Farmersville
DISCOVER A TEXAS TREASURE

CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
December 15, 2020, 7:30 P.M.
205 S. Main St.

WATCH THE LIVE BROADCAST

This meeting will be broadcast live through the City's website and by telephone. Members of the public who wish to watch this meeting, and not speak or participate in the discussion, may watch the live broadcast by

1. Going to the City's website;
2. Clicking on "GOVERNMENT";
3. Clicking on "AGENDAS AND MINUTES";
4. Clicking on the "click here" link that is located to the right of "**LIVE STREAMING.**"

SPEAKING DURING PUBLIC COMMENTS

Members of the public wishing to speak during Public Comments or a public hearing may join the meeting by going online to www.blizz.com, and following the online prompts to input the "Dial-in Phone Number" and the "Meeting ID."

Members of the public wishing to speak during Public Comments or a public hearing may also join the meeting by calling-in to the telephone number listed below, and inserting the Meeting ID listed below: Those members of the public calling in will not be able to participate through video and will only have an audio feed of the meeting on their telephone.

1. **Dial-in Phone Number: (646) 769-9101**
   Please note that if you dial a toll number, your carrier rates will apply.

2. You will be prompted to enter the Meeting ID.

   The Meeting ID for this meeting is 139-054-72

3. Please listen closely to the directions and follow the directions to gain access to the Blizz meeting.

I. PRELIMINARY MATTERS

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

II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEMS)

Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the Planning & Zoning Commission regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Chairman may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

III. PUBLIC HEARING

A. Public hearing to consider, discuss and act upon a recommendation to City Council regarding a request to amend Ordinance #2015-1027-001 that established the zoning on approximately 100.81 acres of land in the W. B. Williams Survey, Abstract No. 952, which land is now known as the Camden Park Subdivision (the "Property") to rezone approximately 18.003± acres situated between County Road 611 (South Collin Parkway) on its eastern boundary and Harvard Boulevard on its western boundary in an area north of U.S. Highway 380 (W. Audie Murphy Parkway) from PD - Planned Development for Commercial uses to PD – Planned Development for SF-3 – Single Family Dwelling – 3 district uses for detached single-family dwellings, adopt certain development standards therefor, and modify the requirements of the base zoning district set out in subparagraph (3), "Area, Yard and Bulk Requirements," of Section 77-52(e), "SF-3 — Single Family Dwelling-3," and amend any conflicting provisions of Sections 77-61(a) and (c), 77-62(a) and (b)(8), 77-63(a), 77-64(a) and (b)(1), and 77-65(a) of the Farmersville Code as follows:

(a) reducing the minimum lot area from 5,000 square feet to 4,000 square feet;

(b) reducing the minimum lot width from 50 feet to 40 feet;

(c) reducing the minimum front yard from 25 feet to 10 feet and including a 10' wide public utility easement in each front yard;

(d) reducing the minimum side yard on corner lots from 15 feet to 10 feet;

(e) increasing the minimum lot depth from 90 feet to 100 feet;

(f) increasing the minimum rear yard from 10 feet to 20 feet;

(g) increasing the maximum lot coverage from 50 percent to 60 percent (including the main dwelling unit, garage, and all accessory buildings);

(h) increasing the minimum floor area from 750 square feet to 1,200 square feet; and

(i) modifying the maximum height from 2 stories and 40 feet to 2.5 stories and 35 feet.

B. Public hearing to consider, discuss and act upon a recommendation to City Council regarding an amendment to the Sign Ordinance pertaining to painted signs on walls.

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss and act upon minutes from November 16, 2020.

B. Consider, discuss and act upon the final plat of Collin College, Lot 1, Block A.

C. Discussion regarding the proposed Thoroughfare Plan Map, Future Land Use Map and the Hike & Bike Trail Map.

V. WORKSHOP

A. Discussion regarding possible changes to the land uses allowed by right or specific use permit together with the appropriate development standards applicable to those land uses within the Light Industrial, Heavy Industrial, and High Impact Industrial Zoning Districts set out in Sections 77-53(e) – (g) of the Farmersville Code together with any related amendments to the use chart set out in Section 77-46, "Schedule of Permitted Uses," and any necessary additions, changes or deletions to Section 77-29, "Definitions," of the Farmersville Code applicable to one or more of the land uses identified in Sections 77-53(e) - (g).

VI. 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 December 11, 2020, by 6:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 11th day of December, 2020.

Sandra Green, TRMC
City Secretary

CITY OF FARMERSVILLE
TEXAS

I. Preliminary Matters

II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEMS)

III. PUBLIC HEARING

A. Public hearing to consider, discuss and act upon a recommendation to City Council regarding a request to amend Ordinance #2015-1027-001 that established the zoning on approximately 100.81 acres of land in the W. B. Williams Survey, Abstract No. 952, which land is now known as the Camden Park Subdivision (the "Property") to rezone approximately 18.003± acres situated between County Road 611 (South Collin Parkway) on its eastern boundary and Harvard Boulevard on its western boundary in an area north of U.S. Highway 380 (W. Audie Murphy Parkway) from PD - Planned Development for Commercial uses to PD – Planned Development for SF-3 – Single Family Dwelling – 3 district uses for detached single-family dwellings, adopt certain development standards therefor, and modify the requirements of the base zoning district set out in subparagraph (3), "Area, Yard and Bulk Requirements," of Section 77-52(e), "SF-3 — Single Family Dwelling-3," and amend any conflicting provisions of Sections 77-61(a) and (c), 77-62(a) and (b)(8), 77-63(a), 77-64(a) and (b)(1), and 77-65(a) of the Farmersville Code as follows:

(a) reducing the minimum lot area from 5,000 square feet to 4,000 square feet;

(b) reducing the minimum lot width from 50 feet to 40 feet;

(c) reducing the minimum front yard from 25 feet to 10 feet and including a 10' wide public utility easement in each front yard;

(d) reducing the minimum side yard on corner lots from 15 feet to 10 feet;

(e) increasing the minimum lot depth from 90 feet to 100 feet;

(f) increasing the minimum rear yard from 10 feet to 20 feet;

(g) increasing the maximum lot coverage from 50 percent to 60 percent (including the main dwelling unit, garage, and all accessory buildings);

(h) increasing the minimum floor area from 750 square feet to 1,200 square feet; and

(i) modifying the maximum height from 2 stories and 40 feet to 2.5 stories and 35 feet.

CITY OF FARMERSVILLE
ORDINANCE #2015-1027-001

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

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

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

WHEREAS, the City Council of the City of Farmersville, after public notice and public hearing as required by law, and upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission of the City of Farmersville and of all testimony and information submitted during said public hearings, has determined that in the public's best interest and in support of the health, safety, morals, and general welfare of the citizens of the City, the zoning of the property described herein shall be changed and that the official zoning map of the City of Farmersville, Texas, should be amended to reflect the rezoning of the property herein described;

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

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

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

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

That certain tract of land containing approximately 100.81 acres of land in the W. B. Williams Survey, Abstract No. 952, and more fully described in Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), presently zoned Planned Development District with Single-Family 3 (SF-3), Multi-Family 2 (MF-2), and Commercial (C) District uses is hereby rezoned to Planned Development District with at least fifty (50) single-family residential lots meeting the minimum standards for Single-Family 2 (SF-2) District uses and the remainder of the single-family residential lots meeting the minimum standards for Single-Family 3 (SF-3) District uses - as such standards may be modified by this Ordinance - on Tract 1 containing approximately 59.64± acres of land, Multi-Family 2 (MF-2) District uses on Tract 2 containing approximately 18.16± acres of land, and Commercial (C) District uses on Tracts 3, 4 and 5 containing approximately 9.32± acres, 3.0± acres and 8.77± acres of land, respectively, as such tracts of land are generally depicted and described on Exhibit "B" (Zoning Exhibit) in accordance with the City's Master Plan and Zoning Ordinance, and in accordance with Exhibit "C" (Development Standards) and Exhibit "D" (Concept Plan) all of which exhibits are attached hereto and incorporated herein by reference for all purposes allowed by law. In the event of any conflict between any exhibit attached hereto and this Ordinance, the language and contents of this Ordinance shall control.

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

SECTION IV. It is further directed that the following modifications to the requirements of the Single-Family 2 (SF-2) base zoning district are approved through the adoption of this Planned Development District regarding the fifty single-family residential lots identified for Single-Family 2 (SF-2) District uses on that portion of the Property identified herein as Tract 1 and as designated on the Concept Plan attached hereto as Exhibit D:

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

(b) Section 77-164 is hereby modified to increase the minimum dwelling size to no less than 1,500 square feet in area for lots within Tract 1;

(c) Section 77-166(b)(4) is hereby modified regarding a corner lot used for one-family dwellings to increase the required side yard setback along the street frontage on which the property is NOT addressed to at least twenty feet (20') and allowing the setback on the other street frontage (twenty-five foot) to be treated as the front yard setback for said property for lots within Tract 1; and

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

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

(a) Section 77-161 is hereby modified to confirm that the minimum lot area shall be no less than five thousand (5,000) square feet for the designated SF-3 lots within Tract 1;

(b) Section 77-162 is hereby modified to confirm that the minimum lot width shall be no less than fifty feet (50') for lots within Tract 1;

(c) Section 77-163 is hereby modified to increase the minimum lot depth to no less than one hundred feet (100') for lots within Tract 1;

(d) Section 77-164 is hereby modified to increase the minimum dwelling size to no less than 1,500 square feet in area for lots within Tract 1;

(e) Section 77-166(b)(4) is hereby modified regarding a corner lot used for one-family dwellings to increase the required side yard setback along the street frontage on which the property is NOT addressed to at least twenty feet (20') and allowing the setback on the other street frontage (twenty-five foot) to be treated as the front yard setback for said property for lots within Tract 1; and

(f) Section 77-168 is hereby modified to increase the maximum percentage of any lot area that may be covered by the main area and all accessory buildings to no more than sixty percent (60%) of the lot area for lots within Tract 1.

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

SECTION VII. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by any court of competent

jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section, and said remaining portions shall remain in full force and effect.

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

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

PASSED on first and final reading on the 27th day of October, 2015, at a properly scheduled meeting of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

APPROVED THIS 27th DAY OF OCTOBER, 2015.

APPROVED:

Joseph E. Helmberger, P.E., Mayor

ATTEST:

Edie Sims, City Secretary

CITY OF FARMERSVILLE TEXAS

Exhibit "A"

Property Description

OWNERS CERTIFICATE

Being all that tract of land in Collin County, Texas, out of the W.B. Williams Survey, A—952, and being part of that called 100.81 acres of land described in a deed to SHG LAND INVESTMENTS OF FARMERSVILLE, LTD., as recorded by Instrument No. 20060530000726050 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being further described as follows.

Beginning at a 1/2" iron rod found in County Road No. 610 at the Northeast corner of said 101.80 acres.

THENCE South 01°32'36" West, a distance of 772.06 feet to a point for corner in said County Road No. 610, said point being the northeast corner of a tract of land conveyed to Community Public Service Company by deed recorded in Volume 456, Page 269, D.R.C.C.T.;

THENCE North 87°37'57" West, a distance of 95.93 feet to a 1" pipe in concrete found for the northwest corner of said Community Public tract,

THENCE South 01°46'06" West, a distance of 100.49 feet to a 1" pipe in concrete found for the southwest corner of said Community Public tract,

THENCE South 88°05'04" East, a distance of 96.58 feet to a point corner in said County Road No. 610, said point being the southeast corner of said Community Public tract;

THENCE South 01°23'28" West, along said County Road No. 610 and County Road No. 611, a distance of 892.85 feet to a point for corner in said County Road No. 611, same being the southeast corner of said 101.80 acres, and the northeast corner of Murphy's Crossing Phase I as recorded in Cabinet P, Page 416, Plat Records of Collin County, Texas (P.R.C.C.T.);

THENCE North 88°39'17" West, along the south line of said 101.80 acres, a distance of 398.79 feet to a 1/2" iron rod found for the northwest corner of said Murphy's Crossing Phase I, said point being the northeast corner of Murphy's Crossing Phase 2 & 3;

THENCE North 88°21'57" West, continuing along the south line of said 101.80 acres, a distance of 874.41 feet to a 1/2" iron rod found for corner;

THENCE North 87°59'40" West, continuing along the south line of said 101.80 acres, a distance of 444.32 feet to a 1/2" iron rod found for the northwest corner of said Murphy's Crossing Phase 2 & 3, said point being the northeast corner of a tract of land conveyed to Lucien Hines and wife, Wanda L. Hines according to County Clerks File No. 96—0043148, D.R.C.C.T.;

THENCE North 88°10'03" West, continuing along the south line of said 101.80 acres, a distance of 867.71 feet to a 1/2" iron rod found for the southwest corner of said 101.80 acres, said point also being the southeast corner of a tract of land conveyed to Thomas O. Midkiff, IV by deed recorded in Volume 4142, Page 2059, D.R.C.C.T.;

THENCE North 00°00'00" East, along the west line of said 101.80 acres, a distance of 1,610.65 feet to a 3/8" iron rod found for the northwest corner of said 101.80 acres, said point being in the south line of a tract of land conveyed to James G. Howell and Sherry J. Howell by deed recorded in Volume 4702, Page 1968, D.R.C.C.T.;

THENCE South 88°56'54" East, along the north line of said 101.80 acres, passing the southeast corner of said Howell tract, same being the southwest corner of a tract of land conveyed to Dewey W. Spradlin, et ux, Shirley Spradlin by deed recorded in Volume 1549, Page 465, D.R.C.C.T., a distance of 540.85 feet to a 3/8" iron rod found for the southeast corner of said Spradlin tract, same being the southwest corner of a tract of land conveyed to J. Richard Smith, et ux, Janis D. Smith by deed recorded in Volume 1572, Page 613, D.R.C.C.T.;

THENCE South 89°39'10" East, along the north line of said 101.80 acres, a distance of 749.97 feet to a fence corner post found for corner, said point being the southeast corner of said Smith tract;

THENCE North 03°53'12" East, a distance of 103.51 feet to a fence corner post found for corner, said point bein the southwest corner of a tract of land conveyed to J. Richard Smith by deed recorded in County Clerk's File No. 96—0054686, D.R.C.C.T.;

THENCE South 89°26'31" East, along the north line of said 101.80 acres, a distance of 1,331.27 feet to the POINT OF BEGINNING and containing 4,391,163 square feet or 100.81 acres of computed land

Exhibit "B"
Zoning Exhibit

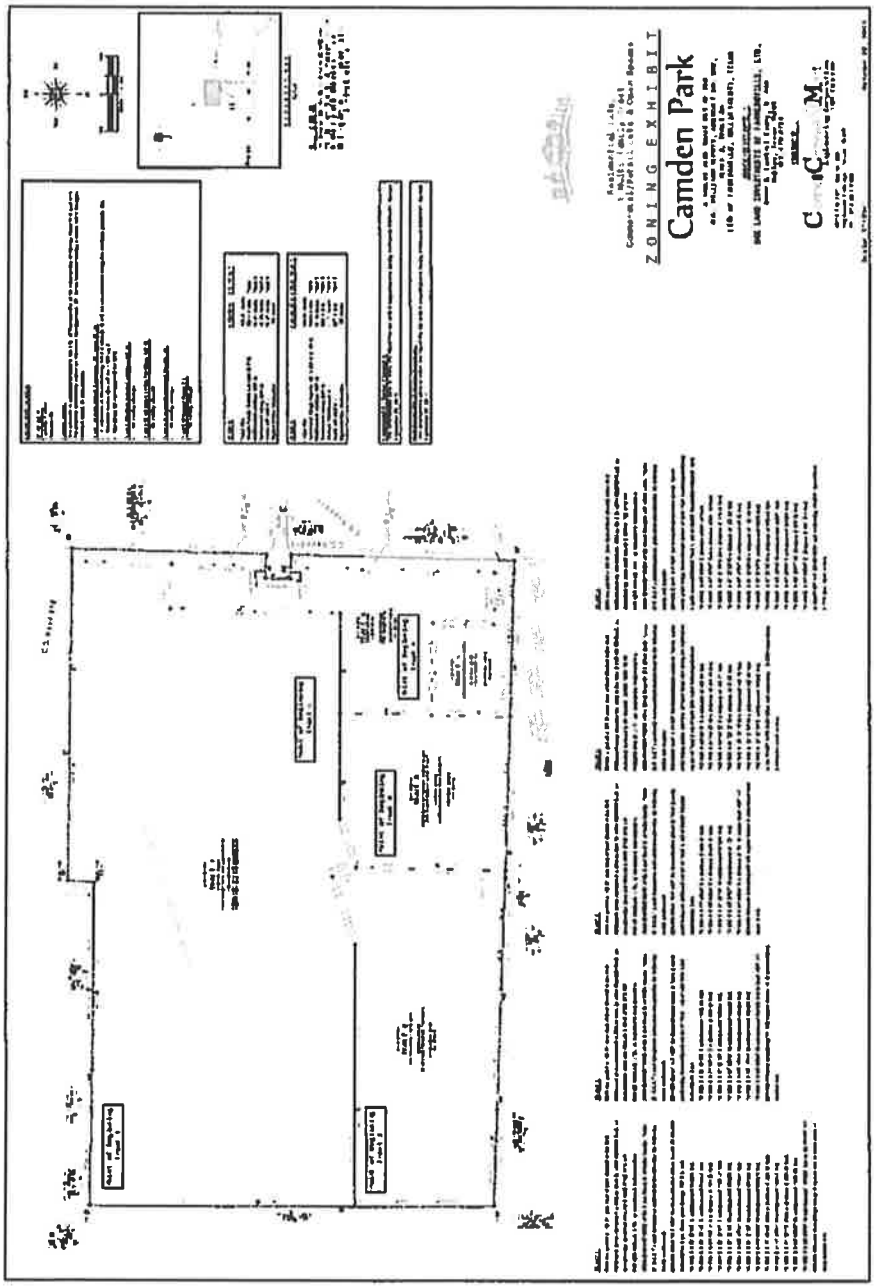


Exhibit "C"

Development Standards

CAMDEN PARK

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

A. TRACT 1: SINGLE-FAMILY 2 (SF-2) AND SINGLE-FAMILY 3 (SF-3) BASE ZONING DISTRICT USES.

The area identified as Tract 1 on Exhibit "B" (Zoning Exhibit) and Exhibit "D" (Concept Plan), attached hereto, containing approximately 59.64± acres shall be developed in compliance with all regulations applicable to Single-Family 2 (SF-2) and Single-Family 3 (SF-3) District uses contained in the City's Code of Ordinances, as amended, save and except only to the extent otherwise specifically provided to the contrary in this Ordinance.

1. **Permitted Uses.** The following uses may be permitted in the area designated as Tract 1 on Exhibits "B" and "D" for Single-Family 2 (SF-2) and Single-Family 3 (SF-3) District uses:
    a. All uses as identified and defined in the Farmersville, Texas Code of Ordinances as being permitted by right.

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

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

4. **Minimum and Maximum Dimensions.** The minimum and maximum dimensions for development of the Single-Family 2 (SF-2) and Single-

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

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

6. **Miscellaneous Standards.**

   a. The maximum number of lots used for residential purposes shall be limited to 290 lots.

   b. At least fifty (50) lots of such 290 residential lots shall meet the minimum standards for Single-Family 2 (SF-2) District uses, as such standards may be modified by this Ordinance.

   c. Developer shall create a homeowner's association identified as the Camden Park Homeowner's Association (the "Association") to which entity all open space shall be developed. Membership in the Association shall be mandatory for all owners of property and such membership shall be conditioned upon ownership of property within the Single-Family 2 (SF-2) and Single-Family 3 (SF-3) District areas and such membership shall be transferred from owner to owner together with the conveyance of any real property within said areas.

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

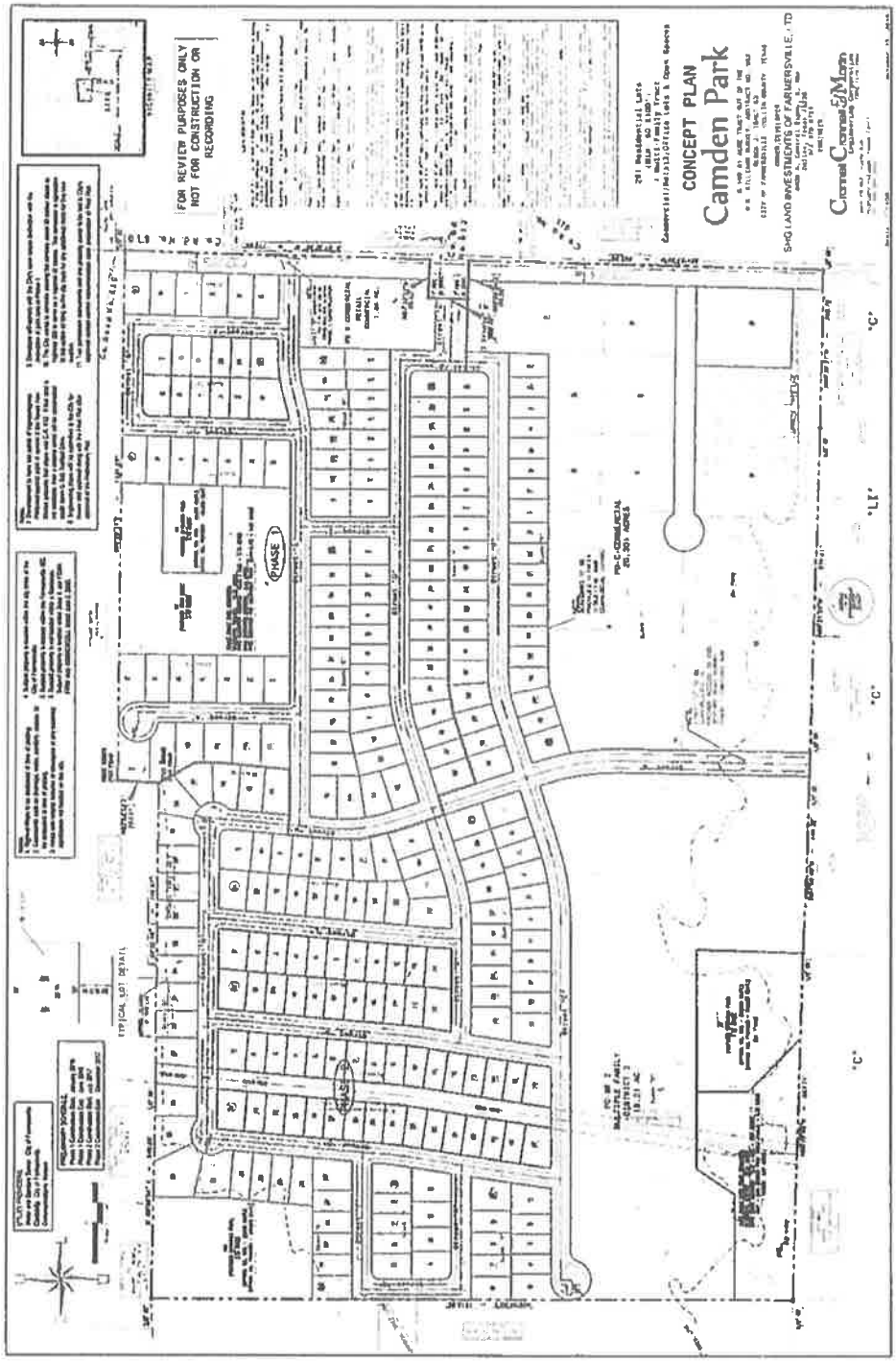
The area identified as Tract 2 on Exhibit "B" (Zoning Exhibit) and Exhibit "C" (Concept Plan), attached hereto, containing approximately 18.16± acres shall be developed in compliance with all regulations applicable to Multi-Family 2 (MF-2) District uses contained in the City's Code of Ordinances, as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

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

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

Exhibit "D"

Concept Plan



Farmersville

DISCOVER A TEXAS TREASURE

DEVELOPMENT APPLICATION

- ☐ Preliminary Plat
- ☐ Amended Plat
- ☐ Concept Plan
- ☐ Annexation
- ☐ Final Plat
- ☐ Minor Plat
- ☐ Specific Use Permit
- ☐ Replat
- ☐ Development Plat
- ☐ Site Plan
- ☑ Rezoning

Fees:
A retainer fee of $1,000.00 is required for submittal. Once the plans have been reviewed the money will be refunded back to the applicant if all the $1,000.00 is not used and will be billed if the amount exceeds the initial $1,000.00. (Note: All engineering inspection fees will be billed at the time of service.)
The application fee of $ _____ , to be paid to the City of Farmersville, is enclosed with this application.

A. Description of Property

1. Addition Name Camden Park
2. Total Acreage 18.00 Acres
3. Current Zoning Classification(s) PD-Commercial
4. Proposed Zoning Classification(s) PD-SF-3
5. Total Number of Lots, by Type 112 Lots Approx. 40' x 100'
6. Proposed Use of Property Garden Homes
7. Location of Property Country Road 610 North of Murphy's Crossing
8. Geographic (Tax) ID Number R- 6952-002-0530-1 R- _____

B. Applicants: (List those persons you wish to be contacted about this request.)
PLEASE PRINT

1. Owner Ted Zadeh SHG Land Investments
   Address 12801 N Central # 1650
   City, State, Zip Dallas, TX 75243
   Phone 214-384-8486
   Email ted@mtaco.com

2. Applicant/Representative Jeff Crannell CCM Engineering
   Address 2570 Justin Rd # 209
   City, State, Zip Highland Village, TX 75077
   Phone 972-691-6633
   Email jeff@ccm-eng.com

C. Variance Request: ☐ Yes ☑ No If yes, describe: _____

"I hereby certify that I am the owner, or duly authorized agent of the owner for the purposes of this application, of the property herein described, that all information submitted herein is true and correct."

Applicant/Owner: _____ **Date:** 1-24-2020

Narrative

Camden Park Phase 4

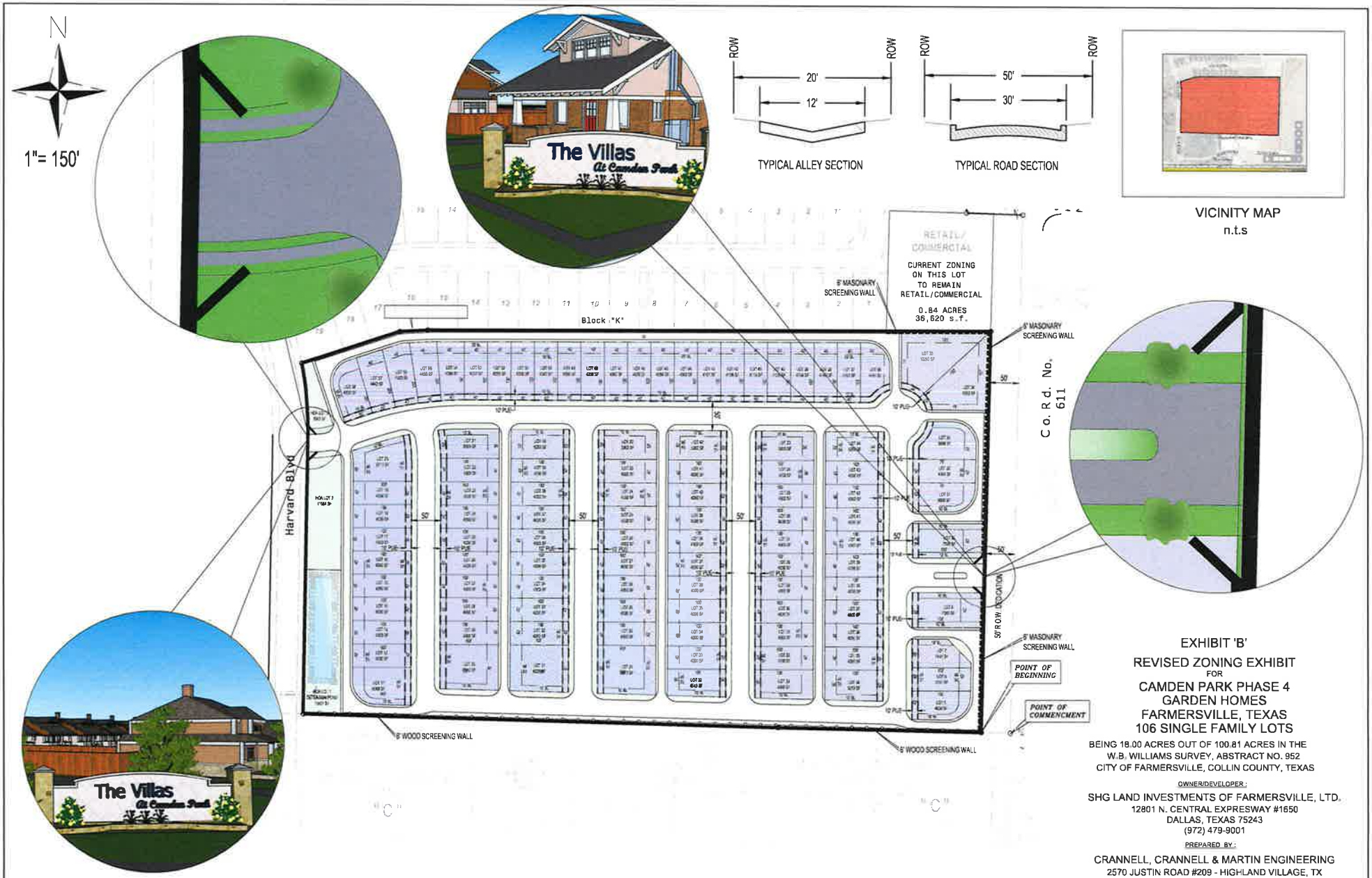
Farmersville, Texas

The purpose of this PD Concept Plan is to rezone an 18-acre parcel located at Country Road 610, North of Murphy's Crossing. Said parcel is currently zoned PD-Commercial. We are proposing to rezone to a Planned Development (PD) with the following Uses and acreage:

1. PD SF-3: 18-acres

This residential development will provide new single family detached living options. The site will include 106 single family lots with a lot minimum of four thousand (4,000) square feet. All lots will have alleys with rear entry garages. The site will also include open spaces with a retention or detention pond. The project will include an HOA that will own and care for the open spaces and entry monuments.

This implementation of single-family residential lots will provide new living options and a heightened sense of community for the future and current residents of Farmersville, TX.



SUBMITTAL DATE: NOVEMBER 4, 2020

Exhibit "C"
PD Conditions for Camden Park, Phase 4, Farmersville 18.00 acres

All requirements as specified in the City of Farmersville Comprehensive Zoning Ordinance for SF-3 zoning shall apply, except as amended below.

1. **Permitted Uses**: Any use permitted in the R-3 (Residential-3) Zoning District shall be permitted in this PD.

2. **Height Regulations**: No structure shall exceed thirty-five feet (35') or 2.5 stories.

3. **Area Regulations**:

    a. All lots to include 10' public utility easement (P.U.E.) in front.
    b. Minimum Lot Size: Minimum lot size shall be (4,000) square feet
    c. Minimum Lot Depth: One Hundred (100) feet
    d. Minimum Lot Width: Fourty (40) feet
    e. Minimum Yards:
        i. Front yard: 10 feet
        ii. Side yard: 5 feet, 10 feet on corner lots
        iii. Rear yard: 20 feet

    B. **The following requirements apply to all areas:**
    a. Maximum Lot Coverage: 60% (including the main dwelling unit, garage, and all accessory buildings)
    b. Minimum living area for each housing unit shall be 1,200 sf.
    c. No temporary buildings, such as travel trailers, mobile homes and manufactured homes may be used for on-site dwelling purposes.
    d. Accessory structures shall be in compliance with the City of Farmersville Zoning Ordinance.

4. **Fencing and Screening Requirements**:

    a. No fence or wall shall extend past the front of any residence towards the street. Fencing for single-family lots shall comply with the City of Farmersville Zoning Ordinance with the exception of fencing materials. Authorized fencing materials shall include wood, masonry, wrought iron (or similar decorative metal material). The maximum height for a fence is 6 feet (6'). Fences or walls erected by the builder shall become property of the owner of the lot on which the fences are erected. Any repairs and maintenance is to become the responsibility of the lot owner.
    b. A 6' masonary screening wall shall be constructed along County Road 611.

5. **Garage Entry**: Garages shall be facing the alleys or the side street on corner lots.

6. **Parking:** A minimum of a two (2) car garage is required for each dwelling unit, with two (2) spaces (9' x 20' minimum) in front of garage for corner lots if garage faces the side street, garage must be a minimum of 20 feet (20') from side lot line.

7. **Street Lights and Street Signs**: Decorative antique street lights shall be installed at each street intersection and at intervals of three hundred (300) linear feet and proximity to each

mail box cluster to provide sufficient lighting.

8. **Streets and sidewalks**:
    a. All streets shall be per the "Local Residential Paving Section". Interior sidewalks with a minimum width of 4 feet (4') shall be required.
    b. All lots shall have a 12' wide alley with 20' of ROW.

9. **Home-Owner's Association**: Developer shall create a homeowner's association for this development to which entity all 1.01 acres open space shall be dedicated to and maintained by. Membership in the Association shall be mandatory for all owners of property and such membership shall be conditioned upon ownership of property within the Single-Family 3 (SF-3) District area and such membership shall be transferred from owner to owner together with the conveyance of any real property within said area.

10. **Architectural Standards:**

    a. Offer selection of brick, masonry products and stone accents
    b. Multiple elevations per floor plan to avoid architectural monotony
    c. Front porches are recommended and these porches can extend into the front yard setback by a maximum of 5'. Porches shall be a minimum of 5' wide by 12' long.

11. **Amendments to the Amending Ordinance and Development Plan**:

    a. If the City receives an application to rezone only a portion of the Property, the City shall consider the rezoning request for that portion and shall leave the zoning for the remainder of the Property unchanged.
    b. Any portion of this Amending Ordinance (including, but limited to, any exhibit, or individual section of subsection of the text) may be amended by filing an application for such amendment. The City shall consider only the requested amendment, and shall leave the remainder of the Amending Ordinance unchanged.

EXHIBIT 'A'

LEGAL DESCRIPTION

Being a part of a 100.81 acre tract of land situated in the W.B. Williams Survey, Abstract No. 952 in Collin County, Texas as described in a deed to SHG LAND INVESTMENTS OF FARMERSVILLE, LTD., as recorded in Instrument No. 20060530000726050 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and being more particularly described by the following metes and bounds:

COMMENCING at the southeast corner of said SHG Land Investments of Farmersville tract, said point being on the west right-of-way line of County Road 610;

THENCE South 89*54'27" West, along the south line of Said SHG land Investments of Farmersville tract, a distance of 50.00 feet to a ½" inch iron rod found for corner, said point being on the north line of Murphy's Crossing Phase 1, as recorded in Cabinet P, Page 415 P.R.C.C.T. to the POINT OF BEGINNING;

THENCE South 89*54'27" West, a distance of 348.79 feet continuing along the north line north line of said Murphy's Crossing, to a ½" inch iron rod found for corner;

THENCE North 89*45'11" West, a distance of 874.23 feet continuing along the north line north line of said Murphy's Crossing, to a ½" inch iron rod found for corner; said point being on the east line of Harvard Boulevard, a 50' wide right-of-way:

THENCE North 00*20'27" West, a distance of 476.63 feet along the east lien of said Harvard Boulevard to a ½" iron rod found for corner, said point being the beginning of a curve to the left having a radius of 630.00 feet and a central angle of 11*28'40";

THENCE Northwesterly, along said curve to the left and along the east line of said Harvard Boulevard, an arc distance of 126.20 feet and a chord bearing and distance of N 06*04' 47" W, 125.99 feet to a ½" iron rod found for a corner, said point being the southwest corner of Lot 19, Block K, in the Camden Park, Phase 1 Addition, as recorded in Document No. 2018-771, P.R.C.C.T.;

THENCE North 70*27'24: East, along the south line of said Camden Park, Phase 1 Addition, a distance of 176.67 feet to a ½" iron rod found for corner;

THENCE North 85*36'39" East, along the south line of said Camden Park Phase 1 Addition, a distance of 47.59 feet to a ½" inch iron rod found for corner;

THENCE North 88*37'09" East, a distance of 966.04 feet along the south line of said Camden Park Phase 1 Addition, to a ½" inch iron rod found for corner;

THENCE South 00*00'37" West, a distance of 691.31 feet to the POINT OF BEGINNING and containing 784,223 square feet or 18.003 acres of computed land.

B. Public hearing to consider, discuss and act upon a recommendation to City Council regarding an amendment to the Sign Ordinance pertaining to painted signs on walls.

CITY OF FARMERSVILLE
ORDINANCE # O-2021-____-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING CHAPTER 56, "SIGNS AND ADVERTISING," THROUGH THE AMENDMENT OF ARTICLE II "DEFINITIONS AND REGULATIONS," OF THE CITY'S CODE OF ORDINANCES BY AMENDING SECTION 56-32, "PROHIBITED SIGNS" BY AMENDING SUBPARAGRAPH (L) TO ALLOW A SIGN TO BE PAINTED DIRECTLY ON TO THE EXTERIOR WALL OR FACADE OF A BUILDING OR STRUCTURE IN THE CENTRAL AREA (CA) ZONING DISTRICT; REPEALING ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR GOVERNMENTAL IMMUNITY; PROVIDING FOR INJUNCTIONS; PROVIDING A PENALTY; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Farmersville, Texas, (the "City") is a Type A General – Law Municipality located in Collin County having a population of less than 5,000 persons as determined by the most recent federal census, created in accordance with the provisions of Chapter 6 of the Local Government Code, and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City adopted the Code of Ordinances, City of Farmersville, Texas ("Farmersville Code"), for the protection of the public health and general welfare of the people of the City; and

WHEREAS, the City Council of the City of Farmersville ("City Council") previously adopted rules and regulations relating to signs and advertising; and

WHEREAS, the City Council now seeks to modify certain of the rules and regulations relating to signs and advertising; and

WHEREAS, the City Council finds that all prerequisites to the adoption of this Ordinance have been met; and

WHEREAS, the City Council finds that it is in the best interest of the public health, safety and welfare to modify certain of the rules and regulations relating to signs and advertising as provided hereinbelow.

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

Section 1. **FINDINGS INCORPORATED.**

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

Section 2. **AMENDMENT OF CHAPTER 56, "SIGNS AND ADVERTISING," THROUGH THE AMENDMENT OF ARTICLE II "DEFINITIONS AND REGULATIONS," OF THE CITY'S CODE OF ORDINANCES BY AMENDING SECTION 56-32, "PROHIBITED SIGNS" BY AMENDING SUBPARAGRAPH (L) TO ALLOW A SIGN TO BE PAINTED DIRECTLY ON TO THE EXTERIOR WALL OR FACADE OF A BUILDING OR STRUCTURE IN THE CENTRAL AREA (CA) ZONING DISTRICT**

From and after the effective date of this Ordinance, Chapter 56, "Signs and Advertising," through the amendment of Article II "Definitions and Regulations," of the City's Code of Ordinances by amending Section 56-32, "Prohibited Signs" by amending Subparagraph (l) to allow a sign to be painted directly on to the exterior wall or facade of a building or structure in the Central Area (CA) Zoning District to hereafter read as follows:

> "(l) No portion of any sign shall be painted directly on to the exterior wall or facade of any building or structure other than on a window or door. Notwithstanding the foregoing, a sign that meets all other requirements of this Chapter may be painted directly on to the exterior wall or facade of a building or structure that is located entirely in the Central Area (CA) Zoning District. Murals remain prohibited throughout the City."

Section 3. **CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

Section 4. **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 5. SEVERABILITY

It is hereby declared to be the intention of the City Council of the City of Farmersville that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by valid judgment or final decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

Section 6. GOVERNMENTAL IMMUNITY

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Farmersville in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

Section 7. INJUNCTIONS

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Farmersville in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Farmersville.

Section 8. 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 9. EFFECTIVE DATE

This Ordinance shall take effect immediately from and after it passage and publication of the caption as required by law.

PASSED on first reading on the ____ day of _____, 2021, and the second reading on the ___ day of _____ 2021, at properly scheduled meetings 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 ___ DAY OF _____, 2021.

APPROVED:

By: _____
BRYON WIEBOLD, Mayor

ATTEST:

_____
SANDRA GREEN, City Secretary

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss and act upon minutes from November 16, 2020.

Farmersville
DISCOVER A TEXAS TREASURE

CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
November 16, 2020, 6:00 P.M.

I. PRELIMINARY MATTERS

- Chairman Joe Helmberger presided over the meeting which was called to order at 6:00 p.m. Commissioners Lance Hudson, Leaca Caspari (via teleconference) and Rachel Crist (via teleconference), Michael Hesse (via teleconference), and John Klostermann were in attendance. Adam White was not in attendance. Also, in attendance were staff liaison, Sandra Green; City Manager, Ben White; City Council liaison, Mike Henry; and City Attorney, Alan Lathrom.

- Joe Helmberger led the prayer and the pledges to the United States and Texas flags.

II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEMS)

- Randy Smith, who resides at 508 CR 610, stated he has questions about the public workshop regarding the maps that are being held on Saturday. He wanted to know if Ben White ever made the maps available with the overlay of the property lines.
  - ➢ Ben White answered by stating that Kimley-Horn is currently working on it.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss and act upon minutes from September 21, 2020.

- o Motion to approve made by Leaca Caspari
- o 2nd to approve made by John Klostermann
- o All members voted in favor

B. Consider, discuss and act upon minutes from October 19, 2020.

- Motion to approve made by Lance Hudson
- 2nd to approve made by Michael Hesse
- All members voted in favor

C. Consider, discuss and act upon the final plat of Deer Crossing.

- Ben White stated that DBI Engineering had reviewed the plat and all the items had been addressed and completed on the project. He indicated that staff recommends approval.

  - Motion to approve made by Lance Hudson
  - 2nd to approve made by John Klostermann
  - All members voted in favor

D. Consider, discuss and act upon the amended plat of Camden Park, Phase 3.

- Ben White stated all the corrections had been made and they had issues with ownership regarding lots 1-10.
- Joe Helmberger stated there are three owners on the plat now and that is why they submitted an amending plat.

  - Motion to approve made by John Klostermann
  - 2nd to approve made by Lance Hudson
  - All members voted in favor

IV. WORKSHOP

A. Discussion regarding possible changes to the land uses allowed by right or specific use permit together with the appropriate development standards applicable to those land uses within the Light Industrial, Heavy Industrial, and High Impact Industrial Zoning Districts set out in Sections 77-53(e) – (g) of the Farmersville Code together with any related amendments to the use chart set out in Section 77-46, "Schedule of Permitted Uses," and any necessary additions, changes or deletions to Section 77-29, "Definitions," of the Farmersville Code applicable to one or more of the land uses identified in Sections 77-53(e) - (g).

- Joe Helmberger stated this item would be postponed to another meeting due to trouble with the sound system and the Commissioners on phone not hearing clearly.

V. ADJOURNMENT

Meeting was adjourned at 6:29 p.m.

ATTEST:

_____
Sandra Green, TRMC, City Secretary

APPROVE:

_____
Joe Helmberger, Chairman

B. Consider, discuss and act upon the final plat of Collin College, Lot 1, Block A.

Farmersville

DISCOVER A TEXAS TREASURE

DEVELOPMENT APPLICATION

- ☐ Preliminary Plat
- ☐ Amended Plat
- ☐ Concept Plan
- ☐ Annexation
- ☒ Final Plat
- ☐ Minor Plat
- ☐ Specific Use Permit
- ☐ Replat
- ☐ Development Plat
- ☐ Site Plan
- ☐ Rezoning

Fees:
A retainer fee of $1,000.00 is required for submittal. Once the plans have been reviewed the money will be refunded back to the applicant if all the $1,000.00 is not used and will be billed if the amount exceeds the initial $1,000.00. (Note: All engineering inspection fees will be billed at the time of service.)
The application fee of $ _____ , to be paid to the City of Farmersville, is enclosed with this application.

A. Description of Property

1. Addition Name: Collin College Farmersville Lot 1, Block A
2. Total Acreage: 78.234
3. Current Zoning Classification(s): AG
4. Proposed Zoning Classification(s): AG
5. Total Number of Lots, by Type: 1
6. Proposed Use of Property: College Campus
7. Location of Property: Northwest Corner of C.R. No. 611 and U.S. Highway No. 380
8. Geographic (Tax) ID Number R- 695200305401 R- 695200305601

B. Applicants: (List those persons you wish to be contacted about this request.)
PLEASE PRINT

1. Owner: Collin County Community College District
   Address: 3542 Spur 399
   City, State, Zip: McKinney, Texas 75069
   Phone: 972 548-6790
   Email: Thourani.aecom@collin.edu

2. Applicant/Representative: RLK Engineering, Inc
   Address: 111 West Main Street
   City, State, Zip: Allen, Texas 75013
   Phone: 972 359-1733
   Email: ronny@rlkengineering.com

C. Variance Request: ☐ Yes ☒ No If yes, describe: _____

"I hereby certify that I am the owner, or duly authorized agent of the owner for the purposes of this application, of the property herein described, that all information submitted herein is true and correct."

Applicant/Owner: _____ **Date:** 12-2-2020

RECEIVED
DEC 0 2 2020
BY: _____

DBI
ENGINEERS

December 10, 2020

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

RE: Collin College – Final Plat
Dated November 23, 2020

Mr. White:

The above referenced Final Plat has been reviewed according to the ordinances of the City of Farmersville. The following items will need to be completed prior to approval:

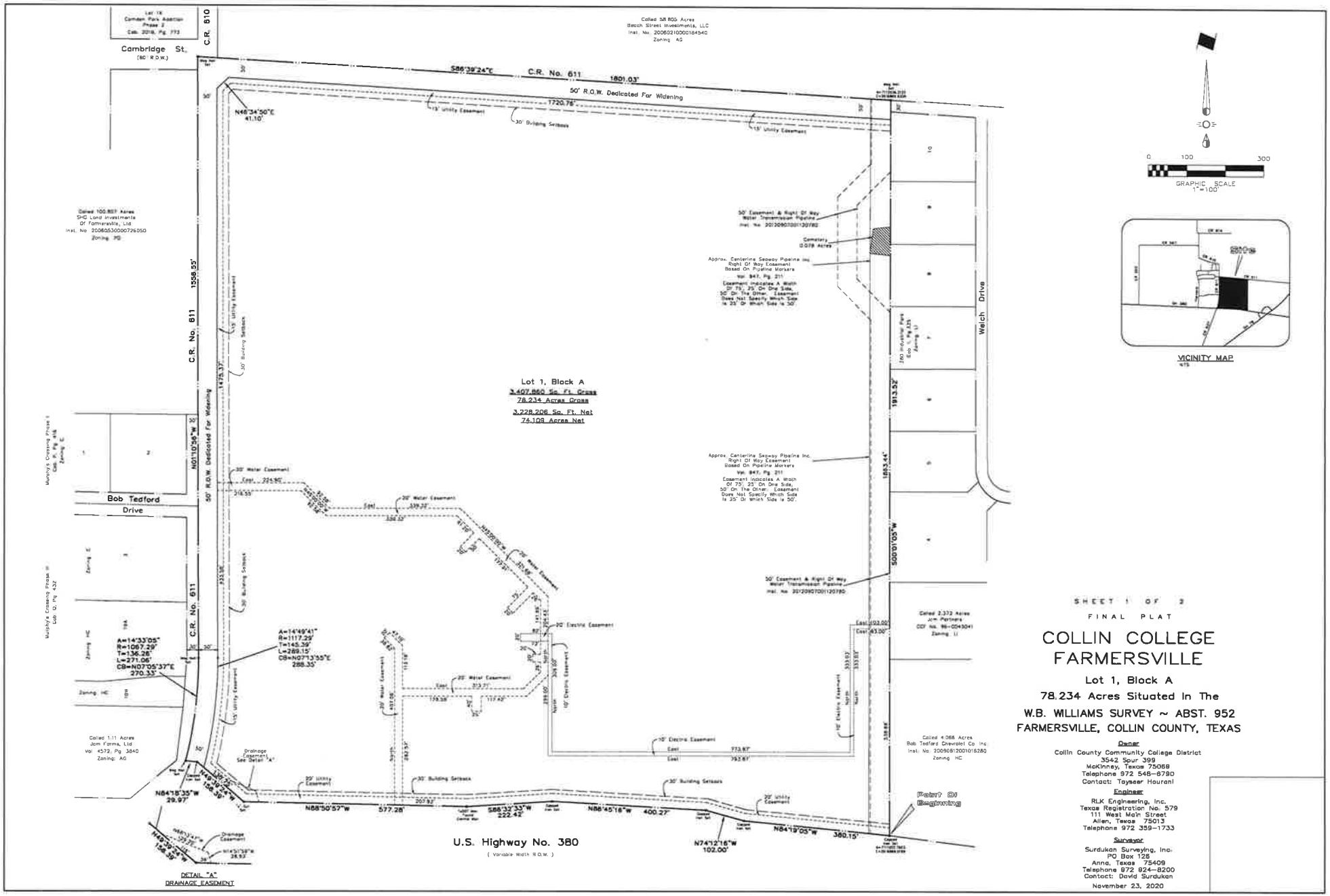
- Submission of as-built documentation by Collin College to verify utility easement locations.
- Inclusion of filed document information for the conveyed Farmersville tract in the Final Plat.

It is recommended that the Final Plat be approved pending the above mentioned items being completed. Please contact me if you should have any questions or need additional information.

Sincerely,

Jacob Dupuis, P.E.

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



SHEET 1 OF 2

FINAL PLAT

COLLIN COLLEGE FARMERSVILLE

Lot 1, Block A

78.234 Acres Situated In The

W.B. WILLIAMS SURVEY ~ ABST. 952

FARMERSVILLE, COLLIN COUNTY, TEXAS

Owner

Collin County Community College District
3542 Spur 399
McKinney, Texas 75069
Telephone 972 546-6790
Contact: Tayseer Hourani

Engineer

RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor

Surdukan Surveying, Inc.
PO Box 125
Anna, Texas 75409
Telephone 972 924-8200
Contact: David Surdukan

November 23, 2020

STATE OF TEXAS:
COUNTY OF COLLIN:

Will Need Filing Information For Conveyance Tract

WHEREAS, the Collin County Community College District is the owner of a tract of land situated in the W. B. Williams Survey, Abstract No. 952, City of Farmersville, Collin County, Texas, and being all of a called 76.337 acre tract conveyed to the Collin County Community College District as recorded in County Clerk's No. 20061017001494090, Land Records of Collin County, Texas, and being all of a called 1.894 acre tract conveyed to the Collin County Community College District **as recorded in County Clerk's No. 2020XXXXXXXXXXXX, Land Records of Collin** County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner in the north line of State Highway No. 380 (a variable width R.O.W.);

THENCE N84°19'05"W, with the north line of State Highway No. 380, a distance of 380.15 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE N74°12'16"W, with the north line of State Highway No. 380, a distance of 102.00 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE N86°45'16"W, with the north line of State Highway No. 380, a distance of 400.27 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE S86°32'33"W, with the north line of State Highway No. 380, a distance of 222.42 feet to a TxDOT monument found for corner;

THENCE N88°50'57"W, with the north line of State Highway No. 380, a distance of 577.28 feet to an "a" cut set for corner;

THENCE N49°39'24"W, with the north line of State Highway No. 380, a distance of 158.39 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner;

THENCE N84°18'35"W, a distance of 29.97 feet to a mag nail set for corner in the center line of County Road No. 611 (a variable width R.O.W.) said point being the beginning of a non-tangent curve to the left having a central angle of 14°33'05", a radius of 1067.29 feet, a tangent length of 136.26 feet, and a chord bearing N07°05'37"E, 270.33 feet;

THENCE in a northerly direction along said curve to the left, and with the east line of County Road No. 611, an arc distance of 271.06 feet to a mag nail set for corner and the end of said curve;

THENCE N01°10'56"W, along County Road No. 611, a distance of 1558.55 feet to a mag nail set for corner;

THENCE S88°39'24"E, with the centerline of County Road No. 611, a distance of 1801.03 feet to a mag nail set for corner in the west line of 380 Industrial Park, an addition to the City of Farmersville as recorded in Cabinet I, Page 335, Plat Records of Collin County, Texas;

THENCE S00°01'05"W, leaving County Road No. 611, and with the west line of 380 Industrial Park, a distance of 1913.52 feet to the POINT OF BEGINNING and CONTAINING 3,407,860 square feet, or 78.234 acres of land.

BASIS OF BEARINGS

The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0. Vertical position are referenced TO NAVD88 using (GEOID03).

SPECIAL NOTICE:

Notice: Selling a portion of this addition by metes and bounds is a violation of City Ordinance and state law, and is subject to fines and withholding utilities and building permits.

NOTES:

1. Property is within the City Limits.
2. Subdivision is located in the Farmersville I.S.D.
3. Current Zoning = PD 1901-C
4. Water service provided by City of Farmersville CCN #13009.
5. According to Flood Insurance Rate Map (FIRM) Map No. 48121C0320J, dated 6-02-2009, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, the Collin County Community College District, acting by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Collin College Farmersville, Lot 1, Block A, an addition to the City of Farmersville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes and any and all related necessary appurtenances. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Farmersville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Farmersville's use thereof.

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

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

WITNESS, my hand, this the_____day of_____, 2020.

BY:

_____
Collin County Community College District

_____
Printed Name and Title

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_____, owner, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the____day of _____, 2020.

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:

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

_____
David J. Surdukan
R.P.L.S. No. 4613

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 David J. Surdukan, 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 considerations therein expressed.

GIVEN under my hand and seal of office, this the____day of _____, 2020.

_____
Notary Public in and for the State of Texas

"RECOMMENDED FOR APPROVAL"

_____ _____
Chairman, Planning & Zoning Commission Date
City of Farmersville, Texas

"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 the Collin College Farmersville, an addition to the City of Farmersville, was submitted to the City Council on the____day of _____, 2020, and the Council, by formal action, then and there accepted the dedication of streets, alley, 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 note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this_____day of_____, A.D., 2020.

_____
City Secretary
City of Farmersville, Texas

SHEET 2 OF 2

FINAL PLAT

COLLIN COLLEGE FARMERSVILLE

Lot 1, Block A

78.234 Acres Situated In The

W.B. WILLIAMS SURVEY ~ ABST. 952

FARMERSVILLE, COLLIN COUNTY, TEXAS

Owner
Collin County Community College District
3542 Spur 399
McKinney, Texas 75069
Telephone 972 548-6790
Contact: Toyseer Hourani

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
PO Box 126
Anna, Texas 75409
Telephone 972 924-6200
Contact: David Surdukan

November 23, 2020

C. Discussion regarding the proposed Thoroughfare Plan Map, Future Land Use Map and the Hike & Bike Trail Map.

Farmersville

Public Workshop - DRAFT NOTES
11/14/2020

Station 0: Registration
"Sign-in Sheets"
Participants: 76

Farmersville
DISCOVER A TEXAS TREASURE

Farmersville Public Workshop

Saturday, November 14, 2020

9:00 a.m. - 3:00 p.m.

Last Name	First Name	Email	How did you hear about this event?	Community Resident (Y/N)
Sturdivan	Mike		website	Y
John Klostermann	John		paper	Y
Page Parker	Page		website	Y
Langford	Brad		website	Y
Hendricks	Mont			N
[illegible]	Bobbie		website	N
~~Hollie Brown~~				
Brown	Hollie		web	
Russmann	Chris & Marcie		FB	Y
[illegible]				
Valdez	Francisco		website/paper	Y
Phillips	Kay			Y
Phillips	Doyle			Y
Weston	James		neighbor	Y
Chandler	Olga		neighbor	Y
Decker	Jason			
Decker	Kelly		P&Z Mtg	Y
James	Marissa		Kelly Decker	
James	Rodney		"	
Kimmel	Gary		LookedIt Up	IN PROCESS OF PURCHASE
Bandel	Steve		FB	YES ETJ
Bandel	Karen			
Turner	Patricia Lynn		FB	Y
Russell	Roger & Kim		Next Door & City website	Y

Farmersville

Public Workshop - DRAFT NOTES
11/14/2020

Station 0: Registration
"Sign-in Sheets"

Farmersville
DISCOVER A TEXAS TREASURE

Farmersville Public Workshop
Saturday, November 14, 2020
9:00 a.m. - 3:00 p.m.

Last Name	First Name	Email	How did you hear about this event?	Community Resident (Y/N)
Cheesman	James		Online	Y
Hill	Tracy		Facebook!	Y
Cezar	Jennifer		Facebook	Y
Beaubien	Susanne		online - phone call	Y
Ferris	James		wife	Y
Ferris	Jennifer		FB	yes
Edenstrom	Barbara		daughter	yes
Willmon	Michael		online	yes
CHURCH	JAMES		ONLINE	YES
SumRow	PAT		FB	yes
SumRow	Medford		FB	yes
Trail	Gardner		City	yes
Freyman	Alison		FB	Y
Freyman	MIKE		Facebook	yes
Vinegar	Michael		Facebook	yes
Irish	Joseph		Facebook	yes
WESTON	JAMES		FRIEND	YES
Anderson	Gary		Facebook	yes
Hesse	Michael		email	yes

Farmersville

Public Workshop - DRAFT NOTES
11/14/2020

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Farmersville
DISCOVER A TEXAS TREASURE

Farmersville Public Workshop
Saturday, November 14, 2020
9:00 a.m. - 3:00 p.m.

Last Name	First Name	Email	How did you hear about this event?	Community Resident (Y/N)
Kickbow	Mathew		—	Yes
Gilderstone	Connie		Facebook	Yes
Gardner	Justin			Yes
French	[illegible]		Sign up	Yes
Solis	Carlos		[illegible]	Yes
Tucker	Danielle		Friend	Yes
Ogden	Tina		Paper	Yes

Farmersville

Public Workshop - DRAFT NOTES
11/14/2020

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Farmersville
DISCOVER A TEXAS TREASURE.

Farmersville Public Workshop
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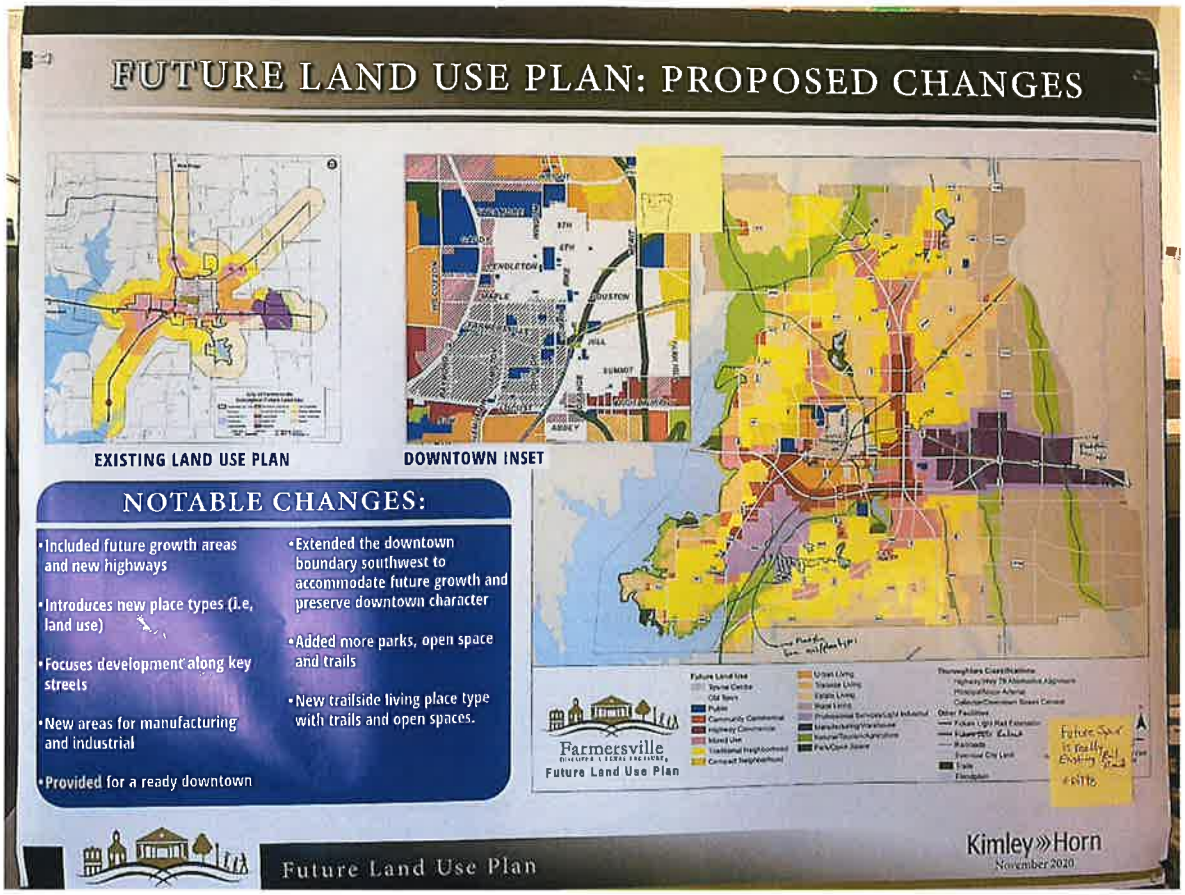
9:00 a.m. - 3:00 p.m.

Last Name	First Name	Email	How did you hear about this event?	Community Resident (Y/N)
GARRIOTTE	Dale		Neighbor	Y
Shelton	Charles & Marty		Website	N
Hill	Richard		paper	Y
Shum	Randal		Friend	Y Not of Farmv.
GOLDSTEIN	BILLIE + MIKE		ROTARY	Y
Richburg	Jan		Facebook	yes
Tun	Lee Lita		Neighbor	Yes
Moore	Sheri		Friend	Yes
Cuda	Chris		paper	yes
Mannon	DeRman		facebook	yes
Roberts	Patricia		Neighbor friend	yes
Sandie	Lee		"	"
Broadway	Jake		Face Book	yes
Montalbano	Debra		Facebook/neighbor	no
Heuvelks	Greg		Friend	YES
Martin	Owain			
Reynolds	Gregen		FB	Rural/yes
Lank	Matthew		Neighbor	Rural/yes
Greer	Heather		FB	Y
Billie Bullard	Fville		Paper	Y
Borough	Cindy		next door app	yes
Dennis	Sandra		Flyer	yes
STICKENS	Kyle & Apryl		FB	Y
RISE	RANDY			City
Smith	Randy		PTZ	Yes
Burcham	Velma		FB	yes/Rural
Bullet	AVALYN		FB	Yes Rural

Farmersville

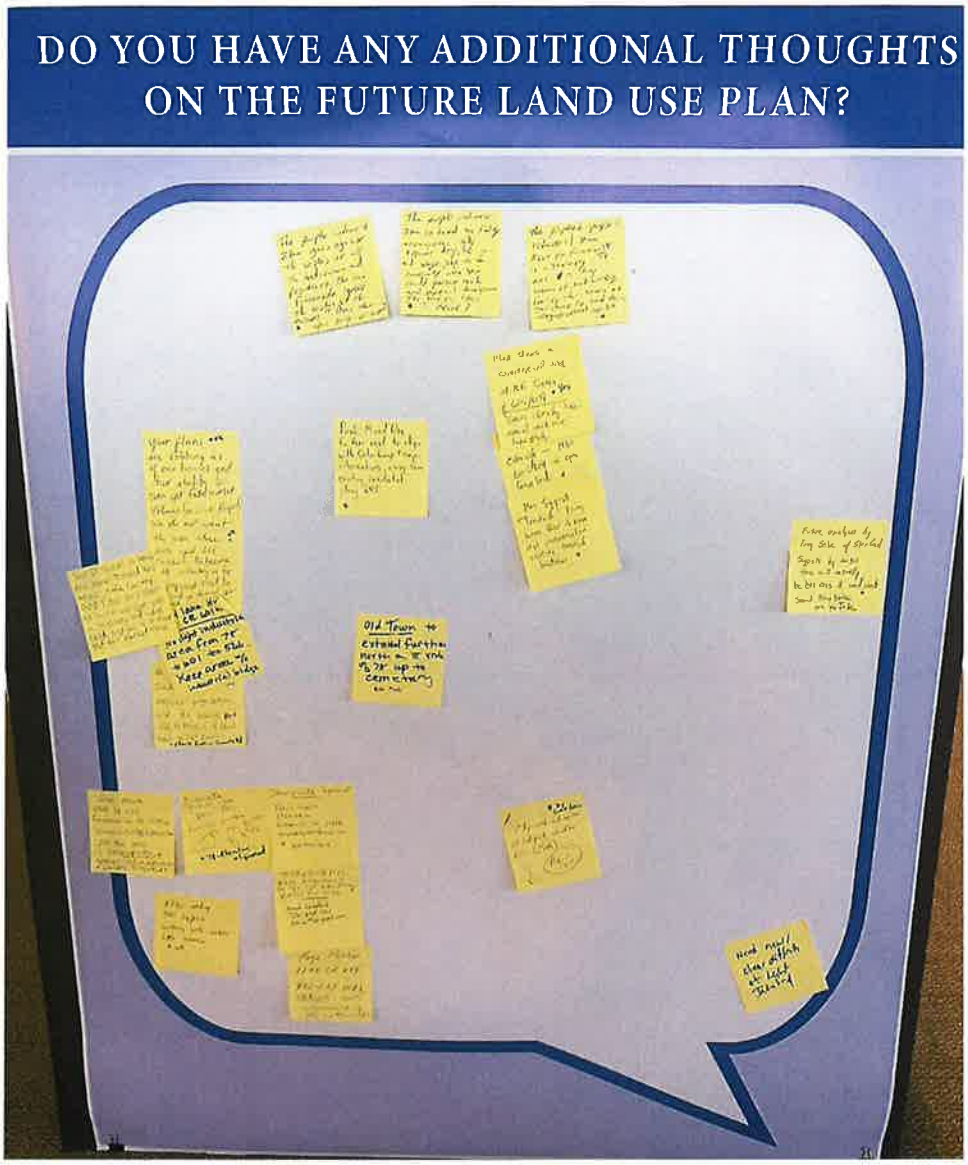
Public Workshop - DRAFT NOTES
11/14/2020

Station 1: Future Land Use Plan: Proposed Changes



- Public
- Crop Floodplan from uses/pace types
- Future Spur is really existing RailRoad
- *Ditto
- ~~Future Spur~~ Railroad

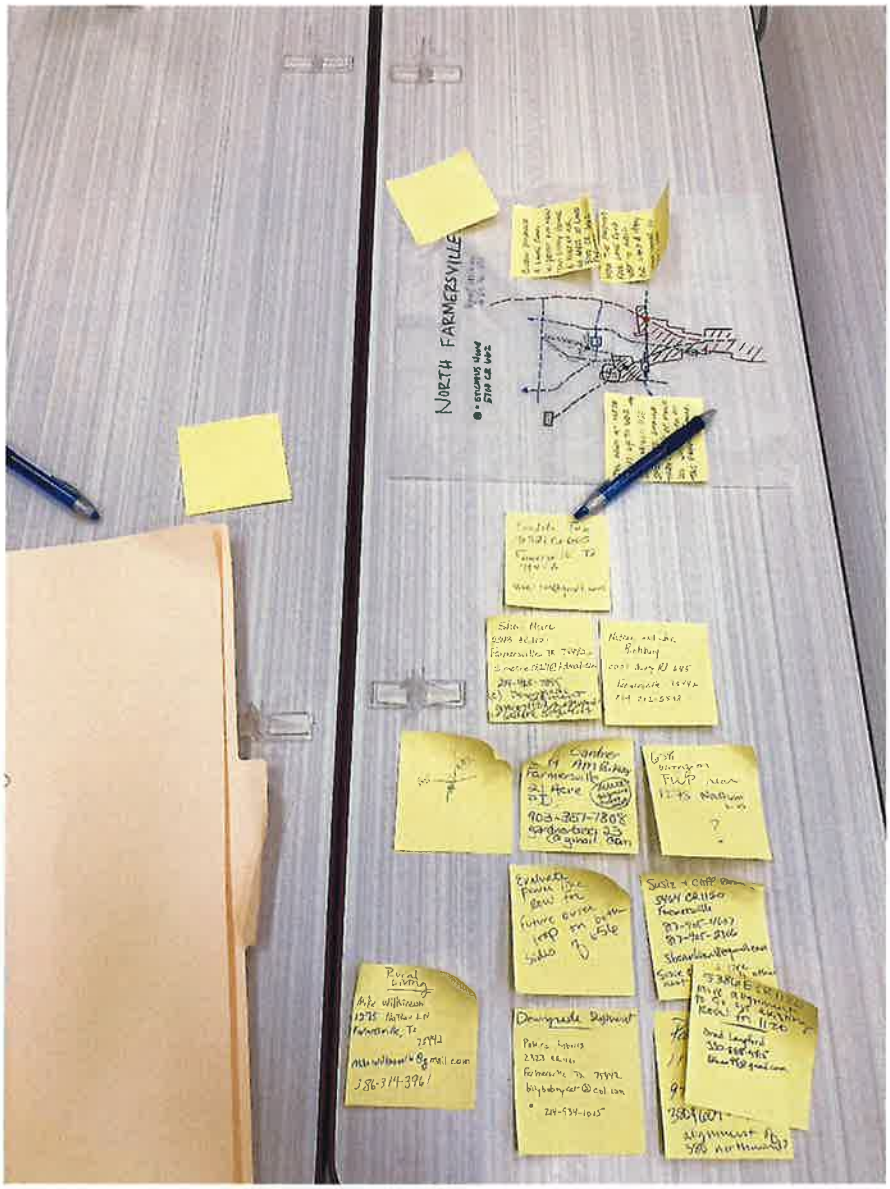
Station 1: Do You Have Any Additional Thoughts On Future Land Use Plan?



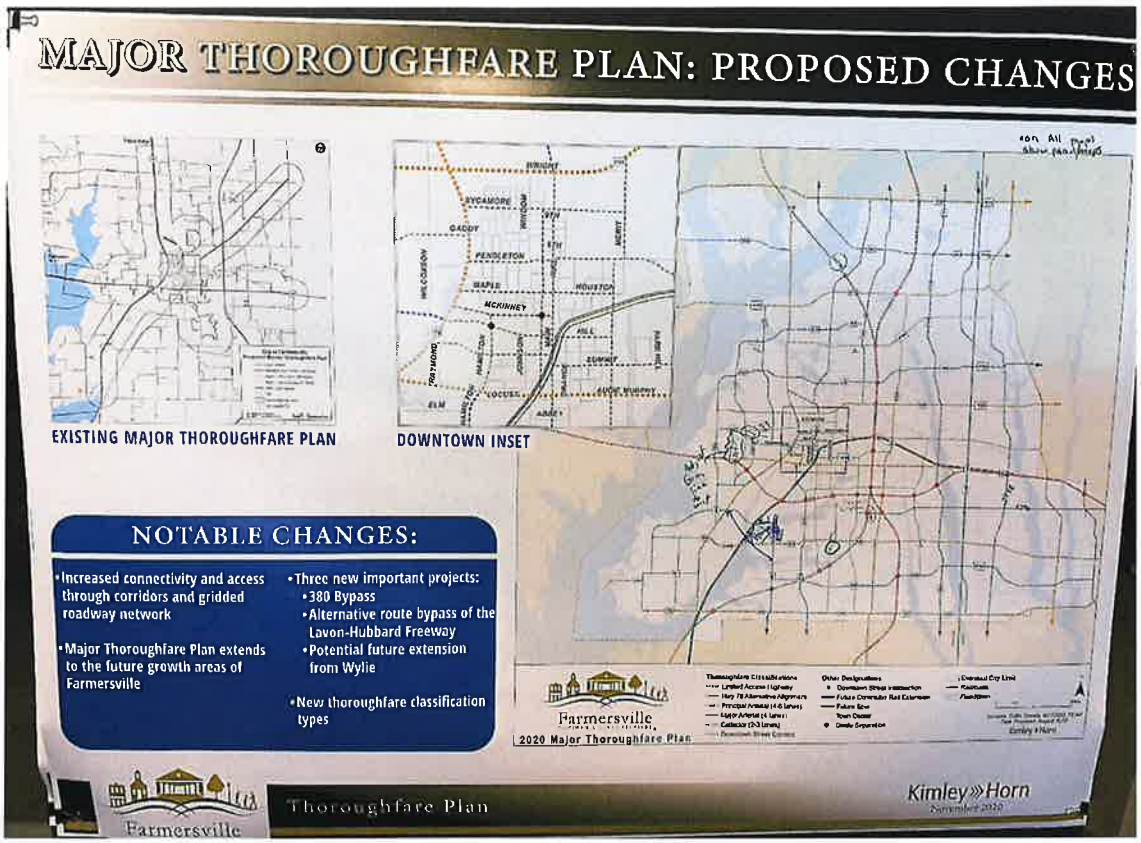
- The purple industrial zone goes against the wishes of all the landowners and residents. How can Farmersville ignore the wishes of the owners? Does their input really Matter?
- The proposed "purple" industrial zone east of Farmersville is a travesty. It aims to deny dozens of hardworking families their homes and their changes to hand down intergenerational wealth.
- The purple industrial zone is based on faulty assumptions. Why attract dirty, low to mid wage jobs to the community when you could purse tech and medical development jobs that pay twice to thrice?

- Push Mixed use further east to align with outer loop and major intersections, away from existing residential along 648.
- Your plans are robbing us of our homes and our ability to even get fair market values for our property. OK
- Your Proposal is taking my home! I moved here to be in the country and now ya'll want to turn 601 & 605 into a highway and indust. Land and we will never get fair market value.
- We do not want the area where 605 & 601 connect to become light industry or for the prosed road to widen and go through our homes. OK
- No 4 lane Hwy on CR 601.
- No light industrial area from 78 t 601 to 566. Keep area w/o industrial bldgs.
- We hope this area does not explode population wise. We would not like to have a 4 lane road @ 565/610
    - Avoid Housing new road
    - Check Collin County Rd
- Sheri Moore 2343 CR 1121 Farmersville, TX 75442; simoore1824@hotmail.com; 214-425-7895
    - Downgrade Segment
- Evaluate power line row for future outer loop on both sides of 656
    - 78-Alernative Alignment
- After Adding 380 bypass- widening 605 makes little sense NO
- Old Town to extend further north on E side of 78 up to Cemetary No Maple
- Plan shows commercial area at NE corner of 605/609 YES
- Space already has several multiacre homesteads.
- Other side- NW 605/609 is open farmland.
- Plan Suggests "Trailside" living where there is home and commercializes existing trailside locations.
- Future Analysis by Tony Seba of Stanford suggest by 2030 there will actually be less car and road needs. Search Tony Seba on Youtube.
- City owned land North of ball park should be blue (public). Yes (Unkown Word)-Public
    - Merit Corner
- Downgrade Segments
    - Patricia Roberts; 2323 CR 1121 Farmerville, TX 75442; billybobmycat2@aol.com; 214-934-1015
- 5386 D. CR 120 move alignment to go on existing row for 1120
    - Brad Langford; 330-858-4915; bklan99@gmail.com
- Need new/clear (Unknown Word) of light industry.
- Page Parker; 1144 CR 609; 972-529-8183
    - 380 & 609 Timing? Alignment of 380 Northward?
- Evelita Tun; 16321 CR 605 Farmersville, TX 75442; evelturn@gmail.com
- Susie & Cliff Beadbien; 5464 CR 1120 Farmerville; 817-905-4607;817-905-2306; Susie and Brad live next to each other
- Mike Wilkinson; 1275 Nathan Ln Farmersville; mike.wilkinson6@gmail.com; 386-314-3961

- TraciGardner; 2144AM Parkway Farmersville; 21 acres PD; 903-357-7808; gardnertraci@gmail.com
    - Delete segment move west
- 658 Wrong on FLUP near 1275 Nathan Lane
- Nathan and Jan Richburg; 2051 Country Rd 645 Farmersville; 214-212-5548



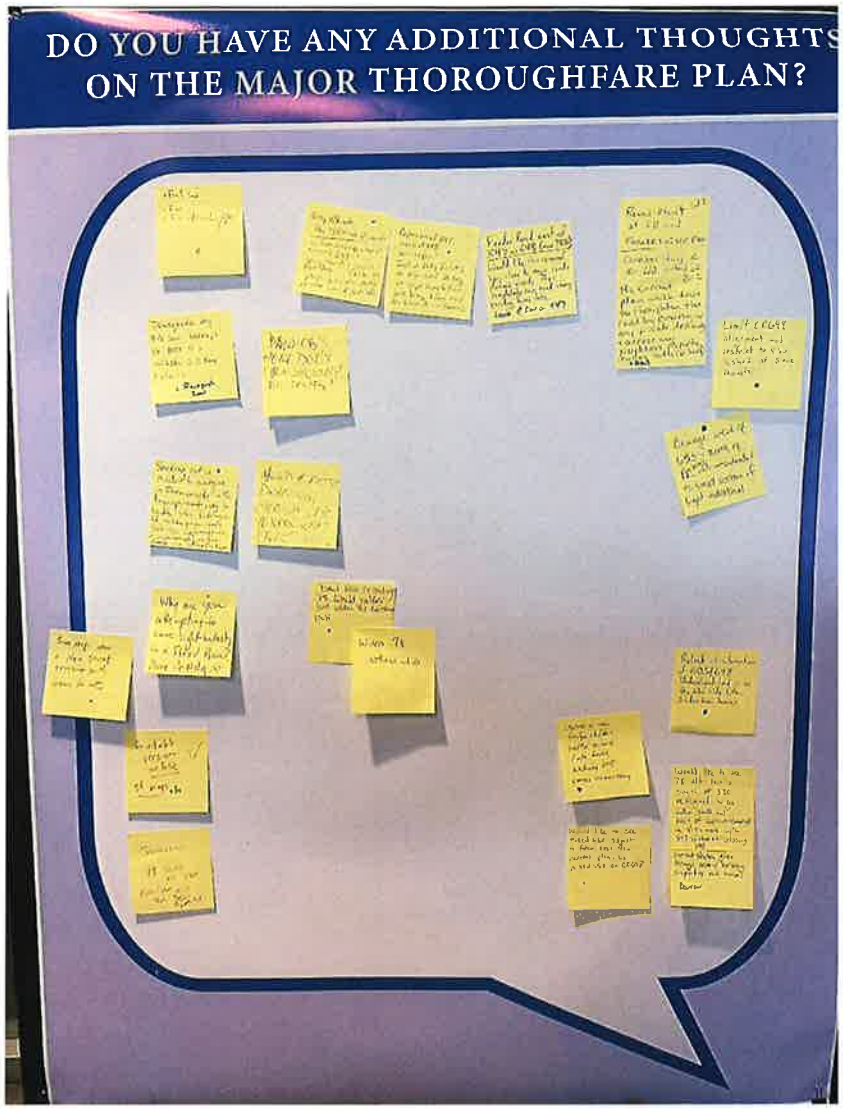
- Proposed 4-Lane Road wipeout our new two-story home a& Most of our 20 acres of land. 5700 CR 662 Farmersville.
- *Move the proposed four lane road west to avoid our land & many other homes in this area*
- *The area at ALT 78 & 617 up to 662 zoned mixed use should be smaller. There's tons of mixed use just south of this proposed "Unable to read."*



Station 2: Major Thoroughfare Plan: Proposed Changes

- Adjust Green line to west
- Detail Rdwy
- Trasmital (Word?) Line- Canyon
- On All maps show parcel/maps
- 615- green
- 2748
- 2740
- Water Tower

Station 2: Do You Have Any Additional Thoughts On The Major Thoroughfare Plan?



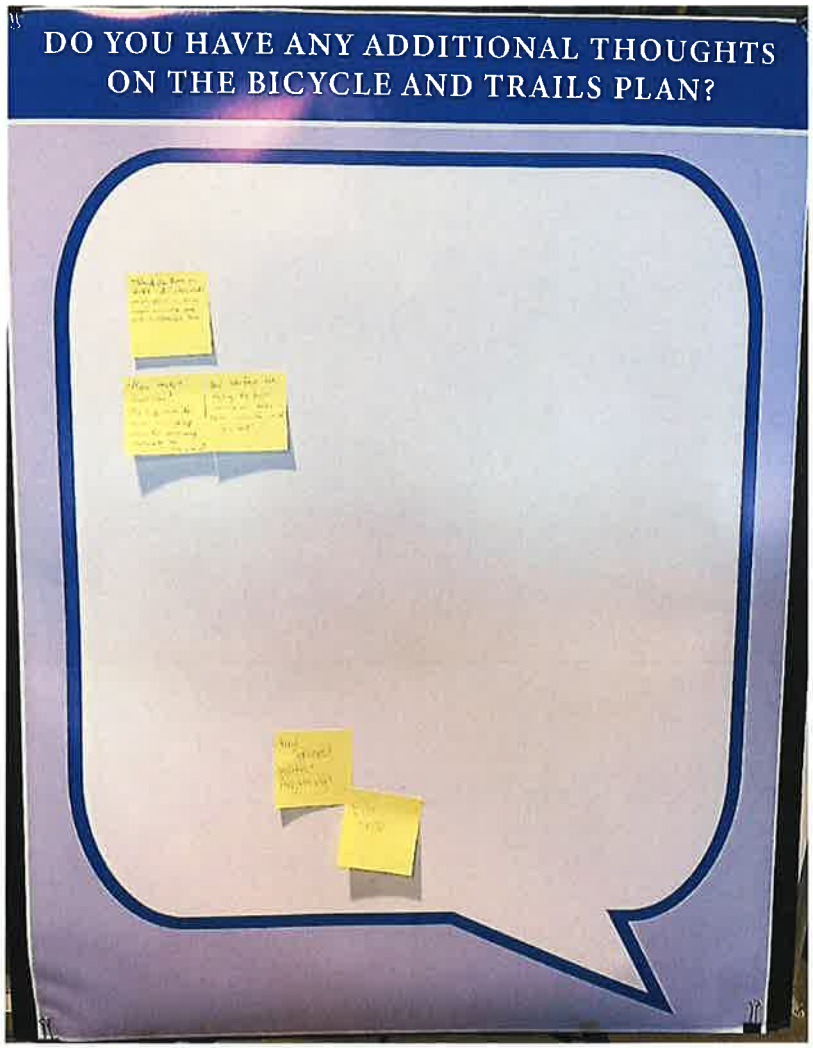
- Round-about- at 611 and Farmerville Pkwy consider doing 2 for 610 instead of the current plan which tries to straighten the road by coming up my private driveway and across my neighbor's property (cutting both in half) Detail
- Trail
- Fiber
- Train/ Unable to read
- Limit CR648 alignment and restrict to 4 lane instead of 6 lane connector

- Grey alternate Hwy 78Alternate Aligment: We have concers where it crosses 648it is going through a canyon 200 ft deep. Unable to read Lines please consider moving to other side of Southlake.
- Change West of 653 & North of RR (655) into residential vs small section of Light industrial.
- Feeder Road East of 547 on 648 (near 78AH): Would like this removed. Very close to major roads planned already. It's a completely new road among existing home lots.
    - Look at row on 547
- Expansion of 547 North of 648 will impact Indian Hill Estates neighborhood. 26 lots of couple acres to 8+ acres will bring lane road to close to our homes.
- Downgrade any 4-6 highways on 1121 to a collector 2-3 lane highway.
    - Downgrade Row
- Drawings here don't even show my residents!
- Need a better drawing over-lay, Want to know what effects me.
- Sending out a mailer to everyone in Farmerville is the transparent way to handle this. Putting an ad in the paper gives this the appearance of impropriety a few people are getting the paper.
- Why are you attempting to have light industry in a flood plain? Move it to NW of 380.
- Some maps show a main street extension south. Others do not.
- Printable version online of maps. ✓ YES
- Sumrow 78 South of 380
    - Confirm not on 380 Bypass
- Widen 78 where it is.
- Don't like rerouting 78. Would rather just widen the existing route.
- Unless a new bridge delivers traffic across Lake Levon, widening 605 seems unnecessary.
- Would like to see mixed used adjust to further east from current plan. No missed use on CR 648.
- Would like to see 78 alt. that is south of 3870 realigned to go further south and east of current drawings to align more with 547 instead of crossing 648 current sketch goes through several existing properties and houses.
    - Review
- Relook at intersection of 605 & 648. Undeveloped land is on the NW side. Other 3 sides have houses.

Station 3: Bicycle And Trails Plan

- Change needed to 2194/Merit
- Bike Trail should follow 90 degree turn of current Merit St.
- Proposed path would be flooded multiple time annually.

Station 3: Do You Have Any Additional Thoughts On The Bicycle And Trails Plan



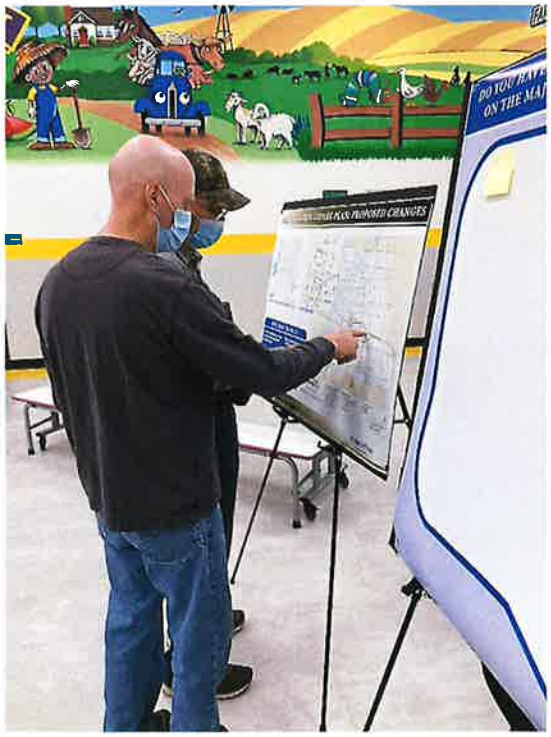
- Shared Use path on 2194: Definitely need safety added, ie. Barrier between Automobile path and trail/bike/ped lane
- Bike Shop?
- Trail Services! Water! Anything!
- More trails= Awesome!
- My suggestion for next to develop would be connection South Lake to Chaparral Trail/Downtown and lake front trails. Making the East beaches of Lake Lavon runnable would be very cool.

Farmersville

Public Workshop - DRAFT NOTES
11/14/2020

Community Charrette Photos:

Public Workshop - DRAFT NOTES
11/14/2020



Farmersville

Public Workshop - DRAFT NOTES
11/14/2020

Farmersville

Public Workshop - NOTES
11/21/2020

Station 0: Registration
"Sign-in Sheets"
Participants: 38

Farmersville
DISCOVER A TEXAS TREASURE.

Farmersville Public Workshop

9:00 a.m. - 3:00 p.m.

Last Name	First Name	Email	How did you hear about this event?	Community Resident (Y/N)
T Blanca	Estesi (Stacy)		By Mail / letter	
Tierrablanca	Jonathan		By Mail letter	
Tierrablanca	Paulino		By Mail letter	
Soto	Fernando		by mail letter	
Soto	Daniel		by mail letter	
Shelton	Marty			
Phillips	Michelle		neighbor	YES
Phillips	James		"	YES
Skoviak	Sue		neighbor	yes
Bowling	Billy		Face Book	Yes
Green	Laura		neighbor / Facebook	yes
Ammerman	Gerald		Facebook / neighbor	yes
Destefano	Aaron		facebook	yes
Schneider	Marvin		Facebook	building now
Larius	Kenny Tammy		Facebook	Y
Hall	Darrell		word of mouth	own land
Richburg	Nathan			Yes
Lovell	Tony			✓
~~Paul~~ Moss	Paul		internet	Y
Fry	Jennifer		letter	Y
Fry	Rick		" "	Y
Sweek	Leddy		neighbor	Y
Moore	Patricia		email	Y
Hanna	Cassie		Face Book	Y
Hanna	Daniel		Social Media	Y
Oswalt	Jeff / April		Nextdoor	Y
Graham	Janna		Facebook post	Y
Graham	Mike		wife	Y
Burnside	Phyllis		Facebook	Y

Farmersville

Public Workshop - NOTES
11/21/2020

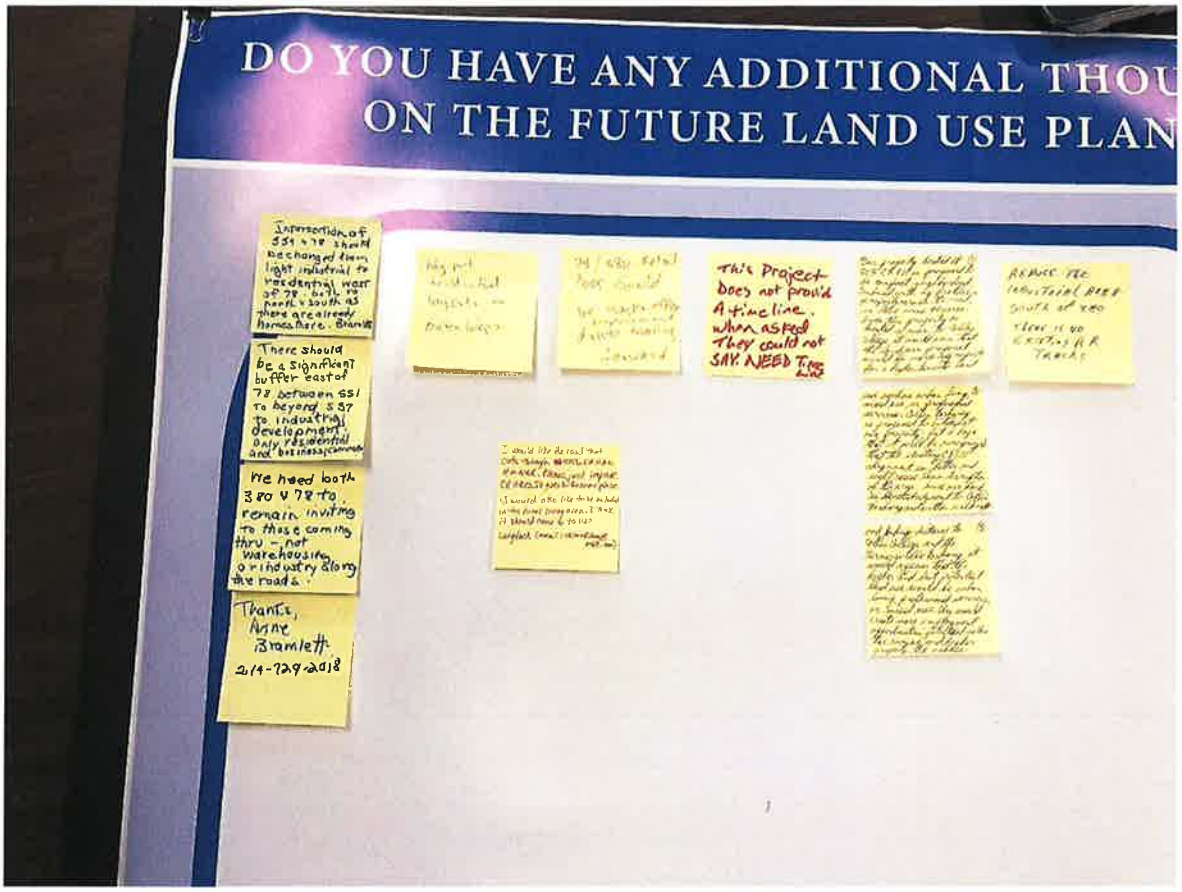
Farmersville
DISCOVER A TEXAS TREASURE

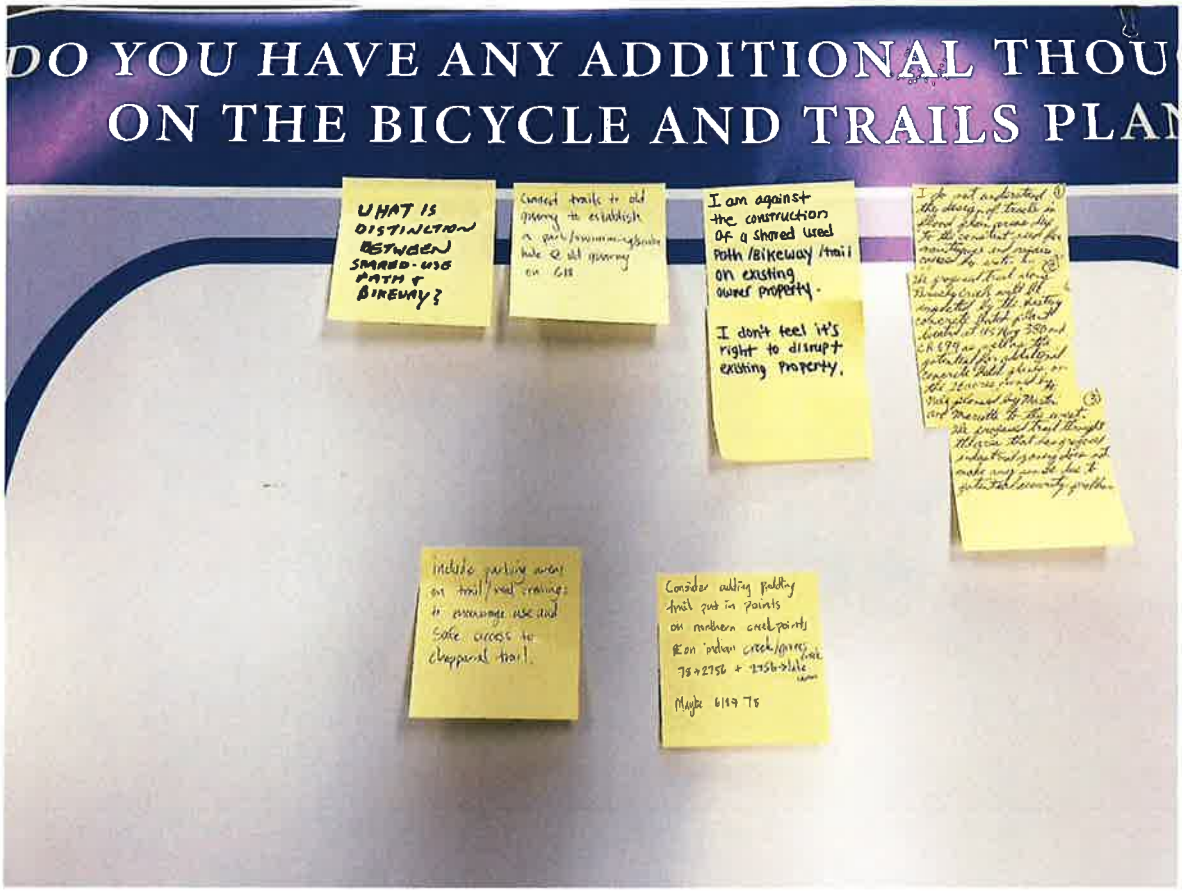
Farmersville Public Workshop

9:00 a.m. - 3:00 p.m.

Last Name	First Name	Email	How did you hear about this event?	Community Resident (Y/N)
Duckworth	Eldon			Y
Feagin	Johnny		Neighbor told me	Y
Clark, Dickens	Cindy		Neighbor told me	Y
Jello	Jason & Jennifer		Neighbor told us	N
Hamilton	Vallery		neighbor	Y
Bramlett	Anne		friend	ETJ
Langford	Mirity		website	~~YES~~ ETJ
Smith	Randy		Paper	Yes
Frech	Ben		Facebook	Yes

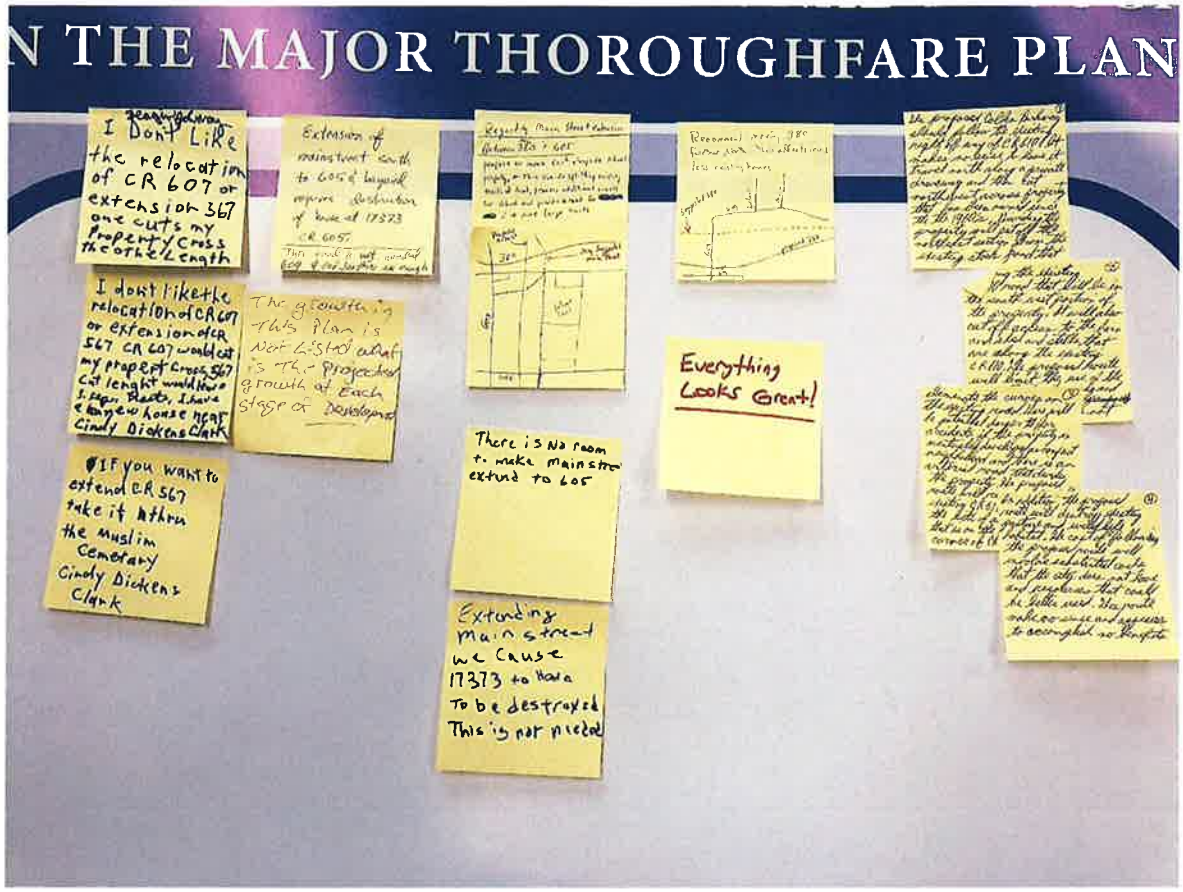
Station 1-3: Comments




DO YOU HAVE ANY ADDITIONAL THOU
ON THE BICYCLE AND TRAILS PLA
WHAT IS DISTINCTION BETWEEN SHARED-USE PATH & BIKEWAY?
I am against the construction of a shared used path/bikeway/trail on existing owner property.
I don't feel it's right to disrupt existing property.

Farmersville

Public Workshop - NOTES
11/21/2020



- Public
- Crop Floodplan from uses/pace types
- Future Spur is really existing RailRoad
- *Ditto
- ~~Future Spur~~ Railroad

1. Intersection of 554 and 78 should be changed from light industrial to residential west of 78 – both to north and south as there are already homes there.

   There should be a significant buffer east of 78 between 551 to beyond 557 to industrial development. Only residential and business/commercial.

   We need both 380 and 78 to remain inviting to those coming through – not warehousing or industry along the roads.

   Anne Bramlett (214) 729 2018

1. Why put residential layouts on outer loop?
2. 78/380 Retail Loop should be major office employment driver moving forward
3. I would like the road that cuts through 5386 CR 1120 removed. Please just improve CR 1120, It goes to the same place. I would also like to be included in the rural living area. I think it should come down to 1120.
   Langford email:velma8shog@msn.com)
4. This project does not provide a timeline. When asked they could not say. Need time Line.
5. Reduce the Industrial Area South of 380. There is no existing RR tracks.
6. Our property located at 508 CR 610 is proposed to be compact neighborhood. Combined with my brother's property across the road, we have some 40 acres. Since this property is located so near to Collin college, it would seem that the land use proposal would be more appropriate for a higher density land use such as urban living. – Mixed use, or professional services, Collin parkway is proposed to intersect our property, but I hope that it will be reorganized that the existing CR 610 alignment is better and will cause less disruption of the area. Since our land is located adjacent to Collin parkway and within walking and biking distance to Collin college and the Farmersville Parkway, it would appear that the higher and best potential land use would be urban living, professional services or mixed use, this would create more employment opportunities, potential sales tax revenue, and higher property land values.
7. I don't like the relocation of CR 607 or extension 567 one cuts my property cross the other length. I don't like the relocation of CR 607 or extension of CR 567 would cut my property cross 567 cut length would leave a .... I have a new house near Cindy Dickens Clark. If you want to extend CR 567 take it through the Muslim cemetery Cindy Dickens Clark.
8. Extension of Main street south to 605 and beyond requires destruction of house at 17373 CR 605. This road is not needed 609 and Old Josephine are enough.
9. The growth in this plan is not listed what is the projected growth at each stage of development.
10. Regarding main Street extension between new 380 and 605 propose to move east alongside school property. This avoids splitting existing tracts of land, provides additional access for school and provides a road for 2 or more large tracts. (refer to sketch)
11. There is no room to make main street extend to 605. Extending main street we cause 17373 to have to be destroyed this is not needed.
12. Recommend moving 380 further north. This affects much less existing homes. (Refer to Sketch)

13. Everything looks great!
14. The proposed Collin parkway should follow the existing right of way of CR 610. It makes no sense to have it travel north along a private driveway and then cut northwest across property that has been owned since the 1960's. Dividing the property will cut off the northeast section from the existing stock pond that … along the existing …10 road that will be in the southwest portion of the property. It will also cut off access to the barn and shed and stalls that are along the existing CR 610. The proposed route will limit the use of the … eliminate the curves on the existing road. There will be potential danger for accidents if the property is eventually developed as compact neighborhood and there is an arterial road that divides the property. In addition the proposed route will destroy existing pasture and wildlife habitat. The cost o f following the proposed route will involve substantial cost at that the city does not have and resources that could be better used. This route makes no sense and appears to accomplish no benefits.
15. What is the distinction between shared use path and bikeway?
16. Connect trails to old quarry to establish a park/swimming/scuba hole @ old quarry on 618
17. Included parking areas on trial/road crossings to encourage use and safe access to chaparral trial.
18. Consider adding paddling trail put in points on northern creek points on Indian creek/grows creek 78 to 2756 plus 2756 to lake land maybe 618 to 78
19. I do not understand the design of trails in flood plain areas due to the constant need for maintenance and repairs caused by water… the proposed trail along brushy creek will be impacted by the existing concrete batch plant located at us hwy 380 and CR 699 as well as the potential for additional concrete batch plants on the 26 acres owned by ….planned by martin Marietta to the west. The proposed trail through the area that has proposed industrial zoning does not make any sense due to potential security problems.

Email Correspondence

My husband Wayne and I recently moved to Farmersville this summer and we absolutely love the town and the people we have been able to meet so far! Our home is on a property off 655, close to 653, and we were given your name as the contact to ask our planning/zoning questions. Before we moved, we looked at the Collin County Outer Loop proposed maps, but a more recent map that we found shows a spur road, and at an initial glance, it looks like it will be coming through our front yard. We have not been able to attend any meetings yet, and we were wondering if we could get some clarification on the map and timelines?

Please remove these proposed roadways circled in red. We already have 3 pipelines going through our properties so we do not need anymore disturbances. I'm sure the Goldstein's express the same concerns since it looks like roads are going through their property and home.

Ben White, City Manager: We were gratified to learn that the Proposed Bike Trail Map has been revised to indicate that the bike trail path will not encroach on or cross over our property at 801 Merit Street.
We emphatically believe that this is the best decision for the City and for us. In order that you have an electronic file, we are attaching a copy of the document recording our concerns that we gave to you at the citizen work shop on Nov. 21, 2020.
Yours respectfully,
Mr. and Mrs. Charles R. Shelton

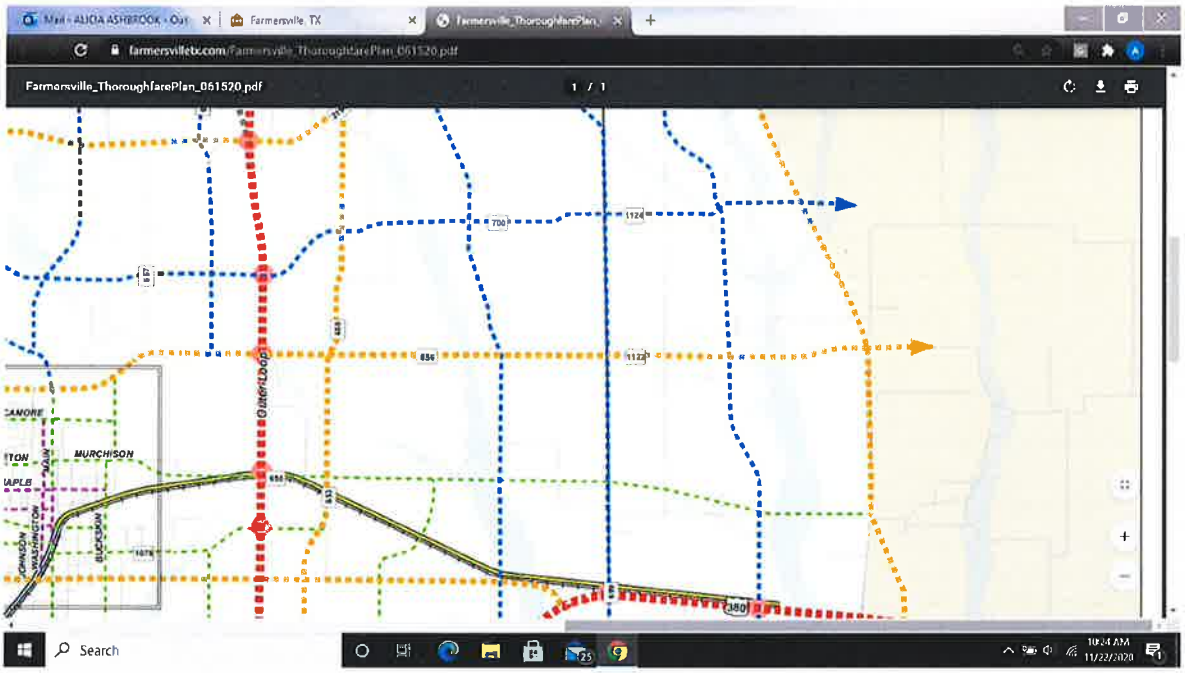
Farmersville

Public Workshop - NOTES
11/21/2020

Hello Ben,

It was nice meeting you on Saturday. After I left, I thought of a few more questions. I'd appreciate if you could answer/explain them to me.

1. Currently my land and home are in the light industry area of the plan. My question is, once the plans are finalized, if my property is still in the light industrial area and say I want to sell. When/if I sell, will the property be zoned as light industrial or could I sell to a family and it remain residential?
2. Is the zoning determined by whomever buys the property?
3. I would like to reiterate my extreme concern about the road shown running through my property (to be more specific, my house) and my neighbors. It is the green dotted line between CR699 and 36. I think that CR 1120 should be improved instead. I have no issues with that road being improved. Please see map below.



4. I also would like to state again that I think my property and my neighbors should be in the rural living zone. We have very sizable lots (10- 20 acres) with very nice, new homes on them. I know you say you would need to move the light industrial to maintain the 4,000 sq acres for this but I really think that should be done. It could go further along 380 where the railroad continues or on the south side of 380. Currently there is more industrial zone north of 380. Maybe that could be shifted around to be more even. I believe the light industrial should stop at the other side of CR1120. I have no issue with light industrial being across the road from my property. I don't think the map below if the updated one, but it was the one on the city website.

Farmersville

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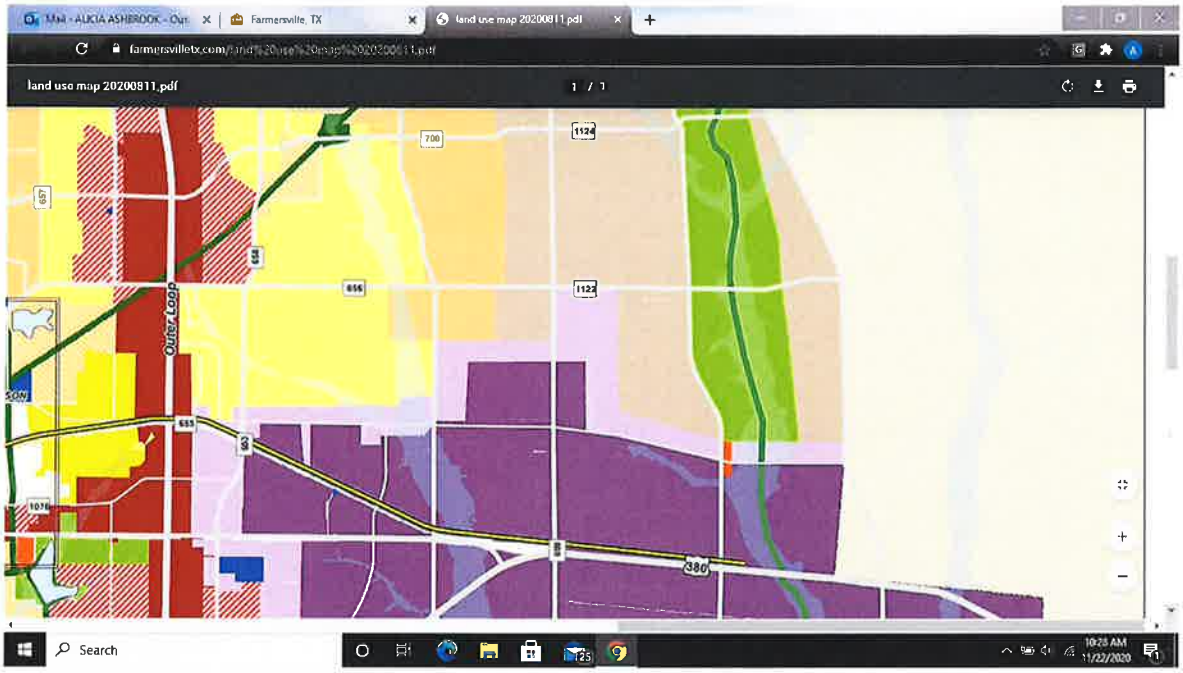
11/21/2020



Online Responses

Farmersville Feedback Form

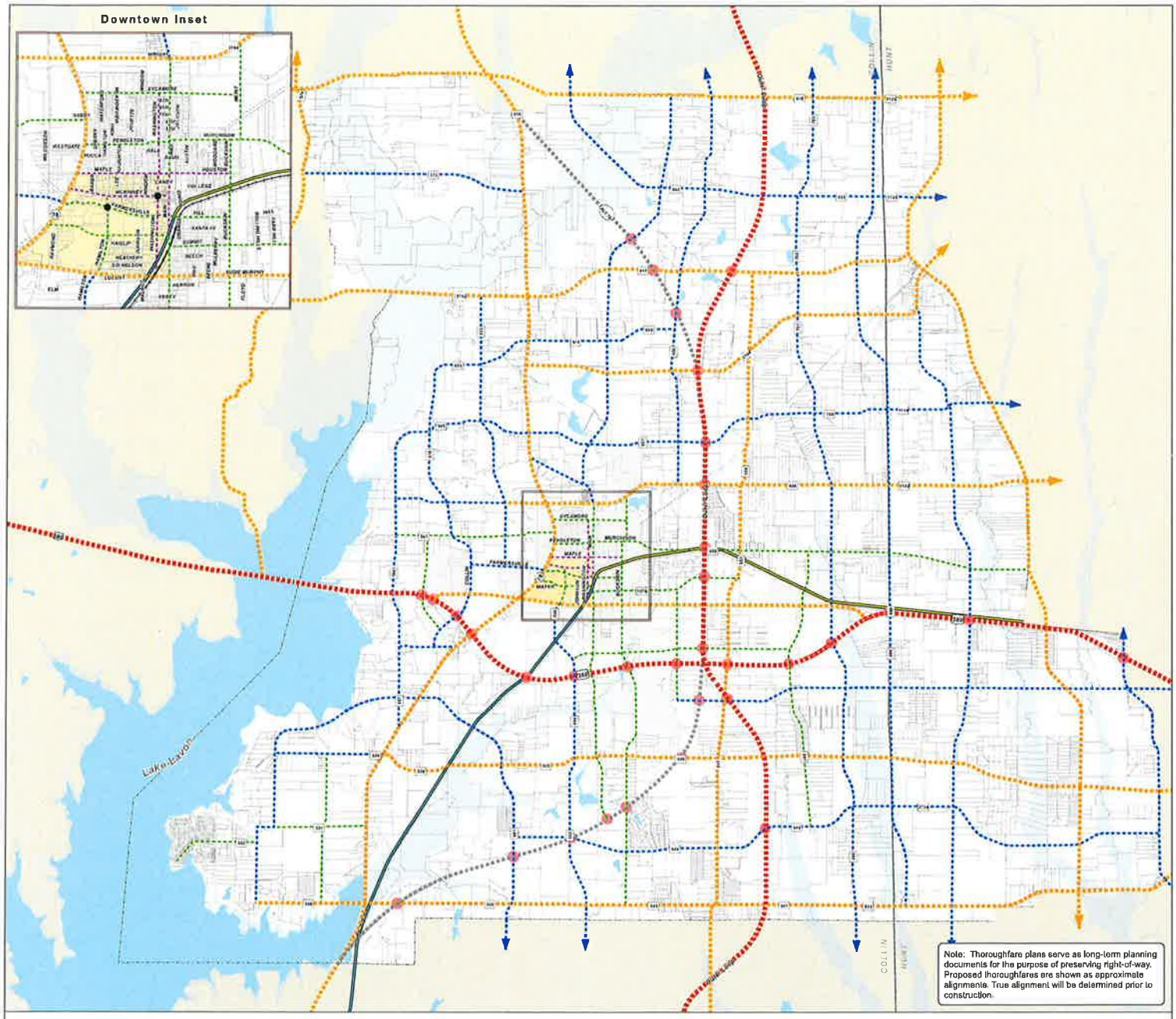
#	RESPONSES	DATE
1	current 78 should be expaneded to 6 lane as is and the 78 extension should not be done. Not sure whats the purpose of it.	12/6/2020 6:10 PM
2	Normally any plan to help expand and modernize the city would be exciting but considering some of the roads proposed would go right through people's homes and properties hardly seems fair. If these plans were already made why keep selling the land and collecting our taxes. Why do that to people and make them loose their homes.	12/4/2020 1:45 AM
3	The 380 bypass as well as the last phase of the Farmersville Parkway goes right through my property off County Rd 607. I have lived on this property my entire life and it was my only inheritance from my parents. It should be no surprise to anyone that I totally oppose this route. We have 3 families living on this property who will be displaced. I am in the minority who wants Farmersville to stay small. I know growth will come whether I support it or not, but this my opinion. I do not want to be annexed by the city. I am perfectly happy being outside the city limits.	11/29/2020 2:08 PM
4	There is a proposed road going through our property with 3 pipelines already so this needs to be removed. Tommy Lovell	11/29/2020 1:30 PM
5	Before future land use maps and thoroughfare plans can be confirme, boundary agreements need to be implemented and the home rule city home rule charter that is sitting there ready to go needs to be passed. This will increase our ETJanoyhee 1/2 mile. A must for Fsrmersville for good orderly growth. Then thoroughfare and land use maps can be more exact.	11/22/2020 5:48 PM
6	Hello Ben, It was nice meeting you on Saturday. After I left, I thought of a few more questions. I'd appreciate if you could answer/explain them to me. Currently my land and home are in the light industry area of the plan. My question is, once the plans are finalized, if my property is still in the light industrial area and say I want to sell. When/if I sell, will the property be zoned as light industrial or could I sell to a family and it remain residential? Is the zoning determined by whomever buys the property? I would like to reiterate my extreme concern about the road shown running through my property (to be more specific, my house) and my neighbors. It is the green dotted line between CR699 and 36. I think that CR 1120 should be improved instead. I have no issues with that road being improved. Please see map below. 4. I also would like to state again that I think my property and my neighbors should be in the rural living zone. We have very sizable lots (10- 20 acres) with very nice. new homes on them. I know you say you would need to move the light industrial to maintain the 4,000 sq acres for this but I really think that should be done. It could go further along 380 where the railroad continues or on the south side of 380. Currently there is more industrial zone north of 380. Maybe that could be shifted around to be more even. I believe the light industrial should stop at the other side of CR1120. I have no issue with light industrial being across the road from my property. I don't think the map below if the updated one, but it was the one on the city website. I appreciate your prompt attention to my questions/concerns. I will be watching the website closely for any updates and future meetings. Respectfully, Alicia Langford 5386 CR 1120	11/22/2020 10:35 AM
7	I feel there is way too much land being zoned as manufacturing and industry. I love the small town charm of Farmersville. If a bunch of factories and warehouses come in I wouldn't want to live here anymore. I'm ok with some industry but not such a large section of the map. There needs to be more rural living and residential areas. People want to live in and around small towns not around factories and warehouses.	11/20/2020 9:52 PM
8	What a wonderfully informative event. Our little town is growing up and it is good to see people are thinking ahead and willing to talk about it.	11/18/2020 7:32 PM
9	I really would love to see the playground fenced in. A nice 4ft black wrought iron fence would be great. Keep our kids safely contained while not taking away from the park's aesthetics. I have multiple children who go different directions to play. I always fear them getting too close to the street and getting hit by a car or too close to random strangers on the sidewalk. Then they often get other kids trying to lure them to play on the train tracks. I think all parents could enjoy the park with their kids better if there was a safety fence keeping the kids protected from all the elements surrounding the playground	11/18/2020 5:25 PM
10	I oppose all of the purple "Manufacturing/Warehouse" proposed zoning in the new land use map, and I oppose ALL Farmersville incursions into Hunt Couty. The proposed new land use map is a cynical attempt to place undesireable, polluting industies east of Farmersville and force that evntally annexation and zoning on people who cannot vote against the proposal. All	11/18/2020 4:29 PM

Farmersville Feedback Form

	of the heavy industrial "deep purple" is located outside of the Farmersville city limits wher the landowners have no voting rights to hold ghe City Council and ultimately the City Manager accountable. It also represents an assault on the generation of intergenerational wealth for the farming families and pproperty owners out there who intend to pass their property, or at least its value, to their heirs. The planning map, if passed, will be a profound negative influence on the value of properties which are currently rural, rural/residential, and estate residential. The City of Farmersville does not need industrial, manufacturing, and warehouseing zoning to survive, grow, and thrive. Prosper, Celina, Princeton, Wylie, Fairview, Lucas are all close examples that have proven this point. I am working to mobilize every household in the purple areas to oppose this map and all of its associated proposals. Also, stay out of Hunt County. Stop the Farmersville planning incursion into Hunt County territory.	
11	I like the overall direction and city layout. It is a good balance between businesses, residential and public spaces.	11/18/2020 6:37 AM
12	I oppose the planned industrial section and traffic layout plan for future use , rezone it back to residential zoning	11/17/2020 2:30 PM
13	All of outerloop should be commercial or high density living. Why out homes around major intersection where there is lot of vehicle traffic?	11/17/2020 2:19 PM
14	I feel it's a good start for the planning, but why put residential subdivision along the outer loop? All the areas along the outer loop should be for commercial or future commercial uses. Look at the way Frisco planned their city, one of the best around here. Outer loop should be a major employment growth corridor. Hope you would consider the request.	11/17/2020 12:36 PM
15	I've never attended an event like this one. I thought it was interesting and informative. It must be difficult to picture the growth of a city but I got a good idea of where Farmersville might be headed. I like it! All of the picture boards really helped me visualize what to expect and made me excited to think about living here long term. The bike path map was awesome. It would really help tie everything together and make us have a great quality of life.	11/17/2020 11:30 AM
16	Impressive event. I appreciated the opportunity to express my opinion and discuss Farmersville's future development.	11/17/2020 11:22 AM
17	Very positive step moving forward in the development and growth of our town. We need continued communication like this.	11/17/2020 11:12 AM
18	I think the event was extremely effective in presenting and communicating about Farmersville future growth. More of these events would be great as we grow together!	11/17/2020 11:00 AM
19	I totally disagree with the purple zones. I was told it is in the county they have no control. Many people live in this area. They homes and land we have all worked so hard to improve for future generations will just waste away. If we purple up. My place you want to rezone to traditional neighborhood. This area is all 10 acre or better pieces of land for rural living. We dont want our neighbors on top of us	11/17/2020 8:39 AM
20	We live off FM 2194 and CR 702 would like to know what Mixed Use zoning refers to exactly?	11/16/2020 9:30 PM
21	Maps are clear and easy to read. Very easy to understand. Look forward to the growth of Farmersville.	11/16/2020 8:55 AM
22	It looks like Farmersville will be vibrant and thriving based on the future use maps.	11/16/2020 8:41 AM
23	I agree wholeheartedly with the planning effort that has taken place to ensure that Farmersville will grow in an orderly manner. Homeowners alone cannot bear the cost of the expanded services required for new subdivisions. By the creation of the employment centers the city is spreading the burden to commercial and industrial tax paying customers. All three maps reflect my views and I strongly urge adoption as presented.	11/16/2020 8:24 AM
24	The maps look great. They are detailed to prepare for future growth.	11/16/2020 8:18 AM
25	The Rails to Trails path is awesome!	11/16/2020 8:16 AM
26	I have discovered that Puration has purchased 72 acres on CR 613 for the purpose of building a hemp processing facility. Why has this information not been shared with those near the proposed facility? They even have a slick video showing their new "Farmersville Products" along with a picture of the Onion Shed. That facility will be very close to my home and does	11/16/2020 7:48 AM

Farmersville Feedback Form

	not fit into the proposed "land use" that is shown on your website. How is this happening right under our noses with no advance warning?	
27	Generally, appears to be a well considered planning document. There are a few roadway alignments that will need adjustment due to topography issues such as lakes and bridge requirements. In some cases residential development has already taken place and street adjustment will be required. The bike paths were an interesting addition. Future locations for schools, and public facilities like fire stations should be identified.	11/15/2020 7:35 PM
28	I live in the purple zone. Totally not ok with it. My family would be losing 3 houses due to not being able to pay the outrageous taxes we would be faced with. There is a whole neighbor hood out here that could risk losing their homes and many of them have lived here for years. It isn't fair and we are NOT ok with it!	11/15/2020 11:26 AM
29	Thank you for the informative meeting yesterday it was helpful to hear the vision and time frame for the changes to come. The one suggestion I would have is on the Alt. route 78, it seems all the commute and though traffic would be on the outer loop so Hwy 78 would be a business loop used mainly by people living along the Hwy and those driving into Farmersville for business. I question the need for the Alt. route since the outer loop will intersect Hwy 78 North and south of Farmersville anyway. Thank you for your consideration	11/15/2020 6:02 AM
30	I do not want my property that we have built our home on to have a road running directly thru it. That is exactly where this road is planned to be. If it touches our property line we want nothing to do with it. If you plan to then I would expect major money to be offered.	11/15/2020 1:03 AM
31	The 78 alternative route is ridiculous. Would go right through Colina Creek. We paid a lot for these houses and it is not acceptable.	11/14/2020 11:32 PM
32	After querying five families (landowners) along County Road 572, we do not wish to see Community Commercial land use along our road. We also do not wish to see any widening or additional lanes being added. Furthermore, we do not wish to see a trail or bridge traversing or bisecting the US Corps of Engineer land along the NW edge of the intended use map.	11/14/2020 9:48 PM
33	Well I must say your not giving us the all the changes that will happen you only tell us the good part	11/14/2020 9:33 PM
34	The proposed 4 lane road to go north through CR 662 would cut straight through our newly built house and take up much of our land. We have made vast improvements on this land, building a pond, planting over 800 trees and improving the soil with natural methods. The wildflowers we grow feed our honeybees which provide a profit for our hard work. The road could be moved west to the existing road and will not disrupt any homes. Also, the proposed mixed use land near 662 would be hard for us, bringing traffic and taking away our peaceful prairie land and rolling hills. The section of mixed use land needs to be smaller and more contained closer to town, south of 617.	11/14/2020 8:53 PM
35	My name is Traci Gardner and I am presently moving towards a PD on my 21 acre parcel. A proposed 2-3 lane collector street is running down the middle of my development and needs to be moved or re-routed.	11/14/2020 5:07 PM
36	comment	11/14/2020 2:56 PM
37	The road maps need to be more detailed. It appears my land is smack in the middle of the 701 extention to 700. But the detail of where exactly that would be is not detailed enough. And also - how much easement would be required around these roads.	11/14/2020 9:23 AM
38	Hwy 78 will intersect the outer loop north and south of town for commute purposes. I would like to suggest that the alt. 78 route be deleted and hwy 78 left where it is where traffic is already established. The alt. Route would have a large negative environmental impact on the area by disrupting wildlife habitat and running through many farms cattle ranches and estates. If built as planned it will go directly over at least one brand new home on Colina Creek pkwy. I would also like to suggest leaving CR646 just a 2 lane road, there are enough homes that to widen the road that much it would take up a significantly large amount of the front yards and devalue all those properties. All the folks I have spoke to south of town here enjoy being in the county and not in the city limits of any town. I know that's what attracted my wife and I to this area, we're enjoy country living. I'm not sure if it is to late to suggest or oppose the 380 bypass but it seems much more cost effective to leave 380 where it is now. By moving it south of town people will pass by downtown Farmersville and go on to destinations east. The railroad	11/14/2020 7:01 AM



Farmersville
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2020 Major Thoroughfare Plan

Thoroughfare Classifications
- Limited Access Highway
- Hwy 78 Alternative Alignment
- Principal Arterial (4-6 lanes)
- Arterial (4 lanes)
- Collector (2-3 lanes)
- Downtown Street Context

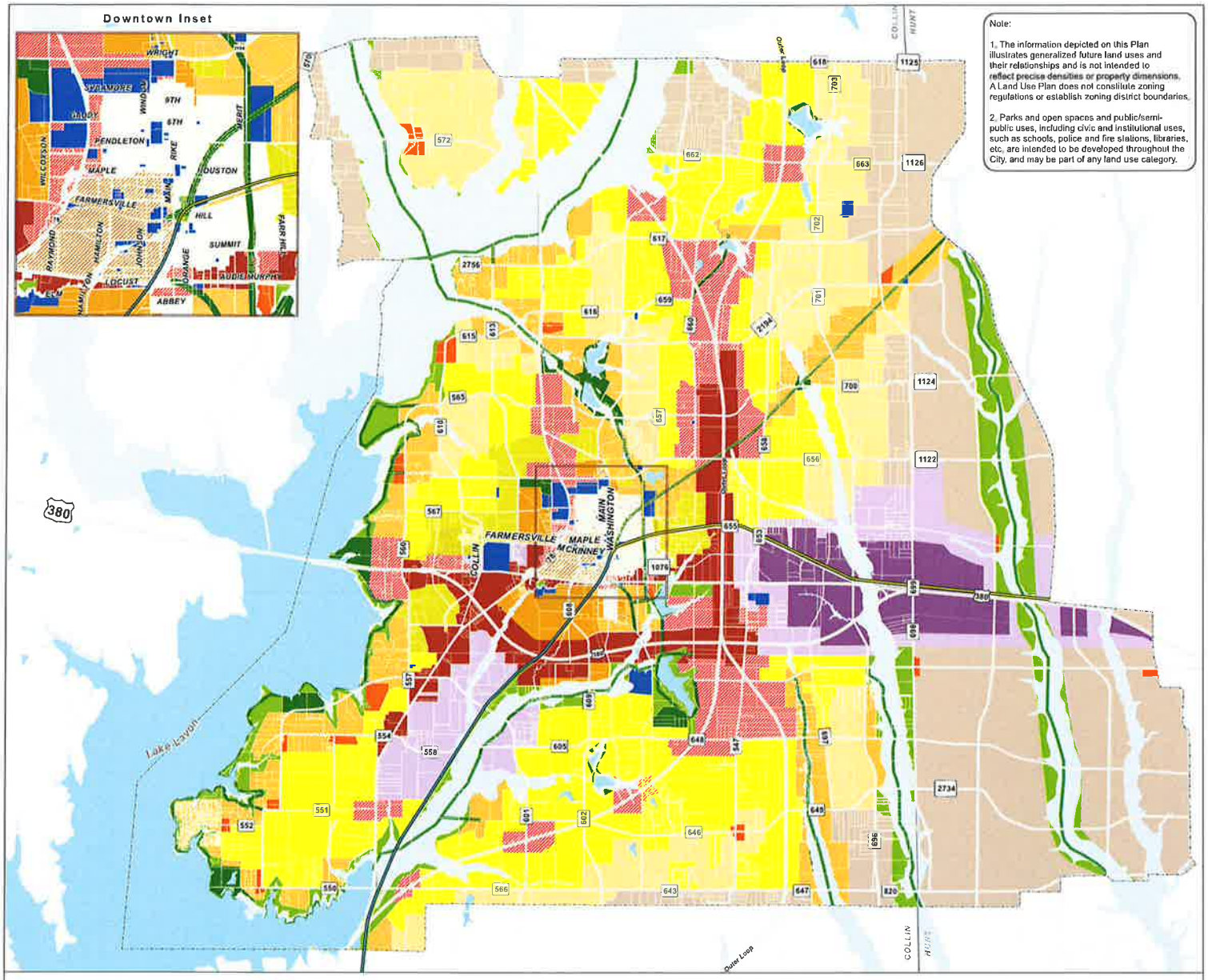
Other Designations
- Downtown Street Intersection
- Future Commuter Rail Extension
- Railroad
- Town Center
- Grade Separation
- Parcels
- Eventual City Limit
- Existing City Limit
- Floodplain
- Lakes

N

0 0.5 1 2 Miles

Sources: Collin County, NCTCOG, FEMA
Date Prepared: November 2020

Kimley»Horn



Farmersville
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Future Land Use Plan

Future Land Use
- Towne Centre
- Old Town
- Public
- Community Commercial
- Highway Commercial
- Mixed Use
- Traditional Neighborhood
- Compact Neighborhood
- Urban Living
- Trailside Living
- Estate Living
- Rural Living
- Professional Services/Light Industrial
- Manufacturing/Warehouse
- Natural/Tourism/Agriculture
- Park/Open Space
- Trails

Thoroughfare Classifications
- Highway/Hwy 78 Alt Alignment
- Principal/Arterial
- Collector/Downtown Street Context

Other Facilities
- Future Light Rail Extension
- Railroad
- Floodplain

- Collin County Parcels
- Eventual City Limit
- Existing City Limit

N

0 0.5 1 2 Miles

Sources: Collin County, NCTCOG, FEMA
Date Prepared: November 2020

Kimley»Horn

Farmersville

Comparative Analysis for surrounding cities

	Farmersville (proposed)			Average	Princeton	Greenville	Rowlett	Rockwall	Celina
	Square Feet	Acres	Percentage						
Residential	1,608,409,440	36,924	58.3%	**70.19%**	86.7%	77.1%	53.9%	63.28%	70%
Commercial	126,890,280	2,913	4.6%	**4.47%**	3.4%	3.7%	6.1%	3.15%	6%
Mixed Use	159,995,880	3,673	5.8%	**4.76%**	3.5%	4.1%	4.8%	6.4%	5%
Manufacturing/Warehouse	135,166,680	3,103	4.9%	**1.66%**	2.1%	3.5%	1.7%	0.41%	-
Professional Services/Light Industrial	135,166,680	3,103	4.9%	**4.74%**	2%	3.5%	8.9%	6.3%	3%
Park/Open Space/Natural	551,772,644	12,667	20%	**13.14%**	-	5.6%	11%	19.97%	16%
Public	16,552,800	380	0.6%	**3.61%**	-	2.21%	2.8%	-	-
Town Center/Old Town	25,215,960	579	0.9%	**1.42%**	2.5%	0.09%	Included in Mixed Use Number	0.12%	3%

Rural Living

Description: Characterized by expansive views and a high degree of separation between buildings, Rural Living place types typically include minimal residential density. Home sites are located randomly throughout the countryside, which helps to maintain the rural character, scale, and scenic value of the surrounding area. Agricultural uses and local food production also occur within this place type.

Primary Land Use: Single-family detached homes, agricultural land, local food production

Secondary Land Use: Civic and institutional uses, schools, churches, parks, open space

Estate Living

Description: Estate Living is predominantly single-family housing on large lots, often located on the periphery of the community as a transition between the central, more highly urbanized portions of the city and outer rural or agricultural land. Home sites are generally located in platted subdivisions. Residential uses are oriented to the interior of the site and may include farm and livestock restrictions. Estate Living lot sizes are a minimum 1 acre.

Primary Land Use: Single-family detached homes

Secondary Land Use: Civic and institutional uses, schools, churches, parks, open space

Trailside Living

Description: Trailside living is predominantly single-family housing on detached lots, generally located nearby a lake,water feature or along a public trail or open space. Homes are connected to the lakefront via sidewalks and general walkability in the trailside living areas is highly promoted. Where appropriate, they are also connected to regional bicycle and pedestrian paths.

Primary Land Use: Single-family detached homes

Secondary Land Use: Civic and institutional uses, schools, churches, parks and open space, trail heads, small amounts of neighborhood-serving retail and office space in specific locations (See "Community Commercial")

Traditional Neighborhood

Description: Traditional Neighborhood is made up of predominately detached single-family housing lots. Homes are generally located in platted subdivisions with access to all utilities and a network of residential streets and sidewalks. This place type may contain a small number of convenience-oriented commercial businesses to support the neighborhood. Suburban Living lot sizes range in size but are typically less than 1 acre and are intended to be connected to public facilities.

Primary Land Use: Single-family detached homes

Secondary Land Use: Civic and institutional uses, schools, churches, parks and open space, small amounts of neighborhood-serving retail and office space in specific locations (See "Community Commercial")

Compact Neighborhood

Description: This place type can support a variety of housing types, including small-lot, single-family detached homes, patio homes, townhomes, and duplexes in a compact network of complete, walkable streets that are navigable by car, bicycle, or foot. It may contain a small number of commercial businesses to support the neighborhood. Compact Neighborhood lot sizes range in size but are typically less than half an acre.

Primary Land Use: Small-lot single-family detached, patio homes, town homes, duplexes

Secondary Land Use: Civic and institutional uses, schools, churches, parks and open space, small amounts of neighborhood-serving commercial space in specific locations (See "Community Commercial")

Urban Living

Description: The Urban Living place type supports a variety of housing types, including small-lot, single-family detached homes, patio homes, townhomes, duplexes, condominiums, and urban-style apartments in a compact network of complete, walkable streets that are navigable by car, bicycle, or foot. These places may house some businesses, either on the ground floor of residential buildings or urban style stand alone. Urban Living development may range in height and density, but overall densities are intended to be between 6 and 40 units per acre.

Primary Land Use: Patio homes, town homes, duplexes, condominiums, apartments

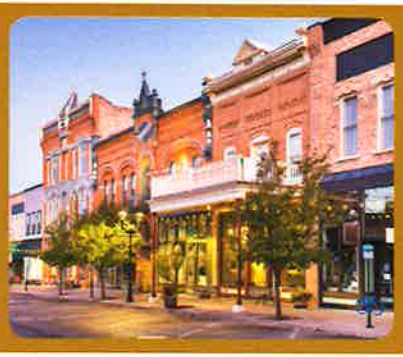
Secondary Land Use: Civic and institutional uses, schools, churches, parks and open space, retail and commercial (See "Community Commercial")

Towne Centre

Description: The Towne Centre place type is intended to promote new development that supports the community's vision for downtown as a pedestrian oriented center of economic and civic activity. It typically serves as an employment and retail destination, as well as a social gathering space for the community, with its comprehensive network of walkable streets. New structures are allowed several stories to encourage more density of uses. The historic character of the area should be preserved, where appropriate. The standards of this place type are not appropriate for other locations or place types.

Primary Land Use: Retail, commercial uses, mixed-use, townhomes, condominiums, urban apartments, offices, service, schools, churches, and civic/institutional uses in new and existing structures conforming to the character as described above. Uses should not include industrial or stand-alone residential

Secondary Land Use: Parks and open space



Old Town

Description: The Old Town place type is primarily intended to serve as a historic pedestrian oriented center for residential and neighborhood-scale retail uses in the greater downtown area, outside of the Towne Centre. It is designed to ensure that development, redevelopment, and renovation within the area are consistent with the historical character of the area. The standards of this district apply to specific characteristics of Farmersville's Old Town area and are not appropriate for other locations and districts.

Primary Land Use: Single-family residential and neighborhood-scale supporting retail uses in existing structures (i.e., adaptive reuse) or new buildings conforming to the historic character of the area

Secondary Land Use: Civic and institutional uses, schools, churches, parks and open space

Mixed-Use

Description: The Mixed-Use place type offers the ability to live, work, and play in a unified, interconnected area, with a higher intensity of uses and a mixture of housing options, employment and/or retail services in the same vertical structure. It may serve as an employment center and retail destination for the broader area. Vertically mixed-use buildings typically stand at least two-stories tall, with residences and offices on top of storefronts. The design and scale encourage active living through a network of complete, walkable streets.

Primary Land Use: Retail, commercial uses, apartments and condominiums, business parks, hotels, entertainment centers, service and office uses

Secondary Land Use: Civic and institutional uses, schools, churches, parks and open space

Community Commercial

Description: Community Commercial development is characterized by small, free-standing buildings containing one or more businesses. Unlike larger shopping centers that may attract regional customers, Community Commercial primarily provides services for the surrounding neighborhoods and city. Business types may include restaurants, local retail, medical offices, banks, and other retail and service uses.

Primary Land Use: Retail, commercial uses

Secondary Land Use: Civic and institutional uses, schools and churches.

Highway Commercial

Description: This place type represents region-serving commercial development characterized by high-volume retail or multi-tenant centers and office parks. Highway Corridor Commercial is typically located at high-volume intersections, often along a highway or arterial. Buildings are usually set back behind large surface parking lots accessible primarily by automobile. Within or around these centers, apartments or condominiums may be appropriate.

Primary Land Use: Retail, commercial uses, apartments and condominiums, business parks, hotels, entertainment centers, service and office uses

Secondary Land Use: Civic and institutional uses, schools, churches, parks and open space

Professional Services / Light Industrial

Description: The Professional Services and Light Industrial place type provides area for development intended for office and service-oriented employment centers and keeps people in the city during work hours. These areas provide opportunities for a variety of uses such as professional services, research or laboratory uses, or light manufacturing. Buildings may be of varying sizes, are often landscaped, and are located near major thoroughfares.

Primary Land Use: Higher education, research and development, technology, professional offices, medical services, semi-industrial uses, light manufacturing, research and development activities, fl ex industrial/office uses, service uses

Secondary Land Use: None

Manufacturing & Warehouse

Description: Manufacturing and Warehouse areas are characterized by free-standing structures that provide primarily service-oriented jobs but may also have supporting office or retail uses. The employee-per-square-foot ratio is usually low due to the large buildings that are typically needed for storage and logistics. This place type is generally found near major transportation corridors (e.g., highways and railways) and may include manufacturing centers, warehouses, or logistics hubs, with high impact areas located behind lots adjacent to primary corridors and intersections. Buildings may be large or small but are typically set back from the road considerably and their uses do not serve a significant amount of pedestrian traffic. Uses in this place type may not be compatible with residential uses and may require screening or a transitional area from the surrounding community.

Primary Land Use: Manufacturing, distribution centers, technology/data centers, flex office uses

Secondary Land Use: Logistics, retail and office uses, training facilities, schools, churches, civic and institutional uses

Natural Areas and Outdoor Tourism

Description: Natural Areas and Outdoor Tourism areas are characterized by very large tracts of undeveloped land primarily utilized for natural preservation, ranch and wildlife management, hiking, camping, hunting, and general outdoor tourism. These tracts provide much of the environmental and open space character in the community and its border regions. Natural Areas and Outdoor Tourism includes opportunities for additional uses and low-intensity developments that support the character and economic viability of the broader, primary land use.

Primary Land Use: Outdoor tourism such as camping, hunting and other nature-based recreational activities

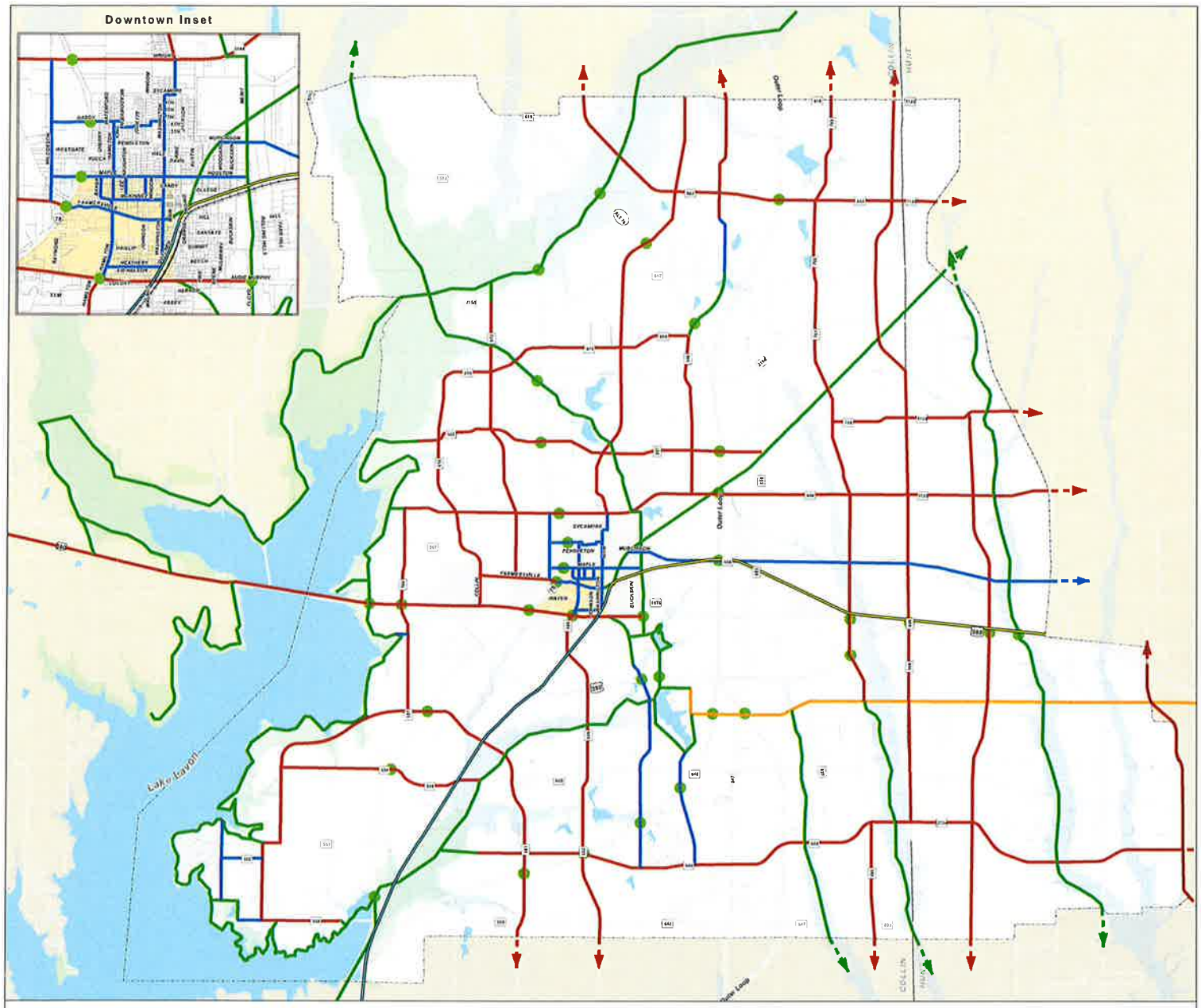
Secondary Land Use: Civic and institutional uses, schools, churches, parks, open space, and trail heads

Other Land Uses

Park and Open Spaces
This category encompasses the public open spaces and park sites throughout Farmersville. As Farmersville continues to develop, regional, community, and neighborhood parks should be provided so that there is a park or open space located within a ½ mile of every residential unit.

Trails
Existing and planned trails per the Bicycle and Trails Plan.

Public Use
These properties include civic and institutional uses such as schools, police and fire stations, libraries, college campus, and cemeteries.



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2020 Bicycle and Trails Plan

Bicycle-Pedestrian Facilities
- Trail
- Shared-Use Path
- Bikeway
- Equestrian Trail
- Bike-Ped Crossing

Thoroughfare Classifications
- Highway/Hwy 78 Alternative Alignment
- Principal/Arterial
- Collector/Downtown Street Context

- Future Commuter Rail Extension
- Railroad
- Town Center
- Parks
- Floodplain
- Parcels
- Eventual City Limit
- Existing City Limit

N

0 0.5 1 2 Miles

Sources: Collin County, NCTCOG, FEMA
Date Prepared: November 2020

Kimley»Horn

V. Workshop

A. Discussion regarding possible changes to the land uses allowed by right or specific use permit together with the appropriate development standards applicable to those land uses within the Light Industrial, Heavy Industrial, and High Impact Industrial Zoning Districts set out in Sections 77-53(e) – (g) of the Farmersville Code together with any related amendments to the use chart set out in Section 77-46, "Schedule of Permitted Uses," and any necessary additions, changes or deletions to Section 77-29, "Definitions," of the Farmersville Code applicable to one or more of the land uses identified in Sections 77-53(e) - (g).

Sec. 77-53. - Non-residential and mixed-use zoning district regulations.

(a) *NS — Neighborhood Service District.*

(1) *Purpose.* The NS district is primarily intended to provide areas for low density retail, office and service uses compatible in scale, character, and intensity with adjacent residential neighborhoods. Automotive repair and automotive service businesses are generally not appropriate in the NS district.

(2) *Permitted uses.* See section 77-46, Schedule of permitted uses for a complete listing.

(3) *Area, yard and bulk requirements.*

Description		Requirements
Minimum Lot Area		5,000 sq. ft.
Minimum Lot Width		None
Minimum Lot Depth		None
Minimum Front Yard		25 feet
Minimum Side Yard	*Interior Lot*	None
	Corner Lot	15 feet
Minimum Rear Yard		None
Maximum Lot Coverage		60%
Maximum Height		Two stories, 40 feet

(4) See article IV., Development standards for additional requirements and exceptions.

(b) *GR — General Retail District.*

(1) *Purpose.* The GR district is primarily intended to provide areas for neighborhood, local and community shopping facilities for the sales of goods and services included convenience stores, shopping centers and limited automotive repair and automobile services.

(2) *Permitted uses.* See section 77-46, Schedule of permitted uses for a complete listing.

(3) *Area, yard and bulk requirements.*

Description		Requirements
Minimum Lot Area		10,000 sq. ft.
Minimum Lot Width		None
Minimum Lot Depth		None
Minimum Front Yard		25 feet
Minimum Side Yard	*Interior Lot*	None
	Corner Lot	15 feet
Minimum Rear Yard		None
Maximum Lot Coverage		50%
Maximum Height		Two stories, 40 feet

(4) See article IV., Development standards for additional requirements and exceptions.

(c) *C — Commercial District.*

(1) *Purpose.* The C district is primarily intended to provide a location for a broad range of commercial and service-related uses, such as contract construction, landscape contractors, plumbing shops paint and body shops and automotive repair services, and other similar commercial uses.

(2) *Permitted uses.* See section 77-46, Schedule of permitted uses for a complete listing.

(3) *Area, yard and bulk requirements.*

Description		Requirements
Minimum Lot Area		10,000 sq. ft.
Minimum Lot Width		None
Minimum Lot Depth		None
Minimum Front Yard		30 feet
Minimum Side Yard	*Interior Lot*	None
	Corner Lot	20 feet
Minimum Rear Yard		None
Maximum Lot Coverage		40%
Maximum Height		Two stories, 40 feet

(4) See article IV., Development standards for additional requirements and exceptions.

(d) *CA — Central Area District.*

(1) *Purpose.* The CA district is primarily intended to serve as a pedestrian oriented center for retail, office, governmental, cultural, entertainment and residential uses in downtown Farmersville and adjacent neighborhoods. It is designed to ensure that development, redevelopment, and renovation within the district are consistent with the historical character of the city's original business district and surrounding area. The standards of this district apply to specific characteristics of the city's downtown area and are not appropriate for other locations and districts.

(2) *Permitted uses.*

a. See section 77-46, Schedule of permitted uses for a complete listing.

b. A residence or residential use may be established in a building as an accessory or incidental use only after issuance of a certificate of occupancy and establishment of the primary use of the building; and

c. A building in the CA District may be used for residential purposes provided however that such residential use shall be limited solely to:

1. A maximum of 40 percent of the overall square footage of the first floor and placed on that portion of the first floor at the farthest portion of the building away from the building's store front with the remaining 60 percent of the first floor actually being used for retail or other commercial use; and

2. The second floor and above of the building.

(3) *Area, yard and bulk requirements.*

Description	Requirements
Minimum Lot Area	5,000 square feet for one-family dwelling (detached)
	4,000 square feet for zero lot line
	2,000 square feet for one-family dwelling (attached)
	3,000 square feet for two-family dwelling
	1,500 square feet per unit for multiple family dwellings (1—3 stories)

	900 square feet per unit for multiple-family dwellings (over three stories)
Minimum Lot Width	20 feet for one-family dwelling (attached)
	50 feet for two-family dwellings
	60 feet for multiple-family dwellings
Minimum Lot Depth	100 feet for one-family dwelling (detached)
	80 feet for zero lot line
	100 feet for one-family dwelling (attached)
	120 feet for multiple-family dwellings
Minimum Front Yard	None
Maximum Front Yard	30 feet from the centerline of any street on which such structure fronts
Minimum Side Yard	10% of lot width; 5 feet minimum for one-family (detached) and two-family dwellings
	15 feet for one-family dwelling (attached)
	10 feet for zero lot line
	None for non-residential uses

Minimum Rear Yard	10 feet for residential uses; none for non-residential uses (see Section 4.4)
Maximum Lot Coverage	None
Maximum Height	None if all code provisions are met
Maximum Floor Area Ratio	10:1
Minimum Dwelling Size	750 square feet

(4) See article IV., Development standards for additional requirements and exceptions.

(e) *LI — Light Industrial District.*

(1) *Purpose.* The LI district is primarily intended for the conduct of light manufacturing, assembling and fabrication, and for warehousing, wholesaling and service operations.

(2) *Permitted uses.* See section 77-46, Schedule of permitted uses for a complete listing.

(3) *Area, yard and bulk requirements.*

Description	Requirements
Minimum Lot Area	15,000 sq. ft.
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	30 feet

Minimum Side Yard	*Interior Lot*	None
	Corner Lot	20 feet
Minimum Rear Yard		None
Maximum Lot Coverage		None
Maximum Height		None; 40 feet when within 40' of a residential property line

(4) See article IV., Development standards for additional requirements and exceptions.

(f) *HI — Heavy Industrial District.*

(1) *Purpose.* The HI district is primarily intended to provide areas for manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services.

(2) *Permitted uses.* See section 77-46, Schedule of permitted uses for a complete listing.

(3) *Area, yard and bulk requirements.*

Description	Requirements
Minimum Lot Area	15,000 sq. ft.
Minimum Lot Width	None
Minimum Lot Depth	None

Minimum Front Yard		30 feet
Minimum Side Yard	*Interior Lot*	None
	Corner Lot	20 feet
Minimum Rear Yard		None
Maximum Lot Coverage		None
Maximum Height		None; 40 feet when within 40' of a residential property line

(4) See article IV., Development standards for additional requirements and exceptions.

(g) *HII — High Impact Industrial District.*

(1) *Purpose*. The HII district is primarily intended to provide areas for manufacturing firms engaged in high impact industrial activity that is generally incompatible with residential, commercial and lower impact industrial uses and sensitive natural areas due to, among other things, traffic, noise levels, emissions, lighting and odors while allowing office and limited commercial uses which are harmonious with such high impact industrial uses.

(2) *Permitted uses*. See section 77-46, Schedule of permitted uses for a complete listing.

(3) *Area, yard and bulk requirements*.

Description	Requirements
Minimum Lot Area	15,000 sq. ft.
Minimum Lot Width	None

Minimum Lot Depth		None
Minimum Front Yard		30 feet
Minimum Side Yard	Interior Lot	None
	Corner Lot	20 feet
Minimum Rear Yard		20'
Maximum Lot Coverage		None
Maximum Height		None, generally; Except 40 feet height limitation if any part is located within 40 feet of a residential property line

(4) *Applicable development standards*. All uses in the HII — High Impact Industrial District shall meet or exceed all of the minimum requirements established in article IV, "Development Standards," of this zoning ordinance for the HI — Heavy Industrial District including without limitation, except as otherwise specifically provided herein to the contrary, the requirements set forth in sections 77-61—77-80. Notwithstanding the foregoing, section 71-71(h) shall not generally apply to uses in the HII — High Impact Industrial District. However, any areas that are not used for buildings, facilities, structures, parking and roadways shall be devoted to living landscape, which shall at a minimum include grass, ground cover, plants, shrubs, or trees.

(5) *Prohibited uses*. Uses that are not expressly enumerated herein as permitted uses are prohibited. Those uses that are prohibited shall include, but are not limited to, the following:

a. Refining of petroleum or its products, including tar distillation;

b. Distillation of bones; fat rendering; glue, soap, or fertilizer manufacture;

c. Dumping, disposal, incineration, or reduction of garbage, sewage, offal, dead animals, or refuse;

d. Stockyard or slaughtering of animals;

e. Smelting of iron, copper, tin, zinc, or any other ore;

f. Manufacture of explosives or fireworks;

g. Coal distillation or coke ovens;

h. Creosote treatment;

i. Steel mills or furnaces;

j. Coal- or coke-fired kilns;

k. Used tire storage;

l. Extraction of raw materials; and

m. Concert halls.

(Ord. No. 2018-0508-001, § 3, 5-8-2018; Ord. No. O-2018-1023-002, § 2B, 10-23-2018)

Sec. 77-46. - Schedule of permitted uses.

(a) *Explanation of use chart.*

(1) *Permitted by-right uses.* "P" in a cell indicates that the use is permitted by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this chapter.

(2) *Uses requiring a specific use permit.* "S" in a cell indicates that, in the respective zoning district, the use is allowed only if issued a specific use permit, in accordance with the procedures of section 77-44, Specific Use Permits. Uses requiring a specific use permit are subject to all other applicable regulations of this chapter.

(3) *Prohibited uses.* A blank cell indicates that the use is prohibited in the respective zoning district.

(4) *Use-specific regulations.* Regardless of whether a use is allowed by right, or permitted with a specific use permit, there may be supplemental regulations that are applicable to the use. The existence of these regulations is noted through a cross-reference in the last column of the table. Cross-references refer to section 77-49, Use-Specific Regulations. An asterisk [*] in a cell indicates that the use, whether permitted by right or as a special use, is permitted subject to use-specific regulations in that district.

(5) *Allowed land uses in overlay districts.* Except as otherwise provided by this Code for a specific overlay district:

a. Any land use permitted by right in the applicable underlying base zoning district may be permitted within an overlay district, subject to any use-specific regulations required by this section and any additional requirements of the specific overlay district.

b. Any land use requiring a specific use permit in the applicable underlying base zoning district is only allowed if a specific use permit is issued for the use.

c. Any land use prohibited in the underlying base zoning district is also prohibited in an overlay district. A specific overlay district may include additional prohibited land uses.

(6) *Allowed land uses in planned development districts.* Land uses in a planned development district are permitted as follows:

a. If the PD development plan references a base zoning district:

1. Any land use permitted by right in the applicable underlying base zoning district, as amended, may be permitted.

2. Any land use requiring a specific use permit in the applicable underlying base zoning district, as amended, is only allowed if a specific use permit is issued for the use.

3. Any land use prohibited in the underlying base zoning district, as amended, is also prohibited in the PD district.

b. The PD district may list the permitted and prohibited uses separately.

c. A combination of the above options.

(b) *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 77-49, Use-Specific Regulations

(c) *Residential uses.*

Zoning District Legend	Residential Districts								Non-Residential and Mixed-Use Districts							
P Permitted Use S Special Use Permit Prohibited Use * Special Conditions Apply (see section 77-49,	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	HII — High Impact Industrial District	CA — Central Area District [1]	Use-Specific Regulations

Use-Specific Regulations)																
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	[1]							
Residence hotel											S	S			
Two-family dwelling (duplex)						P	P	P	P	P	P				S
Zero lot line dwelling				S	P	P	P	P							

[1] Property 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 77-53(d).

(d) *Accessory and incidental uses.*

Zoning District	Residential Districts	Non-Residential and Mixed-Use Districts	Use-Specific

Legend																Regulations
P	Permitted Use															
S	Special Use Permit															
	Prohibited Use															
*	Special Conditions Apply (see section 77-49, 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	HII — High Impact Industrial District	CA — Central Area District [1]	
Accessory building		P	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	P	S	
Fuel pumps (accessory use)											P*	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	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	P	
Tennis courts	P	P	P	P	P	P	P	P	P	P	P	P	P		S	3.9.11

(e) *Agricultural uses.*

Zoning District Legend		Residential Districts								Non-Residential and Mixed-Use Districts							Use-Specific Regulations
P	Permitted 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)	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	HII — High Impact Industrial District	CA — Central Area District [1]	
S	Special Use Permit																

Prohibited Use						District										
* Special Conditions Apply (see section 77-49, Use-Specific Regulations)																
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	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,										S	P	P	P			

indoor																
Veterinarian clinic and/or kennel, outdoor	S											P	P			

(f) *Automobile and related uses.*

Zoning District Legend	Residential Districts								Non-Residential and Mixed-Use Districts							
P Permitted Use S Special Use Permit Prohibited Use * Special Conditions Apply (see section 77-49, Use-Specific Regulation	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	HII — High Impact Industrial District	CA — Central Area District [1]	Use-Specific Regulations

s)																
Type of Use																
Auto parts and accessory sales (indoor)										P	P	P	P	P	P	
Auto parts and accessory sales (outdoor)												P	P	P		
Automobile repair, major											S	P	P	P		
Automobile repair, minor										S	P	P	P	P	S	
Automobile sales, used												S	S	P		
Automobile sales/leasing, new										S	P	P	P	P		
Car wash, full service										S	P	P	P	P		
Car wash, self-service											S	P	P	P		

Convenience store with gas pumps									S	P	P	P	P	P	S	
Convenience store without gas pumps									P	P	P	P	P	P		
Motor vehicle towing, motor vehicle recovery, and motor vehicle storage												S	P	P		
Motorcycle sales/service											P	P	P	P	S	
Recreational vehicle sales and service, new/used											P	P	P	P		
Salvage yard													S	P		
Trailer sales/rental										S	P	P	P	P		
Truck sales (heavy truck)											S	P	P	P		

(g) *Commercial and professional uses.*

Zoning District Legend	Residential Districts								Non-Residential and Mixed-Use Districts							
P Permitted Use S Special Use Permit Prohibited Use * Special Conditions Apply (see section 77-49, 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	HII — High Impact Industrial District	CA — Central Area District [1]	Use-Specific Regulations
Building maintenance service and sales											P	P	P	P		
Clinic, medical or dental									P	P	P	P	P	P	P	
Contractor's shop and storage yard											P	P	P	P		

Dry cleaning plant												P	P	P		
Equipment and machinery sales and rental, major											P	P	P	P		
Manufactured home display and sales													S	S		
Medical or scientific research lab									P	P	P	P	P	P	P	
Office showroom/warehouse											P	P	P	P	S	
Office, professional, general administrative									P	P	P	P	P		P	
Open storage and outside display												P	P	P		
Print shop, major											P	P	P	P	S	
Propane storage and distribution												P	P	P		

(h) *Educational, institutional, and public uses.*

Zoning District Legend	Residential Districts								Non-Residential and Mixed-Use Districts							
P Permitted Use S Special Use Permit Prohibited Use * Special Conditions Apply (see section 77-49, 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	HII — High Impact Industrial District	CA — Central Area District [1]	Use-Specific Regulations
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	P	P	P	P	P	P	P	P	P	P	P	P	P		P	

worship																
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	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	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	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	P	

(i) *Entertainment and recreational uses.*

Zoning District Legend	Residential Districts								Non-Residential and Mixed-Use Districts							
P Permitted Use S Special Use Permit Prohibited Use * Special Conditions Apply (see section 77-49, 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	HII — High Impact Industrial District	CA — Central Area District [1]	Use-Specific Regulations

Type of Use																
Amenity center (private)	P	P	P	P	P	P	P	P							S	
Amusement, commercial (indoors)	S									P	P	P	P	P	S	
Amusement, commercial (outdoors)	S										S	S	S	S	S	
Community center (public)	S	S	S	S	S	S	S	S	P	P	P	P	P		P	
Dancehall or nightclub										S	S	S	S	S	S	
Day camp	P		S							P	P	P	P			
Fairgrounds/exhibition area	S									S	S	S	S	S	S	
Game room												S*		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	P		
Park or playground	P	P	P	P	P	P	P	P	P	P	P	P	P		P	

(public)																
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	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	

(j) *Industrial and wholesale uses.*

Zoning District Legend	Residential Districts								Non-Residential and Mixed-Use Districts							
P Permitted Use S Special Use Permit Prohibited Use * Special Conditions Apply	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	HII — High Impact Industrial District	CA — Central Area District [1]	Use-Specific Regulations

(see section 77-49, Use-Specific Regulations)																
Type of Use																
Bakery and confectioners works (wholesale)										P	P	P	P		P	
Concrete/asphalt batching plant													S	P		
Concrete/asphalt batching plant, temporary	*	*	*	*	*	*	*	*	*	*	*	*	*	P	*	3.9.6
High impact use													S	P		
Manufacturing, heavy												S	P	P		
Manufacturing, light												P	P	P		
Mini-warehouse/self-storage									S	S	P	P	P	P		
Sand and gravel storage												P	P	P		
Warehouse/distribution center											S	P	P	P		

Wholesale office storage or sales facility											P	P	P	P	S	

(k) *Retail and service uses.*

Zoning District Legend	Residential Districts								Non-Residential and Mixed-Use Districts							
P Permitted Use S Special Use Permit Prohibited Use * Special Conditions Apply (see section 77-49, 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	HII — High Impact Industrial District	CA — Central Area District [1]	Use-Specific Regulations

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	P	
Bakery and confectioner s 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*	S*		3.9.5
Building materials									P	P	P	P	P		P	

and hardware sales, inside storage																
Building materials and hardware sales, outside storage											S	P	P		S	
Cleaning and 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	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	
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	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	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		S		
Shopping center									S	P	P	P	P			
Small engine repair shop										P	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	

(l) *Transportation, utility, and communications uses.*

Zoning District Legend	Residential Districts								Non-Residential and Mixed-Use Districts							
P Permitted Use S Special Use Permit Prohibited Use * Special Conditions Apply (see section 77-49, Use-Specific	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	HII — High Impact Industrial District	CA — Central Area District [1]	Use-Specific Regulations

Regulations)																
Type of Use																
Airport landing field	S										S	P	P	P		
Antenna and/or antenna support structure, commercial	*	*	*	*	*	*	*	*	*	*	*	*	*	S	*	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	S*	3.9.3
Parking lot/garage (commercial)									S	P	P	P	P	P	P	
Private utility, other than listed	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Railroad or bus passenger station										P	P	P	P	P	P	
Railroad team track, freight depot or docks												P	P	P	S	
Shops, offices, and storage area for public or private utility										P	P	P	P	P	P	

Telephone line and exchange	P	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	P	
Truck terminal												P	P	P		
Utility distribution/transmission lines	P	S	S	S	S	S	S	S	P	P	P	P	P	P	P	

(Ord. No. 2018-0508-001, § 3, 5-8-2018; Ord. No. 2018-0828-001, § 2, 8-28-2018; Ord. No. O-2018-1023-002, § 3A, 10-23-2018)

Sec. 77-29. - Definitions.

For the purpose of this chapter, certain terms and words are to be used and interpreted as defined hereinafter. Words used in the present tense shall include the future tense; words in the singular number include the plural and words in the plural number include the singular, except where the natural construction of the writing indicates otherwise. The word shall is mandatory and not discretionary. The following are this chapters' definitions.

Accessory building means a building, either attached or detached from the main structure, for a subordinate use incidental to the principal building and use located on the same lot. Accessory buildings shall include, but not be limited to, parking garages, farm structures, garages for automobile storage, carports, tool houses, greenhouses, home workshops, children's playhouses, storage houses or garden shelters.

Accessory use means a use that is subordinate to, serves, and is customarily incidental to the primary use of the main building or to the primary use of the premises; is located on the same lot or tract of land; and, which otherwise meets all requirements of this chapter and all applicable building and fire codes, as each of the foregoing may be amended.

Adult day care center means a facility that provides services under an adult day care program on a daily or regular basis, but not overnight, to four or more elderly or persons with disabilities who are not related by blood, marriage, or adoption to the owner of the facility. Adult day care centers must be licensed by the state department of human services.

Airport landing field means a place where an aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair and various accommodations for passengers.

(1) *Heliport.* An area of land or water or a structural surface which is used, or intended for use, for the landing and taking off of helicopters, and any appurtenant areas which are used, or intended for use, for heliport buildings and other heliport facilities.

(2) *Helistop.* The same as a heliport, except that no refueling, maintenance, repairs or storage or [of] helicopters is permitted.

Alley means a public space or thoroughfare which affords only secondary means of access to property abutting thereon, which has been deeded or dedicated to the public for public use.

Alternative financial institution means a payday advance/loan business or a motor vehicle title loan business. An alternative financial institution does not include state or federally chartered banks, community development financial institutions, savings and loans, credit unions, or regulated lenders licensed in accordance with Chapter 342 of the Texas Finance Code.

Amenity center (private) means a facility or area that is an integral part of a residential project or planned development and that is used by the residents of the project or development for a place of meeting, recreation, or social activity, but not primarily to render a service that is customarily carried on as a business. Such facilities include but are not limited to swimming pools, saunas, hot tubs, game courts, playgrounds, community clubhouse, cabana, pavilion or roofed areas, leasing office, laundry facilities, and other similar uses. This use need not be located on the same lot as the property it serves.

Amusement, commercial (indoors) means an amusement enterprise wholly enclosed in a building which is treated acoustically so that noise generated by the enterprise is not perceptible at the bounding property line and including, but not limited to a bowling alley, billiard parlor, or skating rink.

Amusement, commercial (outdoors) means an outdoor area or structure, open to the public, which provides entertainment or amusement primarily by and for participants for a fee or admission charge. Typical uses include batting cages, miniature golf, go-kart tracks, and carnivals.

Antenna means an instrument or device consisting of wires, poles, rods, or reflecting discs, designed for transmitting or receiving any portion of the radio, microwave, or electromagnetic spectrum.

Antenna, stealth means a commercial antenna that is designed to be non-obtrusive, or virtually transparent or invisible to the surrounding neighborhood. Stealth antennas include, but are not limited to:

(1) Antennas within a building's attic space,

(2) Antennas on the roof of a minimum three-story building and not visible from the property line of the lot on which the antenna is located,

(3) Antennas on a public utility structure, such as a water tower or high transmission line support tower, and painted to match the structure,

(4) Antennas located within a structure such as a flagpole, church steeple, subdivision monument, clock tower, or similar architectural feature, and antennas located on an athletic field light pole

Antenna and/or antenna support structure, commercial means an antenna and its support structure used for commercial broadcasting or telecommunication purposes. This definition shall also include a satellite dish exceeding 12 feet in diameter and a microwave-transmitting tower. All radiating equipment must comply with Federal Communications Commission (FCC), Environmental Protection Agency (EPA), Occupational Health and Safety Administration (OSHA), and all other applicable State and Federal regulatory agency requirements and guidelines for human safety, as they exist or may be amended. Definition includes ancillary ground equipment.

Antenna and/or antenna support structure, non-commercial means an instrument or device consisting of wires, poles, rods, or reflecting discs and its support structure not exceeding 40 feet in height above the ground elevation at the base of the support structure, designed for transmitting or receiving any portion of the radio, microwave, or electromagnetic spectrum. This definition shall also include a satellite dish antenna not to exceed 12 feet in diameter.

Antenna support structure means any tower, mast, pole, tripod, box frame, or other structure utilized for the purpose of transmission, retransmission, and/or reception of electromagnetic, radio, television, or microwave signals.

Antique shop and used furniture means a retail establishment engaged in the selling of works of art, furniture or other artifacts of an earlier period, with all sales and storage occurring inside a building.

Apartment house means any building or portion thereof, which is designed, built, rented, leased, or let to be occupied as three or more dwelling units or apartments, or which is occupied as a home or place of residence by three or more families living in independent dwelling units.

Area of lot means the area of a lot shall be the net area of the lot and shall not include portions of streets and alleys.

Art gallery or *museum* means a building serving as a repository for a collection of natural, scientific, artistic, or literary objects of interest, and designed to be used for viewing, with or without an admission charge, and which may include as an accessory use the sale of goods.

Artisan's workshop means an establishment used for the preparation, display, and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, leather-craft, textile articles, and related items.

Auto parts and accessory sales (indoor) means the use of any building or other premise for the display and sale of new or used parts for automobiles, panel trucks or vans, trailers, or recreation vehicles.

Auto parts and accessory sales (outdoor) means the use of any land area for the display and sale of new or used parts for automobiles, panel trucks, or vans, trailers, or recreation vehicles.

Automobile repair, major means general repair or reconditioning of engines, air conditioning systems and transmissions for motor vehicles, collision services including body, frame or fender straightening or repair, customizing, painting, vehicle steam cleaning, undercoating and rustproofing, those uses listed under "automobile repair, minor," and other similar uses.

Automobile repair, minor means an establishment used for the dispensing or sales of automobile fuels, lubricants, tires, and automobile accessories; the minor repair or replacement of parts, tires, paintless dent repair, and performing state inspections and making minor repairs necessary to pass said inspection; automobile detailing; window tinting, and the sales and installation of automobile radios. Uses listed under "automobile repair, major" or any other similar uses are not included. Vehicles, which are inoperative or are being repaired, may not remain parked outside for a period greater than seven calendar days.

Automobile sales/leasing, new means sales, rental, and/or leasing of new automobiles or light load vehicles, and may include, as accessory uses: automobile sales, used; automobile repair, major; and automobile storage.

Automobile sales, used means sales of used automobiles or light load vehicles.

Bakery and confectioners works (retail) means a place for preparing, cooking, baking, and selling of products on the premises.

Bakery and confectioners works (wholesale) means a place for preparing, cooking, baking, and selling of products intended for off-premises distribution.

Banks, savings and loan, or credit union means an establishment for the custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds.

Banquet/meeting hall means an establishment that is leased on a temporary basis before the day of the event by individuals or groups who reserve the facility to accommodate functions, including, but not limited to, banquets, weddings, anniversaries, receptions, business and organizational meetings, and other similar functions, to which the general public is not admitted. Such establishments may include kitchen facilities for the preparation of food or catering of food and areas for dancing, dining, and other entertainment activities that customarily occur in association with banquets, weddings, or receptions.

Basement means a building story which is partly underground, but having at least one-half of its height below the average level of the adjoining ground. A basement shall be counted as a story in computing building height.

Barber shop/beauty salon and personal service shops means establishments primarily engaged in providing services generally involved in the care of the person or his apparel including, but not limited to, barber and beauty shops, tanning salons, ear piercing shops, cosmetic tattooing shops, and reducing salons.

Bed and breakfast inn means an owner (or operator) occupied residence with up to five bedrooms available for overnight guests. A bed and breakfast inn may provide for guest stays up to 14 consecutive days, however, it shall not offer weekly rental rates. Kitchen and dining facilities may be included to provide meals for guests only; however, no food preparation shall be permitted in guest bedrooms. A bed and breakfast inn shall not include restaurants, banquet facilities, or similar services.

Big box retail development means any retail building for a single, primary tenant that exceeds 70,000 square feet in size. A big box retail development may contain multiple secondary tenants with interior access to the primary tenant space. A big box retail development may be freestanding or may be an in-line tenant in a larger center. The square footage of a big box retail development shall include all primary and ancillary uses with interior access to the primary tenant space including inventory storage, automotive repair, and open storage areas.

Block means an area enclosed by streets and occupied by or intended for buildings and is used as a term of measurement. The term "block" also means the distance along a side of a street between the nearest two streets which intersect the street on the side.

Board means the zoning board of adjustment as provided for in section 77-25.

Boarding house or *rooming house* means a residence structure other than a hotel where lodging and/or meals for four or more persons are provided for compensation.

Body art studio means an establishment whose services include tattooing and/or body piercing. Tattooing shall mean the placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin. Body piercing shall mean the creation of an opening in an individual's body to insert jewelry or another decoration.

Bottling works means a manufacturing facility designed to place a product into a bottle for distribution.

Building means any structure built for the occupancy of persons, animals, or movable property of any kind. When subdivided in a manner sufficient to prevent the spread of fire, each portion so subdivided may be deemed a separate building.

Building ends means those sides of a building having the least dimensions as compared to the front or rear of a building. As used in this chapter, a building end shall be interpreted as being the most narrow side of a building regardless of whether its front is upon a street, faces the rear of the lot or is adjacent to the side lot line or another building.

Building line means a line parallel or approximately parallel to the street line at a specified distance therefrom making the minimum distance from the street line that a building may be erected.

Building maintenance service and sales means a facility or area for contracting services such as building repair and maintenance, the installation of plumbing, electrical, air conditioning and heating equipment, janitorial services, and exterminating services. The retail sale of supplies is permitted as an accessory use.

Building materials and hardware sales, inside storage means an establishment for the sale of materials and hardware customarily used in the construction of buildings and other structures, without any outside storage or display of materials or merchandise.

Building materials and hardware sales, outside storage means an establishment for the sale of materials and hardware customarily used in the construction of buildings and other structures, including outside storage or display of materials or merchandise.

Car wash, full service means a facility where a customer can have a motorcycle, automobile and light load vehicle washed in exchange for financial consideration.

Car wash, self-service means a facility, typically coin operated, used by the customer to wash motorcycles, automobiles and light load vehicles.

Carport means a structure open on a minimum of three sides, designed or used to shelter vehicles.

Cemetery or mausoleum means property used for the interment of the dead.

Certificate of occupancy and compliance means an official certificate issued by the city through the enforcing official as specified in [this chapter], which indicates conformance with or approved conditional waiver from the zoning regulations and authorizes legal use of the premises for which it is issued.

Church, rectory, or other place of worship means a building for regular assembly religious worship which is used primarily for such purpose and those accessory activities which are customarily associated therewith, and the place of residence for ministers, priests, nuns or rabbis on the premises. This use does not include home meetings or other religious activities conducted in a privately occupied residence.

City manager means the city's chief administrative officer.

Cleaning and laundry, self-service means a facility where patrons wash, dry, or dry-clean clothing and other fabrics in machines operated by the patron.

Clinic, medical or dental means an establishment for one or more physicians, surgeons, or dentists to treat sick or injured outpatients who do not remain overnight.

College, university or *private school* means an institution established for educational purposes offering courses for study beyond the secondary education level, but excluding trade schools and commercial schools.

Community center (public) means a building or complex of buildings that house cultural, recreational, athletic, library or entertainment facilities owned and/or operated by a governmental agency or private non-profit agency.

Concrete/asphalt batching plant means a facility or area, which is not temporary in nature, for mixing concrete or asphalt.

Concrete/asphalt batching plant, temporary means a temporary manufacturing facility for the on-site production of concrete or asphalt during construction of a project, and to be removed when the project is completed.

Construction yard (temporary) means a storage yard or assembly yard for building materials and equipment directly related to a construction project and subject to removal at completion of construction.

Contractor's shop and storage yard means a building, part of a building, or land area for the storage of construction materials, tools, products, and vehicles.

Convenience store with gas pumps means a retail establishment that sells food and other consumable and non-consumable products for off-premise use or consumption. This definition shall also include the dispensing or sales of motor vehicle fuels, lubricants, and accessories, but shall not include automobile repair or the sale of replacement parts.

Convenience store without gas pumps means a retail establishment that sells food and other consumable and non-consumable products for off-premise use or consumption.

Court means an open, unoccupied space, bounded on more than two sides by the walls of a building. An inner court is entirely surrounded by the exterior walls of a building. An outer court has one side open to a street, alley, yard or other permanent open space.

Coverage means the percent of a lot or tract covered by the roof or first floor of a building. Roof eaves to the extent of two feet from the walls of a building shall be excluded from coverage computations.

Dancehall or *nightclub* means an establishment offering to the general public facilities for dancing and entertainment for a fee, and subject to licensing and regulation by the city.

Day camp means a facility arranged and conducted for the organized recreation and instruction of children, including outdoor activities on a daytime basis.

Day care center means a facility or area providing care, training, education, custody, treatment or supervision for seven or more children for less than 24 hours per day. The term "day care center" shall not include overnight lodging, medical treatment, counseling, or rehabilitative services and does not apply to kindergartens, prekindergartens, and schools listed elsewhere in this chapter.

Depth of lot means the mean horizontal distance between the front and rear lot lines.

District means a section of the city for which the regulations governing the area, height, or use of the land and buildings are uniform.

Drive-in or drive-through service means and refers to a retail or commercial facility whose employees provide goods or services to patrons without requiring the patrons to leave their automobiles. Drive-in or drive-through service may be an accessory use or the primary use of the retail or commercial facility as more particularly provided in the land use charts contained in section 77-46, and as hereafter amended. Any drive-in or drive-through service shall provide the appropriate number of required stacking spaces.

Dry cleaning plant means an industrial facility where fabrics are cleaned with substantially non-aqueous organic solvents on a commercial or wholesale basis.

Dry cleaning or laundry, minor means a custom cleaning shop or pick-up station not exceeding 6,000 square feet of floor area, including, but not limited to, dry cleaning plants having no more than 1,500 square feet of floor area for dry cleaning equipment.

Dwelling unit means a building or portion of a building which is arranged, occupied, or intended to be occupied as living quarters and includes facilities for food preparation and sleeping.

Equipment and machinery sales and rental, major means a building or open area, other than a right-of-way or public parking area, used for display, sale, rental or storage of heavy equipment. Heavy equipment includes, but is not limited to, tractors, farm machinery, bulldozers, street graders, paving devices, or other equipment with a gross vehicle weight (GVW) greater than 25,000 pounds.

Equipment and machinery sales and rental, minor means a building or structure used for the inside display, sale, rental, or storage of light machinery, including, but not limited to, bicycles, lawn mowers, tools, and other small machinery.

Fairgrounds/exhibition area means an area where outdoor fairs, circuses, rodeos, or exhibitions are held.

Family means any number of individuals living together as a single housekeeping unit, in which not more than three individuals are unrelated by blood, marriage, or adoption.

Farm accessory building means a structure, other than a dwelling, on a farm as herein defined, for the housing, protection or storage of the usual farm equipment, animals and crops.

Farm, ranch, garden, or *orchard* means an area of five acres or more which is used for growing of usual farm products, vegetables, fruits, trees, and grain and for the raising thereon of the usual farm poultry and farm animals such as horses, cattle and sheep and including the necessary accessories used for raising, treating and storing products raised on the premises, but not including the commercial feeding of offal and garbage to swine and other animals and not including any type of agricultural or husbandry specifically prohibited by ordinance or law.

Farmer's market means the retail sale of farm produce by individual vendors within a covered lease space, for the primary purpose of selling fruits, vegetables, herbs, spices, edible seeds, nuts, live plants, flowers, and honey. Sale of any type of meat, fish, or poultry, eggs, refrigerated dairy products, and home canned or packaged items shall be prohibited.

Feed store means an establishment for the selling of corn, grain, and other food stuffs for animals and livestock, and including other implements and goods related to agricultural processes, but not including farm machinery.

Fire station and public safety building means a building housing fire apparatus and, usually, firefighters, or a building housing a law enforcement agency of a unit of local government.

Flea market, inside means a building or structure wherein space is rented to vendors on a short-term basis for the sale of merchandise. The principal sales shall include new and used household goods, personal effects, tools, art work, small household appliances, and similar merchandise, objects, or equipment in small quantities. The term flea market shall not be deemed to include wholesale sales establishments or rental services establishments, but shall be deemed to include personal services establishments, food services establishments, retail sales establishments, and auction establishments.

Flea market, outside means an outdoor site where space is rented to vendors on a short-term basis for the sale of merchandise. The principal sales shall include new and used household goods, personal effects, tools, art work, small household appliances, and similar merchandise, objects, or equipment in small quantities. The term flea market shall not be deemed to include wholesale sales establishments or rental services establishments, but shall be deemed to include personal services establishments, food services establishments, retail sales establishments, and auction establishments.

Floodplain means an area of land subject to inundation by a 100-year frequency flood, as shown on the city's floodplain map.

Floor area means the total square feet of floor space within the outside dimensions of a building including each floor level, but excluding carports, residential garages, and breezeways.

Floor area ratio (FAR) means the floor area of a main building on a lot, divided by the lot area.

Florist shop means an establishment for the display and retail sale of flowers, small plants, and accessories.

Foundation. A man-made structure element on which a structure is erected, with the ability to transfer the applied loads of the structure to the ground.

Foundation fascia. Covering of a foundation wall or stem wall.

Fraternal organization, lodge, or *civic club* means an organized group having a restricted membership and specific purpose related to the welfare of the members, such as Elks, Masons, Knights of Columbus, or a labor union.

Fuel pumps mean any facility, equipment, or fixture, including a canopy, used for retail dispensing of motor vehicle fuels.

Furniture, home furnishing, and *equipment stores* means retail stores selling goods used for furnishing the home including, but not limited to, furniture, floor coverings, draperies, glass and chinaware, domestic stoves, refrigerators, and other household electrical and gas appliances.

Gaming device means coin-operated machines or devices, which are operated by or with a coin or other United States currency, metal slug, token, electronic card, or check, specifically including eight-liners (an electronic, electromechanical or mechanical contrivances which have eight lines on which a player can win — three across, three down and two diagonally — by matching symbols) that dispenses credits, tickets, coupons,

merchandise, commodities or some other representation of value and which may play music in connection with or in addition to dispensing skill or pleasure. The primary use of any building, structure, facility or space that houses two or more coin-operated machines or devices, as described above, shall be deemed to be a game room use. In addition, any business that receives 50 percent or more of its gross revenues from the provision, exhibition and/or operation of coin-operated machines or devices, as described above, shall also be deemed a game room use.

Game room means any premise, building, structure, facility or space to deal, operate, carry on, conduct, maintain, or expose for play any game, sports book, promotion, sweepstakes, or other activity electronic or otherwise that may or may not confer upon the patrons or participants the right, chance, or ability to win and or claim prizes.

Garage apartment means a dwelling unit erected in conjunction with a garage when the main structure is an owner occupied detached dwelling unit.

General commercial plant means establishments other than personal service shops for the treatment and/or processing of products as a service on a for-profit basis including, but not limited to, newspaper printing, laundry plant, or cleaning and dying plant.

Golf course and/or country club means a land area and buildings used for golf, including fairways, greens, tee boxes, driving range, putting green, and associated maintenance and retail facilities. This definition shall also include clubhouses, dining rooms, swimming pools, tennis courts, and similar recreational or service uses available only to members and their guests.

Grocery store or supermarket means a retail establishment, singular retailer, or wholesale user primarily selling food, pharmaceutical medication, household merchandise, clothing, and a variety of other retail goods that may or may not have membership requirements, emphasize bulk sales, discount sales, and department stores.

Ground level. The final grade elevation of a lot.

Guest house means an accessory building used to house guests of the owner(s) of the main residential structure, and which is never rented or offered for rent.

Gun or archery range (indoor) means any indoor facility open to the public and occupying all or a portion of a building where firearms and/or archery are discharged for testing or recreation purposes.

Health/fitness center means a public or private facility operated to promote physical health and fitness. Activities may include exercise, physical therapy, training, and education pertaining to health and fitness. Uses or combinations of uses or facilities would typically include, but are not limited to, game courts, weight lifting and exercise equipment, aerobics, swimming pools and spas, and running or jogging tracks.

Height means the vertical distance of a building measured from the average established grade at the street line or from the average natural front yard ground level, whichever is higher, to the:

(1) Highest point of the roof's surface, if a flat surface;

(2) Deck line of mansard roofs; or

(3) Mean height level between eaves and ridge for hip and gable roofs and, in any event, excluding chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding ten feet in height. If the street grade has not been officially established, the average front yard grade shall be used for a base level.

High impact use means a facility or area for activities or products which have the potential to be dangerous, extremely obnoxious, or cause substantial environmental impacts on or beyond the boundaries of the property on which the activity or use is conducted. High impact uses include but are not limited to the following activities:

(1) Manufacture and/or bulk storage and testing of explosives, fireworks, or munitions.

(2) Refining petroleum and the storage and distribution of natural and liquid gas or other petroleum derivatives in bulk including terminals, tank farms or other similar facilities.

(3) Manufacture, storage, compounding or handling radioactive materials or wastes.

(4) Manufacture, blending or mixture of pesticides, certain acids, and fertilizer.

(5) Stockyards, feed pens, livestock sales with barns and/or shipping facilities. Rendering of animal fats, slaughtering or processing of animals and industrial manufacturing processes using the following raw materials: bones, garbage, offal and dead animals.

(6) Refining of raw materials, such as, but not limited to chemicals, rubber, wood or wood pulp, into other products.

(7) The extraction of raw materials, such as sand or gravel mining.

(8) Forging, casting, melting, refining, extruding, rolling, drawing and/or alloying metals.

(9) Jet engine or other engine testing.

(10) Refuse disposal services including but not limited to landfills, incinerators, and other locations which receive garbage and refuse generated offsite for storage, treatment or disposal.

(11) Asphalt or concrete batch plant.

(12) Boiler works.

Historically significant area means one or more places or areas designated by the city for its historical, cultural, or architectural importance and significance before April 1, 2019. The areas included within the CA—Central Area District, the Farmersville Commercial Historic District, and the Farmersville Main Street America Program Area are Historically Significant Areas designated by the City before April 1, 2019 or as authorized by V.T.C.A., Local Government Code Ch. 3000.

Home occupation means an occupation carried on in the home by a member of the occupant's family without the employment of additional persons, use of a sign to advertise the occupation, offering any commodity or service for sale on the premises, use of equipment other than that customarily found in a household and which does not create obnoxious noise or other obnoxious conditions to abutting residential property, such as emission of odor, increased traffic or generation of light or smoke, and where the use is carried on in the main structure only and there is not a separate entrance for the use. The term "home occupation" shall specifically exclude the operation of a repair garage, plumbing shop or similar activity.

Hospital means an institution providing primary health services and medical or surgical care to persons, primarily in-patients, suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions, and including, as an integral part of the institution, related facilities such as laboratories, helistops, outpatient facilities, or training facilities as licensed by the state.

Hotel means a building or group of buildings used as a temporary dwelling place for individuals in exchange for financial consideration where customary hotel services such as linen, housekeeping service, and telephone are provided. Hotel room units are accessed through doorways into an internal hallway, courtyard, or lobby. Financial consideration for hotel room units is generally calculated on a nightly basis.

Housing development means any development involving the provision of housing as the primary land use and the inclusion of secondary facilities, such as streets and sidewalks.

HUD-Code manufactured home means a structure constructed on or after June 15, 1976, according to the rules of the U.S. Department of Housing and Urban Development, transportable in one or more sections, which in the traveling mode is eight body feet or more in width, or 40 body feet in length, or when erected on site is 320 or more square feet, and which is built on a permanent chassis and designed as a dwelling with or without permanent foundation when connected to the required utilities, and includes plumbing, heating, air conditioning and electrical systems. The term "HUD-Code manufactured home" does not include a recreational vehicle, or mobile home as defined in the Texas Manufactured Housing Standards Act, Vernon's Ann. Civ. St., art. 5221f.

Industrialized housing (or modular home) Per Section 1202 of the Texas Occupations Code or as may be amended:

(1) Industrialized housing is a residential structure that is:

a. Designed for the occupancy of one or more families;

b. Constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent site; and

c. Designed to be used as a permanent residential structure when the module or the modular component is transported to the permanent site and erected or installed on a permanent foundation system.

(2) Includes the structure's plumbing, heating, air conditioning, and electrical systems.

(3) Industrialized housing does not include:

a. A residential structure that exceeds four stories or 60 feet in height;

b. Housing constructed of a sectional or panelized system that does not use a modular component; or

c. A ready-built home constructed in a manner in which the entire living area is contained in a single unit or section at a temporary location for the purpose of selling and moving the home to another location.

Licensed massage therapy means a health care service by a licensed massage therapist, as defined by state law. The term "massage therapy" means the manipulation of soft tissue for therapeutic purposes and includes, but is not limited to, effleurage (stroking), petrissage (kneading), strokes, and Swedish gymnastics, either by hand or with mechanical or electrical apparatus for the purpose of body massage. Massage therapy may include the use of oil, salt glows, heat lamps, hot and cold packs, tub, shower, or cabinet baths. Equivalent terms for massage therapy are massage, therapeutic massage, and massage technology, myotherapy or any derivation of those terms. The terms "therapy" and "therapeutic" do not include diagnosis, the treatment of illness or disease, or any service or procedure for which a license to practice medicine, chiropractic, physical therapy, or podiatry is required by law.

Living unit means the rooms occupied by a family, which must include cooking facilities.

Loading space means an off-street space or berth used for the loading or unloading of vehicles.

Lot area means the net horizontal area of a lot excluding portions of streets and alleys and easements for streets and alleys.

Lot, corner, means a lot or parcel of land abutting upon two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than 135 degrees.

Lot coverage means the percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot.

Lot depth means the horizontal distance measured perpendicularly between two points on the front lot line and two points on the rear lot line which creates an area that meets the minimum width and depth requirements for the zoning district. The term "lot depth" shall not include easements, which impair the use of the lot surface as a yard.

Lot, flag or *panhandle* means a lot having access to a street by means of a parcel of land having a depth greater than its frontage, and having a width less than the minimum required lot width, but not less than 12 feet.

Lot, interior means a lot other than a corner lot.

Lot line, front means the narrower side of the lot abutting a street. Where two lot lines abutting streets are of equal length, the owner shall have a choice in designating which shall be the lot frontage. For a lot which has a boundary line which does not abut the front street line, is not a rear lot line and lies along the same general directional orientation as the front and rear lot lines, such line shall be considered a front lot line in establishing a minimum setback line.

Lot line, rear means the lot line farthest from, but most nearly parallel to, the front lot line. For triangular lots, the point opposite the front lot line shall be considered the rear lot line and have a value of zero.

Lot line, side means any lot line which is not the front or rear lot line.

Lot lines means the lines bounding a lot as defined in this section.

Lot of record means a lot which is part of a subdivision, the plat for which has been recorded in the county clerk's office.

Lot, plot or *tract* means land occupied, or to be occupied, by a building and its accessory buildings, and including such open spaces as are required under this chapter and having its principal frontage upon a public street or officially approved place.

Lot, through means a residential lot, other than a corner lot, abutting more than one street and having access to more than one street. Through lots are prohibited by this chapter.

Lot width means the horizontal distance measured between side lot lines, perpendicular to the front lot line, and measured from the point on the building line which is closest to the front lot line.

Main building means the buildings on a lot which are occupied by the primary use.

Manufactured home display and sales means the open display, storage, and sale of HUD-Code manufactured homes.

Manufacturing, Heavy means a facility or area for generally mass producing goods usually for sale to wholesalers or other industrial or manufacturing uses. A heavy manufacturing use is one which employs the following or similar types of processes:

(1) The milling of grain as retail sales and service.

(2) Producing animal food, and tanning animal hides.

(3) Production of large durable goods such as but not limited to motorcycles, cars, manufactured homes, or airplanes.

(4) Canning or bottling of food or beverages for human consumption using a mechanized assembly line.

(5) Manufacturing of paint, oils, pharmaceuticals, cosmetics, solvents, and other chemical products; and use of a foundry for metals.

(6) Production of items made from stone, clay, metal or concrete.

(7) Tire recapping or retreading.

Manufacturing, light means a facility or area for producing goods without the use of chemical processing of materials and determined not to be a hazard or nuisance to adjacent property or the community at large, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, or vibration, or the danger of fire, explosion, or radiation. Light manufacturing activities include but are not limited to the following activities:

(1) Assembly, finishing, and/or packaging of small items from component parts made at another location. Examples include but are not limited to cabinetmaking or the assembly of clocks, electrical appliances, or medical equipment.

(2) Production of items made from materials derived from plants or animals, including but not limited to leather, pre-milled wood, rubber, paper, wool, or cork; or from textiles or plastics.

(3) Electrical component manufacturing.

(4) Reproduction, cutting, printing or binding of written materials, drawings, or newspapers on a bulk basis using lithography, offset printing, blue printing and other similar methods.

(5) Machine or welding shop — a facility where material is processed by machining, cutting, grinding, welding or similar processes.

(6) Spray painting or motor vehicle conversion.

Masonry construction

(1) *Primary materials.* Unless otherwise provided for in this chapter, exterior construction materials are fired brick, natural and manufactured stone, granite, marble, architectural concrete block, and three-step stucco process for all structures.

(2) *Other materials.* Other exterior construction materials for nonresidential structures are tilt wall concrete panels and sealed and painted concrete block.

Medical or scientific research lab means a facility or area for conducting medical or scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory. This definition also includes labs for the manufacture of dentures and prostheses.

Mini-warehouse/self-storage facility means a facility or area where enclosed storage space, divided into separate compartments no larger than 500 square feet in size, is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment at another location. Related activities, such as retail sale of packing and moving materials and the rental of moving equipment, including vans and trucks, are allowed as incidental uses.

Mobile home means a structure that was constructed before June 15, 1976, transportable in one or more sections, which in the traveling mode is eight feet or more in body width and 40 feet or more in length, or when erected on site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes plumbing, heating, air conditioning and electrical systems.

Model home (temporary) means a single family dwelling in a developing subdivision located on a legal lot of record that is limited to temporary use as a sales office for the subdivision and to provide an example of the dwellings which have been built or which are proposed to be built in the same subdivision.

Mortuary or *funeral parlor* means a place for the storage of human bodies prior to their burial or cremation, or a building used for the preparation of the deceased for burial and the display of the deceased, and ceremonies connected therewith before burial or cremation.

Motel means a building or group of buildings used as a temporary dwelling place for individuals in exchange for financial consideration where customary hotel services such as linen, housekeeping service, and telephone are provided. Each motel room unit has direct access to the outside. Financial consideration for motel room units is generally calculated on a nightly basis.

Motor vehicle means every device in, on or by which any person or property is or may be transported, carried, propelled, or drawn including by way of illustration, and not limitation, cars, busses, mopeds, motorcycles, trucks, tractors, trailers, and watercraft.

Motorcycle sales/service means the display, sale and servicing, including repair work of motorcycles.

Multiple-family dwelling means any building or portion thereof, which is designed, built, rented, leased or let to be occupied as three or more dwelling units or apartments or which is occupied as a home or place of residence by three or more households living in independent dwelling units.

Nonconforming use or *structure* means a building, structure, or use of land lawfully occupied at the time of the effective date of the ordinance, or amendments thereto, from which this article is derived, or annexed into the city and which does not conform to the use regulations of the district in which it is situated.

Nursery, major means an establishment for the cultivation and propagation, display, storage, and sale (retail and wholesale) of large plants, shrubs, trees, and other materials used in indoor or outdoor plantings; and the contracting for installation and/or maintenance of landscape material as an accessory use. Outdoor display and storage is permitted.

Nursery, minor means a retail business for the display and/or sale of trees, shrubs, flowers, ornamental plants, seeds, garden and lawn supplies, and other materials used in indoor and outdoor planting, without outside storage or display.

Nursing/convalescent home means an institutional facility licensed by the state providing in-patient health care, personal care or rehabilitative services over a long period of time generally exceeding 30 days to persons chronically ill, aged or disabled who need on-going health supervision but not including hospitals. This use excludes the provision of surgical or emergency medical services and the provision of care for alcoholism, drug addiction, mental disease, or communicable disease.

Occupancy means the use or intended use of the land or building by owners, proprietors, or tenants.

Office, professional/general administrative means a room or group of rooms used for the provision of executive, management, or administrative services. Typical uses include administrative offices and services, including real estate, insurance, property management,

investment, personnel, travel, secretarial services, telephone answering, and business offices of public utilities, organizations and associations, but excluding medical offices.

Office, medical or dental. See clinic, medical or dental.

Office, showroom/warehouse means an establishment that primarily consists of sales offices and sample display areas for products and/or services delivered or performed off-premises. Catalog and telephone sales facilities are appropriate. Incidental retail sales of products associated with the primary products and/or services are permitted. Warehousing facilities shall be incidental to the primary use and shall not exceed 50 percent of the total floor area. This designation does not include contract construction or a contractor's shop and storage yard.

One-family dwelling (attached) means a dwelling that is part of a structure containing three or more dwellings, which is joined to another dwelling at one or more points, by a party wall or abutting separate wall, which is designed for occupancy by one household and is located on a separate lot delineated by front, side and rear lot lines. This definition includes the term "townhome."

One-family dwelling (detached) means a dwelling designed and constructed for occupancy by one household, which is located on a lot or separate building tract, and having no physical connection to a building located on any other lot or tract.

Open space means area included in any side, rear or front yard or any unoccupied space on the lot that is open and unobstructed to the sky, except for the ordinary projections of cornices, eaves, or porches.

Open storage and outside display means as a primary use, over 50 percent of a property area used for outdoor storage or display of commodities, materials, goods, equipment, vehicles, or merchandise in its normal day-to-day business activities. This definition excludes new and used sale or lease of automobiles, motorcycles recreational vehicles, boats, or watercrafts.

Outdoor structure means open to the public and which provides entertainment or amusement for a fee or admission charge including, but not limited to, batting cages, miniature golf, go-kart tracks and carnivals.

Owner (or operator) occupied residence means the structure, house, or home is the primary or principal residence of the owner or operator.

Park or playground (public) means an open recreation facility or park owned and operated by a public agency for the general public, including a baseball field, golf course, football field or stadium.

Parking garage, residential means an enclosed all-weather surfaced area used for parking a vehicle, not on a public street or alley, together with an all-weather surfaced driveway connecting the area with a street, permitting free ingress and egress without encroachment on the street.

Parking lot/garage (accessory) means an area or structure for the temporary storage of motor vehicles.

Parking lot/garage (commercial) means an area or structure where a fee is charged for parking motor vehicles and which serves as the primary use on the lot.

Patio home means a one-family dwelling on a separate lot, with open space setbacks only on three sides, commonly developed in a cluster configuration.

Pawn shop means an establishment where money is loaned on the security of personal property pledged in the keeping of the owners (pawnbroker).

Pet grooming means an establishment that provides grooming services for dogs, cats and other small domesticated animals inside a heated and air conditioned building; but which establishment does not provide indoor or outdoor pens in which such animals are housed or boarded on a daily basis or overnight or are otherwise bred, trained, or sold for commercial purposes. Pet grooming may be an accessory use to a pet shop.

Pet shop means an establishment offering small animals, fish, or birds for sale as pets and where all such creatures are housed within the building.

Planning and zoning commission means the agency appointed by the city council as an advisory body to it and which is authorized to recommend changes in the zoning and other functions as delegated to it by the city council.

Plat means a plan for a subdivision of land creating building lots or tracts and showing all essential dimensions and other information essential to comply with the city's subdivision standards and state law. It is subject to approval by the planning and zoning commission and the city council and is filed with the county plat records.

Play field or *stadium (public)* means an athletic field or stadium owned and operated by a public agency for the general public, including a baseball field, golf course, football field, or stadium.

Plot means a single unit or parcel of land, or a parcel of land that can be identified and referenced on a recorded plat or map.

Portable building sales means an establishment which displays and sells structures which are capable of being carried and transported to another location, not including mobile homes or HUD-Code manufactured homes.

Post office, government and private means the local branch of the United States Postal Service or private commercial venture engaged in the distribution of mail and incidental services.

Premises means land together with any building or structures situated thereon.

Primary use means the principal or predominant use of any lot or building.

Principal building means same as main building.

Print shop, major means an establishment specializing in long-run printing operations including, but not limited to, book, magazine, and newspaper publishing using engraving, die cutting, lithography, and thermography processes.

Print shop, minor means an establishment specializing in short-run operations to produce newsletters, flyers, resumes, maps, construction documents and plans, and similar materials using photocopying, duplicating, and blue printing processes. This definition shall include mailing and shipping services, but excludes the on-site storage of heavy load fleet vehicles.

Private club means a club where alcoholic beverages are stored, possessed and mixed on club premises and served for on-premises consumption only to members of the club and their families and guests, by the drink or in sealed, unsealed or broken containers of any legal size.

Private street means a private vehicular accessway shared by and serving two or more lots, which is not dedicated to the public and is not publicly maintained. Private streets and alleys may be established only under the terms of chapter 65, Subdivisions. The term "private street" shall be inclusive of private alleys.

Private utility, other than listed means a nonpublic utility requiring special faculties, in residential areas or on public property, for such purposes as heating, cooling, or communications, not customarily provided by the municipality or public utilities.

Propane storage and distribution means facilities for the receipt, storage, and distribution of propane gas in tanks larger than five gallons.

Public building, shop or *yard of local, state* or *federal government* means facilities such as office buildings, maintenance yards or shops required by branches of local, state, or federal governments for service to an area such as a highway department or city service center.

Railroad or *bus passenger station* means any premises of the transient housing or parking of motor-driven buses and trains and the loading and unloading of passengers.

Railroad team track, freight depot or *docks* means a facility or place for the loading and unloading of materials on trains.

Recreational vehicle (RV) parks and campgrounds means an area for locating, establishing, or maintaining one or more sites for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes. The area is intended for use on a temporary basis by campers, vacationers, and travelers.

Recreational vehicle sales and service, new/used means sales and/or leasing of new and/or used recreational vehicles or boats, including, as an accessory use, repair work of recreational vehicles and boats.

Rehabilitation care facility means a facility which provides residence and care to not more than nine persons regardless of legal relationship who have demonstrated a tendency towards alcoholism, drug abuse, mental illness, or antisocial or criminal conduct living together with not more than two supervisory personnel as a single housekeeping unit.

Rehabilitation care institution means a facility which provides residence and care to ten or more persons, regardless of legal relationship, who have demonstrated a tendency toward alcoholism, drug abuse, mental illness, or antisocial or criminal conduct together with supervisory personnel.

Repair shop, household equipment and appliances means the maintenance and rehabilitation of appliances customarily used in the home including, but not limited to, washing and drying machines, refrigerators, dishwashers, trash compactors, ovens and ranges, countertop kitchen appliances, vacuum cleaners and hairdryers.

Residence means the same as dwelling, and when used with district means an area of residential regulations.

Residence hotel means a multidwelling unit, extended stay lodging facility consisting of efficiency units or suites with a complete kitchen suitable for long-term occupancy. Customary hotel services such as linens, maid service, telephone, and upkeep of furniture shall be provided. Meeting rooms, clubhouse, and recreational facilities intended for the use of residents and their guests are permitted. This definition shall not include other dwelling units as defined by this section.

Residential community center, private (accessory) means a facility or area that is an integral part of a residential project or planned development and that is used by the residents of the project or development for a place of meeting, recreation, or social activity, but not primarily to render a service that is customarily carried on as a business. Such facilities include but are not limited to swimming pools, saunas, hot tubs, game courts, playgrounds, community clubhouse, cabana, pavilion or roofed areas, leasing office, laundry facilities, and other similar uses. This use need not be located on the same lot as the property it serves.

Residential district means a district where the primary purpose is residential use.

Restaurant or *cafeteria* means an eating establishment where customers are primarily served at tables or self-served and food is consumed on the premises, which may include a drive-in window.

Restaurant (drive-in type) means an eating establishment where primarily food or drink is served to customers in motor vehicles, or where facilities are provided on the premises, which encourages the serving and consumption of food in automobiles on or near the restaurant premises.

Restaurant or food shop, take-out and delivery means a food establishment that is open to the public, where food and beverages are prepared primarily for carry-out by the consumer or delivery by the establishment and not for consumption on the premises. This classification may include ice cream shops, pizza delivery, specialty food and beverage shops, or baked goods shops.

Retail or *service, incidental* means a retail or service use that is clearly incidental and supportive to the primary use. Said use shall be operated for the benefit or convenience of the employees, visitors, or customers of the primary use. Incidental shall mean an area that constitutes not more than 15 percent of the main use.

Retail stores and shops means an establishment engaged in the sale or rental of goods and merchandise to the general public for personal or household use or consumption and rendering services incidental to the sale or rental of such goods or merchandise.

Right-of-way and *track* means used by a railroad, but not including railroad stations, siding, team tracks, loading facilities, dock yards, or maintenance areas.

Salvage yard means a yard or building where automobiles or machinery are stored, dismantled and/or offered for sales as whole units, as salvaged parts, or as processed metal.

Sand and gravel storage means a facility where sand and gravel are stored for sale or use by private entity.

School, private or parochial (primary or secondary), means a school operated by a private or religious agency or corporation other than an independent school district, having a curriculum generally equivalent to a public elementary or secondary school.

School, public means a school operated by an independent school district and providing elementary or secondary curriculum.

School, trade or commercial, means establishments, other than public or parochial schools, private primary or secondary schools, or colleges offering training or instruction in a trade, art, or occupation.

Sexually oriented businesses or *establishments* are as defined and regulated in Ord. No. 98-12.

Shopping center means a group of commercial, primarily retail and service establishments, that are planned, constructed, and managed as a total entity with customer and employee parking provided on-site, provision for goods delivery separated from customer access, and provisions for aesthetically appropriate design and protection from the elements.

Shops, offices, and *storage area for public* or *private utility* means the pole yard, maintenance yard, or administrative office or public of private utilities.

Sign means an outdoor advertising device that is a structure or that is attached to or painted on a building or that is leaned against a structure or a display on premises intended to accomplish the purposes customarily assigned to signs. Regulations of size, type, construction standards are set forth in Ord. No. 2000-07, or its successor ordinance, if any.

Significantly important building means a building which is:

(1) Located in a historically significant area;

(2) Located in an area designated as a historic district on the National Register of Historic Places;

(3) Designated as a Recorded Texas Historic Landmark;

(4) Designated as a State Archeological Landmark or State Antiquities Landmark;

(5) Listed on the National Register of Historic Places or designated as a landmark by a governmental entity;

(6) Located in a World Heritage Buffer Zone; or

(7) Located in an area designated for development, restoration, or preservation in a main street city under the main street program established under V.T.C.A. Government Code § 442.014; or as otherwise provided in V.T.C.A. Government Code Ch. 3000.

Small engine repair shop means shop for repair of lawnmowers, chain saws, lawn equipment, and other machines with one-cylinder engines.

Stable (commercial) means a facility for boarding horses, renting horses to the public or conducting riding lessons. A minimum of ten acres is required for this use.

Stable (private) means an accessory building for quartering horses, when the stable building is set back from all adjacent property lines at least 100 feet, and when the site contains a minimum area of one acre for each animal quartered.

Stacking space means a designated area that provides the ability for motor vehicles to queue on site prior to receiving a service. Each required stacking space shall be a minimum of nine feet in width and 20 feet in length and shall not be located within or interfere with any other circulation driveway, parking space, fire lane, or maneuvering area.

Story means the height between the successive floors of a building, or the distance from the floor to the roof. For the purpose of computing building height pursuant to this chapter, the average height for a story shall be defined as 12 feet, six inches.

Street means any thoroughfare or public driveway, other than an alley, of more than 30 feet in width, which has been dedicated or deeded to the public for public use.

Street line means a boundary line between a lot, tract, or parcel of land and a contiguous street right-of-way. A street line is the same as a front property line or right-of-way line.

Structural alterations means any change in the supporting member of a building, such as bearing walls, columns, beams, or girders.

Structure means a combination of materials that are used to form a construction that is built and/or installed on, above or below the surface of land or water. (Means that which is built or constructed vertically above ground level).

Studio for dance, gymnastics, and/or martial arts means a building or portion of a building used as a place of work for a gymnast, dancer and/or martial artist or for instructional classes in gymnastics, dance and/or martial arts.

Studio for photographer, musician, and *artist* means a building or portion of a building as a place of work by a photographer, musician, or artist.

Studio for radio and *television* means a building or portion of a building used as a place for radio or television broadcasting.

Swim and tennis club means a private recreational club with restricted membership, usually of less area than a country club, but including a clubhouse and swimming pool, tennis courts and similar recreational facilities, none of which are available to the general public.

Swimming pool (private) means a swimming pool constructed for the exclusive use of the residents of a one-family, two-family, or multiple-family dwelling and located and fenced in accordance with city regulations. A private swimming pool shall not be operated as a business nor maintained in a manner to be hazardous or obnoxious to adjacent property owners.

Telephone line and exchange means a line for the transmission of telephone signals and a central office in which telephone lines are connected to permit communication.

Temporary field office means a building or structure of either permanent or temporary construction, used in connection with a development or supervisory and/or administrative functions related to development, construction or the sale of real estate properties within the active development or construction project.

Theater (drive-in) means an open lot with its appurtenant facilities devoted primarily to the showing of motion pictures or theatrical productions on a paid admission basis to patrons seated in automobiles.

Theater (indoor) means a building or part of a building devoted to the showing of motion pictures, or for dramatic, musical or live performance.

Thoroughfare means the same as street.

Tow truck means a vehicle for hire:

(1) Designed to lift, pull, or carry another vehicle by means of a boom, wheel-lift or spectacle lift, integrated boom and wheel-lift (a.k.a. self-loader, snatcher, quick pick or repo truck), flatbed (a.k.a. rollback or slide), lift flatbed, or other mechanical apparatus; and

(2) Having a manufacturer's gross vehicle weight rating of at least 10,000 pounds that may be used to move disabled, improperly parked, impounded, repossessed, or otherwise indisposed motor vehicles.

Towing or wrecker service means a facility or area in which tow trucks are employed in the hauling of motorized vehicles and for the storage of vehicles that have been towed, repossessed, or otherwise in the care and custody of the operator of the lot, but not disassembled or junked.

Townhome. See one-family dwelling (attached).

Tract means an area, parcel, site, piece of land, or property which is the subject of a zoning or development application.

Trailer sales or rental means the display and offering for sale or rent of trailers designed to be towed by a vehicle. Such trailers offered or displayed in the GR District shall not exceed 20 feet in overall length.

Transportation and utility structures/facilities mean permanent facilities and structures operated by companies engaged in providing transportation and utility services including, but not limited to, sewage pumping stations, telephone exchanges, water reservoirs, and water pumping stations.

Travel trailer means a mobile vehicle, designed and used as a temporary place of dwelling, and of such size and design so as to be subject to licensing for towing on the highway by a passenger motor vehicle or other vehicle, and not requiring a special permit for moving on the highways as contrasted to a mobile home.

Truck parking lot means an area for parking vehicles weighing more than 6,500 pounds.

Truck sales (heavy truck) means the display, sale, or rental of new or used heavy load vehicles in operable condition.

Truck terminal means an area and building where cargo is stored and where trucks, including tractors and trailer units, load and unload cargo on a regular basis, and may include facilities for the temporary storage of loads prior to shipment.

Two-family dwelling (duplex) means a single structure designed and constructed with two living units under a single roof for occupancy by two households living independently of each other.

Utility distribution/transmission lines means facilities which serve to distribute and transmit electrical power, gas and water, including but not limited to electrical transmission lines, gas transmission lines and metering stations.

Variance means an adjustment in the application of the specific regulations of this chapter to a particular parcel of property which, because of special conditions or circumstance peculiar to the particular parcel, is necessary to prevent the property from being deprived of rights and privileges enjoyed by other parcels in the same vicinity and zoning district.

Vehicle recovery means the recovery of any vehicle to another place, generally speaking with a tow truck.

Vehicle storage means a holding facility for the storage of operable or inoperable vehicles awaiting adjustment or settlement of insurance claims, repossessed motor vehicles, or motor vehicles that have been impounded for other various reasons. Dismantling of vehicles is not permitted.

Veterinarian clinic and/or kennel, indoor means an establishment, not including outside pens/kennels, where animals and pets are admitted for examination and medical treatment, or where domesticated animals are housed, groomed, bred, boarded, trained, or sold for commercial purposes.

Veterinarian clinic and/or kennel, outdoor an establishment with outdoor pens/kennels, where animals and pets are admitted for examination and medical treatment, or where domesticated animals are housed, groomed, bred, boarded, trained, or sold for commercial purposes.

Warehouse/distribution center means a building or area for storage, wholesale, and/or distribution of manufactured products, supplies, and equipment. This definition excludes the bulk storage of materials that are flammable or explosive or that create hazardous or commonly recognized offensive conditions.

Wholesale office storage or sales facility means a wholesale, storage, and distribution use, not generally open to the public, in which merchandise is displayed and sold at wholesale to business representatives for resale, rather than to the general public for direct consumption, including the storage of goods for sale, and not including "truck terminal". An establishment should have a minimum 75 percent of its total floor area devoted to storage and warehousing, but not accessible to the general public. The remaining area may include retail and wholesale areas, sales offices, and display areas for products sold and distributed from the storage and warehouse areas. Wholesalers that do not have auxiliary storage as a part of the use shall be considered offices.

Yard means an open space, other than a court, on the lot in which a building is situated and which is not obstructed from a point 40 inches above the general ground level of the graded lot to the sky, except as provided by roof overhang or similar special architectural features.

Yard, front, means an open, unoccupied space on a lot facing a street extending across the lot front between the side lot lines and from the main building to the front lot or street line, with the minimum horizontal distance between the street line and the main building line as specified for the zoning district in which it is located.

Yard, rear, means an open, unoccupied space, except for accessory building as herein permitted, extending across the rear of a lot from one side lot line to the other side lot line and having a depth between the building and the rear lot line as specified the district in which the lot is situated. (See appendix illustration 3 on file in the city secretary's office.)

Yard, side, means an open, unoccupied space or spaces on one side or two sides of the same lot with a main building, and being situated between the building and a side line of the lot extending through from the front yard to the rear yard. Any lot line, not the rear line or a front line, shall be deemed as a side line. (See appendix illustration 3 and 4 on file in the city secretary's office.)

Zero lot line dwelling means detached single-family dwellings on lots without a side yard requirement on one side of the lot.

Zoning administrator means the city manager or other person designated as the one responsible for the administration and enforcement of the city zoning and building codes.

Zoning district map means the official certified map upon which the boundaries of the various zoning districts are drawn and which is an integral part of this chapter.

Zoning ordinance means this chapter.

(Ord. No. 2018-0508-001, § 3, 5-8-2018; Ord. No. O-2020-0114-001, § 2, 1-14-2020)

VI. Adjournment