |  |  |  |   |                                |                                |   | P                            | P                       | P                              | P                              | P                          |  |
| Portable building sales                           |  |                           |                         |  |  |  |   |                                |                                |   |                              | S                       | P                              | P                              |                            |  |
| Private club                                      |  |                           |                         |  |  |  |   |                                |                                |   | P                            | P                       | P                              | P                              | P                          |  |
| Repair shop, household equipment and appliances   |  |                           |                         |  |  |  |   |                                |                                |   | P                            | P                       | P                              | P                              | P                          |  |
| Restaurant (drive-in type)                        |  |                           |                         |  |  |  |   |                                |                                |   | P                            | P                       | P                              | P                              | P                          |  |
| Restaurant or cafeteria                           |  |                           |                         |  |  |  |   |                                |                                | S                                       | P                            | P                       | P                              | P                              | P                          |  |
| Restaurant or food shop, take-out and delivery    |  |                           |                         |  |  |  |   |                                |                                | P                                       | P                            | P                       | P                              | P                              | P                          |  |
| Retail stores and shops                           |  |                           |                         |  |  |  |   |                                |                                | S                                       | P                            | P                       | P                              | P                              | P                          |  |
| Sexually oriented businesses or establishments    |  |                           |                         |  |  |  |   |                                |                                |   |                              |                         | S                              |                                |                            |  |
| Shopping center                                   |  |                           |                         |  |  |  |   |                                |                                | S                                       | P                            | P                       | P                              | P                              |                            |  |
| Small engine repair shop                          |  |                           |                         |  |  |  |   |                                |                                |   | P                            | P                       | P                              | P                              |                            |  |
| Studio for dance, gymnastics, and/or martial arts |  |                           |                         |  |  |  |   |                                |                                | S                                       | P                            | P                       | P                              | P                              | P                          |  |
| Studio for photographer, musician, and artist     |  |                           |                         |  |  |  |   |                                |                                | S                                       | P                            | P                       | P                              | P                              | P                          |  |
| Studio for radio and television                   |  |                           |                         |  |  |  |   |                                |                                |   |                              | P                       | P                              | P                              | P                          |  |



## 3.6.12 TRANSPORTATION, UTILITY, AND COMMUNICATIONS USES

| Zoning District Legend   | Residential Districts     |                         |  |  |  |   |                                |                                | Non-Residential and Mixed-Use Districts |                              |                       |                                |                                |                            | Use-Specific Regulations |
|--|---------------------------|-------------------------|--|--|--|---|--------------------------------|--------------------------------|---|------------------------------|-----------------------|--------------------------------|--------------------------------|----------------------------|--------------------------|
|  | A – Agricultural District | ED – Estate Development | SF-1 – Single Family Dwelling-1 District | SF-2 – Single Family Dwelling-2 District | SF-3 – Single Family Dwelling-3 District | 2F – Two Family Residence (Duplex) District | MF-1 – Multifamily Residence-1 | MF-2 – Multifamily Residence-2 | NS – Neighborhood Service District      | GR – General Retail District | C–Commercial District | LI – Light Industrial District | HI – Heavy Industrial District | CA – Central Area District |                          |
| <div><div><div>P</div><div>Permitted Use</div></div><div><div>S</div><div>Special Use Permit</div></div><div><div></div><div>Prohibited Use</div></div></div> <div><div>•</div><div>Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</div></div> | S                         |                         |  |  |  |   |                                |                                |   |                              | S                     | P                              | P                              |                            |                          |
| Type of Use  |                           |                         |  |  |  |   |                                |                                |   |                              |                       |                                |                                |                            |                          |
| Airport landing field  | •                         | •                       | •  | •  | •  | •   | •                              | •                              | •                                       | •                            | •                     | •                              | •                              | •                          | 3.9.2                    |
| Antenna and/or antenna support structure, commercial   | P*                        | P*                      | P*                                       | P*                                       | P*                                       | P*  | P*                             | P*                             | P*                                      | P*                           | P*                    | P*                             | P*                             | P*                         | 3.9.3                    |
| Antenna and/or antenna support structure, non-commercial   |                           |                         |  |  |  |   |                                |                                | S                                       | P                            | P                     | P                              | P                              | P                          |                          |
| Parking lot/garage (commercial)  | S                         | S                       | S  | S  | S  | S   | S                              | S                              | S                                       | S                            | S                     | S                              | S                              | S                          |                          |
| Private utility, other than listed   |                           |                         |  |  |  |   |                                |                                |   | P                            | P                     | P                              | P                              | P                          |                          |
| Railroad or bus passenger station  |                           |                         |  |  |  |   |                                |                                |   |                              |                       |                                |                                |                            |                          |
| Railroad team track, freight depot or docks  |                           |                         |  |  |  |   |                                |                                |   |                              |                       |                                | P                              | P                          |                          |
| Shops, offices, and storage area for public or private utility   |                           |                         |  |  |  |   |                                |                                |   | P                            | P                     | P                              | P                              | P                          |                          |
| Telephone line and exchange  | P                         | P                       | P  | P  | P  | P   | P                              | P                              | P                                       | P                            | P                     | P                              | P                              | P                          |                          |
| Transportation and utility structures/facilities   | P                         | P                       | P  | P  | P  | P   | P                              | P                              | P                                       | P                            | P                     | P                              | P                              | P                          |                          |
| Truck terminal   |                           |                         |  |  |  |   |                                |                                |   |                              |                       |                                | P                              | P                          |                          |
| Utility distribution/transmission lines  | P                         | S                       | S  | S  | S  | S   | S                              | S                              | P                                       | P                            | P                     | P                              | P                              | P                          |                          |

### 3.14 SPECIAL DISTRICT REGULATIONS

#### 3.14.1 HIGHWAY COMMERCIAL OVERLAY DISTRICT

**1) Purpose**

The Highway Commercial (HC) Overlay District is intended to provide for retail, service, and office uses within the Highway 380 and Highway 78 corridors, with the high traffic volumes and high visibility. The regulations and standards of this district are designed to enhance the aesthetic and functional characteristics of this transportation corridor. Overlay zoning district regulations apply in combination with underlying (base) zoning district regulations and all other applicable standards of this zoning ordinance. All applicable regulations of the underlying base zoning district apply to property in an overlay zoning district unless otherwise expressly stated. When overlay district standards conflict with standards that otherwise apply in the underlying, base zoning district, the regulations of the overlay zoning district govern.

**2) Permitted Uses**

All applicable land uses of the underlying base zoning district apply to property in the HC overlay zoning district unless otherwise expressly stated. See Subsection 3.6 Schedule of Permitted Uses for a complete listing.

The following uses are allowed by right within the HC overlay zoning district:

- a. Big box retail development

**3) Specific Use Permit Required**

The following uses require a specific use permit within the HC overlay zoning district:

- a. Automobile repair, major
- b. Building materials and hardware sales, outside storage
- c. Equipment and machinery sales and rental, major
- d. Print shop, major
- e. Warehouse/distribution center

**4) Prohibited Uses**

The following uses are prohibited within the HC overlay zoning district:

- a. Car wash, self-service
- b. Contractor's shop and storage yard
- c. Game rooms
- d. Mini-warehouse/self-storage

## 5) Area, Yard and Bulk Requirements

| Description              |                     | Requirements   |
|--------------------------|---------------------|--|
| Minimum Lot Area         |                     | None   |
| Minimum Lot Width        |                     | None   |
| Minimum Lot Depth        |                     | None   |
| Minimum Front Yard       |                     | 25 feet  |
| Minimum Side Yard        | <i>Interior Lot</i> | 10 feet  |
|                          | <i>Corner Lot</i>   | 25 feet  |
| Minimum Rear Yard        |                     | 20 feet  |
| Maximum Lot Coverage     |                     | 50%  |
| Maximum Height           |                     | None, unless single family or two family zoning districts or developments are within 200 feet of the property line, in which a 40 foot height maximum shall apply. |
| Maximum Floor Area Ratio |                     | 1.5:1  |

## 6) Highway Commercial Overlay District Regulations

- a. Façade Design and Exterior Materials and Products – 75 percent of any front and side exterior wall must be faced with individual unit masonry consisting of brick, native or precast stone, glass and textured concrete masonry. Precast tilt wall systems may be used for 100 percent of the rear façade if it does not face a public street. Precast panels on all sides of the building shall be scored or seamed to provide visual interest and a repeating pattern.
- b. Buildings shall be articulated at all entrances facing streets by a minimum of two offsets (façade articulations that extend outward from the building must be set back at some point in a corresponding manner) in the façade of a minimum two (2) feet in depth. Main building entrances shall be covered by an awning, canopy or building overhang.
- c. The Planning and Zoning Commission may consider waivers of the building façade material and design requirements for expansions and reconstruction of buildings that existed within the HC district on the date of adoption of this ordinance in accordance with the requirements below:

- i. The expansion or reconstruction does not increase the square footage of the existing building by more than 50 percent; and
  - ii. Strict compliance with these standards would result in significant inconsistency in appearance between existing and proposed sections of the building.
- d. Prohibited Exterior Materials and Products – the following materials and products shall not be used for exterior walls or exterior accents on any building within the HC district: metal panels, wood siding, Masonite, particle board, stucco foam insulation systems, vinyl siding, and aluminum siding. Metal panels may only be used for decorative architectural features, awnings and canopies and may not constitute the exterior building material of any wall.
- e. Building Orientation – Bays for car washes, auto repair and other automotive uses shall not be oriented to face public streets.
- f. Mechanical Screening – Roof mounted mechanical units shall be screened from view at a point 5' 5" above the property line by solid panels, parapet walls, mansard roofs or other architectural feature. Ground mounted mechanical units, compressors, generators and other equipment must be screened by a minimum six (6) foot tall solid screening wall or solid, irrigated landscape screen of shrubs that will achieve a height of six (6) feet within two (2) years of planting.
- g. Open Storage and Outside Display – No outside storage and display, sales, or operations shall be permitted unless such activity is visually screened from all streets and adjacent residential property in accordance with Section 4.8. Outside garden centers are allowed only if attached to the main building and screened by masonry walls constructed of the same materials and manner of construction as the main building. The walls may be interspersed with ornamental metal panels.
- h. Loading Area Placement and Screening – Loading areas shall be located on the side and/or rear sides of buildings within the HC district. The loading areas shall be screened from view of public streets and from adjacent residential uses by wing walls, landscaping or other screening features.
- i. Screening of Automobile Storage Areas – Storage areas for automobiles that have been towed, are being staged before or after repairs, and/or stored for auction shall be screened by a minimum six (6) foot tall masonry wall or a solid, irrigated landscaped screen of shrubs that will achieve a height of 6 feet within two (2) years of planting.
- j. Cross Access – Cross access easements shall be required between properties within the HC district to allow access to existing and proposed median openings and left turn lanes and to provide access to two public streets. Access drives/aisles/access easements should be extended to the development's property boundary in order to provide for connectivity with future development(s). The Planning and Zoning Commission may determine that cross access is not appropriate for security reasons or where topography and existing site conditions make cross access difficult.

|                              |  |
|------------------------------|--|
| Agenda Section               | Regular Agenda   |
| Section Number               | V.D  |
| Subject                      | Consider, discuss and act upon the resignation of Les Cooks from the Texoma Housing Partners Board and appointment of new member.  |
| To                           | Mayor and Council Members  |
| From                         | Ben White, City Manager  |
| Date                         | April 9, 2019  |
| Attachment(s)                | Resignation Email  |
| 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> |

## **Sandra Green**

---

**From:** Les Cooks  
**Sent:** Sunday, March 31, 2019 11:20 PM  
**To:** Sandra Green; Ben White  
**Subject:** Re: THP Documentation

Good evening Sandra:

This is to inform you that I did inform Ben on Tuesday March 26, 2019 that I would be stepping down from my position as Farmersville's Representative to the Texoma Housing Board. Thanks for all your support during my tenure.

Salute!  
Les Cooks



|                              |  |
|------------------------------|--|
| Agenda Section               | Regular Agenda   |
| Section Number               | V.E  |
| Subject                      | Consider, discuss and act regarding letter to TCEQ requesting a public hearing for the Martin Marietta site.   |
| To                           | Mayor and Council Members  |
| From                         | Ben White, City Manager  |
| Date                         | April 9, 2019  |
| Attachment(s)                | Example of Letter  |
| 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> |



9 April 2019

Via Electronic Mail

Ms. Bridget Bohac  
Office of the Chief Clerk, MC 105  
Texas Commission on Environmental Quality  
P.O. Box 13087  
Austin, Texas 78711-3087  
[chiefclk@tceq.texas.gov](mailto:chiefclk@tceq.texas.gov)

Subject: TCEQ Permit 155639 / Project 296350

Dear Chief Clerk Bohac,

I am writing you to express concerns with respect to the above-referenced TCEQ permit application submitted by TXI Operations, Inc. ("TXI") to construct and operate a concrete and asphalt batch facility (apparently to be known as "Farmersville Ready-Mix") in Farmersville, Texas.

The purpose of this correspondence is not to outline specific concerns related to the TXI permit application rather officially ask for a dedicated "public comment period", including at least one public meeting where public officials and citizens may express concerns.

Thank you, in advance, for your prompt attention to this important matter. I look forward to hearing from you as soon as possible and, as always, stand ready to answer any questions.

Sincerely,

Benjamin L. White, P.E., CPM  
City Manager/Public Works Director  
City of Farmersville  
205 South Main Street  
Farmersville, Texas 75442

Cc: Dana Johnson, TCEQ Air Permits Division ([dana.johnson@tceq.texas.gov](mailto:dana.johnson@tceq.texas.gov))

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

## **VII. Adjournment**