

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

July 18th 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 inquires 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.** Election of Officers (President, Vice-President, Secretary)
- B.** Review, consider and discuss thoroughfare plan/future land use map update
- C.** Review, consider and discuss Commercial Retail Zoning
- D.** Consider, discuss and act upon financial statements for June 2019 and budget amendments.
- E.** Consider, discuss and act upon meeting minutes for May 16, 2019 and June 27th, 2019.

V. Reports

- A.** City Manager Report – Ben White (No Deliberation or Action to be Taken)

VI. Budget Workshop

- A.** Review, consider and discuss revised 2018-2019 current budget and 2019-2020 proposed budget.

VII. Requests to be Placed on Future Agendas

VI. Adjournment

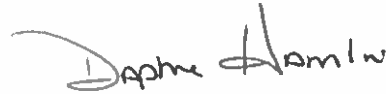
- No action may be taken on comments received under “Recognition of Visitors”.
- The Board may vote and/or act upon each of the items listed in the Agenda.

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 July 15th, 2019 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

A handwritten signature in black ink that reads "Daphne Hamlin". The signature is written in a cursive style with a large, sweeping initial "D".

Daphne Hamlin/EDC Liaison



TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE: July 18th 2019
SUBJECT: Election of Officers

Election of Officers (President, Vice-President, and Secretary)
Motion to accept nominations for each position

ACTION: Approve or Deny



TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE: July 18th, 2019
SUBJECT: Thoroughfare plan/future land use map

Review, consider, and discuss thoroughfare plan/future land use map update

Action: Approve or Deny



TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE: July 18th, 2019
SUBJECT: Commercial Retail Zoning

Review, consider and discuss Commercial Retail Zoning

ACTION: Approve or Deny

Daphne Hamlin

From: Sandra Green
Sent: Friday, June 28, 2019 10:00 AM
To: Bob Collin; Jason Lane; Diane Piwko; Robbie Tedford
Cc: Mike Hurst; Ben White; Daphne Hamlin
Subject: Commercial/Franchise Businesses Follow-up
Attachments: Farmersville Zoning Ordinance Excerpt.pdf; Princeton Zoning Ordinance Excerpt.pdf

Good morning,

I wanted to follow up with you all regarding some questions that came from last night's 4A meeting. I have included excerpts from the Farmersville Zoning Ordinance and the Princeton Zoning Ordinance for reference. Franchise restaurants and most businesses (outdoor storage may have a few extra requirements) are allowed in Farmersville by right according to our Zoning Ordinance. We do have a brick requirement, but if they want to stay with their company design (if it does not conform to the brick requirement) we have something called a Meritorious Exception they can apply for. That would allow the Planning & Zoning Commission with a recommendation to the City Council to review their design and approve or deny it based on its merit. Having restrictions and exception in the Ordinance is the way the city is able to regulate the look and feel of the community. After looking at the City of Princeton's Ordinance, they have the same requirements. They require 80% masonry on their buildings, but allow for a Meritorious Exception to those requirements as well. I also checked the City of Anna and they have the same requirements and exceptions in place. Shared parking is a whole different issue. Most cities do not allow for shared parking. If they want to reduce their parking requirements we have a way for them to apply for a variance so they can explain their reasoning to the Planning & Zoning Commission and the City Council. Our parking regulations and stacking requirements are in line with other cities.

I hope this helps clarify a few things for you all. If you have any questions please feel free to contact me.

Thanks,

Sandra Green

City Secretary / Planner
City of Farmersville
205 S. Main Street
Farmersville, TX 75442
(972) 782-6151
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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Recreational vehicle (RV) parks and campgrounds means an area for locating, establishing, or maintaining one or more sites for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes. The area is intended for use on a temporary basis by campers, vacationers, and travelers.

Recreational vehicle sales and service, new/used means sales and/or leasing of new and/or used recreational vehicles or boats, including, as an accessory use, repair work of recreational vehicles and boats.

Rehabilitation care facility means a facility which provides residence and care to not more than nine (9) persons regardless of legal relationship who have demonstrated a tendency towards alcoholism, drug abuse, mental illness, or antisocial or criminal conduct living together with not more than two supervisory personnel as a single housekeeping unit.

Rehabilitation care institution means a facility which provides residence and care to ten (10) or more persons, regardless of legal relationship, who have demonstrated a tendency toward alcoholism, drug abuse, mental illness, or antisocial or criminal conduct together with supervisory personnel.

Repair shop, household equipment and appliances means the maintenance and rehabilitation of appliances customarily used in the home including, but not limited to, washing and drying machines, refrigerators, dishwashers, trash compactors, ovens and ranges, countertop kitchen appliances, vacuum cleaners and hairdryers.

Residence means the same as dwelling, and when used with district means an area of residential regulations.

Residence hotel means a multidwelling unit, extended stay lodging facility consisting of efficiency units or suites with a complete kitchen suitable for long-term occupancy. Customary hotel services such as linens, maid service, telephone, and upkeep of furniture shall be provided. Meeting rooms, clubhouse, and recreational facilities intended for the use of residents and their guests are permitted. This definition shall not include other dwelling units as defined by this section.

Residential community center, private (accessory) means a facility or area that is an integral part of a residential project or planned development and that is used by the residents of the project or development for a place of meeting, recreation, or social activity, but not primarily to render a service that is customarily carried on as a business. Such facilities include but are not limited to swimming pools, saunas, hot tubs, game courts, playgrounds, community clubhouse, cabana, pavilion or roofed areas, leasing office, laundry facilities, and other similar uses. This use need not be located on the same lot as the property it serves.

Residential district means a district where the primary purpose is residential use.

Restaurant or cafeteria means an eating establishment where customers are primarily served at tables or self-served and food is consumed on the premises, which may include a drive-in window.

Restaurant (drive-in type) means an eating establishment where primarily food or drink is served to customers in motor vehicles, or where facilities are provided on the premises, which encourages the serving and consumption of food in automobiles on or near the restaurant premises.

Restaurant or food shop, take-out and delivery means a food establishment that is open to the public, where food and beverages are prepared primarily for carry-out by the consumer or delivery by the establishment and not for consumption on the premises. This classification may include ice cream shops, pizza delivery, specialty food and beverage shops, or baked goods shops.

Retail or service, incidental means a retail or service use that is clearly incidental and supportive to the primary use. Said use shall be operated for the benefit or convenience of the employees, visitors, or customers of the primary use. Incidental shall mean an area that constitutes not more than fifteen (15) percent of the main use.

Retail stores and shops means an establishment engaged in the sale or rental of goods and merchandise to the general public for personal or household use or consumption and rendering services incidental to the sale or rental of such goods or merchandise.

Right-of-way and track means used by a railroad, but not including railroad stations, siding, team tracks, loading facilities, dock yards, or maintenance areas.

Salvage yard means a yard or building where automobiles or machinery are stored, dismantled and/or offered for sales as whole units, as salvaged parts, or as processed metal.

Sand and gravel storage means a facility where sand and gravel are stored for sale or use by private entity.

School, private or parochial (primary or secondary), means a school operated by a private or religious agency or corporation other than an independent school district, having a curriculum generally equivalent to a public elementary or secondary school.

School, public means a school operated by an independent school district and providing elementary or secondary curriculum.

School, trade or commercial, means establishments, other than public or parochial schools, private primary or secondary schools, or colleges offering training or instruction in a trade, art, or occupation.

Sexually oriented businesses or establishments are as defined and regulated in Ord. No. 98-12.

Shopping center means a group of commercial, primarily retail and service establishments, that are planned, constructed, and managed as a total entity with customer and employee parking provided on-site, provision for goods delivery separated from customer access, and provisions for aesthetically appropriate design and protection from the elements.

Shops, offices, and storage area for public or private utility means the pole yard, maintenance yard, or administrative office or public or private utilities.

Sign means an outdoor advertising device that is a structure or that is attached to or painted on a building or that is leaned against a structure or a display on premises intended to accomplish the

| Zoning Districts or Uses | Minimum Required Off-Street Parking or Spaces for Residential Uses |
|---|---|
| | private club, meeting facilities, and/or recreational facility other than a swimming pool |
| Independent living facility | One space per dwelling unit |
| Institutions of a philanthropic nature | Ten spaces, plus one space for each employee |
| Library or museum | Ten spaces, plus one space for each 300 square feet of floor area |
| Long-term care facility | One space for each 2 rooms or beds, whichever is greater |
| Manufacturing, processing or repairing | One space for each two employees or one space for each 1,000 square feet of floor area, whichever is greater |
| Mini-warehouse | One space for each 20 storage cubicles plus required parking for the office and caretaker's quarters. Parking spaces to be rented shall not be included in this requirement. |
| Mortuary | One space for each 2 persons normally accommodated in services or one space per 200 square feet, whichever is greater |
| Offices, general | One space for each 300 square feet of floor area (minimum five spaces) |
| Offices, medical | One space for each 250 square feet of floor area |
| Recreational area or building, private or commercial (other than listed) | One space for every two persons to be normally accommodated in the establishment |
| Residential amenity center | Minimum ten (10) spaces |
| Restaurant or cafeterias | One space for every 100 square feet of floor area, except as noted for Retail or Shopping Center |
| Restaurant or food shop, take-out and delivery | One space for every 300 square feet of floor area |
| Retail or shopping center | <ul style="list-style-type: none"> • Retail uses or shopping centers 50,000 square feet in area or less - One space per 200 square feet • Retail uses or shopping centers greater than 50,000 square feet - One space per 250 square feet • Restaurants, cafeterias, and private clubs that are inline lease spaces and do not exceed 10 percent of the shopping center floor area (excluding single occupant, free-standing buildings) may utilize the required minimum parking ratio |

Section 3 – Zoning Districts and 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 | U – Light Industrial District | HI – Heavy Industrial District | | CA – Central Area District | | | | | | | | |
| <table border="1"> <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) | | | | | | | | | | | | | | | |
| 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) | | | | | | | | | | | | | | | | | | | | | | | |
| Grocery store or supermarket | | | | | | | | | P | P | P | P | P | P | P | | | | | | | | |
| Healthy/fitness center | | | | | | | | | P | P | P | P | P | P | P | | | | | | | | |
| Licensed massage therapy | | | | | | | | | S | P | P | P | P | P | P | | | | | | | | |
| Mortuary or funeral parlor | | | | | | | | | S | S | P | P | P | P | P | | | | | | | | |
| Pawn shop | | | | | | | | | | P | P | P | P | P | P | | | | | | | | |
| Pet grooming | | | | | | | | | | P | P | P | P | P | P | | | | | | | | |
| Pet shop | | | | | | | | | | P | P | P | P | P | P | | | | | | | | |
| Portable building sales | | | | | | | | | | | S | P | P | P | P | | | | | | | | |
| Private club | | | | | | | | | | P | P | P | P | P | P | | | | | | | | |
| Repair shop, household equipment and appliances | | | | | | | | | | P | P | P | P | P | P | | | | | | | | |
| Restaurant (drive in type) | | | | | | | | | | P | P | P | P | P | P | | | | | | | | |
| Restaurant or cafeteria | | | | | | | | | S | P | P | P | P | P | P | | | | | | | | |
| Restaurant or food shop, take-out and delivery | | | | | | | | | P | P | P | P | P | P | P | | | | | | | | |
| Retail stores and shops | | | | | | | | | S | P | P | P | P | P | P | | | | | | | | |
| Sexually oriented businesses or establishments | | | | | | | | | | | | S | | | | | | | | | | | |
| Shopping center | | | | | | | | | | | P | P | P | P | P | | | | | | | | |
| Small engine repair shop | | | | | | | | | S | P | P | P | P | P | P | | | | | | | | |
| Studio for dance, gymnastics, and/or martial arts | | | | | | | | | S | P | P | P | P | P | P | | | | | | | | |
| Studio for photographer, musician, and artist | | | | | | | | | S | P | P | P | P | P | P | | | | | | | | |
| Studio for radio and television | | | | | | | | S | | P | P | P | P | P | P | | | | | | | | |

4.7.6 FOUNDATION REQUIREMENTS

- 1) All single-family and two-family dwellings shall have a permanent foundation the plans for which shall be prepared and sealed by a professional engineer licensed by the state. Foundations higher than 12 inches above ground level shall be required to have a foundation fascia consisting of the same material that covers the exterior wall directly above the foundation, so that no more than 12 inches of the foundation is exposed.

4.7.7 LIMITED WAIVERS FOR EXPANSION OR RECONSTRUCTION OF EXISTING BUILDINGS'

The planning and zoning commission may, upon request by the applicant, authorize a waiver from specific requirements for exterior materials set out in section 4.7, if:

- 1) Strict compliance with these standards would result in significantly inconsistent appearance between existing and proposed sections of the building; or,
- 2) If the proposed expansion or reconstruction has been mandated as a condition to the applicant's ability to continue operating a franchise, or license, to conduct business in the existing building; and
- 3) The expansion or reconstruction does not increase the square footage of the existing building by more than 50 percent; and
- 4) The applicant proposes the use of high quality materials in the expansion or reconstruction of the existing building that significantly improve the quality and appearance of the existing building.
- 5) The applicant shall submit detailed information to the city manager as required in subsection 4.7.7 regarding meritorious exceptions. The city manager shall review the application, prepare a report of findings and refer the request for a waiver to the planning and zoning commission for a decision according to procedures outlined in subsection 4.7.7. The applicant may appeal the decision of the planning and zoning commission to the city council according to the procedures outlined in subsection 4.7.7 regarding meritorious exceptions.

4.7.8 MERITORIOUS EXCEPTION

It is not the intent of this section to discourage innovation. An architectural and site design that does not conform with the specific requirements of this section, but which has merit by making a positive contribution to the visual environment and which is appropriate to the site and use, may be submitted for consideration as a meritorious exception. Such proposals shall be fairly and seriously considered by the planning and zoning commission through the approval process outlined in this section.

- 1) An applicant for a meritorious exception shall submit:
 - a. All items required for the review of required architectural and site standards;
 - b. A written description of the nature of the meritorious exception and the compelling reasons that prevent the applicant from meeting the minimum standards set forth herein; and
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- c. Color renderings of all elevations.
- 2) The application for a meritorious exception shall be reviewed by the city manager and a report of findings shall be prepared and submitted to the planning and zoning commission. If the applicant is not in agreement with the decision of the planning and zoning commission, the applicant may, within 21 days of the planning and zoning commission action, request in writing to the city manager that the meritorious exception be appealed to the city council. Prior to consideration of an application for a meritorious exception, the planning and zoning commission shall hold a public hearing, with notice given according to the procedure for a change in a zoning district location or boundary. In considering the request, the planning and zoning commission shall consider the following factors in determining the extent of any exception granted:
 - a. The extent to which the application meets other specific standards of this article;
 - b. The extent to which the application meets the spirit and intent of this article through the use of building materials, colors, and facade design to create a building of exceptional quality and appearance;
 - c. The positive or negative impact of the proposed project on surrounding property use and property values, in comparison to the expected impact of a project, which could be built in conformance with the standards of this article; and
 - d. The extent to which the proposed project accomplishes city goals as stated in the comprehensive plan or other approved document.
 - e. A meritorious exception shall not be granted to serve solely as a convenience to the applicant, or for reasons related solely to economic hardship.

4.7.9 VARIANCES

When a property owner can show that a strict application of the terms of this article relating to architectural or site standards will impose upon him unusual and practical difficulties or particular hardship, including instances where an applicant has previously built in strict conformance with approved architectural and site standards plans and such approval was erroneously granted by the city manager or his designee, a variance from the strict application of this section may be granted by the board of adjustment; provided that:

- 1) The variance requested is in harmony with the general purpose and intent of this section;
- 2) The board of adjustment is satisfied that a granting of such variance will not merely serve as a convenience to the applicant, but will alleviate a demonstrable and unusual hardship or difficulty; and
- 3) The board of adjustment is satisfied that there will be no adverse impact on surrounding property.

Sec. 82-6. - Compliance with zoning regulations.

- (a) *Compliance with zoning regulations required* . All land, buildings, structures or appurtenances thereon located within the City of Princeton which are hereafter occupied, used, erected, altered, removed, placed, demolished or converted shall be occupied, used, erected, altered, removed, placed, demolished or converted in conformance with the zoning regulations prescribed for the zoning district in which such land or building is located as hereinafter provided.
- (b) *Building permits prohibited without plat* . No permit for the construction or placement of a building or buildings upon any tract or plot shall be issued unless the plot or tract is part of a plat of record, properly approved by the planning and zoning commission and city council and filed in the plat records of county or counties in which the plot or tract is located.
- (c) *Exclusions* . Nothing herein contained shall require any change in the plans, construction or designated use of a building under construction at the time of the passage of this chapter and which entire building shall be completed within one year from the date of passage of this chapter.
- (d) *One main building on a lot or tract* . Only one main building for one-family or two-family use with permitted accessory buildings may be located upon a lot or tract. Every dwelling shall face or front upon a public street or approved place other than an alley. Where a lot is used for retail and dwelling purposes, more than one main building may be located upon the lot but only when such buildings conform to all the open space, parking and density requirements applicable to the uses and districts. Whenever two or more main buildings or portions thereof are placed upon a single lot or tract and such buildings will not face upon a public street, the same may be permitted when the site plan for such development is approved by the city council. No parking area, storage area or required open space for one building shall be computed as being open space, yard or area requirements for any other dwelling or other use.
- (e) *Architectural standards—Residential and nonresidential* .
 - (1) [*Standards applicable* .] These standards shall apply, except where otherwise indicated, to all new residential and nonresidential construction and remodeling and/or rebuilding of existing residential and nonresidential buildings as may be defined in other city ordinances or standards in all zoning districts within the corporate city limits.
 - (2) *Architectural design* . Compliance with architectural design standards shall be a condition of either building construction plans, site plan, preliminary/final plat, or general development requirements.
 - (3) *Construction materials* . The use of unfinished concrete blocks or unfinished tilt wall panels to meet the masonry requirement is prohibited from use unless they are textured. All exterior finishes must meet the Princeton masonry requirements, in

subsection (e).

- (4) *Masonry requirements*. All structures shall be constructed with a minimum of 80 percent masonry coverage (excluding the total window area), except as noted in this subsection. All permanent structures shall be compatible in architectural style, including the use of brick, Austin stone, cast stone, stucco, textured tilt wall construction, or other textured masonry surface approved by the planning and zoning commission and the city council. The remaining 20 percent of exterior finishing materials shall complement the building design and masonry materials used. Any deviation of less than the 80 percent masonry coverage shall require approval of a variance from the zoning board of adjustment, only after finding that the spirit of this chapter is not compromised. Manufactured homes are exempted from the masonry requirements. Exterior walls may not be constructed with metal siding. Structures with sides facing a thoroughfare as identified on the city master thoroughfare plan shall be required to have 100 percent masonry installed on the side facing the thoroughfare.
- (5) *Windows*. Windows shall be consistent with the design and construction of the building. Total window area shall meet the current International Energy Conservation Code requirements.
- (6) *Roof design and materials*. Sloped, gabled or pitched roofs visible from a public street shall be made of 30-year composite shingles, slate, or pre-finished metal or other quality roofing materials. Colors shall be consistent with subsection (f).
- (7) *Awnings/canopies*. The use of decorative awnings/canopies is permitted, provided all awnings are designed to be compatible with the structure on which they are located. Awnings and canopies shall be of a consistent pattern, size, shape, material and shall be consistent with or complementary to construction of the building and approved with site plan approval in nonresidential developments.
- (8) *Archways*. Archways may be used in conjunction with doorways or windows and shall have an architectural style consistent with the basic design.
- (9) *Exterior lighting*. Lighting fixtures shall be of a design complementary to the building illumination shall be compatible with surrounding development.
- (10) *Utility equipment and gutters*. Utility equipment and gutters shall be constructed of quality materials and consistent with the design and color of the primary structure. Utility equipment (e.g., rooftop air conditioning units, meters, etc.) shall be screened from public view and utility access will be underground (e.g., telephone, electric cables) in nonresidential and residential developments.
- (11) *Health standards*. All situations involving health regulations (food preparation, related equipment) shall be in accordance to the applicable International Building Code and the Food Establishment Rules set forth by Collin County Health Authority or the city's

appointed official.

- (12) *Trash receptacles* . Guidelines for metal and/or commercial/industrial trash receptacle screening:
- a. Refuse enclosures shall be screened from public view on all four sides with an eight-foot solid, opaque screen of either masonry, landscaping treatment or other compatible building or landscape material.
 - b. Trash receptacle areas should not be placed in an area along a public street. Such areas should be located to allow for convenient access by refuse vehicles.
 - c. When located in a highly visible area, trash receptacle screening walls should be softened with landscape materials on earth berms.
 - d. Screening doors on the enclosure should be finished with a high quality material and durable finish and shall be consistent with or complementary to construction of the building.
- (13) *Sign design* . The design of a sign shall complement the architectural design of the nonresidential building, and shall be included in the color rendering required in subsection (e). The design and placement shall follow the City of Princeton Sign Ordinance.
- (14) *Procedure for determining alternative exterior materials and design* .
- a. Exceptions to the material requirements may be permitted on a case-by-case basis. All requests for alternative exterior building materials and architectural design shall be noted and described on a site plan with elevation drawings to be submitted to the planning and zoning commission for recommendation to the city council for final approval. If requested by the city, an elevation drawing indicating architectural design elements or a sample of the material may be required to be submitted with the site plan.
 - b. The planning and zoning commission and city council may approve an alternative exterior material if it is determined it is equivalent or better than masonry according to the criteria listed in subsection (e), masonry requirements.
 - c. Consideration for exceptions to the above requirements shall be based only on the following:
 1. Architectural design and creativity.
 2. Compatibility with surrounding developed properties.
- (15) *Residential repetition of elevation and floor plan* . Unless otherwise approved by the zoning administrator, the following residential design standards shall be followed:
- a. A minimum of seven platted residential lots must be skipped on the same side and four lots must be skipped on the opposite side of a street before rebuilding the

same single family residential unit with an identical (or nearly identical) street elevation design. Identical or nearly identical street elevation design means little or no variation in the articulation of the facade, height or width of facade, placement of the primary entrances, porches, number and placement of windows, and other major architectural feature.

- b. The identical (or nearly identical) floor plan shall not be repeated on neighboring, side by side lots or directly across the street.
- (f) *Nonresidential architectural style elements* . These style elements provide a pallet of architectural elements that would be considered conforming to the intent of the architectural design standards as they relate to nonresidential developments.
- (1) *Conforming architectural design* . A site plan where new buildings are to be constructed on a site development with existing buildings shall complement the overall design and incorporate as many of the architectural elements of existing buildings as reasonable.
 - (2) *Color* . The primary exterior color of buildings shall be comprised of earth tones and shall be used on at least 85 percent of that building facade (except glass area). Masonry materials such as stone, rock and brick are encouraged. Secondary accent colors may be used on up to 15 percent of the exterior facade and shall complement the base color. Colors shall be specifically approved on building elevations submitted as part of the general development requirements.
 - (3) *Nonconforming architectural design* . Site plans where the primary elements of the buildings on site are not consistent with the nonresidential architectural design standards shall require approval of the city council with a recommendation by the planning and zoning commission. Consideration for approval will be in the form of a variance request in writing demonstrating the need for said variance. The following shall be used as a guide for considering variance requests:
 - a. That special conditions and circumstances exist which are particular to the land, structure or building being proposed, which is not applicable to other land, structures or buildings.
 - b. That literal interpretations of the provisions of these standards would deprive the applicant of rights commonly enjoyed by other properties using the same standards.
 - c. That special conditions and circumstances do not result from the actions of the applicant.
 - d. That granting the variance request will not confer on the applicant any special privileges that are denied by these standards to other lands, structures or buildings.
 - e. No nonconforming structures or buildings shall be considered grounds for the

issuance of a variance.

f. Financial hardships shall not be considered grounds for the issuance of a variance.

(g) *Landscaping and fencing*. The following requirements shall be satisfied prior to the issuance of a certificate of occupancy for residential use.

(1) *Fence requirement*:

- a. Each lot within a residential planned development shall construct a six-foot fence of approved material within the required side and back yard, measured at the adjacent grade. No fence shall be constructed within the required front yard or beyond the front building line, unless approved elsewhere in this chapter. Fences shall follow the city's fence ordinance as is exists or subsequently amended, and shall be constructed with steel posts.
- b. Each lot within a residential or nonresidential development that adjoins a different zoning district shall be required to construct the required fencing or wall separating the zoning districts. The required fencing or wall shall be constructed at the time of the development, unless otherwise approved by the city council.
- c. Applicability table:

| Developing Property | Adjacent Property | Responsible Party |
|--|---|--|
| Nonresidential zoning | >Residential zoning | Property owner of the nonresidential tract of land |
| Multi-family zoning | Single-family zoning | Property owner of the multi-family tract of land |
| >Rezoned nonresidential or multi-family property | >Developed property requiring screening from rezoned property | Property owner of the rezoned tract of land |

(2) *Grass*. The required front, side and rear yards shall be sodded, plugged, sprigged hydro-mulched or seeded, except that solid sod shall be used in swales, or when necessary to prevent erosion. Grass areas shall be established with complete coverage within a six-month period from time of plantings, and shall be re-established, if necessary, to ensure grass coverage of all areas.

(3) *Irrigation*. An automatic underground irrigation, sprinkler or other water system

outfitted with a rain and freeze detector shall be provided for the required front and side yards.

- (4) *Landscaping* . A minimum landscaping along the front building line shall include ground covering, shrubs, perennial plantings that shall be approved at time of final plat submissions.
- (5) *Tree planting* . The following tree planting requirements shall be satisfied prior to the issuance of a certificate of occupancy for all residential zoned lots:
 - a. A minimum of one tree, with a minimum caliper width of two inches and at least eight feet in height, shall be provided on each residential lot. At least one tree shall be located in the required front yard.
 - b. Trees utilized to satisfy this requirement must be selected from the tree pallet located in the city's landscaping ordinance, as it may be amended. (Ordinance No. 2008-05-13)
- (h) *Drainage regulations* . Refer to the Princeton Design Standards for stormwater drainage and flood control design provisions.
- (i) *Parkland dedication* . See City of Princeton Parkland Dedication Ordinance, as currently amended.

(Ord. No. 2018-09-24, § 2, 9-24-2018)



TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE: July 18th, 2019
SUBJECT: Financial Statements

Consider, discuss and act upon financial statements for June 2019

ACTION: Approve or Deny June 2019 financial statements



FARMERSVILLE ECONOMIC DEVELOPMENT CORP 4A
JUNE 2019
FINANCIAL BUDGET REPORT

Daphne Hamlin
d.hamlin@farmersvilletx.com

Farmersville Economic Development Corp 4A
June 2019

| | |
|------------------------------------|--------------------|
| Statement Balance 6-1-2019 | \$32,026.41 |
| Deposits: | |
| Sales Tax: March | \$20,384.54 |
| Cking Int .05% | \$1.47 |
| CD Interest | \$1,575.34 |
| Transfer from Texpool | |
| Cleared Checks | |
| Statement balance 6-30-2019 | \$53,987.76 |

Outstanding Transactions

| | |
|---|---------------------|
| Sales Tax | |
| Transfer to Texpool | |
| CD Interest | |
| Outstanding checks 1314 City of Farmersville | \$(8,189.59) |
| Balance 7-06-2019 | \$45,798.17 |

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

| | FY 2019 | October | November | December | January | February | March | April | May | June | July | August | September | YTD |
|--------------------------------------|---------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|------|--------|-----------|---------------------|
| Budget | | | | | | | | | | | | | | |
| Beginning Bank Balance | | \$313,827.04 | \$327,937.83 | \$348,145.25 | \$64,385.87 | \$79,743.23 | \$70,775.20 | \$87,639.36 | \$106,581.87 | \$32,026.41 | | | | |
| Deposits | | | | | | | | | | | | | | \$- |
| Sales Tax Collections | \$225,600.00 | \$17,798.01 | \$20,066.44 | \$16,133.36 | \$15,355.25 | \$23,529.03 | \$16,818.90 | \$18,938.56 | \$25,980.55 | \$20,384.54 | | | | \$175,004.64 |
| Interest Income cking | \$6,000.00 | \$13.32 | \$13.58 | \$10.27 | \$2.11 | \$2.94 | \$4.16 | \$3.95 | \$3.99 | \$1.47 | | | | \$55.79 |
| Transfer to Texpool | | | | \$(300,000.00) | | | | | | | | | | |
| Transfer From Texpool | | | | | | | | | \$150,000.00 | | | | | |
| Purchase CD | | | | | | | | | \$(250,000.00) | | | | | |
| Texpool Interest | | \$1,615.63 | \$1,609.59 | \$1,943.61 | \$2,419.76 | \$2,197.36 | \$2,456.81 | \$2,400.18 | \$2,303.17 | \$2,063.33 | | | | \$19,009.64 |
| CD Interest Earned | | \$123.29 | \$127.40 | \$123.29 | | | \$1,541.10 | | | \$1,575.34 | | | | \$3,490.42 |
| Total Revenue | \$231,600.00 | \$331,761.66 | \$348,145.25 | \$64,412.17 | \$79,743.23 | \$103,275.20 | \$89,139.36 | \$106,581.87 | \$32,566.41 | \$53,987.76 | | | | \$197,560.49 |
| Expenses: | | | | | | | | | | | | | | |
| Administration | \$1,000.00 | | | | | | | | | | | | | \$- |
| Meeting Expenses | \$1,000.00 | | | | | | | | \$40.00 | | | | | \$40.00 |
| 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 | | | | | \$7,500.00 | | | | | | | | \$7,500.00 |
| Small Business | | | | | | | | | | | | | | \$- |
| Entrepreneurship Conf | \$500.00 | | | | | | | | \$500.00 | | | | | \$500.00 |
| Tex-21 | \$2,500.00 | \$2,500.00 | | | | | | | | | | | | \$2,500.00 |
| Farmersville Chamber | \$1,000.00 | | | | \$1,000.00 | | | | | | | | | \$1,000.00 |
| Farmersville Rotary | \$500.00 | | | | \$500.00 | | | | | | | | | \$500.00 |
| Total Expenditures | \$33,060.00 | \$3,823.83 | | \$26.30 | | | \$1,500.00 | | \$540.00 | | | | | \$13,390.13 |
| Directive Business Incentives | | | | | | | | | | | | | | \$- |
| Collin College Loop | \$15,000.00 | | | | | | | | | | | | | \$- |
| Planner Land Use Map | \$36,000.00 | | | | | | | | | \$8,189.59 | | | | \$8,189.59 |
| Electrical Substation Loan | \$210,000.00 | | | | | \$25,000.00 | | | | | | | | \$25,000.00 |
| Façade Grant Program | \$50,000.00 | | | | | | | | | | | | | \$33,189.59 |
| Total Development Cost | \$311,000.00 | \$- | | | | | \$1,500.00 | | \$540.00 | \$8,189.59 | | | | \$46,579.72 |
| Total Expenditures | \$344,060.00 | \$3,823.83 | \$- | \$26.30 | | | \$1,500.00 | | \$540.00 | \$8,189.59 | | | | \$13,390.13 |
| Revenue vs Expenditures | (\$112,460) | | | | | | | | | | | | | |
| From Reserves | | | | | | | | | | | | | | |
| Total Expenditures | | \$3,823.83 | \$- | \$26.30 | | | \$1,500.00 | | \$540.00 | \$8,189.59 | | | | \$46,579.72 |
| Ending Bank Balance | | \$327,937.83 | \$348,145.25 | \$64,385.87 | \$79,743.23 | \$103,275.20 | \$87,639.36 | \$106,581.87 | \$32,026.41 | \$45,788.17 | | | | |
| CD Investment | \$250,000.00 | \$250,000.00 | \$250,000.00 | \$250,000.00 | \$250,000.00 | \$250,000.00 | \$250,000.00 | \$250,000.00 | \$250,000.00 | \$250,000.00 | | | | \$500,000.00 |
| Texpool Balance | \$886,923.87 | \$886,923.87 | \$890,533.46 | \$1,192,477.27 | \$1,194,897.03 | \$1,197,094.39 | \$1,199,551.20 | \$1,201,951.38 | \$1,054,254.55 | \$1,056,317.88 | | | | \$1,056,317.88 |
| Total Available Funds | | \$1,466,861.70 | \$1,488,678.71 | \$1,506,863.14 | \$1,524,640.26 | \$1,517,869.59 | \$1,537,190.56 | \$1,558,533.25 | \$1,586,280.96 | \$1,602,116.05 | | | | |



TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE: July 18th, 2019
SUBJECT: Meeting minutes

Consider, discuss and act upon meeting minutes for May 16th, 2019 and June 27th, 2019

ACTION: Approve or Deny May 16th, 2019 and June 27th, 2019 meeting minutes



**CITY OF FARMERSVILLE
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES
May 16TH, 2019, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

CALL TO ORDER

The Farmersville EDC met in regular session on May 16th, 2019 at 6:33 p.m. in the City Hall Council Chambers with the following board members present: Jason Lane, Robbie Tedford, and Randy Smith. Absent Diane Piwko and Bob Collins. Special guest recognized Ben White City Manager, and Daphne Hamlin City Accountant.

RECOGNITION OF CITIZENS AND VISITORS

No visitors recognized

PUBLIC COMMENT

No Comments

RECEIVE UPDATE ON GO TEXAS RECOGNIZED RETIREMENT COMMUNITY PROGRAM

Mr. Smith asked to hold off until Mrs. Piwko returns.

REVIEW, CONSIDER, AND DISCUSS WEBSITE WITH LAND USE MAP

Mr. White stated City of Farmersville has a current existing land use map on the website. Kimley Horn will update our current land use map and thoroughfare plan. EDC currently budgeted \$36k for this item in the 2018-2019 budget year, but may have to wait until the next budget year 2019-2020 waiting for final decision on the Highway 380 plan. Once the land use map is completed it will part of the comprehensive plan. Mr. Smith stated what he wanted to know if it will be updated, has not been updated since we placed on website. Mr. White said DBI created the map, but it will need to update at some point.

CONSIDER, DISCUSS AND ACT UPON KCS STRATEGIC PARTNER CONFERENCE SET FOR SEPTEMBER 30TH, 2019

Mr. White would like to attend this again along with Mr. Ellison. Asking for the same level of funding as last year for travel. Mr. Tedford stated he could support . Mr. Lane asked if we need to take action. Mr. White stated not at this time can be placed as a budgeted item.

CONSIDER, DISCUSS AND ACT UPON FINANCIAL STATEMENTS FOR APRIL 2019

- Mr. Tedford suggested to move funds \$250K to Independent Bank for a 2.65% rate cd for 13 months. Feels the current rates will decline. Move funds to a more stable environment. Mr. Tedford motioned to move \$250k from Texpool to a CD account with Independent Bank at a rate for \$2.65% for 13 months. 2nd to approve by Mr. Smith. All in favor
- Motion to approve April 2019 Financial statement by Mr. Smith
- 2nd to approve made by Mr. Tedford
- All members voted in favor

CONSIDER, DISCUSS AND ACT UPON ITEMS LISTED FOR PAYMENT

- Small Business Conference: \$500.00
- Motion to accept items listed for payment by Mr. Tedford
- 2nd to approve made by Mr. Smith
- All members voted in favor

CONSIDER, DISCUSS AND ACT UPON MEETING MINUTES FOR APRIL 18TH, 2019

- Motion to accept minutes with changes made by Mr. Tedford
- 2nd to approve made by Mr. Smith
- All members voted in favor

CITY MANAGER REPORT

- We have been hearing reports new owners are in the middle of closing on the Lake Haven MUD property.
- Camden Park have solved their internet issues and are proceeding forward with phase III. 120 homes permitted, 6 models, 44 completed, 40 homes sold.
- Palladium development continues. Obtained bids for new waste water line.
- US380 public hearings were held on 6 May 2019. We have received immediate development interest since TxDOT made their announcement.
- Reliable Concrete has petitioned for annexation and has established their \$150K escrow account. The City has begun planning work on the water line to Reliable. Boring contractors have been released to begin work. Reliable has permit with Collin County is approved.
- Nelson Brothers are in the middle of getting their permit approved by Collin County for a truck depot. Their concrete batch plant will come further down the road.
- Continued to work on electrical preparations for Collin College. College will likely apply for permit in Nov 2019. They will need their distribution line by

that time. The City may need all the \$85K allocated for substation procurement to handle not only acquisition of the substation but we will need to make SCADA improvements to be able to control the substation. We will not build a distribution line to the campus unless we first secure an energy contract or some sort of assurance with the college. This may take the form of a development agreement.

- No new activity to report concerning Martin Marietta.
- Attended SBECOM at Texas A&M University Commerce with Tommy Ellison. Lots of good information regarding the future of broadband service and how it aids in economic development. Discovered an interesting use of a USDA grant/loan to support economic development. More research to follow to see if we can use the same mechanism the Commerce EDC uses.
- City Council has decided to go forward with a survey to see if we can build a business case for a City Owned Broadband Utility. More to follow. I have been checking into USDA grants and loans for this activity.

Mr. Smith asked regarding the Lake Haven MUD how many homes. Mr. White stated over 1,000.

Mr. Smith asked if Camden Park phase III has been approved by the city engineer. Mr. White stated not yet.

Mr. Smith asked about the \$85k, Mr. White stated a lot goes into handing off a substation.

Mr. Smith stated last I remember City was not buying the land the substation is on just equipment. Mr. White stated correct. Moving substation to east side of City.

Mr. Smith asked about Martin Marietta, you have written letter to TCEQ. Mr. White stated they have not responded.

REQUESTS TO BE PLACED ON FUTURE AGENDAS

Discuss budget workshop

Commercial retail zoning

Move meeting June 27th, 2019

ADJOURNMENT

Meeting was adjourned at 7:05 p.m.

ATTEST:

APPROVE:

Diane C. Piwko, Secretary

Jason Lane, Chairman



**CITY OF FARMERSVILLE
FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION MINUTES
June 27TH, 2019, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

CALL TO ORDER

The Farmersville EDC met in special session on June 27th, 2019 at 6:38 p.m. in the City Hall Council Chambers with the following board members present: Diane Piwko, Robbie Tedford, and Randy Smith. Absent Jason Lane (late) and Bob Collins. Special guest recognized Councilman Mike Hurst, Ben White City Manager, and Daphne Hamlin City Accountant.

RECOGNITION OF CITIZENS AND VISITORS

No visitors recognized.

PUBLIC COMMENT

No Comments.

REVIEW, CONSIDER, AND DISCUSS THOROUGHFARE PLAN/LAND USE MAP UPDATE

Mr. White presented to the EDC Board an update to the land use map and the thoroughfare plan. EDC has currently budgeted \$36k towards this project. Kimley Horn is lined up for this project and believe they will be under budget. This project will go into next year's budget. Our current land use map is on the City website as a part of the existing comprehensive plan. Next step is to update current land use map due to annexation of Reliable. Currently we are in a semi-holding pattern to determine the outcome of Highway 380 re-alignment. Negotiations with Txdot are ongoing and should last thru the month of July 2019. Mr. Smith asked about the Highway 78 and the proposed Highway 78 routes. Mr. White stated there will be a recommendation regarding the Highway 78 route in the new thoroughfare plan. Mr. Smith feels it is premature to spend money on this project. We just spent off an on

last year for a sub division ordinance re-write, then we reviewed the high industrial zoning ordinance, it just seems we are pay for something then we need to revise. Mr. White stated correct we have to update the thoroughfare plan and land use map, the comprehensive plan every five years. It is part of the process and is required. It could be 2-3 years before TxDot would make a final decision, then by that time we will have to go through another update. Mr. Smith stated my recollection it has not been 5 years since the last plan. Mr. Piwko stated it has been 15 years. Mr. White stated it was around 2012. Mrs. Piwko stated a workbook was approved by council for the next update.

REVIEW CONSIDER AND DISCUSS COMMERCIAL RETAIL ZONING

Mr. Smith asked specifically for retail being the primary focus on employment opportunity to create additional sales tax revenue. Mr. White stated when we did the industrial zoning section for review, I wanted to be able not to turn businesses away due to certain situations. Example some buildings had to be total brick. When you have 100,000 sq. ft. building and it requires bricking it runs people away. Mr. White stated not sure on the commercial retail zoning that is driving anything away. Mr. White asked for direction on what he needs to look for in our zoning document that is not compliant. Mr. Smith stated he has heard that some businesses have encountered problems. Mr. Smith stated he cannot think off the top of his head but heard that a BBQ restaurant or some kind of food operation that where having issues with parking, parking cost is a substantial amount and would make it impractical. Also, Mr. Smith heard of a building across from the high school. The building was required to put in a certain type of ceiling, not sure if it is a zoning issue or a health department issue that was causing the restrictions. Mr. Smith also heard of several business shutting down due to commercial zoning. Mr. Smith the way I understand and the reasoning why we looked at the Industrial zoning was to make it more permit able. Mr. White asked can the EDC board review and let me know what to go after and revise. Mr. White stated as a commercial retail environment we want a certain look. When I'm looking at this I think it is right. Mr. Tedford stated if it was costing us business then this board would bring it up to you specifically. Mr. Smith stated example the situation Mr. Crump ran into the property by the cemetery. Mr. White stated it had a very peculiar situation and cannot apply here in this situation. Mr. Smith ask to postpone this item until we have a full board for review and comments. Mrs. Piwko stated she does not want to change the commercial zoning, believe this is a good set of standards. Mrs. Piwko stated only item I can see a problem is when we have a potential of new exiting corporations that has a set of corporate standards. Specifically in franchise owned business we need to give them some lead way or we might lose them. Mr. Tedford stated since he had been through this personally there should be a place to ask for a variance. Mr. Smith felt this is a good time to review the commercial zoning. Mrs. Piwko stated she has noticed this is becoming a trend is a sharing of parking. More of those type of agreements of sharing, think maybe we should possibly consider looking into this as well. Mr. Tedford asked Mr. Smith what do you want to propose. Mr. Smith stated he would like to have a full board available to review and give back comments. Mr. Hurst said that Princeton has grown with a lot of franchise corporation and that could help us address those situations easily and quickly. Maybe we need to go ahead

and incorporate logo and signage into the commercial zoning so there would not be any issues. Mr. Tedford asked Mr. White to talk with Princeton how it work for them. Mr. White stated he will contact Princeton for information

CONSIDER, DISCUSS AND ACT UPON FINANCIAL STATEMENTS FOR MAY 2019 AND BUDGET AMENDMENTS

- Motion made by Mrs. Piwko to approve financials, second by Mr. Smith. Motion passed all in favor.
- Motion made by Mr. Tedford proposed to amend the budget up to 15K for the balance of the fiscal year toward the 150K commitment, second by Mrs. Piwko. Motion passed all in favor.

CONSIDER, DISCUSS AND ACT UPON ITEMS LISTED FOR PAYMENT

- Motion made by Mrs. Piwko to accept items for payment in the amount of \$8,189.59 for engineering loop for Collin College, reimbursement to the City of Farmersville towards the 150k commitment, seconded by Mr. Smith with the conditions below.
- Mr. Smith added if contract is not secure the City will repay if contract not signed. Motion passed all in favor

CITY MANAGER REPORT

- Lake Haven MUD property expected to close tomorrow. Tommy Cansler with TCCI Land development.
- Camden Park: 120 homes permitted, 6 models, 48 completed, 47 homes sold.
- Palladium development continues. New waste water line is contracted.
- US380 alignment discussion continues. Possible meeting between City and TxDOT scheduled for 15 July 2019.
- Reliable Concrete property is now annexed. Reliable has started work on some of their concrete pad site. CCN agreement between Caddo Basin SUD and the City is approved by the City and awaiting approval by Caddo Basin SUD.
- Nelson Brothers: No change.
- Continued to work on electrical preparations for Collin College. College will likely apply for permit in Nov 2019. They will need their distribution line by that time. Currently working on large customer electrical agreement.
- No new activity to report concerning Martin Marietta.
- City Council has decided to go forward with a survey to see if we can build a business case for a City Owned Broadband Utility. The base survey document is ready but is in need of formatting.

BUDGET WORKSHOP

Board to review and come back to next meeting with comments

REQUESTS TO BE PLACED ON FUTURE AGENDAS

Discuss budget workshop
Thoroughfare plan update
Commercial retail zoning email to board
Reorganize board
Advertizing in magazine

ADJOURNMENT

On a motion from Mr. Smith with a second from Mrs. Piwko meeting was adjourned at 8:05 p.m.

ATTEST:

APPROVE:

Diane C. Piwko, Secretary

Jason Lane, Chairman

DRAFT

Farmersville Economic Development Corporation

City Manager Activity and Report

27 June 2019

Thoroughfare Plan and Land Use Map

1. Kimley-Horn still lined up to update land use map and thoroughfare (\$36K budget). At least part of this activity will bleed over into the next budget cycle.
2. This will facilitate a change to the comprehensive plan using the data we already have in place from over a year ago.
3. Our current land use map is currently on the City website as part of the existing comprehensive plan.
4. The current land use map will be going through an update to accommodate Reliable Concrete and Nelson Brothers in the near future. The rest of the employment area (6000 acres) will be updated as part of the new comprehensive plan revision.
5. We are in semi-holding pattern to determine outcome of 380 alignment negotiations between the City and TxDOT. I have asked Kimley Horn to get started on the portions we can get accomplished in the meantime.

Commercial Retail Zoning

1. Refer to the zoning ordinance documentation provided.

City Manager Report

1. Lake Haven MUD property expected to close tomorrow. Tommy Cansler with TCCI Land development.
2. Camden Park: 120 homes permitted, 6 models, 48 completed, 47 homes sold.
3. Palladium development continues. New waste water line is contracted.
4. US380 alignment discussion continues. Possible meeting between City and TxDOT scheduled for 15 July 2019.
5. Reliable Concrete property is now annexed. Reliable has started work on some of their concrete pad site. CCN agreement between Caddo Basin SUD and the City is approved by the City and awaiting approval by Caddo Basin SUD.
6. Nelson Brothers: No change.
7. Continued to work on electrical preparations for Collin College. College will likely apply for permit in Nov 2019. They will need their distribution line by that time. Currently working on large customer electrical agreement.
8. No new activity to report concerning Martin Marietta.
9. City Council has decided to go forward with a survey to see if we can build a business case for a City Owned Broadband Utility. The base survey document is ready but is in need of formatting.



TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE: July 18th, 2019
SUBJECT: City Manager Report

City Manager to update EDC 4A Board

Action: No Action Informational item only



Farmersville
DISCOVER A TEXAS TREASURE

TO: EDC 4A Board
FROM: Daphne Hamlin, Finance Director
DATE: July 18th, 2019
SUBJECT: Budget Workshop

Review, consider and discuss revised 2018-2019 current budget and 2019-2020 proposed budget

ACTION: No Action Workshop only

Farmersville Economic Development Corp 4A
"Exhibit A"

| REVENUE | 2018-2019 Proposed Budget | 2019-2020 Proposed Budget |
|---|---------------------------|---------------------------|
| Sales Tax | \$225,600.00 | \$206,000.00 |
| Interest Earned Independent Bank | \$100.00 | \$100.00 |
| Interest Earned Independent Bank CD | \$2,500.00 | \$13,250.00 |
| Interest Earned Texpool | \$20,000.00 | \$24,000.00 |
| Total Revenue: | \$248,200.00 | \$243,350.00 |
| Administration Expenses | | |
| Administration | \$1,000.00 | \$1,000.00 |
| Meeting Expenses | \$1,000.00 | \$1,000.00 |
| Dues/School/Travel | \$5,200.00 | \$5,200.00 |
| Tex 21 | \$2,500.00 | \$2,500.00 |
| Legal Services | \$2,500.00 | \$2,500.00 |
| Office Supplies | \$200.00 | \$200.00 |
| Total Administration Expenses | \$12,400.00 | \$12,400.00 |
| Marketing/Sponsorship/Adver. | | |
| Marketing/Promotion Expenses/Adv | \$11,160.00 | \$11,160.00 |
| Chamber Sponsorship | \$1,000.00 | \$1,000.00 |
| Rotary Sponsorship | \$500.00 | \$500.00 |
| Collin College Sponsorship | \$7,500.00 | \$7,500.00 |
| EDC Round Table | | |
| Small Business Conference | \$500.00 | \$500.00 |
| Total Expenses: | \$33,060.00 | \$20,660.00 |
| Development | | |
| Collin College Project Electrical Dist (150k) | \$15,000.00 | \$135,000.00 |
| Facade Grant Program | \$50,000.00 | \$50,000.00 |
| Electric Substation Loan (210k) | \$210,000.00 | |
| Planner Land Use Map/thoroughfare map | \$36,000.00 | |
| Impact Fee Study/Road improvement | | |
| Total Development Cost: | \$311,000.00 | |
| Total Expenditures | \$344,060.00 | |
| Revenue vs. Expenditures | \$(95,860.00) | |
| From Reserves | \$95,860.00 | |
| Balance Budget | \$- | |