



TO: Mayor and Councilmembers

FROM: John Moran, City Manager

DATE: June 28, 2011

SUBJECT: WORKSHOP – Discuss the results of the Inflow and Infiltration study as well as the repairs made to, and the overall condition of, the City's wastewater collection and treatment system

No information attached

ACTION: Workshop item for discussion only.

(IV - A)



TO: Mayor and Councilmembers

FROM: John Moran, City Manager

DATE: June 28, 2011

SUBJECT: WORKSHOP – Presentation and discussion regarding Phase 3 of the U.S. Highway 380 relocation project.

No information attached

ACTION: Workshop item for discussion only.

(IV - B)



TO: Mayor and Councilmembers

FROM: John Moran, City Manager

DATE: June 28, 2011

SUBJECT: WORKSHOP – Discussion and possible direction regarding the establishment of minimum roof and foundation regulations for single family and two-family housing products.

Example ordinance attached

ACTION: Council to discuss and give direction

(IV - C)

**CITY OF FARMERSVILLE
ORDINANCE #2005-33**

AN ORDINANCE OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, TO CHANGE SECTION 9 "AREA REGULATIONS" IN PART; PROVIDING SPECIAL CONDITIONS FOR EXTERIOR CONSTRUCTION; PROVIDING THAT THIS ORDINANCE BE CUMULATIVE; PROVIDING FOR SEVERABILITY; PROVIDING FOR GOVERNMENTAL IMMUNITY; PROVIDING FOR INJUNCTIONS; PROVIDING A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, after notice and public hearing the Planning and Zoning Commission heard this requested zoning change and recommended approval of the zoning amendment on the 27th day of June, 2005; and,

WHEREAS, after notice and public hearing, and upon consideration of the recommendation of the Planning and Zoning Commission and of all testimony and information submitted during the public hearing, the City Council is of the opinion and finds that such change would not be detrimental to the public health, safety, or general welfare, and will promote the best and most orderly development of the properties affected thereby, and as well, the owners and occupants thereof, and the City generally; Now therefore,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmersville, Texas, as heretofore amended, be, and the same is hereby, amended, in part, to make changes in the Exterior Construction Regulations contained in Section 9-J as follows:

"9-J. Type of Exterior Construction

- 1. In the O, NS, GR, C, CA, HC or PD Districts, exterior wall construction shall be of such material as is required to conform to the building code for the particular use or occupancy, provided that the exterior of all structures shall be one hundred percent (100%) masonry, exclusive of doors and windows.**
- 2. Glass may be counted in place of masonry.**
- 3. Reflective glass with an exterior reflectance in excess of 27% shall not be permitted.**

4. No more than 80% of the ground floor of any exterior wall (to the first plate) shall be comprised of windows or glass. No more than 50% of any exterior wall above the ground floor shall be comprised of windows or glass.

5. **Outdoor Storage and Accessory Buildings:** Any accessory building or storage building, which is allowed under the Comprehensive Zoning Ordinance, shall be of like appearance to the primary building.

6. In Industrial Districts 1 and 2 (I-1 and I-2) the industrial building may be constructed of metal siding, the Office portion of any building **must be of 100% masonry for the front facade, exclusive of doors and windows.**"

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Farmersville, Texas, as heretofore amended, be, and the same is hereby, amended, in part, to add Section 9-K, Building Facade Regulations for the Highway Commercial (HC) District as follows:

"9-K. Building Facade Regulations for the Highway Commercial (HC) District

Objective: The Highway Commercial District in the City of Farmersville contains areas of varying land use types and consequently various building types. The intent of the building facade regulations is to create design integrity for the Highway Commercial District. These principals address the following issues:

1. General Architectural Elements:

a. Gables: Gables must be designed as follows: Gable Parapet, Brick Gable or Craftsmanship Gable.

b. Building Cornice/parapet: In order to maintain strong architectural continuity, the juncture of the vertical wall and roof soffit/fascia (or the termination of the vertical wall in a parapet) must be highlighted with distinctive detail that creates shadow and texture. The detail must be at least 12 inches wide and project a minimum of 1 inch from the face of the facade plane. A variety of materials may be used except Styrofoam, metal siding, vinyl, Masonite and stucco board.

c. Relationship to Intersections: Intersections between roadways in the Highway Commercial District shall be given special consideration due to their visual importance. In such locations, the following guidelines shall be applied:

1. Orientation of the building to the street intersection: Buildings at major intersections shall enhance the intersection by orienting the primary facade of

any exterior wall face. Stucco must be an authentic lath and stucco technology. Dryvit type systems ("EIFS" – Exterior Insulation and Finish Surfaces) or Styrofoam products may not be used. The intent of this standard is to establish a solid substrate and discourage wall sections that do not convey the attributes of permanence and quality. Control joints in stucco must be coordinated with the architectural design and should be indicated on the plans submitted. No stucco board is permitted.

d. Synthetic Materials: Synthetic materials such as metal siding, Masonite, Styrofoam, vinyl, and stucco board may not be used as a wall material.

e. Siding: Siding is not allowed.

e. Tilt-up Concrete Wall systems: The **dominant exterior veneer material must be brick or stone.** When Tilt-up Concrete wall systems are used, the visual effect of the design must give an impression that the wall is supported by structural systems that allow attenuated subdivision between openings. Large areas of blank wall, typically seen when such systems are used for retail/industrial/distribution facilities, are not allowed. Rather, as noted above, the exterior wall must be finished providing a predominantly brick or stone appearance. The application of technical advances in concrete and reinforcement need to be applied. The solid space between openings must be as wide as the opening. Additional width is permissible at the corners of the structure, but must not exceed a dimension equal to 2 times the width between openings. At least 60% of the area of the tilt-up concrete wall system must be clad in the herein above-specified veneer. Any portion of the tile-up concrete wall system visually exposed in the building skin must be subdivided in a design that modulates with the features of the building elevation design (such as window bands or lines of structure).

f. Mortar Joints: All mortar joints shall be tooled. Slump joints and/or weeping joints are not permitted. Only natural or light colored mortars shall be used. Dark mortars are prohibited.

g. Changes in Materials: The location of exterior wall material changes (such as brick to stucco/concrete or brick to stone) shall have a logical relationship to changes in the form of the structure and not be dictated by the simple economy. Material changes in the same wall plane are prohibited unless the dominant material is terminated with an architectural element such as a column or an offset. All materials must wrap the corner and change in one of the manners described above.

7. Roof: The implied visible purpose of the roof form is to perform those functions associated with a roof. That is to provide sunshade and/or shed

water. A roof, which exists only to conceal mechanical equipment, is not allowed. The guidelines for roofs are as follows:

a. Roof Massing: Roofs (pitched or flat) shall be massed with an orderly sequence of subordinate roofs extending from a dominant roof mass. Where more complex building design creates multiple roof forms, there shall be a logical relationship of the roof composition. Single roof forms, other than flat roofs, which articulate the entire plate size of the structure, are not allowed. It is the intent of this guideline to encourage roof forms (other than flat roofs) with compositional components rather than the entire mass of the structure itself. When pitched roof forms are used in conformance with these guidelines, roof forms must be simple hipped or gable roofs. This guideline is not meant to limit the use of flat roofs in subordinate mass situations and where such a roof is necessary to attain an appropriate perception of span. A flat roof shall be concealed behind a parapet (or an extension of the wall plane).

b. Roof projections: No plumbing stacks, venting stacks or roof mounted attic ventilators (except gable and or dormer vents) shall penetrate the roof surfaces facing the street. Roof projections must be mounted straight and perpendicular to the ground plane and be painted to blend with the roof color. Roof projections and HVAC equipment mounted on the roof shall be screened from view and shall not be visible from any streets abutting or adjacent to the structure.

c. Roof Span: Care must be taken in the design of new development to create (or give the illusion of) spans that are compatible with pedestrian scaled development and residential uses. Roof spans should not be larger than 45 feet unless a dominant span (larger in size) is made more complex and obscured by subordinate roof masses extending from it.

d. Roof Pitch: The minimum roof pitch, visible from the street, shall be 6 feet of rise to 12 feet of run.

e. Sloped Roof Materials. Sloped roof materials shall be one of the following:

- Metal R Panel
- Natural Slate
- High quality clay or concrete tile (including such slate like products as Hardislate or equal) in warm darker gray or dark earthtone color range
- High quality composition shingle with a 40 year warranty with a gray or "weathered blend" color or other dark color.

All roof colors shall be limited to a "Verde", dark bronze or naturally weathered or earth tone color.

8. Awnings: Main entrances emphasized through projections, or recessed areas which face a public street shall have arcades, display windows, entry area awnings, or other features 60% of the horizontal length. Minimum awning size shall be 4 foot x 4 foot."

SECTION 3. This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Farmersville, and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. 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 6. 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 7. That 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 8. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

DULY PASSED by the City Council of the City of Farmersville, Texas, on the 12th day of July, 2005.

APPROVED:

Robbin Lamkin, Mayor

ATTEST:

Linda Aaron, City Secretary

**CITY OF FARMERSVILLE
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APPROVED:

Robbin Lamkin, Mayor

ATTEST:

Linda Aaron, City Secretary



TO: Mayor and Councilmembers

FROM: John Moran, City Manager

DATE: June 28, 2011

SUBJECT: WORKSHOP - Discuss the 2010 – 2011 Fiscal Year Budget and the Preliminary 2011 – 2012 Fiscal Year Budget

No information attached

ACTION: Council to discuss and give direction

(IV - D)