

**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
SPECIAL CALLED MEETING
July 6, 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 Minutes from April 27, 2015 Special P&Z Meeting and May 28, 2015 Special P&Z Meeting.
- 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 a Specific Use Permit on the property identified as Lot 2A, Block A of the Farmersville Original Donation, Farmersville, Collin County, Texas, more commonly known as 201 McKinney Street, Farmersville, Texas, to operate a "specialty food processing" business
- B. Public Hearing to consider, discuss and act upon a Specific Use Permit on the property identified as being a part of Block 1, Tract 92 in the D. J. Jaynes Survey, Abstract No. A0471, Farmersville, Collin County, Texas, more commonly known as 1055 W. Audie Murphy Parkway, Suite 133, Farmersville, Texas, to operate 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 July 2, 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 2nd day of July, 2015.



Bryce Thompson, Chairman



Edie Sims, City Secretary



TO: Planning and Zoning Commission

FROM: Ben White, City Manager

DATE: July 6, 2015

SUBJECT: Consider, discuss and act upon Minutes from April 27, 2015 Special P&Z Meeting and May 28, 2015 Special P&Z meeting

- Minutes from both meetings are attached for review.

ACTION: Approve or disapprove the minutes as presented.

FARMERSVILLE PLANNING & ZONING COMMISSION
SPECIAL SESSION MINUTES
April 27, 2015

The Farmersville Planning and Zoning Commission met in special session on April 27, 2015 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Bryce Thompson, Mark Vincent, Charles Casada, Todd Rolen, Craig Overstreet and Chad Dillard. Staff members present were City Manager Ben White, City Attorney Alan Lathrom, Police Chief Mike Sullivan and City Secretary Edie Sims. Council Liaison John Klostermann was present.

CALL TO ORDER AND RECOGNITION OF CITIZENS/VISITORS

Chairman Bryce Thompson called the meeting to order at 6:30pm. Edie Sims called roll and announced that a quorum was present. Craig Overstreet offered the invocation and led the audience in the Pledge of Allegiance to the American and Texas Flags.

Item II – A) PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT UPON A SPECIFIC USE PERMIT FOR PROPERTY LOCATED AT 124 MCKINNEY STREET TO OPERATE MR. G FOR SPECIAL EVENTS

Chairman Bryce Thompson opened the Public Hearing at 6:32pm and asked those in the audience to speak for or against the proposed Specific Use Permit to come forward. Diane Piwko, residing at 200 McKinney Street, came forward opposing the Specific Use Permit. She expressed concern that the Police Department has been called several times since parties have been held at 124 McKinney Street. She also expressed concern of young teenagers allowed to be loitering without supervision. Ms. Piwko also stated there is a misconception of noise. Even average conversations carry between the buildings. The noise from parties held at 124 McKinney Street has been very loud and makes sleeping difficult at night. The hours of the parties have been late and the trash has been an issue as well. The business owner has made attempts to keep the parties contained, but Ms. Piwko expressed concern those attempts may fall to the wayside. Lastly, Ms. Piwko stated the use is not comparable to the downtown area and businesses.

Wayne May, residing at 105 McKinney Street, stated he does not feel this type of establishment is good for our downtown area. Traffic from the parties at 124 McKinney has also become an issue.

No one else came before the Commission during the Public Hearing segment. With that, Chairman Thompson closed the Public Hearing at 6:37pm.

Craig Overstreet asked if alcoholic beverages are allowed as a private club. City Attorney Alan Lathrom indicated this use is not considered a private club and therefore if alcoholic beverages are sold, the establishment would be required to get a private club permit. Craig Overstreet also expressed concern of the maximum occupancy allowed for this area at 124 McKinney Street. City Manager Ben White indicated the existing use and Certificate of Occupancy is for a restaurant which was inspected by the Fire Marshal for correct occupancy. The occupancy for parties was not addressed as this is not a conforming use. Charles Casada stated measures may need to be added to include security to create an atmosphere conducive to the downtown area. The request is not conducive of what the business area was designed for.

Todd Rolen questioned if the Police Department has had many incidents from parties being held at this location. Chief Mike Sullivan responded, yes. The Police Department has responded to 6 loud music and noise calls. Two of those calls were made on the same night.

According to the conditions spelled out in the Specific Use Permit Application, the first condition which is compatibility with and not injurious to the use and enjoyment of other property, nor significantly diminishes or impairs property values within the immediate vicinity is

not met. Obviously from the complaints, this type of operation is not compatible. The people who work and reside in the downtown area are entitled to have a quiet and peaceful area.

Craig Overstreet recommended not forwarding the Specific Use Permit to the Council for consideration. Charles Casada seconded the motion. Motion carried unanimously.

Item II – B) PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT UPON A ZONING CHANGE FOR A DEVELOPMENT LOCATED AT THE SOUTHEAST CORNER OF LINCOLN AND CANDY STREETS ALSO KNOWN AS THE WHITAKER ADDITION, BLOCK 1, LOT 1

Chairman Thompson opened the Public Hearing at 6:46pm and asked for those for or against the zoning change request to come forward. John Gooch, petitioner, stated he is for the change from Single-Family 2 to Multi-Family 1 zoning to construct a senior friendly quad-plex. Each unit will have their own address on Lincoln Street.

Steve Mitchell, residing at 119 N Johnson, stated he opposed the zoning change. The streets are not wide enough for streets and have only access for one vehicle to move freely on all three sides of the property. Candy Street, as it is called, is a gravel street. Lincoln Street has been sprayed with tar with aggregate pulverized into the tar. Extra traffic is a concern. The bar ditches are also a concern to carry the water flow from Maple Street to McKinney Street. With the additional concrete as proposed, the bar ditches would not support the flow of water which would then create flooding to area residents including himself.

Mark Vincent expressed concern of reconfiguring or restructuring the streets. City Manager Ben White indicated Lincoln is indeed very narrow and is almost an alley. The normal residential street requirement width is 50 feet. The street could be reconfigured by re-dedicating right-of-way. There is still an intersection of Maple and McKinney Street which is narrow and other structures would need to be removed to create the proper right-of-way. Another note is parking on the north or south side of the property. There is a way to improve this issue by asking the property owner for right-of-way on his property. However this resolve would not complete the remaining portion of the street.

With no one else coming forward, Chairman Thompson closed the Public Hearing at 6:54pm.

City Manager Ben White stated Mr. Mitchell's explanation was very good. If the property was improved, drainage issues would need to be addressed as part of the site plan. Beyond this property, City Manager Ben White indicated the City should be responsible for the bar ditches and keeping them clear to allow water to flow.

Craig Overstreet stated this particular lot had 2 homes on it at one time and was replatted to one lot. However, there are issues with the roads which are in need of repair. With the alleys being named as streets, the widths have not been changed or improved upon according to Mark Vincent. Lincoln is not much more than an alleyway either. Lee Street is slightly larger, but not by much. Craig Overstreet also questioned the parking for the potential development. Mr. Gooch stated 2 parking slips will be made for each tenant in the rear being a total of 8 parking spaces. Access to the unit will be by way of Lincoln to Candy Street. No parking will be allowed on Lincoln. The parking area would be concrete with wheelchair accessibility. Total square footage of the structure will be 4,012 under the roof with a covered patio area.

City Manager Ben White stated according to the International Fire Code, this amount of square footage proposed does not require a sprinkler system. There will be fire walls between the units. Bill Nerwich has been contacted to build the structure according to Mr. Gooch. Mr. White stated the requirements would be built to our Codes.

Craig Overstreet also expressed concern regarding senior clientele. With the roads already being inadequate, questions were raised about emergency personnel trying to get to someone to and from the units.

Mr. Gooch stated the tax base is presently \$800 per year without a structure. The tax base would be significantly more with a structure and ongoing use to require utilities and therefore would increase the value to the City.

Mark Vincent stated something must be done with the roads. John Gooch stated even if financially practical to enhance the streets, there would still be a bottle neck at both ends of Lincoln which he has no control over.

Nancy Gooch came forward and stated she sees the proposal as an improvement to the area. Previously there were two homes on this land, there is not much difference with adding two more small residential areas. Otherwise, by these concerns, the property is being held ransom. Ms. Gooch expressed she felt the significance of the development would outweigh the negatives and bring a positive feedback to the community that is currently not being met.

Three individuals have already expressed interest in leasing spaces. The location is ideal as it is within walking distance of downtown and would make a beautiful enhancement to the area. There is low impact to the developer on their half of the street which would provide parking areas. A curb could be considered by the right way is to connect the bar ditches.

John Gooch stated he considered making a driveway completely through the property from Candy Street to the alley south of the property, but with the expense of improving the alley, this concept was removed. Mr. Gooch also stated he would consider changing his options in lieu of the cost of improving Lincoln Street. Mr. Gooch also contended that some residents may have only one vehicle where others may not have a vehicle at all.

City Manager Ben White stated there is a balancing act here. This is a tastefully developed area as intended for senior living. There is not much impact presently and the streets will be impacted with more traffic and will require repairs. However, this is an inconvenient street. There are compelling arguments on both sides. We need housing desperately.

Todd Rolan stated earlier an issue was emergency vehicles. In his neighborhood, the streets are the correct width; however parking on both sides of the street make the area similar to Lincoln Street where only one car can travel through the street.

Charles Casada motioned to submit to Council for approval with Mark Vincent seconding the motion. Vote was 3 to 1 with Craig Overstreet opposing. Motion carried.

Item III – A) CONSIDER, DISCUSS AND ACT UPON MINUTES FROM APRIL 6, 2015 P&Z MEETING

Craig Overstreet motioned to approve the minutes as presented with Mark Vincent seconding the motion. Motion carried unanimously.

Item IV – A) DISCUSS AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO ALLOW MANUFACTURING WITH A STORE FRONT IN THE CENTRAL AREA DISTRICT

City Manager Ben White indicated in 2012, an ordinance was created to allow residential living quarters in 40% of a downtown building with 60% to remain retail/commercial use. The ordinance was created to keep the vitality of the downtown area all-the-while keeping an active store front.

The ordinance presented to the Commission addresses the proposed guidelines and concerns surrounding the expansion of uses downtown for artisan shops, custom handcrafting or specialty food processing. Mr. White stated it was smart to utilize the Specific Use Permit process. Craig Overstreet confirmed he felt the ordinance was right on track and is fine with a 25% requirement for display area of the gross floor area. It seems the noise issue has been addressed. The one concern is to consider not revisiting the Specific Use Permit continually.

City Attorney Alan Lathrom indicated the purpose of the Specific Use Permit is to be flexible as the guidelines are met. The Specific Use Permit can be ratcheted depending on the use and depending upon necessary changes.

Craig Overstreet expressed concern regarding Specialty Food on the second paragraph of the ordinance which may contradict itself. Mr. Lathrom indicated the ordinance was crafted to reflect the Health and Safety Code Section 473.096 set out by State Statute.

City Manager Ben White stated his concern regarding specialized equipment may be too restrictive. Mr. Lathrom indicated his understanding by the Council was to maintain a store front. Mark Vincent stated the information was broad but it allows each merchant to have their business looked at individually.

Diane Piwko expressed concerns the intention is for the ground floor only and does not pertain to second and above stories.

Randy Clark, owner of the property located at 201 McKinney Street, stated his future tenant would have a very specific use which would benefit from this ordinance being approved.

Jim Terrell, owner of Happy Cucumber, expressed his desire to operate his manufacturing process in Farmersville. His operation includes handmade foods of pickles, brines, jellies and jams. He does not use loud equipment. The only odors would be the aroma of pickling spices or fruits as they are being prepared. Once the product is jarred, the odors dissipate. Currently, Mr. Terrell stated he is utilizing a space at the Brownie Cottage for his cooking needs. However, his needs are expanding and he needs his own space.

Craig Overstreet expressed he would not want to see large trucks impacting the area. He also agreed the Specific Use Permit would allow specific details to be addressed. Mr. Overstreet liked what has been crafted.

Mr. White added the existing parking facilities would be used as intended unless loading and unloading could be performed in the rear or in a specified loading zone.

The Commission concurred the ordinance presented would be the best action regarding this issue. The next step would be to hold a Public hearing with notifications.

Item V) ADJOURNMENT

With no further business, Craig Overstreet motioned to adjourn with Mark Vincent seconding the motion. Commission adjourned at 8:01pm.

ATTEST:

Chairman Bryce Thompson

Edie Sims, City Secretary

FARMERSVILLE PLANNING & ZONING COMMISSION
SPECIAL SESSION MINUTES
May 28, 2015

The Farmersville Planning and Zoning Commission met in special session on May 28, 2015 at 7:28 p.m. at the City of Farmersville Council Chambers with the following members present: Mark Vincent, Charles Casada, Craig Overstreet and Chad Dillard. Commissioners absent were Bryce Thompson and Todd Rolen. Staff members present were City Manager Ben White, City Attorney Alan Lathrom, and Finance Director Daphne Hamlin. Council Liaison John Klostermann was present.

CALL TO ORDER AND RECOGNITION OF CITIZENS/VISITORS

Commissioner Craig Overstreet called the meeting to order at 7:28pm. Daphne Hamlin called roll and announced that a quorum was present. Craig Overstreet offered the invocation and led the audience in the Pledge of Allegiance to the American and Texas Flags.

Item II – 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 CR 557 AND WEST AUDIE MURPHY PARKWAY

City Manager Ben White noted that no one was present to represent the Islamic Association of Collin County (IACC). The property is on the south side of Highway 380 close to A&A Landscaping. The main entry to the property for the cemetery will be on County Road 557. The original concept area shown provides an area corrected to meet the City's Thoroughfare Plan. The City's engineering firm has reviewed the plan per a letter from Jim Shankles at Daniel & Brown, Inc. (City Engineer) dated April 24, 2015.

Mr. White recommended the Concept Plan be approved with the exception that all items per the engineering letter be confirmed complete and pending inclusion of any comments from the City Engineer. The frontage area along Highway 380 is designated as future commercial. The cemetery is one lot back behind the commercial frontage area. The commercial use is planned as a separate phase from the cemetery. The phase trying to be developed is the cemetery. All the requirements have been met according to the City Engineer.

The developer is giving up, at great expense, land and dedicating it to the City of Farmersville for a future 4 lane divided dedicated road. This now aligns with our current Thoroughfare Plan.

The owner of the property is agreeing to the development; however the developer currently does not own the property. All items have been addressed that have been requested through the City. Mr. White noted the cemetery will utilize access to the back of the property until the front of the property along Highway 380 is developed.

Subject to final approval of City Engineer according to the engineer's letter dated May 4, 2015. Chad Dillard motioned to approve the Concept Plan provided all issues are addressed through the City's Engineer with Mark Vincent seconding the motion. Motion carried unanimously.

Item II – B) CONSIDER, DISCUSS AND ACT UPON A PRELIMINARY PLAT FOR CAMDEN PARK PLANNED DEVELOPMENT

Item II – B) CONSIDER, DISCUSS AND ACT UPON A PRELIMINARY PLAT FOR CAMDEN PARK PLANNED DEVELOPMENT

City Manager Ben White came before the Commission to address the Preliminary Plat presented for Camden Park. Jeff Crannell with Crannell, Crannell & Martin Engineering Corporation, engineers for the developer, came before the Commission to support the Preliminary Plat as presented. The City Engineer reviewed the plat and made comments that needed to be address via a letter dated May 20, 2015. A supplemental letter was made May 28, 2015 depicting some items that were addressed.

The Preliminary Plat presented is the latest version. The Plat is representative of 287 total residential lots. There are 203 standard single-family lots that meet Single-Family 3 minimum lot area and 84 lots that do not meet our minimum lot area for Single-Family 2. The minimum lot areas for the 84 homes are 4,000 square feet and our ordinance requires a minimum of 5,000 square feet.

The 84 lots have a slightly different approach. The homes will have entries to the rear via an alleyway and are intended for residents 55 and over.

The remainder of the property, per Jeff Crannell, meets the requirements of the City. Mr. White reviewed the latest letter from the City Engineer dated May 28, 2015. The developer, per the presented plat, is requesting a revision to the Planned Development Ordinance dated 2012. The plat represents an area in Multi-Family 2 zoning for storage facilities which is not allowed in that particular zoning. The developer plans to request a zoning change for the storage area. Per item #3, the proposed western extension of CR 612 is in conflict with property owned by Texas New Mexico Power. The developer is planning to gain ownership of this property. Mr. White indicated the subdivision is required to have two entry points. The City Engineer did not receive submittals from the developer with the Preliminary Plat as required by the Subdivision Ordinance.

Several items have been addressed, however an open space area for parks was not dedicated per the City's regulations. Per the City's regulations, a developer is to dedicate 5% of gross area for parks. Mr. Crannell stated he will discuss with the developer, but believes the developer would rather offer funding to the City for other park areas elsewhere.

The last item regarding the Preliminary Plat is #16 where Proposed Street "J" needs to be extended south to Bob Tedford Drive to create a secondary property access for traffic flow and public safety. Mr. White the plat would be contingent on the connection to Street "J."

There is yet one more item to be addressed regarding water and sanitary sewer. The preference of the City is to construct a regional lift station on Highway 380 at a low point west of the proposed subdivision in lieu of an on-site life station. The developer and the City shall coordinate the design and the developer shall be responsible for the cost of the facility to serve the Camden Park subdivision only. Presently, per Mr. White, development cannot occur west of the property due to lack of sewer facilities.

Craig Overstreet expressed concern as there are still a major amount of contingencies to proceed with the plat as presented. Mr. White encouraged the Commission the next submittal will be more detailed. The park issue will need to be addressed.

Mr. Crannell stated the developer's focus is Phase I presently, which is the development of the standardized Single Family 3 housing. Mr. Crannell, Mr. White and the Commission discussed the park land and how the developer wanted to compensate the City rather than dedicate land for the park. The end result of the discussion from Mr. Crannell was to allow the developer to move forward with the plat and allow Phase I to proceed. City Attorney Alan Lathrom indicated the direction of the plat in moving forward will come from the City Council. Mr. Lathrom also reminded the Commission of their legal duty to approve or deny the plat within 30 days of its being presented.

Mr. White indicated realistically the plat is not administratively complete, but we are willing to work with the developer and engineers to have it ready for Council review.

Charles Casada motioned to approve the Camden Park Preliminary Plat contingent on upon (1) approval of rezoning of the property to satisfy and cure the issues identified in comments 1 and 2 of the City Engineer's May 28, 2015 letter; (2) the proper extension of County Road 612 as approved by the City Engineer; (3) submission of engineering plans acceptable to the City Engineer; (4) satisfaction of the City's parkland dedication requirements or payment of cash in lieu of dedication subject to City Council approval; (5) the extension of proposed Street "J" or another roadway to provide a second point of ingress and egress; and (6) the provision of a lift station and all appurtenances necessary thereto to serve the project AND with such Preliminary Plat being disapproved upon Developer's failure to satisfy any of the listed contingencies. Mark Vincent seconded the motion. Motion carried unanimously.

Item III – 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

Chairman Bryce Thompson opened the Public Hearing at 8:36pm and asked those FOR the zoning amendment to come forward. James Terrell, owner of Happy Cucumber, came forward stating his style of business is an artisan shop which produces specialty pickles, jams and other related food items. Currently the zoning does not allow this type of use in the downtown area. Mr. Terrell stated his business would be an asset to the downtown area and would not have noise, odor or other issues. He proposes to utilize the building located at 201 McKinney Street with retail and commercial.

Chairman Thompson asked for those OPPOSING the zoning amendment to come forward. With no one coming forward, the Public Hearing was closed at 8:39pm.

Chad Dillard motioned to approve the ordinance as presented with Charles Casada seconding the motion. Motion carried unanimously.

Item III – B) PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT UPON AN AMENDMENT TO CHAPTER 77, ENTITLED "ZONING," OF THE FARMERSVILLE CODE BY AMENDING SECTION 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

Chairman Thompson opened the Public Hearing at 8:41pm and asked for those FOR the zoning amendment to come forward. Rosio Nunez, petitioner for the Banquet/Meeting Hall, came before the Commission requesting the Commission to grant the zoning amendment. Her business will bring a needed use to this area. Her intentions are to change from a restaurant to a banquet hall for all types of parties and get together.

Currently, the City's Zoning Ordinance does not have this type of use. City Manager Ben White indicated there is a need for this use category. With this type of use available, there will be opportunities to hold events here in Farmersville.

Chairman Thompson requested those OPPOSING the zoning amendment to come forward. With no one coming forward, the Public hearing was closed at 8:46pm.

The Commission discussed other locations where this use would be appropriate. City Attorney Alan Lathrom stated the zoning chart could be changed to allow this type of use in the Industrial and Commercial zoning as well as Highway Commercial.

Chad Dillard motioned to approve the ordinance as presented that includes the use of a Specific Use Permit and to change the zoning chart to allow this use in Highway Commercial, Commercial and Light Industrial zones. Charles Casada seconded the motion. Motion carried unanimously.

Item V) ADJOURNMENT

With no further business, Mark Vincent motioned to adjourn with Chad Dillard seconding the motion. Commission adjourned at 8:50pm.

ATTEST:

Chairman Bryce Thompson

Edie Sims, City Secretary



TO: Planning and Zoning Commission
FROM: Ben White, City Manager
DATE: July 6, 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.



30 June 2015

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

RE: Camden Park-Preliminary Plat-June 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 design manuals.

We recommend the preliminary plat be approved with the following conditions:

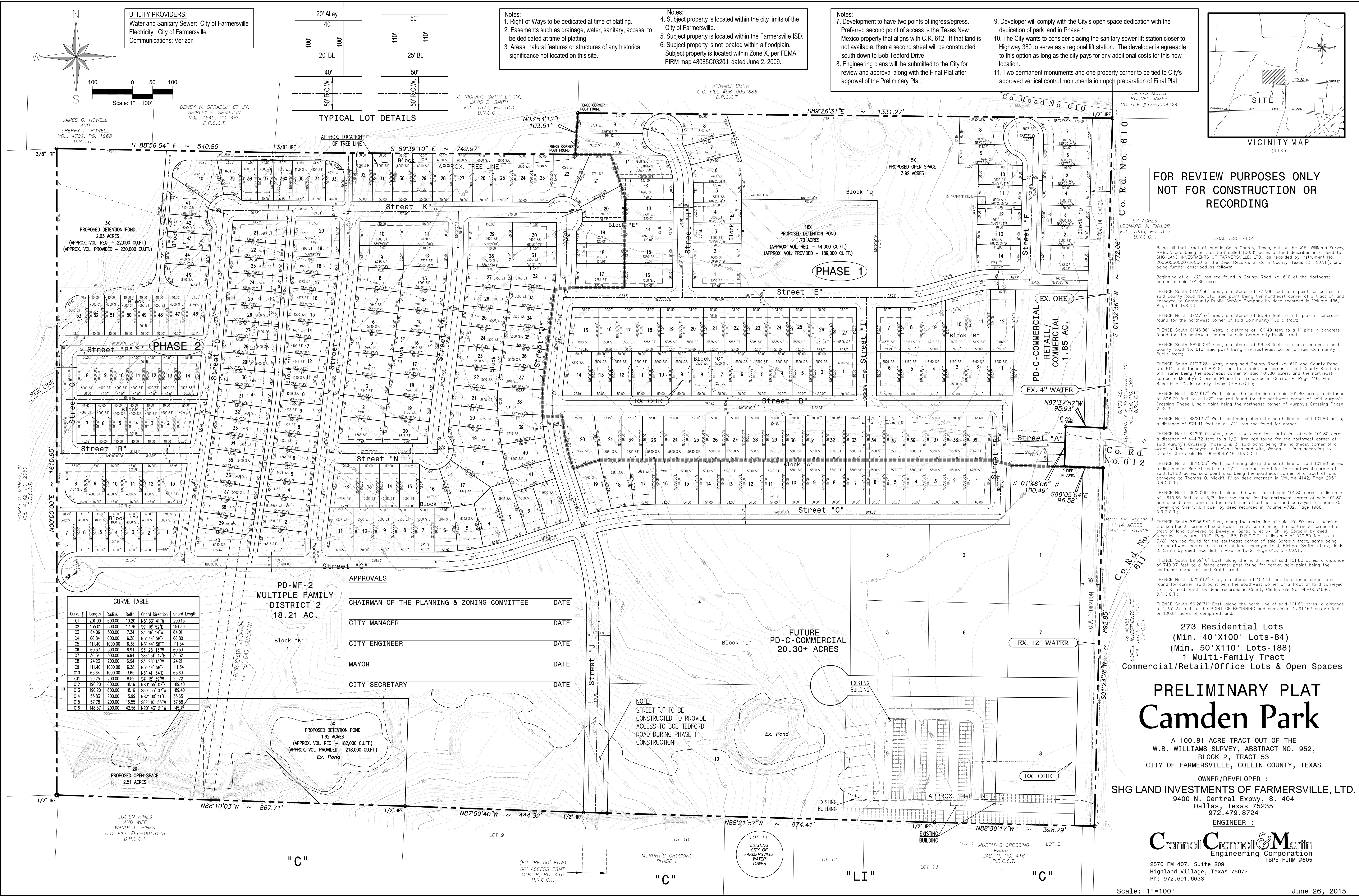
1. Revision of the PD.
2. Approval letters from franchise utilities.

We also recommend that engineering plans for Phase I of the development be submitted after preliminary plat approval. Please contact me if you have any questions or need additional information.

Sincerely,


DBI Engineers





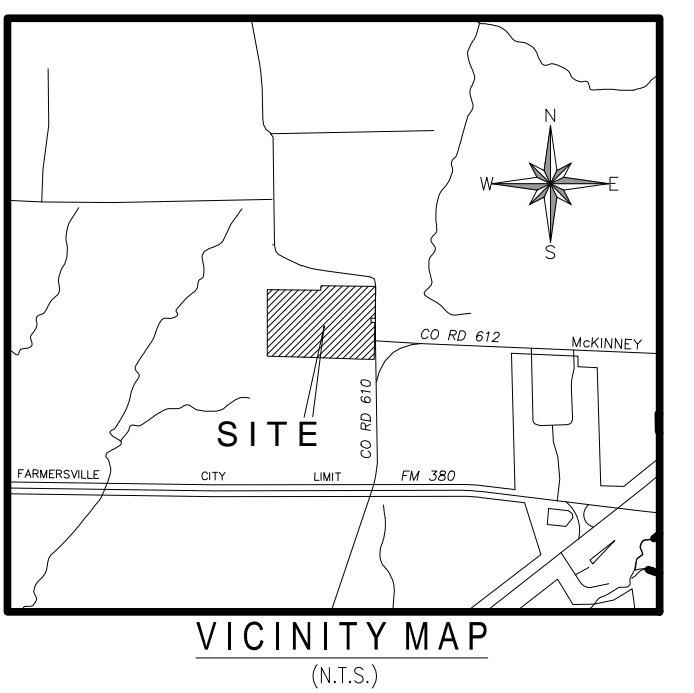
UTILITY PROVIDERS:
Water and Sanitary Sewer: City of Farmersville
Electricity: City of Farmersville
Communications: Verizon

Notes:
1. Right-of-Ways to be dedicated at time of platting.
2. Easements such as drainage, water, sanitary, access to be dedicated at time of platting.
3. Areas, natural features or structures of any historical significance not located on this site.

Notes:
4. Subject property is located within the city limits of the City of Farmersville.
5. Subject property is located within the Farmersville ISD.
6. Subject property is not located within a floodplain.
Subject property is located within Zone X, per FEMA FIRM map 48085C0320J, dated June 2, 2009.

Notes:
7. Development to have two points of ingress/egress. Preferred second point of access is the Texas New Mexico property that aligns with C.R. 612. If that land is not available, then a second street will be constructed south down to Bob Tedford Drive.
8. Engineering plans will be submitted to the City for review and approval along with the Final Plat after approval of the Preliminary Plat.

9. Developer will comply with the City's open space dedication with the dedication of park land in Phase 1.
10. The City wants to consider placing the sanitary sewer lift station closer to Highway 380 to serve as a regional lift station. The developer is agreeable to this option as long as the city pays for any additional costs for this new location.
11. Two permanent monuments and one property corner to be tied to City's approved vertical control monumentation upon preparation of Final Plat.



FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION OR
RECORDING

LEGAL DESCRIPTION
Being all that tract of land in Collin County, Texas, out of the W.B. Williams Survey, A-852, and being part of that called 100.81 acres of land described in a deed to SHG LAND INVESTMENTS OF FARMERSVILLE, LTD., as recorded by Instrument No. 2006053000726050 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being further described as follows:

Beginning at a 1/2" iron rod found in County Road No. 610 at the Northeast corner of said 101.80 acres;
THENCE South 01°33'36" West, a distance of 772.06 feet to a point for corner in said County Road No. 610, said point being the northeast corner of a tract of land conveyed to Community Public Service Company by deed recorded in Volume 456, Page 269, D.R.C.C.T.;
THENCE North 87°37'57" West, a distance of 95.93 feet to a 1" pipe in concrete found for the northwest corner of said Community Public tract;
THENCE South 01°46'06" West, a distance of 100.49 feet to a 1" pipe in concrete found for the southwest corner of said Community Public tract;
THENCE South 88°05'04" East, a distance of 96.58 feet to a point corner in said County Road No. 610, said point being the southeast corner of said Community Public tract;
THENCE South 01°33'36" West, along said County Road No. 610 and County Road No. 611, same being the southeast corner of said 101.80 acres, and the northeast corner of Murphy's Crossing Phase I, as recorded in Cabinet P, Page 416, Plat Records of Collin County, Texas (D.R.C.C.T.);
THENCE North 88°39'10" West, along the south line of said 101.80 acres, a distance of 398.79 feet to a 1/2" iron rod found for the northwest corner of said Murphy's Crossing Phase I, said point being the northeast corner of said Murphy's Crossing Phase I;
THENCE North 88°39'10" West, continuing along the south line of said 101.80 acres, a distance of 874.41 feet to a 1/2" iron rod found for corner;
THENCE North 87°59'40" West, continuing along the south line of said 101.80 acres, a distance of 444.32 feet to a 1/2" iron rod found for the northwest corner of said Murphy's Crossing Phase 2 & 3, said point being the northeast corner of a tract of land conveyed to Lucien Hines and wife, Wanda L. Hines according to County Clerk's File No. 96-0043148, D.R.C.C.T.;
THENCE North 88°39'10" West, continuing along the south line of said 101.80 acres, a distance of 867.71 feet to a 1/2" iron rod found for the southwest corner of said 101.80 acres, said point also being the southeast corner of a tract of land conveyed to Thomas O. Midkiff, IV by deed recorded in Volume 4142, Page 2059, D.R.C.C.T.;
THENCE North 00°00'00" East, along the west line of said 101.80 acres, a distance of 1,610.65 feet to a 3/8" iron rod found for the northwest corner of said 101.80 acres, said point being in the south line of a tract of land conveyed to James G. Howell and Sherry J. Howell by deed recorded in Volume 4702, Page 1968, D.R.C.C.T.;
THENCE South 88°56'54" East, along the north line of said 101.80 acres, passing the southeast corner of said Howell tract, same being the southwest corner of a tract of land conveyed to Dewey W. Spradlin, et ux, Shirley E. Spradlin by deed recorded in Volume 1549, Page 465, D.R.C.C.T., a distance of 540.85 feet to a 3/8" iron rod found for the southeast corner of said Spradlin tract, same being the southwest corner of a tract of land conveyed to J. Richard Smith, et ux, Janis D. Smith by deed recorded in Volume 1572, Page 613, D.R.C.C.T.;
THENCE South 89°39'10" East, along the north line of said 101.80 acres, a distance of 749.97 feet to a fence corner post found for corner, said point being the southeast corner of said Smith tract;
THENCE North 03°53'12" East, a distance of 103.51 feet to a fence corner post found for corner, said point being the southwest corner of a tract of land conveyed to J. Richard Smith by deed recorded in County Clerk's File No. 96-0054686, D.R.C.C.T.;
THENCE South 89°26'31" East, along the north line of said 101.80 acres, a distance of 1,331.27 feet to the POINT OF BEGINNING and containing 4,391.163 square feet or 100.81 acres of computed land.

273 Residential Lots
(Min. 40'X100' Lots-84)
(Min. 50'X110' Lots-188)
1 Multi-Family Tract
Commercial/Retail/Office Lots & Open Spaces

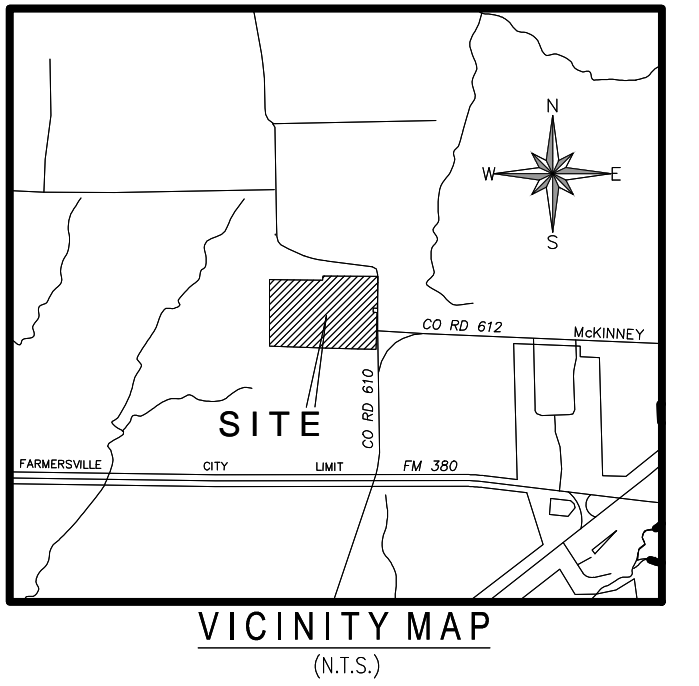
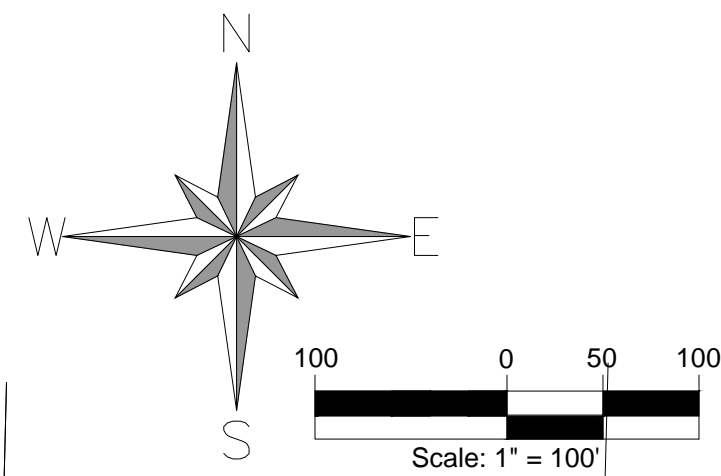
PRELIMINARY PLAT Camden Park

A 100.81 ACRE TRACT OUT OF THE
W.B. WILLIAMS SURVEY, ABSTRACT NO. 952,
BLOCK 2, TRACT 53
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 :

C Crannell & Martin
Engineering Corporation
TBPE FIRM #605

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



LEGEND

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

FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION OR
RECORDING

C	0.6/0.8/0.9	DRAINAGE CALCULATIONS			
Ca	1	100 YEAR			
Area No.	Area (ac.)	C	I100	Q100	Comments
1	24.83	0.60	7.91	117.84	TO POND 1
2	17.53	0.60	7.91	83.20	TO POND 2
3	18.73	0.60	7.91	88.89	TO POND 3
OS1	4.35	0.90	7.91	30.97	TO POND 1
OS2	35.61	0.90	7.91	253.51	TO POND 2

PRELIMINARY POST-DEVELOPMENT DRAINAGE PLAN

Camden Park

A 100.81 ACRE TRACT OUT OF THE
W.B. WILLIAMS SURVEY, ABSTRACT NO. 952,
BLOCK 2, TRACT 53
CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER :
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9400 N. Central Expwy, S. 404
Dallas, Texas 75235
972.479.8724

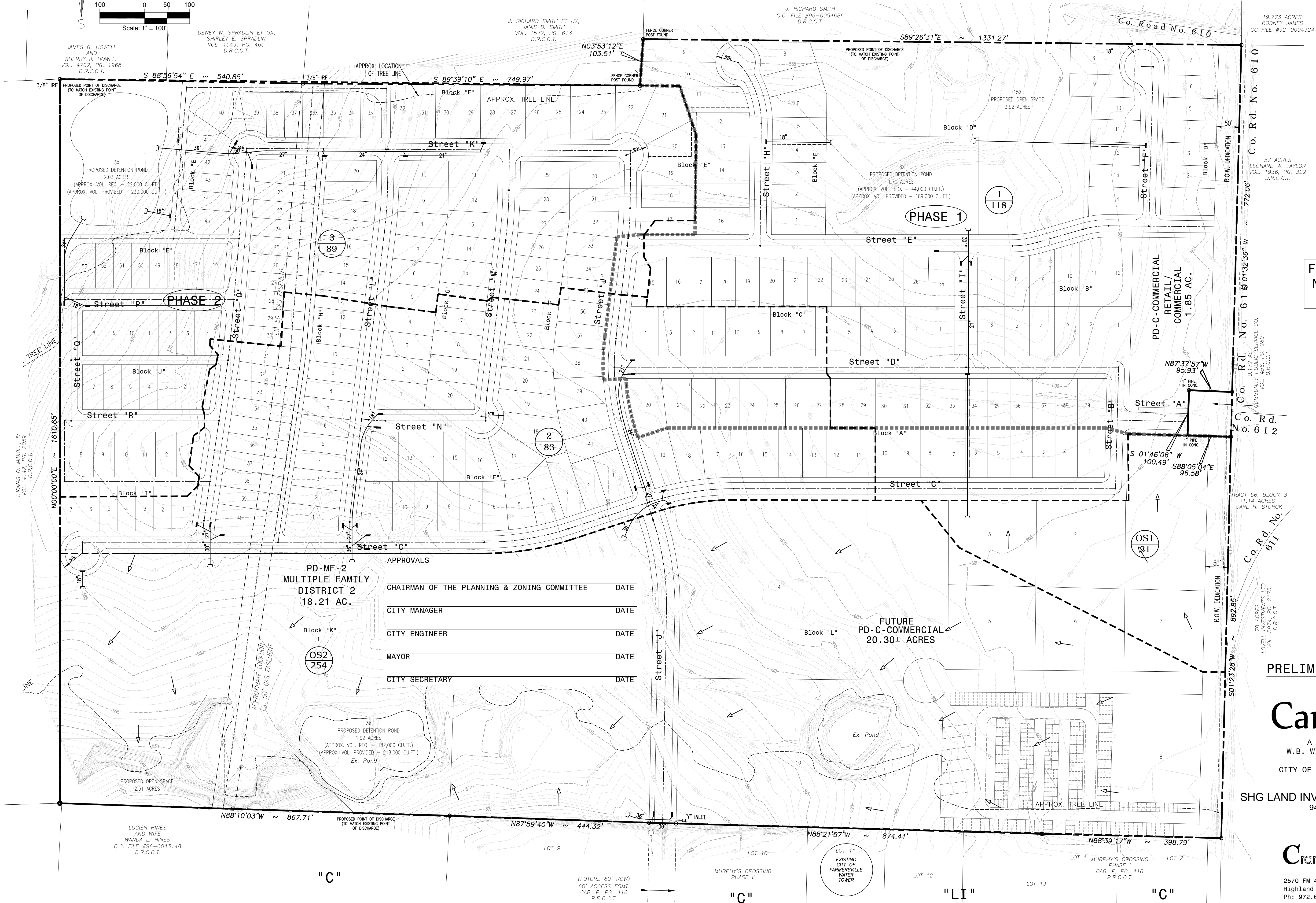
ENGINEER :

Crannell & Martin
Engineering Corporation
TBPE FIRM #605

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

Scale: 1"=100'

June 26, 2015



PD-MF-2
MULTIPLE FAMILY
DISTRICT 2
18.21 AC.

APPROVALS

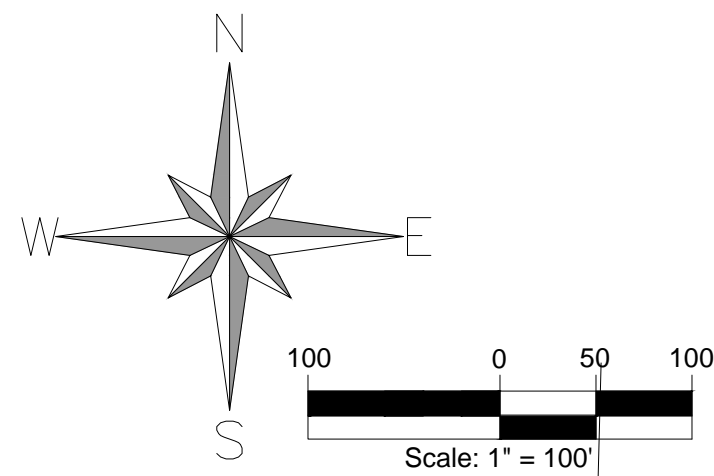
CHAIRMAN OF THE PLANNING & ZONING COMMITTEE	DATE
CITY MANAGER	DATE
CITY ENGINEER	DATE
MAYOR	DATE
CITY SECRETARY	DATE

"C"

"C"

"LI"

"C"



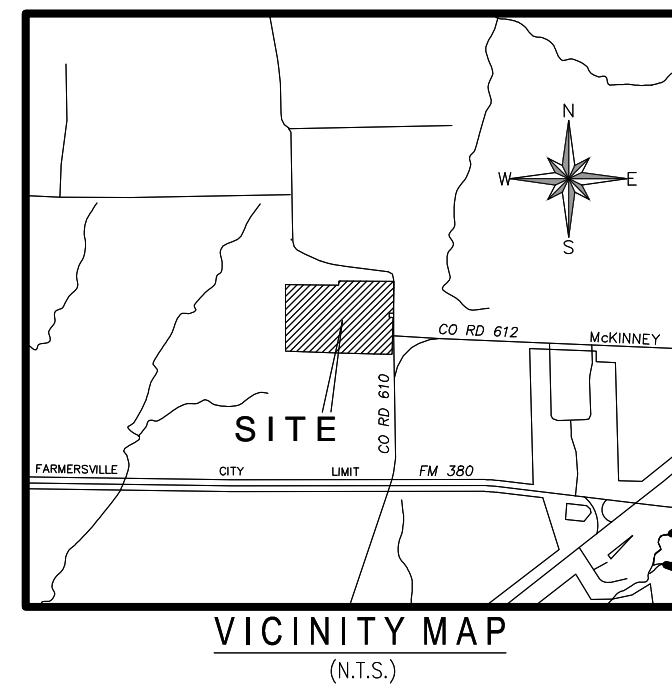
JAMES G. HOWELL
AND
SHERRY J. HOWELL
VOL. 4702, PG. 1968
D.R.C.C.T.

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



LEGEND

- 420--- EXISTING CONTOUR
- FLOW DIRECTION
- - - - - PHASE LINE
- - - - - DRAINAGE DIVIDE

- # = DRAINAGE AREA NO.
- Q = RUNOFF Q100

FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION OR
RECORDING

C	0.4	DRAINAGE CALCULATIONS			
Ca	1				
Tc=	Varies	100 YEAR			
Area No.	Area (ac.)	C	I100	Q100	Comments
1	30.56	0.40	7.91	96.69	TO N
2	50.65	0.40	7.91	160.26	TO SW
3	19.78	0.40	7.91	62.58	TO NW

APPROVALS

CHAIRMAN OF THE PLANNING & ZONING COMMITTEE	DATE
CITY MANAGER	DATE
CITY ENGINEER	DATE
MAYOR	DATE
CITY SECRETARY	DATE

PRELIMINARY PRE-DEVELOPMENT DRAINAGE PLAN

Camden Park

A 100.81 ACRE TRACT OUT OF THE
W.B. WILLIAMS SURVEY, ABSTRACT NO. 952,
BLOCK 2, TRACT 53
CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS

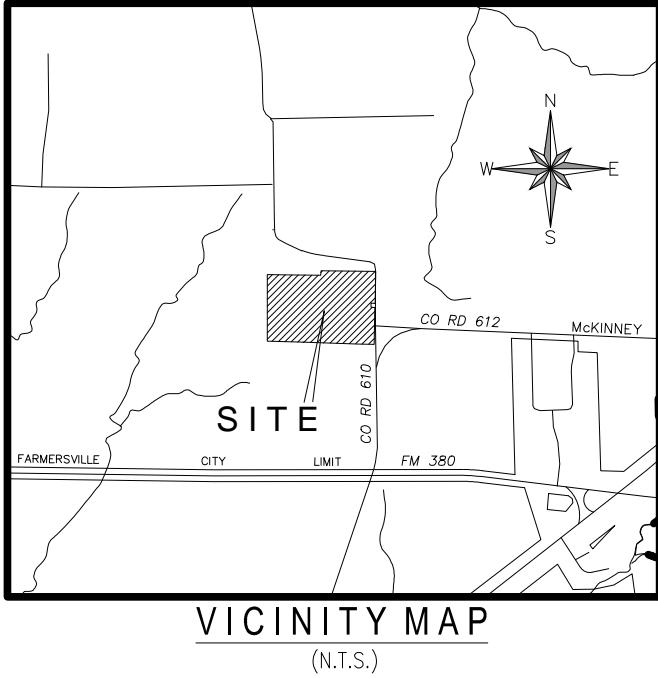
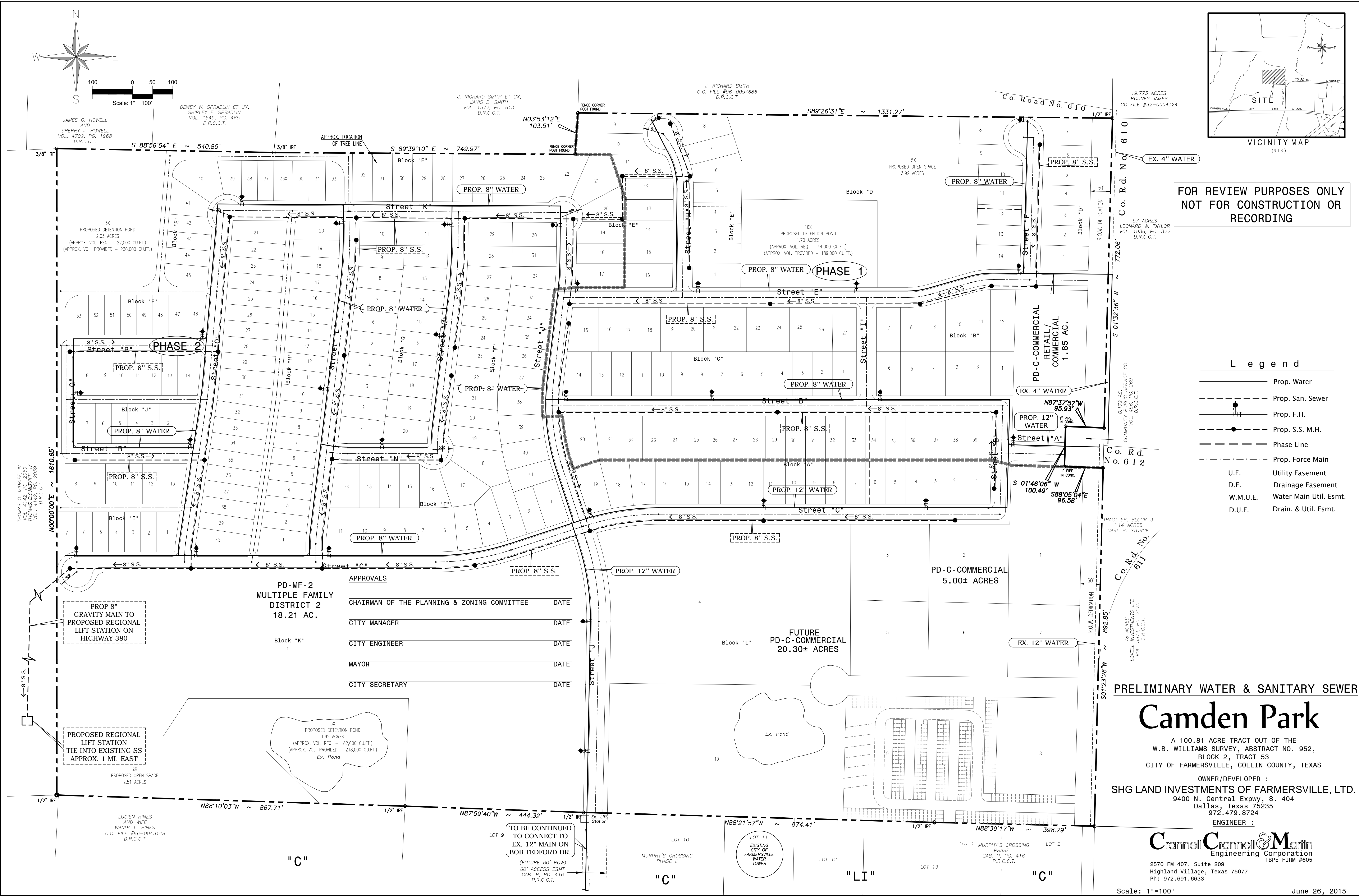
OWNER/DEVELOPER :
SHG LAND INVESTMENTS OF FARMERSVILLE, LTD.
9400 N. Central Expwy, S. 404
Dallas, Texas 75235
972.479.8724

ENGINEER :
Crannell Crannell & Martin
Engineering Corporation
TBPE FIRM #605

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

Scale: 1"=100'

June 26, 2015



FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION OR
RECORDING

Legend	
	Prop. Water
	Prop. San. Sewer
	Prop. F.H.
	Prop. S.S. M.H.
	Phase Line
	Prop. Force Main
U.E.	Utility Easement
D.E.	Drainage Easement
W.M.U.E.	Water Main Util. Esmt.
D.U.E.	Drain. & Util. Esmt.

PRELIMINARY WATER & SANITARY SEWER

Camden Park

A 100.81 ACRE TRACT OUT OF THE
W.B. WILLIAMS SURVEY, ABSTRACT NO. 952,
BLOCK 2, TRACT 53
CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS

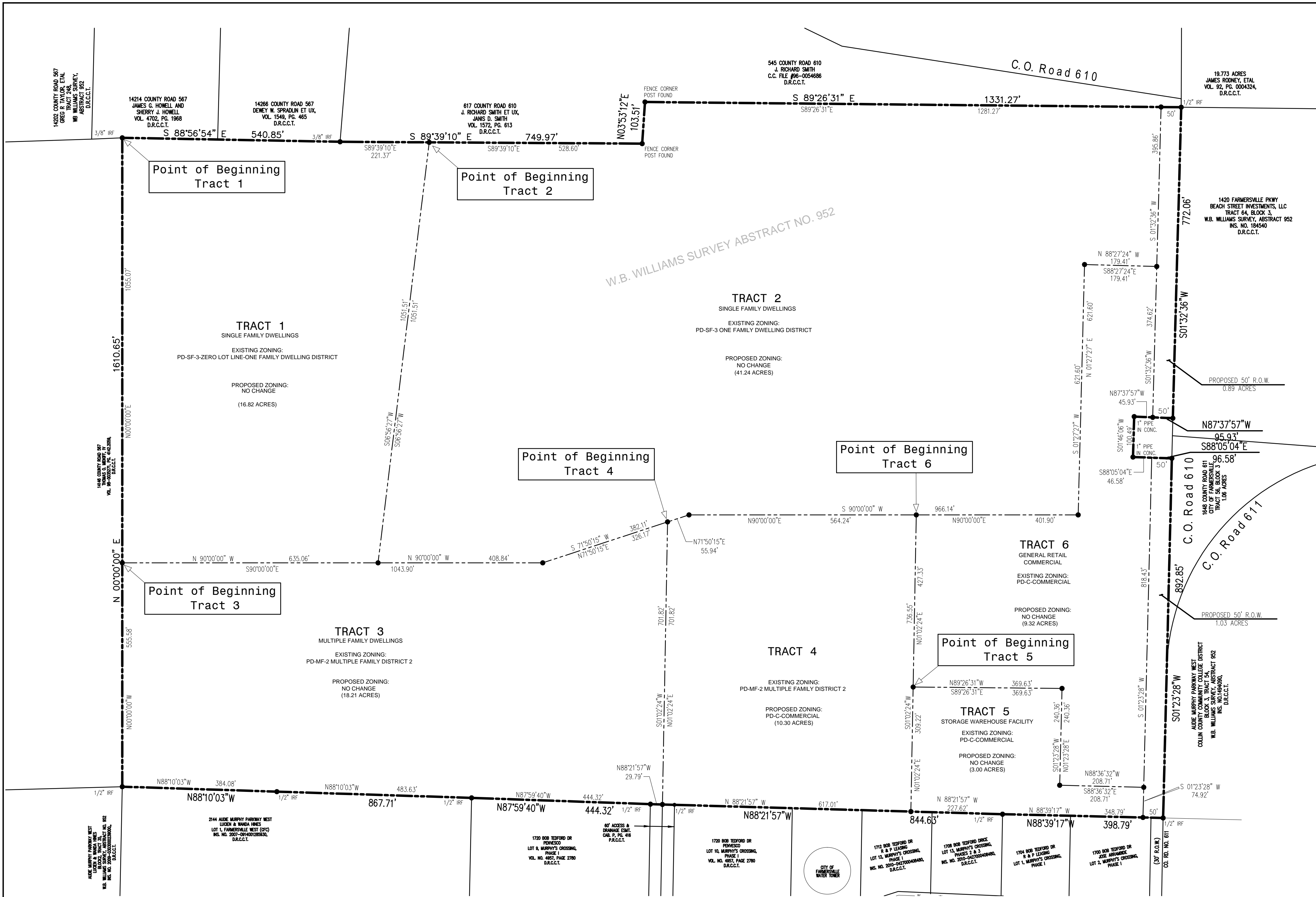
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Scale: 1"=100'

June 26, 2015



REQUESTED ZONING

PD-SF/MF/C
Camden Park In
Farmersville

Current Zoning:
This property is currently located in the City of Farmersville at the intersection of County Road 612 and 611. The property is currently zoned as Planned Development, SF-3 One Family Dwelling District, MF-2 Multiple Family District, C-Commercial.

ZONING	EXISTING	PROPOSED
Total Site	100.81 Acres	100.81 Acres
Single Family 3-Zero Lot Line (SF-3)	77.20 Acres	58.06 Acres
Multifamily (MF-2)	14.54 Acres	28.51 Acres
Commercial	9.06 Acres	12.32 Acres
Right-Of-Way	-1.57 Acres	1.92 Acres

Commercial (C) Design Standards:
This development plans to follow the City of Farmersville Comprehensive Zoning Ordinance #2004-01, Revised September 25, 2012.

Multi Family (MF-2) Design Standards:
This development plans to follow the City of Farmersville Comprehensive Zoning Ordinance #2004-01, Revised September 25, 2012.

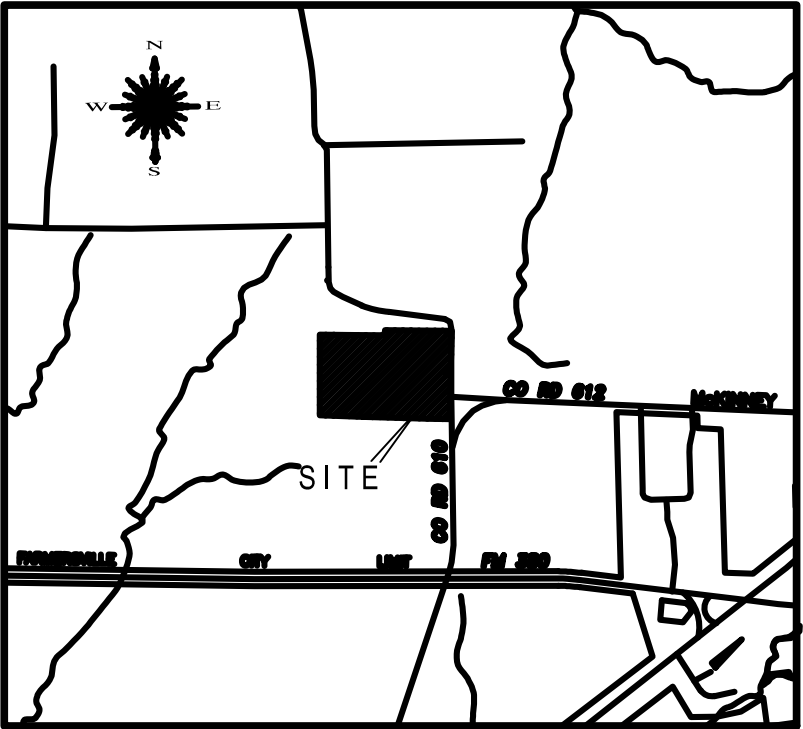
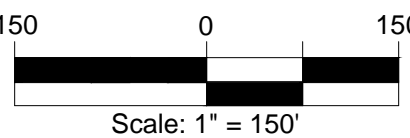
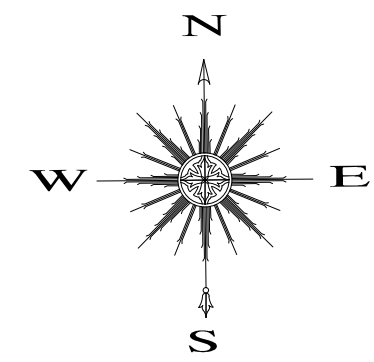
Single Family (SF-3) Design Standards:
This development plans to follow the City of Farmersville Comprehensive Zoning Ordinance #2004-01, Revised September 25, 2012 with the following exceptions:

- Minimum Lot Area - 5000 s.f.
- Minimum width: 50 feet
- Minimum depth: 100 feet
- Minimum side yard setback: 5', 10' sideyard adjacent to street (Corner Lots)
- Minimum front yard setback: 25'
- Minimum house size: 1200 s.f.
- Minimum lot coverage: 60%

Single Family (SF-3-Zero Lot Line) Design Standards:
This development plans to follow the City of Farmersville Comprehensive Zoning Ordinance #2004-01, Revised September 25, 2012 with the following exceptions:

- Minimum Lot Area - 4000 s.f.
- Minimum width: 40 feet
- Minimum depth: 100 feet
- Minimum side yard setback: 0 on one side, 5' on opposite, 10' sideyard adjacent to street (Corner Lots)
- Minimum front yard setback: 20'
- Minimum house size: 1200 s.f.
- Minimum lot coverage: 60%
- Allow 2 adjacent units to connect at common wall to form a twin home.

Request amendment of City of Farmersville -ETJ Thoroughfare plan to delete Type-D Collector Thouroughfare that runs north/south through proposed development.



VICINITY MAP
n.t.s

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Collin County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood). Map date June 2, 2009 Community Panel No. 48085C0320J subject lot is located in Zone X.

TRACT 1
BEING a part of a 100.81 acre tract of land situated in the W.B. Williams Survey, Abstract No. 952, in the City of FARMERSVILLE, as described by deed to SHG LAND INVESTMENTS OF FARMERSVILLE, LTD., as recorded in Instrument No. 2006-0530000726050 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and being more particularly described by the following metes and bounds:
BEGINNING AT A POINT for the northwest corner of said SHG Land Investments tract, same point being a 3/8" iron rod;
THENCE S 88°56'54" E, a distance of 540.85 feet;
THENCE S 89°39'10" E, a distance of 221.37 feet;
THENCE S 06°56'27" E, a distance of 1051.51 feet;
THENCE N 90°00'00" W, a distance of 635.06 feet;
THENCE N 00°00'00" W a distance of 1055.07 feet to the POINT OF BEGINNING and containing 732,752 square feet or 16.82 acres of land, more or less.

TRACT 2
BEING a part of a 100.81 acre tract of land situated in the W.B. Williams Survey, Abstract No. 952, in the City of FARMERSVILLE, as described by deed to SHG LAND INVESTMENTS OF FARMERSVILLE, LTD., as recorded in Instrument No. 2006-0530000726050 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and being more particularly described by the following metes and bounds:
BEGINNING AT A POINT for the northwest corner of Tract 2, same point being the northeast corner of Tract 1 out of said SHG Land Investments tract;
THENCE S 89°39'10" E a distance of 528.60 feet;
THENCE N 03°53'12" E a distance of 103.51 feet;
THENCE S 89°28'31" E a distance of 1281.27 feet;
THENCE S 01°32'36" W a distance of 395.86 feet;
THENCE N 88°27'24" W a distance of 179.41 feet;
THENCE S 01°27'27" W a distance of 621.60 feet;
THENCE N 90°00'00" W a distance of 966.14 feet;
THENCE S 71°50'15" West a distance of 382.11 feet;
THENCE N 90°00'00" W a distance of 408.84 feet;
THENCE N 6°56'27" E a distance of 1051.51 feet;
to the POINT OF BEGINNING and containing 1,796,580 square feet, 41.24 Acres, more or less.

TRACT 3
BEING a part of a 100.81 acre tract of land situated in the W.B. Williams Survey, Abstract No. 952, in the City of FARMERSVILLE, as described by deed to SHG LAND INVESTMENTS OF FARMERSVILLE, LTD., as recorded in Instrument No. 2006-0530000726050 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and being more particularly described by the following metes and bounds:
BEGINNING AT A POINT for the northwest corner of Tract 3, same point being the southwest corner of Tract 1 out of said SHG Land Investments tract;
THENCE S 90°00'00" E a distance of 1043.90 feet;
THENCE N 71°50'15" E a distance of 326.17 feet;
THENCE S 01°02'24" W a distance of 701.82 feet;
THENCE N 88°21'57" W a distance of 29.79 feet;
THENCE N 87°59'40" W a distance of 444.32 feet;
THENCE N 88°10'03" W a distance of 483.63 feet;
THENCE N 90°00'00" W a distance of 384.08 feet;
THENCE S 71°50'15" West a distance of 382.11 feet;
THENCE N 90°00'00" W a distance of 408.84 feet;
THENCE N 6°56'27" E a distance of 1051.51 feet;
to the POINT OF BEGINNING and containing 1,796,580 square feet, 41.24 Acres, more or less.

TRACT 4
BEING a part of a 100.81 acre tract of land situated in the W.B. Williams Survey, Abstract No. 952, in the City of FARMERSVILLE, as described by deed to SHG LAND INVESTMENTS OF FARMERSVILLE, LTD., as recorded in Instrument No. 2006-0530000726050 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and being more particularly described by the following metes and bounds:
BEGINNING AT A POINT for the northwest corner of Tract 4, same point being the northeast corner of Tract 3, out of the SHG Land Investments tract;
THENCE S 89°26'31" E a distance of 55.94 feet;
THENCE N 90°00'00" E a distance of 564.24 feet;
THENCE S 01°02'24" W a distance of 736.55 feet;
THENCE N 88°21'57" W a distance of 617.01 feet;
THENCE N 01°02'24" E a distance of 701.82 feet to the POINT OF BEGINNING and containing 448,639 square feet or 10.30 acres of land, more or less.

TRACT 5
BEING a part of a 100.81 acre tract of land situated in the W.B. Williams Survey, Abstract No. 952, in the City of FARMERSVILLE, as described by deed to SHG LAND INVESTMENTS OF FARMERSVILLE, LTD., as recorded in Instrument No. 2006-0530000726050 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and being more particularly described by the following metes and bounds:
BEGINNING AT A POINT for the northwest corner of Tract 5, same point being on the east line of Tract 4 and also being the southwest corner of Tract 6 out of said SHG Land Investments tract;
THENCE S 89°26'31" E a distance of 369.63 feet;
THENCE S 01°23'28" W a distance of 240.36 feet;
THENCE S 88°36'32" E a distance of 208.71 feet;
THENCE S 01°23'28" W a distance of 74.92 feet;
THENCE N 88°39'16" W a distance of 348.79 feet;
THENCE N 88°21'57" W a distance of 227.62 feet;
THENCE N 01°02'24" E a distance of 309.22 feet;
to the POINT OF BEGINNING and containing 130,675 square feet, 3.00 Acres, more or less.

TRACT 6
BEING a part of a 100.81 acre tract of land situated in the W.B. Williams Survey, Abstract No. 952, in the City of FARMERSVILLE, as described by deed to SHG LAND INVESTMENTS OF FARMERSVILLE, LTD., as recorded in Instrument No. 2006-0530000726050 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and being more particularly described by the following metes and bounds:
BEGINNING AT A POINT for the northwest corner of said Tract 6, same point being the northeast corner of said Tract 4, same point being a point on south line of Tract 2, out of the SHG Land Investments tract;
THENCE N 90°00'00" E distance of 401.90 feet;
THENCE N 01°27'27" East a distance of 621.60 feet;
THENCE S 88°27'24" East a distance of 179.41 feet;
THENCE S 01°32'36" W a distance of 374.62 feet;
THENCE N 87°37'57" W a distance of 45.93 feet;
THENCE S 01°46'06" W a distance of 100.49 feet;
THENCE S 88°05'04" E a distance of 46.58 feet;
THENCE S 01°23'28" W a distance of 818.43 feet;
THENCE N 88°36'32" W a distance of 208.71 feet;
THENCE N 01°23'28" E a distance of 240.36 feet;
THENCE N 89°26'31" W distance of 369.63 feet;
THENCE N 01°02'24" E distance of 427.33 feet;
to the POINT OF BEGINNING and containing 406,067 square feet, 9.32 Acres, more or less.



Z O N I N G E X H I B I T

Residential Lots,
1 Multi-Family Tract
Commercial/Retail Lots & Open Spaces

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., Suite 404
Dallas, Texas 75231
972.479.8724

PREPARED BY :



Engineering Corporation
2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: (972) 691-6633 Fax: (972) 691-6628
TBPE FIRM #605



TO: Planning and Zoning Commission

FROM: Ben White, City Manager

DATE: July 6, 2015

SUBJECT: Public Hearing to consider, discuss and act upon a Specific Use Permit on the property identified as Lot 2A, Block A of the Farmersville Original Donation, Farmersville, Collin County, Texas, more commonly known as 201 McKinney Street, Farmersville, Texas, to operate a "specialty food processing" business

- Ordinance is attached for review.

ACTION:

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

**CITY OF FARMERSVILLE
ORDINANCE #2015-0714-001**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING COMPREHENSIVE ZONING ORDINANCE AND ESTABLISHING A SPECIAL USE PERMIT; PROVIDING FOR THE OPERATION OF CUSTOM HANDCRAFTING/SPECIALTY FOOD PROCESSING ON PROPERTY DESCRIBED HEREIN; PROVIDING FOR RESTRICTIONS; AMENDING THE OFFICIAL ZONING MAP; AND PROVIDING FOR PENALTY, SEVERABILITY AND AN EFFECTIVE DATE.

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

SECTION I: PERMIT

A Special Use Permit is hereby established for Happy Cucumber, located at 201 McKinney Street, Farmersville, TX 75442 providing for the following use:

Custom Handcrafting and Specialty Food Processing

SECTION II: RESTRICTIONS

The development shall be in accordance with the following special restrictions, conditions, and regulations:

1. A minimum of 25% of the gross floor area of the ground floor of the building is required for retail sale and/or display area.
2. Permit evaluation is not required as long as the use remains the same for the location as designated on the Specific Use Permit.
3. **The Special Use Permit granted herein is specific to Happy Cucumber, 201 McKinney Street and shall not be transferred to any other person or entity or any other location without the approval of the City of Farmersville,**

SECTION III: PENALTY

Any person, firm or corporation violating a provision of this Ordinance, upon conviction, is guilty of an offense punishable by a fine not to exceed two thousand dollars (\$2000.00); and each day or portion thereof during which the violation is committed, continued or permitted shall be a separate offense.

SECTION IV: SEVERABILITY

If any section, paragraph, clause, phrase, or provision of this Ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part or provision hereof, other than the part so decided to be invalid or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION V: EFFECTIVE DATE

This Ordinance shall take effect immediately, from and after its passage and publication of the caption, as the law in such cases provides.

DULY PASSED by the City Council of the City of Farmersville, Texas on the 14th day of July, 2015.

APPROVED:

Joseph E. Helmberger, P.E., Mayor

ATTEST:

Edie Sims, City Secretary



CITY OF FARMERSVILLE
SPECIFIC USE PERMIT APPLICATION

APPLICANT'S NAME: James Terrell Happy Cucumber
APPLICANT'S ADDRESS: 2009 Sycamore dr Mesquite TX 75149
APPLICANT'S CONTACT NUMBERS: 469 463 9733 / 469 463 9754
NAME OF OWNER: Kelly Terrell
ADDRESS OF OWNER: Same as Above
LOCATION OF PROPERTY: 201 McKinney St. Farmersville TX

LEGAL DESCRIPTION OF PROPERTY:

LOT NO. 2a TRACT — BLOCK NO. A
PLAT SUDE 1441/ACCT 1045 ADDITION: Farmersville Original Donation
SURVEY: _____ NUMBER OF 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: Canning & Re-sale Manufacturing & Retail

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.

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: [Signature] Date: 5/29/15
SIGNATURE OF OWNER: [Signature] Date: 5/29/15
(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.

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.  
The business will not interfere with adjoining properties and will enhance the downtown area. Any odors caused by the food processing diminishes promptly and will not linger to cause issue with the neighboring properties.
- That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property.  
The business will only improve the area and will not impede any development.
- That adequate utility, access roads, drainage and other necessary supporting facilities have been or will be provided.  
The property is located on the southwest corner of the downtown square. All utilities, drainage and other infrastructure has been in existence for a number of years. Since the property was used as a restaurant preceding this use request, all the needed facilities are in place for our current use.
- 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.  
Parking spaces are currently existing along McKinney Street and are shared with the southwestern downtown businesses including the Post Office. Other parking is located along South Washington Street along the curb and the parking lot across from the First Baptist Church. No parking is expected to adversely affect the general public of adjacent businesses.
- That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration.  
The fumes will be filtered through the vent-a-hoods. Odors dissipate quickly and will not produce a lingering odor. There are no noises, dust or vibration as the only manufacturing effect will be boiling liquids.
- That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.  
Street lighting already exists along with the lighting that has been in existence on the structure. No additional lighting is anticipated.
- That there are sufficient landscaping and screening to insure harmony and compatibility with adjacent property  
There are no plans for landscaping other than yard decoration or potted plants to enhance the store front. No screening will be required.
- That the proposed use is in accordance with the Comprehensive Plan.  
The Council recently passed an ordinance that allowed this use and it is within accordance of the City's Comprehensive Plan.

The Happy Cucumber  
2009 Sycamore Drive  
Mesquite, TX 75149

City of Farmersville  
205 S Main Street  
Farmersville, TX 75442

**Requested Letter Attachment for Specific Use of Building with Site Plan**

The Happy Cucumber is a small Artisan food manufacturer supplying old fashion jams, jellies, pickles and relishes to local farmers markets and specialty shops as well as an online store. We are going to use the old restaurant building at 201 McKinney Street in Farmersville Tx to produce our products to sell at the markets as well as set aside at least 25% of the building to use as a local retail store. We will be selling our products and other artisan and or farmer products that are locally made or produced in Texas.

The building will be used as is with only the necessary repairs made and minor cosmetic changes, such as painting and signage. There will be no structural changes made to the existing building. I have included a to scale layout of the building and labeled it to reflect the usage and square footage of each room.

There will be no semi trailer trucks used in moving our products.

Thank you,

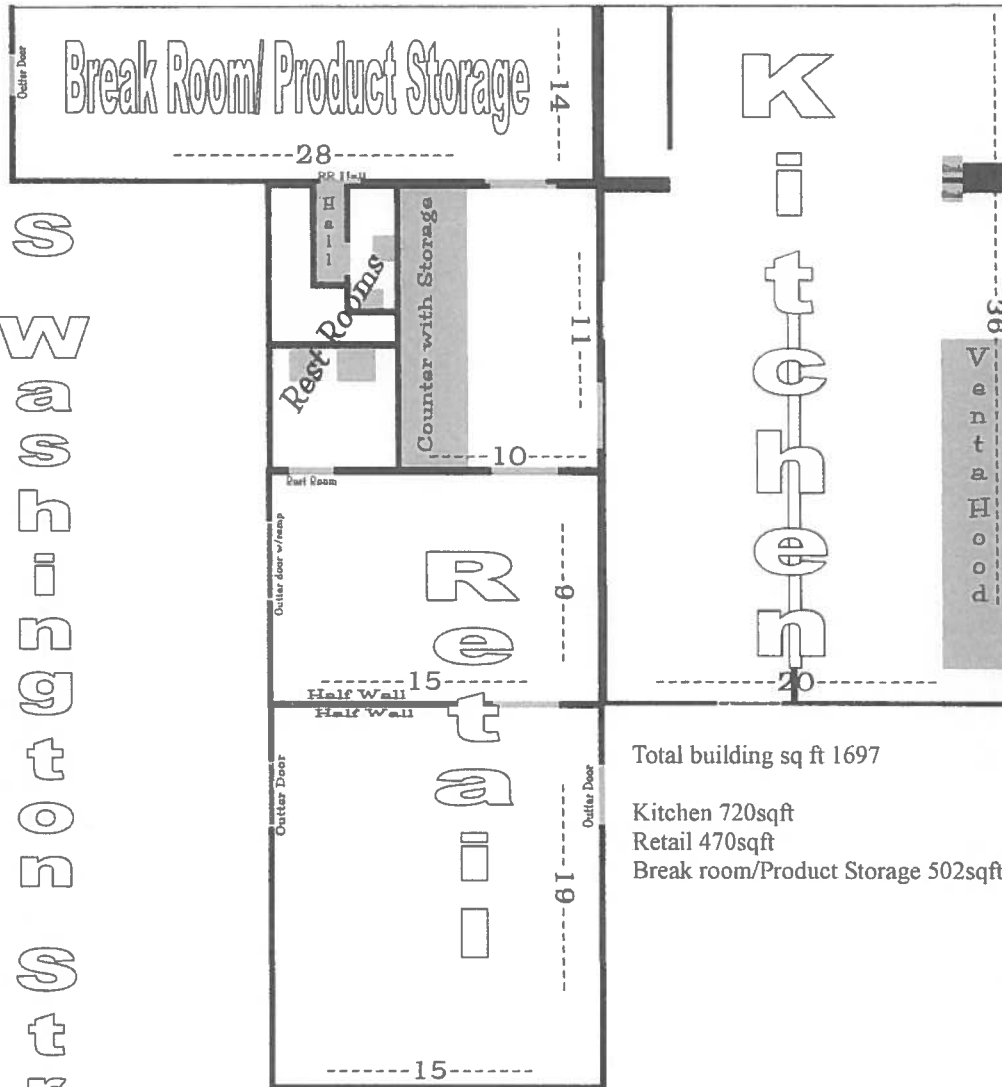
A handwritten signature in black ink that reads "Kelly Terrell". The signature is written in a cursive, flowing style.

Kelly Terrell  
The Happy Cucumber  
[www.thehappycucumber.com](http://www.thehappycucumber.com)  
[kelly@thehappycucumber.com](mailto:kelly@thehappycucumber.com)  
469.463.9754

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Washington Street



Total building sq ft 1697

Kitchen 720sqft

Retail 470sqft

Break room/Product Storage 502sqft

201 McKinney Street

This information has been compiled by the Central Appraisal District of Collin County, Texas (CAADC) from various sources solely for its own use and is deemed to be reliable. This information is being provided as a service by the CAADC and the CAADC makes no representations or warranties, either express or implied, as to the accuracy of the contents or the truth or reliability of this information.



This is the proposed signage or something very similar that will be on the store front.





TO: Planning and Zoning Commission

FROM: Ben White, City Manager

DATE: July 6, 2015

SUBJECT: Public Hearing to consider, discuss and act upon a Specific Use Permit on the property identified as being a part of Block 1, Tract 92 in the D. J. Jaynes Survey, Abstract No. A0471, Farmersville, Collin County, Texas, more commonly known as 1055 W. Audie Murphy Parkway, Suite 133, Farmersville, Texas, to operate a "Banquet/Meeting Hall"

- Ordinance is attached for review.

**ACTION:**

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

**CITY OF FARMERSVILLE  
ORDINANCE #2015-0714-002**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING COMPREHENSIVE ZONING ORDINANCE AND ESTABLISHING A SPECIAL USE PERMIT; PROVIDING FOR THE OPERATION OF A BANQUET/MEETING HALL ON PROPERTY DESCRIBED HEREIN; PROVIDING FOR RESTRICTIONS; AMENDING THE OFFICIAL ZONING MAP; AND PROVIDING FOR PENALTY, SEVERABILITY AND AN EFFECTIVE DATE.**

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

**SECTION I: PERMIT**

A Special Use Permit is hereby established for Salon Mr. G, located at 1055 West Audie Murphy Parkway, Suite 133, Farmersville, TX 75442 providing for the following use:

Banquet/Meeting Hall

**SECTION II: RESTRICTIONS**

The development shall be in accordance with the following special restrictions, conditions, and regulations:

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.
3. The number of parking spaces must equal ten spaces for each 1,000 square feet of gross floor area.
4. Permit evaluation is not required as long as the use remains the same for the location as designated on the Specific Use Permit.
5. **The Special Use Permit granted herein is specific to Salon Mr. G, 1055 West Audie Murphy Parkway, Suite 133** and shall not be transferred to any other person or entity or any other location without the approval of the City of Farmersville

**SECTION III: PENALTY**

Any person, firm or corporation violating a provision of this Ordinance, upon conviction, is guilty of an offense punishable by a fine not to exceed two

thousand dollars (\$2000.00); and each day or portion thereof during which the violation is committed, continued or permitted shall be a separate offense.

**SECTION IV:** SEVERABILITY

If any section, paragraph, clause, phrase, or provision of this Ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part or provision hereof, other than the part so decided to be invalid or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION V:** EFFECTIVE DATE

This Ordinance shall take effect immediately, from and after its passage and publication of the caption, as the law in such cases provides.

**DULY PASSED** by the City Council of the City of Farmersville, Texas on the 14th day of July, 2015.

APPROVED:

\_\_\_\_\_  
Joseph E. Helmberger, P.E., Mayor

ATTEST:

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



**CITY OF FARMERSVILLE  
SPECIFIC USE PERMIT APPLICATION**

APPLICANT'S NAME: Rocio Nunez "SALON MR. G"  
APPLICANT'S ADDRESS: Suite 133, Sugar Hill Center, 1055 Audie Murphy Parkway,  
Farmersville, Tx. 75442  
APPLICANT'S CONTACT NUMBERS: 469-288-4319  
NAME OF OWNER: Phoenix Development, Inc.  
ADDRESS OF OWNER: P. O. Box 392, Farmersville, Tx. 75442  
LOCATION OF PROPERTY: Suite 133, 1055 Audi Murphy Parkway, Farmersville, Tx.

**LEGAL DESCRIPTION OF PROPERTY:**

ABS A0471 DJ JAYNES SURVEY, BLOCK, 1, TRACT 92

PLAT See attached drawing ADDITION: 1055 W. Audie Murphy Prkwy  
SURVEY: not available 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: Facility for special events such as birthday celebrations, wedding celebrations, other special occasion, etc ("Party Barn")

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:

\$1,000 Retainer Fee to be used for all expenditures in conjunction with the Specific Use Permit. Any amount remaining will be refunded to the owner as designated above.

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: \_\_\_\_\_

Date: \_\_\_\_\_

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 a" 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.



**City of Farmersville  
205 South Main  
Farmersville, Tx. 75442**

To whom it concerns:

As required in your Specific Use Permit Application, this letter is provided to describe the proposed use of Suite 133 Sugar Hill Center, a building of approximately 2,877 square feet located at 1055 W. Audie Murphy Parkway, Farmersville, Texas.

This business will be known as Salon Mr. G and has been established to provide our clients with a location for celebrating special events including, but not limited to, birthday celebrations, wedding celebrations, or any other requested special event that our customers may need. This business does not and will not allow any illegal affairs during the course of any scheduled event. It is our intent to provide our customers with a location to celebrate their event within the law in a location that provides the space they need for those who will be attending the event. We will provide facilities such as tables and seating to accommodate the event.

We intend to do everything required to prevent excess noise and confine these events to Suite 133 and to the designated area outside behind the suite. At times, our clients may use the Gazebo in Sugar Hill Center for photographs to create memories of the specific event of our clients. During some events, we may hire a security guard to provide those attending and those businesses and people outside the event added protection.

Food and beverages may be brought in by those attending an event. It is to be noted that there is no onsite food preparation.

I understand that eight conditions must be met before a special use permit can be issued.

- RV* The first condition states "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." My business will be compatible with and not injurious to the use and enjoyment of other property, nor will it diminish, in any way, nor impair the property values in the vicinity.
- RV* The second condition states "that the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property." This business will not impede any normal and orderly development and improvement of any surrounding property, vacant or otherwise.

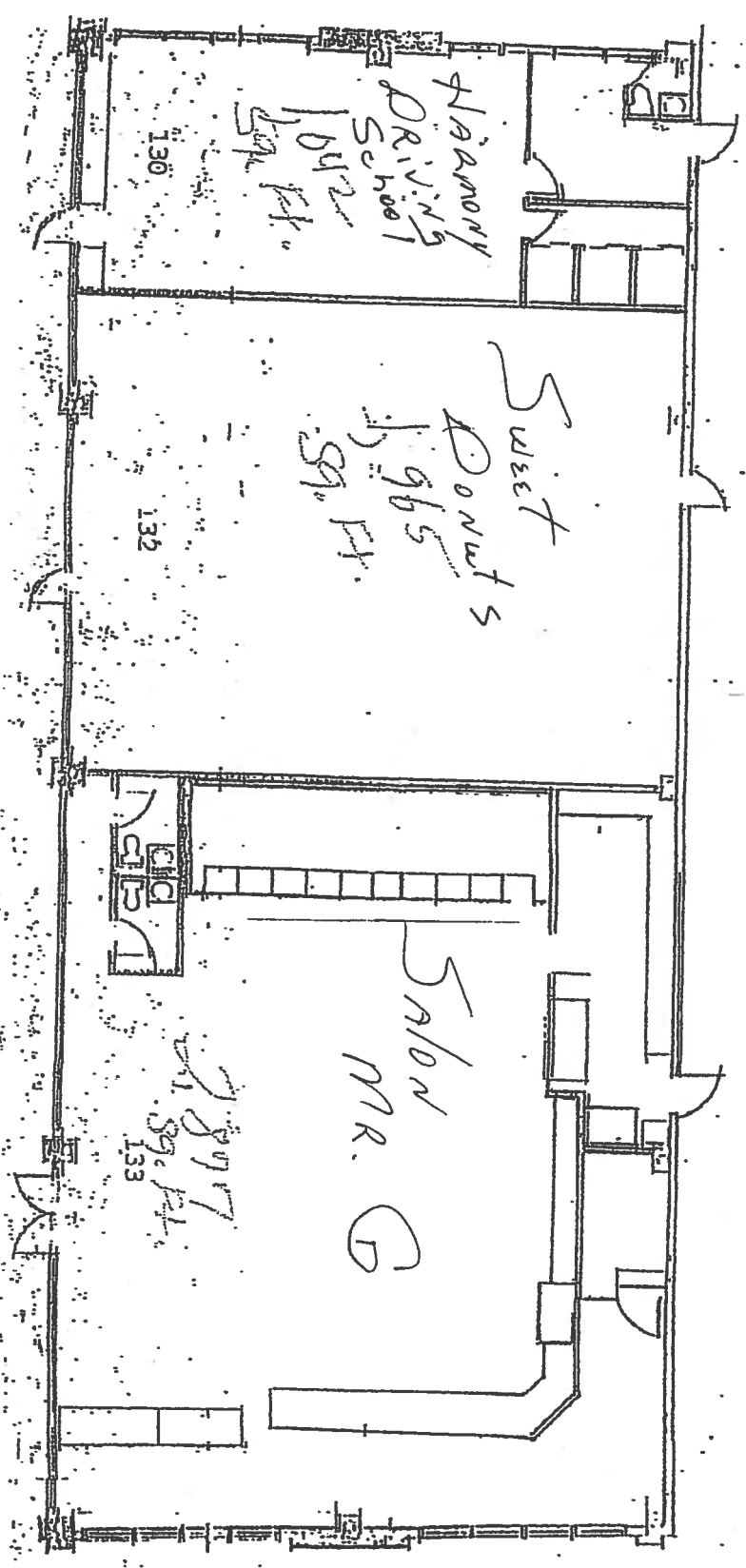
- RN* The third condition states "that adequate utility, access roads, drainage and other necessary supporting facilities have been or will be provided." The location for this business is currently in compliance with all requirements of this condition.
- RN* The fourth condition states that "the design, 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." There is adequate parking in Sugar Hill Center and the entrance and exit are clearly marked.
- RN* The fifth condition states "that adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration." All necessary measures will be taken to prevent and eliminate order, fumes, noise and vibration. These measures may include monitoring by qualified security people.
- RN* The sixth condition states "that directional lighting will be provided so as not to disturb or adversely affect neighboring properties." This business has proper lighting that does not affect neighboring properties.
- RN* The seventh condition states "that there are sufficient landscaping and screening to insure harmony and compatibility with the adjacent property." The property in use is arranged in such a way so as not to distract from adjacent properties.
- RN* The eighth and final condition states "that the proposed use is in accordance with the Comprehensive Plan." The proposed use of this building is in accordance with the Comprehensive Plan.
- RN* Please see attached drawings as required. Also, please advise if other information is needed in able to obtain and new Certificate of Occupancy.

Sincerely,

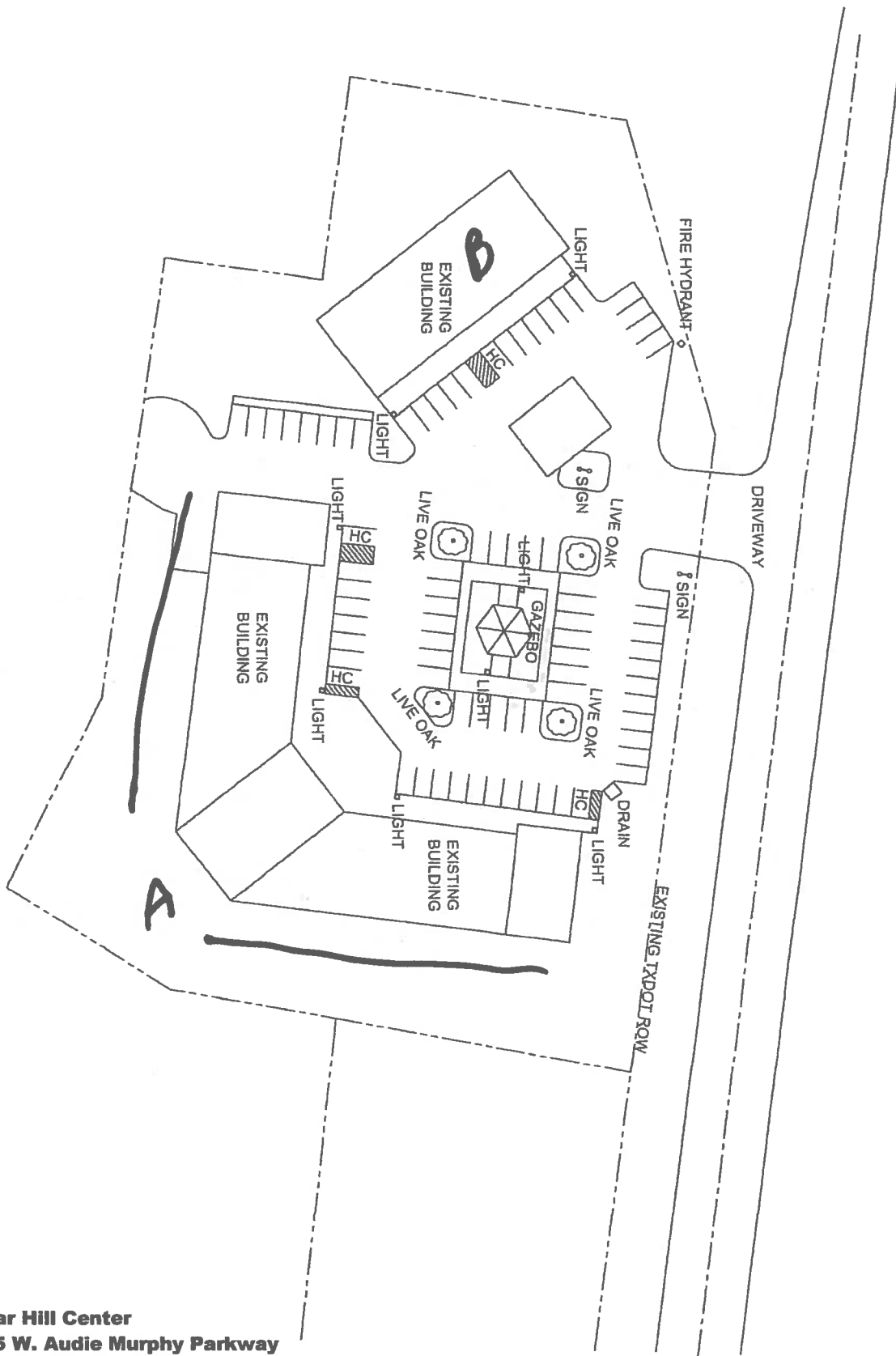


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Rocio Nunez, Owner  
Salon Mr. G



Sugar Hill Retail Center  
Building B



**Sugar Hill Center**  
**1055 W. Audie Murphy Parkway**  
**Farmersville, Tx. 75442**

SCALE : 1" = 50'



# 2014 PROPERTY TAX STATEMENT

ACCOUNT NUMBER

R647100109201

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

**KENNETH L. MAUN**  
TAX ASSESSOR COLLECTOR  
COLLIN COUNTY

P.O. BOX 8046  
MCKINNEY, TEXAS 75070-8046  
972-547-5020  
METRO 972-424-1460 EXT. 5020

TO CORRECT AN ERROR IN OWNERSHIP, EXEMPTIONS OR JURISDICTIONS,  
YOU MUST CONTACT THE CENTRAL APPRAISAL DISTRICT

## OFFICE LOCATIONS

2300 BLOOMDALE RD. STE. 2324  
MCKINNEY, TX 75071

920 E. PARK BLVD. STE. 100  
PLANO, TX 75074

6101 FRISCO SQUARE BLVD. STE. 2000  
FRISCO, TX 75034

### OWNER NAME AND ADDRESS

131-1  
TEDFORD SANDRA C & ROBERT A TEDFORD JR & W R FEAGI  
615 CATTLE BARON RD  
FAIRVIEW TX 75069-1981

### PROPERTY DESCRIPTION

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

SITUS: 1055 W AUDIE MURPHY PKWY

OWNER ID: 0000800215

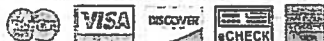
EXEMPTIONS:

| Property Class | Land Value | Agricultural Exclusion | Improvement Value | Personal Property | Appraised Value (Market) | Homestead Cap | Assessed Value |
|----------------|------------|------------------------|-------------------|-------------------|--------------------------|---------------|----------------|
| Qualifying     | 0          | 0                      | 0                 | 0                 | 0                        | 0             | 0              |
| Non Qualifying | 300,324    | 0                      | 674,676           | 0                 | 975,000                  | 0             | 975,000        |
| Agricultural   | 0          | 0                      | 0                 | 0                 | 0                        | 0             | 0              |
| Total          | 300,324    | 0                      | 674,676           | 0                 | 975,000                  | 0             | 975,000        |

| TAXING ENTITY     | ASSESSED VALUE | EXEMPTION AMOUNT | TAXABLE VALUE | TAX RATE | CEILING YEAR | AMOUNT | TAXES BY ENTITY |
|-------------------|----------------|------------------|---------------|----------|--------------|--------|-----------------|
| COLLIN COUNTY     | 975,000        | 0                | 975,000       | 0.235000 |              |        | 2,291.25        |
| FARMERSVILLE CITY | 975,000        | 0                | 975,000       | 0.785736 |              |        | 7,660.93        |
| FARMERSVILLE ISD  | 975,000        | 0                | 975,000       | 1.430895 |              |        | 13,951.23       |
| COLLIN COLLEGE    | 975,000        | 0                | 975,000       | 0.081960 |              |        | 799.11          |

*pd phoenix ck # 10585 12-6-14 mailed 12-8-14*

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pay by electronic check or credit card  
Bureau code # 5475020



Convenience fee charged.  
or call Certified Payments at 1-877-264-7533  
credit card only - no electronic checks by phone

TAXES WILL BE DELINQUENT FEB. 1, 2015.  
UNPAID TAXES WILL INCUR THE FOLLOWING  
PENALTY & INTEREST, IF PAID IN:

|              |           |
|--------------|-----------|
| FEBRUARY +7% | 26,431.70 |
| MARCH +9%    | 26,925.76 |

PARTIAL PAYMENTS ARE ACCEPTED BUT ANY UNPAID  
TAXES WILL INCUR PENALTIES & INTEREST ON FEB.1ST

QTR INSTALLMENT  
(if eligible - see reverse)

TOTAL TAXES DUE NOW

\$24,702.52

TAXES BECOME DELINQUENT  
2/1/2015



