

**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION AGENDA  
SPECIAL CALLED MEETING  
OCTOBER 26, 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 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 2 (SF-2) District uses, 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 the Single-Family 2 (SF-2) District and the Single-Family 3 (SF-3) District

**III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- A. Consider, discuss and act upon Minutes from September 21, 2015 Regular P&Z Meeting and September 29, 2015 Special P&Z Meeting

**IV. WORKSHOP**

- A. Consider, discuss and review ordinances related to development in the City of Farmersville to:
- (1) Obtain greater value and enduring quality development projects within the City; and/or
  - (2) Evaluate the preferred density for residential and non-residential uses and a balance between lot size, road width, and the possible use of rear entry garages to lessen roadway congestion; and/or
  - (3) Evaluate possible changes to the minimum lot and development standards for new development with a focus on reducing the perceived negative impacts of small lot residential uses; and/or
  - (4) Evaluate the need for mandatory homeowner's associations or property owner's associations and their role in maintaining continuing and enduring quality following the build out of a particular development; and/or
  - (5) Evaluate roadway design widths and cross-sections together with the layout and potential future needs for roadways to serve the City.

**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 October 23, 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 23<sup>rd</sup> day of October, 2015.**



Bryce Thompson, Chairman



Edie Sims, City Secretary



TO: Planning and Zoning Commission

FROM: Ben White, City Manager

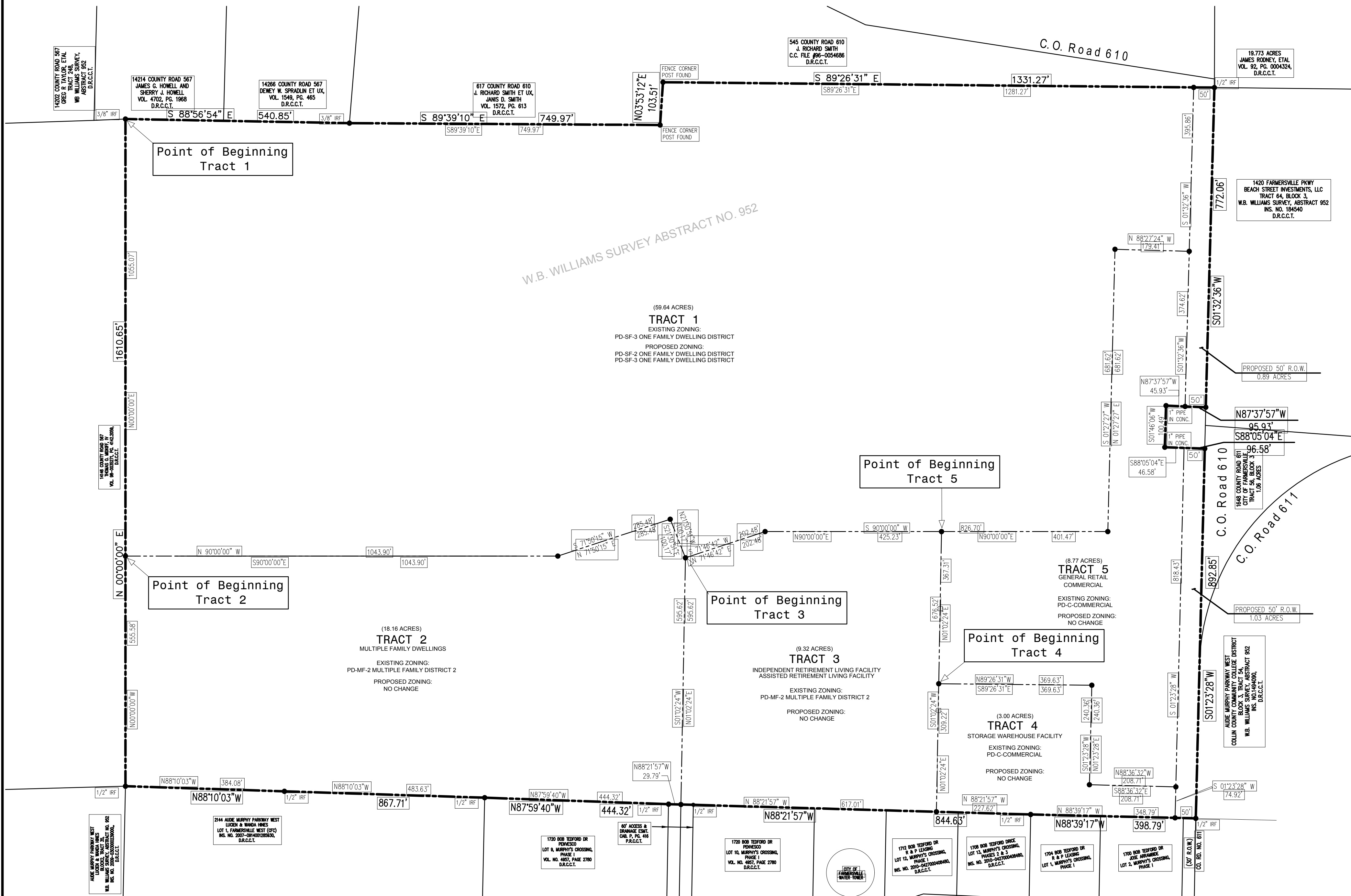
DATE: October 26, 2015

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 2 (SF-2) District uses, 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 the Single-Family 2 (SF-2) District and the 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 zoning request to come forward.
- 3) Ask for those OPPOSING the zoning request to come forward.
- 4) Close the Public Hearing and call the time.
- 5) P&Z to discuss, approve or disapprove the zone request 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.

Tract 1 (Single Family Dwellings, SF-2 and SF-3):

- A minimum of 50 conforming to SF-2 standards will be concentrated along the northern property line.
- Minimum home size will be 1,500 sq.ft.
- Maximum lot coverage will be 52%.

Tract 2 (Multiple Family Dwellings, MF-2):

- No zoning change

Tract 3 (Retirement Living Facilities, MF-2):

- No zoning change

Tract 4 (Storage Warehouse Facility, C):

- No zoning change

Tract 5 (General Retail, C):

- No zoning change

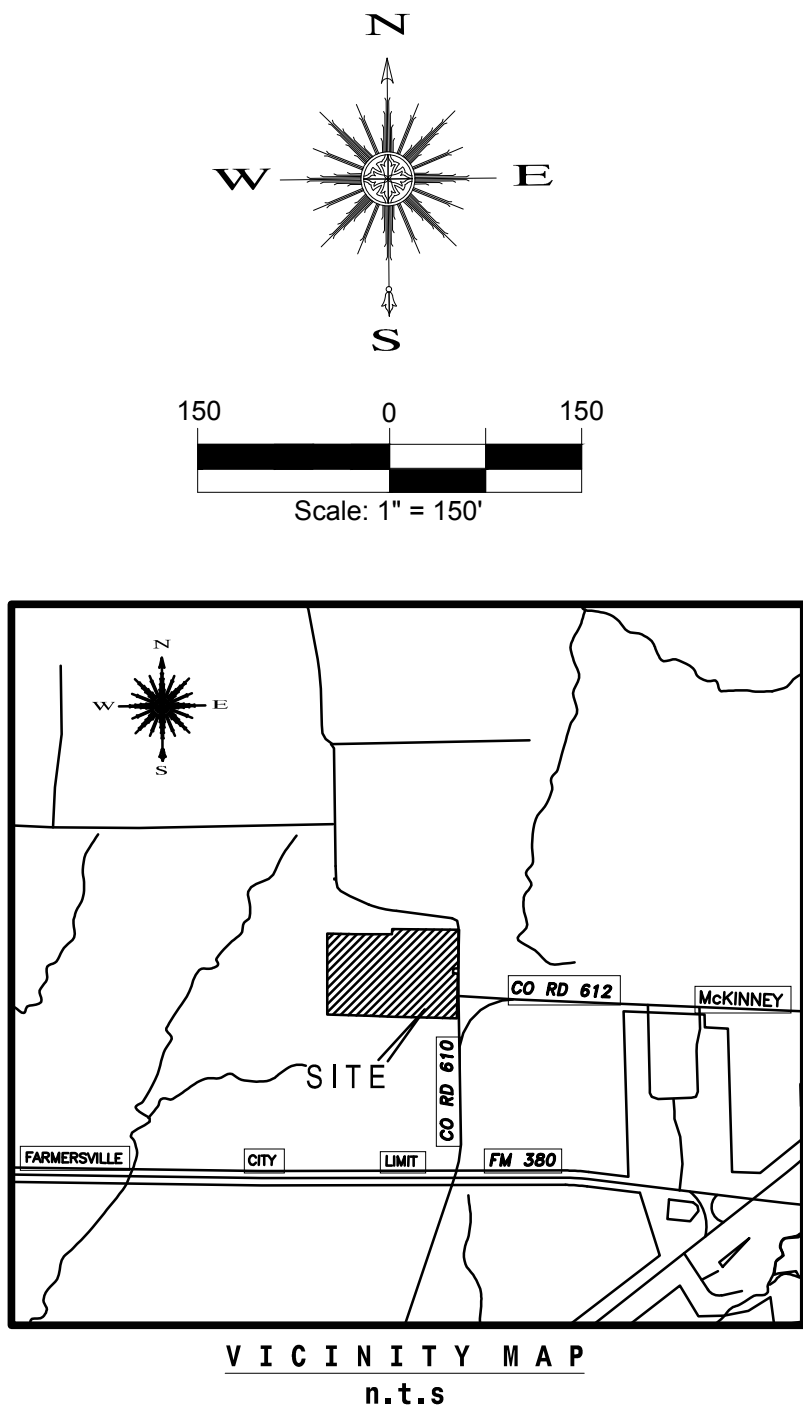
ZONING	EXISTING	EX. TRACT
Total Site	100.81 Acres	
Single Family 3-Zero Lot Line (SF-3)	55.11 Acres	Tract 1
Multifamily Dwellings (MF-2)	18.21 Acres	Tract 3
Retirement Living (MF-2)	10.30 Acres	Tract 4
General Retail (C)	15.27 Acres	Tract 2
Right-Of-Way Dedication	1.92 Acres	

ZONING	PROPOSED	PROP. TRACT
Total Site	100.81 Acres	
Combined Single Family 2 & 3 (SF-2 & SF-3)	59.64 Acres	Tract 1
Multifamily Dwellings (MF-2)	19.16 Acres	Tract 2
Retirement Living (MF-2)	9.32 Acres	Tract 3
Storage Warehouse (C)	11.77 Acres	Tract 4
General Retail (C)	8.77 Acres	Tract 5
Right-Of-Way Dedication	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.

**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.

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

Scale: 1"=150'

October 22, 2015

**CITY OF FARMERSVILLE  
ORDINANCE #2015-1027-001**

**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 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 2 (SF-2) DISTRICT USES, 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 2 (SF-2) DISTRICT AND 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 at least fifty (50) single-family residential lots meeting the minimum standards for Single-Family 2 (SF-2) District uses and the remainder of the single-family residential lots meeting the minimum standards for Single-Family 3 (SF-3) District uses - as such standards may be modified by this Ordinance - 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 modifications to the requirements of the Single-Family 2 (SF-2) base zoning district are approved through the adoption of this Planned Development District regarding the fifty single-family residential lots identified for Single-Family 2 (SF-2) District uses on that portion of the Property identified herein as Tract 1 and as designated on the Concept Plan attached hereto as Exhibit D:

- (a) Section 77-161 is hereby modified to confirm that the minimum lot area shall be no less than 7,200 square feet for the designated SF-2 lots within Tract 1;
- (b) Section 77-164 is hereby modified to increase the minimum dwelling size to no less than 1,500 square feet in area for lots within Tract 1;

- (c) Section 77-166(b)(4) is hereby modified 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) Section 77-168 is hereby modified 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.** It is also directed that the following modifications to the requirements of the Single-Family 3 (SF-3) base zoning district are approved through the adoption of this Planned Development District regarding the single-family residential lots identified for Single-Family 3 (SF-3) District uses on that portion of the Property identified herein as Tract 1 and as designated on the Concept Plan attached hereto as Exhibit D:

- (a) Section 77-161 is hereby modified to confirm that the minimum lot area shall be no less than five thousand (5,000) square feet for the designated SF-3 lots within Tract 1;
- (b) Section 77-162 is hereby modified to confirm that the minimum lot width shall be no less than fifty feet (50') for lots within Tract 1;
- (c) Section 77-163 is hereby modified to increase the minimum lot depth to no less than one hundred feet (100') for lots within Tract 1;
- (d) Section 77-164 is hereby modified to increase the minimum dwelling size to no less than 1,500 square feet in area for lots within Tract 1;
- (e) Section 77-166(b)(4) is hereby modified 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
- (f) Section 77-168 is hereby modified 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 VI.** 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 VII.** 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 VIII.** 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 IX.** 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 27<sup>th</sup> day of October, 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 27<sup>th</sup> DAY OF OCTOBER, 2015.**

**APPROVED:**

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

**ATTEST:**

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

## Exhibit "A"

### *Property Description*

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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.



## **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 2 (SF-2) AND 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 2 (SF-2) and 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 2 (SF-2) and 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 2 (SF-2) and 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 2 (SF-2) and 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.** The minimum and maximum dimensions for development of the Single-Family 2 (SF-2) and Single-

Family 3 (SF-3) District uses shall be as provided in the Farmersville, Texas Code of Ordinances save and except only to the extent specifically modified in Sections IV and V of this Ordinance.

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. At least fifty (50) lots of such 290 residential lots shall meet the minimum standards for Single-Family 2 (SF-2) District uses, as such standards may be modified by this Ordinance.
- c. 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 2 (SF-2) and Single-Family 3 (SF-3) District areas and such membership shall be transferred from owner to owner together with the conveyance of any real property within said areas.

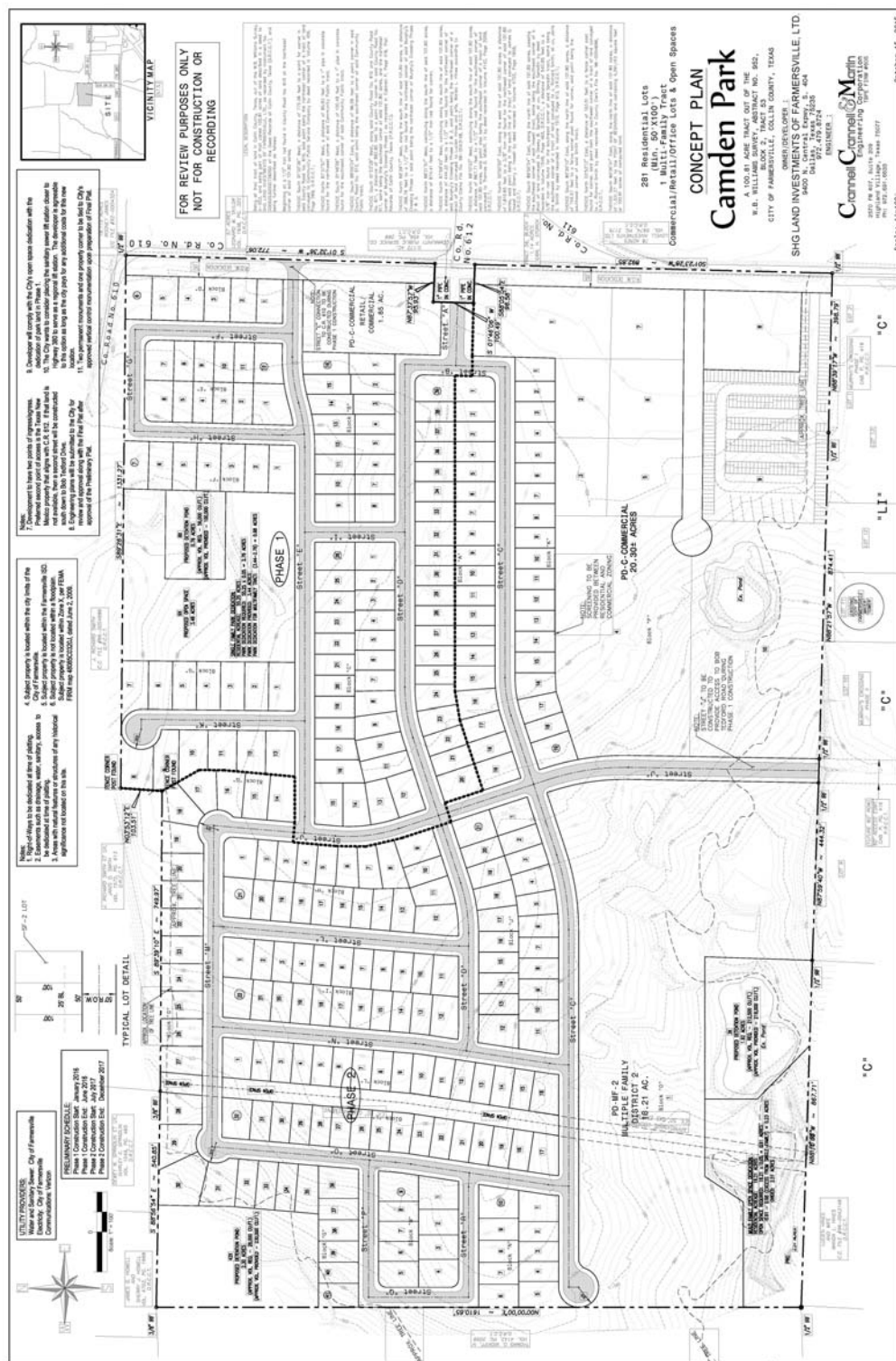
**B. TRACT 2: MULTI-FAMILY 2 (MF-2) BASE ZONING DISTRICT USES.**

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.

## Concept Plan





TO: Planning and Zoning Commission

FROM: Ben White, City Manager

DATE: October 26, 2015

SUBJECT: Consider, discuss and act upon Minutes from September 21, 2015 Regular P&Z Meeting and September 29, 2015 Special P&Z Meeting

- Minutes are attached for review.

**ACTION: Approve or disapprove the minutes as presented.**

FARMERSVILLE PLANNING & ZONING COMMISSION  
REGULAR SESSION MINUTES  
September 21, 2015

The Farmersville Planning and Zoning Commission met in regular session on September 21, 2015 at 6:32 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 6:32pm. 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) PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT 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**

Chairman Bryce Thompson opened the Public Hearing at 6:34pm and asked for those FOR the Specific Use Permit to come forward. With no one coming forward, Mr. Thompson asked for those OPPOSING the Specific Use Permit to come forward. With no one coming forward, Mr. Thompson closed the Public Hearing at 6:34:50pm.

The Commission discussed this item with Todd Rolen questioning the maximum capacity of the space. City Manager Ben White replied the Fire Marshal sets the capacity and will be part of the process before the operator opens their business. Mark Vincent questioned if a sprinkler system is installed and the area is safe. Mr. White stated the Fire Marshal will confirm that all requirements will be met before the occupant can open their business. Charles Casada questioned if the number of parking spaces to be provided will be sufficient for all the businesses in the complex. Mr. White extended information regarding a church being located in this facility and there were more vehicles for that building space use than what will be for the requestors use.

Todd Rolen stated the drawing does not correctly reflect the appropriate location of the driveway. Chad Dillard expressed concerns and would like to limit the hours of operation. Sarah Jackson-Butler stated she had concerns if alcohol was on the premises and preferred a requirement for security. Todd Rolen expressed concern of the floor space for tables. Mr. White stated this too shall be the responsibility of the Fire Marshal's Office regarding the design and use of the space.

Sarah Jackson-Butler motioned to approve the Specific Use Permit conditioned upon limiting the hours of operation to no later than midnight and requiring security when alcohol is on the premises. Mark Vincent seconded the motion. Motion passed 4 to 1 with Todd Rolen opposing.

**Item II – B) PUBLIC HEARING TO CONSIDER, DISCUSS 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

Chairman Thompson opened the Public Hearing at 6:44pm and asked for those FOR the zoning request to come forward. Jeff Crannell, engineer for the development, came forward stating the zoning change proposed will allow Single-Family 3 (SF-3) zoning on 2/3 of the site. The current zone from 2012 for 55+ residents is not a strong enough market therefore the request is for straight SF-3 with no changes from our current SF-3 requirements. There have been minor tweaks, but all the City's requirements have been met. On the north corner of the property, a detention pond was included with an open space area. The project is very large and hope for a positive impact to Farmersville. A regional lift station will be installed off the property and on Highway 380 to serve far more people than will be in the development. Mr. Crannell continued the plan is simple and meets all the City's ordinances.

Chairman Thompson questioned the acquisition of the Texas New Mexico property for an entry into the subdivision. This has not been purchased to date. Mr. Crannell explained there are 2 points of access and the development can be built without the "stub"; but at a later date the "stub" will be a third point of access as there is plans to purchase the TNMP property. Charles Casada asked why this portion has not been already purchased since the last approval in 2012. With only 50' of the property being utilized and the remainder will go into right-of-way, this property will be the last portion to be purchased upon an approved plan. Mr. Casada continued his questions regarding the change from 55+ restricted development to a non-restricted development. Mr. Crannell stated he is expecting some active adults to purchase homes, but the developer does not want to preclude others from living in this subdivision. The zoning of certain areas was questioned, whether remaining the same from the 2012 approved plan or not. Mr. Crannell stated the southern half of the property is remaining the same zoning from 2012.

Chairman Thompson asked for anyone else to come forward who is FOR the zoning change. With no one coming forward, Mr. Thompson asked for those OPPOSING the zoning change. Diane Piwko, residing at 200 McKinney Street, came forward stated she has attended Planning & Zoning meeting from the beginning of this project. There are issues with low drainage, city services and school being impacted. Now with smaller homes there will be more children and a limited income development. Ms. Piwko questioned why impact studies are not being required. Farmersville deserves better and needs SF-2 to be prosperous and not have starter neighborhoods. There needs to be homes that will encourage long term business owners. If these are the bare minimum standards, then the standards need to be improved.

Gwen Reynolds, residing at 5258 CR 660, stated one of the two of the principle parties for this development goes by the name of Ted Zadeh, which is real name is Mohammed Akhavizadeh. President Obama is focusing on North Texas for refugee

relocation for Muslims. Camden Park is a low income housing development. With this many homes, the economics of Farmersville will change. These homes will turn into rent houses and is not advantageous for Farmersville to build this way. Look at the development at Highways 78 and 205 in Lavan. We don't need that type of development in Farmersville. How do fire trucks get down streets? This is a bad idea, especially at this time. There has not been enough research and this is not beneficial to Farmersville. Why are we doing this to Farmersville and our kids? Is money that important?

Richard Smith, residing at 617 CR 610, stated he owns two pieces of property that adjoin the northern side of this development. Mr. Smith stated he is against the exceptions or variances. When the property was originally platted, the design was for 300+ homes and has changed to consolidate single family dwellings on 56 acres rather than 77 acres. The plans have now changed to build on 60% of the lot versus what the City's Subdivision Regulations require. In 2012, with variances, the revisions would have deed restrictions for age 55+ and now the restrictions are being lifted. The City does not have the funds to improve Farmersville Parkway and there is no guarantee the College will build on their property. Another issue is sewer capacity whether it is adequate for this amount of population. Mr. Smith stated he understood the City is working with North Texas Municipal Water District for a regional wastewater treatment facility. However, nothing has been started and how many houses will go up before a sewer plant is built. What fines must the City pay for problems brought by this development? Mr. Smith requested the Commission to reject this plat.

Bryce Thompson asked Mr. Smith if he had been contacted regarding drainage issues on his property that would come from this development. Mr. Smith stated no.

Randy Smith, residing at 508 CR 610, stated he concurred with the previous statements and added traffic is a big problem along with the impact of the school system. With 18 acres dedicated for multi-family, how many units will be built? With the City's current sewer situation, how will a liftstation accommodate all the zones presented? What about emergency services? Since the 2012 proposal will no longer be in place and the developer is proposing the 2006 proposal, it seems there are numerous proposals without approvals. Mr. Smith stated he agreed Farmersville does not need entry level housing. When the project is finished and the density as shown, how many will build high end homes? There is also a concern of rental properties.

Bryce Thompson asked Mr. Smith if he had been contacted regarding drainage issues on his property that would come from this development. Mr. Smith stated no.

With no one else coming before the Commission in opposition of the zoning request, Chairman Thompson closed the Public Hearing at 7:11:58pm.

City Attorney Alan Lathrom suggested re-opening the Public Hearing to allow a rebuttal and address the issues brought forward during the Public Hearing. Chairman Thompson re-opened the Public Hearing at 7:12:59pm. Jeff Crannell, engineer for the development, came forward stating he has asked Mr. Richard Smith to meet with him on site and will work with all the adjoining property owners. With exception of the minimum lot sizes, no requirements in the SF-3 zone have been changed.

There will be an impact on the traffic, and yes, let's hope so stated Mr. Crannell. That is why there was a change from the age restriction as the market does not show a higher need for that type of development. Mr. Crannell stated he has also spoke with

the Midkiff's, who are directly west of the development property, regarding the drainage concerns. Mr. Crannell stated he is happy to meet with any having concerns at any time. Market studies show smaller square footage is the desired home. If a homebuyer wants a smaller home, or a larger home, all demands can be made. The homes will be built for homeowners; however cannot stop people from buying investment properties as rental properties. The development is to build new homes and follow all the ordinances. The school has not been approached as of yet. With the development, there is great hope to improve the sewer system. The plan is for a nice neighborhood.

Chairman Thompson asked if impact studies were done regarding sewer, traffic and schools. Mr. Crannell stated the sewer will be impacted and will be placed along Highway 380 to positively impact the City. City Manager Ben White stated our wastewater system is currently having infiltration problems. If those issues are solved, this will increase our capacity to 68-70%. The City cannot grow much beyond our wastewater treatment capacity, but planning is underway. A traffic analysis will be done where the City wants to expand. Mr. Crannell stated services are added upon the need, such as firefighting. Mr. White indicated Farmersville Fire has the largest fire district in Collin County. The City does not have control over the growth within the fire district. Tax dollars are received to help cover the costs of this growth. Mr. White further stated the Police Chief and Fire Chief have reviewed the proposed plans and did not have comment.

Mr. Crannell stated regarding the school system, the developer will work with the schools to coordinate as well once the Concept Plan has been approved for Farmersville ISD to understand and start planning for the impact. Once zoned, FISD can review and prepare for the growth. Superintendent Adams has previously stated schools will be built to meet the need according to Mr. White. Currently all the information is concept exploration.

Todd Rolen stated we cannot place ourselves in the same situation as in Lincoln Heights with the streets. Mr. White stated as presented, the streets meet the current ordinance. Charles Casada stated he would like to see how the property is being zoned before he voted. Mr. White stated the proposal is before the Commission and it meets our current regulations and standards for zoning. The proposal placed before the Commission would replace the current zoning as it stands from 2012.

Mr. Crannell stated he realizes the Commission would prefer larger lot sizes and increase the minimum dwelling to no less than 1,200 square feet to allow larger homes which changes the lot coverage. Some corner lots will have issues due to set backs on two sides. Chairman Thompson stated he was all for the project, but now has concerns and not ready to go forward. City Attorney Alan Lathrom stated with a planned development, the base zoning requirements can be modified and changed to increase the lot depth from 90-100' for a deeper lot.

Charles Casada motioned to disapprove the zoning with Chad Dillard seconding the motion. Motion carried unanimously.

City Attorney Alan Lathrom informed the Commission the applicant can appeal if desires and their case has been placed on the agenda for the City Council. P&Z's recommendation will be forwarded to Council for their meeting tomorrow night.

**Item III – A) CONSIDER, DISCUSS AND ACT UPON MINUTES FROM AUGUST 24, 2015 SPECIAL P&Z MEETING**

Sarah Jackson-Butler motioned to approve the minutes as presented with Todd Rolen seconding the motion. Motion carried unanimously.

**Item III – 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**

Sarah Jackson-Butler motioned to disapprove the Preliminary Plat for Camden Park with Todd Rolen seconding the motion. Motion carried unanimously.

**Item III – 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, BEGIN APPROXIMATELY 25.382 ACRES OF LAND IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 448, IN THE CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS**

City Manager Ben White introduced owner Tony Ewing, and Kaley Buethe representing Kimley-Horn, engineering firm for the project. Mr. White stated the plans have been reviewed and meet all the City's requirements. There are two existing buildings on the property and a proposed third building. Fire lanes are in the middle of Lot 5 which provide fire lane access to all lots. Todd Rolen questioned the distance between the Lot 5 and the train tracks. Mr. White stated it was close to 500' distance,

Commissioners asked if plans are made for Lots 1-4 which face Highway 380. Ms. Buethe stated she is not aware of any plans at this time. Charles Casada stated this plan adds to the Industrial Park and is zoned and developing. The plan does not change the current zoning. Mark Vincent stated this will be an asset so long as all requirements are met and therefore motioned to approve the Final Plat as presented. Chad Dillard seconded the motion. Motion carried unanimously.

**Item IV) 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 REDUCTING THE PERCEIVED NEGATIVE IMPACTS OF SMALL LOT RESIDENTIAL USES; 4) CONSIDER POSSIBLE CHANGES REGARDING HOMEOWNER'S ASSOCIATIONS; AND 5) REVIEW AND CONSIDER POSSIBLE CHANGES TO THE LAYOUT OF ROADS IN THE THOROUGHFARE DEVELOPMENT PLAN TO AVOID UNUSABLE REMNANTS OF LAND**

City Manager Ben White stated the overall need is to get direction and to start working on sections with proposals for changes. The first section the Commission requested to address is lot sizes. Mr. White stated together the Commission can concentrate on the tables and offer suggestions. One such suggestion was removing SF-3 altogether. Mr. White stated he will investigate other cities and present

information with similarities to Farmersville. Prosper may be a good example. Right-of-way widths will also be discussed with the lot sizes. Mr. White questioned if the Commission wanted to review residential only or to branch into other dimensions and densities, especially for Multi-Family. Charles Casada stated he would prefer to focus on one area and have it perfected before going on to another segment. The Commission agreed to work on residential as a whole first.

Cities to be researched are Murphy, Rockwall, Prosper, Anna and McKinney.

Sarah Jackson-Butler asked if Mr. Klostermann, Council Liaison for the P&Z, could request adding a P&Z Commissioner to the Zoning Board of Adjustment. City Attorney Alan Lathrom indicated we cannot circumvent State Law. No other board member may sit on the Zoning Board of Adjustment.

**Item III) ADJOURNMENT**

Chairman Bryce Thompson adjourned the meeting. Commission adjourned at 8:11:49pm.

ATTEST:

\_\_\_\_\_  
Chairman Bryce Thompson

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

FARMERSVILLE PLANNING & ZONING COMMISSION  
SPECIAL SESSION MINUTES  
September 29, 2015

The Farmersville Planning and Zoning Commission met in special session on September 29, 2015 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Sarah Jackson-Butler, Craig Overstreet, Charles Casada, Todd Rolen and Chad Dillard. Commissioners absent was Bryce Thompson and Mark Vincent. Staff members present were City Manager Ben White, City Attorney Alan Lathrom, Police Chief Mike Sullivan, Librarian Trisha Dowell and City Secretary Edie Sims. Council Liaison John Klostermann was present.

**CALL TO ORDER AND RECOGNITION OF CITIZENS/VISITORS**

Vice-Chairman Todd Rolen called the meeting to order at 6:34pm. Edie Sims called roll and announced that a quorum was present. Craig Overstreet offered the invocation and led the audience in the Pledge of Allegiance to the American and Texas Flags.

**Item II – A) WORKSHOP DISCUSSION WITH THE OWNER/DEVELOPER TEAM AND CITY STAFF REGARDING THE EXISTING ZONING AND PERMISSIBLE DEVELOPMENT THEREUNDER OF APPROXIMATELY 100 ACRES OF LAND THAT IS GENERALLY SITUATED NORTH OF US HIGHWAY 380 AND WEST OF COUNTY ROADS 610 AND 611 AND LOCATED IN THE W.B. WILLIAMS SURVEY, ABSTRACT A952, TRACT 53, BLOCK 2 OF FARMERSVILLE, COLLIN COUNTY, TEXAS, COMMONLY REFERRED TO AS CAMDEN PARK (“PROPERTY”); THE OWNER/DEVELOPER’S PROPOSED DEVELOPMENT FOR THE PROPERTY; AND, RELATED IMPROVEMENTS**

City Manager Ben White came before the Commission to give information that would hopefully help provide understanding of the lot sizes. By using current standards, a drawing to scale provided the maximum building lot coverage, rear, front and side yard setbacks, lot depth, lot width, street width, right-of-way line, utility zones and typical vehicle sizes on the roadway all for Single Family 3 (SF-3) zoning. The drawing depicted a lot area of 4,500 square feet. The minimum lot area for SF-3 is 5,000 square feet. Another drawing showed the same measurements for Single Family 2 (SF-2) zoning where the lot shown was 6,000 square feet and the minimum lot area for SF-2 is 7,200 square feet. Further drawings depicted the SF-3 lot on a collector street, a major thoroughfare sidewalk placement, secondary thoroughfare sidewalk placement, collector roadway sidewalk placement, residential sidewalk placement, the proposed SF-3 lot in Camden Park on a residential street and a residential estate street sidewalk placement.

The drawings were to show the Commission what a SF-3 zoned lot looks like with minimal dimensions. A minimum lot is 50'x100' = 5,000 square feet. Prior to the meeting, several existing streets were measured back of curb to back of curb. North Main and Maple Streets were both 27' wide. Jouette Street is 24' wide where Meadowview and College Streets are 28' feet wide. Sidewalks are required in all new developments. This information was given as the lot and street widths were an issue from the last P&Z meeting.

The last approval for Camden Park was 2012. Currently, the developer could build to the approved 2012 specifications. The developer is proposing a lot measured 40'x80'; however 50'x100' meets the square footage requirement. The biggest difference was the building percentage. The zoning was approved in 2012 with the planned development structured for a different product.

Todd Rolen stated the two streets for ingress/egress is not realistic access for the proposed traffic. Jeff Crannell, engineer for the development, stated the access points were proposed with the plan to purchase the Texas New Mexico Power property before the Final Plat. Charles Casada brought up the TNMP property is not annexed into the City and would need to follow that process before being included in the Planned Development.

Jeff Crannell stated he appreciated the Commission having the workshop so options could be discussed to allow future variations and listen to issues which will hopefully find conclusions to those issues. Mr. Crannell further stated the development is not a spec development and has been properly laid out to meet all the City's codes and guidelines. The original plat was for 333 multi-family homes and restricted so not to build out for quite some time. The reason the development has changed is due to the market for a 55+ adult living is not as strong as predicted. The Commission has asked for larger houses and an open space area. The developer went back to the drawing board and made modifications to accommodate these requests.

Mr. Crannell further explained the use of the TNMP property to be 75% right-of-way and the 100'x100' land has a contract presently, but the owner will not move forward until the City has offered an approved plan in order to move forward. Again Mr. Crannell thanked the Commission for the informal meeting to allow issues to be presented.

Craig Overstreet expressed concern of having mixed use and changing to almost all SF-3. Also the Commercial zone along the right-of-way is concerning. Adjacent land owners have expressed their concerns regarding drainage. This is the largest development this City has seen and it needs character. Mr. Overstreet stated the straight streets are a problem if Lincoln Heights is mirrored. The original plan had curvature and Mr. Overstreet expressed the need to have more SF-2 lots.

Jeff Crannell stated he and the developer will follow all the ordinances and laws regarding the drainage. Early on, the development was designed with detention ponds. Mr. Crannell continued there are 3 points of access planned; 1) off Highway 380 through the Industrial Park (which Mr. Crannell stated he felt would be the heaviest used); 2) CR 610; and 3) through the currently owned TNMP property on CR 610. The street widths are standard in most cities which is 29-31'. The proposed plan is more flexible with smaller lots with a front garage entry. A width of 50' is a standard width. Again Mr. Crannell asked for guidance from the Commission.

Charles Casada stated the street widths in Lincoln Height are not at current standards. Mr. White informed the Commission Lincoln Heights was developed before the current standards were in place. City Attorney Alan Lathrom stated the lot sizes are the same but the right-of-way was amended in 2007. Jeff Crannell stated when the plan was redeveloped in 2012, the hope was to have a 55+ adult living development, but this product is now not marketable as it once was thought. The development presented matches what other cities are developing including Princeton, McKinney, Anna and

Waxahachie where Mr. Ted Zadeh is developing. Mr. Crannell stated he can add a percentage of SF-2, but asked the Commission to give what percentage would be better received. He further continued that lot sizes do not generate the price but the homes do. The home size is what people want to buy. There will be two builders in this development with varying products. Chad Dillard questioned if the SF-2 lots would be sprinkled throughout the development or have a designated area. To have the best impact, Mr. Crannell stated it would be more beneficial to have an area zoned for SF-2, especially along the northern border.

City Manager Ben White indicated a lot on Waterford was 72'x100' with the right-of-way at the curb and no allotment for sidewalks or a place for utilities. There is no setback right-of-way room. The lots are wider and equivalent to the SF-2 widths on the Camden Park plat. The lots are shorter but wider and sidewalks are built on private property.

Currently, there is 35' from the front of the house to the curb. 4 cars can park in the driveway but the sidewalks get taken. Todd Rolen stated he is not for SF-3 for the whole development. Jeff Crannell stated he could arrange the northern border as SF-2 with lots 60'x120'. The southern part of the development would remain commercial.

Craig Overstreet expressed concern of overloading CR 610 with the traffic impact. Mr. White stated one of the two connections on CR 610 would have a traffic light at some point. TxDOT would not entertain installing another light on Highway 380 since the intersection would be so close to the existing light. Mr. Crannell stated the development is not a gated community and he does expect people would travel through the development to connect with Highway 380. Chad Dillard asked if it made sense to increase the lot sizes. Mr. Crannell stated whatever was left would go to an open space area.

Charles Casada was concerned of the acreage difference from 2012 to the current plan regarding commercial. It seems the commercial area is more than residential. Mr. Crannell stated 20 acres has been dedicated for commercial zoning which is slightly less than the original plan in 2006 which had 23 acres. Discussions were held as the possible types of commercial properties that could be built including health care facilities, independent living, and professional offices. It is expected to have one developer for the commercial properties.

Owner and developer Ted Zadeh came before the Council stating he is offering a better product. When asked to build larger homes, he contracted with a national builder. Mr. Zadeh expressed he would prefer to receive a positive direction from the P&Z, but if not, will work with what has already been approved. Competitive is the key and right now, Farmersville must be competitive with Princeton. Mr. Zadeh stated he thought by decreasing the density and offering an attractive product by a national builder the City of Farmersville would be pleased to move forward with this development. Per the conversations, there may not be a choice but to go back with the approved plans from 2012. The problem with those plans remain with the market. A development for 55+ adult seniors is not as prominent as it was in 2012. Mr. Zadeh also stated he has an offer to Texas New Mexico Power for \$12,000 to purchase their property but will not further the purchase until he has an approved plan. The property would then be turned around and donated as right-of-way and will ultimately be useless to him.

Mr. Zadeh further stated the community will eventually grow which will include schools who will build as the need occurs. A skilled nursing facility is now built and Mr. Zadeh expressed he would like to bring doctors to this area.

Charles Casada stated the zoning as approved is for 55+ adult living and was to be regulated from now on; now the zoning has a request to change. Mr. Zadeh stated he might start with 30 homes versus 100. Maybe even some structures could be duplexes. Mr. Zadeh is proposing houses under \$100,000 and is able and ready to spend money in Farmersville. Craig Overstreet offered a discussion item regarding the multi-family zoning. Mr. Zadeh stated this is a different phase of the development and is not under the initial direction. Mr. Zadeh expressed this development will bring \$25,000,000 tax base into the City, but it may take 6-8 years to build out with the approved 55+ age restricted zoning. Mr. Zadeh continued if the zoning is changed to the proposal where homes will cost \$170,000 with the existing contract with a national builder, the City will benefit greatly.

Mr. Zadeh took a moment to express he is a partner with the City of Farmersville. He chose to develop property here rather than other areas. There is more to offer in Farmersville with the quaint downtown, large expanses of land and there is more to offer with attractions. The proposal, he believes, is better and he would like to purchase more land and build more developments in this area.

Consider the school system. There are no houses for their staff. Mr. Zadeh stated he can bring a product that Farmersville will be proud of. Craig Overstreet stated he felt all bases have been touched including drainage, needing more SF-2 zoned lots, and the lineage of the streets.

Charles Casada stated he was placed on this board to look at the community as a whole and his position is to voice what the community wants. If the P&Z and Council approved a plan in 2012, why come back to re-develop and not pursue what was intended? Mr. Casada stated he cannot see where this plan is better. There are no guarantees Collin College will build on their property. This development may affect whether the College makes a decision to build here. Mr. Casada continued he does want Mr. Zadeh to make money, but he felt this development distracts from the entry into our community with commercial zoning and storage facilities. These types of construction are not attracting new people and wants the development to be the most beautiful place.

Mr. Zadeh stated he is a good businessman and has developments in Anna, Terrell, and Fort Worth. The most expensive part of the development will be the infrastructure including water, sewer, storm water and the concrete for streets. The streets will be the same amount of concrete whether for 350 homes or 260 homes. His best interest is more lots with less construction costs. A house with 2 bedrooms and 1 bath does not have as much cost as a three bedroom/2 ½ bath with granite counter tops. Mr. Zadeh would like to improve the housing situation in Farmersville. Mr. Zadeh stated he is taking on the risk, but he is hopeful for the end result. There is more money to be had with smaller lots but will also do what is best for Farmersville and give a product the community can be proud of. Mr. Zadeh continued that he will want granite inside to give a nicer touch. This development will place Farmersville on the map with beautiful elevations. Again Mr. Zadeh expressed he wanted to be a partner with the City. Another development he has worked on is in Denton by Hobson Lane with

approximately 500 homes. Another development is called Forrest Ridge at the corner of Sherman Drive and Loop 288 in Denton with 300-400 homes.

Just to clarify, the water design is regulated by the State and Mr. Zadeh stated he cannot dump water onto other adjoining properties. There will actually be less water after his development than what now exists from the Industrial Park. The southern end of his property is constantly flooded since there is not drainage from the Industrial Park. Mr. Zadeh has not complained regarding this matter simply when his development is under construction, the drainage issue will be resolved. Also, with the Mayor and City Manager being engineer's, there is yet another layer to improve upon. Again Mr. Zadeh stated he cannot arbitrarily dump water onto other properties and will observe all the laws.

Chad Dillard questioned how many SF-2 homes would the developer be willing to include on the plat. Jeff Crannell stated he would envision the entire northern end of the property. Ted Zadeh stated he will include 50 SF-2 lots and reduce the density and install a nice monument entry sign at the TNMP property for the main entry. Mr. Zadeh continued he will also include parkland to meet the open space requirements. All guidelines and specifications will be met. Mr. Zadeh stated living space of 1,500 square feet will be a minimum with the total square footage closer to 2,000 to include the garage. Some homes will be 1,800 square feet of air conditioned area. Mr. Zadeh repeated he will give 50 SF-2 lots and will add in geometry with the entire row of SF-2 lots.

Charles Casada stated the topography lines stop at the corner of the property on the top left of the plat which looks like the water would dump into an existing creek. Jeff Crannell stated he has met with adjoining property owners, including the Midkiff's who live in Round Rock but have property here. The drainage has been designed to carry the increase of water and send to a detention pond. There the detention pond will handle the velocity of erosion. The majority of the issues already exist from the Industrial Park which has no detention pond. The Industrial Park has 80% run-off where the anticipated run-off on this development will be 40% but will continue to mitigate drainage issues along with concerns of adjoining property owners.

Jeff Crannell stated he understands the request and will re-draw the project to reflect 1/3 of the property changed to SF-2. He will also work on finding a better location for the Commercial zone. Today the market is for a single family component that drives this development. The first driving force will be the residential properties which then drives other needs such as the commercial properties.

Mr. Crannell re-enforced the drainage, traffic and utility issues will be addressed and will follow all the City's guidelines and regulations. City Manager Ben White requested Mr. Crannell to repeat what he understood from the P&Z Commissioners' discussion. The changes will include the access point where the property is currently owned by TNMP; add curb and curvature to the streets; add SF-2 (50 additional); increase the square footage; character to the entryway; and extend the road to the South in the Industrial Park.

Ted Zadeh stated if the development proceeds, the wastewater treatment will serve more on Highway 380 where currently none exists. This addition will increase activity along Highway 380 which is a major incentive to other development. Mr. Zadeh stated he has worked with the City regarding rearranging the monies to be spent on

sewer to extend a gravity line which is more cost effective. By making this adjustment, all the area can have sewer with little cost to the City, but sewer capacity on prime frontage property. Also, all the electric lines will be underground and internal to the development.

**Item III) ADJOURNMENT**

Chairman Bryce Thompson adjourned the meeting. Commission adjourned at 8:10pm.

ATTEST:

\_\_\_\_\_  
Chairman Bryce Thompson

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



TO: Planning and Zoning Commission

FROM: Ben White, City Manager

DATE: October 26, 2015

SUBJECT: WORKSHOP: Consider, discuss and review ordinances related to development in the City of Farmersville to:

- (1) Obtain greater value and enduring quality development projects within the City; and/or
- (2) Evaluate the preferred density for residential and non-residential uses and a balance between lot size, road width, and the possible use of rear entry garages to lessen roadway congestion; and/or
- (3) Evaluate possible changes to the minimum lot and development standards for new development with a focus on reducing the perceived negative impacts of small lot residential uses; and/or
- (4) Evaluate the need for mandatory homeowner's associations or property owner's associations and their role in maintaining continuing and enduring quality following the build out of a particular development; and/or
- (5) Evaluate roadway design widths and cross-sections together with the layout and potential future needs for roadways to serve the City.

- Information is presented from the Thoroughfare Plan, Comprehensive Plan and the Code of Ordinances including the Subdivision Plan
- 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](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](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](https://www.municode.com/library/tx/farmersville/codes/code_of_ordinances?nodeId=COOR_CH65SU)

**ACTION: Offer direction to staff.**

## ARTICLE IV. - AREA REGULATIONS

## Sec. 77-160. - Conformance with minimum regulations.

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in the district in which it is located unless it is in conformity with all the minimum regulations herein specified for lot area, lot width, lot depth, lot coverage and front, side and rear yards.

(Comp. Ord. of 3-11-2008)

## Sec. 77-161. - Lot area.

(a) The minimum residential lot area for the various districts shall be in accordance with the following schedule except that a lot having less area than herein required, which was an official "lot of record" prior to January 23, 1998, may be used for a one-family dwelling; and no lot existing since January 23, 1998, shall be reduced in area below the minimum requirements set forth herein:

(b) In the following zoning districts the minimum lot area for each residential dwelling unit shall be in accordance with the following schedule:

## Minimum Lot Areas per Family Unit in Square Feet

Type of Use	A	SF-1	SF-2	SF-3	2F	MF-1	MF-2	P	O	NS	GR	C	HC	CA	I-1	I-2	PD
One-family dwelling (detached)	2 Ac	12,000	7,200	5,000	6,000	6,000	6,000	6,000	6,000	6,000	5,000	5,000	-	5,000	-	-	6,000
One-family dwelling (attached)	-	-	-	-	-	2,500	2,000	2,000	2,000	2,000	2,000	2,000	-	2,000	-	-	2,000
Zero lot line	-	-	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	-	4,000	-	-	4,000
Townhomes	-	-	-	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	-	2,500	-	-	2,500
Two-family dwelling	-	-	-	-	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	-	3,000	-	-	3,000
Multiple-family dwelling—one to three stories	-	-	-	-	-	1,500	1,500	1,500	1,500	1,500	1,500	1,500	-	1,500	-	-	1,500
Multiple-family dwelling—over three stories	-	-	-	-	-	-	900	-	900	900	-	-	-	900	-	-	900

(c) In the Highway Commercial Zoning Districts the minimum lot area (nonresidential) shall be in accordance with the following schedule:

Minimum Lot Area in Square Feet	
Type of Use	Highway Commercial
All acceptable commercial uses	5,000

(Comp. Ord. of 3-11-2008)

## Sec. 77-162. - Lot width.

(a) The minimum lot width for lots in the various districts used for residential purposes shall be in accordance with the following schedule, except that a lot having less width than herein required, which was an official lot of record prior to January 23, 1998, may be used as a one-family dwelling, and no lot existing at the time of passage of the ordinance from which this article is derived shall be reduced in width below the minimum set forth herein.

(b) In the following zoning districts the minimum lot width for residential uses shall be in accordance with the following schedule:

## Minimum Lot Widths

Type of Use	A	SF-1	SF-2	SF-3	2F	MF-1	MF-2	P	O	NS	GR	C	HC	CA	I-1	I-2	PD
One-family dwelling (detached)	150'	70'	60'	50'	50'	60'	60'	50'	50'	50'	50'	50'	-	-	-	-	60'
One-family dwelling (attached)	-	-	-	-	-	20'	20'	20'	20'	20'	20'	20'	-	20'	-	-	20'
Zero lot line	-	-	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	-	-	-	-	50'
Townhomes	-	-	-	20'	20'	20'	20'	20'	20'	20'	20'	20'	-	-	-	-	20'

Two-family dwelling	-	-	-	-	50'	50'	50'	50'	50'	50'	50'	50'	50'	-	50'	-	-	50'
Multiple-family dwelling—one to three stories	-	-	-	-	60'	60'	60'	60'	60'	60'	60'	60'	60'	-	60'	-	-	60'

Note: Minimum lot width shown in feet. (-) indicates width not applicable. See appendix illustration 1 on file in the city clerk's office for method of measuring lot width.

- (c) The width of the lot as specified in subsection (a) of this section shall be measured at the specified set back or front building line, but in no case shall the lot width at the front street line be less than 40 feet.

(Comp. Ord. of 3-11-2008)

**Sec. 77-163. - Lot depth.**

- (a) The minimum lot depth for the various districts shall be in accordance with the following schedule, except that a lot having less depth than herein required, which was an official lot of record prior to January 23, 1998, may be used for a one-family dwelling and no lot existing at the time of passage of the ordinance from which this article is derived shall be reduced in depth below the minimum set forth herein.

- (b) In the following zoning districts the minimum lot depth for residential uses shall be in accordance with the following schedule:

**Minimum Lot Depth**

Type of Use	A	SF-1	SF-2	SF-3	2F	MF-1	MF-2	P	O	NS	GR	C	HC	CA	I-1	I-2	PD
Min. depth of lot for one-family dwelling (detached) and two-family dwelling uses	150'	125'	100'	90'	100'	100'	100'	100'	100'	100'	100'	100'	-	100'	-	-	100'
Zero lot line	-	-	80'	80'	80'	80'	80'	80'	80'	80'	80'	80'	-	80'	-	-	80'
Townhomes	-	-	-	100'	100'	100'	100'	100'	100'	100'	100'	100'	-	100'	-	-	100'
Min. depth of lot for one-family (attached) dwellings	-	-	-	-	-	120'	100'	100'	100'	100'	100'	100'	-	100'	-	-	100'
Multiple-family dwelling	-	-	-	-	-	120'	120'	120'	120'	120'	120'	120'	-	120'	-	-	120'

Note: Minimum lot depth shown in feet. (-) indicates depth not applicable. See appendix illustration 2 on file in the city clerk's office for method of measuring lot depth.

(Comp. Ord. of 3-11-2008)

**Sec. 77-164. - Minimum dwelling size.**

The minimum floor area of any dwelling shall be 750 square feet exclusive of garages, breezeways and porches.

(Comp. Ord. of 3-11-2008)

**Sec. 77-165. - Front yard.**

- (a) In the following zoning districts the minimum required front yard shall be in accordance with the following schedule and no building, structure or use shall hereinafter be located, erected, or altered so as to have a smaller front yard than hereinafter required, and no front yard existing at January 23, 1998, shall be reduced below the minimum set forth in the following schedule.

- (b) In the following zoning districts the minimum front yard measurement uses shall be in accordance with the following schedule:

**Minimum Front Yards**

Type of Use	A	SF-1	SF-2	SF-3	2F	MF-1	MF-2	P	O	NS	GR	C	HC	CA	I-1	I-2	PD
Min. front yard except as hereinafter provided	35'	35'	30'	25'	25'	25'	15' see 1 below	15'	-	20'	20'	10'	see 77-169.	-	None. See Side yard regulations: Subsection (c) of this section		See Side Yard Regulations 77-165(c)

Townhomes	-	-	-	20'	20'	20'	-	20'	20'	20'	20'	20'	-	-	None. See Side yard regulations: Subsection (c) of this section	See Side Yard Regulations <u>77-165(c)</u>
Zero lot line	-	-	20'	20'	20'	20'	-	20'	20'	20'	20'	20'	-	-	None. See Side yard regulations: Subsection (c) of this section	See Side Yard Regulations <u>77-165(c)</u>

Note: Minimum front yard specified in feet. See appendix illustration 5 on file in the city clerk's office for method of measuring yards.

(c) Special front yard regulations.

- (1) Where the frontage on one side of the street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage from one intersecting street to the other. (See appendix illustration 7 on file in the city secretary's office.)
- (2) Where a building line has been established by plat or Code provision and such line requires a front yard setback greater or lesser in depth than is prescribed by this article for the district in which the building line is located, the required front yard shall comply with the building line established by such ordinance or plat.
- (3) The front yard shall be measured from the property line to the front face of the building, covered porch, covered terrace or attached accessory building. Eaves and roof extensions may project into the required front yard for a distance not to exceed four feet. Where no front yard is required, all stairs, eaves, roofs and similar building extensions shall be located behind the front street right-of-way line or property line (see appendix illustration 5 on file in the city secretary's office) and off-street parking facilities shall be equipped with stops or guards to prevent parked vehicles from being stored nearer than ten feet to any curb and all such parking shall be behind the property line.
- (4) Where lots have double frontage, running through from one street to another, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage on the plat or by a Code provision in which event only one required front yard need be observed. (See appendix illustration 6 on file in the city secretary's office.)
- (5) If buildings along the frontage of any street between two intersecting streets in any residential district have observed an average setback which is greater or lesser in dimension than the minimum front yard or setback established for the district in which such street frontage is located, then the average setback of all buildings fronting upon such street between two intersecting streets shall establish the minimum front yard requirement. All vacant lots shall be assumed to have a minimum front yard specified for the district in computing the average front yard. These provisions shall be not interpreted as requiring a setback or front yard greater than 50 feet nor shall they be interpreted as requiring any building to observe a front yard of more than ten feet greater than the front setback observed by any building on a contiguous lot. (See appendix illustration 8 on file in the city secretary's office.)
- (6) In the MF-2 and O District, a minimum front yard of 15 feet shall be required; provided, however, that in no case shall the distance as measured from the centerline of the street on which a building fronts to the face of the building be less than one-half the height of the building, and in no case need such distance exceed 50 feet regardless of the height of the building. (See appendix illustration 11 on file in the city secretary's office.)
- (7) In the PD District the following minimum front yards shall be provided:
  - a. Commercial or retail development: 40 feet, except drive-in service building and gasoline service station pump islands may not be located nearer than 16 feet to the front property line.
  - b. Housing development: 15 feet or as specified in amending ordinance.
  - c. Industrial development: None.
  - d. Office, medical or other development: 20 feet or as specified in amending ordinance.
- (8) Gasoline service station pump islands may not be located nearer than 20 feet to the front property line and the outer edge of the canopy shall not be nearer than ten feet to the front property line.
- (9) In the CA, I-1 and I-2 Districts no front yard is required except that no structure may be erected nearer than 30 feet to the centerline of any street on which such structure fronts.
- (10) Satellite dishes are prohibited in the front yard of any district. Only one satellite dish shall be permitted per lot or primary unit. Satellite dishes in any residential district shall not exceed 12 feet in diameter.

(Comp. Ord. of 3-11-2008)

Sec. 77-166. - Side yard.

- (a) In the following zoning districts the minimum required side yard shall be in accordance with the following schedule and no building, structure or use shall hereafter be located so as to have a smaller side yard on each side of such building than herein required, and no side yard existing as January 23, 1998, shall be reduced below minimum set forth herein.

Minimum Side Yards

Type of Use	A	SF-1	SF-2	SF-3	2F	MF-1	MF-2	P	O	NS	GR	C	HC	CA	I-1	I-2	PD	C1
-------------	---	------	------	------	----	------	------	---	---	----	----	---	----	----	-----	-----	----	----

Min. required side yard one-family and two-family dwellings in feet (detached)	20'	10% of width of lot 7' min.	10% of width of lot 6' min.	5'	10% of width of lot 5' min.	10% of width of lot 5' min.	10% of width of lot 5' min.	10% of width of lot 5' min.	10% of width of lot 5' min.	10% of width of lot 5' min.	10% of width of lot 5' min.	10% of width of lot 5' min.	See 9-I-	10% of width of lot 5' min.	-	-	10% of width of lot 5' Min.	-
Townhomes	-	-	-	15'	15'	15'	15'	15'	15'	15'	15'	15'	-	15'	-	-	15'	-
Zero lot line	-	-	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	-	10'	-	-	10'	-
Min. required side yard one-family and two-family dwellings in feet	30'	12'	10'	5'	8'	6'	6'	6'	6'	6'	6'	6'	-	6'	-	-	10'	-
Min. required side yard for multiple-family dwelling in feet	-	For multiple dwellings, see side yard regulations: Subsection (b)(1) of this section																
Min. required side yard for residential main building in feet	20'	Minimum side yard shall be 10 percent of lot width, less than 20' wide										None. See Side yard regulations: Subsection (b)(1) of this section				See Side Yard Regulations 77-166(b)(7)		
Min. required side yard one-family (attached) dwelling	-	-	-	-	-	For one-family attached dwellings, see side yard regulations: Section 77-165e												

**Note—** (-) Indicates side yard not applicable.

**(b) Special side yard regulations.**

- (1) Every part of a required side yard shall be open and unobstructed by any building except for accessory buildings as permitted herein and the ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed 12 inches into the required side yard, and a roof eave or canopy projecting not to exceed 24 inches into the required side yard.
- (2) Multiple-family dwellings shall provide a minimum side yard of 15 feet between any building face or wall containing openings for windows, light and air and any side lot line except that any such building face or wall not exceeding 35 feet in width may provide a minimum side yard of ten feet. Where a building wall contains no openings for windows, light or air, a minimum side yard of ten feet shall be provided between such wall and the side lot line (See appendix illustration 9 on file in the city secretary's office.) Where high-rise apartment building, exceeding three stories in height are erected in the MF-2, O or other districts permitting such construction, the side yard shall be increased one foot for each two feet the structure exceeds three stories, but no side yard shall exceed 50 feet.
- (3) On a corner lot, a side yard adjacent to a street, for a multiple-family dwelling not exceeding three stories in height, shall not be less than 15 feet and no balcony or porch or any portion of the building may extend into such required side yard except that a roof may overhang such side not to exceed four feet. (See appendix illustration 9 on file in the city secretary's office.)
- (4) On a corner lot, used for one-family or two-family dwellings, both street exposure shall be treated as front yards on all lots platted after the effective date of

the ordinance from which this article is derived, except that where one street exposure is designated as a side yard by a building line shown on a plat previously approved by the planning and zoning commission containing a side yard of ten feet or more, the building line provisions on that plat shall be observed. On lots which were official lots of record prior to the effective date of the ordinance from which this article is derived, the minimum side yard adjacent to a side street shall comply with the required side yard for the respective districts as specified in subsection (a) of this section. (See appendix illustration 4 on file in the city secretary's office.)

- (5) A one-family attached dwelling shall provide a minimum required side yard adjacent to a side street of ten feet and no complex of attached one-family dwellings shall exceed 200 feet in length. A minimum required side yard of five feet shall be provided at the end of each one-family attached dwelling complex so that the end of any two adjacent building complexes shall be at least ten feet apart. (See appendix illustration 12 on file in the city secretary's office.)
- (6) No side yard is specified for non-residential use in the GR, C, CA, I-1 or I-2 Districts except where a commercial, retail or industrial or other nonresidential use abuts upon a district boundary line dividing such districts from a residential district in which event a minimum five feet side yard shall be provided on the side adjacent to such residential district.
- (7) The minimum side yard requirements in a Planned Development District shall be established on the site plan or in the amending ordinance in accordance with [section 77-136](#).
- (8) Side yard requirements for zero lot lines are as follows: one side must be at least ten feet, and there is no minimum on the other side.

(Comp. Ord. of 3-11-2008)

**Sec. 77-167. - Rear yard.**

- (a) In the A, SF-1, SF-2, SF-3, 2F, MF-1, MF-2, P, O, NS, GR, C, C-1, CA, I-1 or PD Districts, no main residential building may be constructed nearer than ten feet to the rear property line. The main residential building and all accessory building shall never cover more than 50 percent of that portion of the lot lying to the rear of a line erected joining midpoint on one side lot line with the mid-point of the opposite side lot line. For accessory building standards, see [section 77-172\(b\)](#). (See appendix illustration 3 on file in the city secretary's office.)
- (b) In the O, NS, GR, C, CA, I-1, or I-2 Districts, no rear yard is specified for non-residential uses except where retail, commercial or industrial uses back upon a common district line, whether separated by an alley or not, dividing the district from any residential districts listed herein, a minimum rear yard of ten feet shall be provided.
- (c) Every part of a required rear yard shall be open and unobstructed to the sky from a point 30 inches above the general ground level of the graded lot, except for accessory buildings, landscaping, fences and similar appurtenances and the ordinary projections of window sills, belt courses, cornices and roof overhangs and other architectural features projecting not to exceed four feet into the required rear yard.
- (d) The minimum rear yard in a PD, Planned Development District shall be established on the site plan or by the amending ordinance in accordance with [section 77-136](#).
- (e) Where multifamily dwellings exceed three stories in height, a rear yard equal to one foot for each two feet in height shall be provided, except that no such rear yard shall exceed 50 feet as a result of this provision, and except that in the MF-2 and CA Districts, no rear yard exceeding ten feet shall be required where the rear wall of a residential structure contains no opening or windows for light or air.
- (f) The minimum rear yard in the HC District shall be 20 feet.

(Comp. Ord. of 3-11-2008)

**Sec. 77-168. - Lot coverage and floor area ratio.**

- (a) The maximum percentage of any lot area which may hereafter be covered by the main building and all accessory buildings and the maximum ratio of the floor area to the total area of the lot or tract on which a building is located shall not exceed the following schedule, except where an existing building at the effective date of the ordinance from which this article is derived may have a greater percentage of lot coverage or a higher floor area ratio than herein prescribed, such building shall be considered a conforming structure. (See appendix illustration 10 on file in the city secretary's office.)
- (b) The maximum building lot coverage in residential districts and the maximum coverage and floor area ratio in nonresidential districts shall be in accordance with the following schedules:

**Maximum Building Lot Coverage—Residential Districts**

	A	SF-1	SF-2	SF-3	2F	MF-1	MF-2	PD
Zero lot line	45	45	45	45	45	45	45	45
Townhomes	-	-	-	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>
Maximum percent of lot area which may be covered by building	15	35	35	35	35	<u>40</u>	<u>40</u>	<u>40</u>

Note: (-) indicates coverage or floor area ratio not applicable.

**Maximum Coverage and Floor Area Ratio—Nonresidential**

	P	O	NS	GR	C	HC	CA	I-1	I-2
Maximum percent of lot area which may be covered by building in residential use	<u>40</u>	<u>40</u>	<u>40</u>	-	-	50	-	-	-
Maximum percent of lot area which may be covered by building non-residential use	<u>40</u>	<u>40</u>	<u>40</u>	<u>40</u>	-	50	-	-	-
Maximum floor area to lot area ratio	-	-	-	-	2:1	-	10:1	1:1	1:2

Note: (-) Indicates coverage or floor area ratio not applicable.

(Comp. Ord. of 3-11-2008)

Sec. 77-169. - Highway Commercial District setback regulations.

In Highway Commercial Districts the minimum front, side, and rear setbacks shall be in accordance with the following schedule:

*Highway Commercial District Setbacks*

Minimum Setback	Highway Commercial
Front	25'
Side	10'
Rear	20'

(Comp. Ord. of 3-11-2008)

Sec. 77-170. - Exterior construction.

- (a) In the O, NS, GR, C, CA, HC or PD Districts, exterior wall construction shall be of such material as is required to conform to the building code for the particular use or occupancy, provided that the exterior of all structures shall be 100 percent masonry, exclusive of doors and windows unless a waiver, meritorious exception or variance under this section 77-170.
- (b) Glass may be counted in place of masonry.
- (c) Reflective glass with an exterior reflectance in excess of 27 percent shall not be permitted.
- (d) No more than 80 percent of the ground floor of any exterior wall (to the first plate) shall be comprised of windows or glass. No more than 50 percent of any exterior wall above the ground floor shall be comprised of windows or glass.
- (e) Outdoor storage and accessory buildings. Any detached accessory building or storage building shall conform to all setbacks applicable to the primary structure save and except to the extent otherwise specifically provided by this subsection.
  - (1) Any accessory building or storage building that is 200 square feet or less in area, which is allowed under this chapter, may be constructed of materials having a different appearance from the primary building subject to the following provisions: The building shall be painted the same color as the primary building.
  - (2) Any accessory building or storage building that is greater than 200 square feet in floor area which is allowed under this chapter shall be of like appearance to the primary building.
- (f) In Industrial Districts 1 and 2 (I-1 and I-2) the industrial building may be constructed of metal siding, the Office portion of any building must be of 100 percent masonry for the front facade, exclusive of doors and windows.

(Ord. No. 2005-33, 7-12-2005; Comp. Ord. of 3-11-2008; Ord. No. O-2011-0208-001, § 2, 2-8-2011; Ord. No. O-2011-0809-001, § 2, 8-9-2011)

Sec. 77-171. - Building facade regulations for the Commercial (C) and Highway Commercial (HC) Districts.

- (a) *Objective.* The city contains areas of varying land use types and consequently various building types. The intent of the building facade regulations is to create design integrity for the Commercial (C) and Highway Commercial (HC) Districts. These principals address the issues in subsection (b) of this section.
- (b) *General architectural elements.*
  - (1) *Gables.* Gables must be designed as follows:
    - a. Gable parapet;
    - b. Brick gable; or
    - c. Craftsmanship gable.
  - (2) *Building cornice/parapet.* In order to maintain strong architectural continuity, the juncture of the vertical wall and roof soffit/fascia (or the termination of the vertical wall in a parapet) must be highlighted with distinctive detail that creates shadow and texture. The detail must be at least 12 inches wide and project a minimum of one inch from the face of the facade plane. A variety of materials may be used except Styrofoam, metal siding, vinyl, Masonite and stucco board.
  - (3) *Relationship to intersections.* Intersections between roadways in the Highway Commercial District shall be given special consideration due to their visual importance. In such locations, the following guidelines shall be applied:
    - a. *Orientation of the building to the street intersection.* Buildings at major intersections shall enhance the intersection by orienting the primary facade of the structure toward the intersection rather than facing the front plane of the structure to either of the intersecting streets.
  - (4) *Utility services.* All utility service lines shall be underground.
  - (5) *Mechanical equipment.* All air conditioning compressors, boilers, power and meter boxes, and satellite dishes must be completely screened from public view. Screening materials must consist of architectural devices that are logical visual extensions of the building design or planting material consistent with these guidelines.
  - (6) *Building services.* All building services must be located on that side of the building which does not front public streets and shall be screened and/or hidden from the view of adjacent residential uses. Screening materials must consist of architectural devices that are logical visual extensions of the building design or planting material consistent with these guidelines.
  - (7) *Signage.* Refer to Chapter 56, Signs and Advertising.
  - (8) *Building material.* The dominant exterior material on facades facing existing or proposed public streets (exposed facades) within in the Commercial and Highway Commercial District must be unit masonry. Unit masonry includes brick, stone, and textured concrete masonry units used only in combination with brick or stone. Within the following limitations, exterior materials may also include wall systems used in conformance with the provisions of this subsection. However, at least 60 percent of the solid portions of exposed facades must be brick or stone.
  - (9) *Material for facades.* Facades not facing existing or proposed public streets (unexposed facades) may consist of unit masonry and/or wall systems as

## SECTION II

### STREET DESIGN STANDARDS

#### A. DEFINITIONS

TABLE I				
Type	R-O-W	Pavement (Face to Face)	Median (Face to Face)	Parkway Width
Major Thoroughfare (Type B)	120'	6/12' (72')	22'	13'
Secondary Thoroughfare (Type C)	100'	4/12' (48')	24'	14'
Collector (Type D)	65'	38'	None	13.5'
Residential Street (Type E)	50'	31'	None	9.5'
Estate Residential (Type E-1)	60'	32'*	None	14'

\* - Pavement dimension for Estate Residential is Edge to Edge of Shoulder.

Above defined by the City of Farmersville, Texas, Comprehensive Plan and most recent Major Thoroughfare Plan.

#### B. MINIMUM HORIZONTAL DESIGN RADIUS

Minimum Centerline Radius is defined by the design speed of the respective street. The design speed of each street in the City of Farmersville, as defined by the Thoroughfare Plan, can be determined from Table 2.

**TABLE 2**  
**DESIGN SPEED OF EACH TYPE OF STREET**

<u>Street Type</u>	<u>Design Speed</u>
Residential (Type E & E-1) .....	25
Collector (Type D) .....	30
Secondary Thoroughfare (Type C) .....	40



The current Thoroughfare Plan uses the following designations:

- Major Thoroughfare Type B with 120' of right-of-way
- Secondary Thoroughfare Type C with 100' of right-of-way
- Collector Thoroughfare Type D with 65' of right-of-way

The proposed Master Thoroughfare Plan provides the following designations, consistent with the County Thoroughfare Plan Map.

**Principal Thoroughfares** are typically highways and tollways and are limited access roadways designed for high speed, long distance travel, and large traffic volumes. These roadways are the jurisdiction of regional, state and federal agencies. In the proposed Farmersville MasterThoroughfare Plan these roads are listed as P6D, P4D or P4U.

- Principal 6 Lane Divided with 120' of right-of-way (P6D)
- Principal 4 Lane Divided with 100' of right-of-way (P4D)
- Principal 4 Lane Undivided with 70' of right-of-way (P4U)

**Major Thoroughfares** are relatively high-speed, long-distance surface streets designed to move large volumes of traffic across an urbanized area and to provide access to a highway and/or tollway. In the proposed Farmersville MasterThoroughfare Plan these roads are listed as M6D, M4D or M4U.

- Major 6 Lane Divided with 120' of right-of-way (M6D)
- Major 4 Lane Divided with 100' of right-of-way (M4D)
- Major 4 Lane Undivided with 70' of right-of-way (M4U)

**Regional Arterials** are medium-speed, moderate-distance surface streets used primarily to move traffic into and out of the city, to and from residential areas, places of employment, retail, and entertainment venues. These are categorized as RA4 and RA2 on the proposed Farmersville MasterThoroughfare Plan.

- Regional Arterial 4 Lane with 100' of right-of-way
- Regional Arterial 2 Lane with 90' of right-of-way

**Collector (Residential and Commercial) Streets** are relatively low-speed, low-volume streets used for neighborhood and commercial circulation and access to private property. They are also used to collect traffic from local streets and distribute to the thoroughfare system.

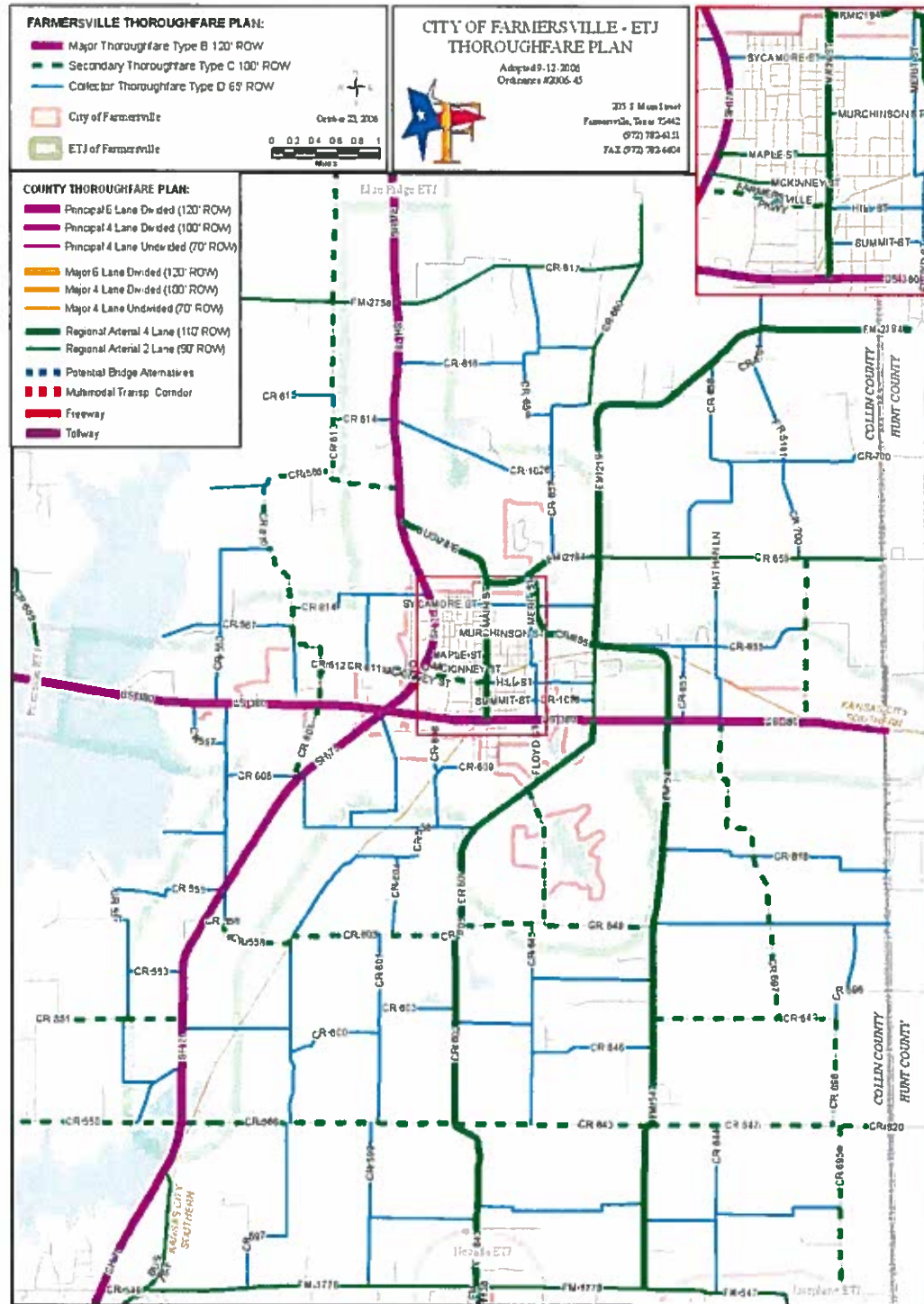
- Collector Thoroughfare 65' of right-of-way

**Local Streets** are low speed, low volume roadways primarily providing access directly to residences. Local streets provide multiple driveways and on-street parking.

Local Street 50' of right-of-way

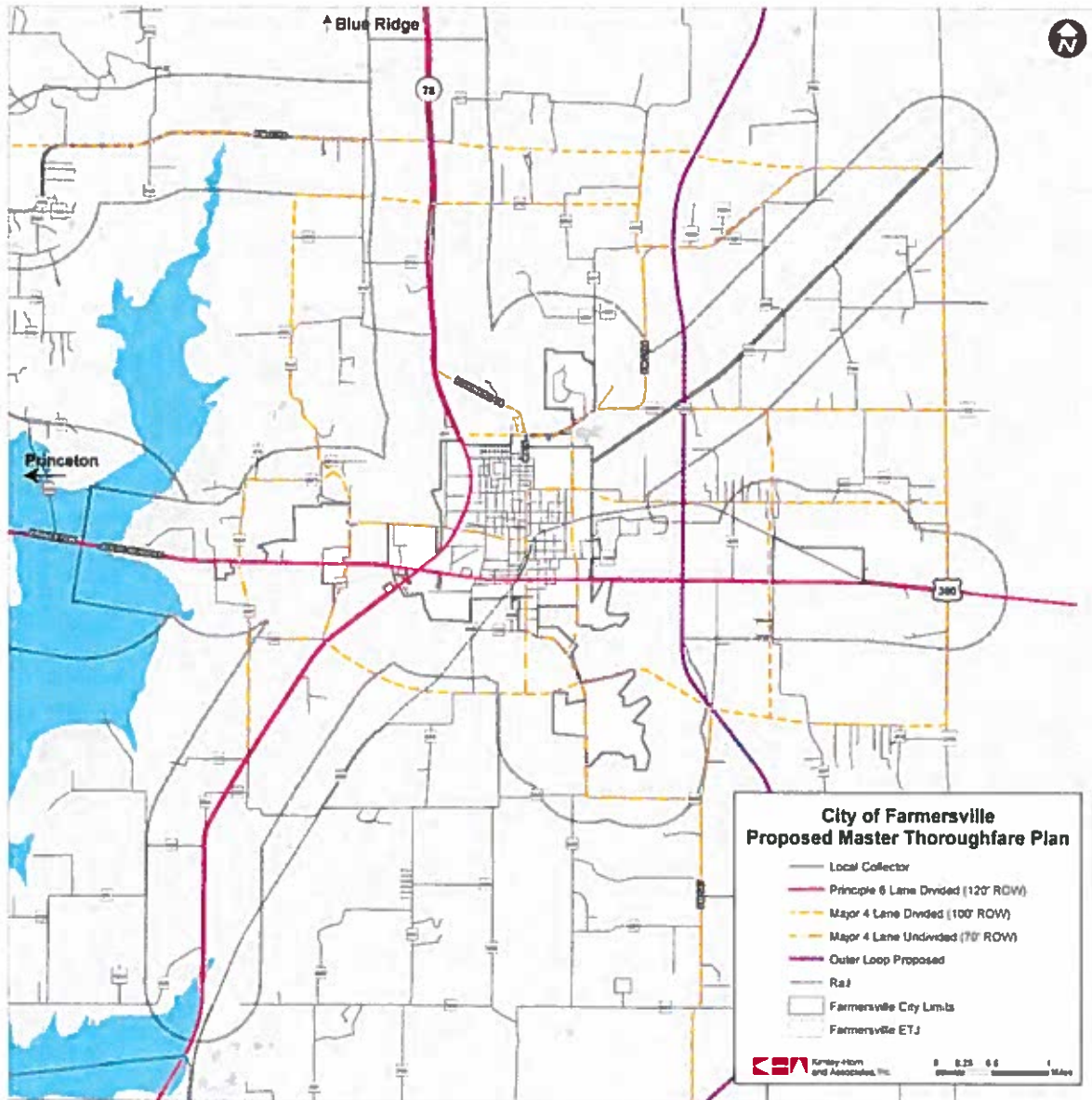
Farmersville's existing thoroughfare plan is shown below:

## EXISTING THOROUGHFARE PLAN



## PROPOSED THOROUGHFARE PLAN

The following proposed Master Thoroughfare Plan shows desired improvements and new roadway connections proposed by stakeholders. Once adopted, this Thoroughfare Plan will guide future roadway improvements.



Future development in Farmersville should continue to integrate context sensitive design with transportation improvements. Communities which appeal to a range of people are usually easily accessible by several different transportation modes. It is important that Farmersville continues to focus on the coordination between land use planning and transportation connections. Context sensitive design refers to an approach in street and transportation design that considers the context around transportation improvements. Context Sensitive Design goes beyond simply the street function to consider how the surrounding community will interact with streets, sidewalks, crossings and other design elements.

**CITY OF FARMERSVILLE  
ORDINANCE # O-2012-0522-002**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF FARMERSVILLE, TEXAS THROUGH THE AMENDMENT OF CHAPTER 65, "SUBDIVISIONS," THROUGH THE AMENDMENT OF ARTICLE V, "BLOCKS, LOTS AND SIDEWALKS," BY DELETING EXISTING SECTION 65-576, ENTITLED "SIDEWALKS," AND REPLACING SAID SECTION WITH A NEW SECTION 65-576 ALSO ENTITLED "SIDEWALKS," AND BY AMENDING SECTION V, "SIDEWALK AND LOCATION DESIGN STANDARDS," OF THE THOROUGHFARE DESIGN STANDARDS MANUAL BY AMENDING SUBPARAGRAPHS A.2), A.3), A.6), AND A.7) BY AND THROUGH SECTION 65-738, ENTITLED "AMENDMENT TO DESIGN MANUALS AND STANDARD CONSTRUCTION DETAILS"; 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 the amendment of Chapter 65 of the Code of Ordinances, entitled "Subdivisions" to establish new design and construction standards for public sidewalks; and

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

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

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

**SECTION 1. INCORPORATION OF FINDINGS**

The findings set forth above are found to be true and correct and are hereby incorporated into the body of this Ordinance and made a part hereof for all purposes as if fully set forth herein.

**SECTION 2.     AMENDMENT OF CHAPTER 65, "SUBDIVISIONS," THROUGH THE  
                  AMENDMENT OF ARTICLE V, "BLOCKS, LOTS AND  
                  SIDEWALKS," BY DELETING EXISTING SECTION 65-576,**

**ENTITLED "SIDEWALKS," AND REPLACING SAID SECTION WITH  
A NEW SECTION 65-576 ALSO ENTITLED "SIDEWALKS."**

From and after the effective date of this Ordinance, Section 65-576, entitled "Sidewalks," is hereby amended by deleting said section in its entirety and replacing Section 65-576 with a new Section 65-576 that is also entitled "Sidewalks" to read as follows:

**"Sec. 65-576. - Sidewalks.** Pedestrian concrete walkways (sidewalks) shall be required along both sides of newly constructed streets and within newly constructed subdivisions. Sidewalks shall be installed prior to the issuance of a certificate of occupancy for each abutting development as set forth in the Design Manual and Standard Construction Details, as amended hereby. Sidewalks shall meet the following minimum standards unless specifically required otherwise by Chapter 77, Zoning.

- (a) The minimum width of sidewalks shall be determined based upon the designation or classification of the adjacent street or roadway as follows:
  - (1) Major Thoroughfare Sidewalk Placement – The sidewalk shall have an unimpeded width of five (5) feet wide on both sides of the street as shown by Exhibit "A";
  - (2) Secondary Thoroughfare Sidewalk Placement – The sidewalk shall have an unimpeded width of five (5) feet wide on both sides of the street as shown by Exhibit "B";
  - (3) Collector Roadway Sidewalk Placement – The sidewalk shall have an unimpeded width of four (4) feet wide on both sides of the street as shown by Exhibit "C";
  - (4) Residential Street Sidewalk Placement – The sidewalk shall have an unimpeded width of four (4) feet wide on both sides of the street as shown by Exhibit "D";
  - (5) Residential Estate Street Sidewalk Placement – The sidewalk shall have an unimpeded width of four (4) feet wide on both sides of the street as shown by Exhibit "E";
- (b) Concrete sidewalks on residential streets shall have an unimpeded width of not less than four (4) feet and thickness of not less than four inches and will be constructed of 3,500 psi concrete on both sides of all streets.
- (c) Sidewalks will be constructed not less than one foot from the street right-of-way line and will extend along the street frontage including the side lot corner lots and block ends.

- (d) All concrete for sidewalks will be placed on a two-inch sand cushion and will be reinforced with number three (3) reinforcing steel bars placed at 18 inches on center each way.
- (e) The cost and provision of any perimeter sidewalks, such as along major thoroughfares, may be escrowed as a part of a developers agreement, if approved by the city. The city has the right, but not the obligation, to refuse escrow and to require paving of the sidewalks if, in the city's sole opinion, immediate provision of the sidewalks is necessary for safe pedestrian circulation or if it would otherwise protect the public health, safety or welfare.
- (f) As deemed appropriate by the city engineer, sidewalks shall be constructed at the time of development of the subdivision, or the funds for such construction shall be escrowed to the city and will be reimbursed to the developer as sidewalks are constructed.
- (g) Notwithstanding the foregoing, sidewalks shall not be required in subdivisions with lot sizes at least one acre or more in size."

**SECTION 3. AMENDMENT OF SECTION V, "SIDEWALK AND LOCATION DESIGN STANDARDS," OF THE THOROUGHFARE DESIGN STANDARDS MANUAL BY AMENDING SUBPARAGRAPHS A.2), A.3), A.6), AND A.7) BY AND THROUGH SECTION 65-738, ENTITLED "AMENDMENT TO DESIGN MANUALS AND STANDARD CONSTRUCTION DETAILS."**

From and after the effective date of this Ordinance, Section V, "Sidewalk and Location Design Standards," of the Thoroughfare Design Standards Manual is hereby amended by amending subparagraphs A.2), A.3), A.6), and A.7) by and through Section 65-738, entitled "Amendment to Design Manuals and Standard Construction Details," such that said subparagraphs of Section V, "Sidewalk and Location Design Standards," shall be and read as follows:

**A. DEFINITION OF SIDEWALK**

....

2) Residential Areas (Single Family, Two Family and Multi-Family): Sidewalks shall be constructed in accordance with the requirements of Section 65-576 of the Subdivision ordinance.

3) Non-Residential Areas: Sidewalks shall be constructed in accordance with the requirements of Section 65-576 of the Subdivision ordinance.

....

6) Areas Without Screening Walls: In areas on major and secondary roadways where either screening is not required or a type of screening other than a wall is used, (e.g., a berm, foliage, etc.) a sidewalk shall be constructed in

accordance with the requirements of Section 65-576 of the Subdivision ordinance.

- 7) Areas With Screening Walls: In areas where a screening wall is provided, a sidewalk shall be constructed in accordance with the requirements of Section 65-576 of the Subdivision ordinance.

....

#### **SECTION 4. SEVERABILITY**

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

#### **SECTION 5. 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. PUBLICATION**

The City Secretary of the City of Farmersville 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 7. ENGROSSMENT AND ENROLLMENT**

The City Secretary of the City of Farmersville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the City Council of the City of Farmersville and by filing this Ordinance in the Ordinance records of the City.

#### **SECTION 8. 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 9. EFFECTIVE DATE

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by Texas law.

**PASSED** on first and final reading on the 22<sup>nd</sup> day of May, 2012, 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 22<sup>nd</sup> DAY OF MAY, 2012.**

**APPROVED:**

BY:

  
Joseph E. Helmberger, P.E., Mayor

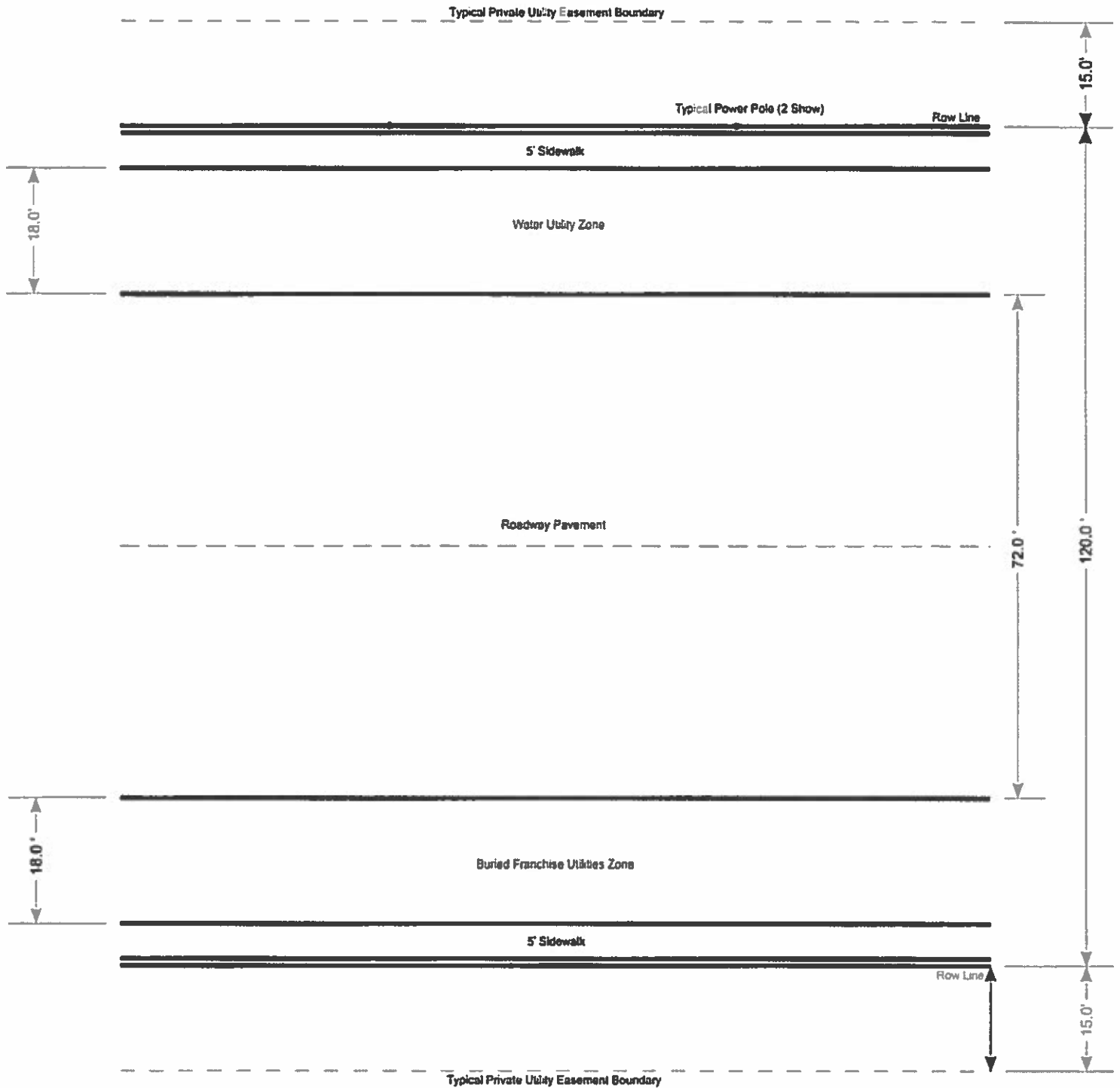
**ATTEST:**

  
Edie Sims, City Secretary



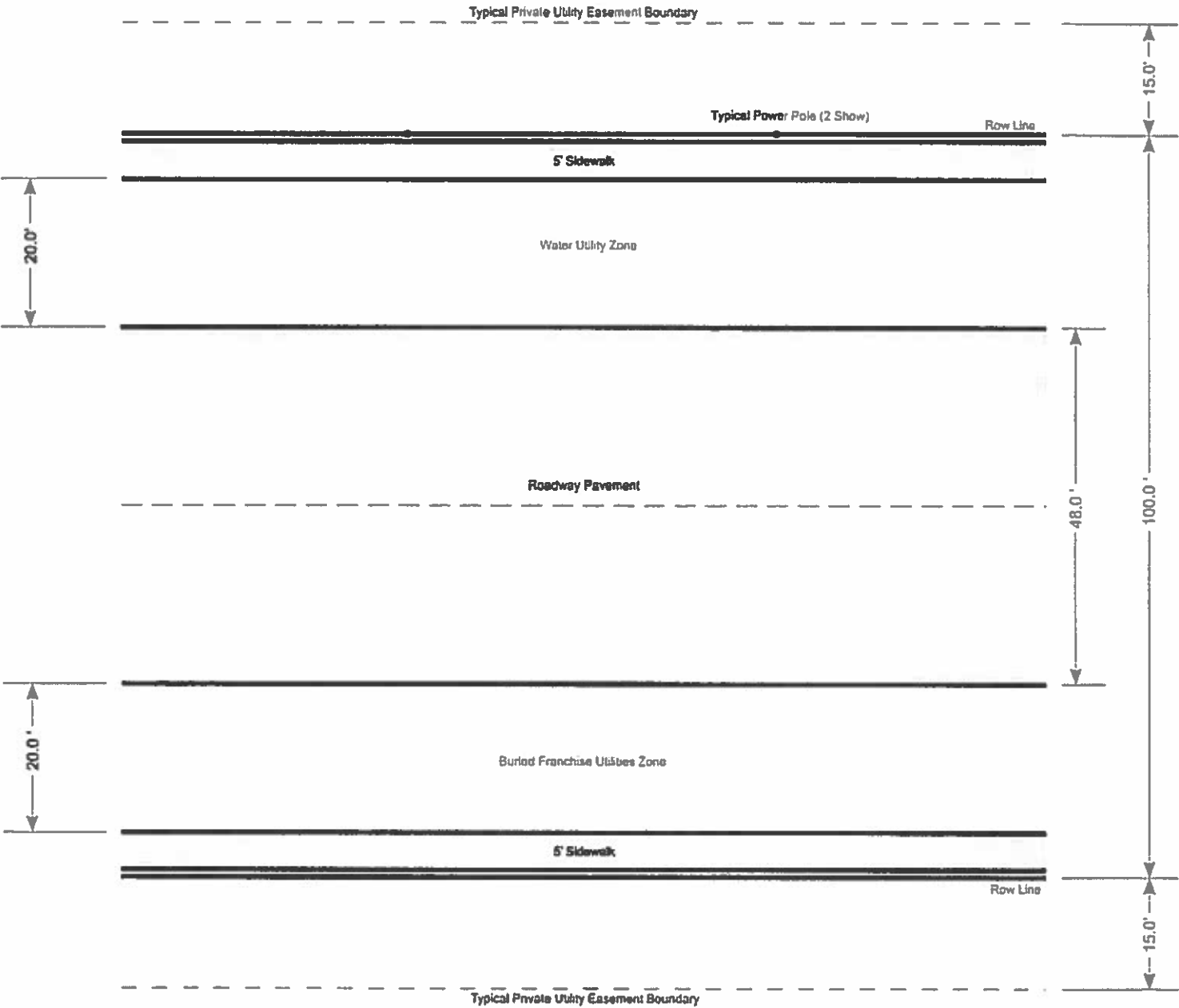
# Exhibit A

## Major Thoroughfare Sidewalk Placement



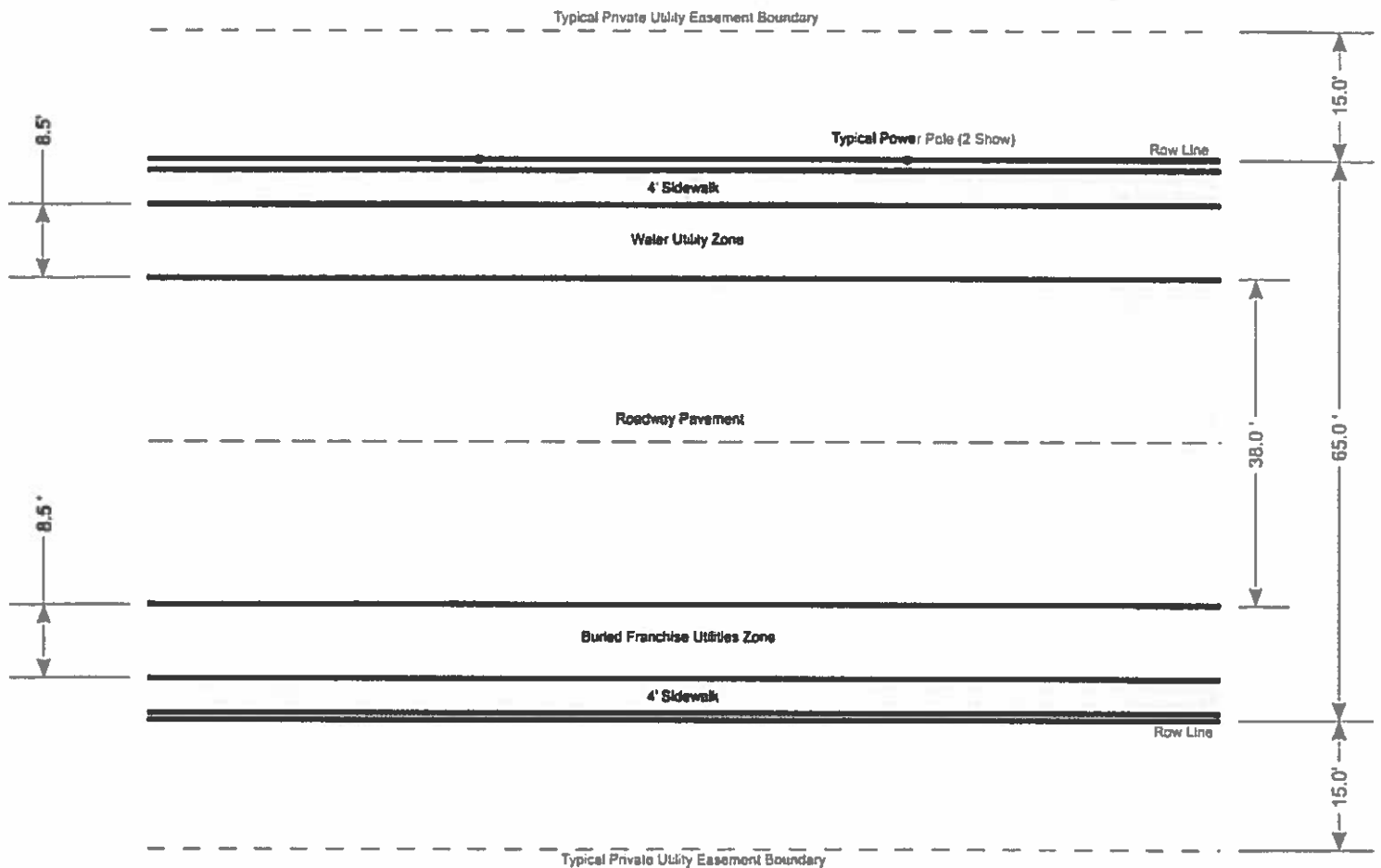
# Exhibit B

## Secondary Thoroughfare Sidewalk Placement

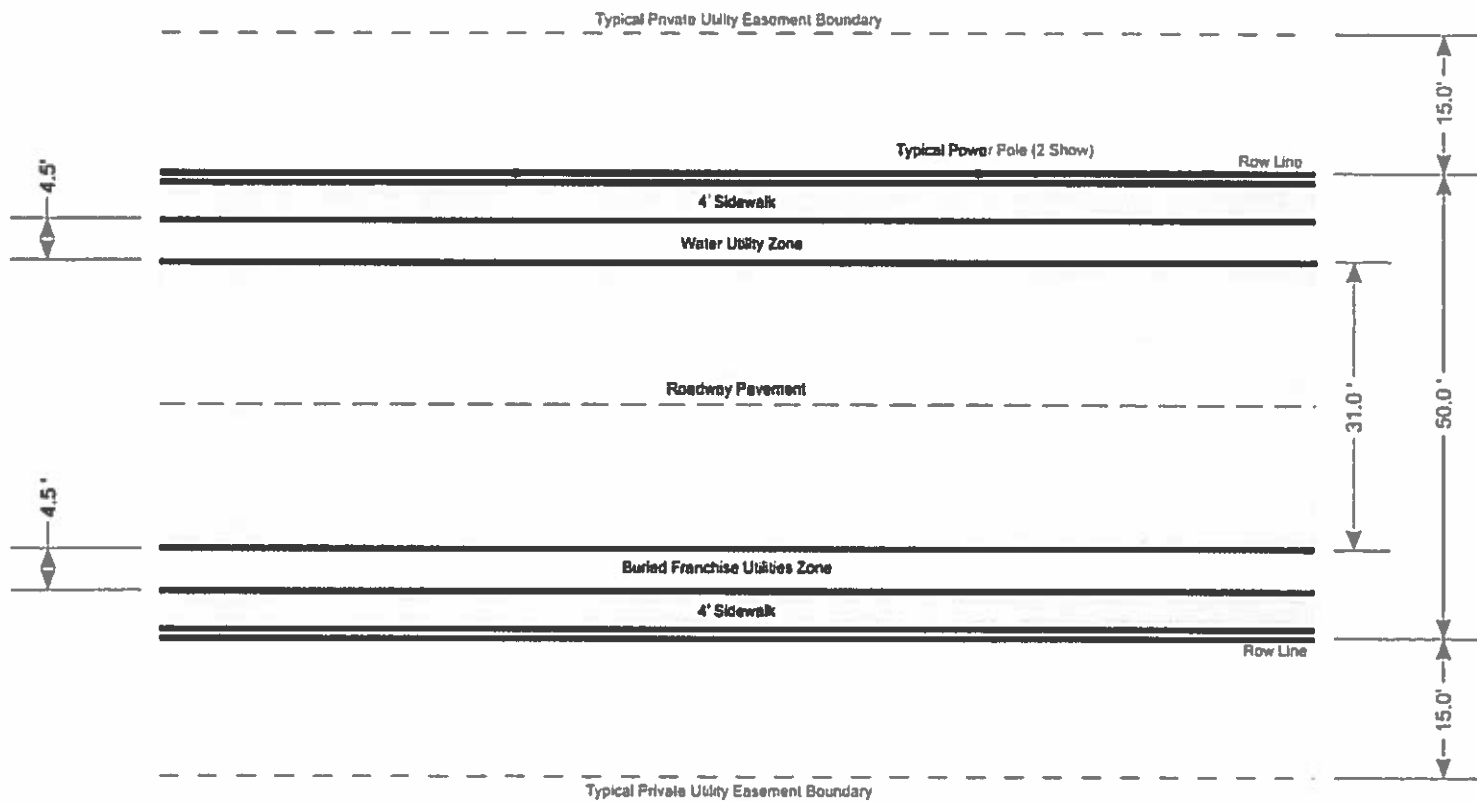


# Exhibit C

## Collector Roadway Sidewalk Placement



**Exhibit D**  
**Residential Street Sidewalk Placement**



## Exhibit E Residential Estate Street Sidewalk Placement

