FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

AGENDA

January 17th, 2019; 6:30 p.m.
City Hall Council Chambers

205 S. Main

Farmersville, Tx 75442

I. **Call to Order**

II. **Recognition of Citizens and Visitors**

III. **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 inquiries about an item, the EDC 4A Board 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

IV. **Business Items for Discussion and Possible Action**

A. Consider, discuss and act upon financial statements for December 2018.

B. Review current City of Farmersville Comprehensive Zoning Ordinance and make recommendations for improvements with regards to Industrial Development.

C. Consider, discuss and act upon items relating to Streets and Utilities for the new Collin College Campus

D. Receive update on Concrete Facilities

E. Receive update on Camden Commercial Lots

F. Receive update on Permits issued to Businesses

G. Receive update on OpenGov.

H. Consider, discuss and act upon meeting minutes for December 20th, 2018

V. **Requests to be Placed on Future Agendas**

VI. **Adjournment**

- No action may be taken on comments received under "Recognition of Visitors".
- The Board may vote and/or act upon each of the items listed in the Agenda.

The Farmersville Economic Development Board (4A) 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 January 14th, 2109 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Daphne Hamlin/EDC Liaison

Farmersville
DISCOVER A TEXAS TREASURE

TO: EDC 4A Board

FROM: Daphne Hamlin, Finance Director

DATE: January 17th, 2019

SUBJECT: Financial Statements

Consider, discuss and act upon financial statements for December 2018

ACTION: Approve or Deny

FARMERSVILLE ECONOMIC DEVELOPMENT CORP (4A)

DECEMBER 2018

FINANCIAL REPORT

Daphne Hamlin
d.hamlin@farmersvilletx.com

Farmersville Economic Development Corp 4A
December 2018

Statement Balance 12-01-2018	**$348,145.25**
Deposits:	
Sales Tax:	
Cking Int .05%	**$10.27**
CD Interest	**$123.29**
Transfer to Texpool	**$(300,000.00)**
Cleared Checks	
Statement balance 12-31-2018	**$48,278.81**

Outstanding Transactions

Sales Tax	**$16,133.36**
Sales Tax	
Transfer to Texpool	
CD Interest	
Oustanding checks 1307	**$(26.30)**
Balance 1-9-2019	**$64,385.87**

Farmersville Economic Development Corporation
Cummulative Income Statement
For the 12 Months Ended, September 30, 2019

	FY 2019 Budget	October	November	December	January	February	March	April	May	June	July	August	September	YTD
Beginning Bank Balance		**$313,827.04**	**$327,937.83**	**$348,145.25**										
Deposits														$-
Sales Tax Collections	$225,600.00	$17,798.01	$20,066.44	$16,133.36										$53,997.81
Interest Income cking	$6,000.00	$13.32	$13.58	$10.27										$37.17
Transfer to Texpool				$(300,000.00)										
Texpool Interest		$1,615.63	$1,609.59	$1,943.81										$5,169.03
CD Interest Earned		$123.29	$127.40	$123.29										$373.98
Total Revenue	**$231,600.00**	**$331,761.66**	**$348,145.25**	**$64,412.17**										**$59,577.99**
Expenses:														
Administration	$1,000.00													$-
Meeting Expenses	$1,000.00													$-
Dues/School/Travel	$5,200.00	$1,262.71												$1,262.71
Office Supplies	$200.00	$61.12		$26.30										$87.42
Legal Service	$2,500.00													$-
Marketing/promotion Expenses														$-
Marketing/Promotion Expenses/Advertising	$11,160.00													$-
Collin College Sponsorship	$7,500.00													$-
Small Business Entrepreneurship Conf	$500.00													$-
Tex-21	$2,500.00	$2,500.00												$2,500.00
Farmersville Chamber	$1,000.00													$-
Farmersville Rotary	$500.00													$-
Total Expenditures	**$33,060.00**	**$3,823.83**		**$26.30**										**$3,850.13**
Directive Business Incentives														$-
Planner Land Use Map	$36,000.00													$-
Electrical Substation Loan	$210,000.00													$-
Façade Grant Program	$50,000.00													$-
Total Development Cost	$296,000.00	$-												$-
Total Expenditures	**$329,060.00**	**$3,823.83**	**$-**	**$26.30**										**$3,850.13**
Revenue vs Expenditures	($97,460)													
From Reserves														
Total Expenditures		**$3,823.83**	**$-**	**$26.30**										**$3,850.13**
Ending Bank Balance		**$327,937.83**	**$348,145.25**	**$64,385.87**										
CD Investment		**$250,000.00**	**$250,000.00**	**$250,000.00**										
Texpool Balance		**$888,923.87**	**$890,533.46**	**$1,192,477.27**										
Total Available Funds		**$1,466,861.70**	**$1,488,678.71**	**$1,506,863.14**										

Farmersville
DISCOVER A TEXAS TREASURE

TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE January 17th, 2019
SUBJECT: Zoning ordinances

Review current City of Farmersville Comprehensive Zoning ordinances and make recommendations for improvements with regards to Industrial Development

Action: Recommendation item only

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
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	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[1]	
Type of Use															
Bed and breakfast inn	S	S	S	S	S	S	S	S						S	
Boarding house or rooming house										S	P	P			
Garage apartment	P	P	P	P										S	
Guest house	P	P	P	P										S	
Hotel	S									S	P	P		S	
HUD-Code manufactured home			S	S											
Industrialized housing (or modular home)															
Mobile Home															
Motel											S*	S*			3.9.9
Multiple-family dwelling							P	P						S	
One-family dwelling (attached)					S		P	P						S	
One-family dwelling (detached)	P	P	P	P	P	P	P	P							
Residence hotel											S	S			
Two-family dwelling (duplex)						P	P	P	P	P	P			S	
Zero lot line dwelling				S	P	P	P	P							

[1]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
P – Permitted Use S – Special Use Permit (blank) – 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	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	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		
Swimming pool (private)	P	P	P	P	P	P	P	P	P	P	P	P	P	S	3.9.12
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 S – Special Use Permit (blank) – 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	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															
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 S Special Use Permit Prohibited Use * Special Conditions Apply (see Section 3.9, Use-Specific Regulations) **Type of 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	
Auto parts and accessory sales (indoor)										P	P	P	P	P	
Auto parts and accessory sales (outdoor)												P	P		
Automobile repair, major											S	P	P		
Automobile repair, minor										S	P	P	P	S	
Automobile sales, used												S	S		
Automobile sales/leasing, new										S	P	P	P		
Car wash, full service										S	P	P	P		
Car wash, self-service											S	P	P		
Convenience store with gas pumps									S	P	P	P	P	S	
Convenience store without gas pumps									P	P	P	P	P		
Motor vehicle towing, motor vehicle recovery, and motor vehicle storage												S	P		
Motorcycle sales/service											P	P	P	S	
Recreational vehicle sales and service, new/used											P	P	P		
Salvage yard													S		
Trailer sales/rental										S	P	P	P		
Truck sales (heavy truck)											S	P	P		

3.6.7 COMMERCIAL AND PROFESSIONAL USES

Zoning District Legend	Residential Districts								Non-Residential and Mixed-Use Districts						
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	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
Type of Use															
Building maintenance service and sales											P	P	P		
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												P	P		
Print shop, major											P	P	P	S	
Propane storage and distribution												P	P		

3.6.8 EDUCATIONAL, INSTITUTIONAL, AND PUBLIC USES

Zoning District Legend	Residential Districts								Non-Residential and Mixed-Use Districts						Use-Specific Regulations
P – Permitted Use S – Special Use Permit (blank) – 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	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															
Adult day care center	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*	3.9.9
Cemetery or mausoleum	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	
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	
Fraternal organization, lodge, or civic club	S								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	
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						
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	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
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												S*			3.9.8
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 P Permitted Use S Special Use Permit Prohibited Use * Special Conditions Apply (see Section 3.9, Use-Specific Regulations) Type of Use	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	
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		
Sand and gravel storage												P	P		
Warehouse/distribution center											S	P	P		
Wholesale office storage or sales facility											P	P	P	S	

3.6.11 RETAIL AND SERVICE USES

Zoning District Legend	Residential Districts								Non-Residential and Mixed-Use Districts						
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	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
Type of Use															
Alternative financial institution										S*	S*	S*	S*	S*	3.9.1
Antique shop and used furniture									P	P	P	P	P	P	
Artisan's workshop									S	P	P	P	P	P	
Bakery and confectioners works (retail)									P	P	P	P	P	P	
Banks, savings and loan, or credit union										P	P	P	P	P	
Barber shop/beauty salon and personal service shops									P	P	P	P	P	P	
Big box retail development										S	S				
Body art studio												S*	S*		3.9.5
Building materials and hardware sales, inside storage									P	P	P	P	P	P	
Building materials and hardware sales, outside storage											S	P	P	S	
Cleaning & laundry, self-service									P	P	P	P	P	P	
Dry cleaning or laundry, minor									P	P	P	P	P	P	
Equipment and machinery sales and rental, minor											P	P	P		
Farmer's market										S	S	S	S		
Flea market, inside											P	P			
Flea market, outside												S			
Florist shop									P	P	P	P	P	P	
Furniture, home furnishing, and equipment stores										P	P	P	P	P	

Zoning District Legend P Permitted Use S Special Use Permit Prohibited Use * Special Conditions Apply (see Section 3.9, Use-Specific Regulations) Type of Use (Retail and Service, continued)	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	
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	S	
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	S									P	P	P	P	P	

3.6.12 TRANSPORTATION, UTILITY, AND COMMUNICATIONS USES

Zoning District Legend P – Permitted Use S – Special Use Permit Prohibited Use * – Special Conditions Apply (see Section 3.9, Use-Specific Regulations) Type of Use	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	
Airport landing field	S										S	P	P		
Antenna and/or antenna support structure, commercial	*	*	*	*	*	*	*	*	*	*	*	*	*	*	3.9.2
Antenna and/or antenna support structure, non-commercial	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	S*	3.9.3
Parking lot/garage (commercial)									S	P	P	P	P	P	
Private utility, other than listed	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Railroad or bus passenger station										P	P	P	P	P	
Railroad team track, freight depot or docks												P	P	S	
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	***Interior Lot***	10 feet
	Corner Lot	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.

k. Utility services – All utility service lines shall be underground.

7) **Highway Commercial Overlay District Landscape Regulations**

Landscaping shall conform to the following:

a. Landscaping shall be required on all developments and shall be completed prior to the issuance of the certificate of occupancy. All detention ponds shall be landscaped.
b. Landscaping adjacent to public right-of-ways
   i. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
   ii. A minimum 10 foot landscape buffer adjacent to the right-of-way of any minor thoroughfare is required. If the lot is a corner lot, all frontages on minor thoroughfares and private drives of 2 lanes or greater shall be required to observe the ten-foot buffer.
   iii. Developers shall be required to plant 1 large canopy tree per 40 linear feet or portion thereof of street frontage, not including entry drives or visibility triangles. These required trees must be planted within the landscape setback along thoroughfares, unless otherwise approved. Trees may be grouped or clustered to facilitate site design. Ornamental trees may be substituted for canopy trees at the ratio of 2:1 along the street frontage for up to 50 percent of the required canopy trees.
c. Screening of parking areas and drive aisles adjacent to public right-of-way
   i. Landscaped screening is required for all parking areas and drive aisles within 50 feet of the property line.
d. Landscaping adjacent to buildings
   i. Foundation plantings with a minimum 6 foot depth are required along 50 percent of a building façade facing a major or minor thoroughfare.
   ii. Entries should be accented.
e. General landscaping standards
   i. All trees shall be a minimum of 4 feet from all pavement and underground utilities.
   ii. Canopy trees shall be a minimum of 3 inches in caliper (measured 6 inches above the ground) and 7 feet in height at time of planting.
   iii. Accent or ornamental trees shall be a minimum of 1-inch in caliper (measured 6 inches above the ground) and 5 feet in height at time of planting.
   iv. Evergreen shrubs shall be a minimum height of 24 inches at time of planting.

CITY OF FARMERSVILLE
ORDINANCE #2018-1023-002

AN ORDINANCE OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERSVILLE, AS HERETOFORE AMENDED, THROUGH THE AMENDMENT OF CHAPTER 77, "ZONING," BY AMENDING SECTION 77-41, "ESTABLISHMENT OF ZONING DISTRICTS," AND SECTION 77-53, "NON-RESIDENTIAL AND MIXED-USE ZONING DISTRICT REGULATIONS," TO ESTABLISH A NEW "HII - HIGH IMPACT INDUSTRIAL" ZONING CLASSIFICATION INCLUDING THE IDENTIFICATION OF THE PURPOSE AND CERTAIN PERMITTED USES, PROHIBITED USES AND DEVELOPMENT STANDARDS; AMENDING SECTION 77-46, "SCHEDULE OF PERMITTED USES," TO IDENTIFY USES ALLOWED IN THE NEW "HII - HIGH IMPACT INDUSTRIAL" ZONING CLASSIFICATION; AND, AMENDING SECTION 77-54(A), "HIGHWAY COMMERCIAL OVERLAY DISTRICT," AS IT APPLIES TO USES ALLOWED IN THE NEW "HII - HIGH IMPACT INDUSTRIAL" ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER CLAUSE; PROVIDING A PENALTY; PROVIDING FOR PUBLICATION; PROVIDING ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 211 of the Texas Local Government Code, as amended, authorizes a municipality to adopt and update zoning ordinances for the purpose of promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance and significance; and

WHEREAS, the City has previously adopted a Zoning Ordinance under the authority of Chapter 211 of the Texas Local Government Code, which Zoning Ordinance is codified as Chapter 77 of the Farmersville Code; and

WHEREAS, the City Council of the City of Farmersville, Texas ("City Council"), desires to amend Chapter 77 of the Farmersville Code to establish a new HII – High Impact Industrial zoning district to provide areas for manufacturing firms engaged in high impact industrial activity that are generally incompatible with residential, commercial and lower impact industrial uses and sensitive natural areas due to their high generation of traffic, noise levels, emissions, lighting and odors; and

WHEREAS, the City Council of the City of Farmersville, Texas, does hereby find and determine that the adoption of this Ordinance is in the best interest of the public health, safety, morals, and general welfare of the City of Farmersville.

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

SECTION 1. INCORPORATION OF FINDINGS

The findings set forth above are hereby found to be true and correct and are hereby incorporated into the body of this Ordinance and made a part hereof for all purposes as if fully set forth herein.

SECTION 2. AMENDMENT OF CHAPTER 77, "ZONING," BY AMENDING SECTION 77-41, "ESTABLISHMENT OF ZONING DISTRICTS," AND SECTION 77-53, "NON-RESIDENTIAL AND MIXED-USE ZONING DISTRICT REGULATIONS," TO ESTABLISH A NEW "HII - HIGH IMPACT INDUSTRIAL" ZONING CLASSIFICATION INCLUDING THE IDENTIFICATION OF CERTAIN PERMITTED USES, PROHIBITED USES AND DEVELOPMENT STANDARDS

A. Amendment of Section 77-41, "Establishment of Zoning Districts," by adding "HII – High Impact Industrial District" as a new zoning district

From and after the effective date of this Ordinance, Chapter 77 of the Farmersville Code is amended through the amendment of Section 77-41, "Establishment of Zoning Districts," by adding a new zoning district to be known as the HII – High Impact Industrial District such that the chart of zoning districts hereafter reads as follows:

Abbreviated Designation	Zoning District Name
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
CA	Central Area District
LI	Light Industrial District
HI	Heavy Industrial District
HII	High Impact Industrial District

B. Amendment of Section 77-53, "Non-Residential and Mixed-Use Zoning District Regulations," by adding a new Subparagraph (g) entitled "HII - High Impact Industrial" that identifies the purpose and certain permitted uses, prohibited uses and development standards

From and after the effective date of this Ordinance, Section 77-53, "Non-Residential and Mixed-Use Zoning District Regulations," is hereby amended to establish a new subparagraph (g) "HII - High Impact Industrial" zoning classification to read as follows:

"(g) *HII — High Impact Industrial District.*

(1) *Purpose.* The HII district is primarily intended to provide areas for manufacturing firms engaged in high impact industrial activity that is generally incompatible with residential, commercial and lower impact industrial uses and sensitive natural areas due to, among other things, traffic, noise levels, emissions, lighting and odors while allowing office and limited commercial uses which are harmonious with such high impact industrial uses.

(2) *Permitted uses. See* Section 77-46, Schedule of permitted uses for a complete listing.

(3) *Area, yard and bulk requirements.*

Description		Requirements
Minimum Lot Area		15,000 sq. ft.
Minimum Lot Width		None
Minimum Lot Depth		None
Minimum Front Yard		30 feet
Minimum Side Yard	*Interior Lot*	None
	Corner Lot	20 feet
Minimum Rear Yard		20'
Maximum Lot Coverage		None
Maximum Height		None, generally; Except 40 feet height limitation if any part is located within 40 feet of a residential property line

(4) *Applicable Development Standards.* All uses in the HII — High Impact Industrial District shall meet or

exceed all of the minimum requirements established in article IV., "Development Standards," of this Zoning Ordinance for the HI -- Heavy Industrial District including without limitation, except as otherwise specifically provided herein to the contrary, the requirements set forth in Sections 77-61 through 77-80. Notwithstanding the foregoing, Section 71-71(h) shall not generally apply to uses in the HII — High Impact Industrial District. However, any areas that are not used for buildings, facilities, structures, parking and roadways shall be devoted to living landscape, which shall at a minimum include grass, ground cover, plants, shrubs, or trees.

(5) *Prohibited Uses.* Uses that are not expressly enumerated herein as permitted uses are prohibited. Those uses that are prohibited shall include, but are not limited to, the following:

(a) Refining of petroleum or its products, including tar distillation;

(b) Distillation of bones; fat rendering; glue, soap, or fertilizer manufacture;

(c) Dumping, disposal, incineration, or reduction of garbage, sewage, offal, dead animals, or refuse;

(d) Stockyard or slaughtering of animals;

(e) Smelting of iron, copper, tin, zinc, or any other ore;

(f) Manufacture of explosives or fireworks;

(g) Coal distillation or coke ovens;

(h) Creosote treatment;

(i) Steel mills or furnaces;

(j) Coal- or coke-fired kilns;

(k) Used tire storage;

(l) Extraction of raw materials; and

(m) Concert halls.

SECTION 3. AMENDING SECTION 77-46, "SCHEDULE OF PERMITTED USES," REGARDING USES TO BE ALLOWED IN THE NEW "HII - HIGH IMPACT INDUSTRIAL" ZONING CLASSIFICATION

A. Amendment of Section 77-46, "Schedule of Permitted Uses," to Identify Uses to be Allowed in the New "HII - High Impact Industrial" Zoning District

1. From and after the effective date of this Ordinance, Section 77-46, "Schedule of Permitted Uses," is hereby amended by inserting a new column labeled "HII-High Impact Industrial District" between "HI-Heavy Industrial District" and "CA-Central Area District" in Paragraph (c) entitled "Residential Uses" to read as follows:

(c) *Residential uses.* **Type of Use**	**HII** - High Impact Industrial District	Use Specific Regulations
Bed and breakfast inn		
Boarding house or rooming house		
Garage apartment		
Bed and breakfast inn		
Boarding house or rooming house		
Garage apartment		
Guest house		
Hotel		
HUD-Code manufactured home		
Industrialized housing (or modular home)		
Mobile Home		
Motel		
Multiple-family dwelling		
One-family dwelling (attached)		
One-family dwelling (detached)		
Residence hotel		
Two-family dwelling (duplex)		
Zero lot line dwelling		

2. From and after the effective date of this Ordinance, Section 77-46, "Schedule of Permitted Uses," is hereby amended by inserting a new column labeled "HII-High Impact Industrial District" between "HI-Heavy Industrial District" and

"CA-Central Area District" in Paragraph (d) entitled "Accessory and Incidental Uses" to read as follows:

(d) *Accessory and incidental uses.* **Type of Use**	HII - High Impact Industrial District	Use Specific Regulations
Accessory building	P	
Farm accessory building	P	
Fuel pumps (accessory use)	P	
Home occupation		
Open storage and outside display	P	
Parking lot/garage (accessory)	P	
Stable (private)		
Swimming pool (private)		
Temporary field office	P	
Tennis courts		

3. From and after the effective date of this Ordinance, Section 77-46, "Schedule of Permitted Uses," is hereby amended by inserting a new column labeled "HII-High Impact Industrial District" between "HI-Heavy Industrial District" and "CA-Central Area District" in Paragraph (e) entitled "Agricultural Uses" to read as follows:

(e) *Agricultural uses.* **Type of Use**	HII - High Impact Industrial District	Use Specific Regulations
Farm, ranch, garden, or orchard		
Feed store	P	
Nursery, major		
Nursery, minor		
Stable (commercial)		
Veterinarian clinic and/or kennel, indoor		
Veterinarian clinic and/or kennel, outdoor		

4. From and after the effective date of this Ordinance, Section 77-46, "Schedule of Permitted Uses," is hereby amended by inserting a new column labeled "HII-High Impact Industrial District" between "HI-Heavy Industrial District" and

"CA-Central Area District" in Paragraph (f) entitled "Automobile and Related Uses" to read as follows:

(f) *Automobile and related uses.* **Type of Use**	HII - High Impact Industrial District	Use Specific Regulations
Auto parts and accessory sales (indoor)	P	
Auto parts and accessory sales (outdoor)	P	
Automobile repair, major	P	
Automobile repair, minor	P	
Automobile sales, used	P	
Automobile sales/leasing, new	P	
Car wash, full service	P	
Car wash, self-service	P	
Convenience store with gas pumps	P	
Convenience store without gas pumps	P	
Motor vehicle towing, motor vehicle recovery, and motor vehicle storage	P	
Motorcycle sales/service	P	
Recreational vehicle sales and service, new/used	P	
Salvage yard	P	
Trailer sales/rental	P	
Truck sales (heavy truck)	P	

5. From and after the effective date of this Ordinance, Section 77-46, "Schedule of Permitted Uses," is hereby amended by inserting a new column labeled "HII-High Impact Industrial District" between "HI-Heavy Industrial District" and "CA-Central Area District" in Paragraph (g) entitled "Commercial and Professional Uses" to read as follows:

(g) *Commercial and professional uses.* **Type of Use**	HII - High Impact Industrial District	Use Specific Regulations
Building maintenance service and sales	P	
Clinic, medical or dental	P	

Contractor's shop and storage yard	P	
Dry cleaning plant	P	
Equipment and machinery sales and rental, major	P	
Manufactured home display and sales	S	
Medical or scientific research lab	P	
Office showroom/warehouse	P	
Office, professional, general administrative		
Open storage and outside display	P	
Print shop, major	P	
Propane storage and distribution	P	

6. From and after the effective date of this Ordinance, Section 77-46, "Schedule of Permitted Uses," is hereby amended by inserting a new column labeled "HII-High Impact Industrial District" between "HI-Heavy Industrial District" and "CA-Central Area District" in Paragraph (h) entitled "Educational, Institutional, and Public Uses" to read as follows:

(h) *Educational, institutional, and public uses.* **Type of Use**	HII - High Impact Industrial District	Use Specific Regulations
Adult day care center		
Art gallery or museum		
Banquet/meeting hall		
Cemetery or mausoleum		
Church, rectory, or other place of worship		
College, university or private school		
Day care center		
Fire station and public safety building	P	
Fraternal organization, lodge, or civic club		
Hospital		
Nursing/convalescent home		
Post office, government and private	P	
Public building, shop or yard of local, state or federal government	P	
Rehabilitation care facility		
Rehabilitation care institution		

School, private or parochial (primary or secondary)		
School, public		
School, trade or commercial	P	

7. From and after the effective date of this Ordinance, Section 77-46, "Schedule of Permitted Uses," is hereby amended by inserting a new column labeled "HII-High Impact Industrial District" between "HI-Heavy Industrial District" and "CA-Central Area District" in Paragraph (i) entitled "Entertainment and Recreational Uses" to read as follows:

(i) *Entertainment and Recreational Uses.* **Type of Use**	HII - High Impact Industrial District	Use Specific Regulations
Amenity center (private)		
Amusement, commercial (indoors)	P	
Amusement, commercial (outdoors)	S	
Community center (public)		
Dancehall or nightclub	S	
Day camp		
Fairgrounds/exhibition area	S	
Game room	S	3.9.8
Golf course and/or country club		
Gun or archery range (indoor)	P	
Park or playground (public)		
Play field or stadium (public)	P	
Recreational vehicle (RV) parks and campgrounds	P	
Swim and tennis club		
Theater (drive-in)		
Theater (indoor)		

8. From and after the effective date of this Ordinance, Section 77-46, "Schedule of Permitted Uses," is hereby amended by inserting a new column labeled "HII-High Impact Industrial District" between "HI-Heavy Industrial District" and "CA-Central Area District" in Paragraph (j) entitled "Industrial and Wholesale Uses" to read as follows:

(j) *Industrial and Wholesale Uses.* **Type of Use**	**HII - High Impact Industrial District**	Specific Use Regulations
Bakery and confectioners works (wholesale)		
Concrete/asphalt batching plant	P	
Concrete/asphalt batching plant, temporary	P	
High impact use	P	
Manufacturing, heavy	P	
Manufacturing, light	P	
Mini-warehouse/self-storage	P	
Open storage and outside display	P	
Sand and gravel storage	P	
Warehouse/distribution center	P	
Wholesale office storage or sales facility	P	

9. From and after the effective date of this Ordinance, Section 77-46, "Schedule of Permitted Uses," is hereby amended by inserting a new column labeled "HII-High Impact Industrial District" between "HI-Heavy Industrial District" and "CA-Central Area District" in Paragraph (k) entitled "Retail and Service Uses" to read as follows:

(k) *Retail and service uses.* **Type of Use**	**HII - High Impact Industrial District**	Specific Use Regulations
Alternative financial institution		
Antique shop and used furniture		
Artisan's workshop	P	
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	S	3.9.5

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	P	
Farmer's market		
Flea market, inside		
Flea market, outside		
Florist shop		
Furniture, home furnishing, and equipment stores		
Grocery store or supermarket		
Health/fitness center		
Licensed massage therapy		
Mortuary or funeral parlor		
Pawn shop	P	
Pet grooming		
Pet shop		
Portable building sales		
Private club		
Repair shop, household equipment and appliances	P	
Restaurant (drive-in type)		
Restaurant or cafeteria		
Restaurant or food shop, take-out and delivery		
Retail stores and shops		
Sexually oriented businesses or establishments	S	
Shopping center		
Small engine repair shop	P	
Studio for dance, gymnastics, and/or martial		
Studio for photographer, musician, and artist		
Studio for radio and television		

10. From and after the effective date of this Ordinance, Section 77-46, "Schedule of Permitted Uses," is hereby amended by inserting a new column labeled "HII-High Impact Industrial District" between "HI-Heavy Industrial District" and "CA-Central Area District" in Paragraph (I) entitled "Transportation, Utility, and Communications Uses." to read as follows:

(l) *Transportation, utility, and communications uses.* **Type of Use**	HII - High Impact Industrial District	Specific Use Regulations
Airport landing field	P	
Antenna and/or antenna support structure, commercial	S	3.9.2
Antenna and/or antenna support structure, non-commercial	S	3.9.3
Parking lot/garage (commercial)	P	
Private utility, other than listed	S	
Railroad or bus passenger station	P	
Railroad team track, freight depot or docks	P	
Shops, offices, and storage area for public or private utility	P	
Telephone line and exchange	P	
Transportation and utility structures / facilities	P	
Truck terminal	P	
Utility distribution/transmission lines	P	

SECTION 4. AMENDING SECTION 77-54(A), "HIGHWAY COMMERCIAL OVERLAY DISTRICT," AS IT APPLIES TO USES ALLOWED IN THE NEW "HII - HIGH IMPACT INDUSTRIAL" ZONING DISTRICT

From and after the effective date of this Ordinance, Section 77-54(a), "Highway Commercial Overlay District," is hereby amended as it applies to uses allowed in the new "HII - High Impact Industrial" zoning district.

"Sec. 77-54. - Special district regulations.

(a) *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 chapter. 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 unless the regulations of the base zoning district are more stringent, in which event the more stringent or restrictive standards shall apply.

(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 section 77-46, Schedule of permitted uses for a complete listing.

The following uses are allowed by right within the HC overlay zoning district unless the base zoning district is HII – High Impact Industrial, in which base zoning district the following uses are allowed, or not, as reflected in Section 77--46, "Schedule of Permitted Uses":

a. Big box retail development.

(3) *Specific use permit required.* The following uses require a specific use permit within the HC overlay zoning district unless the base zoning district is HII – High Impact Industrial, in which base zoning district the following uses are allowed, or not, as reflected in Section 77--46, "Schedule of Permitted Uses":

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 unless the base

zoning district is HII – High Impact Industrial, in which base zoning district the following uses are allowed, or not, as reflected in Section 77--46, "Schedule of Permitted Uses":

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	*Interior Lot*	10 feet
	Corner Lot	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 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 the ordinance from which this chapter is derived in accordance with the requirements below:

1. The expansion or reconstruction does not increase the square footage of the existing building by more than 50 percent; and
2. Strict compliance with these standards would result in significant inconsistency in appearance between existing and proposed sections of the building.

d. The standards set out in subparagraphs a, b and c of this Paragraph (a)(6) shall not be required for the following uses if the base zoning district in which the use is situated is HII – High Impact Industrial:

1. Concrete/asphalt batching plant;
2. Concrete/asphalt batching plant, temporary;
3. High impact use; and
4. Sand and gravel storage.

e. *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. Notwithstanding the foregoing, architectural metal panels (not corrugated metal or galvanized metal) may be used conjunction with uses situated within the base zoning district of HII – High Impact Industrial.

f. *Building orientation*. Bays for car washes, auto repair and other automotive uses shall not be oriented to face public streets.

g. *Mechanical screening*. Roof mounted mechanical units shall be screened from view at a point five feet five inches 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-foot tall solid screening wall or solid, irrigated landscape screen of shrubs that will achieve a height of six feet within two years of planting.

h. *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 77-68. 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.

i. *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.

j. *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-foot tall masonry wall or a solid, irrigated landscaped screen of shrubs that will achieve a height of six feet within two years of planting.

k. *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.

l. *Utility services.* All utility service lines shall be underground.

m. *Extra requirements for uses in the HC district having a base zoning district of HII – High Impact Industrial.* In addition to complying with the other requirements set forth in this Section 77-54, any use in the HII – High Impact Industrial base zoning district shall to the extent it is situated within the HC district provide a minimum six-foot tall masonry screening wall such that all HII – High Impact Industrial activity on and about the property is visually screened from U.S. Highway 380 and State Highway 78.

(7) *Highway commercial overlay district landscape regulations.* Landscaping shall conform to the following:

a. Landscaping shall be required on all developments and shall be completed prior to the issuance of the certificate of occupancy. All detention ponds shall be landscaped.

b. Landscaping adjacent to public right-of-ways.

1. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten feet in depth adjacent to the highway right-of-way.

2. A minimum 10-foot landscape buffer adjacent to the right-of-way of any minor thoroughfare is required. If the lot is a corner lot, all frontages on minor thoroughfares and private drives of two lanes or greater shall be required to observe the ten-foot buffer.

3. Developers shall be required to plant one large canopy tree per 40 linear feet or portion thereof of street frontage, not including entry drives or visibility triangles. These required trees must be planted within the landscape setback along thoroughfares, unless otherwise approved. Trees may be grouped or clustered to facilitate site design. Ornamental trees may be substituted for canopy trees at the ratio of two to one along the street frontage for up to 50 percent of the required canopy trees.

c. Screening of parking areas and drive aisles adjacent to public right-of-way

1. Landscaped screening is required for all parking areas and drive aisles within 50 feet of the property line.

d. Landscaping adjacent to buildings.

1. Foundation plantings with a minimum six-foot depth are required along 50 percent of a building façade facing a major or minor thoroughfare.

2. Entries should be accented.

e. General landscaping standards.

1. All trees shall be a minimum of four feet from all pavement and underground utilities.

2. Canopy trees shall be a minimum of three inches in caliper (measured six inches above the ground) and seven feet in height at time of planting.

3. Accent or ornamental trees shall be a minimum of one-inch in caliper (measured six inches above the ground) and five feet in height at time of planting.

4. Evergreen shrubs shall be a minimum height of 24 inches at time of planting.

f. The standards set out in subparagraphs c and d of this Paragraph (a)(7) shall not be required for the following uses if the base zoning district in which the use is situated is HII – High Impact Industrial:

1. Concrete/asphalt batching plant;

2. Concrete/asphalt batching plant, temporary;

3. High impact use; and

4. Sand and gravel storage."

SECTION 5. SEVERABILITY

It is hereby declared to be the intention of the City Council that the several provisions of this Ordinance are severable, and if any court of competent jurisdiction shall judge any provisions of this Ordinance to be illegal, invalid, or unenforceable, such judgment shall not affect any other provisions of this Ordinance which are not specifically designated as being illegal, invalid or unenforceable.

SECTION 6. REPEALER

This Ordinance shall be cumulative of all other Ordinances, resolutions, and/or policies of the City, whether written or otherwise, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance. Any and all ordinances, resolutions, and/or policies of the City, whether written or otherwise, which are in any manner in conflict with or inconsistent with this Ordinance shall be and are hereby repealed to the extent of such conflict and/or inconsistency.

SECTION 7. PENALTY

Any person, firm, partnership, corporation, or other entity violating any provision contained in this Ordinance shall, upon conviction, be fined an amount not more than $2,000.00; and each day a violation exists shall be deemed a separate offense. A culpable mental state is not required.

SECTION 8. PUBLICATION

The City Secretary of the City of Farmersville is hereby directed to publish in the Official Newspaper of the City of Farmersville the Caption, Penalty and Effective Date Clause of this Ordinance as required by Section 52.011 of the Local Government Code.

SECTION 9. ENGROSSMENT AND ENROLLMENT

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

SECTION 10. SAVINGS

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

SECTION 11. EFFECTIVE DATE

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by Texas law.

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

APPROVED THIS 24th DAY OF October, 2018.

APPROVED:

BY: _____
Jack Randall Rice
Mayor

ATTEST:

_____
Sandra Green
City Secretary

CITY OF FARMERSVILLE

APPROVED AS TO FORM:

_____
Alan D. Lathrom
City Attorney

Farmersville
DISCOVER A TEXAS TREASURE

TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE: January 17th, 2019
SUBJECT: Collin College

Consider, discuss and act upon items relating to Streets and Utilities for the new Collin College Campus

ACTION:

Farmersville
DISCOVER A TEXAS TREASURE

TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE: January 17th, 2019
SUBJECT: Concrete Facilities

Receive update on Concrete Facilities

ACTION: Information item only

Farmersville
DISCOVER A TEXAS TREASURE

TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE: January 17th, 2019
SUBJECT: Camden Park

Receive update on Camden Commercial Lots

ACTION: Informational Item Only

VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.

2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF FARMERSVILLE, COMMUNITY NUMBER 481627 EFFECTIVE DATE 6-2-2009 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 323 J OF SAID MAP.

3. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 33 RESIDENTIAL LOTS AND 1 COMMERCIAL "X" LOT OF RECORD.

4. 10' UTILITY ESMT. TO BE PLATTED ALONG ALL STREET R.O.W. (S).

5. NO LOT-TO-LOT DRAINAGE WILL BE ALLOWED.

6. ALL STREET R.O.W. (S) AND LOT 1X (DRAINAGE POND) TO BE MAINTAINED BY HOA/PID.

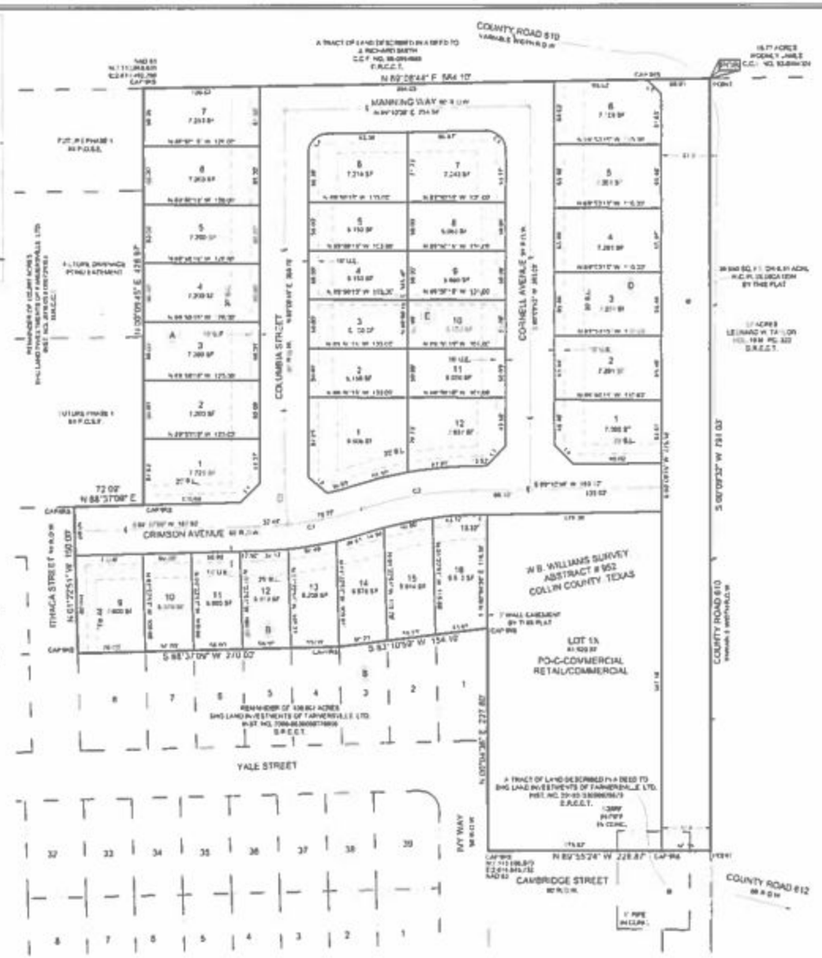
7. RETAINING WALLS SHALL NOT BE MAINTAINED BY THE CITY OF FARMERSVILLE.

8. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

9. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

10. SERVICED BY FARMERSVILLE ISD

11. UTILITIES
WATER: CITY OF FARMERSVILLE CONFIDENTIAL
SEWER: CITY OF FARMERSVILLE
ELECTRICITY: TEXAS NEW MEXICO POWER



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44°21'34" W	28.08'
L2	N 59°32'28" W	25.33'
L3	S 44°40'11" W	28.53'
L4	N 45°19'49" W	28.04'
L5	S 45°21'48" E	31.02'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	400.00'	113.21'	111.85'	S 80°34'57" W	16°12'24"
C2	400.00'	116.11'	115.70'	S 80°31'41" W	16°37'52"
C3	400.00'	55.29'	55.16'	N 69°47'28" W	7°54'25"
C4	20.00'	31.09'	28.04'	N 44°40'11" E	89°00'53"
C5	20.00'	31.78'	28.53'	S 45°19'49" E	90°39'07"

LEGEND

NAD 83 = NORTH AMERICAN DATUM 1983
P.O.S.E. = PUBLIC OPEN SPACE EASEMENT
U.E. = UTILITY EASEMENT
POB = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
C.C.F. = COUNTY CLERK FILE NUMBER
D.R.C.C.T. = DEED RECORD COLLIN COUNTY TEXAS
INST. NO. = INSTRUMENT NUMBER
IRS = IRON ROD SET
IRF = IRON ROD FOUND
B.L. = BUILDING LINE
CAPIRS = CAPPED IRON ROD SET
(C ————) = ROAD CENTERLINE

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TX 76205
PHONE: (940) 382-3448
TBPLS FIRM #10023100

OWNER:
SHS LAND INVESTMENTS OF FARMERSVILLE, LTD.
8430 N. CENTRAL EXPRESSWAY SUITE 454
DALLAS, TX 75231
PHONE: (214) 369-6196

ENGINEER:
CRAWNELL, CRAWNELL & MARTIN ENGINEERING CORPORATION
2570 FM 407 SUITE 209
HIGHLAND VILLAGE, TX 75077
PHONE: 972. 891.6633
TBPE FIRM #662

OWNERS CERTIFICATE

WHEREAS, SHS LAND INVESTMENTS OF FARMERSVILLE, LTD. is the owner of all that certain lot, tract or parcel of land lying and being situated in Collin County, Texas and being a part of the W.B. Williams Survey, Abstract number 952 and being a part of that called 108.807 acre tract of land conveyed to SHS Land Investments of Farmersville, Ltd. by Deed recorded in Instrument 20090533000378350, Official Public Records, Collin County, Texas and also being (subject to change) a part of that 0.172 acre tract of land conveyed to SHS Land Investments of Farmersville, Ltd. by deed recorded in Instrument 20090730000828670, Deed Records, Collin County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at the Northwest corner of said 108.807 acre tract and also being in County Road 610;

THENCE along the approximate center of said County Road 610, South 00 degrees 09 minutes 32 seconds West, a distance of 791.03 feet to a point;

THENCE North 89 degrees 55 minutes 24 seconds West, 228.87 feet to a capped iron rod set stamped "KAZ";

THENCE North 00 degrees 04 minutes 36 seconds East, 227.86 feet to a capped iron rod set stamped "KAZ";

THENCE South 83 degrees 10 minutes 59 seconds West, 134.10 feet to a capped iron rod set stamped "KAZ";

THENCE South 88 degrees 37 minutes 09 seconds West, 270.00 feet to a capped iron rod set stamped "KAZ";

THENCE North 01 degrees 22 minutes 51 seconds West, 150.00 feet to a capped iron rod set stamped "KAZ";

THENCE North 88 degrees 37 minutes 09 seconds East, 72.09 feet to a capped iron rod set stamped "KAZ";

THENCE North 00 degrees 09 minutes 45 seconds East, 428.93 feet to a capped iron rod set stamped "KAZ" in the North line of said 108.807 acre tract;

THENCE North 89 degrees 06 minutes 44 seconds East, 564.10 feet to the PLACE OF BEGINNING and containing 5.65 acres of land more or less.

OWNERS DEDICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That SHS LAND INVESTMENTS OF FARMERSVILLE, LTD., acting herein by and through his (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as CAMDEN PARK ADDITION, PHASE 2, an addition to the City of Farmersville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes and any and all related necessary appurtenances. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements. If approved by the City Council of the City of Farmersville, in addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Farmersville's use thereof. The City of Farmersville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Farmersville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Farmersville, Texas.

WITNESS, my hand at _____, Texas, this the _____ day of _____, 2018.

_____
OWNER

STATE OF TEXAS
COLLIN COUNTY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF _____
_____ COUNTY

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS.

_____
KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2018.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS

MY COMMISSION EXPIRES _____

RECOMMENDED FOR APPROVAL

_____ _____
Chairman, Planning & Zoning Commission Date
City of Farmersville, Texas

APPROVED FOR CONSTRUCTION

_____ _____
Mayor, City of Farmersville, Texas Date

ACCEPTED

_____ _____
Mayor, City of Farmersville, Texas Date

The undersigned, the City Secretary of the City of Farmersville, Texas, hereby certifies that the foregoing final plat of the _____ subdivision or addition to the City of Farmersville was submitted to the City Council on the ____ day of _____, 20___, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.
Witness my hand this _____ day of _____ A.D., 20___.

_____
City Secretary
City of Farmersville, Texas

KAZ SURVEYING
www.kazsurveying.com

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3448

JOB NUMBER 110568.FP
DRAWN BY: TK
DATE: 8.7.2018
R.P.L.S.
KENNETH A. ZOLLINGER

FINAL PLAT
CAMDEN PARK ADDITION, PHASE 2

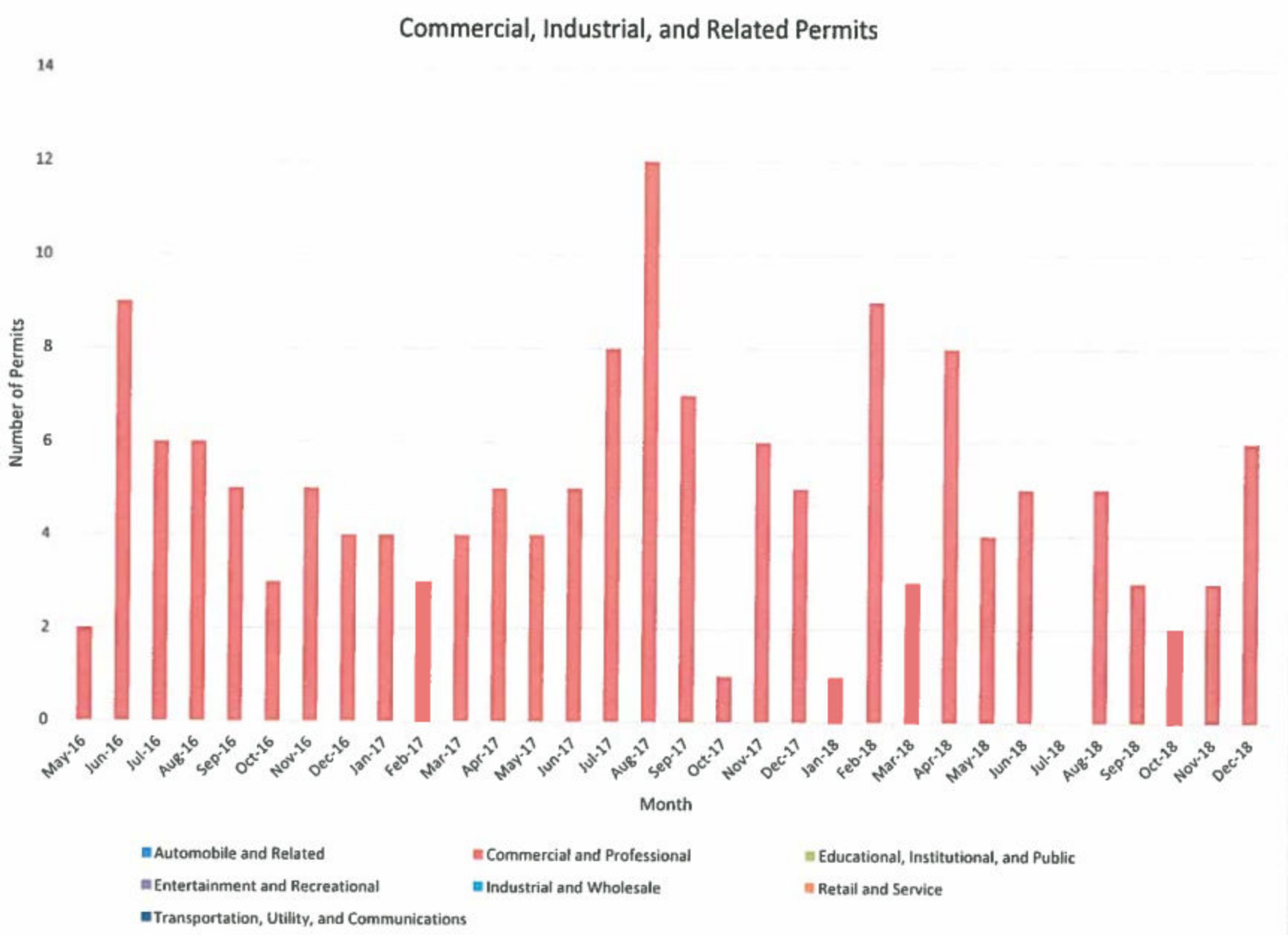
BEING 33 RESIDENTIAL LOTS & 1 "X" LOT OUT OF 9.05 ACRES IN THE W.B. WILLIAMS SURVEY, ABSTRACT NO. 952, CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS.

Farmersville
DISCOVER A TEXAS TREASURE

TO: Economic Development Corporation
FROM: Daphne Hamlin, Finance Director
DATE: January 17th, 2019
SUBJECT: Permits issued to Businesses

Receive update on Permits issued to Businesses

ACTION: Informational item only


Commercial, Industrial, and Related Permits
Number of Permits
0
2
4
6
8
10
12
14
May-16
Jun-16
Jul-16
Aug-16
Sep-16
Oct-16
Nov-16
Dec-16
Jan-17
Feb-17
Mar-17
Apr-17
May-17
Jun-17
Jul-17
Aug-17
Sep-17
Oct-17
Nov-17
Dec-17
Jan-18
Feb-18
Mar-18
Apr-18
May-18
Jun-18
Jul-18
Aug-18
Sep-18
Oct-18
Nov-18
Dec-18
Month
Automobile and Related
Commercial and Professional
Educational, Institutional, and Public
Entertainment and Recreational
Industrial and Wholesale
Retail and Service
Transportation, Utility, and Communications

Farmersville
DISCOVER A TEXAS TREASURE

TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE January 17th, 2019
SUBJECT: Opengov

Receive update on Opengov

Action: Informational item only

Farmersville
DISCOVER A TEXAS TREASURE

TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE: January 17th, 2019
SUBJECT: Meeting minutes

Consider, discuss and act upon meeting minutes for December 20th, 2018

ACTION: Approve or Deny December 20th, 2018 meeting minutes