

**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
May 28, 2015
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: 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 & Zoning Commission cannot comment or take any action on this item.

II. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon a Concept Plan for development of a cemetery situated in the James Innerarity Survey, Abstract #467, Tract 7 and 4 between FM 557 and West Audie Murphy Parkway
- B. Consider, discuss and act upon a Preliminary Plat for Camden Park Planned Development

III. PUBLIC HEARING

- A. Public Hearing to consider, discuss and act upon an amendment to Chapter 77, entitled "Zoning," of the Farmersville Code by amending Section 77-91 to expand the permitted land uses in the Central Area (CA) District to allow an "Artisan Shop," or "Custom Handcrafting" or "Specialty Food Processing" subject to certain conditions and upon the approval of a specific use permit.
- B. Public Hearing to consider, discuss and act upon an amendment to Chapter 77, entitled "Zoning," of the Farmersville Code by amending Sections 77-1, 77-97 and 77-273 to establish a "Banquet/Meeting Hall" as a permitted land use in the Highway Commercial (HC) District upon the approval of a specific use permit and adding a new Section 77-376 regarding special regulations for the issuance of Specific Use Permits for certain uses including a Banquet/Meeting Hall.

IV. ADJOURNMENT

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 May 22, 2015, by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 22nd day of May, 2015.

A handwritten signature in blue ink, appearing to read "Bryce Thompson".

Bryce Thompson, Chairman

A handwritten signature in blue ink, appearing to read "Edie Sims".

Edie Sims, City Secretary



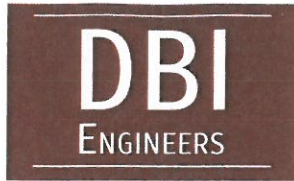
TO: Planning and Zoning Commission

FROM: Ben White, City Manager

DATE: May 28, 2015

SUBJECT: Consider, discuss and act upon a Concept Plan for development of a cemetery situated in the James Innerarity Survey, Abstract #467, Tract 7 and 4 between FM 557 and West Audie Murphy Parkway

ACTION: Approve or disapprove Concept Plan as presented.



04 May 2015

Mr. Ben White, P.E., City Manager
City of Farmersville
205 S Main Street
Farmersville, Texas 75442

RE: IACC-Concept Plan-May 2015 Submittal

Mr. White:

The IACC Concept Plan as submitted by Brenda Mooreland of Farmersville, Texas has been reviewed according to the City of Farmersville Zoning and Subdivision Ordinances and Thoroughfare Plan. Comments were offered in a letter 24 April 2015. The comments in that letter have been addressed.

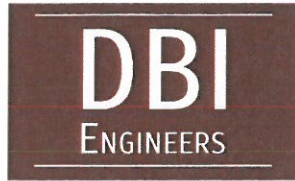
The future 70' ROW thoroughfare connecting CR 560 & CR 557 has been shown on the concept plan. The exact location with metes and bounds shall be determined in the preliminary platting process.

Please contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads "James M. Smalley, P.E.". The signature is fluid and cursive, with the initials "JMS" being prominent.

DBI Engineers



24 April 2015

Mr. Ben White, P.E., City Manager
City of Farmersville
205 S Main Street
Farmersville, Texas 75442

RE: IACC-Concept Plan-April 2015 Submittal

Mr. White:

The IACC Concept Plan as submitted by Brenda Mooreland of Farmersville, Texas has been reviewed according to the City of Farmersville Zoning and Subdivision Ordinances and Thoroughfare Plan. The following comments are submitted for your consideration:

Concept Plan-Feb 2015

1. Add the owner's telephone number.
2. The acronym's name must be spelled out on the addition name.
3. Indicate that the property is in the ETJ of Farmersville.
4. Complete the tree lines shown on the drawing.
5. Add note that the property is not within the 100 YR floodplain or show the limits of the 100 YR floodplain per FEMA floodplain map.
6. Indicate any majestic or historic trees.
7. Several of the metes and bounds in the Owner' Certificate do not match the metes and bounds on the actual drawing.
8. Indicated the proposed use of the entire property.
9. Show any proposed public easements. An 8" water main is located along US Hwy 380. Commercial properties require a 12" water main. Sanitary sewer is located several hundred feet east of the property. A lift station may be required to serve the property.
10. Show proposed screening from adjacent properties.
11. Indicate phases and scheduling of development of the property.
12. The thoroughfare plan Indicates a major 4 lane undivided roadway (70' ROW) passing through the property to connect CR 560 and CR 557.

Please contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads "James M. Brinkley, P.E." with a stylized flourish at the end.

DBI Engineers

DANIEL & BROWN INC.

118 MCKINNEY STREET | PO BOX 606 | FARMERSVILLE, TEXAS 75442

OFFICE 972-784-7777 | WWW.DBICONCONSULTANTS.COM

FIRM REGISTRATION NO: F-002225



Concept Plan Review Checklist

The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.

Name of Subdivision	1 ACC ADDITION
Owner	BRENDA MORELAND
Reviewed By	JAMES SHANKLES, SK, P.E.
Date	17 APRIL 2015

Place "X" or check mark in appropriate box. Place "N/A" in boxes where the line item is "not applicable".

Preapplication Conference	
	Review application form to confirm applicant requested and attended pre-application conference with appropriate City officials.
	Verify of proper zoning
Submission Materials	
	Six copies of plan. Dimensions should be 24" X 36".
	Original certified tax certificate
	Utility service provider letters
	Proof of land ownership document
	Electronic version of plan on CD (.PDF and .DWG)
	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
	Development schedule
	Copy of covenants, conditions, restrictions, and agreements
	Traffic study (as required by City Engineer)
General	
	Date of preparation. Revision letter suggested
✓	The plat shall state the name, address, and telephone number of the owner
✓	The plan shall state the name, address, and telephone number of the surveyor and/or engineer
✓	Indicate the total acreage and legal description

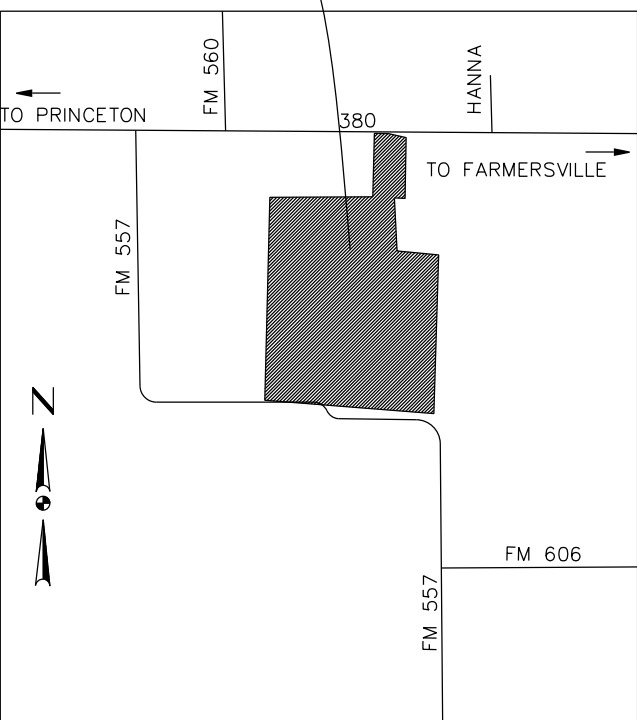
Concept Plan Review Checklist

✓	Provide a small scale vicinity map on the plan indicating the location of the subdivision in relation to other subdivisions major roads, towns, cities, counties and/or topographical features. Indicate city limits and/or ETJ or indicate by note all within city limits or ETJ
✓	Provide north arrow and scale (both graphical and written)
✓	Contours with intervals of two (2) feet or less
✓	Indicate the location of creeks, rivers, washes, gulleys, ponds, wells, lakes and wetlands in addition to any floodway and one hundred (100) year floodplain within the property
✓	Indicate trees over 6" in caliper
✓	Indicate the location of any groves or stands of trees or wooded areas including any majestic or historic trees
NOTE	Indicate any places, natural features, or structures of local or historic significance
✓	Indicate any areas of existing impervious coverage and the location of any transitions from natural land to impervious surface
✓	Lot and block numbering are provided and match the legal description of the property
✓	Include a metes and bounds description of the overall tract
✓	Indicate a conceptual representation of proposed uses and general representation of proposed improvements CEMETERY
✓	Identify all areas to be dedicated to the City or to have public easements
✓	Locate all proposed screening between the site and adjacent property
✓	Indicate each phase of development if separate phases are proposed
✓	Indicate the location of collector roadways proposed within the development, right-of-way widths, and the location of collector access points to abutting or adjoining streets and highways

Legend of Symbols & Abbreviations

× NG 415.40	NATURAL GROUND	× EOC 415.31	EDGE OF CONCRETE
× CLF 416.35	CHAIN LINK FENCE	× EOA 413.36	EDGE OF ASPHALT
× RD 411.43	ROOF DRAIN	× UGC 422.19	UNDERGROUND CABLE
× WDF 411.43	WOOD FENCE	× UGC 414.27	UNDERGROUND GAS
× FL 407.79	FLOW LINE	× UGT 448.12	UNDERGROUND TELEPHONE
● PP	POWER POLE	⊙ SS MH	SANITARY SEWER MANHOLE
● LP	LIGHT POLE	⊙ FH	FIRE HYDRANT
⊙ CO	CLEANOUT	⊙ LID	LID
⊙ MMH	WATER MANHOLE	⊙ WY 413.05	WATER VALVE
× GUY	GUY WIRE	× 48" R.C.P.	48" R.C.P.
× HDG 407.79	HEDGE	⊙ WM	WATER METER
× TC 410.04	TOP OF CURB	● POST	POST
× G 409.86	GUTTER	⊙ HYC	HICKORY TREE
⊙ SDMH	STORM MANHOLE	⊙ EB	ELECTRIC BOX
⊙ OT/12	OAK TREE	⊙ SD MH	STORM DRAIN MANHOLE
⊙ CM/12	CREPE MYRTLE TREE	⊙ CT/12	CEDAR TREE
⊙ HKT/12	HACKBERRY TREE		
□ COL	COLUMN		CONCRETE
⊙ CTWD/12	COTTONWOOD TREE	□ ICV	IRRIGATION CONTROL VALVE
⊙ ET/12	ELM TREE	× DI	DROP INLET
⊙ WT/12	WILLOW TREE		
× BO	BUILDING OVERHANG		

PROJECT SITE



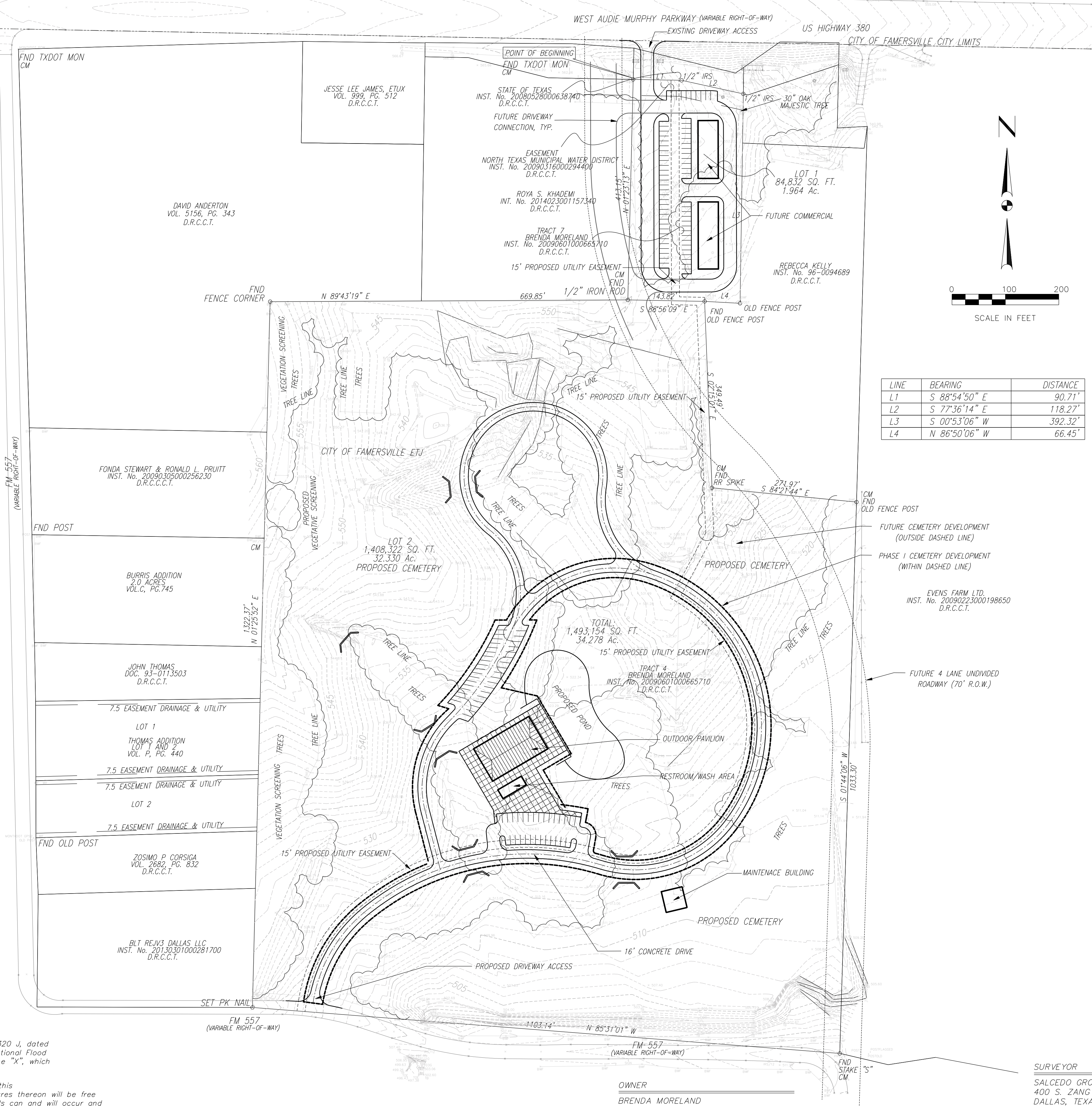
CITY OF FARMERSVILLE, TEXAS
VICINITY MAP
N.T.S.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS.
2. The basis of bearing is The Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.
3. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.
4. Lot-to-lot drainage is not permitted without Engineering section approval.
5. This property is located within the City of Farmersville E.T.J.

FLOOD STATEMENT: According to Community Map No. 48085C0320 J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map part of this property is within Flood Zone "X", which is not a special flood hazard area.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.



LINE	BEARING	DISTANCE
L1	S 88°54'50" E	90.71'
L2	S 77°36'14" E	118.27'
L3	S 00°53'06" W	392.32'
L4	N 86°50'06" W	66.45'

CONCEPT PLAN

ISLAMIC ASSOCIATION
OF COLLIN COUNTY ADDITION
LOTS 1 AND 2
34.272 AC. TRACT
AN UNPLATTED TRACT OF LAND
IN THE
JAMES INNERARITY SURVEY, ABSTRACT No. 467
COLLIN COUNTY, TEXAS



SALCEDO GROUP, INC.
400 S. ZANG BLVD., SUITE 1420
DALLAS, TX 75208
PHONE: (214)-941-8610

SURVEYOR
SALCEDO GROUP, INC.
400 S. ZANG BLVD., SUITE 1420
DALLAS, TEXAS 75208
(214) 941-8610

OWNER
BRENDA MORELAND
917 COLCHESTER ST
GARLAND, TX 75040
(972)496-4393

CONCEPT A

LEGEND

- ① ENTRY MONUMENT
- ② LARGE PAVILION/ WASH AREA
- ③ MAINTENANCE BUILDING
- ④ EXPANDED POND
- ⑤ RESTAURANT/ COMMERCIAL PAD SITES

GRAVESITE AREA A:	7.13 ACRES
GRAVESITE AREA B:	5.04 ACRES
GRAVESITE AREA C:	0.96 ACRES
GRAVESITE AREA D:	2.81 ACRES
GRAVESITE AREA E:	0.75 ACRES
GRAVESITE AREA F:	0.69 ACRES
SUBTOTAL:	17.38 ACRES

RESTAURANT/COMMERCIAL:	2.01 ACRES
NON-GRAVESITE AREA:	15.53 ACRES
GRAND TOTAL:	34.92 ACRES

LEGEND

ALTERNATE AREA 1:	0.71 ACRES
ALTERNATE AREA 2:	1.55 ACRES
ALTERNATE AREA 3:	0.27 ACRES



MARCH, 2015

IACC CEMETERY

CITY OF FARMERSVILLE, TEXAS



TO: Planning and Zoning Commission
FROM: Ben White, City Manager
DATE: May 28, 2015
SUBJECT: Consider, discuss and act upon a Preliminary Plat for Camden Park Planned Development

- The Development sits on approximately 100.81 acres of land, more or less, which will change from Planned Development (PD) District with Single-Family 3 (SF-3), Multi-Family 2 (MF-2), and Commercial (C) District uses to Planned Development (PD) District with Single-Family 3 (SF-3), Multi-Family 2 (MF-2), and Highway Commercial (HC) District uses together with a Specific Use Permit for a Storage Warehouse in the Highway Commercial (HC) District and exceptions from the requirements established by: the base zoning of Single-Family 3 (SF-3) District uses regarding lot width, side yard setback, front yard setback, and lot coverage; and, the base zoning of Multi-Family 2 (MF-2) District uses to allow storage facilities and medical/retail facilities in the Multi-Family 2 (MF-2) base zoning district. The property is generally situated north of US Highway 380 and west of County Roads 610 and 611 and located in the W.B. Williams Survey, Abstract A952, Tract 53, Block 2 of Farmersville, Collin County, Texas.

ACTION: Approve or disapprove the Preliminary Plat as presented.



Preliminary Plat Review Checklist

The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.

Name of Subdivision	CAMDEN PARK
Owner	SHG LAND INVESTMENTS OF FARMERSVILLE, LTD
Reviewed By	JAMES SHANKLES
Date	20 MAY 2015

Place "X" or check mark in appropriate box. Place "N/A" in boxes where the line item is "not applicable".

Submission Materials	
	Six copies of plat. Dimensions should be 24" X 36".
	Original certified tax certificate
	Utility service provider letters
	Proof of land ownership document
	Electronic version of plat on CD (.PDF and .DWG)
	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
	Two copies of engineering plans
	On-Site Sanitary Sewer Facility (OSSF) certification document
	Engineers summary report
	Development schedule
	Development agreement
	Copy of covenants, conditions, restrictions, and agreements
	Geotechnical report
	Traffic study
	Application letter for proposed street names
General	
	Date of preparation. Revision letter suggested.
	The plat substantially conforms to the approved Concept Plan
✓	The plat shall state the name, address, and telephone number of the owner and be

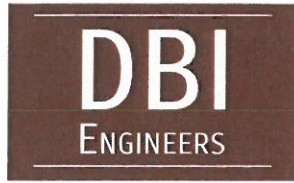
Preliminary Plat Review Checklist

	signed and notarized
	The plat shall state the name, address, and telephone number of the surveyor and/or engineer and be signed, sealed, and dated
✓	Indicate the total acreage and legal description of the subdivision
	Provide a small scale vicinity map on the plat indicating the location of the subdivision in relation to other subdivisions major roads, towns, cities, counties and/or topographical features. Indicate city limits and/or ETJ or indicate by note all within city limits or ETJ
✓	Indicate the distance to the nearest road intersection
✓	Provide the names of the adjacent property owners and/or subdivisions, the vol./page/instrument number deed and lot/block/date recorded
✓	Provide North arrow and scale (both graphical and written)
	Indicate the school district(s) where the subdivision is located
	Indicate the proposed phases of development
✓	Indicate any lots proposed for parks, squares, greenbelts, school or other public use facilities
✓	Building setbacks
✓	Lot and block numbering are provided and match the legal description of the property
✓	Indicate boundary lines, abstract or survey lines, corporate or other jurisdictional boundaries, existing or proposed highways and streets
✓	The length and bearing of all lot lines and reference ties to a survey corner or existing subdivision corner
N/A	Establish 2 permanent monuments per development tied to City's approved vertical control monumentation
N/A	Tie at least one corner of the subdivision to the City's approved vertical control monumentation
✓	The location, width and names of all streets, alleys, and easements
✓	The proposed arrangement and square footage (acreage) of lots
✓	A title block within the lower right hand corner which shows the name of the subdivision, the name and address of the owner, name of the land planner, licensed engineer or registered surveyor who prepared the plat, the scale of the plat, the date of the plat and the location of the property according to the abstract or survey records of Collin County.
✓	Scale, date and north arrow oriented at the top or left side of the sheet
	Contours with intervals of two (2) feet or less
	All physical features of the property to be subdivided shall be indicated in accordance with the Subdivision Ordinance
✓	Proposed or existing zoning of the subject property and all adjacent properties
	Outline of major wooded areas or the location of major trees 6" in caliper and larger
Statements	
	Add a notation that the plat is for review purposes only
N/A	Provide a statement on the plat that all On-Site Septic Systems are to comply with the requirements of the applicable State, County and City's rules for on-site sewage facilities and signature of the designated representative (if applicable).

	Add a statement and signature line indicating approval by the Chairman of the Planning and Zoning Committee, the City Manager, the City Engineer, the City Council with a signature line for the Mayor and City Secretary. Additional statements may be required.
Road And Right-Of-Way Information	
	Provide the name, location, length and right-of-way widths of all proposed road and existing roads. Provide written confirmation by 911 for proposed road name(s).
N/A	Show the location, size and proposed use of all proposed access easements, or shared access driveways
Drainage	
✓	Provide contours as required
✓	Show all existing drainage facilities, ditches, culverts, bridges and all creeks, streams, rivers, ponds, lakes, stock tanks and other surface water features
✓	Indicate the location and size of all proposed drainage structures
	Show any required drainage easements
Floodplain	
	Show the 100 year floodplain, regulatory floodway (if applicable) and base flood elevations or state that none of the subdivision lies within the 100 year floodplain. Include the applicable FIRM community-panel number.
	Show the limits of the floodplain within a dedicated drainage easement
	Include the following statement: "All development within the 100-year floodplain shall comply with all applicable orders and regulations, including but not limited to Collin County's "Flood Damage Prevention Order." A floodplain development permit shall be obtained from the City or County Engineer's Office prior to the construction of any structure(s) within the floodplain."
	Provide a benchmark showing NGVD 29 elevation, with latitude and longitude coordinates
	Minimum finished floor elevations of the building foundations shall be shown for lots adjacent to a flood plain or susceptible to flooding
Utilities	
	Identify all utility providers on the plat
	Provide on-site sewage facility study information if outside the municipal sanitary sewer system
	Indicate location of all existing and proposed public and private water wells and show required sanitary easement
	Show the location and sizes of existing and/or proposed electric, gas, telephone, cable, water and sewer utilities
	Provide recording information on all existing utility easements
Engineering Plans	
	Cover or title sheet
	Preliminary plat
	Final site plan (for nonresidential and multi-family projects only)
	Existing conditions plan
	Grading, erosion control, and water quality control plans

Preliminary Plat Review Checklist

	Paving and storm drainage plans
	Utility plans for water, sanitary sewer, etc.
	Traffic control plans (if necessary)
	Screening and retaining wall plans if necessary)
	Landscaping and irrigation plans
	Engineering plans in accordance with City of Farmersville design manuals and standard construction details



20 May 2015

Mr. Ben White, P.E., City Manager
City of Farmersville
205 S Main Street
Farmersville, Texas 75442

RE: Camden Park-Preliminary Plat-May 2015 Submittal

Mr. White:

The Camden Park Preliminary Plat as submitted by SHG Land Investments of Farmersville, LTD has been reviewed according to the City of Farmersville Zoning and Subdivision Ordinances and Thoroughfare Plan. The preliminary plat includes single family residential tracts, a multi-family tract, an assisted living facility, a retirement living facility, a self-storage facility, retail/commercial tracts and a medical office/retail tract. The following comments are submitted for your consideration:

Preliminary Plat-May 2015

1. The layout of the submitted Preliminary Plat does not match the layout of the previously submitted Concept Plan upon which the PD ordinance #2006-61 was based.
2. Storage facilities and medical/retail facilities are not allowed in MF-2 zoned areas.
3. The proposed western extension of CR 612 is in conflict with property owned by Community Public Service. The developer needs to gain ownership of the property.
4. Engineering plans were not submitted with the preliminary plat as required by the Subdivision Ordinance.
5. Show all physical features of the property.
6. Indicate if the property is in the City limits or the ETJ.
7. Indicate the school district.
8. Indicate the phases of the proposed development.
9. Existing contours must be shown on the preliminary plat.
10. Show outline of major wooded areas.
11. Add a notation that the plat is for review purposes only.

12. Show the 100 yr floodplain, if applicable. Add a statement that the property is not in the flood plain. Refer to the appropriate FIRM panel.
13. Identify utility providers.
14. Show location of all existing utilities including power, gas, telephone, cable, water & sewer.
15. The developer shall provide dedicated park land per City Ordinance.

Preliminary Water & Sanitary Sewer

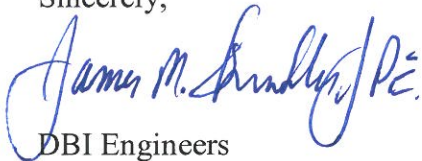
1. A 12" water main is located along the west side of CR 611 up to CR 612.
2. A 4" water main is located along the east side of CR 610 north of CR 612.
3. The proposed 8" water main shown along proposed Street "J" shall extend east along the south property line to connect to the existing 12' water main along CR 611 or south to connect to the existing 12" water main along Bob Tedford Drive.
4. Water lines in commercial, retail & industrial shall be 12" in diameter.
5. The preference of the City is to have a regional lift station on US Hwy 380 at a low point west of the proposed subdivision in lieu of an on-site lift station.

Preliminary Drainage Plan

1. Drainage easements shall be dedicated and/or acquired for discharge within and from the subdivision.

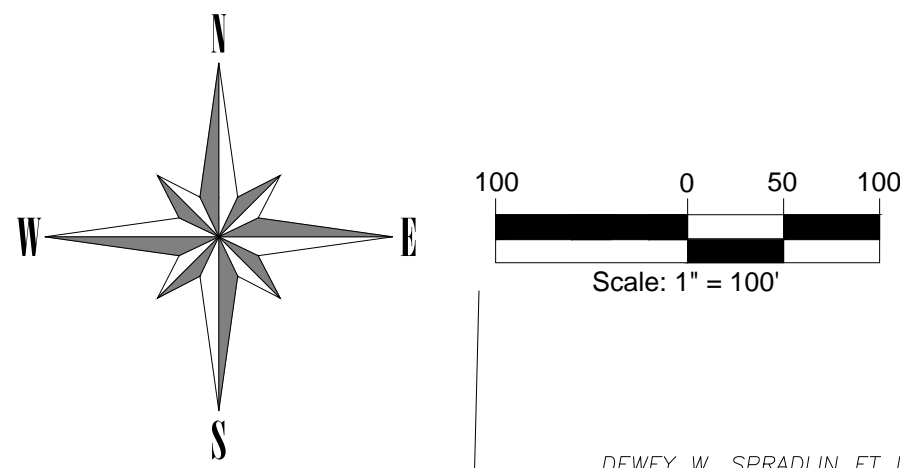
We do not recommend approval of the preliminary plat as submitted. Please contact me if you have any questions or need additional information.

Sincerely,



James M. Brundage, P.E.

DBI Engineers



JAMES G. HOWELL
AND
SHERRY J. HOWELL
VOL. 4702, PG. 196B
D.R.C.C.T.

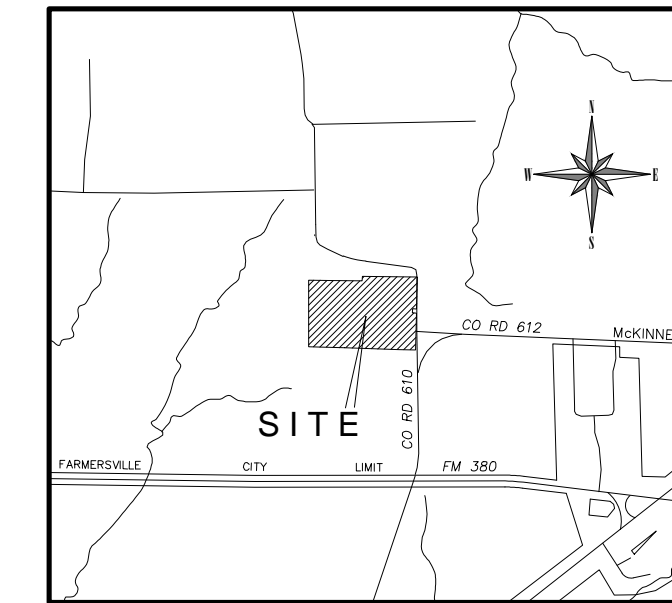
DEWEY W. SPRADLIN ET UX,
SHIRLEY E. SPRADLIN
VOL. 1549, PG. 465
D.R.C.C.T.

J. RICHARD SMITH ET UX,
JANIS D. SMITH
VOL. 1572, PG. 613
D.R.C.C.T.

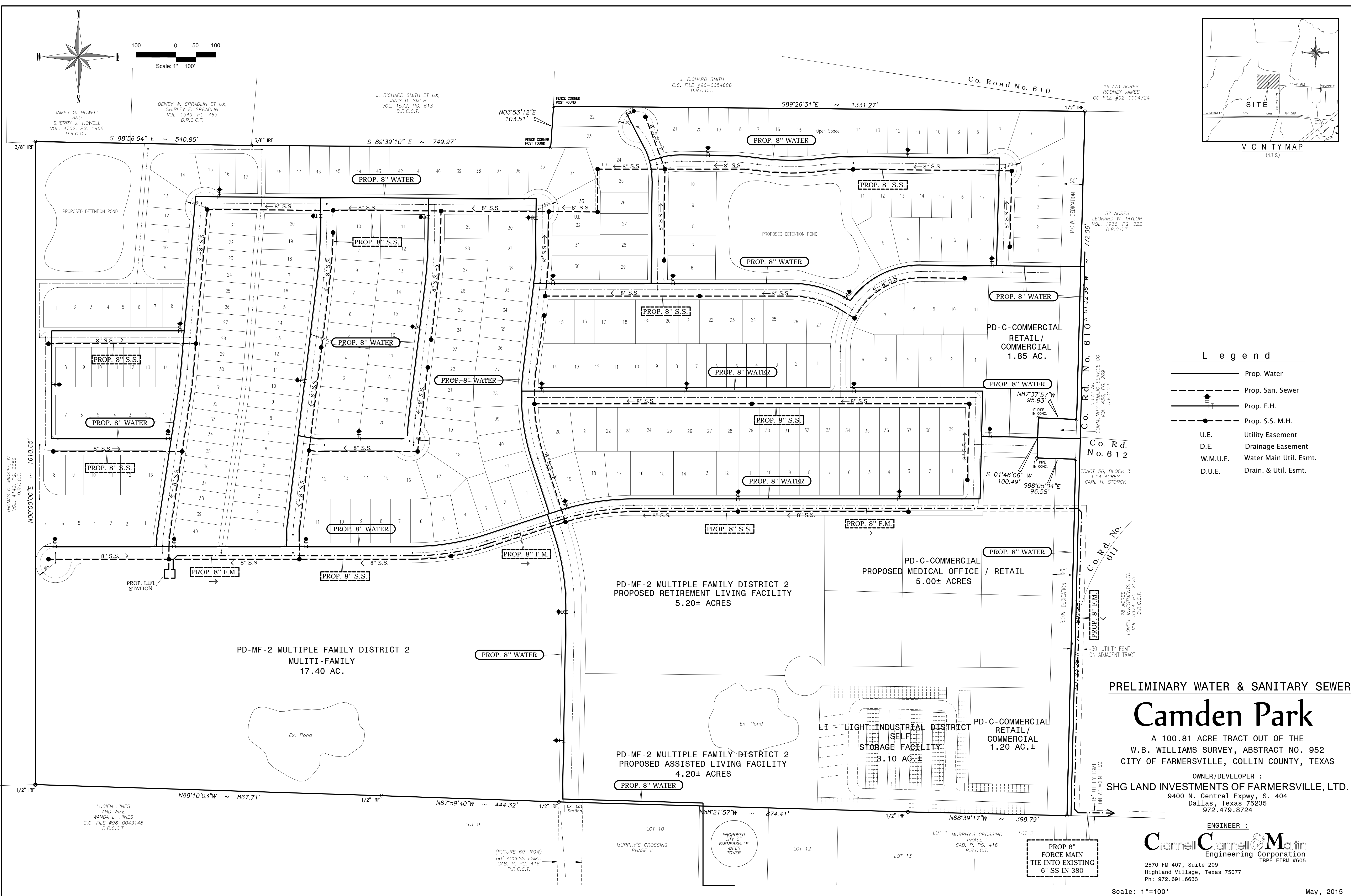
J. RICHARD SMITH
C.C. FILE #96-0054686
D.R.C.C.T.

19.773 ACRES
RODNEY JAMES
CC FILE #92-0004324

57 ACRES
LEONARD W. TAYLOR
VOL. 1936, PG. 322
D.R.C.C.T.



VICINITY MAP
(N.T.S.)



- Legend**
- Prop. Water
 - Prop. San. Sewer
 - Prop. F.H.
 - Prop. S.S. M.H.
 - Utility Easement
 - Drainage Easement
 - Water Main Util. Esmt.
 - Drain. & Util. Esmt.

PRELIMINARY WATER & SANITARY SEWER

Camden Park

A 100.81 ACRE TRACT OUT OF THE
W.B. WILLIAMS SURVEY, ABSTRACT NO. 952
CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS

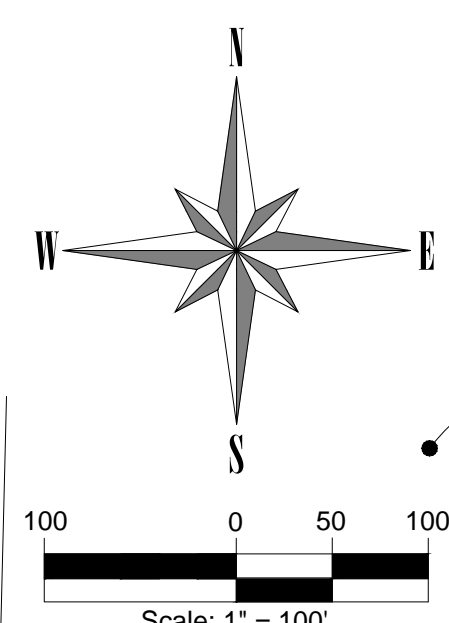
OWNER/DEVELOPER :
SHG LAND INVESTMENTS OF FARMERSVILLE, LTD.
9400 N. Central Expwy, S. 404
Dallas, Texas 75235
972.479.8724

ENGINEER :
Cranell & Martin
Engineering Corporation
TBE FIRM #605

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633

Scale: 1"=100'

May, 2015



JAMES G. HOWELL
AND
SHERRY J. HOWELL
VOL. 4702, PG. 1968
D.R.C.C.T.

DEWEY W. SPRADLIN ET UX,
SHIRLEY E. SPRADLIN
VOL. 1549, PG. 465
D.R.C.C.T.

J. RICHARD SMITH ET UX,
JANIS D. SMITH
VOL. 1572, PG. 613
D.R.C.C.T.

J. RICHARD SMITH
C.C. FILE #96-0054686
D.R.C.C.T.

19.773 ACRES
RODNEY JAMES
CC FILE #92-0004324
D.R.C.C.T.



LEGEND

- 420 EXISTING CONTOUR
- FLOW DIRECTION
- DRAINAGE DIVIDE
- # DRAINAGE AREA NO.
- Q= RUNOFF Q100

		0.50/0.85		1		100 YEAR		Comments
Area No.	Area (ac.)	C	Tc=	Area (ac.)	Tc=	Q100	Q100	
1	1.19	0.50	7.60	4.52	TO INLET			
2	1.31	0.50	7.60	4.98	TO INLET			
3	1.03	0.50	7.60	3.91	TO INLET			
4	1.32	0.50	7.60	5.02	TO INLET			
5	1.92	0.50	7.60	7.30	TO INLET			
6	1.35	0.50	7.60	5.13	TO INLET			
7	2.54	0.50	7.60	9.65	TO INLET			
8	0.38	0.50	7.60	1.44	TO INLET			
9	2.02	0.50	7.60	7.68	TO INLET			
10	1.72	0.50	7.60	6.54	TO INLET			
11	1.80	0.50	7.60	6.84	TO INLET			
12	1.96	0.50	7.60	7.45	TO INLET			
13	1.00	0.50	7.60	3.80	TO INLET			
14	1.00	0.50	7.60	3.80	TO INLET			
15	0.40	0.50	7.60	1.52	TO INLET			
16	1.80	0.50	7.60	6.84	TO INLET			
17	0.53	0.50	7.60	2.01	TO INLET			
18	1.27	0.50	7.60	4.83	TO INLET			
19	3.15	0.50	7.60	11.97	TO INLET			
20	2.26	0.50	7.60	8.59	TO INLET			
21	1.98	0.50	7.60	7.52	TO INLET			
22	1.78	0.50	7.60	6.76	TO INLET			
23	1.88	0.50	7.60	7.14	TO INLET			
24	1.66	0.50	7.60	6.31	TO INLET			
25	2.87	0.50	7.60	10.91	TO INLET			
26	2.18	0.50	7.60	8.28	TO INLET			
27	2.09	0.50	7.60	7.94	TO INLET			
28	1.28	0.50	7.60	4.86	TO INLET			
29	1.05	0.50	7.60	3.99	TO INLET			
30	3.09	0.50	7.60	11.74	TO INLET			
31	2.28	0.50	7.60	8.66	TO INLET			
32	1.30	0.50	7.60	4.94	TO INLET			
33	1.52	0.50	7.60	5.78	TO INLET			
34	1.37	0.50	7.60	5.21	TO INLET			
35	0.40	0.50	7.60	1.52	TO INLET			
36	0.30	0.50	7.60	1.14	TO INLET			
37	0.50	0.50	7.60	1.90	TO INLET			
38	0.50	0.50	7.60	1.90	TO INLET			
39	2.04	0.50	7.60	7.75	TO INLET			
OS	17.00	0.85	7.60	109.82	TO "Y" INLET			

PRELIMINARY DRAINAGE PLAN

Camden Park

A 100.81 ACRE TRACT OUT OF THE
W.B. WILLIAMS SURVEY, ABSTRACT NO. 952
CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER :
SHG LAND INVESTMENTS OF FARMERSVILLE, LTD.
9400 N. Central Expwy, S. 404
Dallas, Texas 75235
972.479.8724

ENGINEER :
Crannell & Martin
Engineering Corporation
TBE FIRM #605
2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633

Scale: 1"=100'

May, 2015



TO: Planning and Zoning Commission

FROM: Ben White, City Manager

DATE: May 28, 2015

SUBJECT: Public Hearing to consider, discuss and act upon an amendment to Chapter 77, entitled "Zoning," of the Farmersville Code by amending Section 77-91 to expand the permitted land uses in the Central Area (CA) District to allow an "Artisan Shop," or "Custom Handcrafting" or "Specialty Food Processing" subject to certain conditions and upon the approval of a specific use permit.

- Ordinance is attached for review.

ACTION:

- 1) Open Public Hearing and call the time.
- 2) Ask for those FOR the amendment to the Farmersville Code to come forward.
- 3) Ask for those OPPOSING the amendment to the Farmersville Code to come forward.
- 4) Close the Public Hearing and call the time.
- 5) P&Z to discuss, approve or disapprove amendment to the Farmersville Code and make recommendation to City Council.

**CITY OF FARMERSVILLE
ORDINANCE #2015-____-____**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS AMENDING THE CODE OF ORDINANCES, CITY OF FARMERSVILLE, TEXAS, AS HERETOFORE AMENDED THROUGH THE AMENDMENT OF CHAPTER 77, "ZONING," BY AMENDING SECTION 77-91, "CENTRAL AREA DISTRICT," TO EXPAND THE PERMITTED USES IN THE CENTRAL AREA (CA) DISTRICT TO INCLUDE AN ARTISAN SHOP, OR FOR CUSTOM HANDCRAFTING OR SPECIALTY FOOD PROCESSING, ONLY IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS STATED HEREIN; REPEALING ALL CONFLICTING ORDINANCES; AND PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the City of Farmersville, Texas (the "City"), Planning and Zoning Commission has recommended a change in permitted uses of the property described herein and has recommended amending the City of Farmersville, Code of Ordinances (the "Farmersville City Code"); 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 (the "City Council"); and

WHEREAS, the City Council, after public notice and public hearing as required by law, and upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission of the City and of all testimony and information submitted during said public hearings, has determined that in the public's best interest and in support of the health, safety, morals, and general welfare of the citizens of the City, that Chapter 77, "Zoning," Article II "Zoning Districts," Division 3 "Use of Land and Buildings," Section 77-91 "Central Area District" of the Farmersville City Code, should be amended to reflect the additional permitted uses in the Central Area District as described herein;

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

SECTION 1: INCORPORATION OF FINDINGS

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

SECTION 2: AMENDMENT OF CHAPTER 77, "ZONING," BY AMENDING SECTION 77-91, "CENTRAL AREA DISTRICT," TO EXPAND THE PERMITTED USES IN THE CENTRAL AREA (CA) DISTRICT TO INCLUDE AN ARTISAN SHOP, OR FOR CUSTOM HANDCRAFTING OR SPECIALTY FOOD PROCESSING

From and after the effective date of this Ordinance, Chapter 77, "Zoning," is hereby by amending Section 77-91, "Central Area District," in its entirety to read as follows:

"Sec. 77-91. - Central Area District.

(a) Property in the Central Area District shall be used only in the manner and for the purposes provided for by this division, provided that a residence or residential use in such district by specific use permit shall be subject to the following limitations:

(1) A residence or residential use may be established in a building as an accessory or incidental use only after issuance of a certificate of occupancy and establishment of the primary use of the building; and

(2) Residential uses shall be limited to the second floor and above of a building in the CA District.

(b) In addition, subject to the approval of a specific use permit, property in the Central Area District may be used for an Artisan Shop or for a business that sells goods using Custom Handcrafting or Specialty Food Processing, as defined in this Section, below, provided that a space located at the front of the building shall be used for the retail sale and/or display of the finished products or goods produced by the business. The required retail sale and/or display area shall be equal in size to at least twenty-five percent (25%) of the gross floor area of ground floor of the building, and shall occupy a space measuring at least ten (10) feet in depth behind the front door, running the entire width of the building frontage.

(1) "Artisan Shop" means a shop in which goods are custom-prepared, displayed, or sold in small quantities that are often one of a kind items. A portion of the sale of such products may occur off the premises. The use may also include the production, incidental storage, display, and sale of such goods or may be a place where a small number of persons are engaged in arts and crafts activities in a class or studio.

Examples include but are not limited to artwork, jewelry, sculpture, or pottery, provided that such uses are equipped with specialized equipment to eliminate dust, odor and noise pollution within the premises and prevent any infiltration thereof into adjacent properties or beyond the exterior walls of the property. This category does not include the fabrication, assembly, or manufacture of mass-produced products or materials that do not constitute finished goods.

- (2) "Custom Handcrafting" means a business primarily involved in crafting, fabricating, or assembling finished goods where the crafting, fabrication, or assembly, requires the application of an individual's craft or skill, or specialized materials. A portion of the sale of such products may occur off the premises. The use may also include the production, incidental storage, display, and sale of such goods or may be a place where a small number of persons are engaged in arts and crafts activities in a class or studio.

Examples include but are not limited to jewelry, furniture, woodwork, leather-craft, or hand-woven articles, provided that such uses are equipped with specialized equipment to eliminate dust, odor and noise pollution within the premises and prevent any infiltration thereof into adjacent properties or beyond the exterior walls of the property. This category does not include the fabrication, assembly, or manufacture of mass-produced products or materials that do not constitute finished goods.

- (3) "Specialty Food Processing" means a business that prepares, cooks, bakes, or pickles food products that are not potentially hazardous where the preparation requires specialized knowledge, craft, skill or exotic, high-quality or organic ingredients. A portion of the sale of such products may occur off the premises. The use may also include the production, incidental storage, display, and sale of such goods or may be a place where a small number of

persons are engaged in arts and crafts activities in a class or studio.

Examples include but are not limited to ice cream, popcorn, pretzels, pickles, nuts, provided that such food processing is equipped with specialized equipment to eliminate dust, odor and noise pollution within the premises and prevent any infiltration thereof into adjacent properties or beyond the exterior walls of the property. This category does not include the baking, pickling, preparation or manufacturing of food products that is a "potentially hazardous food" as defined by Health and Safety Code, Section 437.0196, as such provision may be amended from time to time."

SECTION 3: REPEALER

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

SECTION 4: SEVERABILITY

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

SECTION 5: PENALTIES FOR VIOLATION

Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City of Farmersville from filing suit to enjoin the violation. The City of Farmersville retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6: INJUNCTIVE RELIEF

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Farmersville in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Farmersville.

SECTION 7: PUBLICATION

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

SECTION 8: 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 9: 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 10: EFFECTIVE DATE

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

PASSED on first and final reading on the ____ day of _____, 2015, at a properly scheduled meeting of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

APPROVED THIS ____ DAY OF _____, 2015.

APPROVED:

Joseph E. Helmberger, P.E., Mayor

ATTEST:

Edie Sims, City Secretary

DRAFT



TO: Planning and Zoning Commission

FROM: Ben White, City Manager

DATE: May 28, 2015

SUBJECT: Public Hearing to consider, discuss and act upon an amendment to Chapter 77, entitled "Zoning," of the Farmersville Code by amending Sections 77-1, 77-97 and 77-273 to establish a "Banquet/Meeting Hall" as a permitted land use in the Highway Commercial (HC) District upon the approval of a specific use permit and adding a new Section 77-376 regarding special regulations for the issuance of Specific Use Permits for certain uses including a Banquet/Meeting Hall.

- Ordinance is attached for review.

ACTION:

- 1) Open Public Hearing and call the time.
- 2) Ask for those FOR the amendment to the Farmersville Code to come forward.
- 3) Ask for those OPPOSING the amendment to the Farmersville Code to come forward.
- 4) Close the Public Hearing and call the time.
- 5) P&Z to discuss, approve or disapprove amendment to the Farmersville Code and make recommendation to City Council.

ORDINANCE NO. O-2015-____-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES, CITY OF FARMERSVILLE, TEXAS, AS HERETOFORE AMENDED THROUGH THE AMENDMENT OF CHAPTER 77, "ZONING," BY AMENDING SECTION 77-1, "DEFINITIONS," TO ADD A DEFINITION FOR THE USE "BANQUET/MEETING HALL," BY AMENDING THE USE CHART LABELED "SECTION 77-97. EDUCATIONAL AND INSTITUTIONAL USES" TO ADD "BANQUET/MEETING HALL" AS A USE PERMITTED IN THE HIGHWAY COMMERCIAL (HC) DISTRICT ONLY, WITH A SPECIFIC USE PERMIT, BY AMENDING ARTICLE V, "STANDARDS AND REGULATIONS," BY AMENDING DIVISION 7, "OTHER REGULATIONS," BY ADDING A NEW SECTION 77-376 ENTITLED "SPECIAL REGULATIONS FOR THE ISSUANCE OF SPECIFIC USE PERMITS FOR CERTAIN USES" TO SPECIFY THE TYPE OF ROADWAY ACCESS NEEDED, AND REQUIRING THE SUBMISSION OF A SITE PLAN FOR A "BANQUET/MEETING HALL," AND BY AMENDING SECTION 77-273, "NONRESIDENTIAL USES," TO SPECIFY THE NUMBER OF PARKING SPACES REQUIRED FOR A "BANQUET/MEETING HALL,"; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the City of Farmersville, Texas (the "City"), Planning and Zoning Commission has recommended a change in the text of Chapter 77, "Zoning," of the City of Farmersville, Code of Ordinances (the "Farmersville Code") regarding a new use identified as "Banquet/Meeting Hall" as described herein and has recommended amending the Farmersville City Code accordingly; and

WHEREAS, all legal requirements, conditions, and prerequisites have been complied with prior to this recommended text amendment coming before the City Council of the City of Farmersville (the "City Council"); and

WHEREAS, the City Council, 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 text 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, THAT:

SECTION 1: FINDINGS INCORPORATED

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

SECTION 2: AMENDMENT OF SECTION 77-1, "DEFINITIONS," TO ADD A DEFINITION FOR THE USE "BANQUET/MEETING HALL"

From and after the effective date of this Ordinance, Chapter 77, "Zoning," is hereby amended by amending Section 77-1, "Definitions," to add a definition for the use "Banquet/Meeting Hall," in alphabetical order, to the current list of definitions to read as follows:

"Banquet/Meeting Hall. An establishment that is leased on a temporary basis before the day of the event by individuals or groups who reserve the facility to accommodate private functions, including, but not limited to, banquets, weddings, anniversaries, receptions, business and organizational meetings, and other similar functions, to which the general public is not admitted and for which no admission charge is imposed. Such establishments may include kitchen facilities for the preparation of food or catering of food and areas for dancing, dining, and other entertainment activities that customarily occur in association with banquets, weddings, or receptions."

SECTION 3: AMENDMENT OF SECTION 77-97, "EDUCATIONAL AND INSTITUTIONAL USES" BY ADDING "BANQUET/MEETING HALL" AS A USE PERMITTED IN THE HIGHWAY COMMERCIAL (HC) DISTRICT, WITH A SPECIFIC USE PERMIT

From and after the effective date of this Ordinance, Section 77-97 of the Farmersville Code, entitled "Educational and Institutional Uses," is hereby amended to insert the use "Banquet/Meeting Hall" into said use chart in alphabetical order as a use permitted in the Highway Commercial (HC) District only, with a Specific Use Permit, to read as follows:

Type of Use	A	SF-1	SF-2	SF-3	2F	MF-1	MF-2	P	O	N	G	C	H	C	I-1	I-2	PD
Banquet / Meeting Hall (**)													S				

SECTION 4: AMENDMENT OF DIVISION 7, “OTHER REGULATIONS,” BY ADDING A NEW SECTION 77-376 ENTITLED “SPECIAL REGULATIONS FOR THE ISSUANCE OF SPECIFIC USE PERMITS FOR CERTAIN USES” TO SPECIFY THE TYPE OF ROADWAY ACCESS NEEDED, AND REQUIRING THE SUBMISSION OF A SITE PLAN, FOR A “BANQUET/MEETING HALL”

From and after the effective date of this Ordinance, Division 7, “Other Regulations,” is hereby amended by adding a new Section 77-376 entitled “Special Regulations for the Issuance of Specific Use Permits for Certain Uses” to read as follows:

“Sec. 77-376. - Special Regulations for the Issuance of Specific Use Permits for Certain Uses

A. Banquet/Meeting Hall.

1. Access to the lot on which the use is situated must be from an arterial or major collector street as identified on the City’s Thoroughfare Development Plan.
2. The Applicant shall submit a site plan and landscape plan in addition to any other plans that may be required by the City’s ordinances, drawn to scale and sealed by a professional engineer or professional architect licensed by the State of Texas with the Specific Use Permit application for consideration and approval by the Planning & Zoning Commission and the City Council.”

SECTION 5: AMENDMENT OF SECTION 77-273, “NONRESIDENTIAL USES,” TO SPECIFY THE NUMBER OF PARKING SPACES REQUIRED FOR A “BANQUET/MEETING HALL”

From and after the effective date of this Ordinance, Section 77-273, “Nonresidential Uses,” is hereby amended to specify the number of parking spaces required for a “Banquet/Meeting Hall” by inserting the following phrase into the existing list as Subparagraph (2) and renumbering the remainder of the list accordingly:

- “(2) Banquet/Meeting Hall: Ten spaces for each 1,000 square feet of gross floor area.”

SECTION 6: REPEALER

This Ordinance shall be cumulative of all other Ordinances, resolutions, and/or policies of the City, whether written or otherwise, and shall not repeal any of the provisions of

those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance. Any and all Ordinances, resolutions, and/or policies of the City, whether written or otherwise, which are in any manner in conflict with or inconsistent with this Ordinance shall be and are hereby repealed to the extent of such conflict and/or inconsistency.

SECTION 7: SEVERABILITY

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

SECTION 8: PENALTIES FOR VIOLATION

Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City of Farmersville from filing suit to enjoin the violation. The City of Farmersville retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 9: INJUNCTIVE RELIEF

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Farmersville in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Farmersville.

SECTION 10: PUBLICATION

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

SECTION 11: 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 12: 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 13: EFFECTIVE DATE

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

PASSED on first and final reading on the ____ day of _____, 2015, at a properly scheduled meeting of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

APPROVED THIS ____ DAY OF _____, 2015.

APPROVED:

Joseph E. Helmberger, P.E., Mayor

ATTEST:

Edie Sims, City Secretary