

**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
CALLED MEETING
DECEMBER 17, 2012
6:30 P.M., COUNCIL CHAMBERS, CITY HALL**

I. PRELIMINARY MATTERS

- Call to Order, Roll Call, Prayer and Pledge of Allegiance
- Welcome guests and visitors and Citizen Comments: Anyone wanting to speak on any items that are not the subject of a Public Hearing on this agenda is asked to speak at this time, with an individual time limit of 3 minutes. This forum is limited to a total of 30 minutes. *(Please note that the Planning and Zoning Commission cannot respond to, discuss or take any action regarding citizen comments made hereunder because of the limitations established by the Texas Open Meetings Act, Texas Government Code Chapter 551, violations of which Act carry criminal penalties.)*

II. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon minutes from November 15, 2012 P&Z Meeting
- B. Consider, discuss and act upon a Specific Use Permit for Joker's Wild Game Room located at 812 McKinney Street, Farmersville
- C. Consider, discuss and act upon a Specific Use Permit for Paradise Isle's Game Room located at 1055 West Audie Murphy Parkway, Suite 103, Farmersville

III. PUBLIC HEARING

- A. Public Hearing to consider, discuss and act upon a replat of the Latter Day Saints Church located at Sycamore and Jouette Street in the Aston Estates Subdivision

IV. ADJOURNMENT

- No action may be taken on comments received under "Recognition of Visitors".
- The Commission 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 December 12, 2012, 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 12th day of December, 2012.



Edie Sims, City Secretary





TO: Planning and Zoning Commission
FROM: Edie Sims, City Secretary
DATE: December 17, 2012
SUBJECT: Discuss, approve or disapprove minutes from November 15, 2012 Planning and Zoning Meeting

Minutes can be found at the -following website:

http://www.farmersvilletx.com/government/agendas_and_minutes/planning_and_zoning/index.jsp

ACTION: Approve, make changes or disapprove minutes

(II - A)

FARMERSVILLE PLANNING & ZONING COMMISSION
SPECIAL SESSION MINUTES
November 15, 2012

The Farmersville Planning and Zoning Commission met in special session on November 15, 2012 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present:, Bill Nerwich, Betty Sergent, Craig Overstreet and Tom Waitschies. Bryce Thompson and Lee Warren were absent. Staff members present was City Manager Ben White, Police Chief Mike Sullivan, City Attorney Alan Lathrom and City Secretary Edie Sims. Council Liaison present was Michael Carr.

CALL TO ORDER AND RECOGNITION OF CITIZENS/VISITORS

Chairman Tom Waitschies called the meeting to order at 6:30pm. Edie Sims called roll and announced that a quorum was present. Craig Overstreet offered the invocation.

Item II – A) DISCUSS, APPROVE OR DISAPPROVE MINUTES FROM AUGUST 20, 2012 PLANNING & ZONING MEETING

On a motion from Craig Overstreet and a second by Betty Sergent, the Commission approved the minutes as presented. Motion carried unanimously.

Item II – B) PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT UPON A REQUEST FOR A PERMANENT SPECIFIC USE PERMIT FOR THE PROPERTY LOCATED AT 101 CANDY STREET

Chairman Waitschies opened the Public Hearing at 6:33pm asking for anyone to come forward to speak in favor of the permanent Specific Use Permit. Rex Thain, residing at 109 College Street, came before the Commission at a previous meeting and asked for a zoning change and the response was that the zoning request was too broad. Mr. Thain stated he is now requesting a permanent Specific Use Permit. When completing the permit application, Mr. Thain stated he tried to eliminate all the issues regarding zoning per the discussion from the zoning change request.

Mr. Thain expressed to the Commission that he plans on purchasing this property based on the zoning being finalized. Mr. Thain stated he plans on moving his existing business to the property on Candy Street but would like to have the latitude for future occupancy if the property is sold.

Craig Overstreet pointed out portions of Mr. Thain's list of allowed uses included a paint shop, auto painting or auto body rebuilding. These are particular businesses which are questionable to be located in the Central Area zoning. Mr. Thain stated that EPA has very strict guidelines and standards for these types of businesses and would be less of an issue than a print shop.

Mr. Thain expressed to the Commission that spot zoning was an issue at the last P&Z Meeting. Candy Street is the dividing street between Commercial zoning and the Central Area zoning and stands as a buffer which limits the types of businesses in the CA District. While planning for 10-20 years from now, Mr. Thain asked for leeway to utilize this property which is 11,000 square feet.

Chairman Waitschies asked for anyone to come forward to speak against the request for a permanent Specific Use Permit.

Pat Morgan, residing at 115 N. Main, expressed concern as her husband has COPD and she does not want to have a business which will bring adverse environmental issues to the area. Ms. Morgan also stated there are a lot of children in this area and whatever business is brought in needs to be aware of the traffic issues.

Deborah Bailess came before the commission expressing her concerns to protect the integrity of Main Street and the historical value of the area. Ms. Bailess expressed that broad zoning is not good for the community.

With no one else coming forward, Chairman Waitschies closed the Public Hearing at 6:43pm.

Commissioner Bill Nerwich stated during the Commission's discussion that he understands Mr. Thain's requests and needs but the list of requested allowances must be constrained and limited to one specific use. Some of the requests listed do not fit in the downtown area and should be located in Light Industrial zones. Mr. Nerwich also questioned if the property was sold, wouldn't the new owner need to apply for a Specific Use Permit according to the requested use? City Attorney Alan Lathrom indicated that each owner would need to apply for a Specific Use Permit if the business were outside the standard uses allowed in the CA District. Typically, the property has only one use for the person utilizing the space instead of multiple uses. Some of the uses requested in Mr. Thain's application are not allowed in the CA District, so requesting a Specific Use Permit would be rejected for those items. In accordance with what is known, Mr. Thain's business could potentially fit under clothing or assembly of light use. Mr. Thain informed the Commission that he has fabrication as well and not just assembly. Questions were then raised as to what exact zoning use Mr. Thain's business, Ride Right, would apply. With looking toward the future as well, City Manager Ben White suggested that the Code Enforcement Officer enter his existing business to help define the exact zoning requirement for Mr. Thain to operate at no cost. At that point, then decisions can be made whether to change our Zoning Ordinance to allow light manufacturing in the CA District.

Ms. Bailess expressed concerns of protest and asked how to stop the change in the Zoning Ordinance as this will change the entire dynamics of the downtown area. Alan Lathrom indicated that it would take a super majority of the Council's vote. Tom Waitschies indicated that if a rezoning were to occur, the impact would affect the entire CA District and not just one property. Mr. White indicated that if light industrial were allowed in the CA District, a change to the Zoning Ordinance would be required.

Bill Nerwich motioned to table this issue and move to a later date and to allow Mr. Thain's business needs to be investigated. Betty Sergent seconded the motion. Motion carried unanimously.

Item II – C) PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT UPON A SPECIFIC USE PERMIT FOR AMERICAN GLORY GAME ROOM LOCATED AT 2202 WEST AUDIE MURPHY PARKWAY, FARMERSVILLE

Chairman Waitschies opened the Public Hearing at 7:18pm. Chairman Waitschies requested those who are FOR the Specific Use Permit for American Glory Game Room to come and speak. Chris Ball, residing at 4316 Mallard Lane, Sachse, Texas, came forward and requested the renewal of the SUP for American Glory Game

Room. No one else came before the Commission in favor of the SUP for American Glory Game Room.

Chairman Waitschies asked for those OPPOSING the SUP for American Glory Game Room. No one came forth. Chairman Waitschies closed the Public Hearing at 7:19pm.

Police Chief Mike Sullivan came forward to present information to the Commission regarding the game rooms as a whole; particularly indicating that an audit of each game room was performed on September 17, 2012 and again on November 6, 2012. During both inspections, American Glory was found to have 53 machines on the floor. The ordinance for American Glory Game Room permits only 50 machines. A further investigation of all the game rooms was conducted with the Texas Comptroller's Office which regulates amusement businesses. This investigation found no record of American Glory Game Room or Chris Ball as a current amusement license holder. Mr. Ball had an amusement license but it has not been active since 2002.

Police Chief's recommendation to the Commission is that the business is to verify ownership, comply with all state and local regulations, and not approve the SUP until verifications have been made.

Commissioner Bill Nerwich stated he is not for approving American Glory's SUP since this game room is operating out of compliance. Chris Ball came before the Commission stating that 53 gaming machines were in the building but not on the floor for use. Some of the machines may be out of order and he keeps spares available per Mr. Ball. Also Mr. Ball stated that he does not own the machines but is provided the machines through his vendor, World Wide Gaming, who holds the license for the machines. Mr. Ball stated that the machine owners pay taxes and licensing fees. The owners of the machines pay for the stickers as required by the State. Chief Sullivan stated the 53 counted were machines that were available for use on the gaming floor at American Glory.

Commissioner Craig Overstreet questioned if any illicit activity or complaints have been reported at this game room with Chief Sullivan stated no problems were reported to the Police Department. Mr. Overstreet also questioned Mr. Ball his hours of business with Mr. Ball replying that he opens at 8:30 am and closes either at 11pm or 12am weekends. Chris Ball stated the Farmersville Police Officers come by regularly and has not had any problems. Mr. Ball stated he does not want to operate his game room more than what the City has allowed.

Commissioner Craig Overstreet stated it appears that American Glory Game Room is operating out of compliance with the number of machines and motioned not to renew the SUP. Bill Nerwich stated he would like a clarification of the number of machines on the gaming floor. With more questions being raised about the owner of the gaming machines, Chief Sullivan stated he would need to check state law on the legality of another company owning the machines while the game room is operating the machines. Bill Nerwich seconded the motion to not approve the renewal of American Glory Game Room's Specific Use Permit. Motion carried unanimously.

Item II – D) PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT UPON A REQUEST FOR A SPECIFIC USE PERMIT FOR JOKER'S WILD GAME ROOM LOCATED AT 812 MCKINNEY ST., FARMERSVILLE

Chairman Waitschies opened the Public Hearing at 7:41pm and asked for those FOR the Specific Use Permit for Joker's Wild Game Room to come forward. With no one coming forward, Chairman Waitschies asked for anyone OPPOSING the Specific Use Permit to come forward. With no one coming forth, Chairman Waitschies closed the Public Hearing at 7:41pm.

Police Chief Mike Sullivan spoke to the Commission regarding this particular game room per his recent investigation. Upon the audit inspection on September 17, 2012 and again on November 16, 2012, Joker's Wild Game Room was in compliance with 39 machines on the floor and their permit allows a maximum of 40. Chief Sullivan also informed the Commission that Joker's Wild Game Room has a gaming license and is registered with the State Comptroller's Office. Chief Sullivan stated that Joker's Wild Game Room has been in business for quite a while and the Police Department has not had any issues with this game room.

Commissioner Craig Overstreet questioned since the game room is not located in the Light Industrial Zone, is that enough reason to disallow approval? City Attorney Alan Lathrom stated this is not necessarily a reason not approving the SUP. Council has passed an ordinance which requires new game rooms to be located in the Light Industrial Zones of the City. With that being said, Commissioner Bill Nerwich asked if any police incidents have occurred at this game room with Chief Sullivan replying no. Chief Sullivan stated this game room has been located at its location for quite a while and there have not been any problems at this location. When searching for information on the Texas Comptroller's website, Joker's Wild Game Room's information was easily discovered and all requirements have been met.

Commissioner Bill Nerwich motioned to approve Joker's Wild Game Room SUP. The motion died for a lack of a second.

Item II – E) PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT UPON A REQUEST FOR A SPECIFIC USE PERMIT FOR PARADISE ISLES GAME ROOM LOCATED AT 1055 WEST AUDIE MURPHY PARKWAY, SUITE 103, FARMERSVILLE

Chairman Waitschies opened the Public Hearing at 7:45pm and asked for those FOR the Specific Use Permit for Paradise Isles Game Room to come forward. Don Donovan came before the Commission stating that he has been in business as Paradise Isles Game Room for 12 years and would appreciate the continuance of his business. Chairman Waitschies asked for anyone OPPOSING the Specific Use Permit to come forward. With no one coming forth, Chairman Waitschies closed the Public Hearing at 7:46pm.

Police Chief Mike Sullivan reported to the Commission regarding this particular game room per his recent audit inspection on September 17, 2012 and again on November 16, 2012, Paradise Isles Game Room was in compliance with 38 and 39 machines on the floor and their permit allows a maximum of 40. Chief Sullivan also informed the Commission that Paradise Isles Game Room has a gaming license and is

registered with the State Comptroller's Office. Chief Sullivan stated that Paradise Isles Game Room has been in business for quite a while and the Police Department has not had any issues with this game room.

With no issues and being in compliance, Commissioner Bill Nerwich motioned to approve the continuance of the Specific Use Permit for Paradise Isles Game Room. The motion died for a lack of a second.

Item II – F) PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT UPON A REQUEST FOR A SPECIFIC USE PERMIT FOR TRIPLE CRAZY GAME ROOM LOCATED AT 865 WEST AUDIE MURPHY PARKWAY, FARMERSVILLE

The Commission took no action on this item as Triple Crazy Game Room did not turn in an application requesting continuance of their Specific Use Permit. Their allotted time per ordinance for their Specific Use Permit is out of compliance.

Item II – G) INFORMATIONAL PRESENTATION BY JANINE SISAK REGARDING WORKFORCE HOUSING IN FARMERSVILLE

Janine Sisak with DMA Development Company came before the Commission with an informational presentation regarding workforce housing in Farmersville. Ms. Sisak's company develops, owns and manages properties that specialize in senior and workforce properties. The workforce properties are affordable housing for individuals and families that are challenged financially. The developer does not subsidize through HUD or any other funding entity and the housing is not Section 8.

Presently the developer is administered through the State of Texas which means they will not sell out and leave an undeveloped property. The development will be right restricted. DMA has identified a property adjacent to Murphy's Crossing. With the presentation, Ms. Sisak requested the Commission to express concerns so that a very successful housing community could be planned. DMA is planning to apply to the Texas Department of Housing and Community Affairs to fund this development and requested support of this project.

The information was well received by the Commission, however no action was required.

ADJOURNMENT

Betty Sergent motioned to adjourn with Craig Overstreet seconding the motion. P&Z Commission adjourned at 8:10 p.m.

ATTEST:

Tom Waitschies, Chairman

Edie Sims, City Secretary



TO: Planning and Zoning Commission

FROM: Edie Sims, City Secretary

DATE: December 17, 2012

SUBJECT: Consider, discuss and act upon a request for a Specific Use Permit for Joker's Wild Game Room located at 812 McKinney St., Farmersville

- Specific Use Permit Application is attached.
- Plat is available for review.
- Map of gaming machines inside the facility
- Tax records are attached for the 2012 tax values
- Draft Ordinance is attached for approval, changes and recommendations.

ACTION: Approve or disapprove recommending the Specific Use Permit request to the City Council for final approval with the Ordinance, including potential changes.

(II - B)

November 16, 2012

From : Jokersd Wild
812 McKinney Street
Farmersville, Texas 75442

To : City Of Farmersville
205 s. Main
Farmersville , Texas 75442

To Whom It May Concern,

I the Owner of Jokers Wild request an Appeal Hearing in regards to the non renewal of our Specific Use Permit. We have been in Business for the past 13 years and under our ownership the past 3 years without any problems with Law or the City Of Farmersville. We feel we have run our business according to the Laws set by the State Of Texas and the City Of Farmersville and Collin County.



David a. Sears

2012 OCT 17 12:34 PM
NOV 16 12:34 PM
NOV 16 12:34 PM



**CITY OF FARMERSVILLE
SPECIFIC USE PERMIT APPLICATION**

APPLICANT'S NAME: David A. Sears

APPLICANT'S ADDRESS: 1578 Hwy. 547 Farmersville, TX. 75442

APPLICANT'S CONTACT NUMBERS: 469-964-4259 or 469-964-0565

NAME OF OWNER: David A. Sears
P.O. Box 47

ADDRESS OF OWNER: 1578 Hwy. 547, Farmersville, TX. 75442

LOCATION OF PROPERTY: 812 McKinney St. Farmersville, TX. 75442

LEGAL DESCRIPTION OF PROPERTY:

LOT NO. A0952 TRACT 130 BLOCK NO. 4

PLAT — ADDITION: W. B. Williams

SURVEY: W. B. Williams NUMBER OF ACRES: .337

For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed to be changed, and a complete legal field note description.

PROPOSED USE: Game Room

ATTACH A LETTER describing all processes and activities involved with the proposed uses.

ATTACH A SITE PLAN drawn to scale with the information listed on the back of this sheet.

THE EIGHT CONDITIONS listed on the back of this sheet **MUST** be met before City Council can grant a Specific Use Permit.

ATTACH THE APPROPRIATE FEE:

LESS THAN ½ ACRE	\$100.00
½ ACRE OR MORE AND LESS THAN 5 ACRES	\$250.00
5 ACRES OR MORE	\$500.00
PUBLIC HEARING FEE (PER HEARING).....	\$ 12.50

I, being the undersigned applicant, understand that all of the conditions, dimensions, building sizes, landscaping and parking areas depicted on the site plan shall be adhered to as amended and approved by the City Council.

SIGNATURE OF APPLICANT: David A. Sean Date: 11-07-12

SIGNATURE OF OWNER: _____ Date: _____
(If not applicant)

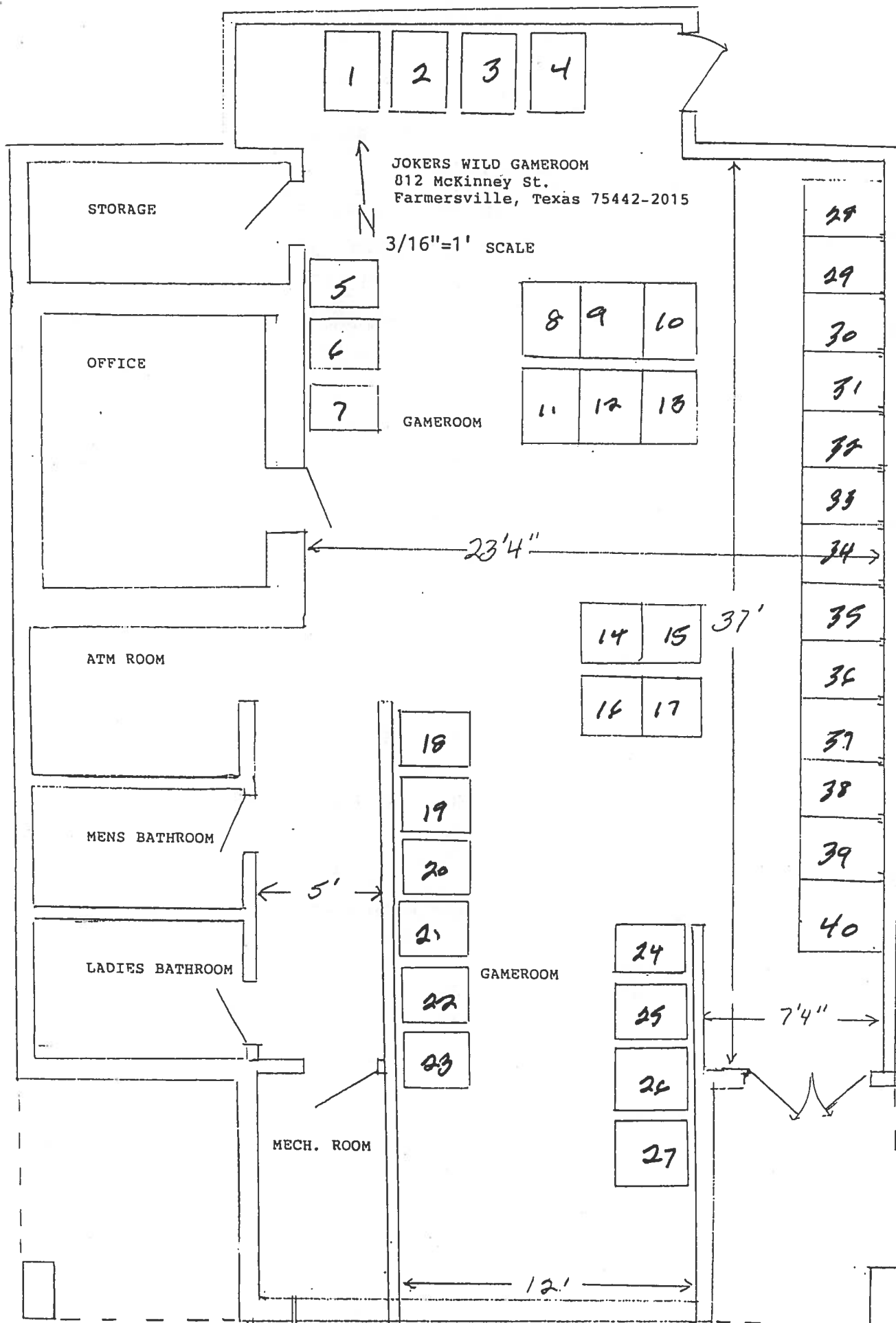
INCLUDE THE FOLLOWING INFORMATION ON A SITE PLAN. THE PLAN MUST BE DRAWN TO SCALE.

- Boundaries of the area covered by the site plan.
- The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roof line, gross floor area and location of building entrances and exits.
- The location of existing drainage ways and significant natural features.
- Proposed landscaping and screening buffers.
- The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, and outside trash storage facilities.
- The location, height and type of each wall, fence, and all other types of screening.
- The location, height and size of all proposed signs.

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THE ZONING ORDINANCE REQUIRES THAT THESE EIGHT CONDITIONS MUST BE MET BEFORE A SPECIFIC USE PERMIT CAN BE ISSUED:

- That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity; and
- That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property.
- That adequate utility, access roads, drainage and other necessary supporting facilities have been or will be provided.
- The design, location and arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent development.
- That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration.
- That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- That there are sufficient landscaping and screening to insure harmony and compatibility with adjacent property
- That the proposed use is in accordance with the Comprehensive Plan.



# COLLIN CAD Property Details

Prop ID: 1221788 / Geo ID: R-6952-004-1300-1

## CURRENT PROPERTY INFORMATION

|                                  |                                                                   |                             |               |
|----------------------------------|-------------------------------------------------------------------|-----------------------------|---------------|
| Owner's Name and Mailing Address | FEAGIN WELDON RAY JR<br>PO BOX 392<br>FARMERSVILLE, TX 75442-0392 |                             |               |
| Location                         | 812 MCKINNEY ST<br>FARMERSVILLE, TX 75442                         |                             |               |
| Legal Description                | ABS A0952 W B WILLIAMS SURVEY, BLK 4, TRACT 130, .337 ACRES       |                             |               |
| Agent                            |                                                                   |                             |               |
| Exemptions                       | Code                                                              | Description                 |               |
|                                  |                                                                   |                             |               |
| Taxing Entities                  | Code                                                              | Name                        | 2011 Tax Rate |
|                                  | CFC                                                               | FARMERSVILLE CITY           | 0.642901000   |
|                                  | GCN                                                               | COLLIN COUNTY               | 0.240000000   |
|                                  | JCN                                                               | COLLIN CO COMMUNITY COLLEGE | 0.086300000   |
|                                  | SFC                                                               | FARMERSVILLE ISD            | 1.340000000   |

Data above as of 2012-11-04.

Data below 2012 Certified, as of 2012-09-02.


## MAPS and FORMS


 [Plat Map Image \(TIFF format\)](#)

 **New!** [Plat Map \(PDF format\)](#)

 [GIS Digital Map](#)

 [Homestead, Over 65, or Disabled Person Exemption Application](#)

 [Agricultural \(1D1\) Application](#)

 **New!** [2012 Notice of Appraised Value](#)

## 2012 CERTIFIED VALUE INFORMATION

|                                |          |
|--------------------------------|----------|
| Improvement Homesite           | \$0      |
| Improvement Non-Homesite       | \$42,240 |
| Total Improvement Market Value | \$42,240 |
|                                |          |
| Land Homesite                  | \$0      |
| Land Non-Homesite              | \$29,360 |
| Land Agricultural Market Value | \$0      |
| Total Land Market Value        | \$29,360 |
|                                |          |
| Total Market Value             | \$71,600 |
| Agricultural Productivity Loss | \$0      |
| Total Appraised Value          | \$71,600 |
| Homestead Cap Loss             | \$0      |
| Total Assessed Value           | \$71,600 |

Note: A value of 0 may indicate that the notice of value has not yet been sent.

## 2012 CERTIFIED EXEMPTION INFORMATION

| Exemption Code | Exemption Description |
|----------------|-----------------------|
|----------------|-----------------------|

## 2012 CERTIFIED VALUE BY TAXING JURISDICTION

| Entity Code | Entity Name       | Market Value | Appraised Value | Assessed Value | Taxable Value | 2011 Tax Rate |
|-------------|-------------------|--------------|-----------------|----------------|---------------|---------------|
| CFC         | FARMERSVILLE CITY | \$71,600.00  | \$71,600.00     | \$71,600.00    | \$71,600.00   | 0.642901000   |
| GCN         | COLLIN COUNTY     | \$71,600.00  | \$71,600.00     | \$71,600.00    | \$71,600.00   | 0.240000000   |
| JCN         | COLLIN COLLEGE    | \$71,600.00  | \$71,600.00     | \$71,600.00    | \$71,600.00   | 0.086300000   |
| SFC         | FARMERSVILLE ISD  | \$71,600.00  | \$71,600.00     | \$71,600.00    | \$71,600.00   | 1.340000000   |

## 2012 CERTIFIED IMPROVEMENT INFORMATION

| Imp. ID | State Category and Description |
|---------|--------------------------------|
| 22875   | F3 - OFFICE COMMERCIAL REAL    |
| 22876   | F3 - OFFICE COMMERCIAL REAL    |

## 2012 CERTIFIED IMPROVEMENT SEGMENT INFORMATION

| Imp ID            | Seg ID | Description           | Year Built | Sq Ft   |
|-------------------|--------|-----------------------|------------|---------|
| 22875             | 46607  | MA - MAIN AREA        | 1980       | 1,684.0 |
| 22876             | 46608  | CON - CONCRETE PAVING | 1982       | 7,095.0 |
| Total Living Area |        |                       |            | 1,684.0 |

## 2012 CERTIFIED LAND INFORMATION

| Land ID | State Category | Size-Acres | Size-Sqft |
|---------|----------------|------------|-----------|
| 20014   | OFFICE         | 0.337000   | 0         |

## VALUE HISTORY

| Year | Imprv  | Land   | Market | Appraised | Assessed | Entities           | Exemptions |
|------|--------|--------|--------|-----------|----------|--------------------|------------|
| 2011 | 42,610 | 29,360 | 71,970 | 71,970    | 71,970   | CFC, GCN, JCN, SFC |            |
| 2010 | 54,016 | 29,360 | 83,376 | 83,376    | 83,376   | CFC, GCN, JCN, SFC |            |
| 2009 | 32,322 | 29,360 | 61,682 | 61,682    | 61,682   | CFC, GCN, JCN, SFC |            |
| 2008 | 34,454 | 29,360 | 63,814 | 63,814    | 63,814   | CFC, GCN, JCN, SFC |            |
| 2007 | 36,364 | 29,360 | 65,724 | 65,724    | 65,724   | CFC, GCN, JCN, SFC |            |
| 2006 | 37,284 | 29,360 | 66,644 | 66,644    | 66,644   | CFC, GCN, JCN, SFC |            |
| 2005 | 35,152 | 19,084 | 54,236 | 54,236    | 54,236   | CFC, GCN, JCN, SFC |            |

For prior years' history, please [click here](#)

## DEED HISTORY

| Seller Name                 | Buyer Name              | Deed Date   | Instrument | Deed Vol | Deed Page |
|-----------------------------|-------------------------|-------------|------------|----------|-----------|
| TOWN & COUNTRY SAV ASSN     | FEAGIN WELDON RAY JR    | Feb 26 1992 | 92-0020210 |          |           |
| TOWN & COUNTRY SAVINGS ASSN | TOWN & COUNTRY SAV ASSN |             | 0          |          |           |

SB 541, effective September 1, 2005, provides that appraisal district websites cannot display photographs, sketches, or floor plans of an improvement to real property that is designed primarily for use as a human residence. Likewise, aerial photography of residential property will also be unavailable unless the photo depicts five or more separately owned buildings.

# Property Tax Record

Kenneth L. Maun  
Collin County Tax Assessor Collector  
2300 Bloomdale Rd. Ste 2324  
McKinney, TX 75071  
Ph: 972-547-5020

 [Print Friendly Version](#)

[New Search](#)

**Account:** R695200413001

**APD:** 1221788

**Location:** 0000812MCKINNEY ST

**Legal:** ABS A0952 W B WILLIAMS SURVEY, BLK 4, TRACT 130, .337 ACRES

**Owner:** FEAGIN WELDON RAY JR

PO BOX 392

FARMERSVILLE TX 75442--039

**Acres:** 0.337

**Yr Built:** 0

**Sq Ft:** 0

**Def. Start:** NONE

**Def. End:** NONE

**Roll:** R

## 2012 Values

Improvement Non-Home Site 42,240

Land Non-Home Site 29,360

## 2012 Exemptions

Click on the e-Statement button to view Total Tax Due.

Click on the e-Payment button to make a credit card or eCheck payment.

[Current status](#)

[All years](#)

[Tax Estimator](#)

[e-Payment](#)

[e-Statement](#)

| Year               | Unit | Levy Amount     | Levy Paid   | Levy Due        | Penalty     | Interest    | Col Penalty | Total Due       | Receipt Date |
|--------------------|------|-----------------|-------------|-----------------|-------------|-------------|-------------|-----------------|--------------|
| 2012               | 01   | 171.84          | 0.00        | 171.84          | 0.00        | 0.00        | 0.00        | 171.84          |              |
| 2012               | 11   | 499.41          | 0.00        | 499.41          | 0.00        | 0.00        | 0.00        | 499.41          |              |
| 2012               | 55   | 980.92          | 0.00        | 980.92          | 0.00        | 0.00        | 0.00        | 980.92          |              |
| 2012               | 60   | 61.79           | 0.00        | 61.79           | 0.00        | 0.00        | 0.00        | 61.79           |              |
| <b>2012 Totals</b> |      | <b>1,713.96</b> | <b>0.00</b> | <b>1,713.96</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>1,713.96</b> |              |





## Specific Use Permit Routing Sheet

File Name Description: MCKINNEY ST, 812

| Initials/Date Completed                                                     | Description of Activity                                                                                                                                                                                                                                                     | Responsible Party     |
|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 11/07/12 ☺                                                                  | Receipt of plat documentation. Verify complete.                                                                                                                                                                                                                             | City Secretary        |
| 11/09/12 ☺                                                                  | Verify original tax certificate indicates no delinquent taxes                                                                                                                                                                                                               | City Secretary        |
| 11/09/12 ☺                                                                  | Verify no delinquent assessments, fees, or debts to the City                                                                                                                                                                                                                | City Secretary        |
| 11/07/12 ☺                                                                  | Receipt of retainer and fees                                                                                                                                                                                                                                                | City Secretary        |
| 11/07/12 DH                                                                 | Assign PO to project. Use proposed name of subdivision.                                                                                                                                                                                                                     | Finance Manager       |
|                                                                             | File original office copy of plat documentation<br>street name<space>name of subdivision                                                                                                                                                                                    | Public Works          |
|                                                                             | File electronic version of plat documentation                                                                                                                                                                                                                               | Public Works          |
|                                                                             | Create routing documentation set using copies, attach checklist                                                                                                                                                                                                             | Public Works          |
|                                                                             | Fire Chief review                                                                                                                                                                                                                                                           | Fire Chief            |
|                                                                             | Police Chief review                                                                                                                                                                                                                                                         | Police Chief          |
|                                                                             | Engineering review using checklist                                                                                                                                                                                                                                          | City Engineer         |
|                                                                             | Request electronic and paper documentation (as required)<br>15 copies of plat, final version<br>1 mylar of plat, final version<br>3 sets AS-BUILT drawings<br>1 CD of plat, as-builts<br>Letter of satisfactory completion (public improvements)<br>2-year maintenance bond | City Engineer         |
|                                                                             | Receive electronic and paper documentation updates (as required)                                                                                                                                                                                                            | City Engineer         |
|                                                                             | Engineer review of updates with spell check                                                                                                                                                                                                                                 | City Engineer         |
|                                                                             | Engineer's approval letter with stamp                                                                                                                                                                                                                                       | City Engineer         |
| <b>Technically Complete (6 Working Days Prior to P&amp;Z Board Meeting)</b> |                                                                                                                                                                                                                                                                             |                       |
|                                                                             | Public Works Director recommendation letter                                                                                                                                                                                                                                 | Public Works Director |

|            |                                                                                                                                 |                |
|------------|---------------------------------------------------------------------------------------------------------------------------------|----------------|
|            | City Manager review                                                                                                             | City Manager   |
| 10/25/12 ⑤ | Public Hearing Advertisement (minimum 30 days)                                                                                  | City Secretary |
| 10/25/12 ⑤ | Add item to P&Z agenda with public hearing                                                                                      | City Secretary |
|            | P&Z approval                                                                                                                    | P&Z Board      |
| 10/25/12 ⑤ | Public Hearing Advertisement (minimum 30 days)                                                                                  | City Secretary |
| 10/25/12 ⑤ | Add item to City Council agenda with public hearing                                                                             | City Secretary |
|            | City Council approval                                                                                                           | City Council   |
|            | City Manager signature                                                                                                          | City Manager   |
|            | P&Z Chairman signature                                                                                                          | P&Z Chairman   |
| 11/07/12 ⑤ | Owner signature (Notarized)                                                                                                     | Owner          |
|            | Mayor signature                                                                                                                 | Mayor          |
|            | Surveyor signature (Notarized)                                                                                                  | Surveyor       |
|            | City Engineer signature                                                                                                         | City Engineer  |
|            | City Secretary signature                                                                                                        | City Secretary |
|            | File plat with county, 1 mylar                                                                                                  | City Secretary |
|            | Engineer marks documentation set approved                                                                                       | City Engineer  |
|            | Distribute owner copy                                                                                                           | City Secretary |
|            | File City copy, 1 paper copy                                                                                                    | City Secretary |
|            | File final electronic version of plat documentation including routing sheet. Including scanned copy of filed plat (PDF format). | City Secretary |
|            | Place file on City Secretary's desk awaiting address assignment from the county                                                 | City Secretary |
|            | Change filing system identifiers to reflect address street name<space>address number                                            | City Secretary |

**CITY OF FARMERSVILLE  
ORDINANCE #2012-1211-006**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, GRANTING AN EXTENSION OF THE SPECIFIC USE PERMIT PROVIDING FOR THE OPERATION OF A GAME ROOM IDENTIFIED AS "JOKERS WILD" SITUATED AT 812 MCKINNEY STREET, FARMERSVILLE, TEXAS; PROVIDING FOR RESTRICTIONS; AMENDING THE OFFICIAL ZONING MAP; AND PROVIDING FOR PENALTY, SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS**, after public notice and public hearing as required by law, the Planning and Zoning Commission of the City of Farmersville, Texas, has recommended a change in zoning classification of the property described herein and has recommended amending the official zoning district map of the Comprehensive Zoning Ordinance of the City of Farmersville, Texas, regarding the rezoning of such property; and

**WHEREAS**, all legal requirements, conditions, and prerequisites have been complied with prior to this case coming before the City Council of the City of Farmersville; and

**WHEREAS**, the City Council of the City of Farmersville, after notice and public hearing as required by law and upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission and of all testimony and information submitted during said public hearings, the City Council is of the opinion and finds that the change of such zoning will not be detrimental to the public health, safety, or general welfare of the citizens of the City, and will promote the best and most orderly development of the property affected thereby, and as well the owners and occupants thereof, and the City generally; **NOW, THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS.**

**SECTION 1. Findings Incorporated**

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

**SECTION 2. Zoning Amended**

From and after the effective date of this Ordinance, the property described herein shall be rezoned as set forth in this section, and the official zoning district map of the Comprehensive Zoning Ordinance of the City of Farmersville, Texas, is hereby amended and changed in the following particulars to reflect the action taken herein, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of said Comprehensive Zoning Ordinance are not amended but shall remain intact and are hereby ratified, verified, and affirmed, in order to create a change in the zoning classification of the property described herein, as follows:

The Specific Use Permit for the operation of a game room identified as Jokers Wild, located at 812 McKinney Street, Farmersville, TX 75442, is hereby extended by a term of \_\_\_\_\_ months/years from the effective date of this Ordinance.

**SECTION 3: Conditions and Requirements Imposed**

The grant and extension of the Specific Use Permit granted hereby, as established and described in Section 2 herein, shall be and is hereby made subject to the following conditions and requirements:

1. The Specific Use Permit granted hereby is a personal license that is specific to the game room identified as American Glory located at 812 McKinney Street, Farmersville, TX 75442, and David Sears the owner of said game room.
2. The Specific Use Permit granted hereby shall not be transferable to any other named game room or location or owner.
3. No person under the age of 18 years shall be permitted inside the building, structure, facility or space housing the game room.
4. A sign stating that no one under the age of 18 is allowed inside the game room building shall be posted in plain sight immediately inside the entrance stating that "No person under the age of 18 years shall be permitted inside the building, structure, facility or space housing the game room."
5. A maximum of 40 machines shall be permitted in and about the game room.
6. The hours of operation for a Game Room shall be limited to the following hours:
  - a. Monday through Thursday, open at 8:30 a.m. and close at 11:00 p.m.;
  - b. Friday and Saturday, open at 8:30 a.m. and close at 12:00 a.m.; and
  - c. Sundays and holidays, open at 12:00 p.m. and close at 11:00 p.m.
7. All coin-operated machines or devices, described herein above that are situated on or about the premises of the game room shall be permitted by and the occupation tax thereon paid to the State of Texas and the City of Farmersville.
8. The owner of the game room may seek an additional extension or further renewal of this Specific Use Permit prior to its expiration with the length of any such renewal being from six months to two years as may be determined appropriate in the sole discretion of the Planning and Zoning Commission and City Council.
9. The game room shall be laid out and operated in conformity to the site

plan, landscape plan and interior floor plan depicting the location of all coin-operated machines or devices, the manager's station(s), restroom facilities, kitchen and bar facilities, if any, and all areas to which patrons will not be permitted, which plans are attached hereto and incorporated herein.

#### **SECTION 4. Cumulative Repealer**

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

#### **SECTION 5. 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 6. Severability**

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

#### **SECTION 7. 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 8. Penalty**

Any person, firm or corporation violating any of the provisions or terms of this Ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Farmersville, as previously amended, and upon conviction shall be punished by a

fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

**SECTION 9. Effective Date**

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

**PASSED** on first reading on the 13<sup>th</sup> day of November, 2012, and second reading on the 11<sup>th</sup> day of December, 2012 at properly scheduled meetings of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

**APPROVED THIS 11<sup>th</sup> DAY OF DECEMBER, 2012.**

**APPROVED:**

**BY: \_\_\_\_\_  
Joseph Helmberger, P.E., Mayor**

**ATTEST:**

\_\_\_\_\_  
**Edie Sims, City Secretary**



## FARMERSVILLE POLICE DEPARTMENT

134 North Washington Street  
Farmersville, Texas 75442  
972-782-6141  
Fax 972-782-7693

11/15/2012

To: City of Farmersville/Planning & Zoning Board

Pursuant to Ordinance No. 0-2010-1109-002, 10-D Specific Use Permit Application Requirements for Game Rooms; specific to: Renewal of current pending SUP's of "Game Room's" as described in said ordinance; and in anticipation of future Planning and Zoning hearings set for re-application of said SUP's this report is provided.

The City of Farmersville Code Enforcement Division, operated and managed out of the police department, conducted said inspections pursuant to said ordinance and in anticipation of the aforementioned P&Z SUP hearings. Inspections were conducted of all establishments known to have and/or believed to have a "coin-operated machine(s) or device(s) as defined in said ordinance under Section 2. 57. (A) Game Room.

Two separate inspections were conducted by Code Enforcement Officer K. Dixon on 09/17/2012 and 11/06/2012 (Please see attached report). Specific to the 4 Game Rooms as defined in said ordinance and operating on current SUP's; two (2) were found to have more machines than originally reported on their current permit/SUP and two (2) were found to be operating within their current permit/SUP as it pertains to machines. In regards to area and the required physical game room requirements, all seemed to be in compliance.

Upon review of the aforementioned game room permits a check was conducted through the Texas State Comptroller's Office in regards to compliance with the State Tax Code pertaining to Amusement-Coin operated Machines. This check was made based on Owner information provided by the applicant's permit on file with the city.

**Reference:** OCCUPATIONS CODE, TITLE 13. SPORTS, AMUSEMENTS, AND ENTERTAINMENT, SUBTITLE D. OTHER AMUSEMENTS AND ENTERTAINMENT, CHAPTER 2153. COIN-OPERATED MACHINES, SUBCHAPTER A. GENERAL PROVISIONS.

Sec. 2153. 151. LICENSE OR REGISTRATION REQUIRED. Except as otherwise provided by this chapter, a person may not engage in the business of manufacturing, owning, buying, selling, renting, leasing, trading, lending, furnishing to another, maintaining, transporting within this state, storing, or importing a music or skill or pleasure coin-operated machine unless the person holds a license or registration certificate issued under this subchapter.

Pursuant to the aforementioned statute and permit applications the city has on file, the following was discovered: **Paradise Isles** and **Jokers Wild** were found to be licensed and registered with the State Comptroller's office.

The Texas State Comptroller's office was not able to find any record of "**American Glory**". Previously, this location where American Glory is today was named "Game Palace". According to the State Comptroller's office records, Game Palace hasn't been active since 2010. The owners listed at that time were co-owner, Chris Filline and co-owner Linda Story.

Our current permit for **American Glory** shows that Chris Ball is the owner/applicant. According to the Texas State Comptroller's office, Mr. Ball had an amusement license from 2000, 2001, and 2002 for an address at 11648A N. Central Expressway but it hasn't been active since 2002. Beyond the aforementioned record for Mr. Ball, there's no record of **American Glory** listed with State Comptroller's office, either by business name or owner's name.

The Texas State Comptroller's office advised that **Triple Crazy** has an inactive-file. According to the Comptroller's office, Linda Story applied for an amusement license on 01/27/2010 for Triple Crazy Game Room, located at 865 W. Audie Murphy Parkway. According to the Amusement Division of the Comptroller's office, there have been no taxes or fees paid under this account since it was applied for. Beyond the aforementioned record for Mrs. Story, there's no record of **Triple Crazy** listed with State Comptroller's office, either by business name or owner's name.

Conclusion: I cannot verify with any degree of certainty who actually owns said game rooms **American Glory & Triple Crazy**. Our State statutes cover these type of businesses and the requirements, protocols, and taxes that they're regulated to comply with. The aforementioned game rooms (American Glory & Triple Crazy) may be owned and/or operated under another name, LLC, or corporation? To date, I've not been able to find such a record.

With that said, I refer the board back to the ordinance Section 4. "10D. Specific Use Permit Application Requirements for Game Rooms, numbers 15 & 16.

*(15) The grant of an SUP shall not relieve the applicant, owner and/or operator of a game room or the subject coin-operated machines or devices from any other and further obligations under the Farmersville City Code; and,*

*(16) Nothing herein shall be construed or have the effect to license, permit, authorize or legalize any machine, device, table, or gaming machine, the keeping, exhibition, operation, display or maintenance of which is illegal or in violation of any ordinance of the city, any section of the penal code of this state, or the constitution of this state.*



It is my recommendation, as the police chief and manager of code enforcement services for the city that we verify who owns the aforementioned game rooms. Secondly, I would recommend to the board that said businesses comply with the city's permit requirements as well as, verify if said business are complying with state regulations as it pertains to amusement coin-operated game rooms. Third, I cannot recommend Triple Crazy or American Glory for granting an SUP until the aforementioned verifications can be made.

Respectfully,

Michael P Sullivan  
Chief of Police

| NAME               | ADDRESS                                   | # OF MACHINES<br>KNOWN/APPROVED | EXPIRATION<br>DATE OF PERMIT |  | Insp 9/17/12 | Insp 11/6/12 |
|--------------------|-------------------------------------------|---------------------------------|------------------------------|--|--------------|--------------|
|                    |                                           |                                 |                              |  |              |              |
| American Glory     | 2202 W. Audie Murphy<br>Parkway           | 50                              | 01/01/2013                   |  | 53           | 53           |
| Jokers Wild        | 812 McKinney                              | 40                              | 01/01/2013                   |  | 39           | 39           |
| Paradisle Isles    | 1055 W. Audie Murphy<br>Parkway Suite 103 | 40                              | 01/01/2013                   |  | 38           | 39           |
| Triple Crazy       | 865 W. Audie Murphy<br>Parkway            | 40                              | 01/01/2013                   |  | 60           | 57           |
| Stop N Buy         | 316 N. Main                               | 1                               |                              |  | 3            | 3            |
| Farmersville Shell | 304 E. Audie Murphy<br>Parkway            | 1                               |                              |  | 1            | 1            |
| Quick Check        | 815 McKinney                              | ?                               |                              |  | 0            | 0            |
| K-Mart             | S Hwy 78                                  |                                 |                              |  | 4            | 1            |



TO: Planning and Zoning Commission

FROM: Edie Sims, City Secretary

DATE: December 17, 2012

SUBJECT: Consider, discuss and act upon a request for a Specific Use Permit for Paradise Isle's Game Room located at 1055 West Audie Murphy Parkway, Suite 103, Farmersville

- Specific Use Permit Application is attached.
- Plat is attached for review.
- Map of gaming machines inside the facility
- Tax records are attached for the 2012 tax values
- Draft Ordinance is attached for approval, changes and recommendations.

**ACTION:** Approve or disapprove recommending the Specific Use Permit request to the City Council for final approval with the Ordinance, including potential changes.

(II - C)

November 16, 2012

ATTENTION: Farmersville City Council

Don and Kay Dunavan, owners of Paradise Isles Gameroom would like to appeal the Planning and Zoning Board ruling for not approving our Specific Use Permit, and appear before the Farmersville City Council on this ruling.

Don and Kay Dunavan

Don Dunavan

2012 NOV 16 AM 11:06

FILED



Farmersville  
INDEPENDENT TEXAS TOWNSHIP

2012 NOV -5 PM 1:34

FARMERSVILLE  
MUNICIPAL COURT

CONTINUANCE

CITY OF FARMERSVILLE  
SPECIFIC USE PERMIT APPLICATION

APPLICANT'S NAME: DONALD DONAHAN (PARADISE ISLES Game Room)

APPLICANT'S ADDRESS: 6122 FIELDCREST LN SACHSE, TX 75048

APPLICANT'S CONTACT NUMBERS: HOME 972-442-4802 (CEL) 214-901-6333

NAME OF OWNER: SAME

ADDRESS OF OWNER: SAME

LOCATION OF PROPERTY: 1055 W AUDIE MURPHY PKWY, SUITE 103  
SUGAR HILL CENTER

**LEGAL DESCRIPTION OF PROPERTY:** (SUGAR HILL CENTER)

LOT NO. 103 TRACT 92 BLOCK NO. 1

PLAT ~~AB~~ ADDITION: DJ JAYNES SURVEY

SURVEY: ABS A 0471 NUMBER OF ACRES: 2.7578 acres

For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed to be changed, and a complete legal field note description.

PROPOSED USE: CONTINUANCE OF GAME ROOM

ATTACH A LETTER describing all processes and activities involved with the proposed uses.

ATTACH A SITE PLAN drawn to scale with the information listed on the back of this sheet.

THE EIGHT CONDITIONS listed on the back of this sheet **MUST** be met before City Council can grant a Specific Use Permit.

ATTACH THE APPROPRIATE FEE:

|                                            |          |
|--------------------------------------------|----------|
| LESS THAN ½ ACRE .....                     | \$100.00 |
| ½ ACRE OR MORE AND LESS THAN 5 ACRES ..... | \$250.00 |
| 5 ACRES OR MORE .....                      | \$500.00 |
| PUBLIC HEARING FEE (PER HEARING).....      | \$ 12.50 |

I, being the undersigned applicant, understand that all of the conditions, dimensions, building sizes, landscaping and parking areas depicted on the site plan shall be adhered to as amended and approved by the City Council.

SIGNATURE OF APPLICANT: Don Dunavan Date: 10-29-12

SIGNATURE OF OWNER: \_\_\_\_\_ Date: \_\_\_\_\_  
(If not applicant)

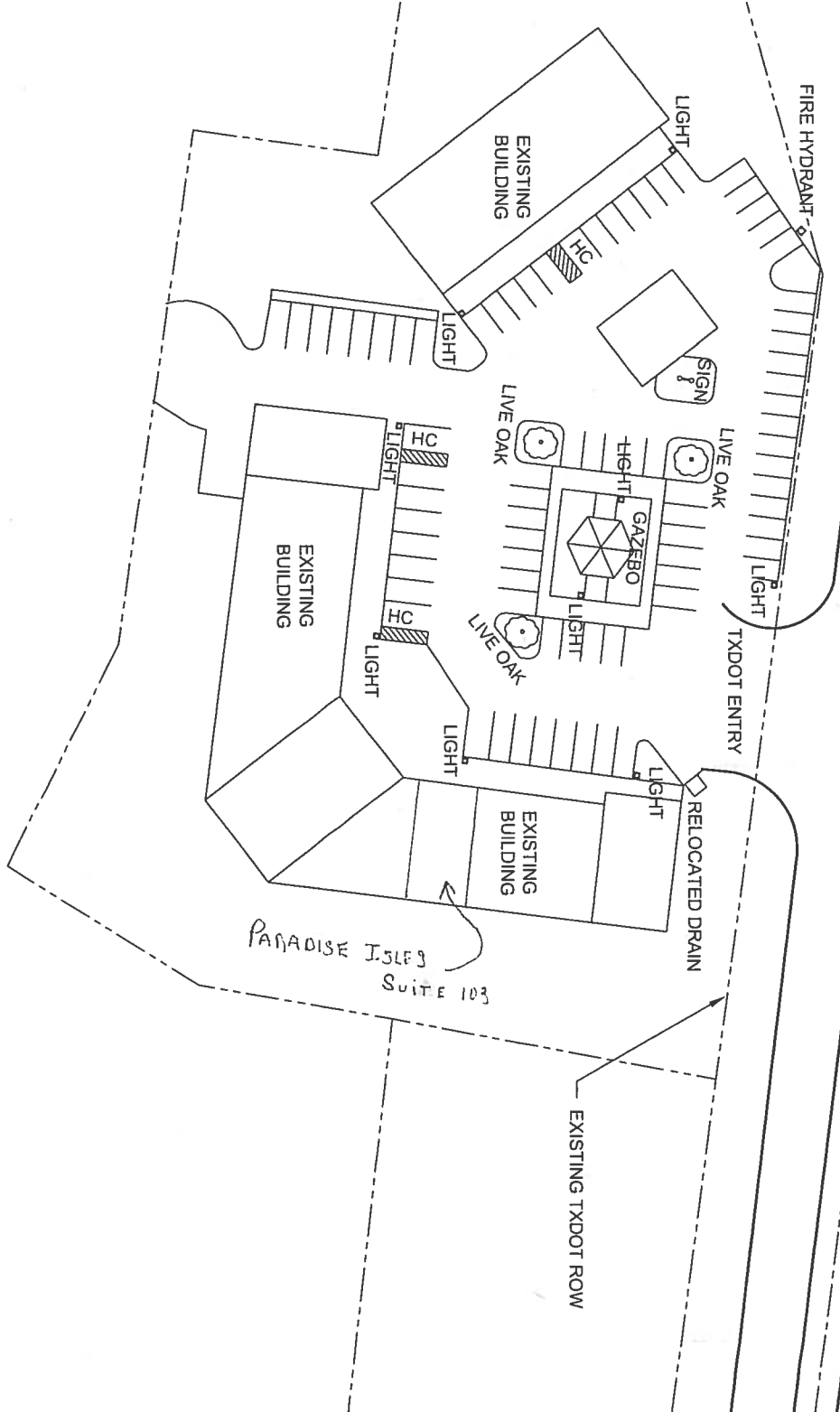
INCLUDE THE FOLLOWING INFORMATION ON A SITE PLAN. THE PLAN MUST BE DRAWN TO SCALE.

- Boundaries of the area covered by the site plan.
- The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roof line, gross floor area and location of building entrances and exits.
- The location of existing drainage ways and significant natural features.
- Proposed landscaping and screening buffers.
- The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, and outside trash storage facilities.
- The location, height and type of each wall, fence, and all other types of screening.
- The location, height and size of all proposed signs.

~~~~~ • ~~~~~

THE ZONING ORDINANCE REQUIRES THAT THESE EIGHT CONDITIONS MUST BE MET BEFORE A SPECIFIC USE PERMIT CAN BE ISSUED:

- That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity; and
- That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property.
- That adequate utility, access roads, drainage and other necessary supporting facilities have been or will be provided.
- The design, location and arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent development.
- That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration.
- That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- That there are sufficient landscaping and screening to insure harmony and compatibility with adjacent property
- That the proposed use is in accordance with the Comprehensive Plan.



SCALE : 1" = 50'-0"

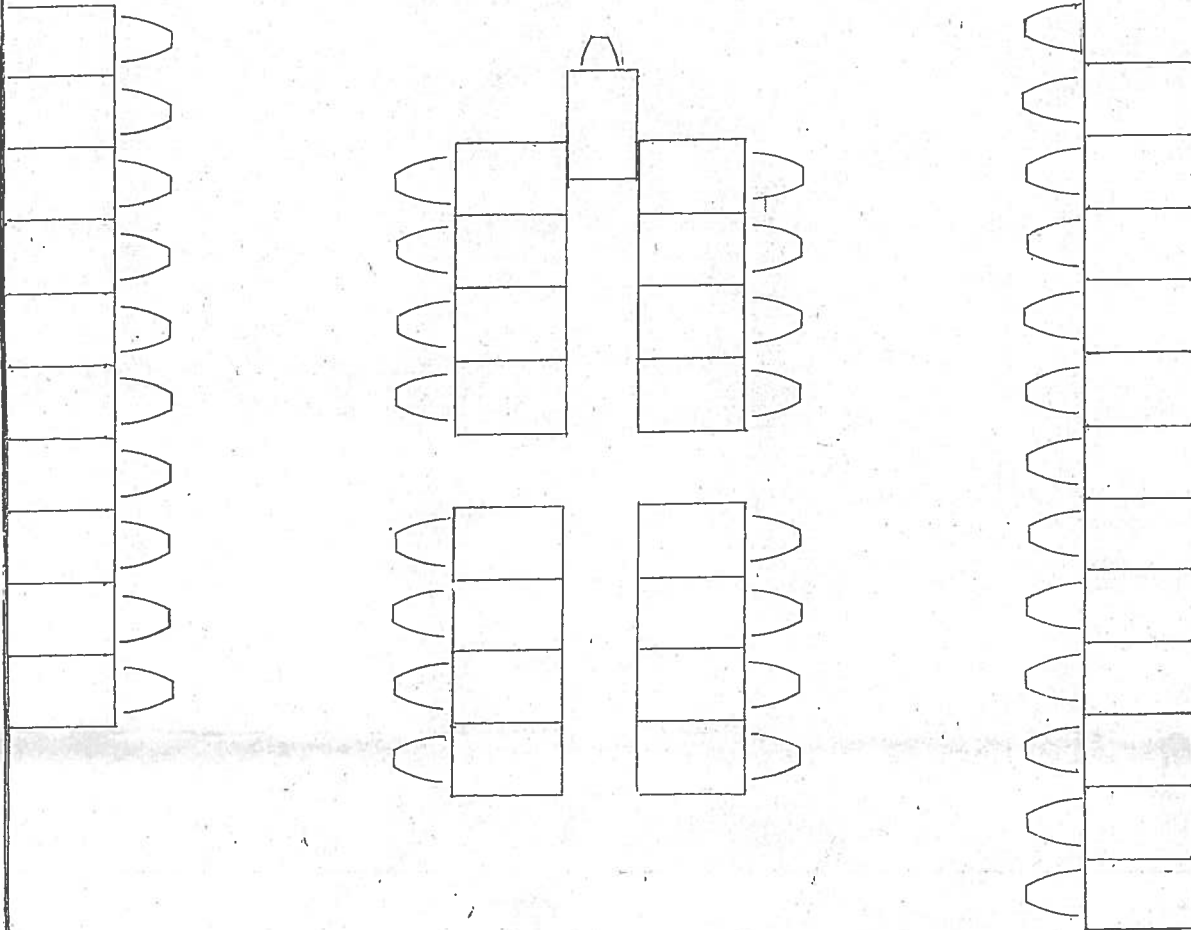
SUGAR HILL SHOPPING CENTER
US HWY 380 WIDENING PROJECT
FARMERSVILLE, TEXAS

SITE PLAN

| | |
|----------|--------------|
| JOB NO | |
| FILE | SITEPLAN.dwg |
| DATE | 09/13/07 |
| DESIGNED | E.W.D. |
| DRAWN | M.K.W. |
| REVISED | |
| CHECKED | E.W.D. |

48 FT

48 FT



OFFICE

BACK WALL
33 FT

6584 SQ. FT.
1/4" SCALE

COLLIN CAD Property Details

Prop ID: 1247412 / Geo ID: R-1069-007-0250-1

CURRENT PROPERTY INFORMATION

| | | | |
|---|--|-----------------------------|----------------------|
| Owner's Name and Mailing Address | CASSITY EDDIE
310 ROLLING HILLS LN
FARMERSVILLE, TX 75442-2423 | | |
| Location | 601 S MAIN ST
FARMERSVILLE, TX 75442 | | |
| Legal Description | WILEY (CFC), BLK 7, LOT 25 26 | | |
| Agent | | | |
| Exemptions | Code | Description | |
| | | | |
| Taxing Entities | Code | Name | 2011 Tax Rate |
| | CFC | FARMERSVILLE CITY | 0.642901000 |
| | GCN | COLLIN COUNTY | 0.240000000 |
| | JCN | COLLIN CO COMMUNITY COLLEGE | 0.086300000 |
| | SFC | FARMERSVILLE ISD | 1.340000000 |

Data above as of 2011-12-19.

Data below 2011 certified, as of 2011-11-07.

MAPS and FORMS

[Plat Map Image \(TIFF format\)](#)

[New! Plat Map \(PDF format\)](#)

[GIS Digital Map](#)

[Homestead, Over 65, or Disabled Person Exemption Application](#)

[Agricultural \(1D1\) Application](#)

[New! 2011 Notice of Appraised Value](#)

2011 CERTIFIED VALUE INFORMATION

| | |
|---------------------------------------|-----------------|
| Improvement Homesite | \$0 |
| Improvement Non-Homesite | \$0 |
| Total Improvement Market Value | \$0 |
| | |
| Land Homesite | \$30,000 |
| Land Non-Homesite | \$0 |
| Land Agricultural Market Value | \$0 |
| Total Land Market Value | \$30,000 |
| | |
| Total Market Value | \$30,000 |
| Agricultural Productivity Loss | \$0 |
| Total Appraised Value | \$30,000 |
| Homestead Cap Loss | \$0 |
| Total Assessed Value | \$30,000 |

2011 CERTIFIED EXEMPTION INFORMATION

| | |
|-----------------------|------------------------------|
| Exemption Code | Exemption Description |
|-----------------------|------------------------------|

COLLIN CAD Property Details

Prop ID: 1739060 / Geo ID: R-6471-001-0920-1

CURRENT PROPERTY INFORMATION

| | | | |
|---|--|-----------------------------|----------------------|
| Owner's Name and Mailing Address | TEDFORD SANDRA C & ROBERT A TEDFORD JR & W R FEAGIN JR
615 CATTLE BARON RD
FAIRVIEW, TX 75069-1981 | | |
| Location | 1055 AUDIE MURPHY PKWY W
FARMERSVILLE, TX 75442 | | |
| Legal Description | ABS A0471 D J JAYNES SURVEY, BLK 1, TRACT 92, 2.7578 ACRES | | |
| Agent | | | |
| Exemptions | Code | Description | |
| | | | |
| Taxing Entities | Code | Name | 2011 Tax Rate |
| | CFC | FARMERSVILLE CITY | 0.642901000 |
| | GCN | COLLIN COUNTY | 0.240000000 |
| | JCN | COLLIN CO COMMUNITY COLLEGE | 0.086300000 |
| | SFC | FARMERSVILLE ISD | 1.340000000 |

Data above as of 2011-12-19.

Data below 2011 certified, as of 2011-11-07.

MAPS and FORMS

[Plat Map Image \(TIFF format\)](#)

[New! Plat Map \(PDF format\)](#)

[GIS Digital Map](#)

[Homestead, Over 65, or Disabled Person Exemption Application](#)

[Agricultural \(1D1\) Application](#)

[New! 2011 Notice of Appraised Value](#)

2011 CERTIFIED VALUE INFORMATION

| | |
|---------------------------------------|-------------|
| Improvement Homesite | \$0 |
| Improvement Non-Homesite | \$709,929 |
| Total Improvement Market Value | \$709,929 |
| | |
| Land Homesite | \$0 |
| Land Non-Homesite | \$300,324 |
| Land Agricultural Market Value | \$0 |
| Total Land Market Value | \$300,324 |
| | |
| Total Market Value | \$1,010,253 |
| <i>Agricultural Productivity Loss</i> | \$0 |
| Total Appraised Value | \$1,010,253 |
| <i>Homestead Cap Loss</i> | \$0 |
| Total Assessed Value | \$1,010,253 |

2011 CERTIFIED EXEMPTION INFORMATION

| | |
|-----------------------|------------------------------|
| Exemption Code | Exemption Description |
|-----------------------|------------------------------|

Property Tax Record

Kenneth L. Maun
Collin County Tax Assessor Collector
2300 Bloomdale Rd. Ste 2324
McKinney, TX 75071
Ph: 972-547-5020

 [Print Friendly Version](#)

[New Search](#)

Account: R647100109201

APD: 1739060

Location: 0001055AUDIE MURPHY PKWY W

Legal: ABS A0471 D J JAYNES SURVEY, BLK 1, TRACT 92, 2.7578 ACRES

Owner: TEDFORD SANDRA C & ROBERT A

TEDFORD JR & W R FEAGI

615 CATTLE BARON RD

FAIRVIEW TX 75069--198

Acres: 2.758

Yr Built: 0

Sq Ft: 0

Def. Start: NONE

Def. End: NONE

Roll: R

2012 Values

Improvement Non-Home Site 766,054

Land Non-Home Site 300,324

2012 Exemptions

[Click on the e-Statement button to view Total Tax Due.](#)

[Click on the e-Payment button to make a credit card or eCheck payment.](#)

[Current status](#)

[All years](#)

[Tax Estimator](#)

[e-Payment](#)

[e-Statement](#)

| Year | Unit | Levy Amount | Levy Paid | Levy Due | Penalty | Interest | Col Penalty | Total Due | Receipt Date |
|--------------------|------|------------------|------------------|-------------|-------------|-------------|-------------|-------------|--------------|
| 2012 | 01 | 2,559.31 | 2,559.31 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 11/9/2012 |
| 2012 | 11 | 7,437.99 | 7,437.99 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 11/9/2012 |
| 2012 | 55 | 14,609.38 | 14,609.38 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 11/9/2012 |
| 2012 | 60 | 920.27 | 920.27 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 11/9/2012 |
| 2012 Totals | | 25,526.95 | 25,526.95 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |



Specific Use Permit Routing Sheet

File Name Description: W Audie Murphy Pkwy, 105 Suite 103

| Initials/Date Completed | Description of Activity | Responsible Party |
|---|---|-----------------------|
| 11/5/2012 (S) | Receipt of plat documentation. Verify complete. | City Secretary |
| 11/09/2012 (S) | Verify original tax certificate indicates no delinquent taxes | City Secretary |
| 11/09/2012 (S) | Verify no delinquent assessments, fees, or debts to the City | City Secretary |
| 11/5/2012 (S) | Receipt of retainer and fees | City Secretary |
| 11/09/2012 (S) | Assign PO to project. Use proposed name of subdivision. | Finance Manager |
| | File original office copy of plat documentation
street name <space> name of subdivision | Public Works |
| | File electronic version of plat documentation | Public Works |
| | Create routing documentation set using copies, attach checklist | Public Works |
| | Fire Chief review | Fire Chief |
| | Police Chief review | Police Chief |
| | Engineering review using checklist | City Engineer |
| | Request electronic and paper documentation (as required)
15 copies of plat, final version
1 mylar of plat, final version
3 sets AS-BUILT drawings
1 CD of plat, as-builts
Letter of satisfactory completion (public improvements)
2-year maintenance bond | City Engineer |
| | Receive electronic and paper documentation updates (as required) | City Engineer |
| | Engineer review of updates with spell check | City Engineer |
| | Engineer's approval letter with stamp | City Engineer |
| Technically Complete (6 Working Days Prior to P&Z Board Meeting) | | |
| | Public Works Director recommendation letter | Public Works Director |

| | | |
|------------|---|----------------|
| | City Manager review | City Manager |
| 10/25/12 @ | Public Hearing Advertisement (minimum 30 days) | City Secretary |
| 10/25/12 @ | Add item to P&Z agenda with public hearing | City Secretary |
| | P&Z approval | P&Z Board |
| 10/25/12 @ | Public Hearing Advertisement (minimum 30 days) | City Secretary |
| 10/25/12 @ | Add item to City Council agenda with public hearing | City Secretary |
| | City Council approval | City Council |
| | City Manager signature | City Manager |
| | P&Z Chairman signature | P&Z Chairman |
| 11/05/12 @ | Owner signature (Notarized) | Owner |
| | Mayor signature | Mayor |
| | Surveyor signature (Notarized) | Surveyor |
| | City Engineer signature | City Engineer |
| | City Secretary signature | City Secretary |
| | File plat with county, 1 mylar | City Secretary |
| | Engineer marks documentation set approved | City Engineer |
| | Distribute owner copy | City Secretary |
| | File City copy, 1 paper copy | City Secretary |
| | File final electronic version of plat documentation including routing sheet. Including scanned copy of filed plat (PDF format). | City Secretary |
| | Place file on City Secretary's desk awaiting address assignment from the county | City Secretary |
| | Change filing system identifiers to reflect address street name<space>address number | City Secretary |

**CITY OF FARMERSVILLE
ORDINANCE #2012-1211-007**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, GRANTING AN EXTENSION OF THE SPECIFIC USE PERMIT PROVIDING FOR THE OPERATION OF A GAME ROOM IDENTIFIED AS "JOKERS WILD" SITUATED AT 1055 WEST AUDIE MURPHY PARKWAY, SUITE 103, FARMERSVILLE, TEXAS; PROVIDING FOR RESTRICTIONS; AMENDING THE OFFICIAL ZONING MAP; AND PROVIDING FOR PENALTY, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the City of Farmersville, Texas, has recommended a change in zoning classification of the property described herein and has recommended amending the official zoning district map of the Comprehensive Zoning Ordinance of the City of Farmersville, Texas, regarding the rezoning of such property; and

WHEREAS, all legal requirements, conditions, and prerequisites have been complied with prior to this case coming before the City Council of the City of Farmersville; and

WHEREAS, the City Council of the City of Farmersville, after notice and public hearing as required by law and upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission and of all testimony and information submitted during said public hearings, the City Council is of the opinion and finds that the change of such zoning will not be detrimental to the public health, safety, or general welfare of the citizens of the City, and will promote the best and most orderly development of the property affected thereby, and as well the owners and occupants thereof, and the City generally; **NOW, THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS.

SECTION 1. Findings Incorporated

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

SECTION 2. Zoning Amended

From and after the effective date of this Ordinance, the property described herein shall be rezoned as set forth in this section, and the official zoning district map of the Comprehensive Zoning Ordinance of the City of Farmersville, Texas, is hereby amended and changed in the following particulars to reflect the action taken herein, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of said Comprehensive Zoning Ordinance are not amended but shall remain intact and are hereby ratified, verified, and affirmed, in order to create a change in the zoning classification of the property described herein, as follows:

The Specific Use Permit for the operation of a game room identified as Jokers Wild, located at 1055 West Audie Murphy Parkway, Suite 103, Farmersville, TX 75442, is hereby extended by a term of _____ months/years from the effective date of this Ordinance.

SECTION 3: Conditions and Requirements Imposed

The grant and extension of the Specific Use Permit granted hereby, as established and described in Section 2 herein, shall be and is hereby made subject to the following conditions and requirements:

1. The Specific Use Permit granted hereby is a personal license that is specific to the game room identified as American Glory located at 1055 West Audie Murphy Parkway, Suite 103, Farmersville, TX 75442, and Don Donavan the owner of said game room.
2. The Specific Use Permit granted hereby shall not be transferable to any other named game room or location or owner.
3. No person under the age of 18 years shall be permitted inside the building, structure, facility or space housing the game room.
4. A sign stating that no one under the age of 18 is allowed inside the game room building shall be posted in plain sight immediately inside the entrance stating that "No person under the age of 18 years shall be permitted inside the building, structure, facility or space housing the game room."
5. A maximum of 40 machines shall be permitted in and about the game room.
6. The hours of operation for a Game Room shall be limited to the following hours:
 - a. Monday through Thursday, open at 8:30 a.m. and close at 11:00 p.m.:
 - b. Friday and Saturday, open at 8:30 a.m. and close at 12:00 a.m.; and
 - c. Sundays and holidays, open at 12:00 p.m. and close at 11:00 p.m.
7. All coin-operated machines or devices, described herein above that are situated on or about the premises of the game room shall be permitted by and the occupation tax thereon paid to the State of Texas and the City of Farmersville.
8. The owner of the game room may seek an additional extension or further renewal of this Specific Use Permit prior to its expiration with the length of any such renewal being from six months to two years as may be determined appropriate in the sole discretion of the Planning and Zoning Commission and City Council.
9. The game room shall be laid out and operated in conformity to the site

plan, landscape plan and interior floor plan depicting the location of all coin-operated machines or devices, the manager's station(s), restroom facilities, kitchen and bar facilities, if any, and all areas to which patrons will not be permitted, which plans are attached hereto and incorporated herein.

SECTION 4. Cumulative Repealer

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

SECTION 5. 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 6. Severability

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

SECTION 7. 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 8. Penalty

Any person, firm or corporation violating any of the provisions or terms of this Ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Farmersville, as previously amended, and upon conviction shall be punished by a

fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

SECTION 9. Effective Date

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

PASSED on first reading on the 13th day of November, 2012, and second reading on the 11th day of December, 2012 at properly scheduled meetings of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

APPROVED THIS 11th DAY OF DECEMBER, 2012.

APPROVED:

BY: _____
Joseph Helmberger, P.E., Mayor

ATTEST:

Edie Sims, City Secretary



FARMERSVILLE POLICE DEPARTMENT

134 North Washington Street
Farmersville, Texas 75442
972-782-6141
Fax 972-782-7693

11/15/2012

To: City of Farmersville/Planning & Zoning Board

Pursuant to Ordinance No. 0-2010-1109-002, 10-D Specific Use Permit Application Requirements for Game Rooms; specific to: Renewal of current pending SUP's of "Game Room's" as described in said ordinance; and in anticipation of future Planning and Zoning hearings set for re-application of said SUP's this report is provided.

The City of Farmersville Code Enforcement Division, operated and managed out of the police department, conducted said inspections pursuant to said ordinance and in anticipation of the aforementioned P&Z SUP hearings. Inspections were conducted of all establishments known to have and/or believed to have a "coin-operated machine(s) or device(s) as defined in said ordinance under Section 2. 57. (A) Game Room.

Two separate inspections were conducted by Code Enforcement Officer K. Dixon on 09/17/2012 and 11/06/2012 (Please see attached report). Specific to the 4 Game Rooms as defined in said ordinance and operating on current SUP's; two (2) were found to have more machines than originally reported on their current permit/SUP and two (2) were found to be operating within their current permit/SUP as it pertains to machines. In regards to area and the required physical game room requirements, all seemed to be in compliance.

Upon review of the aforementioned game room permits a check was conducted through the Texas State Comptroller's Office in regards to compliance with the State Tax Code pertaining to Amusement-Coin operated Machines. This check was made based on Owner information provided by the applicant's permit on file with the city.

Reference: OCCUPATIONS CODE, TITLE 13. SPORTS, AMUSEMENTS, AND ENTERTAINMENT, SUBTITLE D. OTHER AMUSEMENTS AND ENTERTAINMENT, CHAPTER 2153. COIN-OPERATED MACHINES, SUBCHAPTER A. GENERAL PROVISIONS.

Sec. 2153. 151. LICENSE OR REGISTRATION REQUIRED. Except as otherwise provided by this chapter, a person may not engage in the business of manufacturing, owning, buying, selling, renting, leasing, trading, lending, furnishing to another, maintaining, transporting within this state, storing, or importing a music or skill or pleasure coin-operated machine unless the person holds a license or registration certificate issued under this subchapter.

Pursuant to the aforementioned statute and permit applications the city has on file, the following was discovered: **Paradise Isles** and **Jokers Wild** were found to be licensed and registered with the State Comptroller's office.

The Texas State Comptroller's office was not able to find any record of "**American Glory**". Previously, this location where American Glory is today was named "Game Palace". According to the State Comptroller's office records, Game Palace hasn't been active since 2010. The owners listed at that time were co-owner, Chris Filline and co-owner Linda Story.

Our current permit for **American Glory** shows that Chris Ball is the owner/applicant. According to the Texas State Comptroller's office, Mr. Ball had an amusement license from 2000, 2001, and 2002 for an address at 11648A N. Central Expressway but it hasn't been active since 2002. Beyond the aforementioned record for Mr. Ball, there's no record of **American Glory** listed with State Comptroller's office, either by business name or owner's name.

The Texas State Comptroller's office advised that **Triple Crazy** has an inactive-file. According to the Comptroller's office, Linda Story applied for an amusement license on 01/27/2010 for Triple Crazy Game Room, located at 865 W. Audie Murphy Parkway. According to the Amusement Division of the Comptroller's office, there have been no taxes or fees paid under this account since it was applied for. Beyond the aforementioned record for Mrs. Story, there's no record of **Triple Crazy** listed with State Comptroller's office, either by business name or owner's name.

Conclusion: I cannot verify with any degree of certainty who actually owns said game rooms **American Glory & Triple Crazy**. Our State statutes cover these type of businesses and the requirements, protocols, and taxes that they're regulated to comply with. The aforementioned game rooms (American Glory & Triple Crazy) may be owned and/or operated under another name, LLC, or corporation? To date, I've not been able to find such a record.

With that said, I refer the board back to the ordinance Section 4. "10D. Specific Use Permit Application Requirements for Game Rooms, numbers 15 & 16.

(15) The grant of an SUP shall not relieve the applicant, owner and/or operator of a game room or the subject coin-operated machines or devices from any other and further obligations under the Farmersville City Code; and,

(16) Nothing herein shall be construed or have the effect to license, permit, authorize or legalize any machine, device, table, or gaming machine, the keeping, exhibition, operation, display or maintenance of which is illegal or in violation of any ordinance of the city, any section of the penal code of this state, or the constitution of this state.

It is my recommendation, as the police chief and manager of code enforcement services for the city that we verify who owns the aforementioned game rooms. Secondly, I would recommend to the board that said businesses comply with the city's permit requirements as well as, verify if said business are complying with state regulations as it pertains to amusement coin-operated game rooms. Third, I cannot recommend Triple Crazy or American Glory for granting an SUP until the aforementioned verifications can be made.

Respectfully,

Michael P Sullivan
Chief of Police

| NAME | ADDRESS | # OF MACHINES
KNOWN/APPROVED | EXPIRATION
DATE OF PERMIT | | Insp 9/17/12 | Insp 11/6/12 |
|--------------------|---|---------------------------------|------------------------------|----|--------------|--------------|
| | | | | | | |
| American Glory | 2202 W. Audie Murphy
Parkway | 50 | 01/01/2013 | 53 | 53 | 53 |
| Jokers Wild | 812 McKinney | 40 | 01/01/2013 | 39 | 39 | 39 |
| Paradise Isles | 1055 W. Audie Murphy
Parkway Suite 103 | 40 | 01/01/2013 | 38 | 39 | 39 |
| Triple Crazy | 865 W. Audie Murphy
Parkway | 40 | 01/01/2013 | 60 | 57 | 57 |
| Stop N Buy | 316 N. Main | 1 | | 3 | 3 | 3 |
| Farmersville Shell | 304 E. Audie Murphy
Parkway | 1 | | 1 | 1 | 1 |
| Quick Check | 815 McKinney | ? | | 0 | 0 | 0 |
| K-Mart | S Hwy 78 | | | 4 | 1 | 1 |



TO: Planning and Zoning Commission
FROM: Edie Sims, City Secretary
DATE: December 17, 2012
SUBJECT: Public hearing to consider, discuss and act upon a replat of the Latter Day Saints Church located at Sycamore and Jouette Street in the Aston Estates Subdivision

- Construction Plans are attached for your review
- Replat Plans are attached for your review
- Landscape Plans are attached for your review

ACTION:

- a) Open the Public Hearing and call the time.**
- b) Ask for anyone to come forward and speak who is FOR the replat.**
- c) Ask for anyone to come forward and speak who OPPOSES the replat.**
- d) Close the Public Hearing and call the time.**
- e) Commission to discuss the matter and make recommendation to the City Council for final approval.**

(III - A)