

**FARMERSVILLE SIGN BOARD OF APPEALS AGENDA  
SPECIAL MEETING  
July 15, 2013 6:30 P.M. CITY HALL  
(or Shortly after the Planning and Zoning Commission  
and/or the Capital Improvements Advisory Committee Meetings Conclude)**

**I. PRELIMINARY MATTERS**

Call to order, roll call

**II. RECOGNITION OF CITIZENS/VISITORS**

**III. PUBLIC HEARING**

- A. Public Hearing to consider, discuss and act upon a request for a variance from the sign regulations contained in Chapter 56, "Signs and Advertising," of the Farmersville Code to permit the construction and installation of one internally lighted monument sign at or about the northwest corner of Lot 12, Block A of the Farmersville Original Donation, which lot is a portion of the property more commonly known as 223 McKinney Street, Farmersville, Texas.


**IV. 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 Planning and Zoning Commission 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).*

*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 on July 12, 2013, by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



**Tom Waitschies, Chairman**

**Dated this the 12<sup>th</sup> day of July, 2013.**



**Edie Sims, City Secretary**



**HAND DELIVERED**

May 13, 2013



City of Farmersville  
205 South Main Street  
Farmersville, TX 75442

Re: Zoning Change and Variance Request

Gentlemen:

Enclosed herewith, please find an Application for Zoning Change on behalf of Independent Bank (Bank). As stated in the application, we are requesting a zoning change from the Central Area to Commercial. We have converted a portion of our bank location at 223 McKinney Street to a multi tenant facility and we currently have a portion of that space leased. Our tenants have requested the ability to place a sign on our property for public view of them being located in our building. Our plan for accomplishing this is by installing a monument sign in the yard at the North West corner of our lot at the intersection of McKinney Street and Johnson Street, the South East corner of said streets intersection. Changing the zoning to Commercial will, as we understand, allow for the monument sign's erection.

We understand the zoning change process could take up to 60 days. Therefore, we would like for this letter to represent the Bank's request for a variance to the current zoning, allowing us to move forward with the monument sign erection during the zoning change process.

Also enclosed herewith, please find two renditions of the monument sign photo shopped in the yard of our property. We have yet to determine if the base will be of a masonry construction or metal. In either case, you can see the addition of the monument sign will be pleasing to the eye and accomplish the goal for our tenants. We have also not decided as to whether the sign will be lighted or not. I have also enclosed herewith, a site plan with the location of the monument sign designated.

Should you have any questions or concerns, please contact me for discussions. Thank you for your consideration.

Sincerely,

Johnny Bratcher  
Executive Vice President  
NMLS # 709983

Enclosures





A photograph of a building with a sign that reads "Independent Bank". A red line indicates a 12'-9" setback from the curb, and a blue line indicates a 15'-0" setback from the curb. An American flag is visible on the left.

NTS



STD. STEEL PIPE SUPPORT SET IN A CONCRETE PIER FOUNDATION -  
NOTE: EXACT SUPPORT & FOUNDATION ARE TO BE DETERMINED PER LOCAL CODES  
 PER WINDLOAD, SOIL CONDITIONS, ETC.

Reserved by Creative Commons, CC, 2009.

 THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 404 OF THE NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.





**FINAL ELECTRICAL  
CONNECTION BY  
CUSTOMER**