



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
MAY 20, 2019, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

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 recommendation to City Council for a Final Plat of the Hendricks 380 Addition, Lot 1, Block 1.
- B. Consider, discuss and act upon a recommendation to City Council for a Final Plat of the Thain Addition, Lots 1-3.
- C. Consider, discuss and act upon a Site Plan for Anytime Fitness located on Lot 7, Murphy's Crossing, Phase 2.
- D. Discussion regarding proposed changes to industrial zoning districts requested by the FEDC (4A).
- E. Consider, discuss and act upon minutes from March 18, 2019.

III. ADJOURNMENT

The Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney).

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972-782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that appropriate arrangements

can be made. *Handicap Parking is available in the front and rear parking lot of the building.*

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted on May 17, 2019, by 6:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 17th day of May, 2019.



Sandra Green, City Secretary



I. Preliminary Matters

II. Items for Possible Discussion

- A. Consider, discuss and act upon a recommendation to City Council for a Final Plat of the Hendricks 380 Addition, Lot 1, Block 1.



SUBDIVISION APPLICATION FORM

City of Farmersville, Texas

Please Type or Print Information

This form shall be completed by the Applicant and submitted to the City Secretary's Office along with 6 copies of the respective plat, fees, and all other required information.

In order for a completed package to be considered for a Planning and Zoning Board meeting all application materials will need to be turned into the City staff at least 3 weeks prior. The package will need to be technically complete 6 working days prior to the Planning and Zoning Board meeting.

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

The submission of plans/drawings, calculations, etc., along with this application, makes such items public record and the Applicant understands that they may be viewed and/or reproduced by the general public.

For a list of fees associated see the City of Farmersville Master Fee Schedule. Fees shall be collected for the purpose of defraying the costs of administrative, clerical, engineering, legal, planning, inspection, and other services deemed necessary to properly review and investigate plats and subdivision construction.

Exemptions to the platting process are listed in section 1.5 of the Subdivision Ordinance.

Subdivision Ordinance variances/waivers may be granted by following the steps outlined in section 1.10 of the Subdivision Ordinance.

Public infrastructure requirements established by the respective code (example, International Fire Code) and interpreted by the code official may be appealed based on a claim of incorrect interpretation, code applicability, or equivalent methodology. Code requirements cannot be waived.

Place "X" or check mark in appropriate box. All answers must be "Yes" to submit application.

Pre-Application Requirements		
Yes	No	Requirement
		Attended Pre-Application Conference
✓		Plat described by metes and bounds
✓		Plat located with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part
✓		Dimensions of plat and of each street, alley, square, park, or other part of the plat intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part
✓		Plat is located in Collin County
	✓	Plat is located in Hunt County
✓		Plat is located within the City of Farmersville corporate limits or Extra-Territorial Jurisdiction (ETJ) limits

Subdivision Application Form

Place "X" or check mark in appropriate box. Use the N/A (not applicable) box if a line item is not applicable. Double asterisk items are required for all applications. Where separate documents are requested attach them to this submission.

Required Submission Materials			
Yes	No	N/A	Item Description
	<input checked="" type="checkbox"/>		** Six copies of plat. Dimensions should be 24" X 36".
	<input checked="" type="checkbox"/>		* * Original certified tax certificate
	<input checked="" type="checkbox"/>		** Utility service provider letters
	<input checked="" type="checkbox"/>		** Proof of land ownership document
<input checked="" type="checkbox"/>			** Electronic version of plat on CD (.PDF and .DWG)
		<input checked="" type="checkbox"/>	** Fees with appropriate retainer as required
		<input checked="" type="checkbox"/>	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
		<input checked="" type="checkbox"/>	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
		<input checked="" type="checkbox"/>	Two copies of engineering plans
		<input checked="" type="checkbox"/>	On-Site Sanitary Sewer Facility (OSSF) certification document
		<input checked="" type="checkbox"/>	Engineer's Summary Report
		<input checked="" type="checkbox"/>	Development schedule
		<input checked="" type="checkbox"/>	Development agreement
		<input checked="" type="checkbox"/>	Copy of covenants, conditions, restrictions, and agreements
		<input checked="" type="checkbox"/>	Geotechnical report
		<input checked="" type="checkbox"/>	Traffic study
		<input checked="" type="checkbox"/>	Application letter for proposed street names

Place "X" or check mark in appropriate box. Only one box may be indicated.

Type of Plat Document Submittal	
	Concept Plan
	Preliminary Plat
<input checked="" type="checkbox"/>	Final Plat
	Development Plat
	Replat
	Amending Plat
	Minor Plat
	Vacated Plat

Subdivision Application Form

Place information in all spaces that apply. Depending on the situation some spaces may be left empty.

Property Owner Information	
Name	Jack Hendricks / City of Farmersville
Address	1415 Red Oak Cir. 205 S. Main
City	Farmersville Farmersville
State	Tx Tx
Zip	75442 75442
Work Phone Number	(972) 782-6151
Facsimile Number	
Mobile Phone Number	
Email Address	
Applicant/Responsible Party Information	
Name	City of Farmersville
Address	205 S. Main
City	Farmersville
State	Tx
Zip	75442
Work Phone Number	(972) 782-6151
Facsimile Number	
Mobile Phone Number	
Email Address	
Engineer Information	
Name	
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Surveyor Information	
Name	Matt Busby (Boundary Solutions)
Address	PO Box 250
City	Caddo Mills
State	Tx
Zip	75135
Work Phone Number	(972) 782-8082
Facsimile Number	
Mobile Phone Number	
Email Address	

Subdivision Application Form

General Application Information	
Proposed Name of Subdivision	Heardricks 380 Addition
Total Acreage of Development	27.384
Physical Location of Property	
Legal Description of Property	WB Williams Survey, A-952 & D.J. Jaynes Survey,
Number of Lots	1 A-471

Place "X" or check mark in appropriate box indicating the form provided for proof of land ownership. Attach document to this submission.

Type of Plat Document Submittal	
<input type="checkbox"/>	General Warranty Deed
<input type="checkbox"/>	Special Warranty Deed
<input type="checkbox"/>	Title Policy
<input type="checkbox"/>	Other (approved by City Manager):

Place "X" or check mark in appropriate box indicating the current zoning districts comprising the land. Depending on the situation more than one box may be indicated.

Current Zoning	
<input type="checkbox"/>	A Agricultural District
<input type="checkbox"/>	SF-1 One-Family Dwelling District
<input type="checkbox"/>	SF-2 One-Family Dwelling District
<input type="checkbox"/>	SF-3 One-Family Dwelling District
<input type="checkbox"/>	2F Two-Family Dwelling District
<input type="checkbox"/>	MF-1 Multiple-Family Dwelling District-1
<input type="checkbox"/>	MF-2 Multiple-Family Dwelling District-2
<input type="checkbox"/>	P Parking District
<input type="checkbox"/>	O Office District
<input type="checkbox"/>	NS Neighborhood Service District
<input type="checkbox"/>	GR General Retail District
<input checked="" type="checkbox"/>	C Commercial District
<input checked="" type="checkbox"/>	HC Highway Commercial
<input type="checkbox"/>	CA Central Area District
<input type="checkbox"/>	I-1 Light Industrial District
<input type="checkbox"/>	I-2 Heavy Industrial District
<input type="checkbox"/>	PD Planned Development District
<input type="checkbox"/>	Extra-Territorial Jurisdiction

Subdivision Application Form

Place "X" or check mark in appropriate box indicating the proposed zoning districts comprising the land. Depending on the situation more than one box may be indicated. If zoning remains unaffected mark the same as above in the "Current Zoning Districts" table.

Proposed Zoning	
<input type="checkbox"/>	A Agricultural District
<input type="checkbox"/>	SF-1 One-Family Dwelling District
<input type="checkbox"/>	SF-2 One-Family Dwelling District
<input type="checkbox"/>	SF-3 One-Family Dwelling District
<input type="checkbox"/>	2F Two-Family Dwelling District
<input type="checkbox"/>	MF-1 Multiple-Family Dwelling District-1
<input type="checkbox"/>	MF-2 Multiple-Family Dwelling District-2
<input type="checkbox"/>	P Parking District
<input type="checkbox"/>	O Office District
<input type="checkbox"/>	NS Neighborhood Service District
<input type="checkbox"/>	GR General Retail District
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<input type="checkbox"/>	HC Highway Commercial
<input type="checkbox"/>	CA Central Area District
<input type="checkbox"/>	I-1 Light Industrial District
<input type="checkbox"/>	I-2 Heavy Industrial District
<input type="checkbox"/>	PD Planned Development District
<input type="checkbox"/>	Extra-Territorial Jurisdiction

Place "X" or check mark in appropriate box indicating the proposed use of the land. Depending on the situation more than one box may be indicated.

Use of Land and Buildings	
Housing Uses	
<input type="checkbox"/>	One Family Detached Dwelling
<input type="checkbox"/>	One Family Attached Dwelling
<input type="checkbox"/>	Zero Lot Line Dwelling
<input type="checkbox"/>	Town Home
<input type="checkbox"/>	Two Family Dwelling
<input type="checkbox"/>	Multiple Family Dwelling
<input type="checkbox"/>	Boarding or Rooming House
<input type="checkbox"/>	Bed and Breakfast Inn
<input type="checkbox"/>	Hotel or Motel
<input type="checkbox"/>	HUD Code Manufactured Home
<input type="checkbox"/>	Industrialized Housing
<input type="checkbox"/>	Mobil Home

Use of Land and Buildings	
Accessory And Incidental Uses	
	Accessory Building
	Farm Accessory Building
	Home Occupation
	Off Street Parking Incidental to Main Use
	Stable
	Swimming Pool
	Temporary Field Office or Construction Office
Utility And Services Uses Electrical Substation	
	Electrical Energy Generating Plant
	Electrical Transmission Use
	Fire Station
	Gas Lines and Regulating Station
	Public Building Shop or Yard of Local State or General Agency
	Radio, Television, or Microwave Tower
	Radio or Television Transmitting Station
	Sewage Pumping Station
	Sewage Treatment Plant
	Telephone Business Office
	Telephone Exchange, Switching Relay or Transmitting Station
	Utility Line, Local
	Utility Shops or Storage Yards or Buildings
	Water Standpipe or Elevated Water Storage
	Water Reservoir, Well or Pumping Station
	Water Treatment Plant
Recreational And Entertainment Uses	
	Amusement, Commercial
	Amusement, Commercial
	Country Club with Golf Course
	Dance Hall or Night Club
	Day Camp for Children
	Drag Strip or Commercial Racing
	Go Cart Track
	Gun Range
	Park or Playground
	Play Field or Stadium
	Rodeo Grounds
	Swim or Tennis Club
	Theater
	Trailer Park - Recreational Vehicle Park

Use of Land and Buildings	
Educational And Institutional Uses	
	Art Gallery or Museum
	Cemetery or Mausoleum
	Church or Rectory
	College, University or Private School
	Community Center
	Convent or Monastery
	Fairgrounds or Exhibition Area
	Fraternity, Sorority, Lodge or Civic Club
	Home for Alcoholic, Narcotic or Psychiatric Patients
	Hospital Acute Care
	Hospital Chronic Care
	Historical, Religious, Charitable or Philanthropic Nature
	Kindergarten or Nursery
	Library
	Nursing Home or Residence for Aged
	School, Business or Trade and
	School, Public or Parochial
Transportation Related Uses	
	Airport, Landing Field or Heliport
	Bus Station or Terminal and
	Motor Freight Terminal
	Parking Lot Truck
	Parking Lot Structure Commercial
	Railroad Freight Terminal
	Railroad Passenger Station
	Railroad Track or Right-of-Way
	Railroad Team Tracks
Automobile Service Uses	
	Auto Glass, Muffler or Seat Cover Shop
	Auto Laundry
	Auto Parts and Accessory Sales
	Auto Parts and Accessory Sales
	Auto Painting or Body Rebuilding Shop
	Automobile Repair Garage
	Gasoline or Fuel Service Station
	New or Used Auto Sales in Structure
	New or Used Auto Sales Outdoor Lot
	Motorcycle or Scooter Sales and Repair
	Steam Cleaning or Vehicles or Machinery
	Tire Retreading or Capping
	Trailer, Cargo Sales or Rental
	Wrecking or Auto Salvage Yard

Use of Land and Buildings	
Retail And Related Service Uses	
	Antique Shop
	Art Supply Store
	Bakery or Confectionery Shop
	Bank or Saving And Loan Office
	Barber or Beauty Shop
	Book or Stationery Shop
	Camera Shop
	Cleaning Shop or Laundry
	Cleaning Laundromat
	Clinic, Medical or Dental
	Custom Personal Service Shop
	Department Store or Discount Store
	Drug Store or Pharmacy
	Farmers Market
	Florist Shop
	Food Store
	Furniture or Appliance Store
	Garden Shop and Plant Sales
	Handcraft and Art Objects Sales
	Hardware Store or Hobby Shop, Key Shop
	Laboratory, Medical or Dental
	Medical Appliances, Fitting, Sales or Rental
	Mortuary
	Offices, General Business or Professional
	Office Showroom/Warehouse or Sales Facilities
	Optical Shop or Laboratory
	Pawn Shop
	Pet Shop, Small Animals, Birds, and Fish
	Private Club
	Repair of Appliances, T.V., Radio and Similar Equipment
	Restaurant or Cafeteria
	Restaurant or Eating Establishment
	Retail Shop, Apparel, Gift Accessory and Similarities
	Sexually Oriented Establishment
	Studio Decorator and Display of Art Objects
	Studio Health Reducing or Similar Service
	Studio, Photographer, Artist, Music, Drama, or Dance
	Tool Rental
	Trailer or RV Sales or Display
	Variety Store or Other Retail Outlet Store
	Veterinarian Office Only

Use of Land and Buildings	
Agricultural Types Uses	
	Farm or Ranch
	Animal Pound
	Animal Clinic or Hospital
	Animal Clinic, Hospital or Kennel
	Greenhouse or Plant Nursery
Commercial Type Uses	
	Bakery Wholesale
	Building Material Sale
	Cabinet and Upholstery Shop
	Cleaning, Drying or Laundry Plant
	Clothing or Similar Light Assembly Process
	Contractors Storage or Equipment Yard
	Heavy Machinery Sales, Storage or Repair
	Lithographic or Print Shop
	Maintenance and Repair Service for Buildings
	Milk Depot, Dairy or Ice Cream Plant
	Manufactured House or Industrialized Homes Sales and Display
	Open Storage of Furniture, Appliances or Machinery, Etc.
	Paint Shop
	Petroleum Products, Storage and Wholesale
	Plumbing Shop
	Propane Storage and Distribution
	Storage Warehouse
	Trailer or Recreational Vehicle Sales or Display
	Welding or Machine Shop
	Wholesale Office Storage or Sales Facilities
Industrial Uses	
	Asphalt Paving Batching Plant
	Concrete Batching Plant
	Concrete Products Manufacture
	Light Manufacturing
	Sand and Gravel Storage
	Sand, Gravel, Stone or Petroleum Extraction

Subdivision Application Form

Indicate the utility provider's name for the property in the space provided.

Utility Providers	
Description of Service	Name
Electrical Service Provider	
Water Supplier	
Sewage Disposal	
Telephone Service	
Cable TV Service	
Gas Service	
Refuse Pick-Up	

The signatures of the owner(s) below indicate intention to follow through with the platting/subdivision process

Owner's Signature

Owner's Name (Printed)

Date

Co-Owner's Signature

Co-Owner's Name (Printed)

Date

Co-Owner's Signature

Co-Owner's Name (Printed)

Date



16 May 2019

Mr. Ben White, P.E., City Manager &
Director of Public Works
City of Farmersville
205 S Main St.
Farmersville, Texas 75442

RE: Hendrix 380 Addition
Final Plat

Mr. White:

The above referenced plat has been reviewed according to the ordinances of the City of Farmersville.

It is recommended that the Final Plat be approved. Please contact me if you should have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads "James M. Shankles, Jr. P.E.".

James M. Shankles, Jr. P.E.



DANIEL & BROWN INC.
118 MCKINNEY STREET | PO BOX 606 | FARMERSVILLE, TEXAS 75442
OFFICE 972-784-7777 | WWW.DBICONCONSULTANTS.COM
FIRM REGISTRATION NO. F-002125

- B. Consider, discuss and act upon a recommendation to City Council for a Final Plat of the Thain Addition, Lots 1-3.

20191128



SUBDIVISION APPLICATION FORM

City of Farmersville, Texas



Please Type or Print Information

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Exemptions to the platting process are listed in section 1.5 of the Subdivision Ordinance.

Subdivision Ordinance variances/waivers may be granted by following the steps outlined in section 1.10 of the Subdivision Ordinance.

Public infrastructure requirements established by the respective code (example, International Fire Code) and interpreted by the code official may be appealed based on a claim of incorrect interpretation, code applicability, or equivalent methodology. Code requirements cannot be waived

Place "X" or check mark in appropriate box. All answers must be "Yes" to submit application.

Pre-Application Requirements		
Yes	No	Requirement
	✓	Attended Pre-Application Conference
		Plat described by metes and bounds
✓		Plat located with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part
✓		Dimensions of plat and of each street, alley, square, park, or other part of the plat intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part
✓		Plat is located in Collin County
	✓	Plat is located in Hunt County
✓		Plat is located within the City of Farmersville corporate limits or Extra-Territorial Jurisdiction (ETJ) limits

1230714

Subdivision Application Form

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Required Submission Materials			
Yes	No	N/A	Item Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Six copies of plat. Dimensions should be 24" X 36".
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	* * Original certified tax certificate
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	** Utility service provider letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Proof of land ownership document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Electronic version of plat on CD (.PDF and .DWG)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Fees with appropriate retainer as required
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Two copies of engineering plans
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	On-Site Sanitary Sewer Facility (OSSF) certification document
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineer's Summary Report
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development schedule
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development agreement
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of covenants, conditions, restrictions, and agreements
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geotechnical report
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Traffic study
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application letter for proposed street names

Place "X" or check mark in appropriate box. Only one box may be indicated

Type of Plat Document Submittal	
<input type="checkbox"/>	Concept Plan
<input type="checkbox"/>	Preliminary Plat
<input checked="" type="checkbox"/>	Final Plat
<input type="checkbox"/>	Development Plat
<input type="checkbox"/>	Replat
<input type="checkbox"/>	Amending Plat
<input type="checkbox"/>	Minor Plat
<input type="checkbox"/>	Vacated Plat

Subdivision Application Form

Place information in all spaces that apply. Depending on the situation some spaces may be left empty

Property Owner Information	
Name	REX L. THAIN, JR.
Address	109 COLLEGE ST.
City	FARMERSVILLE
State	TX
Zip	75442
Work Phone Number	972-782-7008
Facsimile Number	
Mobile Phone Number	
Email Address	REX@REDEERIGHT.COM
Applicant/Responsible Party Information	
Name	OWNER
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Engineer Information	
Name	N/A
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Surveyor Information	
Name	MATTHEW BUSBY
Address	116 MCKINNEY ST.
City	FARMERSVILLE
State	TX
Zip	75442
Work Phone Number	214-499-8472
Facsimile Number	
Mobile Phone Number	
Email Address	mbusby-bis@yahoo.com

Subdivision Application Form

General Application Information	
Proposed Name of Subdivision	THAIN ADDITION
Total Acreage of Development	0.740
Physical Location of Property	MAPLE ST.
Legal Description of Property	SEE PLAT
Number of Lots	3

Place "X" or check mark in appropriate box indicating the form provided for proof of land ownership. Attach document to this submission.

Type of Plat Document Submittal	
<input checked="" type="checkbox"/>	General Warranty Deed
<input type="checkbox"/>	Special Warranty Deed
<input type="checkbox"/>	Title Policy
<input type="checkbox"/>	Other (approved by City Manager):

Place "X" or check mark in appropriate box indicating the current zoning districts comprising the land. Depending on the situation more than one box may be indicated.

Current Zoning	
	A Agricultural District
	SF-1 One-Family Dwelling District
<input checked="" type="checkbox"/>	SF-2 One-Family Dwelling District
	SF-3 One-Family Dwelling District
	2F Two-Family Dwelling District
	MF-1 Multiple-Family Dwelling District-1
	MF-2 Multiple-Family Dwelling District-2
	P Parking District
	O Office District
	NS Neighborhood Service District
	GR General Retail District
	C Commercial District
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	I-1 Light Industrial District
	I-2 Heavy Industrial District
	PD Planned Development District
	Extra-Territorial Jurisdiction

Subdivision Application Form

Place "X" or check mark in appropriate box indicating the proposed zoning districts comprising the land. Depending on the situation more than one box may be indicated. If zoning remains unaffected mark the same as above in the "Current Zoning Districts" table.

Proposed Zoning		
	A	Agricultural District
	SF-1	One-Family Dwelling District
✓	SF-2	One-Family Dwelling District
	SF-3	One-Family Dwelling District
	2F	Two-Family Dwelling District
	MF-1	Multiple-Family Dwelling District-1
	MF-2	Multiple-Family Dwelling District-2
	P	Parking District
	O	Office District
	NS	Neighborhood Service District
	GR	General Retail District
	C	Commercial District
	HC	Highway Commercial
	CA	Central Area District
	I-1	Light Industrial District
	I-2	Heavy Industrial District
	PD	Planned Development District
		Extra-Territorial Jurisdiction

Place "X" or check mark in appropriate box indicating the proposed use of the land. Depending on the situation more than one box may be indicated.

Use of Land and Buildings	
Housing Uses	
✓	One Family Detached Dwelling
	One Family Attached Dwelling
	Zero Lot Line Dwelling
	Town Home
	Two Family Dwelling
	Multiple Family Dwelling
	Boarding or Rooming House
	Bed and Breakfast Inn
	Hotel or Motel
	HUD Code Manufactured Home
	Industrialized Housing
	Mobil Home

City of Farmersville Staff Only
(Applicant, do not mark in spaces below)

Description	Response
Name of City Staff Worker Receiving Application	<i>[Signature]</i>
Fee Amount	\$ 1,000. ⁰⁰
Check Number	
Date Received	4-10-19
City Receipt Number	# 00 214503
City Asset Account Number	

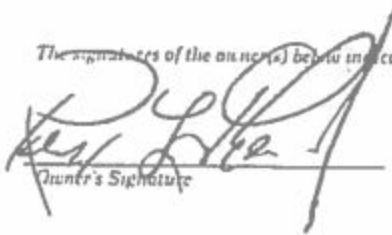
CITY OF FARMERSVILLE
CITY OF FARMERSVILLE
972-782-6151
***** RECEIPT *****
REC#: 00214503 4/10/2019 2:14 PM
CER: P32 TERM: 001
REF:
TRM: 4.0000 EP RETAINER FEES
2019120 1,000.00
TRAIN ADDITION
HALL
TENDERED: 1,000.00 CHECK
APPLIED: 1,000.00-
CHANGE: 0.00

Subdivision Application Form

Indicate the utility provider's name for the property in the space provided.

Utility Providers	
Description of Service	Name
Electrical Service Provider	
Water Supplier	
Sewage Disposal	
Telephone Service	
Cable TV Service	
Gas Service	
Refuse Pick-Up	

The signatories of the owner(s) below indicate intention to follow through with the platting/subdivision process.


Owner's Signature

Rex L. Tipton Jr
Owner's Name (Printed)

4/5/19
Date

Co Owner's Signature

Co Owner's Name (Printed)

Date

Co Owner's Signature

Co Owner's Name (Printed)

Date



April 22, 2019

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

RE: Thain Addition
Final Plat

Mr. White:

The above referenced plat has been reviewed according to the ordinances of the City of Farmersville and been found to be generally compliant

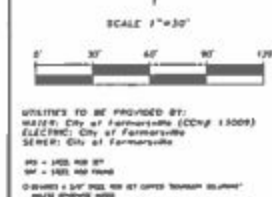
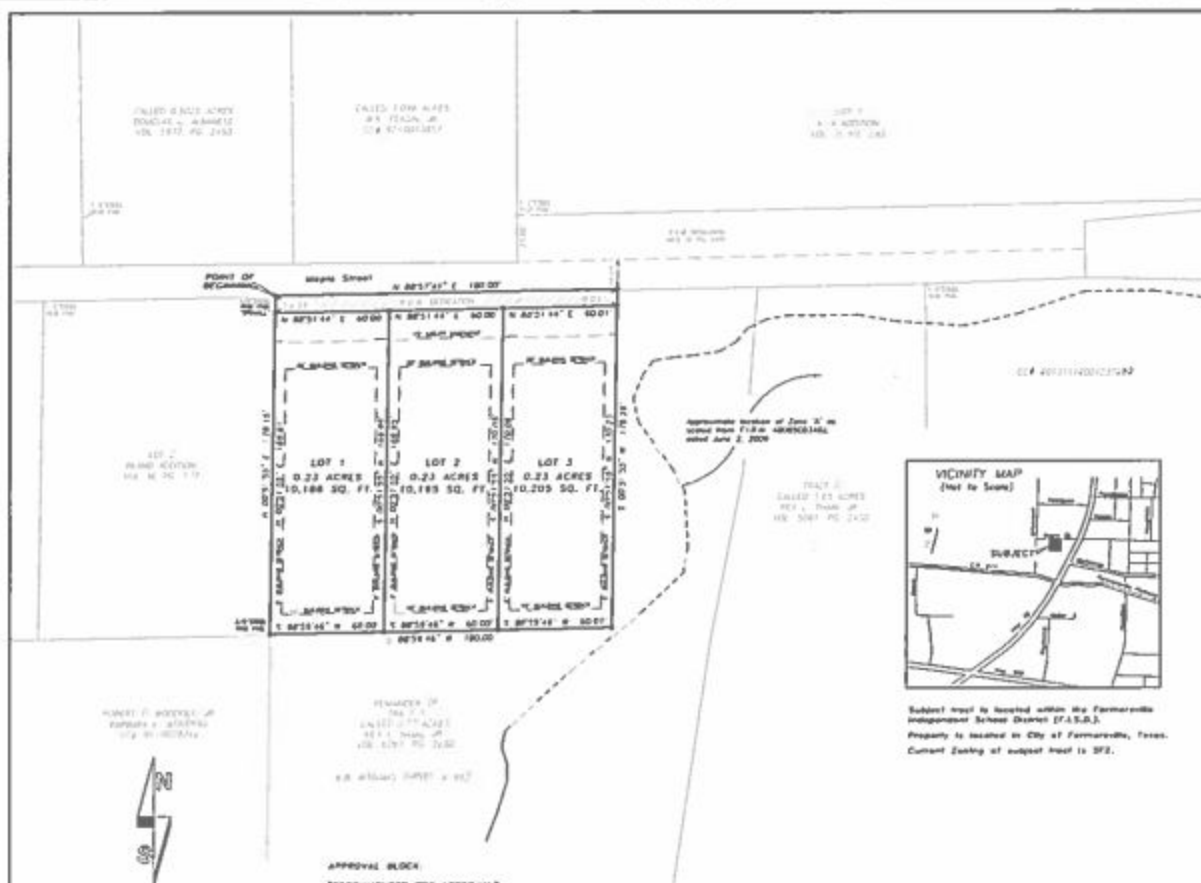
It is recommended that the final plat be approved. Please contact me if you should have any questions or need additional information.

Sincerely,

A handwritten signature in cursive script that reads "Jacob Dupuis". The signature is written in a dark ink and is positioned below the word "Sincerely,".

Jacob Dupuis, P.E.

DBI Engineers, Inc.



NOTES TO BE PROVIDED BY:
 1) Submitter to the City of Farmersville (CC# 13009)
 2) Submitter to the City of Farmersville (CC# 13009)
 3) Submitter to the City of Farmersville (CC# 13009)
 4) Submitter to the City of Farmersville (CC# 13009)
 5) Submitter to the City of Farmersville (CC# 13009)
 6) Submitter to the City of Farmersville (CC# 13009)
 7) Submitter to the City of Farmersville (CC# 13009)
 8) Submitter to the City of Farmersville (CC# 13009)
 9) Submitter to the City of Farmersville (CC# 13009)
 10) Submitter to the City of Farmersville (CC# 13009)

APPROVAL BLOCK:
 "RECOMMENDED FOR APPROVAL"
 Chairman, Planning & Zoning Commission
 City of Farmersville, Texas
 Date _____
 "APPROVED FOR CONSTRUCTION"
 Mayor, City of Farmersville, Texas
 Date _____
 "ACCEPTED"
 Mayor, City of Farmersville, Texas
 Date _____

The undersigned, the City Secretary of the City of Farmersville, Texas, hereby certifies that the foregoing Final Plat of Thain Addition, Lots 1-3, Block 1, an addition to the City of Farmersville, Texas was submitted to the City Council on this _____ day of _____, 20____, and the Council, by formal action, then and there executed the declaration of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to run the easements shown by signing his/her name at heretofore subscribed.

Witness my hand this _____ day of _____, A.D., 20____.

City Secretary
 City of Farmersville, Texas

SUBMITTER'S CERTIFICATE
 KNOW ALL MEN BY THESE PRESENTS:
 That I, Matthew Busby, do hereby certify that I prepared this plat from an original and accurate survey of the land and that the corner monuments shown thereon as set upon property placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Farmersville.

PREPARED BY & FOR REVIEW ONLY:
 THIS DOCUMENT SHALL NOT BE
 RECORDED FOR ANY PURPOSE.
 Matthew Busby
 S.P.L.S. No. 5751

STATE OF TEXAS
 COUNTY OF COLLIN
 BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Rex L. Thain, Jr., Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My Commission Expires On _____

PROPERTY OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF COLLIN
 WHEREAS, Rex L. Thain, Jr., is the owner of a tract of land situated in the W.B. Williams Survey, A-952, City of Farmersville, Collin County, Texas and being further described as follows:
 Being part of that certain 2.57 acres of land described as Tract 1 in a deed to Rex L. Thain, Jr. as recorded in Volume 5061, Page 2430 of the Land Records of Collin County, Texas, and being further described as follows:
 BEING a 1/2 inch steel rod found labeled "Steel" on the South line of Main Street, at the Northwest corner of said 2.57 acres, and of the northeast corner of Lot 2 of Block Addition as recorded in Volume 5061, Page 177 of the Land Records of Collin County, Texas;
 THE SOUTHERLY 66 degrees 57 minutes 41 seconds East, 180.00 feet along the South line of said Main Street to a 5/8 inch steel rod set for corner;
 THE SOUTHERLY 66 degrees 57 minutes 41 seconds East, 178.25 feet to a 5/8 inch steel rod set for corner;
 THE SOUTHERLY 66 degrees 57 minutes 41 seconds East, 180.00 feet to a 5/8 inch steel rod found on the West line of said 2.57 acres, and of the Southeast corner of said Lot 2;
 THE SOUTHERLY 66 degrees 57 minutes 41 seconds East, 178.25 feet along the East line of said Lot 2 to the POINT OF BEGINNING, containing 0.740 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That, Rex L. Thain, Jr., does hereby adopt this plat designating the herein above described property as Final Plat of Thain Addition, Lots 1-3, Block 1, an addition to the City of Farmersville, Texas, and does hereby dedicate to the public use therein, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for public use and any and all required necessary easements. The easements and public use areas, as shown, are dedicated for the public use herein, for the purpose indicated on this plat. No buildings, fences, trees, shrubs or other improvements or structures shall be constructed or placed upon, over or across the easements or areas, except that landscaping improvements may be placed in landscape easements, if approved by the City Council of the City of Farmersville, at which time, utility easements may also be used for the public use and easements of all public utilities existing in use or using the same unless the easement shows the use to particular utility, said use by public utilities being subordinate to the public's and City of Farmersville's use thereof.

The City of Farmersville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or structures which are in violation of the easements. The City of Farmersville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, maintaining, repairing, and removing all or parts of their respective easements without the necessity of any time preserving permission from anyone.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Farmersville, Texas.

WITNESS, my hand this _____ day of _____, 20____.
 Rex L. Thain, Jr.

STATE OF TEXAS
 COUNTY OF COLLIN
 BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Rex L. Thain, Jr., Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My Commission Expires On _____

FINAL PLAT OF THAIN ADDITION LOTS 1-3, BLOCK 1 an addition to City of Farmersville Collin County, Texas

(Being part of that called 2.57 acres of land described as Tract 1 in a deed to Rex L. Thain, Jr. as recorded in Volume 5061, Page 2430 of the Land Records of Collin County, Texas)

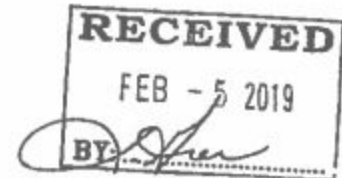
TOTAL ACRES = 0.740 ACRES
 W.B. WILLIAMS SURVEY, A-952

OWNER:
 Rex L. Thain, Jr.
 109 College Street
 Farmersville, TX
 75442

SURVEYOR:
 Boundary Solutions
 P.O. Box 230
 Caddo Mills, TX
 75135
 972-782-8082

- C. Consider, discuss and act upon a Site Plan for Anytime Fitness located on Lot 7, Murphy's Crossing, Phase 2.

20191073



COMMERCIAL SITE PLAN APPLICATION FORM

City of Farmersville, Texas

Please Type or Print Information

This form shall be completed by the Applicant and submitted to the Developmental Services Department along with 2 copies of the respective site plan, fees, and all other required information.

If the site plan is for a lot located in a highway commercial zone 12 additional copies will be required once the site plan has been reviewed and approved by engineering. The site plan package will then be considered for a Planning and Zoning Board meeting and all application materials will need to be turned into the City staff at least 1 week prior to the targeted Planning and Zoning Board meeting.

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

The submission of plans/drawings, calculations, etc., along with this application, makes such items public record and the Applicant understands that they may be viewed and/or reproduced by the general public.

For a list of fees associated see the City of Farmersville Master Fee Schedule for pre-permit plan review. Fees shall be collected for the purpose of defraying the costs of administrative, clerical, engineering, legal, planning, inspection, and other services deemed necessary to properly review and investigate plats and subdivision construction.

Place "X" or check mark in appropriate box. Use the N/A (not applicable) box if a line item is not applicable. Double asterisk items are required for all applications. Where separate documents are requested attach them to this submission.

Required Submission Materials			
Yes	No	N/A	Item Description
X			** Two copies of the site plan.
X			** Proof of land ownership document
X			** Electronic version of site plan on CD (.PDF and .DWG)
X			** Fees with appropriate retainer as required
		X	Development agreement
		X	Copy of covenants, conditions, restrictions, and agreements

Place "X" or check mark in appropriate box. Only one box may be indicated.

Type of Site Plan Document Submittal	
	Highway Commercial Site Plan
X	Commercial Site Plan
	Industrial Site Plan
	Multi-Family Development

Commercial Site Plan Application Form

Place "X" or check mark in appropriate box indicating the current zoning districts comprising the land. Depending on the situation more than one box may be indicated.

Current Zoning		
	A	Agricultural District
	SF-1	One-Family Dwelling District
	SF-2	One-Family Dwelling District
	SF-3	One-Family Dwelling District
	2F	Two-Family Dwelling District
	MF-1	Multiple-Family Dwelling District-1
	MF-2	Multiple-Family Dwelling District-2
	P	Parking District
	O	Office District
	NS	Neighborhood Service District
	GR	General Retail District
X	C	Commercial District
	HC	Highway Commercial
	CA	Central Area District
	I-1	Light Industrial District
	I-2	Heavy Industrial District
	PD	Planned Development District
		Extra-Territorial Jurisdiction

Place information in all spaces that apply. Depending on the situation some spaces may be left empty.

Property Owner Information	
Name	Ayala Capital Investments LLC
Address	2209 Milan Drive
City	Forney
State	TX
Zip	75126-4065
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Applicant/Responsible Party Information	
Name	James McQuagge
Address	7026 Rocky Top Circle
City	Dallas
State	TX
Zip	75252
Work Phone Number	804-400-7455
Facsimile Number	214-613-6299
Mobile Phone Number	800-400-7455
Email Address	James@cldtex.com

Commercial Site Plan Application Form

Engineer/Architect Information	
Name	L. Lynn Kadleck at Westwood Professional Services, Inc.
Address	2740 Dallas Parkway, Suite 280
City	Plano
State	TX
Zip	75093
Work Phone Number	214-473-4640
Facsimile Number	N/A
Mobile Phone Number	972-979-0426
Email Address	lynn.kadleck@westwoodps.com
General Application Information	
Physical Location of Property	1811 Harvard Blvd. (formerly Bob Tedford)
Legal Description of Property	Lot 7, Murphy's Crossing Phase II & Phase III
Number of Lots	One
Is There a Special Use Permit Associated with the Property?	No

Please "X" or check mark in appropriate box indicating the proposed use of the land. Depending on the situation more than one box may be indicated.

Use of Land and Buildings	
Housing Uses	
<input type="checkbox"/>	One Family Detached Dwelling
<input type="checkbox"/>	One Family Attached Dwelling
<input type="checkbox"/>	Zero Lot Line Dwelling
<input type="checkbox"/>	Town Home
<input type="checkbox"/>	Two Family Dwelling
<input type="checkbox"/>	Multiple Family Dwelling
<input type="checkbox"/>	Boarding or Rooming House
<input type="checkbox"/>	Bed and Breakfast Inn
<input type="checkbox"/>	Hotel or Motel
<input type="checkbox"/>	HUD Code Manufactured Home
<input type="checkbox"/>	Industrialized Housing
<input type="checkbox"/>	Mobil Home
Accessory And Incidental Uses	
<input type="checkbox"/>	Accessory Building
<input type="checkbox"/>	Farm Accessory Building
<input type="checkbox"/>	Home Occupation
<input type="checkbox"/>	Off Street Parking Incidental to Main Use
<input type="checkbox"/>	Stable
<input type="checkbox"/>	Swimming Pool
<input type="checkbox"/>	Temporary Field Office or Construction Office

Commercial Site Plan Application Form

Use of Land and Buildings	
Utility And Services Uses Electrical Substation	
	Electrical Energy Generating Plant
	Electrical Transmission Use
	Fire Station
	Gas Lines and Regulating Station
	Public Building Shop or Yard of Local State or General Agency
	Radio, Television, or Microwave Tower
	Radio or Television Transmitting Station
	Sewage Pumping Station
	Sewage Treatment Plant
	Telephone Business Office
	Telephone Exchange, Switching Relay or Transmitting Station
	Utility Line, Local
	Utility Shops or Storage Yards or Buildings
	Water Standpipe or Elevated Water Storage
	Water Reservoir, Well or Pumping Station
	Water Treatment Plant
Recreational And Entertainment Uses	
X	Amusement, Commercial - Indoor Health Fitness Center (Gym)
	Amusement, Commercial
	Country Club with Golf Course
	Dance Hall or Night Club
	Day Camp for Children
	Drag Strip or Commercial Racing
	Go Cart Track
	Gun Range
	Park or Playground
	Play Field or Stadium
	Rodeo Grounds
	Swim or Tennis Club
	Theater
	Trailer Park - Recreational Vehicle Park

Commercial Site Plan Application Form

Use of Land and Buildings	
Educational And Institutional Uses	
	Art Gallery or Museum
	Cemetery or Mausoleum
	Church or Rectory
	College, University or Private School
	Community Center
	Convent or Monastery
	Fairgrounds or Exhibition Area
	Fraternity, Sorority, Lodge or Civic Club
	Home for Alcoholic, Narcotic or Psychiatric Patients
	Hospital Acute Care
	Hospital Chronic Care
	Historical, Religious, Charitable or Philanthropic Nature
	Kindergarten or Nursery
	Library
	Nursing Home or Residence for Aged
	School, Business or Trade and
	School, Public or Parochial
Transportation Related Uses	
	Airport, Landing Field or Heliport
	Bus Station or Terminal and
	Motor Freight Terminal
	Parking Lot Truck
	Parking Lot Structure Commercial
	Railroad Freight Terminal
	Railroad Passenger Station
	Railroad Track or Right-of-Way
	Railroad Team Tracks
Automobile Service Uses	
	Auto Glass, Muffler or Seat Cover Shop
	Auto Laundry
	Auto Parts and Accessory Sales
	Auto Parts and Accessory Sales
	Auto Painting or Body Rebuilding Shop
	Automobile Repair Garage
	Gasoline or Fuel Service Station
	New or Used Auto Sales in Structure
	New or Used Auto Sales Outdoor Lot
	Motorcycle or Scooter Sales and Repair
	Steam Cleaning or Vehicles or Machinery
	Tire Retreading or Capping
	Trailer, Cargo Sales or Rental
	Wrecking or Auto Salvage Yard

Commercial Site Plan Application Form

Use of Land and Buildings	
Retail And Related Service Uses	
	Antique Shop
	Art Supply Store
	Bakery or Confectionery Shop
	Bank or Saving And Loan Office
	Barber or Beauty Shop
	Book or Stationery Shop
	Camera Shop
	Cleaning Shop or Laundry
	Cleaning Laundromat
	Clinic, Medical or Dental
	Custom Personal Service Shop
	Department Store or Discount Store
	Drug Store or Pharmacy
	Farmers Market
	Florist Shop
	Food Store
	Furniture or Appliance Store
	Garden Shop and Plant Sales
	Handcraft and Art Objects Sales
	Hardware Store or Hobby Shop Key Shop
	Laboratory, Medical or Dental
	Medical Appliances, Fitting, Sales or Rental
	Mortuary
	Offices, General Business or Professional
	Office Showroom/Warehouse or Sales Facilities
	Optical Shop or Laboratory
	Pawn Shop
	Pet Shop, Small Animals, Birds, and Fish
	Private Club
	Repair of Appliances, T.V., Radio and Similar Equipment
	Restaurant or Cafeteria
	Restaurant or Eating Establishment
	Retail Shop, Apparel, Gift Accessory and Similarities
	Sexually Oriented Establishment
	Studio Decorator and Display of Art Objects
	Studio Health Reducing or Similar Service
	Studio, Photographer, Artist, Music, Drama, or Dance
	Tool Rental
	Trailer or RV Sales or Display
	Variety Store or Other Retail Outlet Store
	Veterinarian Office Only

Commercial Site Plan Application Form

Use of Land and Buildings	
Agricultural Types Uses	
	Farm or Ranch
	Animal Pound
	Animal Clinic or Hospital
	Animal Clinic, Hospital or Kennel
	Greenhouse or Plant Nursery
Commercial Type Uses	
	Bakery Wholesale
	Building Material Sale
	Cabinet and Upholstery Shop
	Cleaning, Drying or Laundry Plant
	Clothing or Similar Light Assembly Process
	Contractors Storage or Equipment Yard
	Heavy Machinery Sales, Storage or Repair
	Lithographic or Print Shop
	Maintenance and Repair Service for Buildings
	Milk Depot, Dairy or Ice Cream Plant
	Manufactured House or Industrialized Homes Sales and Display
	Open Storage of Furniture, Appliances or Machinery, Etc.
	Paint Shop
	Petroleum Products, Storage and Wholesale
	Plumbing Shop
	Propane Storage and Distribution
	Storage Warehouse
	Trailer or Recreational Vehicle Sales or Display
	Welding or Machine Shop
	Wholesale Office Storage or Sales Facilities
Industrial Uses	
	Asphalt Paving Batching Plant
	Concrete Batching Plant
	Concrete Products Manufacture
	Light Manufacturing
	Sand and Gravel Storage
	Sand, Gravel, Stone or Petroleum Extraction

The signature of the applicant below indicates an intention to follow through with the site plan approval process.

James McQuaggue

Applicant's Signature

Applicant's Name (Printed)

Date

Commercial Site Plan Application Form

City of Farmersville Staff Only

(Applicant, do not mark in spaces below)

Description	Response
Name of City Staff Worker Receiving Application	
Fee Amount	\$1,000.00 Retainer
Check Number	
Date Received	2-6-19
City Receipt Number	00210722
City Account Number	



16 April 2019

Mr. Ben White, P.E., City Manager
and Public Works Director
City of Farmersville
205 S Main St.
Farmersville, Texas 75442


RE: 1811 Harvard Blvd. (Anytime Fitness)
Murphy's Crossing
Civil Construction Plans

Mr. White:

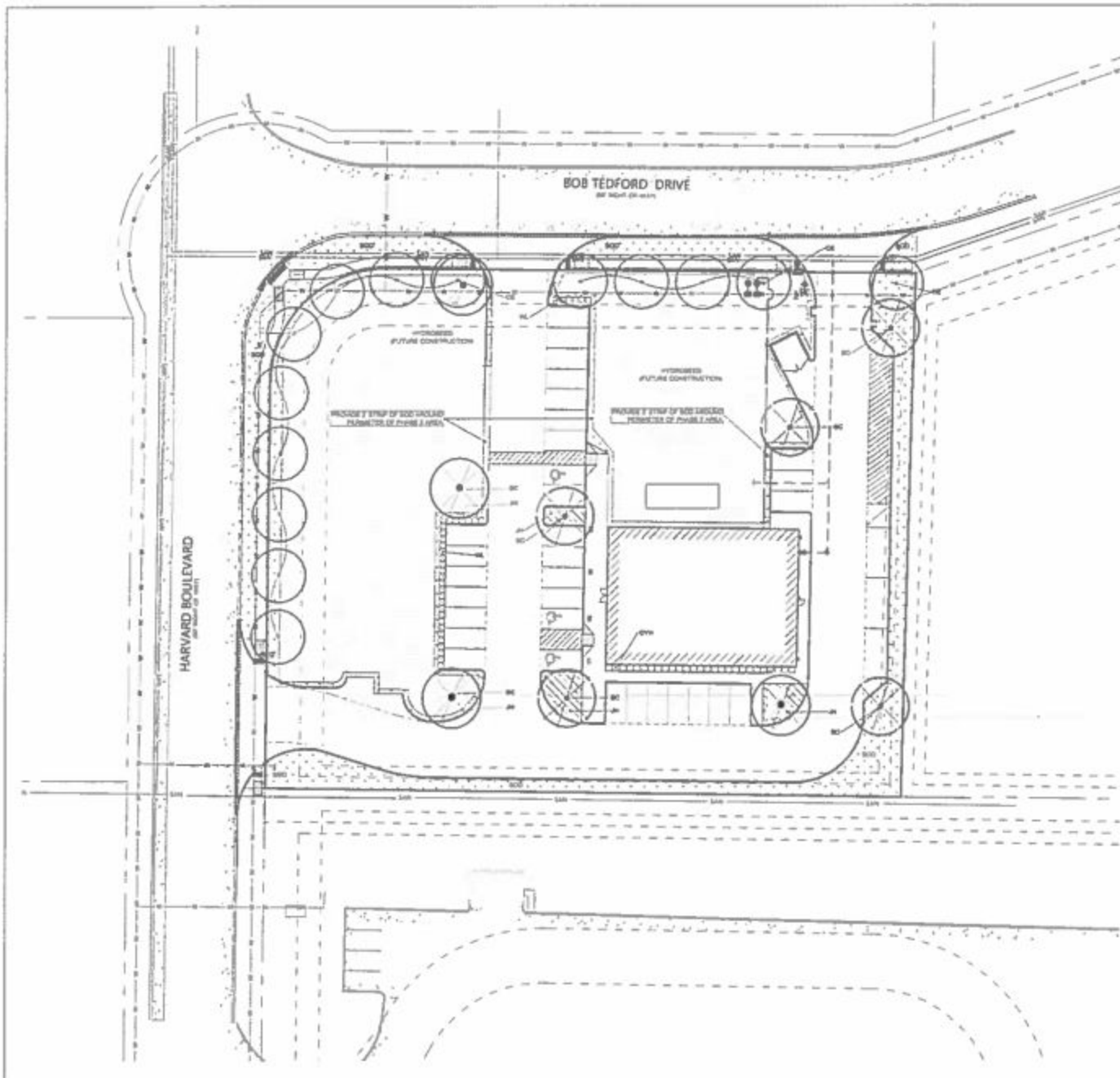
The above referenced plans have been reviewed according to the ordinances of the City of Farmersville. The Construction Plans included the Civil Plans, Site Plan, Landscape Plan and building elevations. All comments sent to the design engineer have been addressed.

It is recommended that the Civil Construction Plans be approved at this time. Please contact me if you should have any questions or need additional information.

Sincerely,


James M. Shankles, Jr. P.E.





- LANDSCAPE NOTES:**
1. ALL SOIL SHALL BE REMOVED INTO SITE EXISTING BERE EXISTING SOIL OR AGGREGATE
 2. ALL SOIL SHALL BE TOPPED WITH 1" COMPOST MIX TILLED INTO EXISTING GROUND
 3. ALL SOIL SHALL BE TOPPED WITH 1" 2" SHREDED HARDWOOD BRACK
 4. ALL AGGREGATE AREAS SHALL BE EXCAVATED MIN. 3" & LINED WITH PETER FABRIC
 5. ALL SOIL AREAS SHALL BE TOPPED WITH 1" TOPSOIL TO REACH FINAL GAUGE
 6. ALL SOIL SHALL BE WATERED IN THOROUGHLY AND ROLLED WITH DRUM ROLLER
 7. ALL TREES SHALL BE STAKED WITH METAL POST, UNLESS OTHERWISE NOTED
 8. PLANT MATERIAL OF SAME SPECIES SHALL BE MATCHING IN CHARACTERISTICS
- INSTALLATION NOTES:**
1. LANDSCAPE SHALL BE CALLED BY A LANDSCAPER IN ADVANCE OF ANY EXCAVATION
 2. ALL REQUIRED PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK
 3. CONTRACTOR TO COORDINATE INSTALLATION WITH OTHER TRADES

LANDSCAPE REQUIREMENTS:

Item	Required	Provided	Status
Street Tree	120'	120'	OK
Site Landscaping	1,174' of 6,500' of	1,174'	OK
Street Tree (per 10' of 100' of)	12	12	OK
Parking Lot Tree (1 Tree for every 100 sq ft)	1	1	Phase 1 Only
Parking Lot Tree (1 Tree for every 100 sq ft)	1	1	To be installed in Phase 2

LANDSCAPE SCHEDULE:

Item	Quantity	Unit	Notes
1. Tree	120	Each	12" DBH
2. Tree	120	Each	12" DBH
3. Tree	120	Each	12" DBH
4. Tree	120	Each	12" DBH
5. Tree	120	Each	12" DBH
6. Tree	120	Each	12" DBH
7. Tree	120	Each	12" DBH
8. Tree	120	Each	12" DBH
9. Tree	120	Each	12" DBH
10. Tree	120	Each	12" DBH

ALL REQUIRED LANDSCAPE SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAUPREZZE SENSOR AND SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR



LANDSCAPE PLAN
 1011 HARVARD BLVD
 LOT 7, MURPHY'S CROSSING, PH 1 & PH 2
 FARMERSVILLE, TEXAS
 LANDSCAPE ARCHITECT
 DAVID DAIGLE, ASLA
 3212 SUGARLOAF DRIVE
 LARSEN, OK, 73048
 405-241-1111
 WWW.DAIGLELANDSCAPE.COM

DATE: 10/1/2011
 BY: DDA
 CHECKED: DDA
 SCALE: 1" = 20'

- D. Consider, discuss and act upon a recommendation to the City Council regarding Zoning Ordinance recommendations from the FEDC (4A).

Recommended Changes to the Farmersville Comprehensive Zoning Ordinance from the Farmersville Economic Development Corporation (FEDC)

In an effort to promote existing and future economic development in Farmersville the FEDC performed an independent review of sections the Farmersville Comprehensive Zoning Ordinance reviewed on 20 December 2018, 17 January 2019, and 21 February 2019. The results from those meetings culminated in the list of recommendations shown below:

Section Number	Section Title	Recommendation
3.6.3 thru 3.6.12	Schedule of Permitted Uses	Review all "Type of Use" listed and evaluate if the "A – Agricultural District" is applied appropriately. Consider further limiting the use of the Agricultural District especially for a city with imminent growth potential.
3.6.5	Agricultural Uses	Review the applicability of the permitted uses related to the "Farm, Ranch, Garden, or Orchard" use especially as it relates to the SF-1, SF-2, SF-3, and 2F residential districts.
3.6.8	Educational, Institutional, and Public Uses	Review the mapping of the "College, university or private school" type of use for appropriateness.
3.14.1.3	Special District Requirements, Highway Commercial Overlay District, Specific Use Permit Required	Delete paragraph 3.14.1.3
3.14.1.4	Special District Requirements, Highway Commercial Overlay District, Prohibited Uses	Delete: a. Automobile repair, major b. Building materials and hardware sales, outside storage d. Print shop, major Add: Towing/Salvage Sexually oriented business Cemeteries Animal holding pens Slaughter houses Recycling facilities
3.14.1.6	Special District Requirements, Highway Commercial Overlay District Regulations	Rewrite so "a" or "b" applies. Both "a" and "b" only apply to entrances. No mobile structures are allowed.

		Consider limiting the number of driveway entrances for safety.
3.14.1.6.c.i	Special District Requirements, Highway Commercial Overlay District Regulations	Delete
3.14.1.6.c.ii	Special District Requirements, Highway Commercial Overlay District Regulations	Rewrite to apply to main entrance only

Recommended Changes to the Farmersville Comprehensive Zoning Ordinance from the Farmersville City Manager

In an effort to promote existing and future economic development in the Farmersville industrially related zoning classifications the Farmersville City Manager recommends the following changes to the Farmersville Comprehensive Zoning Ordinance:

1. Internal Driveways and Road Surfaces: Incorporate impervious surface requirements for all driveways or road surfaces internal to the development to limit dust. Here impervious surfaces could be concrete, asphalt, or concrete pavers, etc.
2. Small Airborne Particulates: Require that all small particulate stock piles used for sale, re-sale, or internal processing be enclosed in such a manner that driving winds will not cause the material to become airborne.
3. Screening: Screening shall be built in accordance with the following requirement: eight-foot tall brick, masonry fence or tubular steel fence with an associated "living screen"; or, other suitable screening material acceptable to the City of Farmersville Building Official.
4. Ground Cover: Any of the parcel not dedicated to use as an operational area covered by an impervious surface shall be covered and maintained with a living ground cover or other material deemed suitable by the City of Farmersville Building Official.

- b. The PD district may list the permitted and prohibited uses separately.
- c. A combination of the above options.

3.6.2 LEGEND FOR USE CHART

P	Use is permitted in district indicated
S	Use is permitted in district upon approval of a Specific Use Permit
	Use is prohibited in district indicated
*	Use is permitted in the district indicated if the use complies with use-specific regulations in the corresponding numeric end note in Section 3.9, Use-Specific Regulations

3.6.3 RESIDENTIAL USES

Zoning District Legend	Residential Districts								Non-Residential and Mixed-Use Districts						Use-Specific Regulations
	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District ¹	
<div> <div>P</div> Permitted Use <div>S</div> Special Use Permit <div></div> Prohibited Use <div>*</div> Special Conditions Apply (see Section 3.9, Use-Specific Regulations) </div>															
Type of Use															
Bed and breakfast inn	S	S	S	S	S	S	S	S						S	
Boarding house or rooming house										S	P	P			
Garage apartment	P	P	P	P										S	
Guest house	P	P	P	P										S	
Hotel	S									S	P	P		S	
HUD-Code manufactured home			S	S											
Industrialized housing (or modular home)															
Mobile Home															
Motel											S*	S*			3.9.9
Multiple-family dwelling							P	P						S	
One-family dwelling (attached)					S		P	P						S	
One-family dwelling (detached)	P	P	P	P	P	P	P	P							
Residence hotel											S	S			
Two-family dwelling (duplex)						P	P	P	P	P	P			S	
Zero lot line dwelling				S	P	P	P	P							

¹Property in the Central Area District shall be used only in the manner and for the purposes provided for by this division, provided that a residence or residential use in such district by specific use permit shall be subject to the limitations of section 3.13.4.

3.6.4 ACCESSORY AND INCIDENTAL USES

Zoning District Legend	Residential Districts								Non-Residential and Mixed-Use Districts						Use-Specific Regulations
	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District	
<div> <div>P</div> Permitted Use <div>S</div> Special Use Permit <div></div> Prohibited Use <div>•</div> Special Conditions Apply (see Section 3.9, Use-Specific Regulations) </div>															
Type of Use															
Accessory building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Farm accessory building	P	P	P	P	P	P	P	P	P	P	P	P	P	S	
Fuel pumps (accessory use)										P*	P*				3.9.7
Home occupation	P	P	P	P	P	P	P	P						S	
Parking lot/garage (accessory)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Stable (private)	P	S										P	P		
Swimming pool (private)	P	P	P	P	P	P	P	P	P	P	P	P	P	S	3.9.12
Temporary field office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Tennis courts	P	P	P	P	P	P	P	P	P	P	P	P	P	S	3.9.11

3.6.5 AGRICULTURAL USES

Zoning District Legend		Residential Districts							Non-Residential and Mixed-Use Districts						Use-Specific Regulations
<div><div>P</div> Permitted Use</div> <div><div>S</div> Special Use Permit</div> <div><div></div> Prohibited Use</div> <div><div>*</div> Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</div>		A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C– Commercial District	U – Light Industrial District	HI – Heavy Industrial District	
Type of Use															
Farm, ranch, garden, or orchard		P	P	P	P	P	P	P	P	P	P	P	P	P	
Feed store											P	P	P	P	
Nursery, major		S										P*	P	P	3.9.10
Nursery, minor											P	P	P	P	S
Stable (commercial)		P	S												
Veterinarian clinic and/or kennel, indoor											S	P	P	P	
Veterinarian clinic and/or kennel, outdoor		S											P	P	

3.6.6 AUTOMOBILE AND RELATED USES

Zoning District Legend		Residential Districts							Non-Residential and Mixed-Use Districts						Use-Specific Regulations
<div><div>P</div> Permitted Use</div> <div><div>S</div> Special Use Permit</div> <div>Prohibited Use</div> <div><div>*</div> Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</div>		A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	
Type of Use															
Auto parts and accessory sales (indoor)											P	P	P	P	P
Auto parts and accessory sales (outdoor)													P	P	
Automobile repair, major												S	P	P	
Automobile repair, minor											S	P	P	P	S
Automobile sales, used													S	S	
Automobile sales/leasing, new											S	P	P	P	
Car wash, full service											S	P	P	P	
Car wash, self-service												S	P	P	
Convenience store with gas pumps										S	P	P	P	P	S
Convenience store without gas pumps										P	P	P	P	P	
Motor vehicle towing, motor vehicle recovery, and motor vehicle storage													S	P	
Motorcycle sales/service												P	P	P	S
Recreational vehicle sales and service, new/used												P	P	P	
Salvage yard														S	
Trailer sales/rental											S	P	P	P	
Truck sales (heavy truck)												S	P	P	

3.6.7 COMMERCIAL AND PROFESSIONAL USES

Zoning District Legend		Residential Districts							Non-Residential and Mixed-Use Districts						Use-Specific Regulations	
Type of Use		A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District		CA – Central Area District
P	Permitted Use															
S	Special Use Permit															
	Prohibited Use															
*	Special Conditions Apply (see Section 3.9, Use-Specific Regulations)															
Building maintenance service and sales												P	P	P		
Clinic, medical or dental										P	P	P	P	P	P	
Contractor's shop and storage yard												P	P	P		
Dry cleaning plant													P	P		
Equipment and machinery sales and rental, major												P	P	P		
Manufactured home display and sales														S		
Medical or scientific research lab										P	P	P	P	P	P	
Office showroom/warehouse												P	P	P	S	
Office, professional, general administrative										P	P	P	P	P	P	
Open storage and outside display													P	P		
Print shop, major												P	P	P	S	
Propane storage and distribution													P	P		

3.6.8 EDUCATIONAL, INSTITUTIONAL, AND PUBLIC USES

Zoning District Legend	Residential Districts								Non-Residential and Mixed-Use Districts						Use-Specific Regulations
	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District	
<div> <div>P</div> Permitted Use <div>S</div> Special Use Permit <div></div> Prohibited Use <div>*</div> Special Conditions Apply (see Section 3.9, Use-Specific Regulations) </div>															
Type of Use	A	ED	SF-1	SF-2	SF-3	2F	MF-1	MF-2	NS	GR	C	LI	HI	CA	
Adult day care center	S	S	S	S	S	S	S	S	P	P	P	P	P	P	
Art gallery or museum									P	P	P	P	P	P	
Banquet/meeting hall											S*			S*	3.9.4
Cemetery or mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Church, rectory, or other place of worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
College, university or private school	S								P	P	P	P		P	
Day care center	S	S	S	S	S	S	S	P	P	P	S	S	S	S	
Fire station and public safety building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Fraternal organization, lodge, or civic club	S								P	P	P	P		P	
Hospital										S	P	P		S	
Nursing/convalescent home	S						S	S	S	S	S	S		S	
Post office, government and private									P	P	P	P	P	P	
Public building, shop or yard of local, state or federal government	S	S	S	S	S	S	S	S	S	S	P	P	P	S	
Rehabilitation care facility	S	S	S	S	S	S	S	S							
Rehabilitation care institution	S										P	P			
School, private or parochial (primary or secondary)	P	P	P	P	P	P	P	P	P	P	P	P		P	
School, public	P	P	P	P	P	P	P	P	P	P	P	P		P	
School, trade or commercial	S									P	P	P	P	P	

3.6.9 ENTERTAINMENT AND RECREATIONAL USES

Zoning District Legend		Residential Districts							Non-Residential and Mixed-Use Districts						Use-Specific Regulations	
<div><div>P</div> Permitted Use</div> <div><div>S</div> Special Use Permit</div> <div>Prohibited Use</div> <div><div>*</div> Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</div>		A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C– Commercial District	LI – Light Industrial District	HI – Heavy Industrial District		CA – Central Area District
Type of Use																
Amenity center (private)		P	P	P	P	P	P	P	P							S
Amusement, commercial (indoors)		S									P	P	P	P		S
Amusement, commercial (outdoors)		S										S	S	S		S
Community center (public)		S	S	S	S	S	S	S	S	P	P	P	P	P	P	P
Dancehall or nightclub											S	S	S	S		S
Day camp		P		S							P	P	P	P		
Fairgrounds/exhibition area		S									S	S	S	S		S
Game room													S*			3.9.8
Golf course and/or country club		P		S	S	S	S	S	S	P	P	P	P	P		S
Gun or archery range (indoor)		S									S	S	P	P		
Park or playground (public)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Play field or stadium (public)		P	S	S	S	S	S	S	S	P	P	P	P	P	P	P
Recreational vehicle (RV) parks and campgrounds		S										S	P	P		
Swim and tennis club		S	S	S	S	S	S	S	S							S
Theater (drive-in)		S										S	S	S		S
Theater (indoor)		S									S	P	P	P	P	P

3.6.10 INDUSTRIAL AND WHOLESALE USES

Zoning District Legend	Residential Districts								Non-Residential and Mixed-Use Districts						Use-Specific Regulations
	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District	
<div> <div>P</div> <div>S</div> <div></div> <div>•</div> </div> <div> Permitted Use Special Use Permit Prohibited Use Special Conditions Apply (see Section 3.9, Use-Specific Regulations) </div>															
Type of Use															
Bakery and confectioners works (wholesale)										P	P	P	P	P	
Concrete/asphalt batching plant													S		
Concrete/asphalt batching plant, temporary	•	•	•	•	•	•	•	•	•	•	•	•	•	•	3.9.6
High impact use													S		
Manufacturing, heavy												S	P		
Manufacturing, light												P	P		
Mini-warehouse/self-storage									S	S	P	P	P		
Sand and gravel storage												P	P		
Warehouse/distribution center											S	P	P		
Wholesale office storage or sales facility											P	P	P	S	

3.6.11 RETAIL AND SERVICE USES

Zoning District Legend		Residential Districts							Non-Residential and Mixed-Use Districts						Use-Specific Regulations	
		A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District		CA – Central Area District
<div><div>P</div> Permitted Use</div> <div><div>S</div> Special Use Permit</div> <div><div></div> Prohibited Use</div> <div><div>*</div> Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</div>																
Type of Use																
Alternative financial institution											S*	S*	S*	S*	S*	3.9.1
Antique shop and used furniture										P	P	P	P	P	P	
Artisan’s workshop										S	P	P	P	P	P	
Bakery and confectioners works (retail)										P	P	P	P	P	P	
Banks, savings and loan, or credit union											P	P	P	P	P	
Barber shop/beauty salon and personal service shops										P	P	P	P	P	P	
Big box retail development											S	S				
Body art studio													S*	S*		3.9.5
Building materials and hardware sales, inside storage										P	P	P	P	P	P	
Building materials and hardware sales, outside storage												S	P	P	S	
Cleaning & laundry, self-service										P	P	P	P	P	P	
Dry cleaning or laundry, minor										P	P	P	P	P	P	
Equipment and machinery sales and rental, minor												P	P	P		
Farmer’s market											S	S	S	S		
Flea market, inside												P	P			
Flea market, outside													S			
Florist shop										P	P	P	P	P	P	
Furniture, home furnishing, and equipment stores											P	P	P	P	P	

Zoning District Legend		Residential Districts							Non-Residential and Mixed-Use Districts						Use-Specific Regulations	
Type of Use (Retail and Service, continued)		A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C– Commercial District	LI – Light Industrial District	HI – Heavy Industrial District		CA – Central Area District
P	Permitted Use															
S	Special Use Permit															
	Prohibited Use															
*	Special Conditions Apply (see Section 3.9, Use-Specific Regulations)															
Grocery store or supermarket										P	P	P	P	P	P	
Health/fitness center											P	P	P	P	P	
Licensed massage therapy										S	P	P	P	P	P	
Mortuary or funeral parlor										S	S	P	P	P	P	
Pawn shop												P	P	P		
Pet grooming											P	P	P	P	P	
Pet shop											P	P	P	P	P	
Portable building sales												S	P	P		
Private club											P	P	P	P	P	
Repair shop, household equipment and appliances											P	P	P	P	P	
Restaurant (drive-in type)											P	P	P	P	P	
Restaurant or cafeteria										S	P	P	P	P	P	
Restaurant or food shop, take-out and delivery										P	P	P	P	P	P	
Retail stores and shops										S	P	P	P	P	P	
Sexually oriented businesses or establishments													S			
Shopping center										S	P	P	P	P		
Small engine repair shop											P	P	P	P	S	
Studio for dance, gymnastics, and/or martial arts										S	P	P	P	P	P	
Studio for photographer, musician, and artist										S	P	P	P	P	P	
Studio for radio and television		S									P	P	P	P	P	

3.6.12 TRANSPORTATION, UTILITY, AND COMMUNICATIONS USES

Zoning District Legend		Residential Districts							Non-Residential and Mixed-Use Districts						Use-Specific Regulations	
Type of Use		A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District		CA – Central Area District
<div>P</div>	Permitted Use															
<div>S</div>	Special Use Permit															
<div></div>	Prohibited Use															
<div>*</div>	Special Conditions Apply (see Section 3.9, Use-Specific Regulations)															
Type of Use																
Airport landing field		S										S	P	P		
Antenna and/or antenna support structure, commercial		*	*	*	*	*	*	*	*	*	*	*	*	*	*	3.9.2
Antenna and/or antenna support structure, non-commercial		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	S*	3.9.3
Parking lot/garage (commercial)										S	P	P	P	P	P	
Private utility, other than listed		S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Railroad or bus passenger station											P	P	P	P	P	
Railroad team track, freight depot or docks													P	P	S	
Shops, offices, and storage area for public or private utility											P	P	P	P	P	
Telephone line and exchange		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Transportation and utility structures/facilities		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Truck terminal													P	P		
Utility distribution/transmission lines		P	S	S	S	S	S	S	S	P	P	P	P	P	P	

3.14 SPECIAL DISTRICT REGULATIONS

3.14.1 HIGHWAY COMMERCIAL OVERLAY DISTRICT

1) **Purpose**

The Highway Commercial (HC) Overlay District is intended to provide for retail, service, and office uses within the Highway 380 and Highway 78 corridors, with the high traffic volumes and high visibility. The regulations and standards of this district are designed to enhance the aesthetic and functional characteristics of this transportation corridor. Overlay zoning district regulations apply in combination with underlying (base) zoning district regulations and all other applicable standards of this zoning ordinance. All applicable regulations of the underlying base zoning district apply to property in an overlay zoning district unless otherwise expressly stated. When overlay district standards conflict with standards that otherwise apply in the underlying, base zoning district, the regulations of the overlay zoning district govern.

2) **Permitted Uses**

All applicable land uses of the underlying base zoning district apply to property in the HC overlay zoning district unless otherwise expressly stated. See Subsection 3.6 Schedule of Permitted Uses for a complete listing.

The following uses are allowed by right within the HC overlay zoning district:

- a. Big box retail development

3) **Specific Use Permit Required**

The following uses require a specific use permit within the HC overlay zoning district:

- a. Automobile repair, major
- b. Building materials and hardware sales, outside storage
- c. Equipment and machinery sales and rental, major
- d. Print shop, major
- e. Warehouse/distribution center

4) **Prohibited Uses**

The following uses are prohibited within the HC overlay zoning district:

- a. Car wash, self-service
- b. Contractor's shop and storage yard
- c. Game rooms
- d. Mini-warehouse/self-storage

5) Area, Yard and Bulk Requirements

Description		Requirements
Minimum Lot Area		None
Minimum Lot Width		None
Minimum Lot Depth		None
Minimum Front Yard		25 feet
Minimum Side Yard	<i>Interior Lot</i>	10 feet
	<i>Corner Lot</i>	25 feet
Minimum Rear Yard		20 feet
Maximum Lot Coverage		50%
Maximum Height		None, unless single family or two family zoning districts or developments are within 200 feet of the property line, in which a 40 foot height maximum shall apply.
Maximum Floor Area Ratio		1.5:1

6) Highway Commercial Overlay District Regulations

- a. Façade Design and Exterior Materials and Products – 75 percent of any front and side exterior wall must be faced with individual unit masonry consisting of brick, native or precast stone, glass and textured concrete masonry. Precast tilt wall systems may be used for 100 percent of the rear façade if it does not face a public street. Precast panels on all sides of the building shall be scored or seamed to provide visual interest and a repeating pattern.
- b. Buildings shall be articulated at all entrances facing streets by a minimum of two offsets (façade articulations that extend outward from the building must be set back at some point in a corresponding manner) in the façade of a minimum two (2) feet in depth. Main building entrances shall be covered by an awning, canopy or building overhang.
- c. The Planning and Zoning Commission may consider waivers of the building façade material and design requirements for expansions and reconstruction of buildings that existed within the HC district on the date of adoption of this ordinance in accordance with the requirements below:

- i. The expansion or reconstruction does not increase the square footage of the existing building by more than 50 percent; and
- ii. Strict compliance with these standards would result in significant inconsistency in appearance between existing and proposed sections of the building.
- d. **Prohibited Exterior Materials and Products** – the following materials and products shall not be used for exterior walls or exterior accents on any building within the HC district: metal panels, wood siding, Masonite, particle board, stucco foam insulation systems, vinyl siding, and aluminum siding. Metal panels may only be used for decorative architectural features, awnings and canopies and may not constitute the exterior building material of any wall.
- e. **Building Orientation** – Bays for car washes, auto repair and other automotive uses shall not be oriented to face public streets.
- f. **Mechanical Screening** – Roof mounted mechanical units shall be screened from view at a point 5' 5" above the property line by solid panels, parapet walls, mansard roofs or other architectural feature. Ground mounted mechanical units, compressors, generators and other equipment must be screened by a minimum six (6) foot tall solid screening wall or solid, irrigated landscape screen of shrubs that will achieve a height of six (6) feet within two (2) years of planting.
- g. **Open Storage and Outside Display** – No outside storage and display, sales, or operations shall be permitted unless such activity is visually screened from all streets and adjacent residential property in accordance with Section 4.8. Outside garden centers are allowed only if attached to the main building and screened by masonry walls constructed of the same materials and manner of construction as the main building. The walls may be interspersed with ornamental metal panels.
- h. **Loading Area Placement and Screening** – Loading areas shall be located on the side and/or rear sides of buildings within the HC district. The loading areas shall be screened from view of public streets and from adjacent residential uses by wing walls, landscaping or other screening features.
- i. **Screening of Automobile Storage Areas** – Storage areas for automobiles that have been towed, are being staged before or after repairs, and/or stored for auction shall be screened by a minimum six (6) foot tall masonry wall or a solid, irrigated landscaped screen of shrubs that will achieve a height of 6 feet within two (2) years of planting.
- j. **Cross Access** – Cross access easements shall be required between properties within the HC district to allow access to existing and proposed median openings and left turn lanes and to provide access to two public streets. Access drives/aisles/access easements should be extended to the development's property boundary in order to provide for connectivity with future development(s). The Planning and Zoning Commission may determine that cross access is not appropriate for security reasons or where topography and existing site conditions make cross access difficult.

- k. Utility services – All utility service lines shall be underground.

7) Highway Commercial Overlay District Landscape Regulations

Landscaping shall conform to the following:

- a. Landscaping shall be required on all developments and shall be completed prior to the issuance of the certificate of occupancy. All detention ponds shall be landscaped.
- b. Landscaping adjacent to public right-of-ways
 - i. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
 - ii. A minimum 10 foot landscape buffer adjacent to the right-of-way of any minor thoroughfare is required. If the lot is a corner lot, all frontages on minor thoroughfares and private drives of 2 lanes or greater shall be required to observe the ten-foot buffer.
 - iii. Developers shall be required to plant 1 large canopy tree per 40 linear feet or portion thereof of street frontage, not including entry drives or visibility triangles. These required trees must be planted within the landscape setback along thoroughfares, unless otherwise approved. Trees may be grouped or clustered to facilitate site design. Ornamental trees may be substituted for canopy trees at the ratio of 2:1 along the street frontage for up to 50 percent of the required canopy trees.
- c. Screening of parking areas and drive aisles adjacent to public right-of-way
 - i. Landscaped screening is required for all parking areas and drive aisles within 50 feet of the property line.
- d. Landscaping adjacent to buildings
 - i. Foundation plantings with a minimum 6 foot depth are required along 50 percent of a building façade facing a major or minor thoroughfare.
 - ii. Entries should be accented.
- e. General landscaping standards
 - i. All trees shall be a minimum of 4 feet from all pavement and underground utilities.
 - ii. Canopy trees shall be a minimum of 3 inches in caliper (measured 6 inches above the ground) and 7 feet in height at time of planting.
 - iii. Accent or ornamental trees shall be a minimum of 1-inch in caliper (measured 6 inches above the ground) and 5 feet in height at time of planting.
 - iv. Evergreen shrubs shall be a minimum height of 24 inches at time of planting.

E. Consider, discuss and act upon minutes from March 18, 2019.



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
MARCH 18, 2019, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

I. PRELIMINARY MATTERS

- Chairman Paul Kelly presided over the meeting which was called at 6:30 p.m. Commissioners Lance Hudson, Luke Ingram, Jim Hemby, Rachel Crist, Russell Chandler and Wyatt McGuire were in attendance. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; Council liaison, Mike Hurst; and City Attorney, Alan Lathrom.
- Russell Chandler led the prayer and the pledges to the United States and Texas flags.

II. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss an act upon a recommendation to the City Council regarding the Final Plat of Camden Park Phase 3.
- Motion to approve made by Jim Hemby
 - 2nd to approve made by Lance Hudson
 - All members voted in favor
- B. Consider, discuss and act upon assigning a sub team to work on the development of the Martin Marietta site.
- Ben White addressed the Commission and stated that Martin Marietta had approached him in the past several days regarding their strategy about building on their site. He wants to develop a subcommittee that would have two members from FEDC (4A), the Planning & Zoning Commission, and City Council on it to discuss the development.

- Lance Hudson stated he would volunteer.
- Wyatt McGuire nominated Paul Kelly.
- Paul Kelly volunteered.

C. Consider, discuss and act upon minutes from February 25, 2019.

- Motion to approve made by Wyatt McGuire
- 2nd to approve made by Russell Chandler
- All members voted in favor

III. ADJOURNMENT

Meeting was adjourned at 6:36 p.m.

ATTEST:

APPROVE:

Sandra Green, City Secretary

Paul Kelly, Chairman

III. Adjournment