

**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
NOVEMBER 16, 2015
6:30 P.M., COUNCIL CHAMBERS, CITY HALL**

I. PRELIMINARY MATTERS

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

II. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. 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

III. WORKSHOP

- A. Consider, discuss and act upon reviewing the Comprehensive Plan, the Thoroughfare Plan and the Subdivision Ordinance to:
- (1) Consider possible changes to the minimum lot dimensions for new development with a focus on reducing the perceived negative impacts of small lot residential uses; alleys and approaches

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 November 13, 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 13th day of November, 2015.



Bryce Thompson, Chairman



Edie Sims, City Secretary



TO: Planning and Zoning Commission

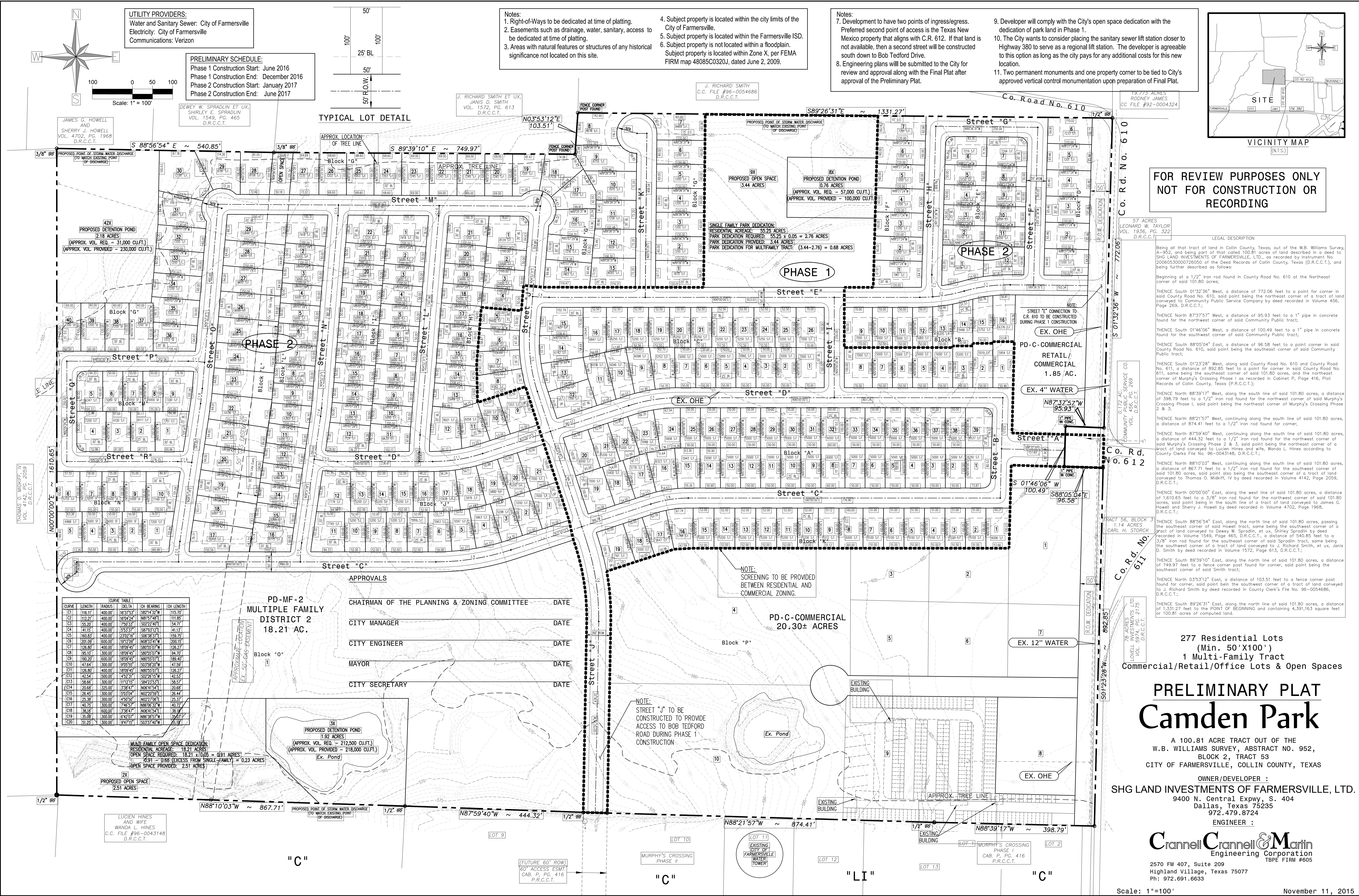
FROM: Ben White, City Manager

DATE: November 16, 2015

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

- A Preliminary Plat and revised Zoning Exhibit is attached for review. A hard copy will be delivered to each Commissioner for review.

ACTION: Approve or disapprove the Preliminary Plat as presented.



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

PRELIMINARY SCHEDULE:
Phase 1 Construction Start: June 2016
Phase 1 Construction End: December 2016
Phase 2 Construction Start: January 2017
Phase 2 Construction End: June 2017

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

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

J. RICHARD SMITH
C.C. FILE #96-0054666
D.R.C.C.T.

19.773 ACRES
RODNEY JAMES
CC FILE #92-0004324

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

0.172 AC.
COMMUNITY PUBLIC SERVICE CO.
VOL. 456, PG. 269
D.R.C.C.T.

1.14 ACRES
OVELL INVESTMENTS LTD.
VOL. 508, PG. 2175
D.R.C.C.T.

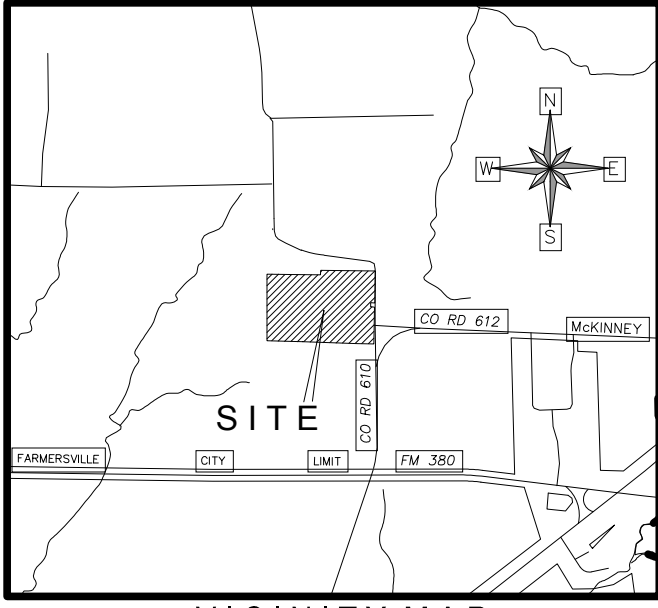
78 ACRES
OVELL INVESTMENTS LTD.
VOL. 508, PG. 2175
D.R.C.C.T.

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OVELL INVESTMENTS LTD.
VOL. 508, PG. 2175
D.R.C.C.T.



FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION OR
RECORDING

LEGAL DESCRIPTION
Being all that tract of land in Collin County, Texas, out of the W.B. Williams Survey, A-4852, and being part of that called 100.81 acres of land described as a deed to SHG LAND INVESTMENTS OF FARMERSVILLE, LTD., as recorded by Instrument No. 20060520000726050 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 southeast corner of said Community Public tract;
THENCE South 88°05'04" East, a distance of 96.58 feet to a point for corner in said County Road No. 610, said point being the southeast corner of said Community Public tract;
THENCE South 01°23'28" West, along said County Road No. 610 and County Road No. 611, a distance of 892.85 feet to a point for corner in said County Road No. 611, same being the southeast corner of said 101.80 acres, and the northeast corner of Murphy's Crossing Phase I, as recorded in Cabinet P, Page 416, Plat Records of Collin County, Texas (D.R.C.C.T.);
THENCE North 87°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 Clerk's File No. 96-0043148, D.R.C.C.T.;
THENCE North 88°10'03" West, continuing along the south line of said 101.80 acres, a distance of 867.71 feet to a 1/2" iron rod found for the southwest corner of said 101.80 acres, said point also being the southeast corner of a tract of land conveyed to Thomas O. Midkiff, IV by deed recorded in Volume 4142, Page 2059, D.R.C.C.T.;
THENCE North 00°00'00" East, along the west line of said 101.80 acres, a distance of 1,610.65 feet to a 3/8" iron rod found for the northwest corner of said 101.80 acres, said point being in the south line of a tract of land conveyed to James G. Howell and Sherry J. Howell by deed recorded in Volume 4702, Page 1968, D.R.C.C.T.;
THENCE South 88°56'54" East, along the north line of said 101.80 acres, passing the southeast corner of said Howell tract, same being the southwest corner of a tract of land conveyed to Dewey W. Spradlin, et ux, Sherry E. Spradlin, by deed recorded in Volume 1549, Page 465, D.R.C.C.T., a distance of 540.85 feet to a 3/8" iron rod found for the southeast corner of said Spradlin tract, same being the southwest corner of a tract of land conveyed to J. Richard Smith, et ux, Janis D. Smith by deed recorded in Volume 1572, Page 613, D.R.C.C.T.;
THENCE South 89°39'10" East, along the north line of said 101.80 acres, a distance of 749.97 feet to a fence corner post found for corner, said point being the southeast corner of said Smith tract;
THENCE North 03°53'12" East, a distance of 103.51 feet to a fence corner post found for corner, said point being the southwest corner of a tract of land conveyed to J. Richard Smith by deed recorded in County Clerk's File No. 96-0054666, 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.

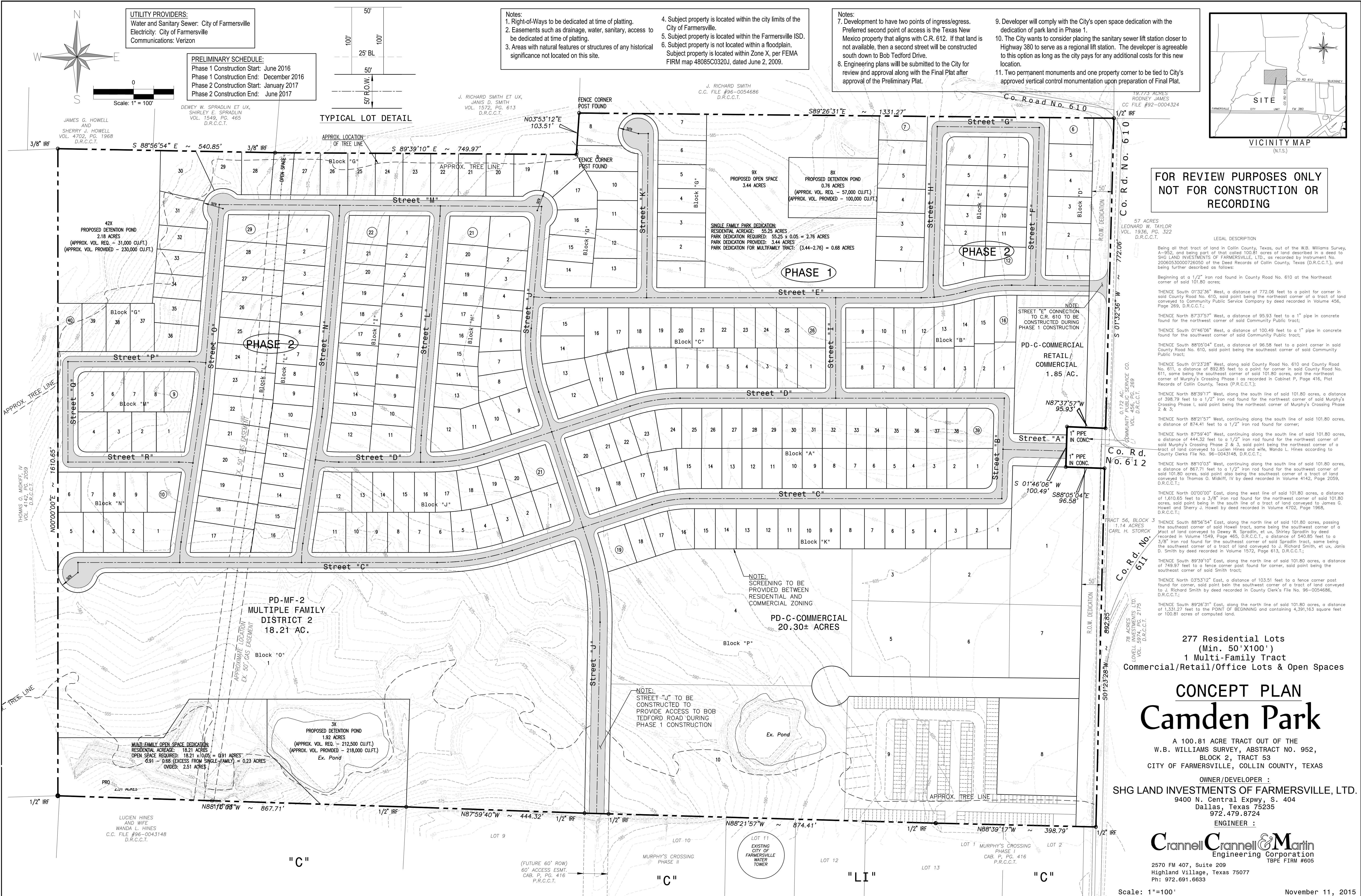
277 Residential Lots
(Min. 50'X100')
1 Multi-Family Tract
Commercial/Retail/Office Lots & Open Spaces

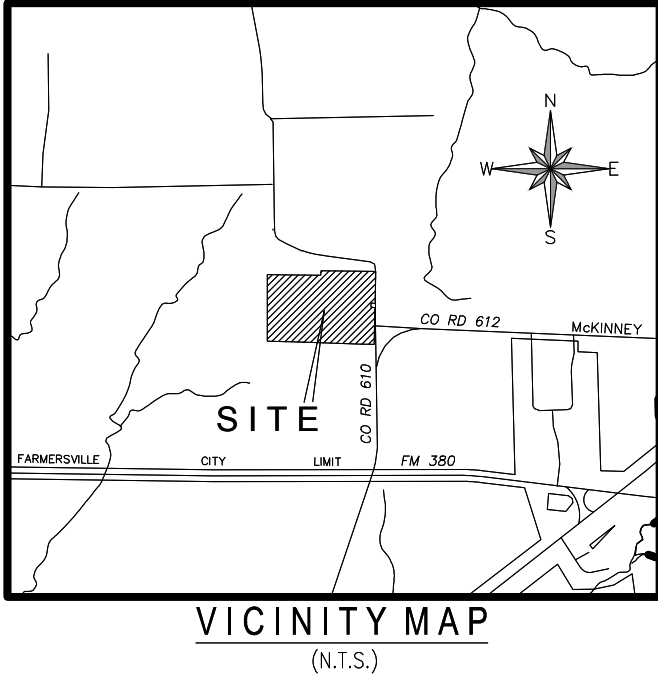
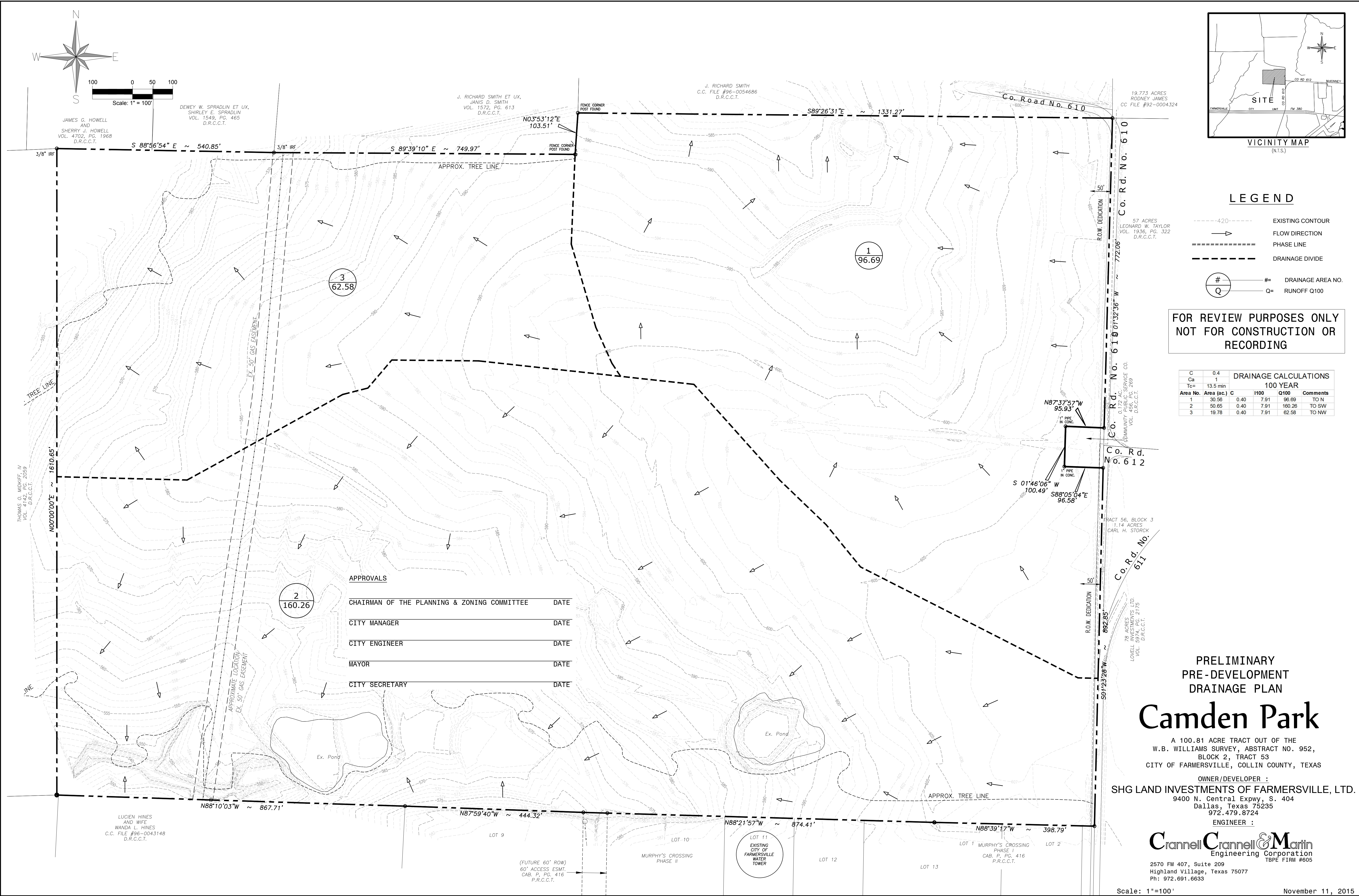
PRELIMINARY PLAT Camden Park

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

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

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





LEGEND

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

FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION OR
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C	0.4	DRAINAGE CALCULATIONS			
Ca	1	100 YEAR			
Tc=	13.5 min				
Area No.	Area (ac.)	C	I100	Q100	Comments
1	30.56	0.40	7.91	96.69	TO N
2	50.65	0.40	7.91	160.26	TO SW
3	19.78	0.40	7.91	62.58	TO NW

APPROVALS

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

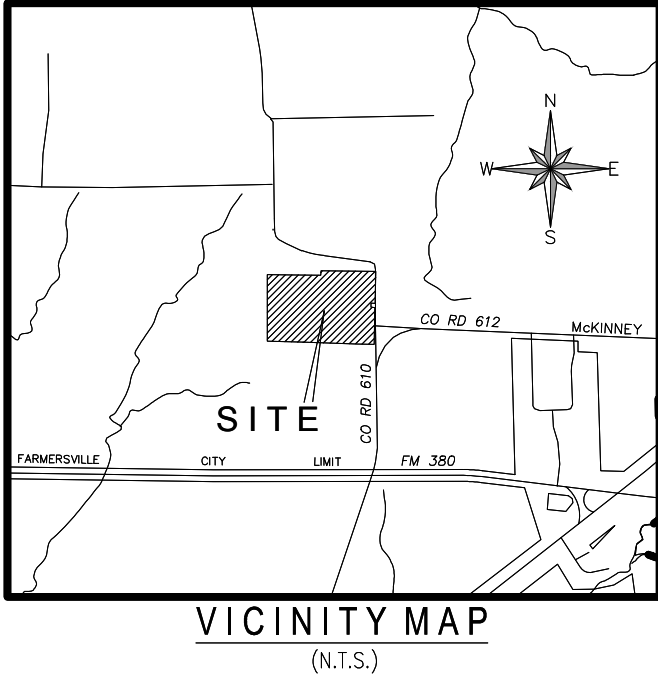
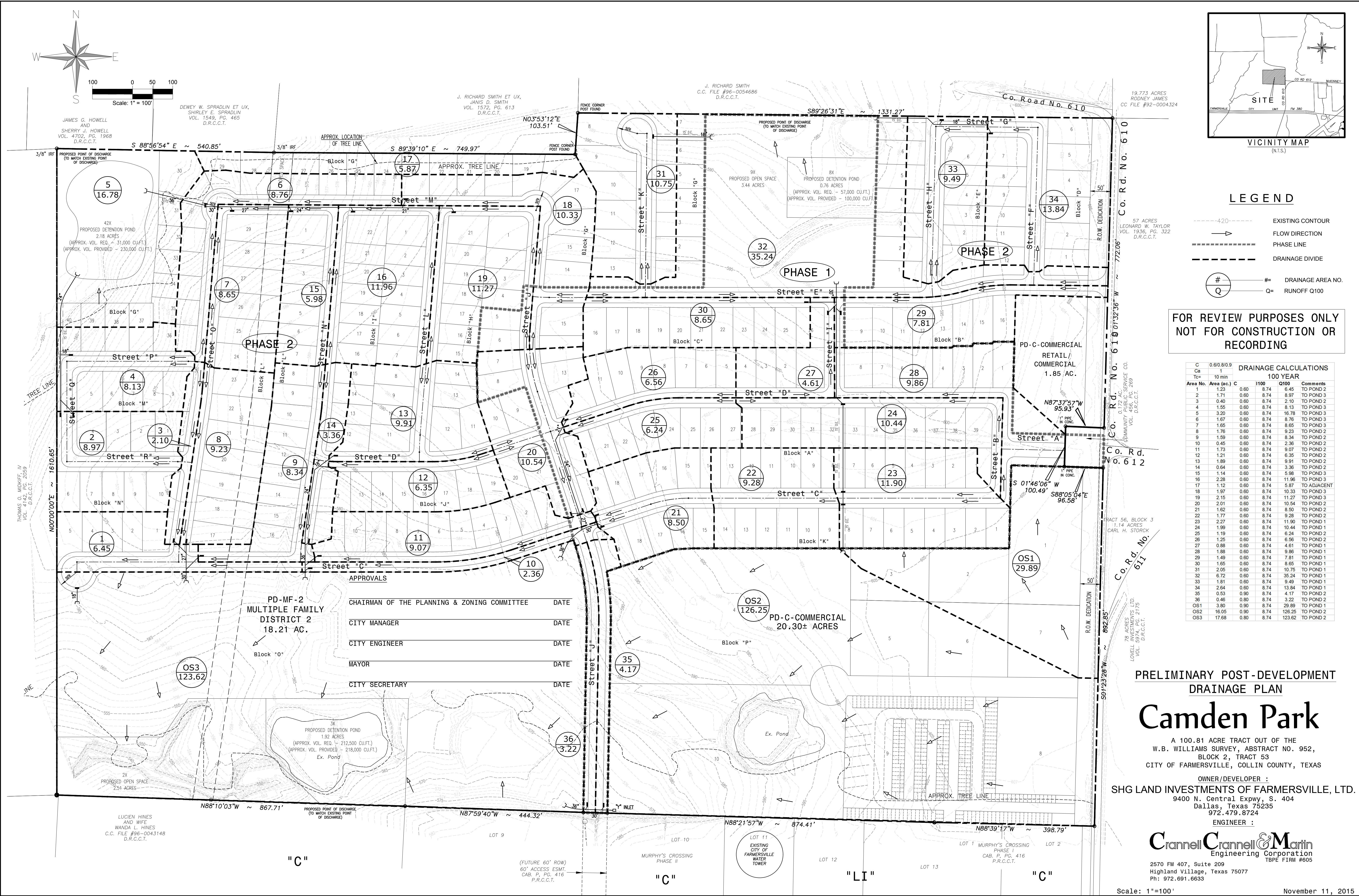
PRELIMINARY
PRE-DEVELOPMENT
DRAINAGE PLAN
Camden Park

A 100.81 ACRE TRACT OUT OF THE
W.B. WILLIAMS SURVEY, ABSTRACT NO. 952,
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LEGEND

- 420 --- EXISTING CONTOUR
- FLOW DIRECTION
- - - - - PHASE LINE
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C		0.60	0.8	0.9	1		DRAINAGE CALCULATIONS		100 YEAR	
Area No.	Area (ac.)	C	I100	Q100	Comments					
1	1.23	0.60	8.74	6.45	TO POND 2					
2	1.71	0.60	8.74	8.97	TO POND 3					
3	0.40	0.60	8.74	2.10	TO POND 2					
4	1.55	0.60	8.74	8.13	TO POND 3					
5	3.20	0.60	8.74	16.78	TO POND 3					
6	1.67	0.60	8.74	8.76	TO POND 3					
7	1.65	0.60	8.74	8.65	TO POND 3					
8	1.76	0.60	8.74	9.23	TO POND 2					
9	1.59	0.60	8.74	8.34	TO POND 2					
10	0.45	0.60	8.74	2.36	TO POND 2					
11	1.73	0.60	8.74	9.07	TO POND 2					
12	1.21	0.60	8.74	6.35	TO POND 2					
13	1.89	0.60	8.74	9.91	TO POND 2					
14	0.64	0.60	8.74	3.36	TO POND 2					
15	1.14	0.60	8.74	5.98	TO POND 3					
16	2.28	0.60	8.74	11.96	TO POND 3					
17	1.12	0.60	8.74	5.87	TO ADJACENT					
18	1.97	0.60	8.74	10.33	TO POND 3					
19	2.15	0.60	8.74	11.27	TO POND 3					
20	2.01	0.60	8.74	10.54	TO POND 2					
21	1.62	0.60	8.74	8.50	TO POND 2					
22	1.77	0.60	8.74	9.28	TO POND 2					
23	2.27	0.60	8.74	11.90	TO POND 1					
24	1.99	0.60	8.74	10.44	TO POND 1					
25	1.19	0.60	8.74	6.24	TO POND 2					
26	1.25	0.60	8.74	6.56	TO POND 2					
27	0.88	0.60	8.74	4.61	TO POND 1					
28	1.88	0.60	8.74	9.86	TO POND 1					
29	1.49	0.60	8.74	7.81	TO POND 1					
30	1.65	0.60	8.74	8.65	TO POND 1					
31	2.05	0.60	8.74	10.75	TO POND 1					
32	6.72	0.60	8.74	35.24	TO POND 1					
33	1.81	0.60	8.74	9.49	TO POND 1					
34	2.64	0.60	8.74	13.84	TO POND 1					
35	0.53	0.90	8.74	4.17	TO POND 2					
36	0.46	0.80	8.74	3.22	TO POND 2					
OS1	3.80	0.90	8.74	20.80	TO POND 1					
OS2	16.05	0.90	8.74	126.25	TO POND 2					
OS3	17.68	0.80	8.74	123.62	TO POND 2					

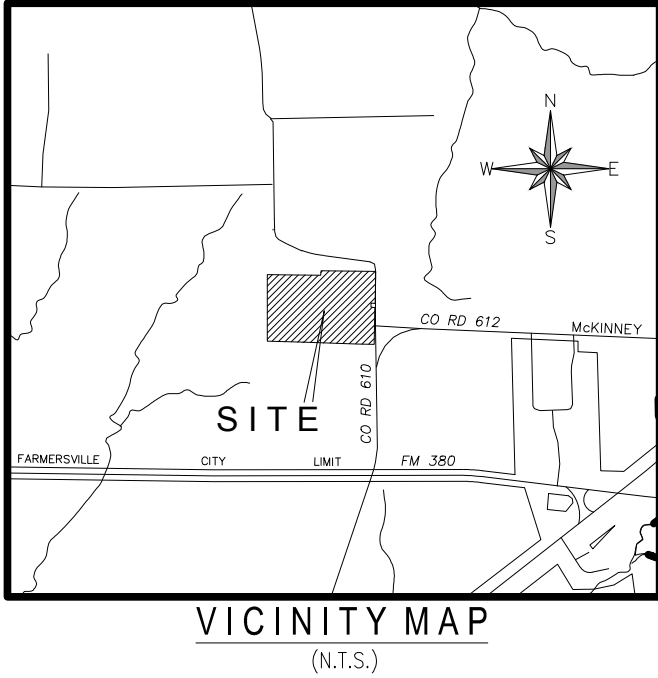
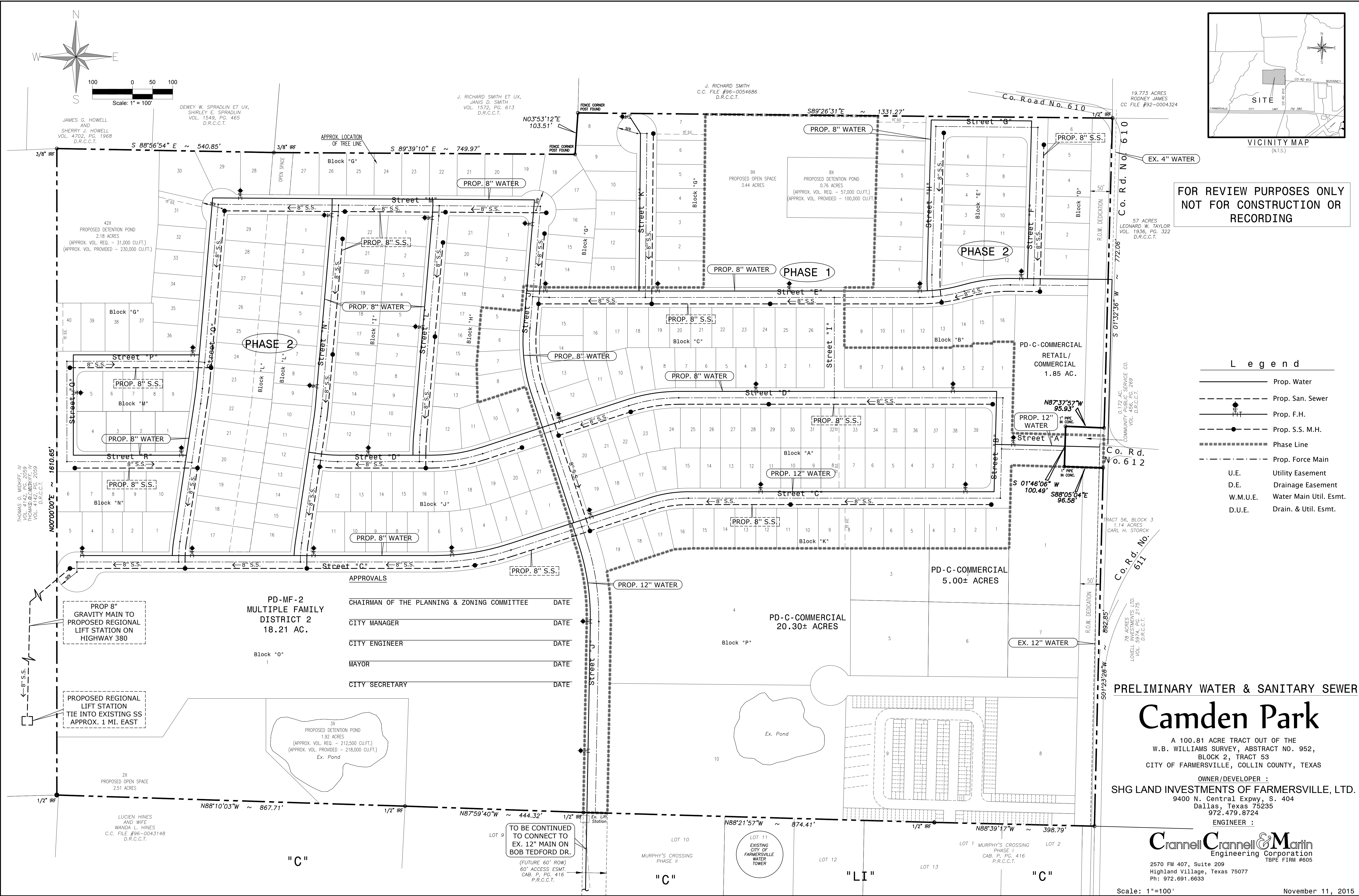
PRELIMINARY POST-DEVELOPMENT
DRAINAGE PLAN

Camden Park

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

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

Crannell Crannell & Martin
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TBPE FIRM #605
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Ph: 972.691.6633



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

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

PRELIMINARY WATER & SANITARY SEWER

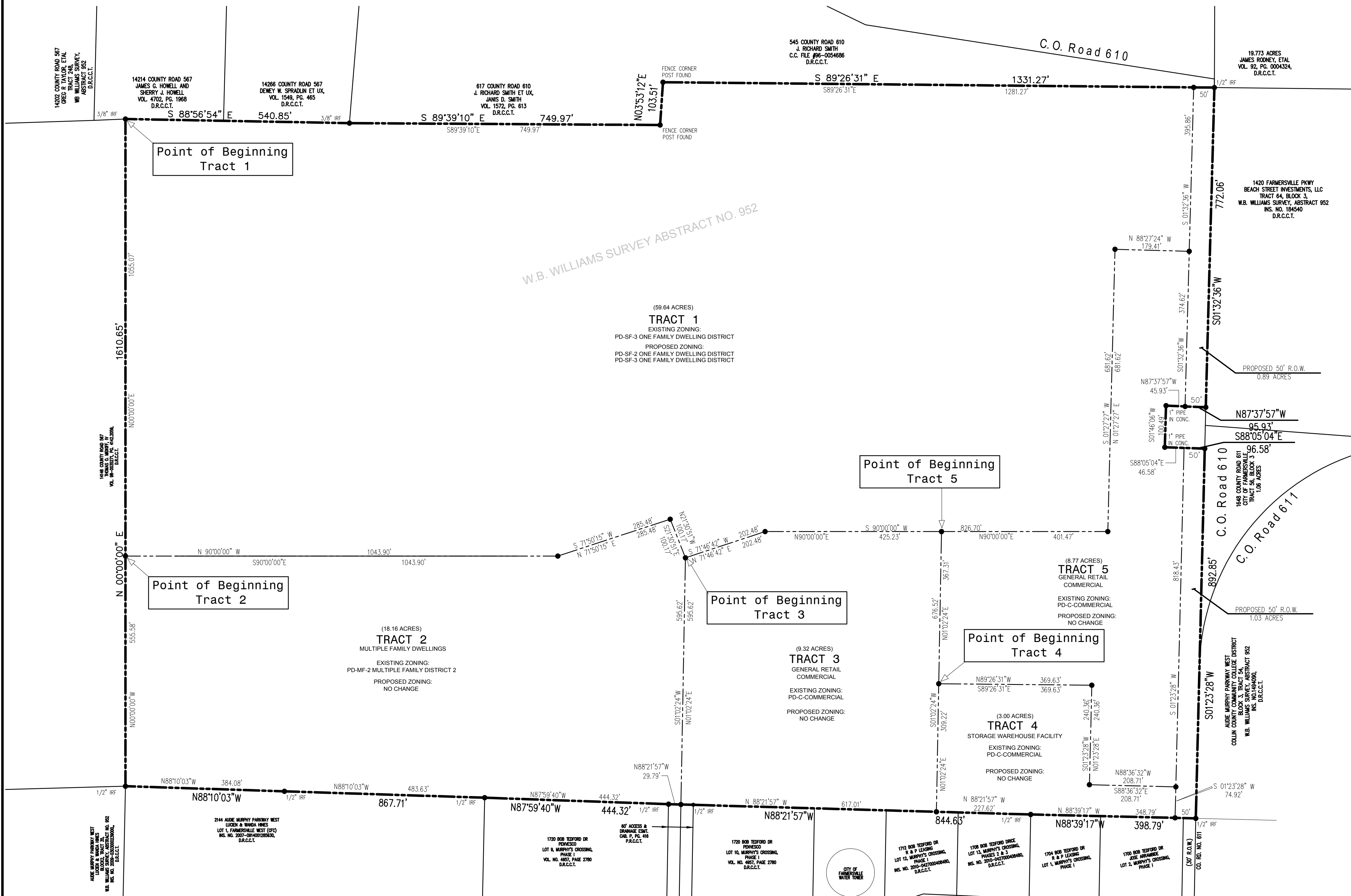
Camden Park

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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 75 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 (General Retail, C):

- No zoning change

Tract 4 (Storage Warehouse Facility, C):

- No zoning change

Tract 5 (General Retail, C):

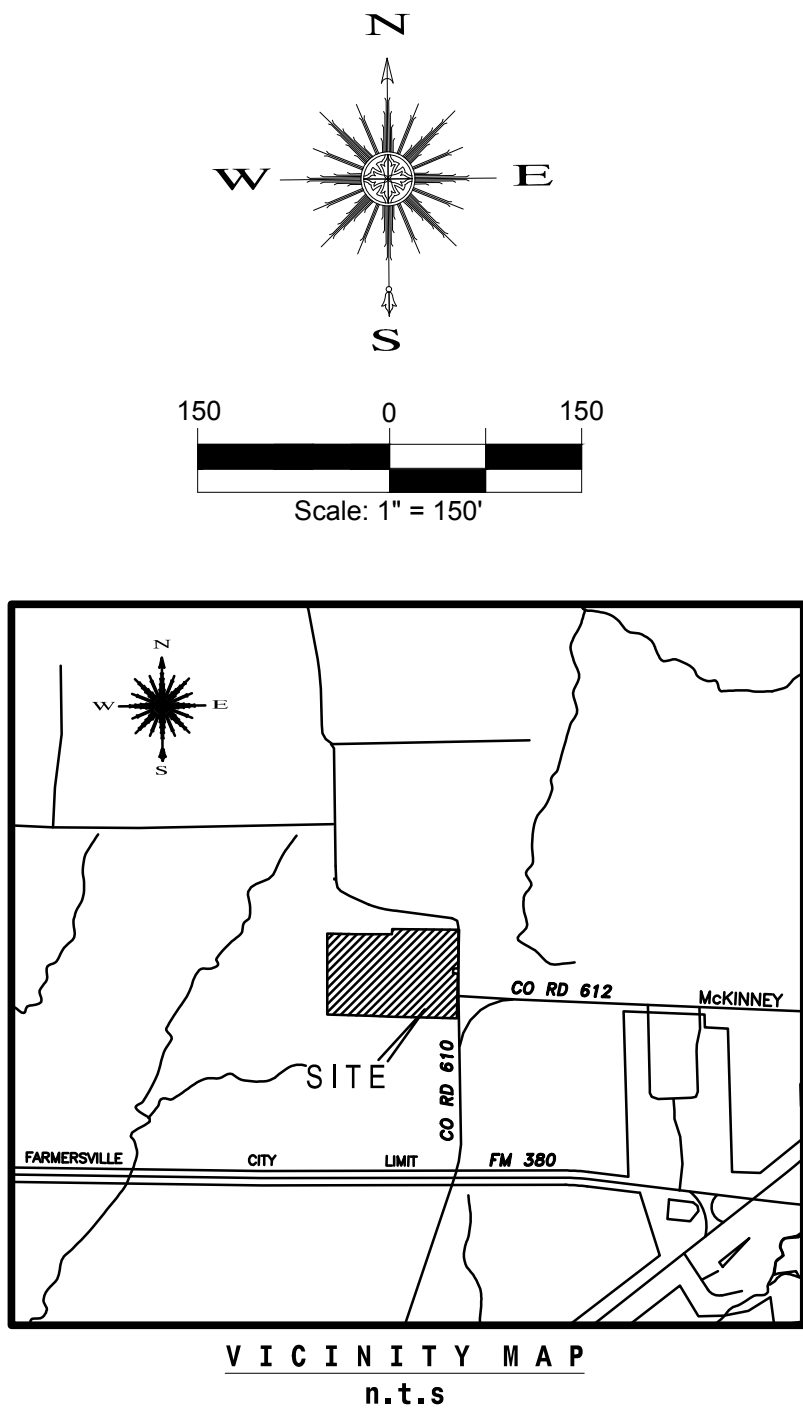
- No zoning change

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
General Retail (C)	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.



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

ZONING EXHIBIT

Camden Park

A 100.81 ACRE TRACT OUT OF THE
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2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633

Scale: 1"=150'

November 10, 2015

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.



TO: Planning and Zoning Commission

FROM: Ben White, City Manager

DATE: November 16, 2015

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

(1) Consider possible changes to the minimum lot dimensions for new development with a focus on reducing the perceived negative impacts of small lot residential uses; alleys and approaches

- City of Anna's area regulations is attached for review.
- City of Princeton's area regulations is attached for review.
- City of Farmersville's Alley requirement is attached for review.

THE ANNA CITY CODE OF ORDINANCES

Part III – C (ZONING ORDINANCE)

Current through August 12, 2014

APPENDIX 1														
RESIDENTIAL ZONING DISTRICT AREA REGULATIONS														
	AG	SF-E	SF-84	SF-72	SF-1	SF-60	SF-2	SF-Z	SF-TH	TF	MH-1	MH-2	MF-1	MF-2
Maximum Height (feet)	35	35	35	35	35	35	35	35	35	35	35	35	45	45
Side Yard, Interior (feet)	15	15	10	10	10	10	10	(a)	(b)	10	10	10	10	10
Side Yard, Corner Lot, Street Side (feet) (c)	25	25	15	15	15	15	15	15	15	15	15	15	25	25
Rear Yard (feet) (d)	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Front Yard (feet)	35	25	25	25	25	25	25	20	20	25	25	25	25	25
Lot Area (feet) (Ord. No. 445-2009, adopted 05/26/09)	43,560	43,560	8,400	7,200	7,200	6,000	6,000	4,500	2,700 per unit	7,200	6,000	5,000	6,000	5,000
Min. Lot Width (feet)	75	75	70	60	60	50	50	40	25	60	50	50	50	50
Min. Lot Depth (feet)	120	120	120	120	120	120	120	100	160	120	120	120	120	120
Max. Lot Coverage (%)	40	40%	35%	40%	40%	45%	45%	50%	60%	50%	60%	50%	40%	50%
Building Size (square feet)	2400	2400	2000	1800	1800	1600	1600	1200	900	1200	None	None	None	None
Masonry* (%)	80%	80%	80%	80%	0%	80%	80%	80%	80%	80%	80%	80%	90%	90%

*Brick or rock veneer; See also Section 35.05(f).

(a) Zero one side with 10 feet separation between Buildings.

(b) 14 feet between ends of Buildings.

(c) 45 feet where adjacent to single Family or duplex residential District.

(d) The required Rear Yard shall be open and unobstructed to the sky from a point 30 inches above the average elevation of the Graded Rear Yard, except for Accessory Buildings as permitted herein. Eaves, covered porches, and roof extensions without structural support in the Rear Yard may extend into the rear yard a distance not to exceed four feet. Balconies shall not project into the required Rear Yard.

AG Agricultural District

SF-E Single Family Residential Estate

SF-84 Single Family Residential 8,400 Square Feet Min. Lot Size

SF-72 Single Family Residential 7,200 Square Feet Min. Lot Size

SF-1 Single Family Residential 7,200 Square Feet Min. Lot Size

SF-60 Single Family Residential 6,000 Square Feet Min. Lot Size

SF-Z Single Family Residential Zero Lot Line

SF-TH Single Family Residential Townhouse

MH-1 Manufactured Home District

MH-2 Manufactured Home Park District

MF-1 Multiple Family Residential – Low Density

MF-2 Multiple Family Residential – High Density

SEE INDIVIDUAL DISTRICT REGULATIONS (SECTIONS 8 –21 and 35) FOR ADDITIONAL REGULATIONS

APPENDIX 1 (CONTINUED)									
RESIDENTIAL ZONING DISTRICT AREA REGULATIONS									
	C-1	NC	C-2	C-3	O-1	I-1	I-2	THOR Overlay	CBRD
Maximum Height (feet)	25 1 Story	35	35	35	35	35	35	35	35
Side Yard, Interior (feet) (a)	5 (c)	5 (c)	5 (c)	5 (d)	None (e)	None (d)	None (d)	None (d)	0 / (c)
Side Yard, Corner Lot Street Side (feet)	25	25	25	25	50	25	25	25	0
Rear Yard (feet)	10 (c)	10 (c)	10 (c)	10 (d)	None (e)	None (d)	None (d)	None (d)	0 / (c)
Front Yard (feet) (b)	25	25	25	25	50	25	25	50	0 / (a)
Lot Area (feet)	7,000	10,000	10,000	10,000	None	10,000	10,000	20,000	2,500
Minimum Lot Width (feet)	60	50	60	80	None	50	50	100	25
Minimum Lot Depth (feet)	100	100	None	100	None	None	None	100	100
Maximum Lot Coverage (%)	40%	50%	70%	70%	50%	50%	50%	50%	Na
Building Size (square feet)									Na
Masonry* (%)	60%	60%	60%	60%	60%	Street Frontage	None	100%	100

Brick or rock veneer, front 100%

- (a) 25 feet where adjacent to residential District.
 (b) 35 feet where adjacent to residential District.
 (c) 15 feet when abutting any District requiring a side yard.
 (d) 25 feet when abutting any District requiring a rear Yard.
 (e) 15 feet when abutting any District requiring a side yard.
 (f) 25 feet or 20% of dept

- C-1 = Restricted Commercial District
 NC = Neighborhood Business District
 C-2 = General Business District
 C-3 = Planned Center District
 O-1 = Office District
 I-1 = Light Industrial District
 I-2 = Heavy Industrial District
 THOR Overlay = Thoroughfare Overlay District
 CBRD = Central Business Redevelopment District

SEE INDIVIDUAL DISTRICT REGULATIONS (SECTIONS 22 – 35) FOR ADDITIONAL REGULATIONS

Amendment 1 - 7/09

ZONING ORDINANCE
CITY OF PRINCETON, TEXAS

APPENDIX 1

DISTRICT REGULATIONS

DISTRICT REGULATIONS

	A	SF-E	SF-SE	SF-1	SF-2	SF-Z	SF-TH	TF	MF-1	MF	MH-1	MH-2	C-1	C-2	O-1	M-1	M-2
Proposed	A	SF-E	SF-SE	SF-1	SF-2	SF-Z	SF-TH	TF	MF-1	MF	MH-1	MH-2	C-1	C-2	O-1	M-1	M-2
Max. Height (feet)	35		35	35	35	35	35	30	45 (j)	45 (j)	35		35 (o)	35 (o)	35	50 (s)	50 (s)
Min. Side Yard, Corner, Street Side (feet) (c)	15	15	15	15	15	15	15	15	15	15	15	15	25	25	35	25	25
Min. Side Yard, Interior (feet)	15	15	15	10	7.5	(w)	(x)	8 or 10% of lot width	10 (l)	15 (i)	15	10	B	B	B	B	B
Min. Rear Yard Setback (feet) (d)	30	30	25	20	20	20	20	20	25 (n)	15 (n)	25	B	B	B	B	B	B
Min. Front Yard Setback (feet) (b)	35	35	25	25	25	20	20	25	25 (l)	25 (l)	25	25	25 (u)	25 (u)	25	25 (p)	25 (p)
Min. Lot Area (square feet) (a)	1 acre (e)	35,000	8,400	7,500	6,000	4,500	2,700 per unit	8,000 (g)	6,000 A	5,000 A	6,000 A	5,000 A	B	B	B	B	B
Min. Lot Width (feet)	200	100	60	60	55	40	25	65 (h)	50 (h)	70 (h)	60	50	B	B	B	B	B
Min. Lot Depth (feet)	400	200	100	100	100	100	100	100	120	150	120	120	B	B	B	B	B
Max. Lot Coverage	10%	10%	35%	40%	40%	50%	60%	60%	40%	50% (k)	40%	50%	B	B	50%	B	B
Building Size (min. square feet)		2,400	2,000	2,000	1,800	1,200	900	1,200 (v)									
Masonry* (%)		80%	80%	80%	80%	80%	80%	80%	80%	80%							
													100% Front	100% Front	80%	100% Front	100% Front

A - Total lot area shall not be less than 9,000 square feet.

A - Total lot area shall not be less than 9,000 square feet for dwelling unit construction. For each dwelling unit over three (3) in number, no less than 1,500 square feet of additional lot area is required. A maximum of ten (10) units may be constructed per acre.

B - None required except where non-residential use abuts a residential lot.

and shall comply with visibility and parking requirements as provided within this ordinance.

NOTES TO APPENDIX 1

- a. The minimum residential lot area for the various districts shall be in accordance with the regulations for each district, except that a lot having less area than required that was an official "lot of record" on February 10, 1998, amended June 23, 2009 may be used for a one family dwelling.

No lot existing on February 10, 1998, amended June 23, 2009, shall be reduced in area below the minimum requirements set forth in the respective district.

- b. The front yard setback at the time of passage of this ordinance shall not be reduced in area below the minimum requirements set forth in the respective district.

On corner lots, the front yard setback shall be observed along the frontage of both intersecting streets (unless shown specifically otherwise on a final plat).

Where a building line has been established by a plat approved by the City Council or by ordinance and such line requires a great or lesser front yard setback than is prescribed by this ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by such ordinance or plat provided no such building line shall be less than twenty (20) feet, except as approved under a Planned Development (see Section 20).

Where the frontage on one side of a street between two (2) intersecting streets is divided by two (2) or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage.

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 once frontage on the plat or by ordinance, in which event only one required front yard need be observed.

On any corner lot for which front and side yards are required, no wall, fence, structure, sign, tree, or other planting or sloped terrace or embankment may be maintained higher than three (3) feet above the street grade so as to cause danger or hazard to traffic by obstructing the view of the intersection from a point thirty (30) feet back from the right-of-way corner.

Where a future right-of-way line has been established for future widening or opening of a street or thoroughfare upon which a lot abuts, the front or side yard shall be measured from the future right-of-way.

- c. Every part of a required side yard shall be open and unobstructed except for
- (a) accessory buildings as permitted herein;
 - (b) the ordinary projections of window sills, belt courses, cornices, and other architectural features not more than twelve (12) inches into the required side yard; and
 - (c) roof eaves projecting not more than thirty-six (36) inches into the required side yard.
- Balconies shall not project into the required side yard.

Minimum side yard setbacks in the Original Donation shall be seven (7) feet for single family residential uses, regardless of other requirements listed here.

When a non-residentially zoned lot or tract abuts upon a zoning district boundary line dividing that lot or tract from a residentially zoned lot or tract, a minimum side yard of fifteen (15) feet shall be provided on the non-residential property. A masonry wall having a minimum height of six (6) feet above the average grade of the residential property shall be constructed on non-residential property adjacent to the common side or rear property line.

- d. The required rear yard shall be open and unobstructed from a point thirty (30) inches above the average elevation of the graded rear yard, except for accessory buildings as permitted herein. Eaves, covered porches, and roof extensions without structural support in the rear yard may extend into the rear yard a distance not to exceed four (4) feet. Balconies shall not project into the required rear yard.
- e. Single family dwellings require building lots of two (2) acres or more.
- f. A one-story wing or extension may be built within fifteen (15) feet of the rear lot line.
- g. No lot containing multifamily units shall contain less than ten thousand (10,000) square feet total or one thousand five hundred (1,500) square feet per dwelling unit, whichever is greater.

Minimum lot sizes for townhouses and zero lot line houses shall be three thousand (3,000) square feet per dwelling unit.

Minimum lot sizes for all permitted uses shall be seventy five hundred (7,500) square feet or one thousand five hundred (1,500) square feet per living unit, whichever is greater.

- h. Lot width for a lot containing multifamily, townhouse, or zero lot line units shall be twenty (20) feet per ground floor unit plus side yard requirements.

Lot width for a lot containing other permitted uses shall be not less than sixty (60) feet.

- i. If a side yard or rear yard is adjacent to a single family residential district, there shall be a twenty-five (25) foot setback and a sixty (60) foot setback from the adjacent property line for buildings in excess of one (1) story in height.
- j. The height of any multifamily building sited on a lot adjacent to an area zoned for single family dwellings or where single family dwellings of one story in height exist shall be limited to one story for a distance of sixty (60) feet from the single family district boundary or the land on which the single family dwelling is located.
- k. See Section 24.6.2 for additional regulations.
- l. The front yard setback shall be forty-five (45) feet where parking is allowed in front of the building. Accessory buildings shall have a sixty (60) foot front yard setback.
- m. No side yard is required except that a side yard of not less than fifteen (15) feet in width shall be provided on the side of a lot adjoining a residential district even when separated by an alley. When adjacent to a residential district, even when separated by an alley no windows shall be permitted above ten (10) foot on the building sides facing such residential district. In addition, a masonry wall having a minimum height of six (6) feet above the average

grade of the residential property shall be constructed on the non-residential property adjacent to the common side property line.

- n. No rear yard is required except that rear yard of not less than twenty-five (25) feet or twenty (20) percent of the depth of the lot, whichever is lesser, shall be provided upon that portion of a lot abutting or across a rear alley or street from a residential district.
- o. No building shall exceed thirty-five (35) feet in height, except cooling towers, roof gables, chimneys, vent stacks, or mechanical equipment rooms, which may project not more than twelve (12) feet beyond maximum building height.
- p. A twenty-five (25) foot front yard is required except that a front yard of not less than fifty (50) feet shall be provided upon that portion of a lot abutting or across a street or alley from property in a residential or commercial district.
- q. No side yard is required except that side yard or a side street yard of not less than twenty-five (25) feet in width shall be provided on the side of the lot adjoining or across a street or alley from a residential or commercial district. In addition, a masonry wall having a minimum height of six (6) feet above the average grade of the residential property shall be constructed on the non-residential property adjacent to the common side property line.
- r. No rear yard is required except that a rear yard of not less than fifty (50) feet in depth shall be provided upon that portion of a lot abutting or across a rear street or alley from a residential district, except that such rear yard requirement shall be twenty-five (25) feet in depth where the property in the residential district backs up to the rear street. In addition, a masonry wall having a minimum height of six (6) feet above the average grade of the residential property shall be constructed on the non-residential property adjacent to the common side property line.
- s. A building may be erected to a height of eighty (80) feet if set back from all required yard lines a distance of one (1) foot for each two (2) feet of additional height above forty-five (45) feet. This requirement is in addition to all other relevant setback requirements.
- t. Side yard requirements shall be the same as for the M-1 District except that a side yard or a side street yard of not less than fifty (50) feet in width shall be provided on the side of the lot adjoining or across from a residential or commercial district.
- u. None required except where non-residential use abuts a residential lot in which case the requirements shall be same as the adjoining residential zone and shall comply with visibility and parking requirements as provided within this ordinance.

DIVISION 6. - ALLEYS AND EASEMENTS

Sec. 65-518. - Alleys not required.

No alleys shall be required. If provided or constructed by the developer, alleys shall conform to the Design Manual and Standard Construction Details.

(Ord. No. 2007-08, § II(III.3.2(A)), 2-13-2007)

Sec. 65-519. - Easements.

- (a) The minimum width for city easements shall be 15 feet or as otherwise required by the city engineer. The minimum width for city drainage easements shall be as required by the city engineer. The width of easements for other utility providers, such as for gas, electric, telephone or cable television, shall be as required by that particular entity. It shall be the applicant's responsibility to determine appropriate easement widths required by other utility companies (also see article VI, division 8). Wherever possible, easements shall be centered on or along front or side lot lines rather than across the interior or rear of lots, particularly where no alleys will be provided behind the lots.
- (b) Where a subdivision is traversed by a watercourse, drainageway or channel, there shall be provided a stormwater easement or drainage right-of-way conforming substantially with such course and of such additional width as may be designated by the city engineer, subject to determination according to proper engineering considerations. The required width shall conform to the requirements set forth by the Federal Emergency Management Agency (FEMA), the U.S. Army Corps of Engineers, and/or the city. Single-loaded parallel streets or parkways may be required adjacent to certain portions of creek or drainage ways to provide maintenance access and/or public access to recreation areas (see appropriate articles in this chapter). Other utilities may be permitted within the drainage easement only if approved by the city engineer and any other applicable entity requiring the drainage easement.
- (c) No fences or other structures shall be located within a drainage easement.
- (d) Where alleys are not provided in a residential subdivision, a minimum 15-foot-wide utility easement shall be provided along the front of all lots, adjacent to and flush with the street right-of-way line for the potential placement of utility facilities.
- (e) For new development, all necessary on-site easements shall be established on the subdivision plat and not by separate instrument, and they shall be labeled for the specific purpose, and to the specific entity, for which they are being provided. Examples include, but are not limited to, a:
 - (f) Water, sanitary sewer or drainage easement, which is dedicated to the city for a water or sanitary sewer line or for a drainage structure;
 - (g) Access easement, which is dedicated to the public for unrestricted access purposes;
 - (h) Fire lane easement, which is dedicated to the city and its fire suppression and emergency medical service providers for access purposes;
 - (i) Electrical, gas or telephone easement, which is dedicated to the specific utility provider that requires the easement.

(Ord. No. 2007-08, § II(III.3.3(A)—(E)), 2-13-2007)

Secs. 65-520—65-546. - Reserved.

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
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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 <u>77-166(b)(7)</u>		
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.

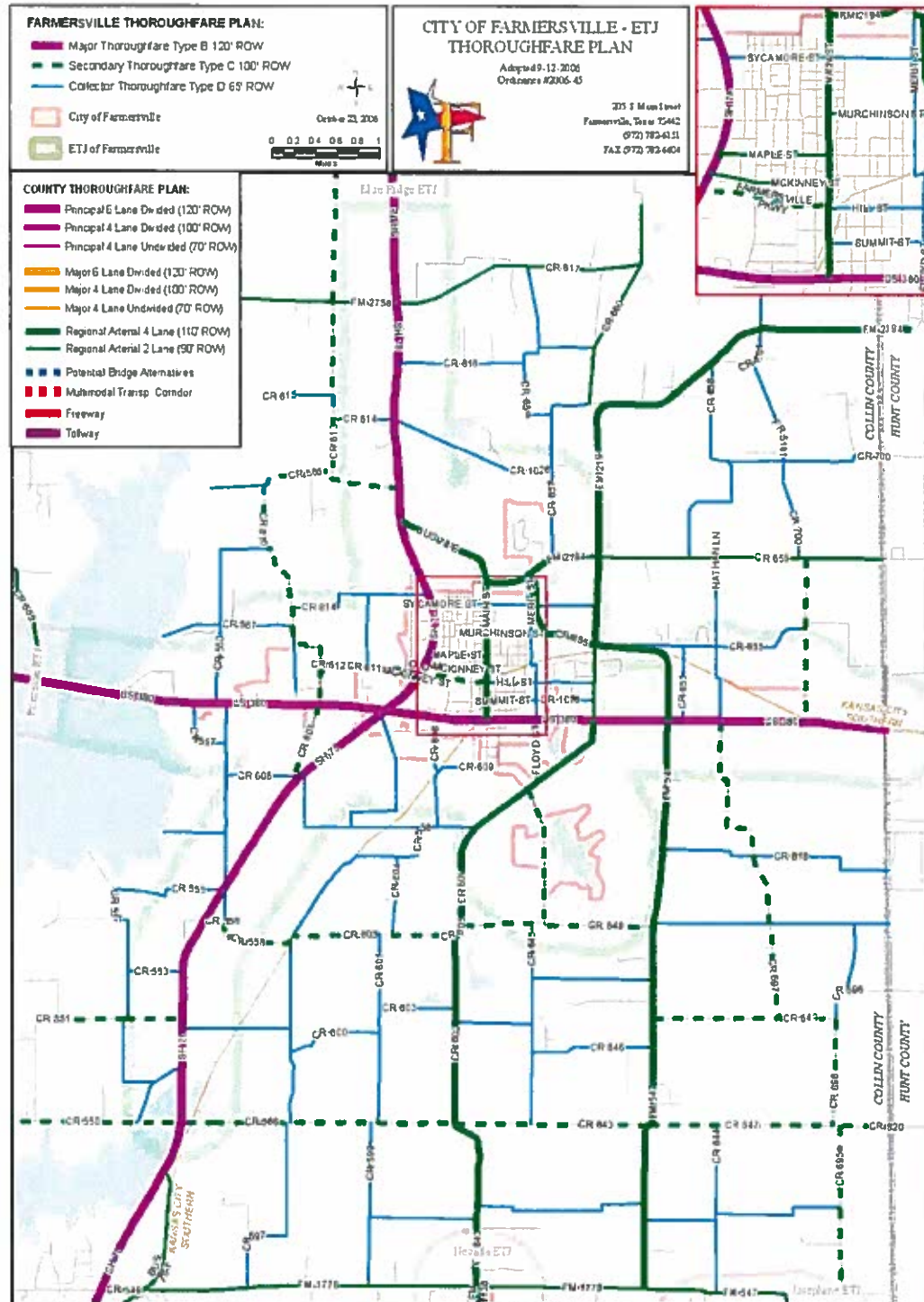
- Collector Thoroughfare 65' of right-of-way

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

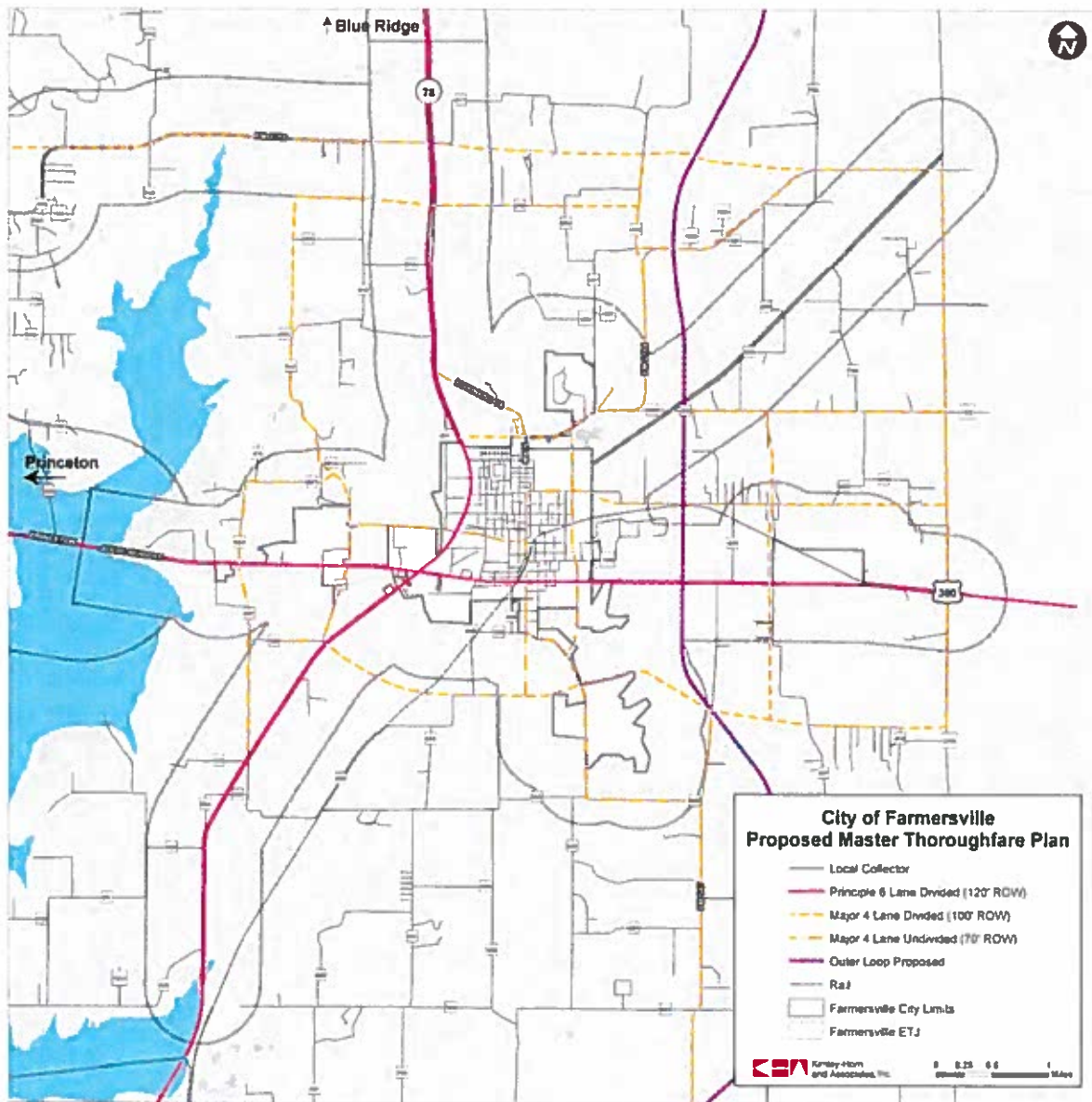
Farmersville's existing thoroughfare plan is shown below:

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

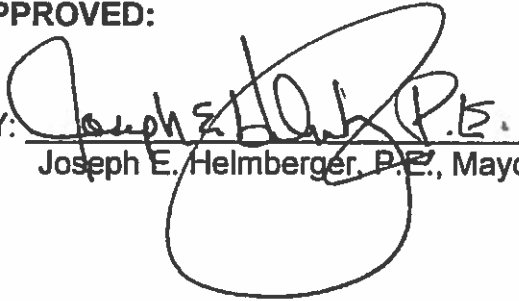
This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by Texas law.

PASSED on first and final reading on the 22nd 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 22nd DAY OF MAY, 2012.

APPROVED:

BY:


Joseph E. Helmberger, P.E., Mayor

ATTEST:

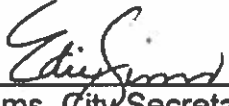

Edie Sims, City Secretary



Exhibit A

Major Thoroughfare Sidewalk Placement

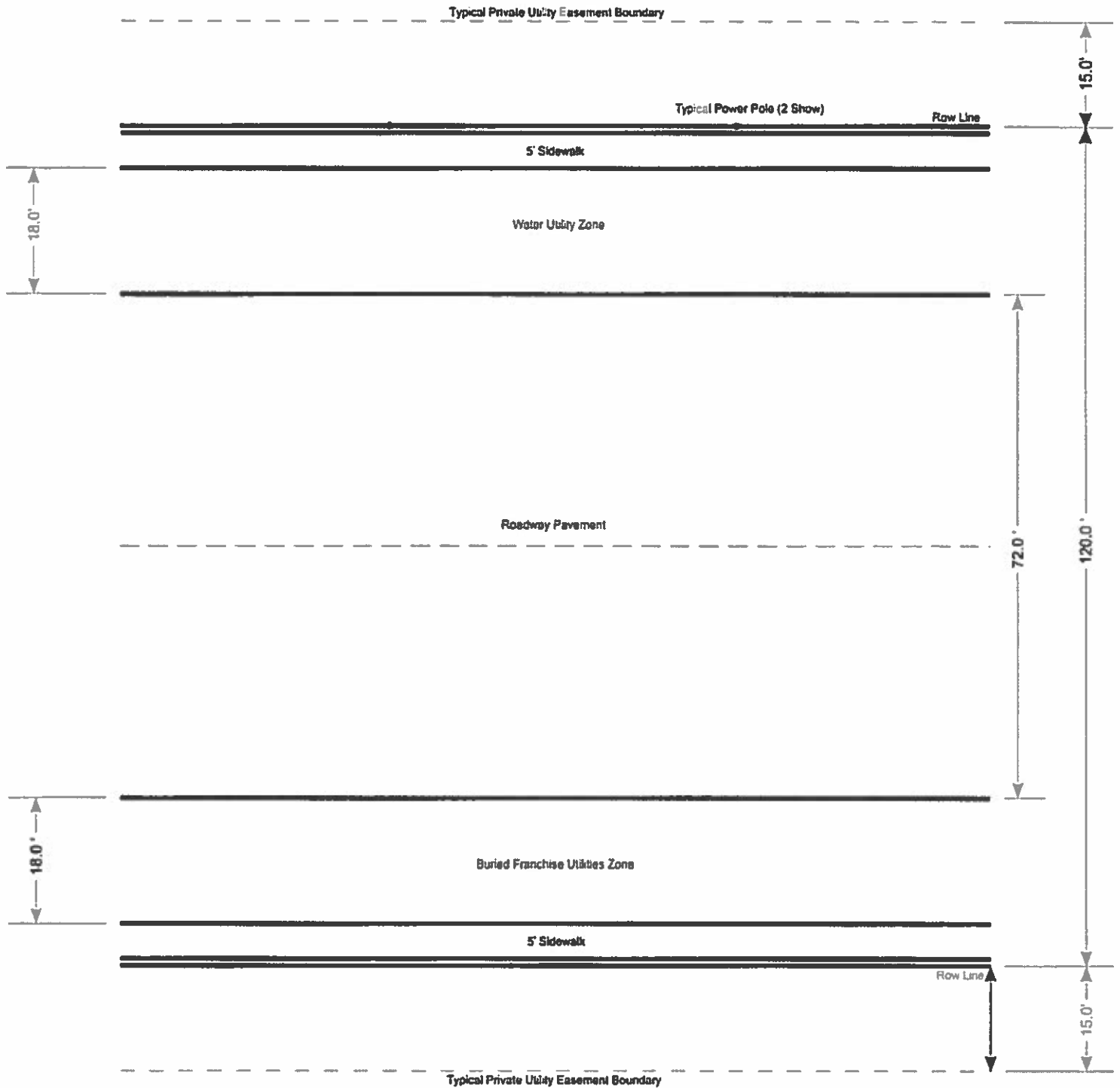


Exhibit B

Secondary Thoroughfare Sidewalk Placement

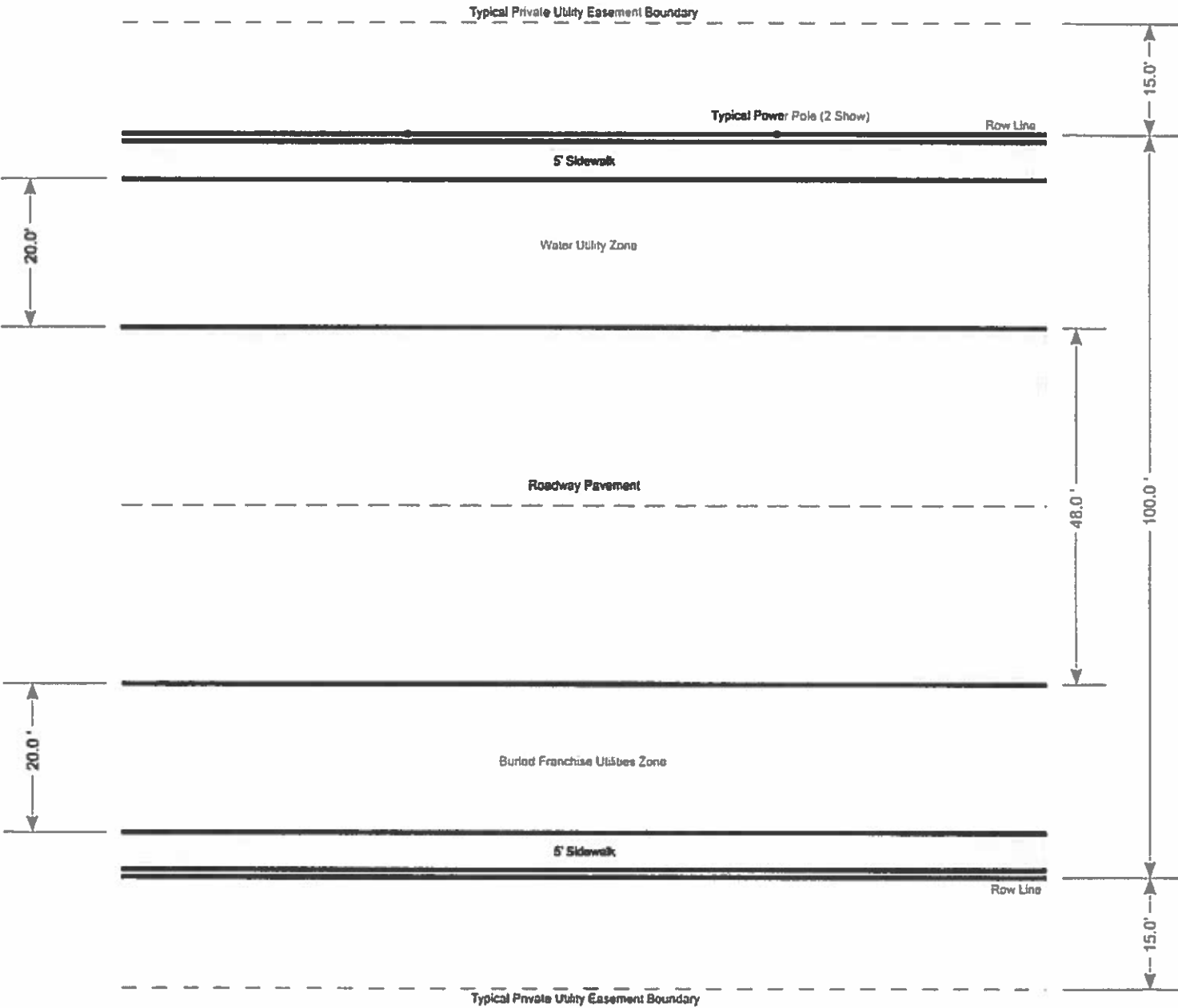


Exhibit C

Collector Roadway Sidewalk Placement

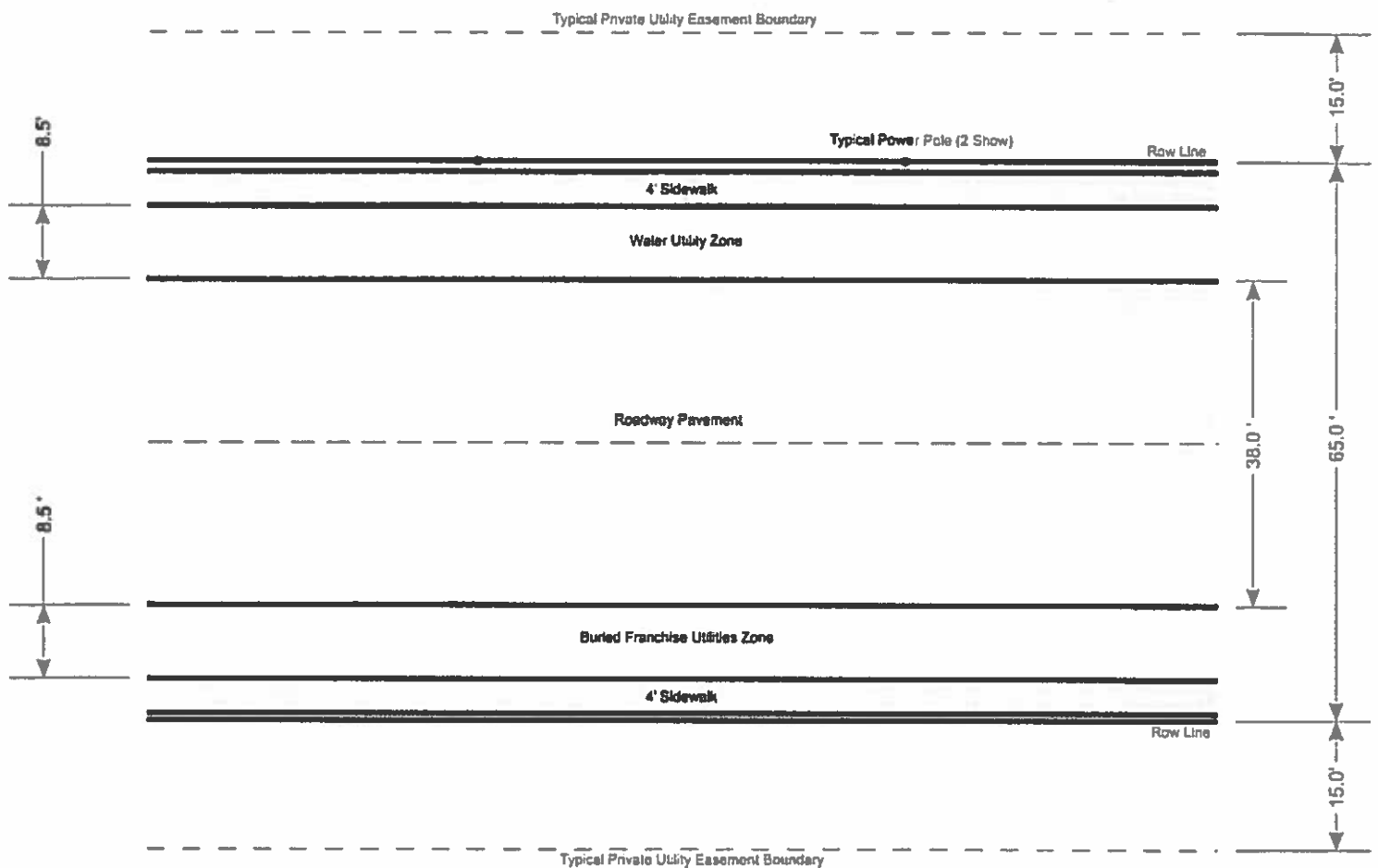


Exhibit D
Residential Street Sidewalk Placement

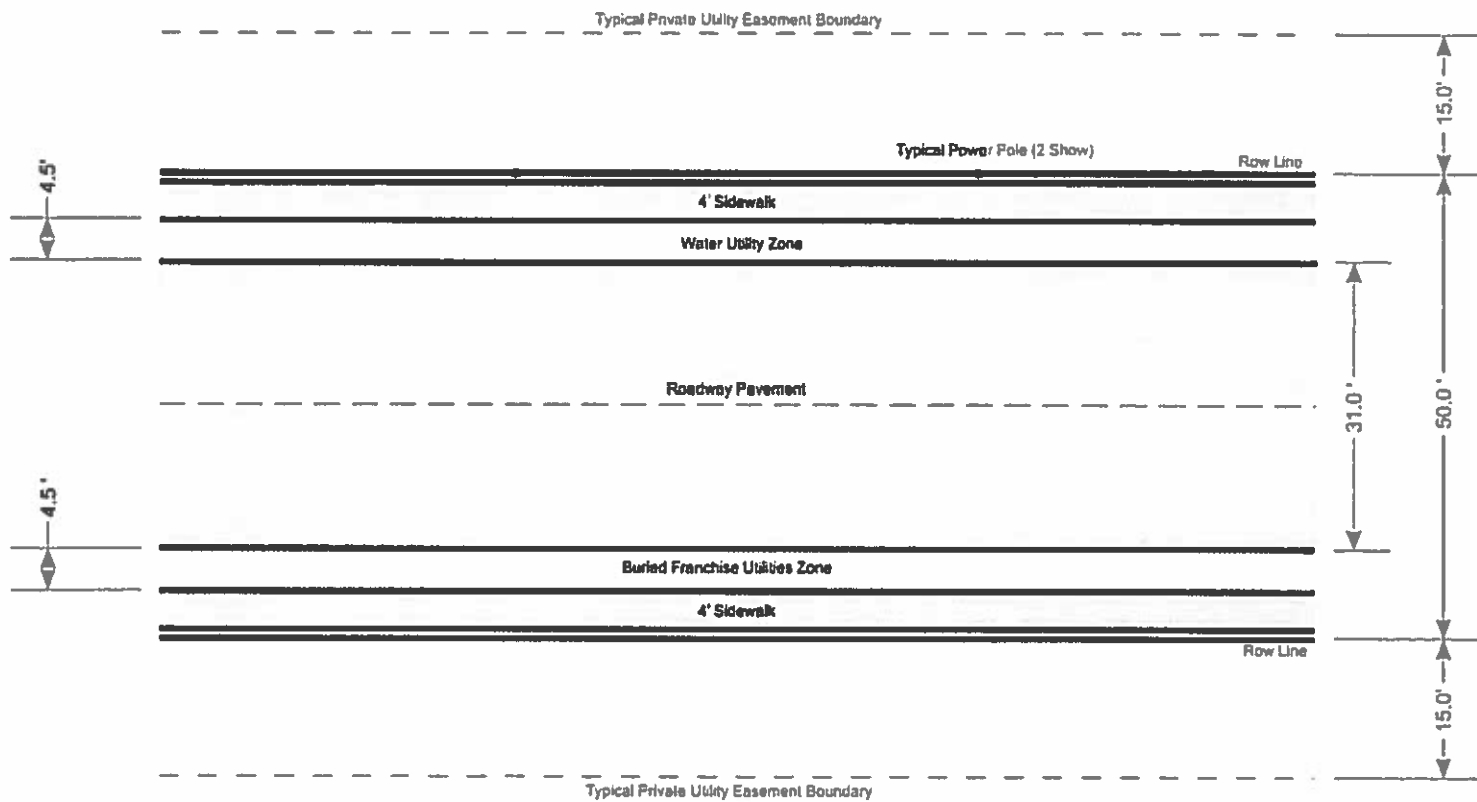


Exhibit E Residential Estate Street Sidewalk Placement

