

**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
SEPTEMBER 21, 2015
6:30 P.M., COUNCIL CHAMBERS, CITY HALL**

I. PRELIMINARY MATTERS

- Call to Order, Roll Call, Prayer and Pledge of Allegiance

II. PUBLIC HEARING

- A. Public Hearing to consider, discuss and act upon a Specific Use Permit on a lease space located on Block 1, Tract 92 of the D.J. Jaynes Survey, Abstract No. 471, and which lease space is more commonly known as 1055 West Audie Murphy Parkway, Suite 133, Farmersville, Collin County, Texas, for the operation of a Banquet/Meeting Hall
- B. Public Hearing to consider, discuss and act upon a request to change the zoning on approximately 100.81 acres of land in the W. B. Williams Survey, Abstract No. 952, in the City of Farmersville, Collin County, Texas, from Planned Development (PD) District with Single-Family 3 (SF-3), Multi-Family 2 (MF-2) and Commercial (C) District uses to Planned Development District with Single-Family 3 (SF-3) District uses, Multi-Family 2 (MF-2) District uses and Commercial (C) District uses, and approving certain exceptions to the requirements established by the base zoning of Single-Family 3 (SF-3) District.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon Minutes from August 24, 2015 Special P&Z Meeting
- B. Consider, discuss and act upon a Preliminary Plat for Camden Park, a Planned Development, containing approximately 100.81 acres of land in the W.B. Williams Survey, Abstract No. 952, in the City of Farmersville, Collin County, Texas.
- C. Consider, discuss and act upon a Final Plat incident to the possible replatting of all or portions of Lots 1 through 5, Block A, of the Advanced Fixtures Addition, being approximately 25.382 acres of land in the William Hemphill Survey, Abstract No. 448, in the City of Farmersville, Collin County, Texas.

IV. WORKSHOP

- A. Consider, discuss and act upon reviewing the Comprehensive Plan, the Thoroughfare Plan and the Subdivision Ordinance to:
 - (1) Consider possible adjustments and changes to such development regulations to better accommodate new development providing value and enduring quality to the City
 - (2) Modify development regulations regarding the density of proposed development projects and identifying a balance between lot size, road width, and the possible use of rear entry garages to lessen roadway congestion

- (3) Consider possible changes to the minimum lot dimensions for new development with a focus on reducing the perceived negative impacts of small lot residential uses
- (4) Consider possible changes regarding homeowner's associations;
- (5) Review and consider possible changes to the layout of roads in the Thoroughfare Development Plan to avoid unusable remnants of land

V. 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 September 18, 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 18th day of September, 2015.



Bryce Thompson, Chairman



Edie Sims, City Secretary



TO: Planning and Zoning Commission

FROM: Ben White, City Manager

DATE: September 21, 2015

SUBJECT: Public Hearing to consider, discuss and act upon a Specific Use Permit on a lease space located on Block 1, Tract 92 of the D.J. Jaynes Survey, Abstract No. 471, and which lease space is more commonly known as 1055 West Audie Murphy Parkway, Suite 133, Farmersville, Collin County, Texas, for the operation of a Banquet/Meeting Hall

- A Specific Use Permit Application with applicable attachments is attached for review
- An 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
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.

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.

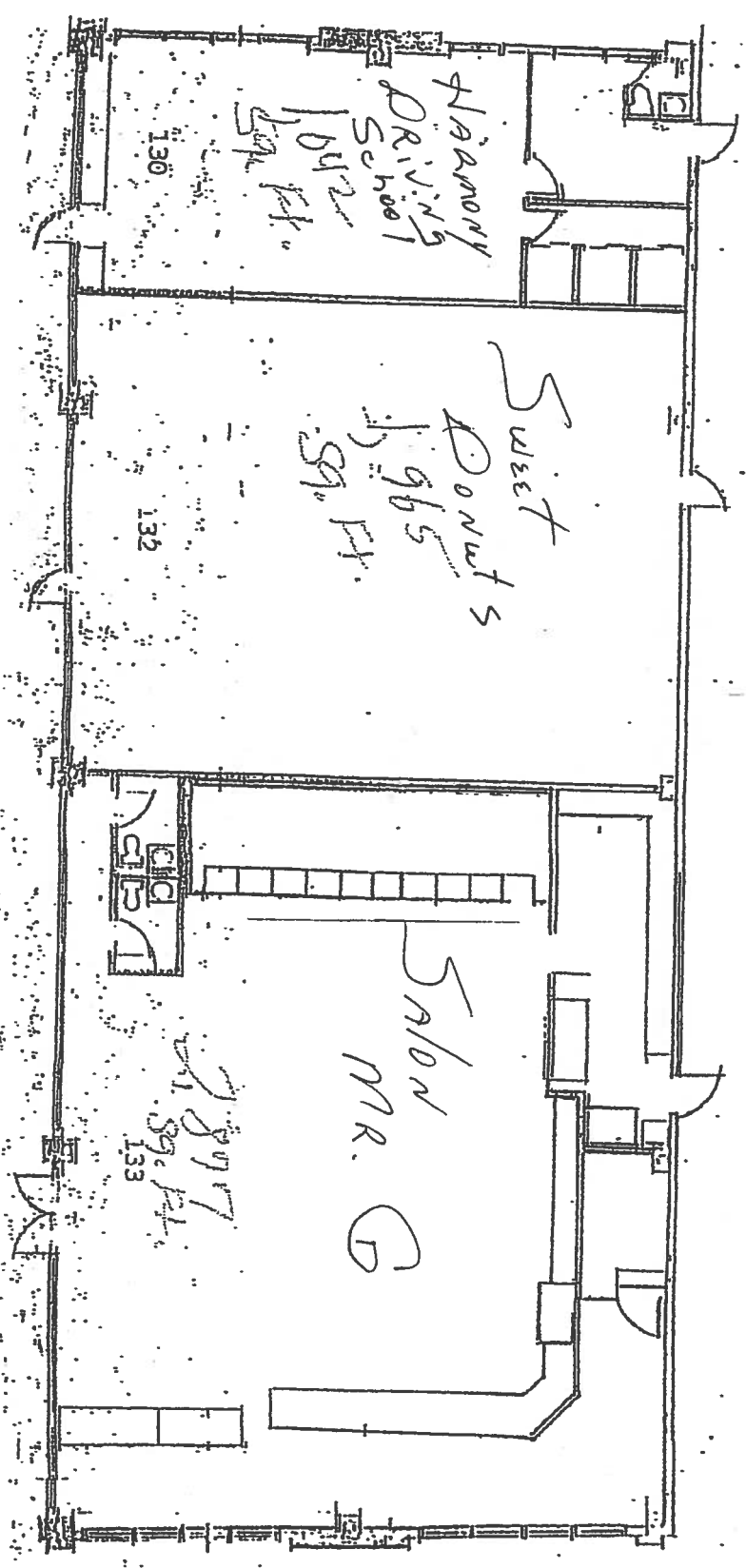
- RV* The first condition states "that the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity." My business will be compatible with and not injurious to the use and enjoyment 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.

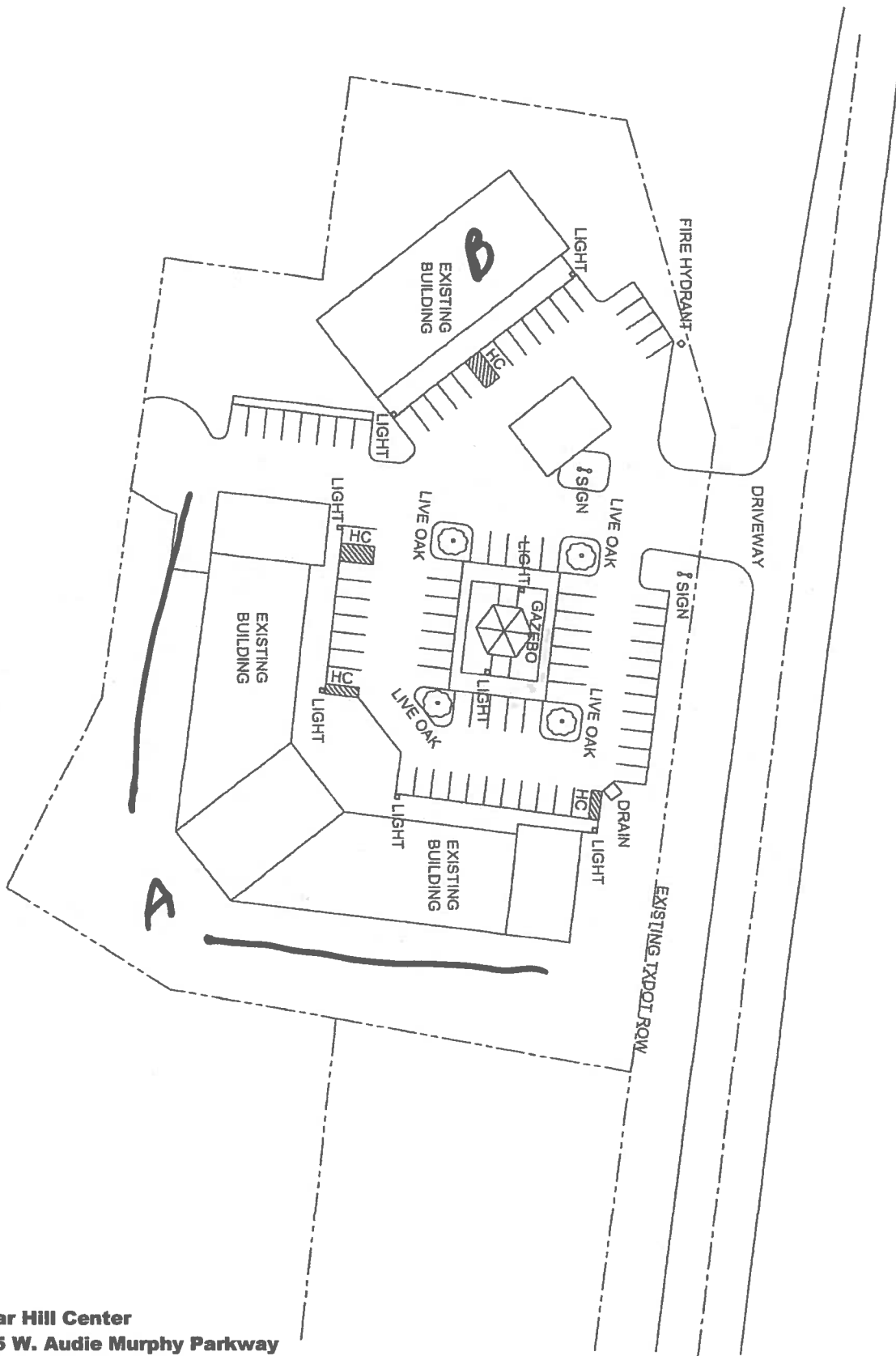
Sincerely,



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

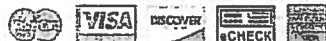
EXEMPTIONS:

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

Visit www.certifiedpayments.net to
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

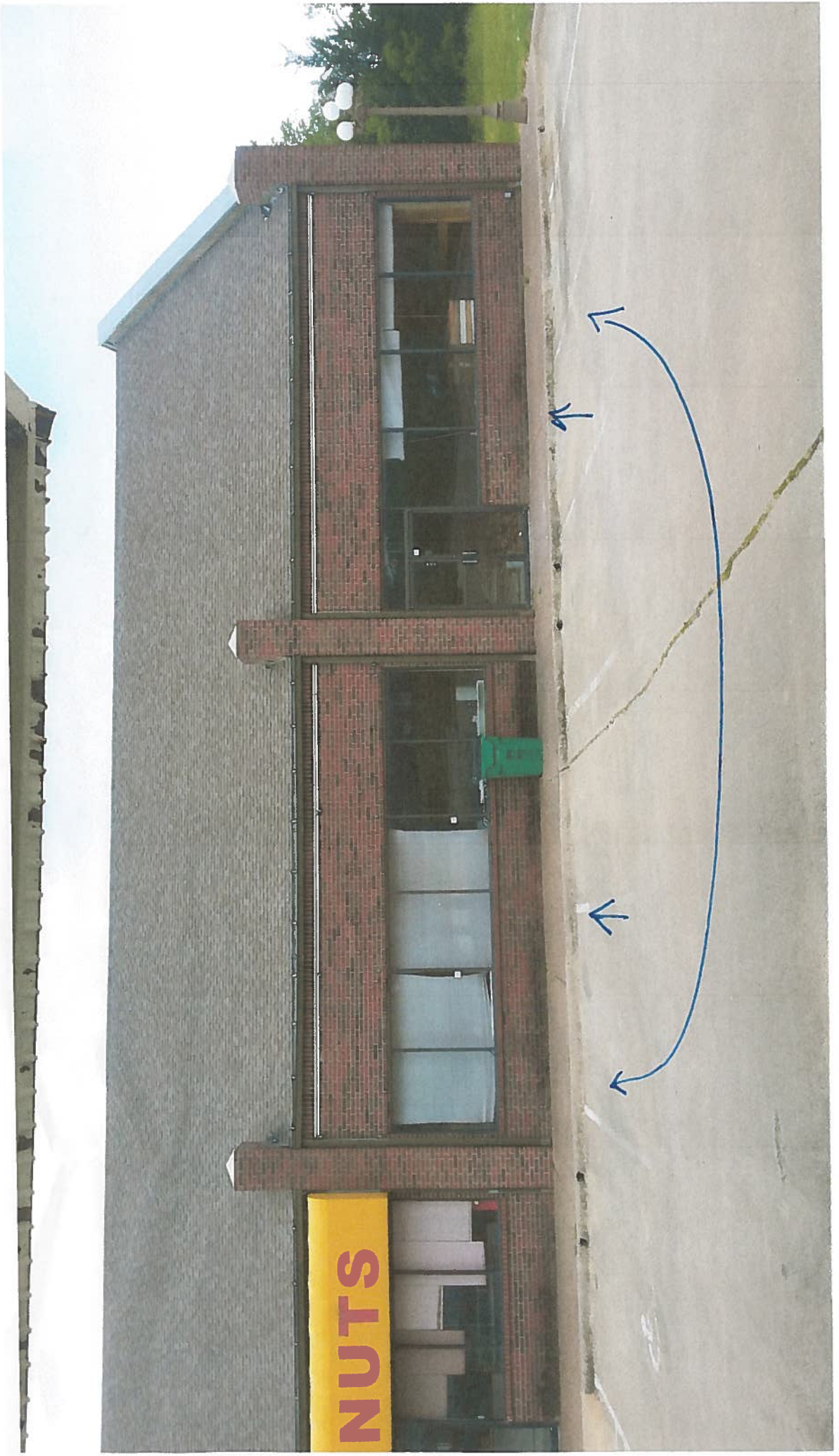
PARTIAL PAYMENTS ARE ACCEPTED BUT ANY UNPAID
TAXES WILL INCUR PENALTIES & INTEREST ON FEB.1ST

QTR INSTALLMENT
(if eligible - see reverse)

TOTAL TAXES DUE NOW

\$24,702.52

TAXES BECOME DELINQUENT
2/1/2015







**CITY OF FARMERSVILLE
ORDINANCE #2015-0922-001**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE COMPREHENSIVE ZONING ORDINANCE, ORDINANCE NO. 2004-01, AS AMENDED, BY CHANGING THE ZONING ON A LEASE SPACE LOCATED ON BLOCK 1, TRACT 92 OF THE D.J. JAYNES SURVEY, ABSTRACT NO. 471, AND WHICH LEASE SPACE IS MORE COMMONLY KNOWN AS 1055 WEST AUDIE MURPHY PARKWAY, SUITE 133, FARMERSVILLE, TEXAS 75442, FROM HIGHWAY COMMERCIAL (HC) DISTRICT USES TO HIGHWAY COMMERCIAL (HC) DISTRICT USES SUBJECT TO A SPECIAL USE PERMIT (SUP) FOR THE OPERATION OF A BANQUET/MEETING HALL; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the City Council of the City of Farmersville, after 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 of Farmersville 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, the zoning of the property described herein shall be changed and that the official zoning map of the City of Farmersville, Texas, should be amended to reflect the rezoning of the property herein described;

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

SECTION 1: FINDINGS INCORPORATED

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

SECTION 2: PROPERTY REZONED

From and after the effective date of this Ordinance, the property described herein shall be rezoned as set forth in this section, and the Official Zoning Map of the Comprehensive Zoning Ordinance, Ordinance No. 2004-01, as amended, of the City of Farmersville, Texas, is hereby amended and changed in the following particulars to reflect the action taken herein, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of the City's Zoning Ordinance are not amended but shall remain intact and are hereby ratified, verified, and affirmed, in order to create a change in the zoning

classification of the property described herein, as follows:

That lease space located on Block 1, Tract 92 of the D.J. Jaynes Survey, Abstract No. 471, and which lease space is more commonly known as 1055 West Audie Murphy Parkway, Suite 133, Farmersville, Texas 75442, presently zoned Highway Commercial (HC) District uses, is hereby changed to Highway Commercial (HC) District uses subject to a Specific Use Permit (SUP) to allow for the operation of a banquet/meeting hall in accordance with the specific requirements contained in the City's Master Plan and Zoning Ordinance, and as stated herein and in the exhibits attached hereto.

SECTION 3: APPROVED SITE PLAN AND LANDSCAPE PLAN

The change in the zoning classification established and described in Section 2 herein shall be and is hereby made subject to compliance at all times with the following conditions and requirements:

1. The attached Site Plan, labeled Attachment "A," shall be an exhibit to the Specific Use Permit (SUP).
2. The attached Landscape Plan, labeled Attachment "B," shall be an exhibit to the Specific Use Permit (SUP).

SECTION 4: OFFICIAL ZONING MAP TO BE MODIFIED

It is directed that the official zoning map of the City of Farmersville be changed to reflect the zoning classification established by this Ordinance.

SECTION 5: 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 6: 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 7: 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 8: 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 9: 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 10: 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 11: 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 12: 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 22nd day of September, 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 22nd DAY OF SEPTEMBER, 2015.

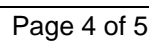
APPROVED:

Joseph E. Helmberger, P.E., Mayor

ATTEST:

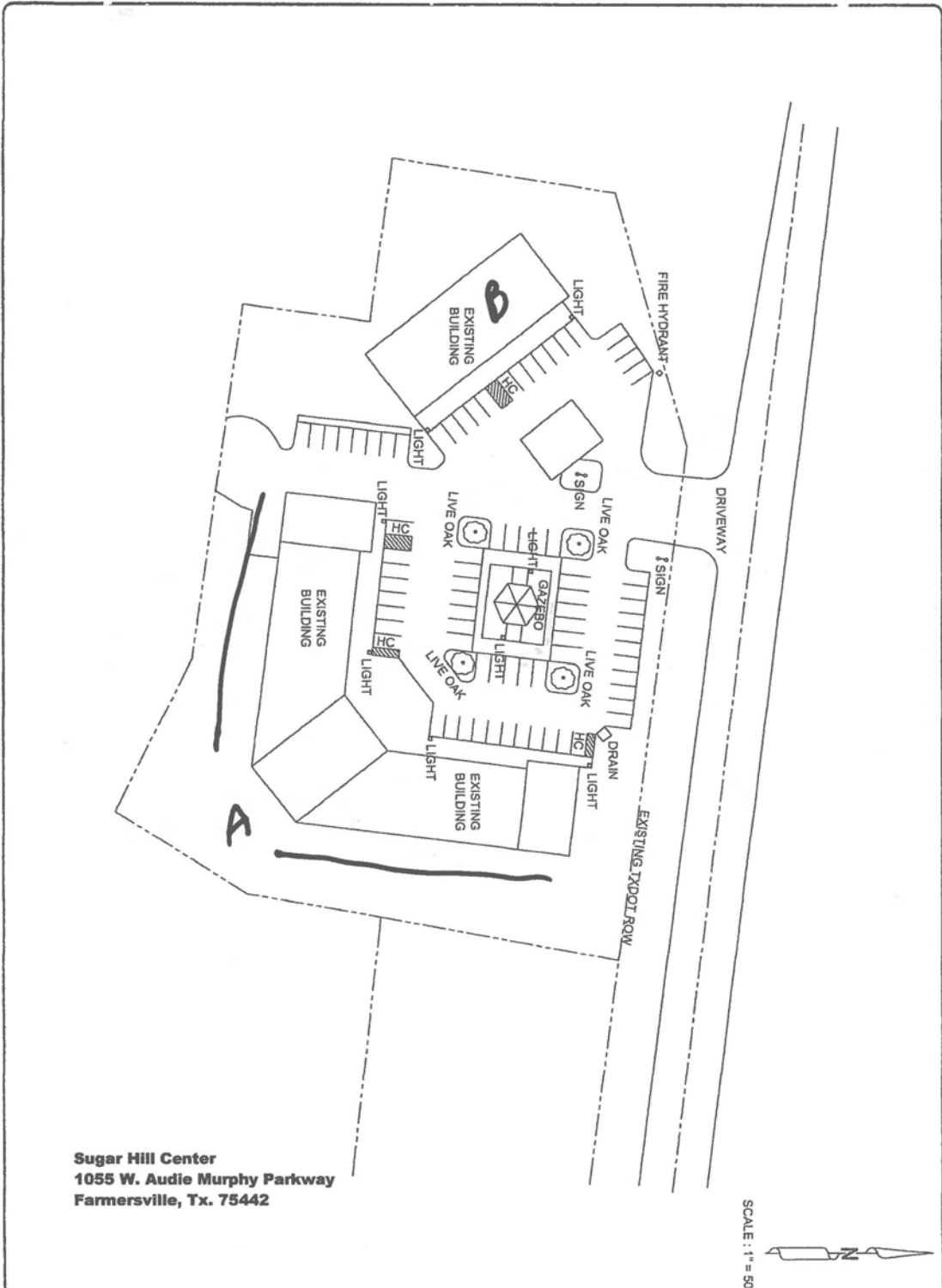
Edie Sims, City Secretary

Ordinance # O-2015-0922-001



ATTACHMENT “B”

Landscape Plan





TO: Planning and Zoning Commission

FROM: Ben White, City Manager

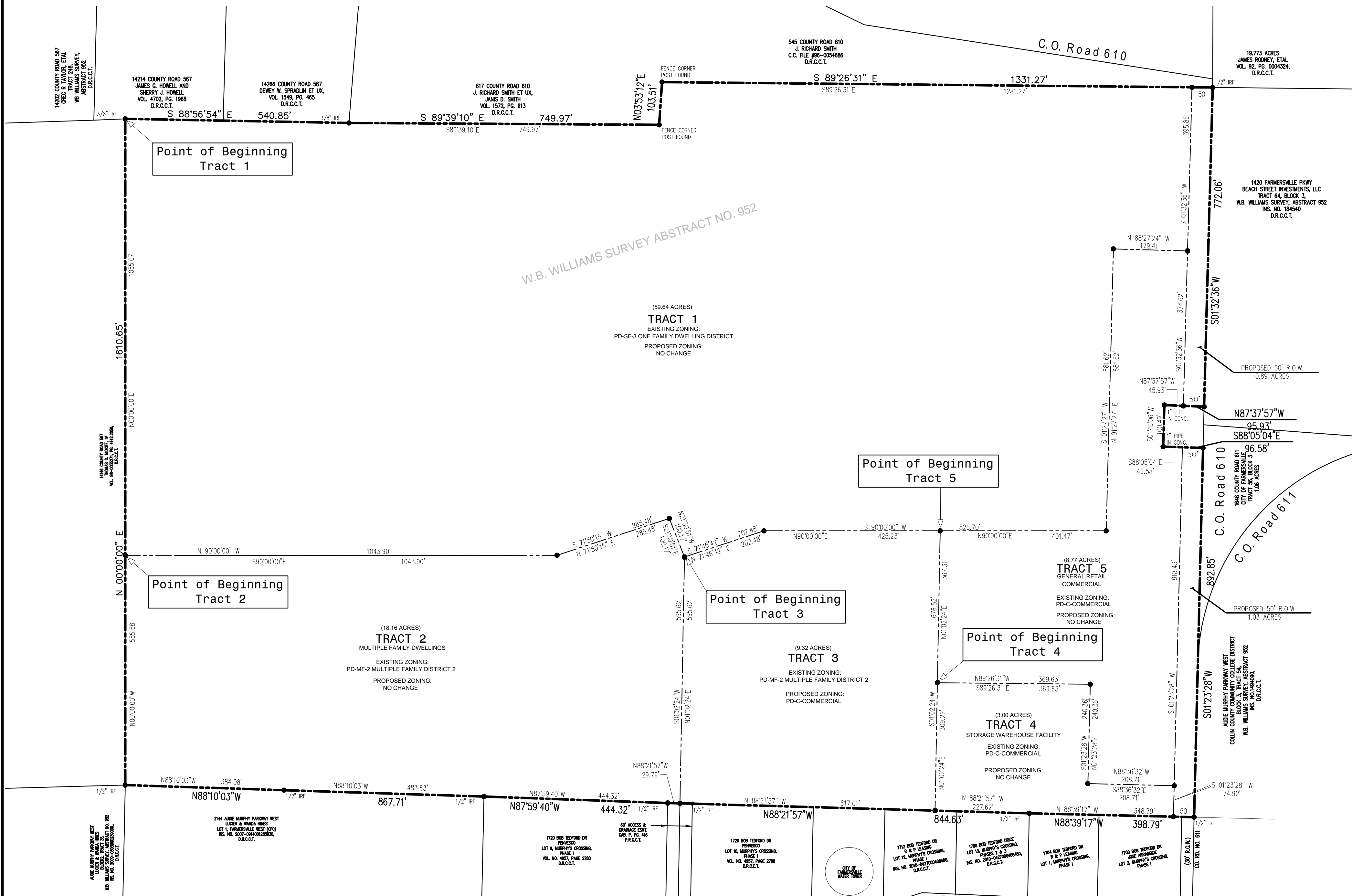
DATE: September 21, 2015

SUBJECT: Public Hearing to consider, discuss and act upon a request to change the zoning on approximately 100.81 acres of land in the W. B. Williams Survey, Abstract No. 952, in the City of Farmersville, Collin County, Texas, from Planned Development (PD) District with Single-Family 3 (SF-3), Multi-Family 2 (MF-2) and Commercial (C) District uses to Planned Development District with Single-Family 3 (SF-3) District uses, Multi-Family 2 (MF-2) District uses and Commercial (C) District uses, and approving certain exceptions to the requirements established by the base zoning of Single-Family 3 (SF-3) District.

- A Zoning Exhibit will be delivered to the Commission for review. An electronic version is included with the P&Z Packet for public view.
- An ordinance is attached for review

ACTION:

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



REQUESTED ZONING

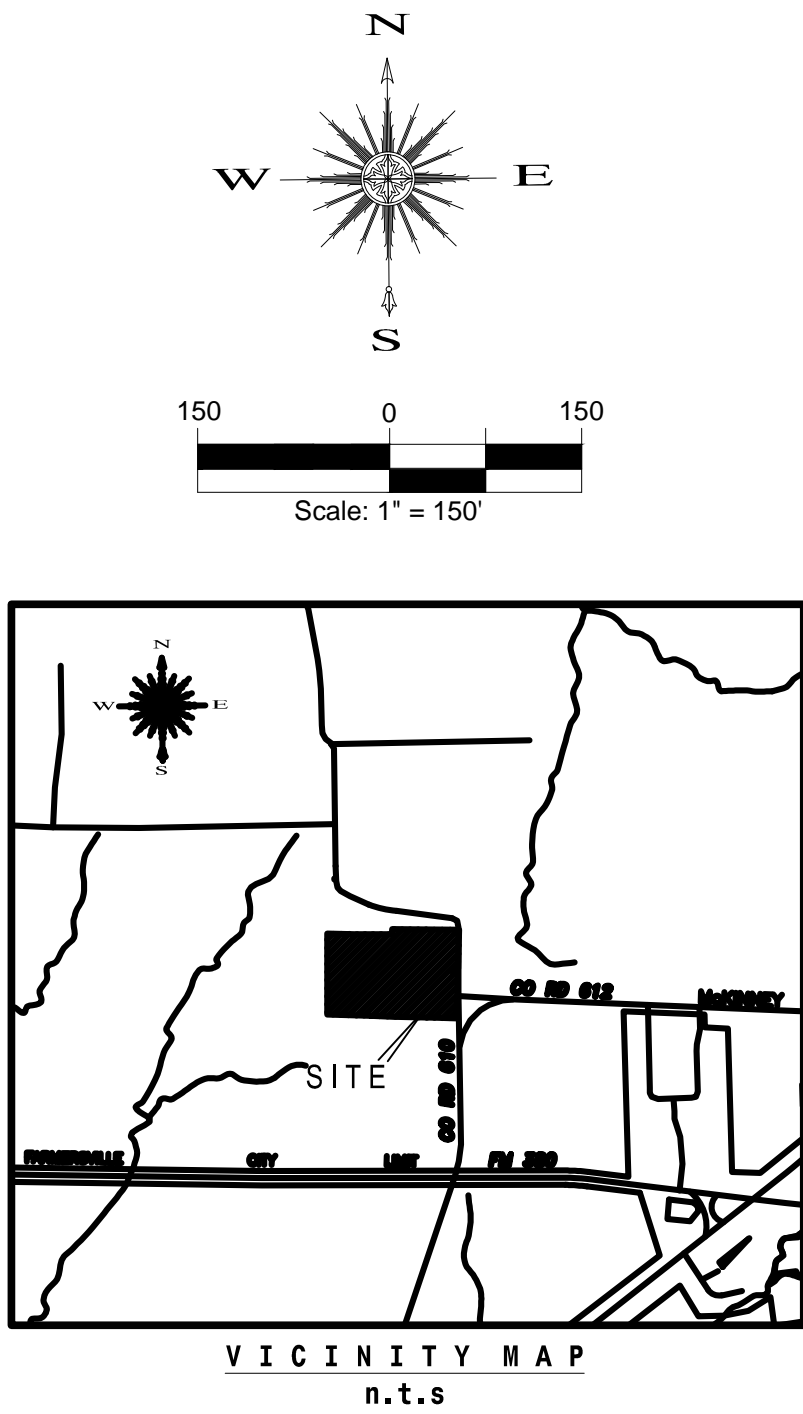
PD-SF/MF/C
Camden Park In
Farmersville

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	11.77 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.



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.



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

ZONING EXHIBIT

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

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 749.47 feet;
THENCE N 03°53'12" E a distance of 103.51 feet;
THENCE S 89°26'31" 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 681.62 feet;
THENCE N 90°00'00" W a distance of 826.70 feet;
THENCE S 71°46'42" West a distance of 202.48 feet;
THENCE N 21°30'51" W a distance of 100.17 feet;
THENCE S 71°50'15" West a distance of 285.48 feet;
THENCE N 90°00'00" W, a distance of 1043.90 feet;
THENCE N 00°00'00" W a distance of 1055.07 feet to the POINT OF BEGINNING and containing 2,597,918 square feet or 59.64 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 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 285.48 feet;
THENCE S 01°02'24" E a distance of 595.62 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 88°10'03" W a distance of 384.08 feet;
THENCE N 00°00'00" W a distance of 555.58 feet to the POINT OF BEGINNING and containing 791,050 square feet or 18.16 acres of land, 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 on northeast corner of Tract 2, out of the SHG Land Investments tract;
THENCE N 71°46'42" E a distance of 202.48 feet;
THENCE N 90°00'00" E a distance of 425.23 feet;
THENCE S 01°02'24" W a distance of 676.52 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 405,979 square feet or 9.32 acres of land, 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 on the east line of Tract 3 and also being the southwest corner of Tract 5 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 130,680 square feet, 3.00 Acres, 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 said Tract 5, same point being the northeast corner of said Tract 3, same point being a point on south line of Tract 1, out of the SHG Land Investments tract;
THENCE N 90°00'00" E distance of 401.47 feet;
THENCE N 01°27'27" East a distance of 681.62 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 367.313 feet;
to the POINT OF BEGINNING and containing 382,021 square feet, 8.77 Acres, more or less.

**CITY OF FARMERSVILLE
ORDINANCE #2015-0922-002**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE COMPREHENSIVE ZONING ORDINANCE, ORDINANCE NO. 2004-01, AS AMENDED, BY CHANGING THE ZONING ON APPROXIMATELY 100.81 ACRES OF LAND IN THE W. B. WILLIAMS SURVEY, ABSTRACT NO. 952, IN THE CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS, FROM PLANNED DEVELOPMENT (PD) DISTRICT WITH SINGLE-FAMILY 3 (SF-3), MULTI-FAMILY 2 (MF-2), AND COMMERCIAL (C) DISTRICT USES TO PLANNED DEVELOPMENT DISTRICT WITH SINGLE-FAMILY 3 (SF-3) DISTRICT USES, MULTI-FAMILY 2 (MF-2) DISTRICT USES AND COMMERCIAL (C) DISTRICT USES, AND APPROVING CERTAIN EXCEPTIONS TO THE REQUIREMENTS ESTABLISHED BY THE BASE ZONING OF SINGLE-FAMILY 3 (SF-3) DISTRICT IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; DIRECTING A CHANGE ACCORDINGLY IN THE OFFICIAL ZONING MAP OF THE CITY; AND PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

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

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

WHEREAS, the City Council of the City of Farmersville, after 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 of Farmersville 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, the zoning of the property described herein shall be changed and that the official zoning map of the City of Farmersville, Texas, should be amended to reflect the rezoning of the property herein described;

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

SECTION I. All of the above premises are found to be true and correct legislative and factual determinations of the City of Farmersville and are hereby

approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION II. From and after the effective date of this Ordinance, the property described herein shall be rezoned as set forth in this section, and the Official Zoning Map of the Comprehensive Zoning Ordinance, Ordinance No. 2004-01, as amended, of the City of Farmersville, Texas, is hereby amended and changed in the following particulars to reflect the action taken herein, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of the City's Zoning Ordinance are not amended but shall remain intact and are hereby ratified, verified, and affirmed, in order to create a change in the zoning classification of the property described herein, as follows:

That certain tract of land containing approximately 100.81 acres of land in the W. B. Williams Survey, Abstract No. 952, and more fully described in Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), presently zoned Planned Development District with Single-Family 3 (SF-3), Multi-Family 2 (MF-2), and Commercial (C) District uses is hereby rezoned to Planned Development District with Single-Family 3 (SF-3) District uses on Tract 1 containing approximately 59.64± acres of land, Multi-Family 2 (MF-2) District uses on Tract 2 containing approximately 18.16± acres of land, and Commercial (C) District uses on Tracts 3, 4 and 5 containing approximately 9.32± acres, 3.0± acres and 8.77± acres of land, respectively, as such tracts of land are generally depicted and described on Exhibit "B" (Zoning Exhibit) in accordance with the City's Master Plan and Zoning Ordinance, and in accordance with Exhibit "C" (Development Standards) and Exhibit "D" (Concept Plan) all of which exhibits are attached hereto and incorporated herein by reference for all purposes allowed by law. In the event of any conflict between any exhibit attached hereto and this Ordinance, the language and contents of this Ordinance shall control.

SECTION III. It is directed that the official zoning map of the City of Farmersville be changed to reflect the zoning classification established by this Ordinance.

SECTION IV. It is further directed that the following waivers or exceptions are approved through the adoption of this Planned Development District from the requirements of the Single-Family 3 (SF-3) base zoning district applicable to that portion of the Property identified herein as Tract 1:

- (a) A waiver or variance is hereby granted from Section 77-163 to increase the minimum lot depth to no less than one hundred feet (100') for lots within Tract 1;
- (b) A waiver or variance is hereby granted from Section 77-164 to increase the minimum dwelling size to no less than 1,200 square feet in area for lots within Tract 1;
- (c) A waiver or variance is hereby granted from Section 77-166(b)(4) regarding a corner lot used for one-family dwellings to increase the required side yard setback along the street frontage on which the property is NOT addressed to at least twenty feet (20') and allowing the setback on the other street frontage (twenty-five foot) to be treated as the front yard setback for said property for lots within Tract 1; and

- (d) A waiver or variance is granted from Section 77-168 to increase the maximum percentage of any lot area that may be covered by the main area and all accessory buildings to no more than sixty percent (60%) of the lot area for lots within Tract 1.

SECTION V. All provisions of the ordinances of the City of Farmersville in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the ordinances of the City of Farmersville not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

SECTION VI. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section, and said remaining portions shall remain in full force and effect.

SECTION VII. Any person, firm or corporation violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Farmersville, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION VIII. This ordinance shall be in full force and effect from and after its passage, approval, recording, and publication as provided by law.

PASSED on first and final reading on the 22nd day of September, 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 22nd DAY OF SEPTEMBER, 2015.

APPROVED:

Joseph E. Helmberger, P.E., Mayor

ATTEST:

Edie Sims, City Secretary

Exhibit "A"

Property Description

OWNERS CERTIFICATE

Being all that tract of land in Collin County, Texas, out of the W.B. Williams Survey, A-952, 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. 20060530000726050 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°32'36" 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°23'28" West, along said County Road No. 610 and County Road No. 611, a distance of 892.85 feet to a point for corner in said 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 (P.R.C.C.T.);

THENCE North 88°39'17" 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 Murphy's Crossing Phase 2 & 3;

THENCE North 88°21'57" 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 Clerks File No. 96-0043148, D.R.C.C.T.;

THENCE North 88°10'03" 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 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.

Zoning Exhibit

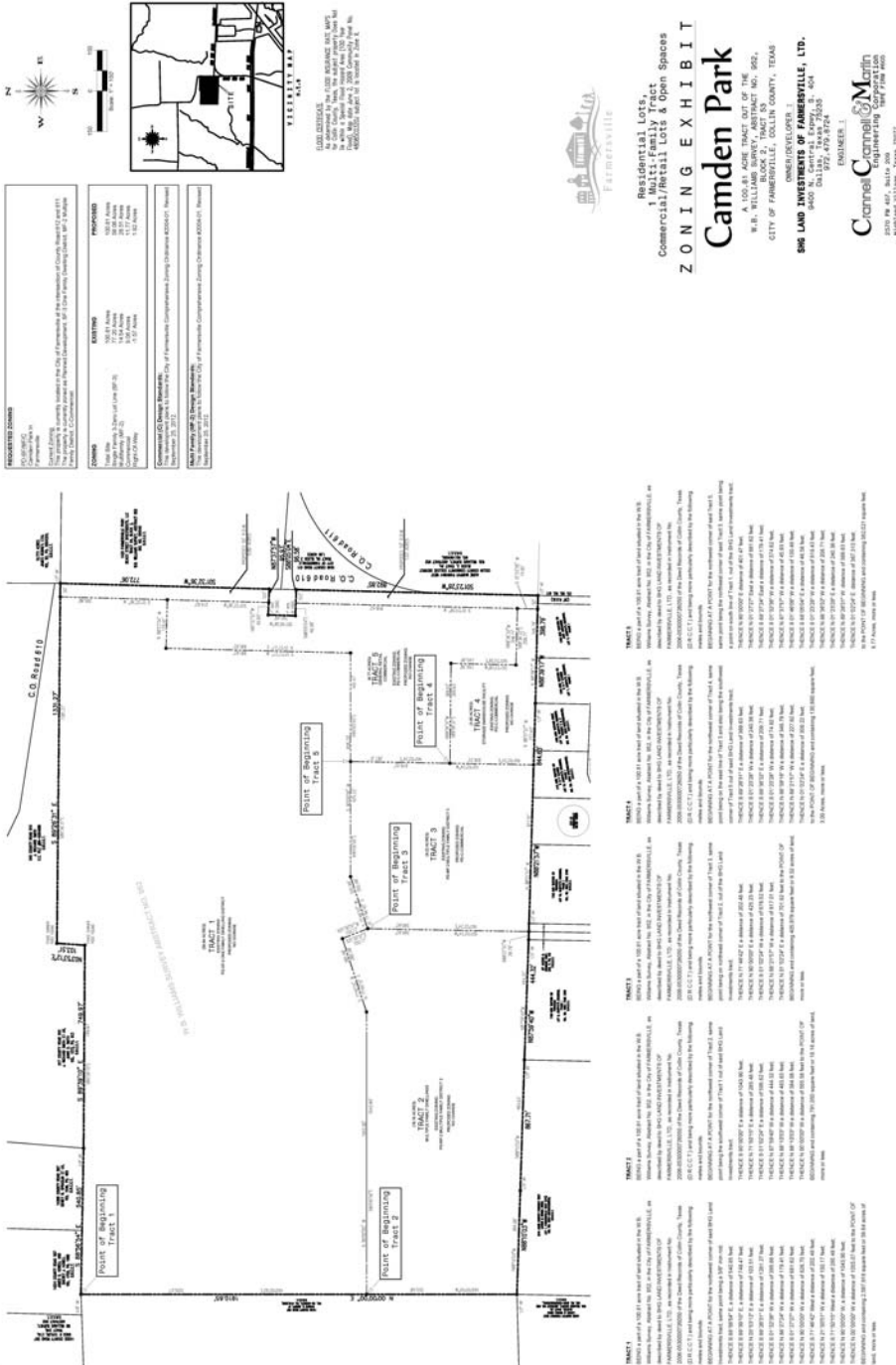


Exhibit “C”

Development Standards

CAMDEN PARK

The Planned Development District depicted in Exhibit “C” shall be developed in accordance with the City of Farmersville’s Zoning Ordinance, Subdivision Regulations and other applicable ordinances, as amended, and shall be subject to the following requirements and conditions.

A. TRACT 1: SINGLE-FAMILY 3 (SF-3) BASE ZONING DISTRICT USES.

The area identified as Tract 1 on Exhibit “B” (Zoning Exhibit) and Exhibit “D” (Concept Plan), attached hereto, containing approximately 59.64± acres shall be developed in compliance with all regulations applicable to Single-Family 3 (SF-3) District uses contained in the City’s Code of Ordinances, as amended, save and except only to the extent otherwise specifically provided to the contrary in this Ordinance.

1. **Permitted Uses.** The following uses may be permitted in the area designated as Tract 1 on Exhibits “B” and “D” for Single-Family 3 (SF-3) District uses:
 - a. All uses as identified and defined in the Farmersville, Texas Code of Ordinances as being permitted by right.
2. **Specific Uses.** The following uses may be permitted in the area designated as Tract 1 on Exhibits “B” and “D” as Single-Family 3 (SF-3) District uses with a Specific Use Permit (SUP) approved by the City Council:
 - a. All uses as identified and defined in the Farmersville, Texas Code of Ordinances as being permitted upon approval a Specific Use Permit (SUP).
3. **Temporary Uses.** The following uses may be permitted in the area designated as Tract 1 on Exhibits “B” and “D” as Single-Family 3 (SF-3) District uses only upon approval of a temporary use permit by the City Council:
 - a. All uses as identified and defined in the Farmersville, Texas Code of Ordinances as being permitted upon approval a temporary use permit.

4. Minimum and Maximum Dimensions.

- a. Minimum lot area per dwelling. The minimum lot area per dwelling unit in the Single-Family 3 (SF-3) District shall be 5,000 square feet.
- b. Minimum lot width. The minimum lot width for residential uses in the Single-Family 3 (SF-3) District shall be 50 feet.
- c. Minimum floor area per unit. The minimum floor area per dwelling unit in the Single-Family 3 (SF-3) District shall be 1,200 square feet.
- d. Minimum front yard. The minimum front yard requirement in the Single-Family 3 (SF-3) District shall be 25 feet, except that the front yard setback for those corner lots that have frontage upon two streets requiring a minimum 25 foot front yard setback along the street upon which the lot is addressed and a minimum 20 foot front yard setback along the other street.
- e. Minimum side yard. The minimum side yard requirement in the Single-Family 3 (SF-3) District shall be at least 5 feet. The minimum side yard requirement adjacent to a street shall be at least 20 feet.
- f. Minimum rear yard. The minimum rear yard in the Single-Family 3 (SF-3) District shall be 10 feet.
- g. Maximum lot coverage. The maximum lot coverage in the Single-Family 3 (SF-3) District shall be 60 percent.
- h. Maximum floor area ratio. There shall be no maximum floor area requirement in the Single-Family 3 (SF-3) District.
- i. Maximum height. The maximum height of buildings and structures in the Single-Family 3 (SF-3) District shall be two stories or 20 feet to the top plate.

5. Prohibited Uses. Any use not indicated within the Permitted Uses, Specific Uses, or Temporary Uses above shall not be permitted within this Planned Development District.

6. Miscellaneous Standards.

- a. The maximum number of lots used for residential purposes shall be limited to 290 lots.
- b. Developer shall create a homeowner's association identified as the Camden Park Homeowner's Association (the "Association") to which entity all open space shall be developed. Membership in the Association shall be mandatory for all owners of property and such membership shall be conditioned upon ownership of property within the Single-Family 3 (SF-3) District area and such

membership shall be transferred from owner to owner together with the conveyance of any real property within said area.

B. TRACT 2: MULTI-FAMILY 2 (MF-2) BASE ZONING DISTRICT USES.

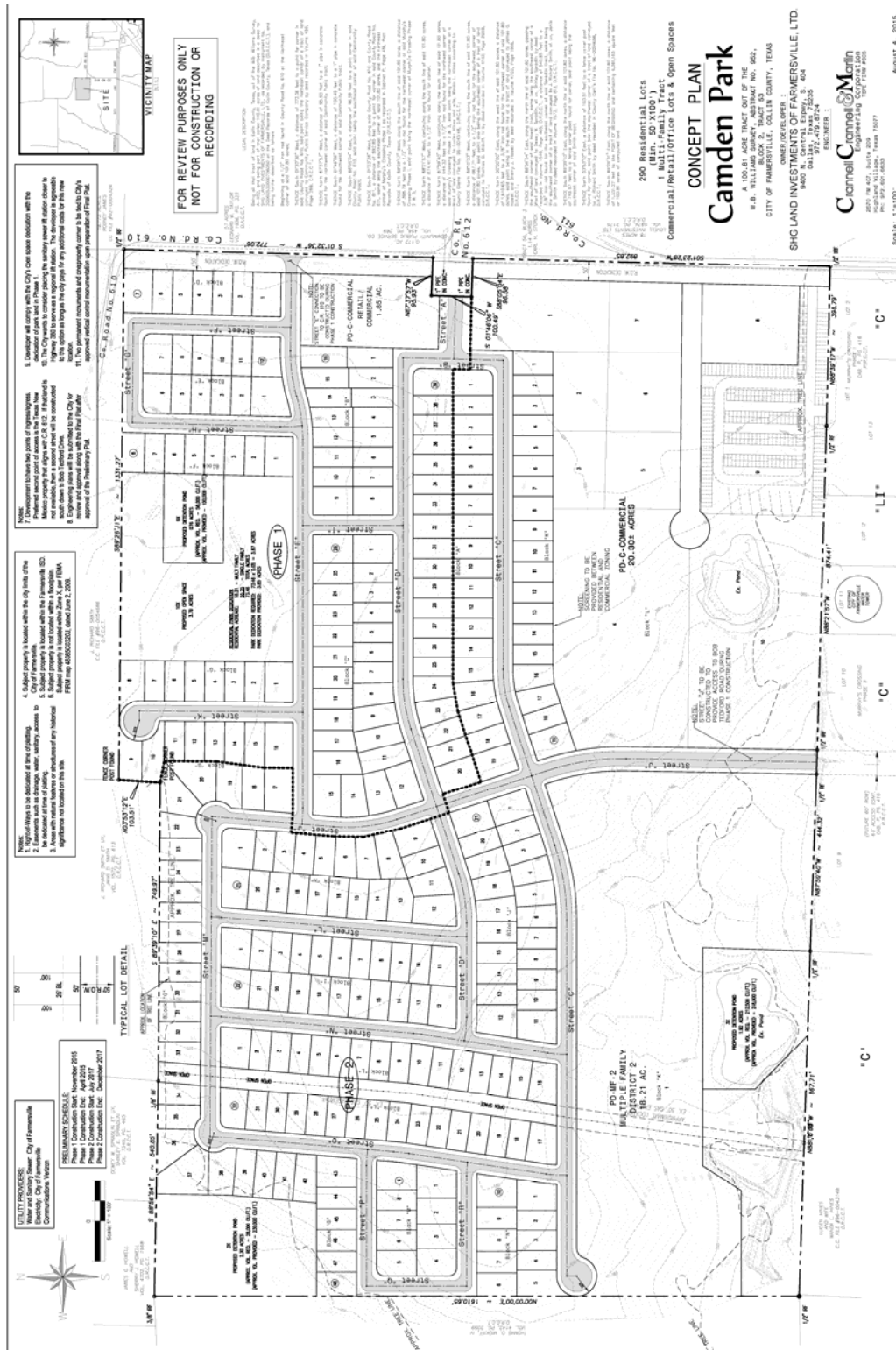
The area identified as Tract 2 on Exhibit "B" (Zoning Exhibit) and Exhibit "C" (Concept Plan), attached hereto, containing approximately 18.16± acres shall be developed in compliance with all regulations applicable to Multi-Family 2 (MF-2) District uses contained in the City's Code of Ordinances, as amended, save and except only to the extent otherwise specifically provided to the contrary in this Ordinance.

C. TRACTS 3, 4 and 5: COMMERCIAL (C) BASE ZONING DISTRICT USES.

The areas identified as Tracts 3, 4 and 5 on Exhibit "B" (Zoning Exhibit) and Exhibit "C" (Concept Plan), attached hereto, containing approximately 9.32± acres, 3.00± acres and 8.77± acres, respectively, shall be developed in compliance with all regulations applicable to Commercial (C) District uses contained in the City's Code of Ordinances, as amended, save and except only to the extent otherwise specifically provided to the contrary in this Ordinance.

Exhibit "D"

Concept Plan





TO: Planning and Zoning Commission
FROM: Ben White, City Manager
DATE: September 21, 2015
SUBJECT: Consider, discuss and act upon Minutes from August 24, 2015 Special P&Z Meeting

- Minutes are attached for review.

ACTION: Approve or disapprove the minutes as presented.

FARMERSVILLE PLANNING & ZONING COMMISSION
SPECIAL SESSION MINUTES
August 24, 2015

The Farmersville Planning and Zoning Commission met in special session on August 24, 2015 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Bryce Thompson, Mark Vincent, Sarah Jackson-Butler, Charles Casada, Todd Rolen and Chad Dillard. Commissioner absent was Craig Overstreet. Staff members present were City Attorney Alan Lathrom 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. Edie Sims offered the invocation and led the audience in the Pledge of Allegiance to the American and Texas Flags.

Item II – A) TRAINING PRESENTATION AND RELATED DISCUSSION REGARDING THE ROLE AND FUNCTION OF THE PLANNING AND ZONING COMMISSION AND THE VARIOUS LAWS AND REGULATIONS IMPACTING THE ACTIONS OF THE COMMISSIONERS

Chairman Bryce Thompson opened the training session to City Attorney Alan Lathrom. Mr. Lathrom began the training with the Planning and Zoning Commission with an understanding of zoning and how zoning is affected by the Open Meetings Act and conflicts therewith. The purpose of zoning is to promote the public health, safety, morals or general welfare and to protect and preserve places and areas of historical, cultural, or architectural importance and significance.

Zoning must be in accordance with a comprehensive plan that is designed to lessen congestion in streets; secure safety from fire, panic and other dangers; promote health and the general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; and facilitate the adequate provision of transportation, water, sewer, schools, parks and other public requirements. The governing body of a municipality may regulate the height, number of stories, and size of the buildings and other structures; the percentage of a lot that may be occupied; the size of yards, courts and other open spaces; population density; and the location and use of buildings, other structures, and land for business, industrial, residential or other purposes.

Land Use to zone is a policing power given from the Texas Legislature as we are a Type A General Law city. The City cannot zone outside the City Limits. In 1922, zoning laws were established as the uses were not Euclidian. In many cities, uses were not compatible to each other. We are now seeing more mixed uses where uses are walkable and sustainable mixes in contrast to the base zoning.

From the P&Z perspective, Mr. Lathrom identified the zoning process. The Commission shall recommend boundaries for districts and appropriate zoning regulations for each district by making a preliminary report, holding public hearings and provide final report to the City Council. The Open Meetings Act must be met regarding the posting requirements for the meeting and notice must be submitted to the newspaper 15 days prior to the public hearing. No notice is required to adjoining land owners regarding the City Council meeting. The City Council may approve or deny the

application. If the zoning change is protested by 20% of a) the owners of the affected property or b) the owners of real property within 200 feet of the affected property, 3/4 vote of the Council is needed to approve the application. By ordinance, 3/4 vote is needed if the Planning and Zoning Commission recommends denial to the City Council.

Mark Vincent questioned who approves the plans that are presented to the Planning and Zoning Commission. The City receives plans with appropriate applications and submits this information to the City Engineer. Once the plans have been evaluated to conform to all the City's minimum standards, the plans are then prepped for a Planning and Zoning Commission meeting.

The basic rule of thumb for zoning is: It isn't zoned until it's zoned. There are no initiative or referendum zoning allowances. State Law does not mention motions to reconsider; however reconsiderations can be processed through rules of parliamentary procedure. If a continuance is given, the continuance must be provided with a date certain to all parties.

During a section regarding the Planned Development Districts, Mr. Lathrom discussed procedures that allow developers to obtain site-specific approval for developments that may not fit standard area and use categories and that require specific negotiations to ensure that community interests are protected.

Specific Use Permits make sure land uses have compatibility to other uses. This includes specific uses and requirements to be approved with the land use conditionally.

The next section regards the Comprehensive Plan. The Comprehensive Plan does not change zoning on the ground and does not apply to development within the Extraterritorial Jurisdiction (ETJ) until the property is annexed into the incorporated limits of the City. Infrastructure is regulated but not by uses. Mr. Lathrom referred to a court case involving the City of McKinney and an RV Park located in the City of McKinney's ETJ, which is still in litigation. There is also another case referred to as case law between the City of Lucas and North Texas Municipal Water District. Bryce Thompson stated he would like to request the Council to offer the Planning and Zoning Commission to review the Comprehensive Plan and offer adjustments to future developments. This conversation would like to be held to discuss the Master Plan and how to change it to better accommodate future development. These ordinances define the relationship if it is to be used as a guide or if a force of law.

The ETJ is to be compatible with the City so when the property is annexed, the then requirements meet City standards. The City cannot regulate the uses in the ETJ since these areas are not zoned.

There are distinctions between platting and subdividing. Platting is a geographical description that aids in recording and deed description and does not necessarily involve subdividing. Subdividing actually divides the land into marketable parcels. The City may adopt rules governing plats and subdivisions of land within the municipality's jurisdiction and may extend the jurisdiction to include the Extraterritorial Jurisdiction. There are zoning type issues that are regulated by State Law with 5 acre tracts being exempted. Under Subchapter A of Section 212.009 of the Texas Local Government Code, if a tract is more than 5 acres fronting a road with infrastructure and no utility dedications, the owner does not have to file a plat. In Subchapter B, a structure built must have a Development Plan which will allow the City to acquire easements. Under both Subchapters, the definition is defined by the lot sizes. The City

Council has the final decision on final plat approval with exception of 4 or fewer lot sizes which can be approved through the City Manager.

Mr. Lathrom reviewed the types of plats including Concept Plan, Preliminary Plat, Final Plat, Record Plat, Amended Plat, Replat, and Minor Plat/Replat. A Concept Plan allows the applicant to get an overview and to address concerns before expending funds. All types of plats are included in the ETJ. Bryce Thompson questioned if a plat can be disapproved if not structured properly for infrastructure. The Plat gets filed after it is thoroughly inspected by the City's Engineer, City Staff and finally approved by the Planning & Zoning Commission with final approval by the City Council and will then be filed for record at Collin County.

The Preliminary Plat should be close to the City's guidelines. The Final Plat should be the same as the Preliminary Plat but be exact to the City's regulations and shows exactly what is under and on the ground. The Final Plat is not filed at the County until the development has been finalized and has been accepted as correct. Plats do not require public hearings unless the property is deed restricted or re-zoning is required.

According to Texas Local Government Code Section 212.009(a), the municipal authority responsible for approving plats shall act on a plat within 30 days after the plat is filed. After the P&Z has approved a plat, the governing body (City Council) must review it and act upon the plat within 30 days. If the governing body does not approve the plat within 30 days, then state law deems the plat approved. The approval of plats is mandatory as long as the conditions enumerated in Section 212.010(a) are met. If a plat meets all applicable standards and regulations, the governing body's inclusion of new standards or guidelines, not mandated by the applicable zoning ordinance and subdivision regulations, prior to approval by that body, the plat may operate as a denial of the applicant's state and federal due process rights absent compelling health, safety or welfare concerns.

Chad Dillard questioned if dimensions of Single Family 2 and Single Family 3 could be changed and how. The Council can be requested to allow the Planning and Zoning Commission to undertake this determination to modify or eliminate existing requirements and make such recommendations for final action to the City Council. In many other cities, small lots have been eliminated, such as Arlington and McKinney. Lots are now more self-supporting in those cities. Mark Vincent stated the City as a whole needs to be more selective as to development occurs. Mr. Vincent also questioned Homeowner's Associations. Subdivisions are required to have a Homeowner's Association if the development has a common area, entry to the subdivision and need for established funding.

Charles Casada questioned the Thoroughfare Plan and the connection between CR 560 to Farmersville Parkway. The main question was who determines the route and how this was implemented as a part of the Thoroughfare Plan. Mr. Lathrom indicated there were discussions surrounding the thoroughfares to and from the City. Through these discussions, future signal intersections were reviewed and alignments were then made. Since CR 560 and Highway 380 was offset, the Thoroughfare Plan for this area was to futuristically improve through development which would allow for signaling. TxDOT's processes for signaling an offset road is very slim. The Thoroughfare Plan is to allow the ability to serve future development in the safest manner.

Other questions from the Thoroughfare Plan included splitting the property of future road development with other property owners other than the developer. Mr. Lathrom indicated the Thoroughfare Plan is a “Plan” which may not marry up with reality after the area is actually developed, but it gives the City the opportunity to acquire the road easements and dedications required if the road is developed as planned.

Chad Dillard questioned if property owners were notified of the Thoroughfare Plan during its development. No. The only change would have occurred through the Comprehensive Plan.

Item III) ADJOURNMENT

With no further business, Chairman Bryce Thompson adjourned the meeting. Commission adjourned at 9:14pm.

ATTEST:

Chairman Bryce Thompson

Edie Sims, City Secretary



TO: Planning and Zoning Commission

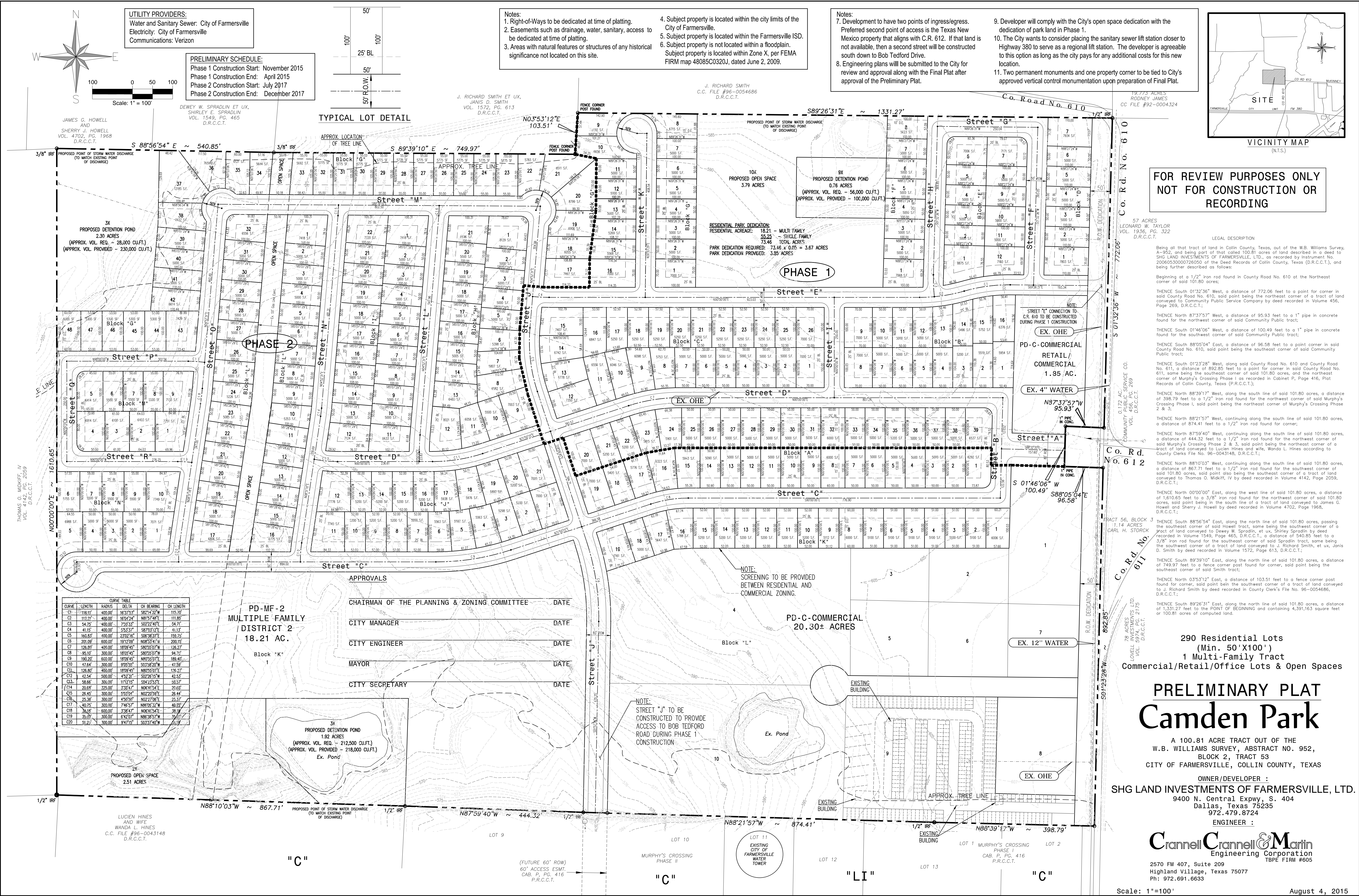
FROM: Ben White, City Manager

DATE: September 21, 2015

SUBJECT: Consider, discuss and act upon a Preliminary Plat for Camden Park, a Planned Development, containing approximately 100.81 acres of land in the W.B. Williams Survey, Abstract No. 952, in the City of Farmersville, Collin County, Texas.

- A Preliminary Plat will be delivered to the Commission for review. An electronic version is included with the P&Z Packet for public view.

ACTION: Approve or disapprove the Preliminary Plat and make recommendation to the City Council.



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-052, and being part of that called 100.81 acres of land described as a deed to SHG LAND INVESTMENTS OF FARMERSVILLE, LTD., as recorded by Instrument No. 2006052000726050 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°32'36" 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 for corner in said County Road No. 610, said point being the southeast corner of said Community Public tract;
THENCE South 01°23'28" West, along said County Road No. 610 and County Road No. 611, a distance of 892.85 feet to a point for corner in said 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 (P.R.C.C.T.);
THENCE North 88°39'17" 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 2 & 3;
THENCE North 88°21'57" 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°10'03" 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 al, Sherry 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 al, 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.

290 Residential Lots
(Min. 50'X100')
1 Multi-Family Tract
Commercial/Retail/Office Lots & Open Spaces

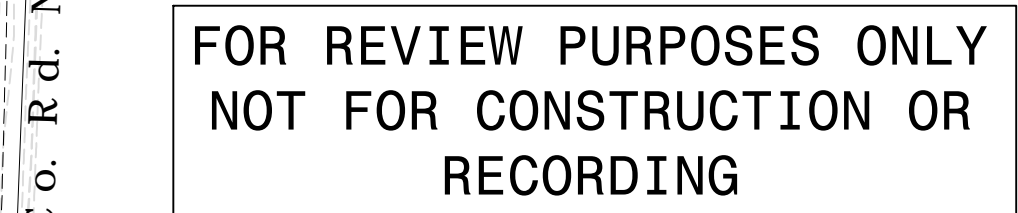
PRELIMINARY PLAT Camden Park

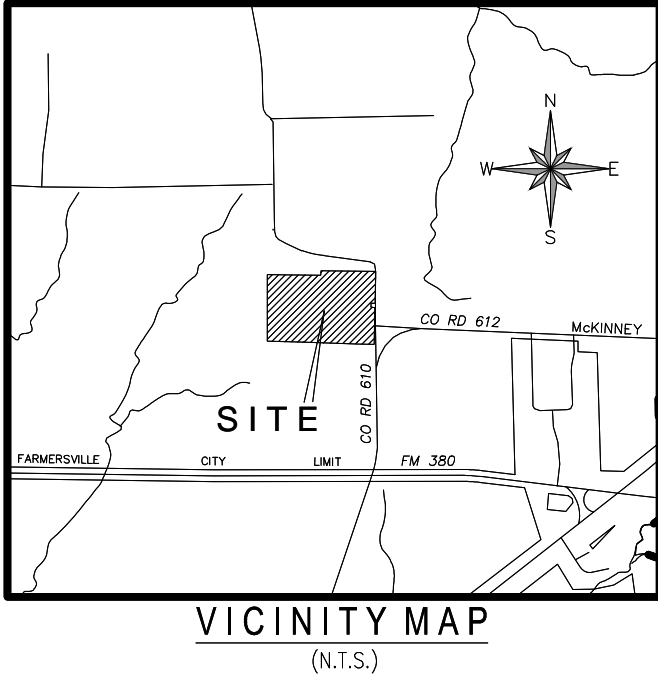
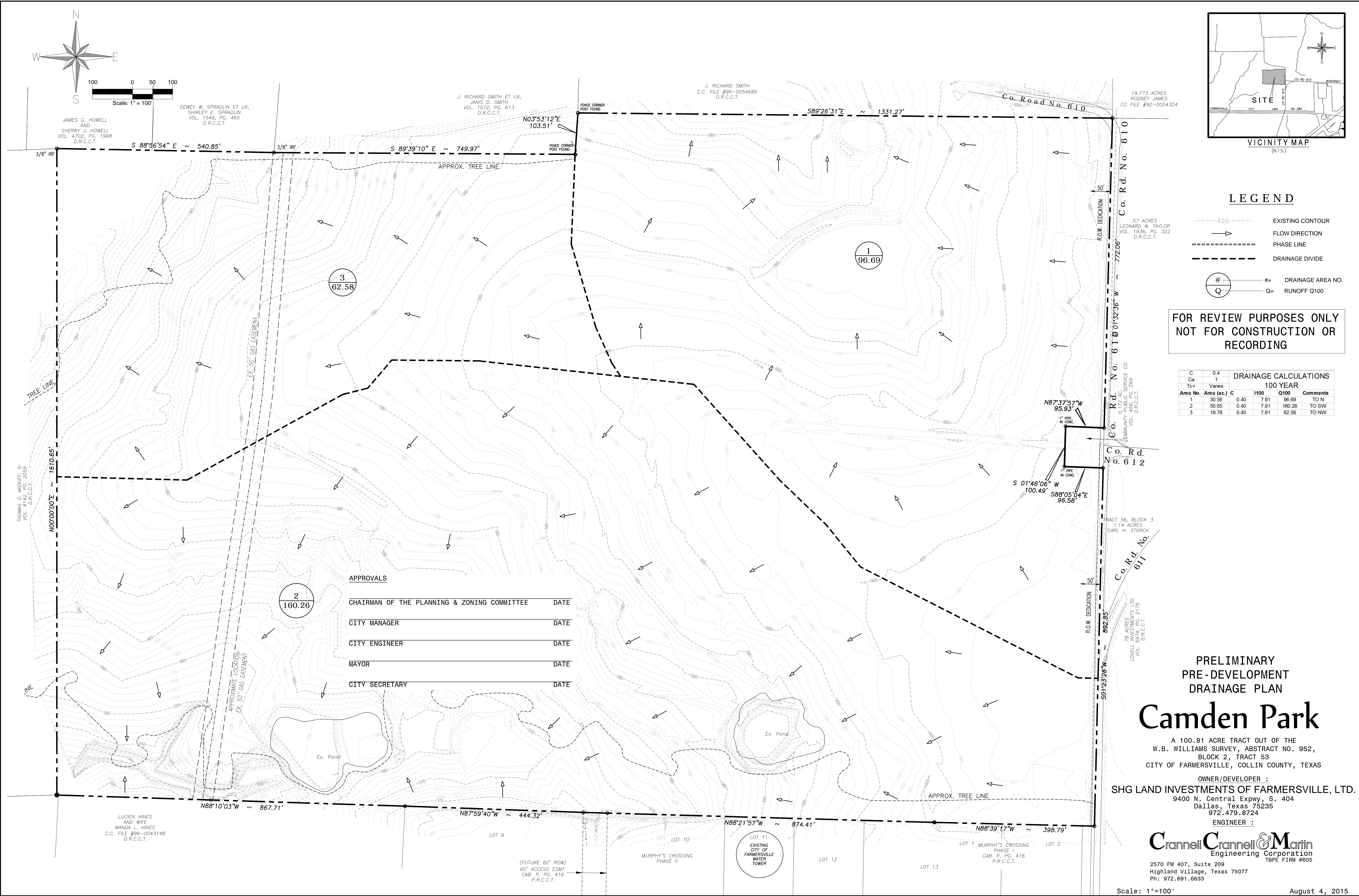
A 100.81 ACRE TRACT OUT OF THE
W.B. WILLIAMS SURVEY, ABSTRACT NO. 952,
BLOCK 2, TRACT 53
CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS

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

Crannell 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		0.4	DRAINAGE CALCULATIONS			
Ca		1	100 YEAR			
To=		Varies				
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

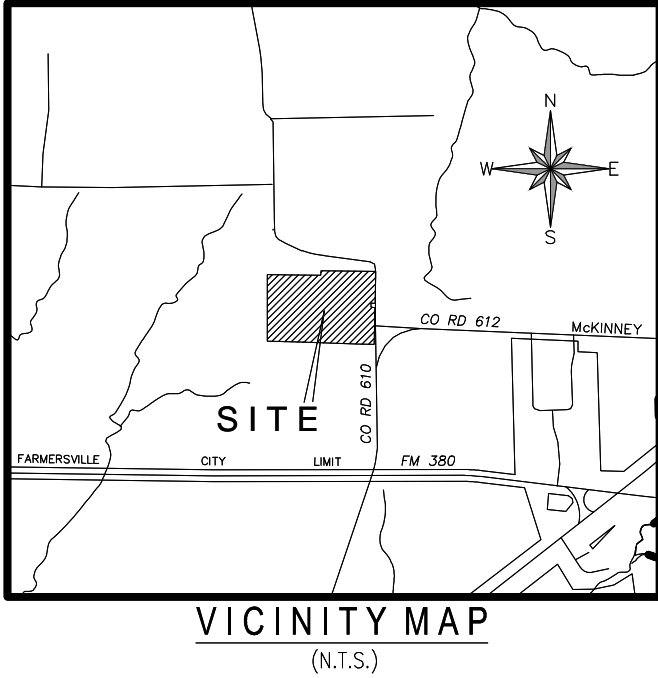
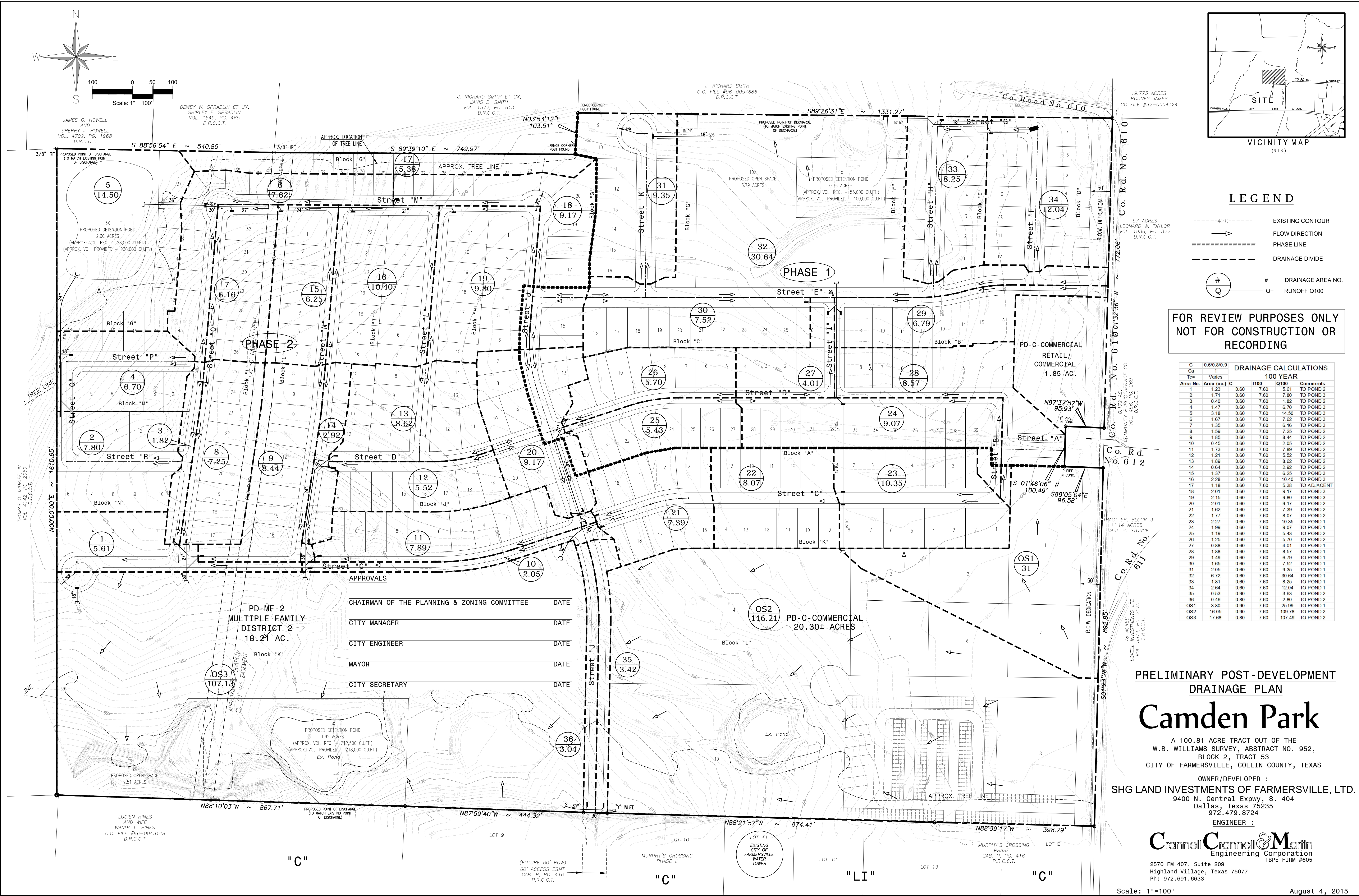
PRELIMINARY
PRE-DEVELOPMENT
DRAINAGE PLAN
Camden Park

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

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972.479.8724
ENGINEER :

C Crannell & Martin
Engineering Corporation
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LEGEND

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

FOR REVIEW PURPOSES ONLY
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RECORDING

C		0.6/0.8/0.9		1		100 YEAR		Comments
Tc=	Area No.	Area (ac.)	C	Tc=	Area No.	Area (ac.)	C	
1	1.23	0.60	7.60	1	1.23	0.60	7.60	TO POND 2
2	1.71	0.60	7.60	2	1.71	0.60	7.60	TO POND 3
3	0.40	0.60	7.60	3	0.40	0.60	7.60	TO POND 2
4	1.47	0.60	7.60	4	1.47	0.60	7.60	TO POND 3
5	3.18	0.60	7.60	5	3.18	0.60	7.60	TO POND 3
6	1.67	0.60	7.60	6	1.67	0.60	7.60	TO POND 3
7	1.35	0.60	7.60	7	1.35	0.60	7.60	TO POND 3
8	1.59	0.60	7.60	8	1.59	0.60	7.60	TO POND 2
9	1.85	0.60	7.60	9	1.85	0.60	7.60	TO POND 2
10	0.45	0.60	7.60	10	0.45	0.60	7.60	TO POND 2
11	1.73	0.60	7.60	11	1.73	0.60	7.60	TO POND 2
12	1.21	0.60	7.60	12	1.21	0.60	7.60	TO POND 2
13	1.89	0.60	7.60	13	1.89	0.60	7.60	TO POND 2
14	0.64	0.60	7.60	14	0.64	0.60	7.60	TO POND 2
15	1.37	0.60	7.60	15	1.37	0.60	7.60	TO POND 3
16	2.28	0.60	7.60	16	2.28	0.60	7.60	TO POND 3
17	1.19	0.60	7.60	17	1.19	0.60	7.60	TO ADJACENT
18	2.01	0.60	7.60	18	2.01	0.60	7.60	TO POND 3
19	2.15	0.60	7.60	19	2.15	0.60	7.60	TO POND 3
20	2.01	0.60	7.60	20	2.01	0.60	7.60	TO POND 2
21	1.62	0.60	7.60	21	1.62	0.60	7.60	TO POND 2
22	1.77	0.60	7.60	22	1.77	0.60	7.60	TO POND 2
23	2.27	0.60	7.60	23	2.27	0.60	7.60	TO POND 1
24	1.99	0.60	7.60	24	1.99	0.60	7.60	TO POND 1
25	1.19	0.60	7.60	25	1.19	0.60	7.60	TO POND 2
26	1.28	0.60	7.60	26	1.28	0.60	7.60	TO POND 2
27	0.89	0.60	7.60	27	0.89	0.60	7.60	TO POND 1
28	1.88	0.60	7.60	28	1.88	0.60	7.60	TO POND 1
29	1.49	0.60	7.60	29	1.49	0.60	7.60	TO POND 1
30	1.65	0.60	7.60	30	1.65	0.60	7.60	TO POND 1
31	2.05	0.60	7.60	31	2.05	0.60	7.60	TO POND 1
32	0.72	0.60	7.60	32	0.72	0.60	7.60	TO POND 1
33	1.81	0.60	7.60	33	1.81	0.60	7.60	TO POND 1
34	2.64	0.60	7.60	34	2.64	0.60	7.60	TO POND 1
35	0.53	0.90	7.60	35	0.53	0.90	7.60	TO POND 2
36	0.48	0.90	7.60	36	0.48	0.90	7.60	TO POND 2
OS1	3.80	0.90	7.60	OS1	3.80	0.90	7.60	TO POND 1
OS2	16.05	0.90	7.60	OS2	16.05	0.90	7.60	TO POND 2
OS3	17.68	0.80	7.60	OS3	17.68	0.80	7.60	TO POND 2

PRELIMINARY POST-DEVELOPMENT
DRAINAGE PLAN

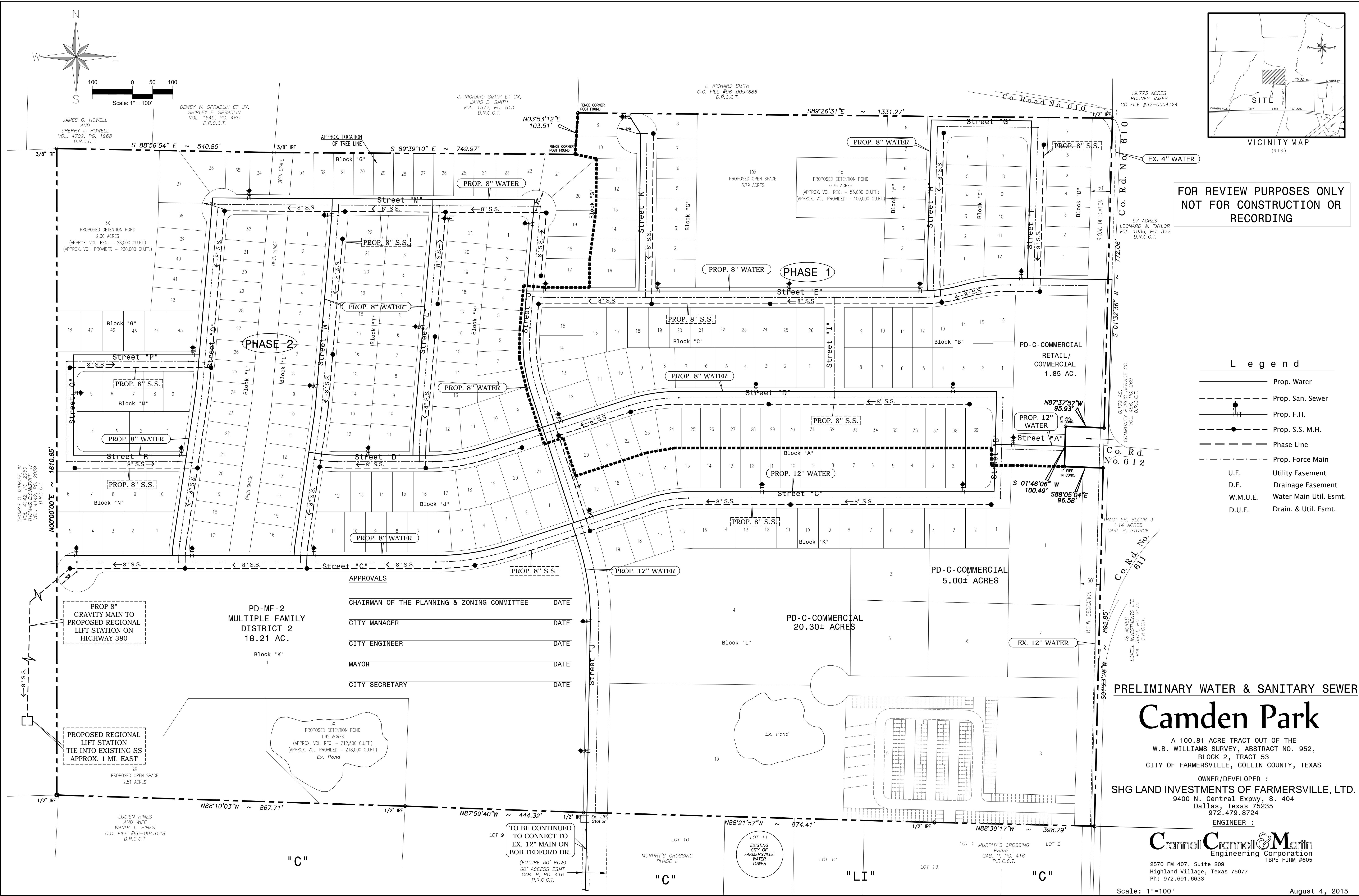
Camden Park

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

ENGINEER :
Cannell & Martin
Engineering Corporation
TBPE FIRM #605

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



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

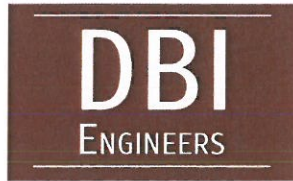
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ENGINEER :

C Crannell & Martin
Engineering Corporation
TBPE FIRM #605

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

Scale: 1"=100'

August 4, 2015



29 July 2015

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

RE: Camden Park-Preliminary Plat-July 17, 2015 Submittal

Mr. White:

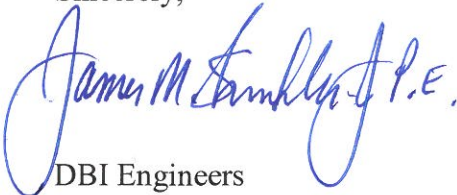
The Camden Park Preliminary Plat as submitted by SHG Land Investments of Farmersville, LTD has been reviewed according to the City of Farmersville Zoning and Subdivision Ordinances and design manuals.

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

1. Revision of the PD ordinance to reflect the revised Zoning Exhibit.
2. Submittal of approval letters from franchise utilities.
3. Submittal of certified tax certificate.

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



DANIEL & BROWN INC.
118 MCKINNEY STREET | PO BOX 606 | FARMERSVILLE, TEXAS 75442
OFFICE 972-784-7777 | WWW.DBICONSULTANTS.COM
FIRM REGISTRATION NO: F-002225



TO: Planning and Zoning Commission

FROM: Ben White, City Manager

DATE: September 21, 2015

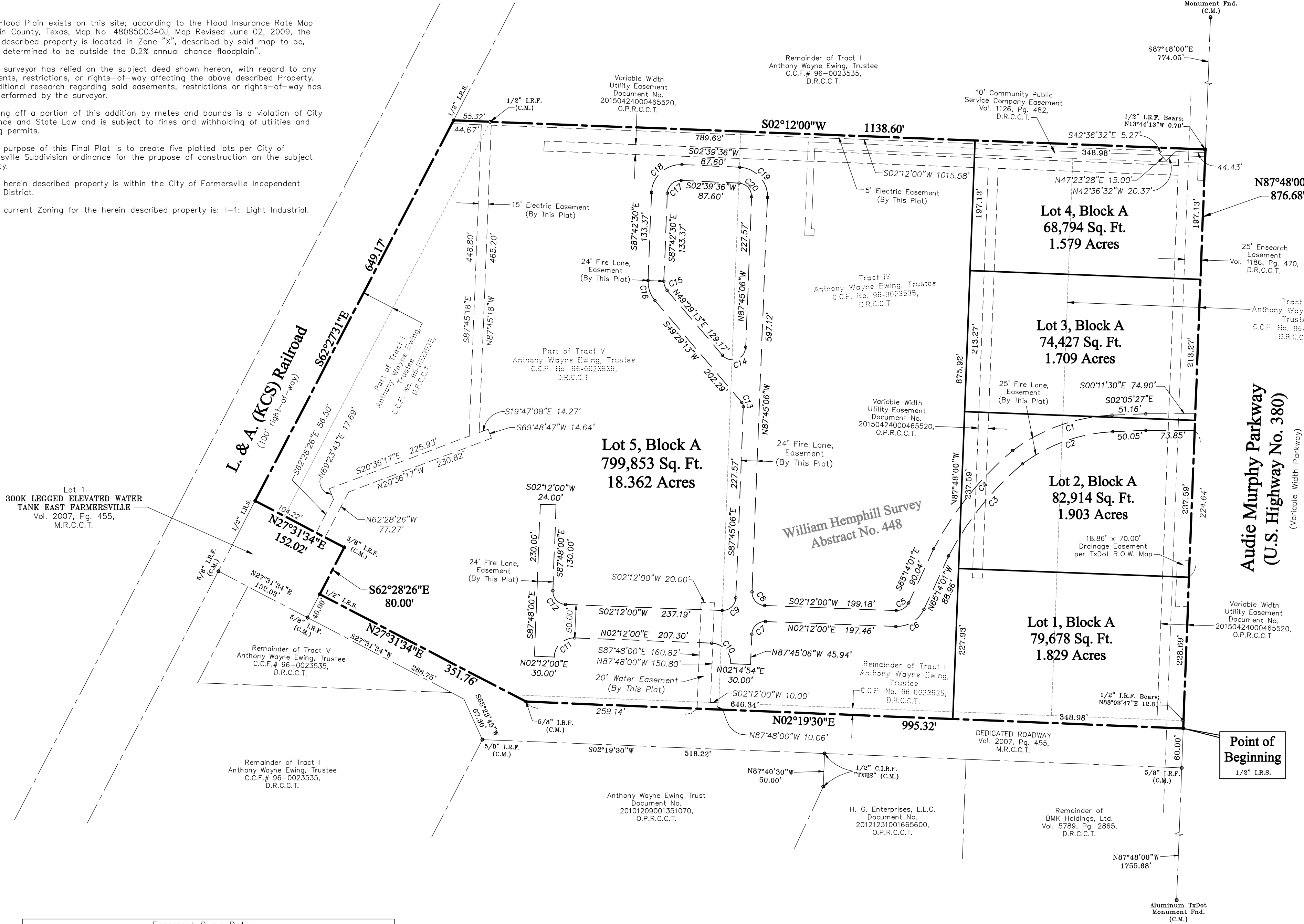
SUBJECT: Consider, discuss and act upon a Final Plat incident to the possible replatting of all or portions of Lots 1 through 5, Block A, of the Advanced Fixtures Addition, being approximately 25.382 acres of land in the William Hemphill Survey, Abstract No. 448, in the City of Farmersville, Collin County, Texas.

- A Final Plat will be delivered to the Commission for review. An electronic version is included with the P&Z Packet for public view.

ACTION: Approve or disapprove the Final Plat and make recommendation to the City Council.

Notes:

- No Flood Plain exists on this site, according to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0340J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".
- The surveyor has relied on the subject deed shown herein, with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- Selling off a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- The purpose of this Final Plat is to create five platted lots per City of Farmersville Subdivision ordinance for the purpose of construction on the subject property.
- The herein described property is within the City of Farmersville Independent School District.
- The current Zoning for the herein described property is: I-1: Light Industrial.



Utility Providers:
Water – City of Farmersville (CCN No. 13009)
Sewer – City of Farmersville
Electric – Texas-New Mexico Power
Telephone – Verizon

LEGEND

I.R.F. = Iron Rod Found
(C.M.) = Controlling Monument
I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission
City of Farmersville, Texas

"APPROVED FOR CONSTRUCTION"

Mayor Pro Tem, City of Farmersville, Texas

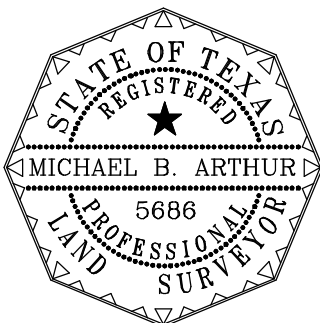
"ACCEPTED"

Mayor Pro Tem, City of Farmersville, Texas

SURVEYOR'S CERTIFICATION:

That I, Michael B. Arthur, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Farmersville.

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2015.

Notary Public, State of Texas

My Commission Expires:

Date: _____

Owner:
The Anthony Wayne Ewing Trust
Anthony Wayne Ewing, Trustee
2655 East Audie Murphy Parkway
Farmersville, Texas 75442
Phone: (972) 784-8800

Engineer:
Kimley-Horn and Associates
106 West Louisiana Street
McKinney, Texas 75069
Phone: (469) 301-2582
Contact: Kaley Bueth

Surveyor:
North Texas Surveying, L.L.C.
Registered Professional Land Surveyors

1010 West University
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexasurveying.com
Firm Registration No. 10074200

OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Anthony Wayne Ewing, Trustee is the owner of a tract of land situated in the William Hemphill Survey, Abstract No. 448, in the City of Farmersville, Collin County, Texas, said tract being all of Tracts III and IV and a part of Tracts I and V, as described by deed to Anthony Wayne Ewing, Trustee, as recorded under County Clerk's File No. 96-0023535, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) in the southerly line of said Tract I, same being the most southerly southeast corner of the DEDICATED ROADWAY, as shown on the plat of **300K LEGGED ELEVATED WATER TANK EAST FARMERSVILLE**, as recorded in Volume 2007, Page 455, of the Map Records, Collin County, Texas (M.R.C.C.T.), same being in the northerly monumented line of Audie Murphy Parkway (U.S. Highway No. 380);

THENCE North 02°19'30" East, over and across said Tract I, same being the easterly line of said DEDICATED ROADWAY, a distance of 995.32' to a 5/8" iron rod found for corner;

THENCE North 27°31'34" East, along the most northerly southeast line of said DEDICATED ROADWAY, a distance of 351.76' to a capped iron rod set in the southwesterly line of Lot 1 of said addition;

THENCE South 62°28'26" East, along the southwesterly line of said Lot 1, same being over and across said Tract V, a distance of 80.00' to a 5/8" iron rod found for the most southerly corner of said Lot 1;

THENCE North 27°31'34" East, along the southeasterly line of said Lot 1, a distance of 152.02' to a capped iron rod set in the southwesterly monumented line of the L&A. (KCS) Railroad, same being the northeasterly line of said Tract I;

THENCE South 62°27'31" East, along said southwesterly monumented line of said Railroad, same being the northeasterly line of Tract I, a distance of 649.17' to a capped iron rod set;

THENCE South 02°12'00" West, over and across said Tract I, passing a 1/2" iron rod found at the northeasterly corner of said Tract V, at a distance of 55.32' and continuing along the common line between said Tract I and the easterly line of Tracts V, VI and III, a total distance of 1138.60' to a capped iron rod set at the southeasterly corner of said Tract III, same being in the aforementioned northerly monumented line of Audie Murphy Parkway, from which a 1/2" iron rod found bears, North 13°44'13" West, a distance of 0.70';

THENCE North 87°48'00" West, along said northerly monumented line of Audie Murphy Parkway, a distance of 876.68' to the **POINT OF BEGINNING** and containing 25.382 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Anthony Wayne Ewing, Trustee, does hereby adopt this plat designating the hereinabove described property as **ADVANCED FIXTURES ADDITION LOTS 1-5, BLOCK A** on addition to the City of Farmersville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes and any and all necessary appurtenances. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Farmersville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Farmersville's use thereof.

The City of Farmersville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Farmersville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and Emergency use, in, along, upon and across said premises, with the right and privilege at all times of the City of Farmersville, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

This Plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Farmersville, Texas.

WITNESS, my hand, this the _____ day of _____, 2015.

By: Anthony Wayne Ewing, Trustee

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Anthony Wayne Ewing, Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2015.

Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF COLLIN

The undersigned, the City Secretary of the City of Farmersville, Texas, hereby certifies that the foregoing Final Plat of the **ADVANCED FIXTURES ADDITION LOTS 1-5, BLOCK A** to the City of Farmersville was submitted to the City Council on the _____ day of _____, 2015, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor Pro Tem to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 2015.

City Secretary
City of Farmersville, Texas

FINAL PLAT
ADVANCED FIXTURES ADDITION
LOTS 1-5, BLOCK A

1,105,657 Sq. Ft. / 25.382 Acres

in the

William Hemphill Survey ~ Abstract No. 448

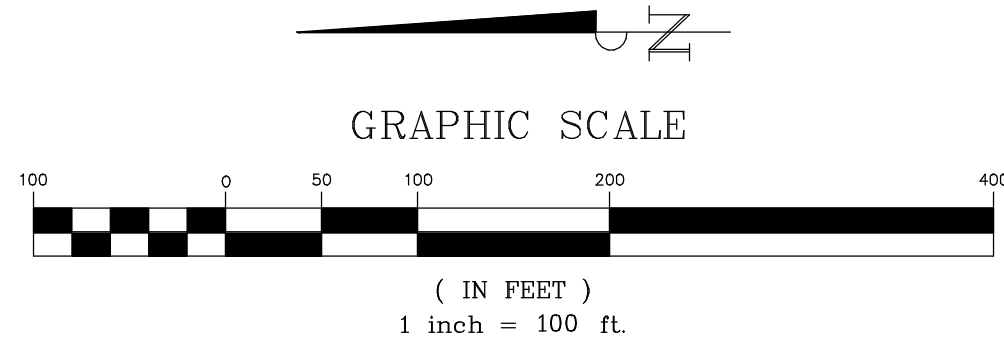
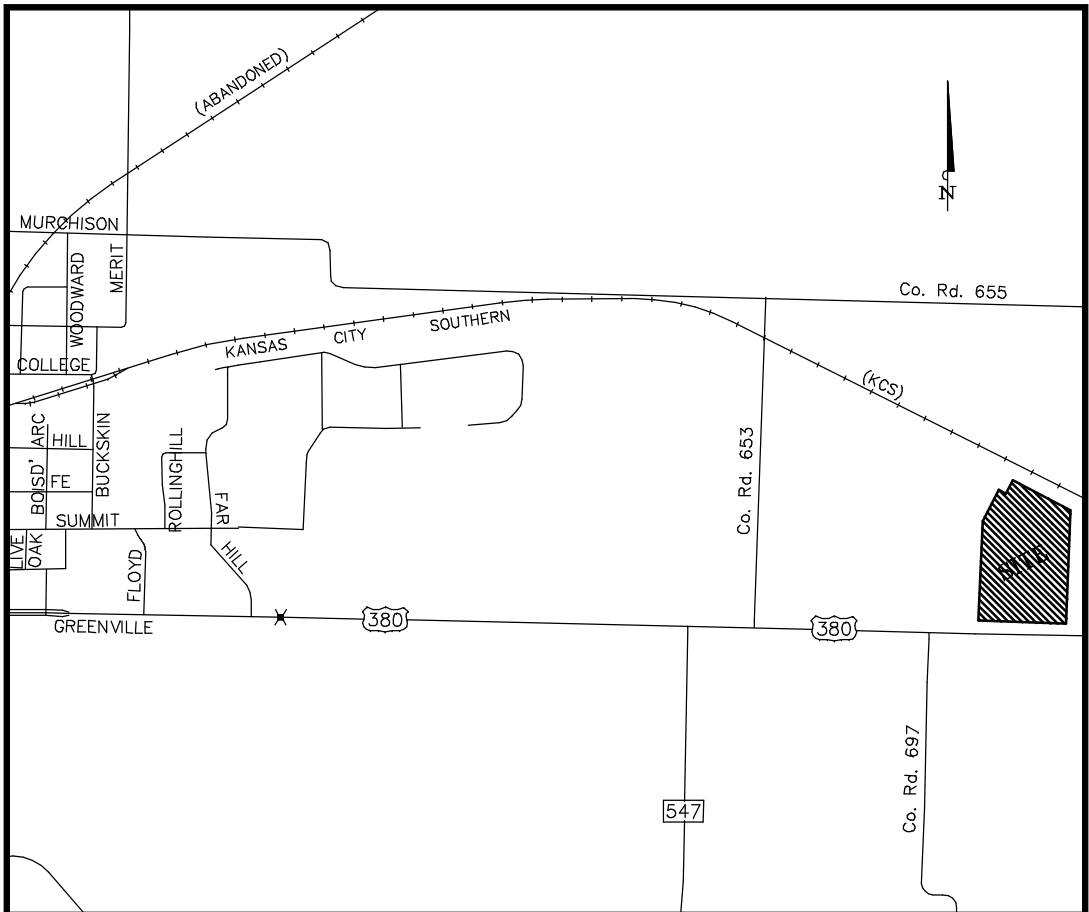
City of Farmersville, Collin County, Texas

Prepared: July, 2015

Scale: 1" = 100'

Easement Curve Data					
Curve No.	Radius	Arc Length	Delta	Chrd. Brng.	Chrd. Dist.
C1	275.00'	161.93'	33°44'16"	N19°35'41"W	159.60'
C2	250.00'	147.21'	33°44'16"	N19°35'41"W	145.09'
C3	465.00'	179.58'	22°07'40"	N51°16'36"W	178.47'
C4	490.00'	192.12'	22°27'53"	N51°14'55"W	190.89'
C5	20.00'	23.54'	67°26'01"	S31°31'00"E	22.20'
C6	45.00'	52.96'	67°26'01"	S31°31'00"E	49.96'
C7	20.00'	31.40'	89°57'06"	N42°46'33"W	28.27'
C8	20.00'	31.43'	90°02'54"	S47°13'27"W	28.30'
C9	20.00'	31.40'	89°57'06"	S42°46'33"E	28.27'
C10	30.00'	47.12'	90°00'00"	N47°12'00"E	42.43'
C11	30.00'	47.12'	90°00'00"	N42°48'00"W	42.43'
C12	20.00'	31.42'	90°00'00"	S47°12'00"W	28.28'
C13	10.00'	7.46'	42°45'41"	N70°52'04"E	7.29'
C14	20.00'	47.91'	137°14'19"	S19°07'56"E	37.25'
C15	20.00'	14.94'	42°48'17"	S70°53'22"W	14.60'
C16	44.00'	32.87'	42°48'17"	S70°53'22"W	32.11'
C17	20.00'	31.54'	90°22'06"	N42°31'27"W	28.38'
C18	44.00'	69.40'	90°22'06"	N42°31'27"W	62.43'
C19	44.00'	68.80'	89°35'18"	N47°27'15"E	62.00'
C20	20.00'	31.27'	89°35'18"	N47°27'15"E	28.18'

Vicinity Map
(not to scale)



DATE: 10/08/2013 SCALE: 1" = 100' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2013-0135 - Plat



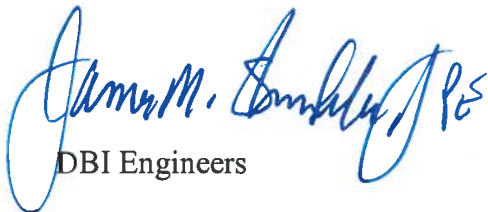
17 August 2015

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

RE: AFI Final Plat Review
2655 E Audie Murphy Parkway (US 380)

Mr. White:

We recommend approval of the Final Plat for Advanced Fixtures Addition, Lots 1-5, Block A.

A handwritten signature in blue ink, reading "James M. Shankles Jr. P.E.", written over the printed name "DBI Engineers".
DBI Engineers





Final 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	Advanced Fixtures Addition
Owner	Anthony Wayne Ewing Trust / Advanced Fixtures Inc.
Reviewed By	
Date	9/1/15

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

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

Final Plat Review Checklist

X	The plat shall state the name, address, and telephone number of the surveyor and/or engineer.
X	Indicate the total acreage and legal description of the subdivision.
X	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
X	Indicate the distance to the nearest road intersection.
X	Provide the names of the adjacent property owners and/or subdivisions, the vol./page/instrument number deed and lot/block/date recorded.
X	Provide North arrow and scale (both graphical and written).
X	Indicate the school district(s) where the subdivision is located.
X	Indicate the proposed phases of development.
X	Indicate any lots proposed for parks, squares, greenbelts, school or other public use facilities.
X	Building setbacks
X	Lot and block numbering are provided and match the legal description of the property.
X	Indicate boundary lines, abstract or survey lines, corporate or other jurisdictional boundaries, existing or proposed highways and streets.
X	The length and bearing of all lot lines and reference ties to a survey corner or existing subdivision corner.
X	Establish 2 permanent monuments per development tied to City's approved vertical control monumentation
X	Tie at least one corner of the subdivision to the City's approved vertical control monumentation
X	The location, width and names of all streets, alleys, and easements.
X	The proposed arrangement and square footage (acreage) of lots.
X	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 the county.
X	Scale, date and north arrow oriented at the top or left side of the sheet.
X	Zoning of the subject property and all adjacent properties
X	Conforms with Collin or Hunt County plat standards
X	Physical features of or on the land that should not be shown on the plat: topography, buildings, structures, water bodies, tree cover, etc.
Statements	
X	As required for final plats in the subdivision regulations.
X	Provide a place for the County Clerk of Collin County to stamp the date and location where the plat will be filed in the lower right hand corner of the plat drawing.
X	Property owner's certificate in accordance with City Subdivision Ordinance 2.5.B.4.a
X	Surveyor's certificate in accordance with City Subdivision Ordinance 2.5.B.4.b
X	Approval block in accordance with City Subdivision Ordinance 2.5.B.4.c

X	Special notice in accordance with City Subdivision Ordinance 2.5.B.4.d
X	VAM easement notice in accordance with City Subdivision Ordinance 2.5.B.5
X	Access easement notice in accordance with City Subdivision Ordinance 2.5.B.6
X	Provide a statement that all On Site Septic Systems comply with the requirements of any applicable State, County, and/or City requirements for on-site sewage facilities, and the signature of the designated representative.
X	For a private road include the phrase: "...as recorded in Vol. ____ Page ____ (instrument number) of the Official Public Records of _____ County."
Road And Right-Of-Way Information	
X	Provide the name, location, length and right-of-way widths of all proposed road and existing roads
N/A	Provide written confirmation by 911 for proposed road name(s)
X	Show the location, size and proposed use of all proposed access easements, or shared access driveways.
Drainage	
X	Show any required drainage easements.
Floodplain	
X	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.
X	Show the limits of the floodplain within a dedicated drainage easement.
X	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."
X	Provide a benchmark showing NGVD 29 elevation, with latitude and longitude coordinates.
X	Minimum finished floor elevations of the building foundations shall be shown for lots adjacent to a flood plain or susceptible to flooding.
Utilities	
X	Identify water supply provider, the source of the water intended to serve the subdivision, and indicate the CCN number
X	If groundwater is the water source, provide required certification by registered engineer
N/A	Provide on-site sewage facility study information if outside the municipal sanitary sewer system
X	Provide recording information on all existing utility easements.
X	Show any required utility easements.
X	Verify that City utilities, services, and streets (electric, water, sewer, street) are provided to each lot. Additionally, use service provider letters to verify other utilities that may be required such as gas, telephone, and cable.



TO: Planning and Zoning Commission

FROM: Ben White, City Manager

DATE: September 21, 2015

SUBJECT: WORKSHOP – Consider, discuss and act upon reviewing the Comprehensive Plan, the Thoroughfare Plan and the Subdivision Ordinance to:

- (1) Consider possible adjustments and changes to such development regulations to better accommodate new development providing value and enduring quality to the City
- (2) Modify development regulations regarding the density of proposed development projects and identifying a balance between lot size, road width, and the possible use of rear entry garages to lessen roadway congestion
- (3) Consider possible changes to the minimum lot dimensions for new development with a focus on reducing the perceived negative impacts of small lot residential uses
- (4) Consider possible changes regarding homeowner's associations;
- (5) Review and consider possible changes to the layout of roads in the Thoroughfare Development Plan to avoid unusable remnants of land

- Click on the following link for the Comprehensive Plan:

http://www.farmersvilletx.com/government/comprehensive_planning/docs/Completed_Final_Copy_of_Comprehensive_Plan_2013_2.pdf

- Click on the following link for the Thoroughfare Plan:

http://www.farmersvilletx.com/government/city_maps/docs/Proposed_Thoroughfare_Plan_RS.jpg

- Click on the following link for the Subdivision Ordinance:

https://www.municode.com/library/tx/farmersville/codes/code_of_ordinances?nodeId=COOR_CH65SU

ACTION: Offer direction to staff.

**CITY OF FARMERSVILLE
CITIZEN ADVISORY COMMITTEE AGENDA
September 21, 2015
6:30 P.M.¹, COUNCIL CHAMBERS, CITY HALL**

I. PRELIMINARY MATTERS

- Call to Order, Roll Call

II. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and review planning-related issues and the City's Comprehensive Plan and the submission of recommendations to City Council regarding such discussions.

III. ADJOURNMENT

The Citizen Advisory Committee 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 September 18, 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 18th day of September, 2015.



Bryce Thompson, Chairman



Edie Sims, City Secretary

¹ Or immediately following the conclusion of the Planning and Zoning Commission meeting.