

**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
SPECIAL CALLED MEETING
February 21, 2011
6:30 P.M., COUNCIL CHAMBERS, CITY HALL**

I. PRELIMINARY MATTERS

- Call to Order, Roll Call, Prayer and Pledge of Allegiance
- Welcome guests and visitors and Citizen Comments: Anyone wanting to speak on any items that are not the subject of a Public Hearing on this agenda is asked to speak at this time, with an individual time limit of 3 minutes. This forum is limited to a total of 30 minutes. *(Please note that the Planning and Zoning Commission cannot respond to, discuss or take any action regarding citizen comments made hereunder because of the limitations established by the Texas Open Meetings Act, Texas Government Code Chapter 551, violations of which Act carry criminal penalties.)*
- Planning and Zoning Commission Announcements relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, traffic issues, upcoming meetings, informational update on City projects, awards, acknowledgement of meeting attendees, birthdays, and condolences.

II. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Discuss, approve or disapprove minutes from December 12, 2012 and January 17, 2012

III. PUBLIC HEARINGS

- A. Consider, discuss and act upon a continuance of a Specific Use Permit for Paradise Isles Game Room located at 1055 W. Audie Murphy Parkway, Suite 103, Farmersville
- B. Consider, discuss and act upon a continuance of a Specific Use Permit for American Glory Game Room located at 2202 W. Audie Murphy Parkway, Farmersville

IV. WORK SESSION

- A. Update to the drive-in, drive-through, accessory use modifications of provisions
- B. Discussion and study to make recommendations to the City Council regarding possible amendments to the Comprehensive Zoning Ordinance related to residential uses being limited to the second floor and above of a building in the CA District to expand the residential area to a limited area on the first floor of a building located in the CA District

V. DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

VI. ADJOURNMENT

- No action may be taken on comments received under "Recognition of Visitors".

Dated this the 17th day of February, 2012



Tom Waitschies, P&Z Chairman

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 February 17, 2012, 2011 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Edie Sims, City Secretary



Dated this the 17th day of February, 2012.



TO: Planning and Zoning Commission
FROM: Edie Sims, City Secretary
DATE: February 21, 2012
SUBJECT: Discuss, approve or disapprove minutes from December 12, 2012 and January 17, 2012 Planning and Zoning Meetings

Minutes can be found at the following website:

http://www.farmersvilletx.com/government/agendas_and_minutes/planning_and_zoning/index.jsp

ACTION: 1) Approve, make changes or disapprove minutes from December 12, 2012
2) Approve, make changes or disapprove minutes from January 17, 2012

(II - A)

FARMERSVILLE PLANNING & ZONING COMMISSION
REGULAR SESSION MINUTES
December 12, 2011

The Farmersville Planning and Zoning Commission met in regular session on December 12, 2011 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Craig Overstreet, Betty Sergent, Bill Nerwich, Doug Dann, Tom Waitschies and John Politz. Staff members present was Public Works Director Ben White, City Attorney Alan Lathrom, City Secretary Edie Sims and Council Liaison Paul Kelly.

CALL TO ORDER AND RECOGNITION OF CITIZENS/VISITORS

City Secretary Edie Sims called the meeting to order at 6:30pm. Edie Sims called roll and announced that a quorum was present. Since the Commission has not reorganized, Craig Overstreet was appointed as temporary Chairman to officiate this meeting only.

CONSIDER AND APPROVE RECEIVING RESIGNATION OF CHAIRMAN DAVID CORNING FROM THE PLANNING AND ZONING COMMISSION

Mr. Corning is moving and will therefore not be serving on the Planning and Zoning Commission. The Commission acknowledged receipt of Mr. Corning's resignation and duly noted his service to the Commission and the City.

DISCUSS, APPROVE OR DISAPPROVE THE SITE PLAN FOR THE O'REILLY'S AUTO PARTS STORE TO BE LOCATED AT 1705 WEST AUDIE MURPHY PARKWAY, FARMERSVILLE

Ben White, Public Works Director, came before the Commission to inform that all information as requested by City Ordinance has been received and reviewed. A few minor details need attention but overall the project information is complete. Commissioner Nerwich questioned the Architect's seal to have it confirmed the license is expired or has been reestablished. Tom Waitschies motioned to approve the Site Plan for O'Reilly's Auto Parts Store contingent on the proper stamp of the Architect. John Politz seconded the motion. Motion carried unanimously.

PUBLIC HEARING – TO CONSIDER, DISCUSS AND ACT ON A CONTINUANCE OF A SPECIAL USE PERMIT FOR JOKERS WILD GAME ROOM LOCATED AT 812 MCKINNEY STREET, FARMERSVILLE

Commissioner Overstreet opened the Public Hearing at 6:40pm asking for those FOR the continuance of the Special Use Permit for Jokers Wild. Helen Sears came before the Commission requesting a continuance be approved. City Attorney Alan Lathrom indicated that no police incidents occurred at Jokers Wild Game Room. Mr. Lathrom also stated this particular game room is a model of how game room businesses should be operated. The hours of operation are 9a-11p Sunday thru Thursday and 9a-midnight Friday and Saturday. 40 machines are requested to have continued use. Commissioner Overstreet then asked for those OPPOSED to the continuance of the Special Use Permit for Jokers Wild Game Room. No one came forth speaking against the request. The Public Hearing was closed at 6:44pm.

Bill Nerwich motioned to approve the continuance request for Jokers Wild Game Room for one year. Doug Dann seconded the motion. Motion carried unanimously.

DISCUSSION AND STUDY TO MAKE RECOMMENDATIONS TO THE CITY COUNCIL REGARDING POSSIBLE AMENDMENTS TO THE COMPREHENSIVE ZONING ORDINANCE RELATED TO "DRIVE-IN WINDOWS," "DRIVE-IN RESTAURANTS" AND "DRIVE-IN SERVICE" TO POSSIBLY UPDATE AND MODIFY SUCH PROVISIONS AND EXPAND THE TYPES OF ESTABLISHMENTS THAT CAN UTILIZE A DRIVE-IN, DRIVE-THROUGH AND/OR

DRIVE-UP WINDOW TO PERMIT RETAIL SALES FROM A DRIVE-THROUGH OR DRIVE-IN WINDOW IN ALL NON-RESIDENTIAL ZONING CLASSIFICATIONS WHERE RETAIL SALES ARE ALLOWED

With the Commission asking what is usually allowed in other cities for "drive-thru's," City Attorney Alan Lathrom indicated that many drive-thru's have an accessory use; meaning it is an extension of the main business. An accessory use is deemed appropriate for a bank, pharmacy, dry cleaners or restaurant. Our current ordinance only allows for drive-in or drive-up for restaurants, but does not have a classification for retail drive-thru and was not crafted to allow accessory use. Banks are allowed to have a drive-thru as a right. Zoning classifications can be changed to add accessory uses by right to work in conjunction with a primary use. The discussion changed from overall accessory uses to alcoholic beverage sales. Concern was expressed by Council Liaison Paul Kelly that Police cannot observe the actions of a possible intoxicated person when using a drive-thru versus walking in and seeing apparent intoxication. Mr. Kelly expressed his opposition to the sales of alcohol but would rather see an individual walk in to a store to make an alcoholic purchase rather than driving up to a drive-thru. City Attorney Alan Lathrom explained how the City of Rockwall amended their use of a drive-thru window by only allowing specific products be sold through the drive-thru. Without discrimination, the City of Rockwall eliminates unsealed pre-packaged beverages to be sold through a drive-thru, no alcohol can pass through a drive-thru from a restaurant as an open container. Doug Dann stated he was in favor of using the method which the City of Rockwall chose.

Specific Use Permits is another mechanism to allow drive-thru's. The Specific Use Permit would be for the specific use of the parcel of land.

Interim Chairman Overstreet requested City Attorney to bring information regarding accessory uses to a work session at the next Planning and Zoning Commission meeting. This work session will allow the accessory use to be appropriate to Farmersville, then alcohol can be addressed. No further action was taken by the Commission.

DISCUSSION AND STUDY TO MAKE RECOMMENDATIONS TO CITY COUNCIL REGARDING POSSIBLE CHANGES TO THE SUBDIVISION ORDINANCE THAT MAY ALLOW FOR A MORE STREAMLINED DEVELOPMENT PROCESS

Public Works Director Ben White stated that changes were made internally to the platting process which helped streamline the process from within. Mr. White stated he is still working to improve the cycle time. All plats are being processed through the City Engineer thoroughly and the forms now used are vastly improved and will continue to improve over time. Mr. White informed the Commission he has identified specific issues that need to be addressed and suggestions which will be submitted to the Commission for their review and direction at the next meeting.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

No items were requested for future agendas.

ADJOURNMENT

P&Z Commission adjourned at 8:17 p.m.

ATTEST:

Craig Overstreet, Interim Chairman

Edie Sims, City Secretary

FARMERSVILLE PLANNING & ZONING COMMISSION
SPECIAL SESSION MINUTES
January 17, 2012

The Farmersville Planning and Zoning Commission met in special session on January 17, 2012 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Bill Nerwich, John Politz, Craig Overstreet, Betty Sergent, Lee Warren, Tom Waitschies and Doug Dann. Staff members present was Public Works Director Ben White, City Attorney Alan Lathrom, City Secretary Edie Sims and Council Liaison Paul Kelly.

CALL TO ORDER AND RECOGNITION OF CITIZENS/VISITORS

City Secretary Edie Sims called the meeting to order at 6:30pm. Edie Sims called roll and announced that a quorum was present.

REORGANIZE PLANNING AND ZONING COMMISSION

City Secretary Edie Sims opened this item asking for nominations for a Chairman. Craig Overstreet nominated and motioned to appoint Tom Waitschies as Chairman with Bill Nerwich seconding the motion. Motion carried unanimously. Mr. Waitschies conducted the remainder of the meeting.

Chairman Waitschies opened the floor for nominations for Vice Chairman. Bill Nerwich nominated and motioned to appoint Craig Overstreet as Vice Chair with Doug Dann seconding the motion. Motion carried unanimously.

Chairman Waitschies opened the floor for nomination for Secretary with Craig Overstreet nominating Doug Dann. Mr. Dann stated he would not be a good candidate as he will miss several meetings due to his schedule. Bill Nerwich nominated to appoint Lee Warren as Secretary with Craig Overstreet seconding the motion. Motion carried unanimously.

DISCUSS, APPROVE OR DISAPPROVE MINUTES FROM OCTOBER 17, 2011 AND DECEMBER 12, 2011 PLANNING & ZONING MEETING

Doug Dann motioned to approve the minutes as presented with Craig Overstreet seconding the motion. Motion carried unanimously.

DISCUSS, APPROVE OR DISAPPROVE A VARIANCE REQUEST FROM 1001 BARGAINS LOCATED AT 110 MCKINNEY STREET

Jack Alexander, owner of the business at 110 McKinney Street, made a request to the Planning and Zoning Commission for a variance to utilize the existing apartment in his building. Mr. Alexander stated that he opened his business 15 months ago and has an opportunity to purchase the building. A previous owner had built a fully enclosed apartment at the back of the building which included bathroom, kitchen and living quarters for one-two people. The store front will remain retail. Lee Warren stated that when the original ordinance was implemented, the intent was to keep the retail areas as retail and not allow people to make residence throughout the entire building structure. The arrangement of the apartment in this building does not meet that category.

City Attorney Alan Lathrom indicated that the Planning and Zoning Commission does not have the authority to grant a variance. However, the Commission may wish to consider if this situation is a viable request that the Council may consider to have the Commission review and make recommendations. Presently our City Ordinance residential use is limited to the second floor and above in the downtown area. This apartment may be considered an accessory use therefore deeming a modification or amendment to the ordinance to create a limit of exception. At the time the property changed ownership, the non conforming use was deemed abandoned and the structure was empty and not being utilized. Mr. Alexander stated

the square footage of the building including the second stairs loft is 3,300. The apartment by itself is 600 square feet. The reason this issue was brought before the Commission was a sense of urgency due to the lease being up in 4 days. Mr. Alexander expressed his satisfaction with Farmersville and being with such an energetic community.

Bill Nerwich stated the ordinance could be amended for a percentage of floor space. Visitor Diane Piwko came before the Commission expressing concern that the building is not accessible stating the back door exits into another building and not to the outside and that there are no windows.

Bill Nerwich motioned to request authorization from the City Council to possibly amend the Comprehensive Zoning Ordinance for residential use on the first floor in the Central Area District. John Politz seconded the motion. Motion carried unanimously.

Final note, the building must comply with ICC Fire Code to determine compliance issues.

DISCUSSION AND STUDY TO MAKE RECOMMENDATIONS TO THE CITY COUNCIL REGARDING POSSIBLE AMENDMENTS TO THE COMPREHENSIVE ZONING ORDINANCE RELATED TO "DRIVE-IN WINDOWS," "DRIVE-IN RESTAURANTS" AND "DRIVE-IN SERVICE" TO POSSIBLY UPDATE AND MODIFY SUCH PROVISIONS AND EXPAND THE TYPES OF ESTABLISHMENTS THAT CAN UTILIZE A DRIVE-IN, DRIVE-THROUGH AND/OR DRIVE-UP WINDOW TO PERMIT RETAIL SALES FROM A DRIVE-THROUGH OR DRIVE-IN WINDOW IN ALL NON-RESIDENTIAL ZONING CLASSIFICATIONS WHERE RETAIL SALES ARE ALLOWED

Previously the Commission requested City Attorney to bring information regarding accessory uses to a work session at the next Planning and Zoning Commission meeting. Unfortunately the draft was not completed and made ready for presentation. With Lee Warren beginning his term on the Commission, he asked why an exception was not allowed for retail drive-thru's. The Commission will continue this conversation at the next meeting. Lee Warren motioned to hold public input at a worksession whether they are open to having a drive-in, drive-up or drive-thru type of facility. Bill Nerwich seconded the motion. Motion carried unanimously.

The public hearing could be the final word from the public regarding the ordinance and would be in favor of the public's opinion per Lee Warren.

ADJOURNMENT

P&Z Commission adjourned at 7:23 p.m.

ATTEST:

Tom Waitschies, Chairman

Edie Sims, City Secretary



TO: Planning and Zoning Commission
FROM: Edie Sims, City Secretary
DATE: February 21, 2012
SUBJECT: Consider, discuss and act upon a continuance of a Specific Use Permit for Paradise Isles Game Room located at 1055 W. Audie Murphy Parkway, Suite 103, Farmersville

Permit application and information is attached.

ACTION: Discuss, approve or disapprove continuance of Specific Use Permit for Paradise Isles game Room.

(III - A)



CONTINUANCE

CITY OF FARMERSVILLE
SPECIFIC USE PERMIT APPLICATION

APPLICANT'S NAME: DONALD DONAVAN (PARADISE ISLES GAME ROOM)

APPLICANT'S ADDRESS: 6122 FIELDCREST LN SACHSE, TX 75048

APPLICANT'S CONTACT NUMBERS: HOME 972-442-4802 (CEL) 214-906-6333

NAME OF OWNER: SAME

ADDRESS OF OWNER: SAME

LOCATION OF PROPERTY: 1055 W AUDIE MURPHY PKWY, SUITE 103
SUGAR HILL CENTER

LEGAL DESCRIPTION OF PROPERTY: (SUGAR HILL CENTER)

LOT NO. 103 TRACT 92 BLOCK NO. 1

PLAT AB ADDITION: DJ JAYNES SURVEY

SURVEY: ABS A 0471 NUMBER OF ACRES: 2.7578 acres

For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed to be changed, and a complete legal field note description.

PROPOSED USE: CONTINUANCE OF GAME ROOM

ATTACH A LETTER describing all processes and activities involved with the proposed uses.

ATTACH A SITE PLAN drawn to scale with the information listed on the back of this sheet.

THE EIGHT CONDITIONS listed on the back of this sheet **MUST** be met before City Council can grant a Specific Use Permit.

ATTACH THE APPROPRIATE FEE:

LESS THAN 1/2 ACRE	\$100.00
1/2 ACRE OR MORE AND LESS THAN 5 ACRES	\$250.00
5 ACRES OR MORE	\$500.00
PUBLIC HEARING FEE (PER HEARING).....	\$ 12.50

I, being the undersigned applicant, understand that all of the conditions, dimensions, building sizes, landscaping and parking areas depicted on the site plan shall be adhered to as amended and approved by the City Council.

SIGNATURE OF APPLICANT: Donald Duverson Date: 1-3-12

SIGNATURE OF OWNER: Donald Duverson Date: 1-3-12
(If not applicant)

INCLUDE THE FOLLOWING INFORMATION ON A SITE PLAN. THE PLAN MUST BE DRAWN TO SCALE.

- Boundaries of the area covered by the site plan.
- The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roof line, gross floor area and location of building entrances and exits.
- The location of existing drainage ways and significant natural features.
- Proposed landscaping and screening buffers.
- The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, and outside trash storage facilities.
- The location, height and type of each wall, fence, and all other types of screening.
- The location, height and size of all proposed signs.

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THE ZONING ORDINANCE REQUIRES THAT THESE EIGHT CONDITIONS MUST BE MET BEFORE A SPECIFIC USE PERMIT CAN BE ISSUED:

- That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity; and
- That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property.
- That adequate utility, access roads, drainage and other necessary supporting facilities have been or will be provided.
- The design, location and arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent development.
- That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration.
- That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- That there are sufficient landscaping and screening to insure harmony and compatibility with adjacent property
- That the proposed use is in accordance with the Comprehensive Plan.

# COLLIN CAD Property Details

**Prop ID: 1739060 / Geo ID: R-6471-001-0920-1**

### CURRENT PROPERTY INFORMATION

|                                         |                                                                                                          |                             |                      |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------|----------------------|
| <b>Owner's Name and Mailing Address</b> | TEDFORD SANDRA C & ROBERT A TEDFORD JR & W R FEAGIN JR<br>615 CATTLE BARON RD<br>FAIRVIEW, TX 75069-1981 |                             |                      |
| <b>Location</b>                         | 1055 AUDIE MURPHY PKWY W<br>FARMERSVILLE, TX 75442                                                       |                             |                      |
| <b>Legal Description</b>                | ABS A0471 D J JAYNES SURVEY, BLK 1, TRACT 92, 2.7578 ACRES                                               |                             |                      |
| <b>Agent</b>                            |                                                                                                          |                             |                      |
| <b>Exemptions</b>                       | <b>Code</b>                                                                                              | <b>Description</b>          |                      |
|                                         |                                                                                                          |                             |                      |
| <b>Taxing Entities</b>                  | <b>Code</b>                                                                                              | <b>Name</b>                 | <b>2011 Tax Rate</b> |
|                                         | CFC                                                                                                      | FARMERSVILLE CITY           | 0.642901000          |
|                                         | GCN                                                                                                      | COLLIN COUNTY               | 0.240000000          |
|                                         | JCN                                                                                                      | COLLIN CO COMMUNITY COLLEGE | 0.086300000          |
|                                         | SFC                                                                                                      | FARMERSVILLE ISD            | 1.340000000          |

**Data above as of 2011-12-19.  
Data below 2011 certified, as of 2011-11-07.**

### MAPS and FORMS

- [Plat Map Image \(TIFF format\)](#)
- [\*\*New!\*\* Plat Map \(PDF format\)](#)
- [GIS Digital Map](#)
- [Homestead, Over 65, or Disabled Person Exemption Application](#)
- [\*\*New!\*\* 2011 Notice of Appraised Value](#)
- [Agricultural \(1D1\) Application](#)

### 2011 CERTIFIED VALUE INFORMATION

|                                       |             |
|---------------------------------------|-------------|
| <b>Improvement Homesite</b>           | \$0         |
| <b>Improvement Non-Homesite</b>       | \$709,929   |
| <b>Total Improvement Market Value</b> | \$709,929   |
|                                       |             |
| <b>Land Homesite</b>                  | \$0         |
| <b>Land Non-Homesite</b>              | \$300,324   |
| <b>Land Agricultural Market Value</b> | \$0         |
| <b>Total Land Market Value</b>        | \$300,324   |
|                                       |             |
| <b>Total Market Value</b>             | \$1,010,253 |
| <i>Agricultural Productivity Loss</i> | \$0         |
| <b>Total Appraised Value</b>          | \$1,010,253 |
| <i>Homestead Cap Loss</i>             | \$0         |
| <b>Total Assessed Value</b>           | \$1,010,253 |

### 2011 CERTIFIED EXEMPTION INFORMATION

| Exemption Code | Exemption Description |
|----------------|-----------------------|
|----------------|-----------------------|

# 2010 PROPERTY TAX STATEMENT

**KENNETH L. MAUN**  
TAX ASSESSOR COLLECTOR  
COLLIN COUNTY

CH071745

**OFFICE LOCATIONS**

2300 BLOOMDALE RD., STE. 2824  
MCKINNEY, TEXAS 75071

920 E. PARK BLVD. STE. 100  
PLANO, TX 75074

6101 FRISCO SQUARE BLVD. STE. 2000  
FRISCO, TX 75034

**ACCOUNT NUMBER**  
R647100109201

P.O. BOX 8046  
MCKINNEY, TEXAS 75070-8046  
972-547-5020  
METRO 972-424-1460 EXT. 5020

| OWNER NAME AND ADDRESS                                                                                                                                    |                |                        |                   |                   | PROPERTY DESCRIPTION                                                   |               |                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------|-------------------|-------------------|------------------------------------------------------------------------|---------------|------------------|
| <p>*****AUTO**5-DIGIT T223 CH071745<br/>TEDFORD SANDRA C &amp; ROBERT A TEDFORD JR &amp; W R FEAGI<br/>615 CATTLE BARON RD<br/>FAIRVIEW TX 75069-1981</p> |                |                        |                   |                   | <p>ABS A0471 D J JAYNES SURVEY, B<br/>LK 1, TRACT 92, 2.7578 ACRES</p> |               |                  |
| OWNER ID: 800215                                                                                                                                          |                |                        |                   |                   | EXEMPTIONS:                                                            |               |                  |
| SITUS: 0001055 AUDIE MURPHY PKWY W                                                                                                                        |                |                        |                   |                   |                                                                        |               |                  |
| Property Class                                                                                                                                            | Land Value     | Agricultural Exclusion | Improvement Value | Personal Property | Appraised Value (Market)                                               | Homestead Cap | Assessed Value   |
| Qualifying                                                                                                                                                | 0              | 0                      | 0                 | 0                 | 0                                                                      | 0             | 0                |
| Non Qualifying                                                                                                                                            | 300,324        | 0                      | 709,929           | 0                 | 1,010,253                                                              | 0             | 1,010,253        |
| Agricultural                                                                                                                                              | 0              | 0                      | 0                 | 0                 | 0                                                                      | 0             | 0                |
| <b>Total</b>                                                                                                                                              | <b>300,324</b> | <b>0</b>               | <b>709,929</b>    | <b>0</b>          | <b>1,010,253</b>                                                       | <b>0</b>      | <b>1,010,253</b> |

| TAXING ENTITY     | ASSESSED VALUE | EXEMPTION AMOUNT | TAXABLE VALUE | TAX RATE | YEAR | CEILING AMOUNT | TAXES BY ENTITY |
|-------------------|----------------|------------------|---------------|----------|------|----------------|-----------------|
| COLLIN COUNTY     | 1,010,253      | 0                | 1,010,253     | 0.240000 |      |                | 2,424.61        |
| FARMERSVILLE CITY | 1,010,253      | 0                | 1,010,253     | 0.610073 |      |                | 6,163.28        |
| FARMERSVILLE ISD  | 1,010,253      | 0                | 1,010,253     | 1.310000 |      |                | 13,234.31       |
| COLLIN COLLEGE    | 1,010,253      | 0                | 1,010,253     | 0.086300 |      |                | 871.85          |

To pay by credit card visit  
[www.co.collin.tx.us/tax\\_assessor](http://www.co.collin.tx.us/tax_assessor)  
or call Official Payments at 1-800-487-4567  
Jurisdiction code #5327  
Convenience fee charged.  
Credit card payments are not accepted in the office.



Persons already receiving an over 65 or disabled person exemption may pay current taxes on their resident homestead in four installments without penalty or interest if their first payment is made by **January 31st**. Remaining three installments due dates are **March 31st, May 31st and July 31st**.

1st INSTALLMENT

**TOTAL TAXES DUE IF PAID BY  
JAN. 31, 2011**

22,694.05

YOUR CHECK WILL BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER

DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

TAXES WILL BE DELINQUENT FEB. 1, 2011.  
UNPAID TAXES WILL INCUR THE FOLLOWING PENALTY & INTEREST, IF PAID IN:

|              |           |
|--------------|-----------|
| FEBRUARY +7% | 24,282.64 |
| MARCH +9%    | 24,736.52 |

**IF THERE IS AN ERROR IN OWNERSHIP, EXEMPTIONS OR JURISDICTIONS, YOU MUST CONTACT THE CENTRAL APPRAISAL DISTRICT.**

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

PLEASE MAKE ADDRESS CORRECTIONS HERE.

TEDFORD SANDRA C & ROBERT A  
TEDFORD JR & W R FEAGI  
615 CATTLE BARON RD  
FAIRVIEW TX 75069-1981

**ACCOUNT NUMBER**  
R647100109201

**TOTAL TAXES DUE IF PAID BY  
JAN. 31, 2011**

22,694.05

MAKE CHECK PAYABLE TO:  
**KENNETH L. MAUN**  
TAX ASSESSOR COLLECTOR  
COLLIN COUNTY  
P.O. BOX 8046  
MCKINNEY, TEXAS 75070-8046



# COLLIN CAD Property Details

**Prop ID: 1247412 / Geo ID: R-1069-007-0250-1**

### CURRENT PROPERTY INFORMATION

|                                         |                                                                      |                             |                      |
|-----------------------------------------|----------------------------------------------------------------------|-----------------------------|----------------------|
| <b>Owner's Name and Mailing Address</b> | CASSITY EDDIE<br>310 ROLLING HILLS LN<br>FARMERSVILLE, TX 75442-2423 |                             |                      |
| <b>Location</b>                         | 601 S MAIN ST<br>FARMERSVILLE, TX 75442                              |                             |                      |
| <b>Legal Description</b>                | WILEY (CFC), BLK 7, LOT 25 26                                        |                             |                      |
| <b>Agent</b>                            |                                                                      |                             |                      |
| <b>Exemptions</b>                       | <b>Code</b>                                                          | <b>Description</b>          |                      |
|                                         |                                                                      |                             |                      |
| <b>Taxing Entities</b>                  | <b>Code</b>                                                          | <b>Name</b>                 | <b>2011 Tax Rate</b> |
|                                         | CFC                                                                  | FARMERSVILLE CITY           | 0.642901000          |
|                                         | GCN                                                                  | COLLIN COUNTY               | 0.240000000          |
|                                         | JCN                                                                  | COLLIN CO COMMUNITY COLLEGE | 0.086300000          |
|                                         | SFC                                                                  | FARMERSVILLE ISD            | 1.340000000          |

**Data above as of 2011-12-19.  
Data below 2011 certified, as of 2011-11-07.**

#### MAPS and FORMS

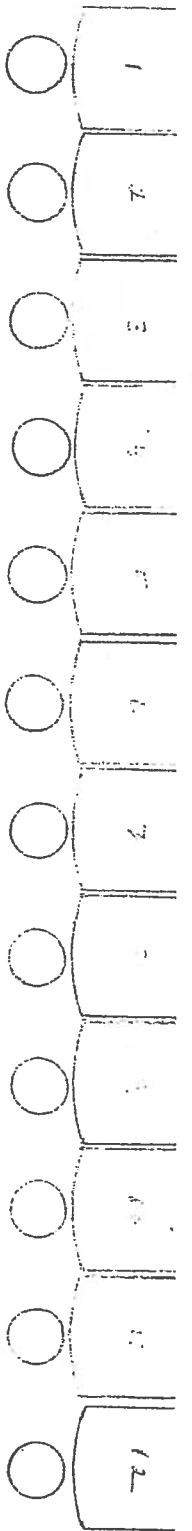
- [Plat Map Image \(TIFF format\)](#)
- [\*\*New!\*\* Plat Map \(PDF format\)](#)
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- [Homestead, Over 65, or Disabled Person Exemption Application](#)
- [\*\*New!\*\* 2011 Notice of Appraised Value](#)
- [Agricultural \(1D1\) Application](#)

### 2011 CERTIFIED VALUE INFORMATION

|                                       |                 |
|---------------------------------------|-----------------|
| Improvement Homesite                  | \$0             |
| Improvement Non-Homesite              | \$0             |
| <b>Total Improvement Market Value</b> | <b>\$0</b>      |
|                                       |                 |
| Land Homesite                         | \$30,000        |
| Land Non-Homesite                     | \$0             |
| Land Agricultural Market Value        | \$0             |
| <b>Total Land Market Value</b>        | <b>\$30,000</b> |
|                                       |                 |
| <b>Total Market Value</b>             | <b>\$30,000</b> |
| Agricultural Productivity Loss        | <b>\$0</b>      |
| <b>Total Appraised Value</b>          | <b>\$30,000</b> |
| Homestead Cap Loss                    | <b>\$0</b>      |
| <b>Total Assessed Value</b>           | <b>\$30,000</b> |

### 2011 CERTIFIED EXEMPTION INFORMATION

| Exemption Code | Exemption Description |
|----------------|-----------------------|
|----------------|-----------------------|



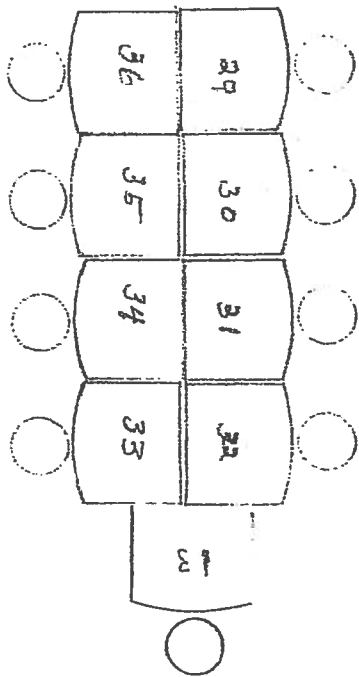
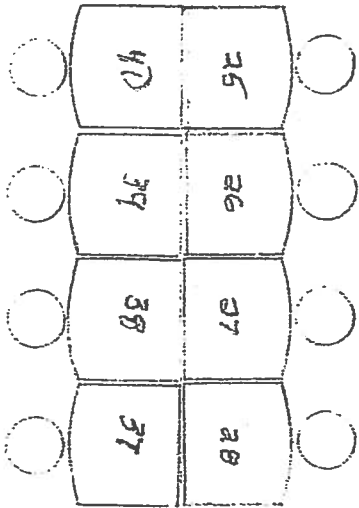
36" Front Door

Office

DRINKS, COOKIES & CHIPS

Five Deck

BATH ROOM





TO: Planning and Zoning Commission  
FROM: Edie Sims, City Secretary  
DATE: February 21, 2012  
SUBJECT: Consider, discuss and act upon a continuance of a Specific Use Permit for American Glory Game Room located at 2202 W. Audie Murphy Parkway, Farmersville

Permit application and information is attached.

**ACTION: Discuss, approve or disapprove continuance of Specific Use Permit for American Glory Game Room.**

(III - B)



**CITY OF FARMERSVILLE  
SPECIFIC USE PERMIT APPLICATION**

APPLICANT'S NAME: Chris Ball  
APPLICANT'S ADDRESS: 4316 MAHARD LN Sachse T.X. 75048  
APPLICANT'S CONTACT NUMBERS: 469-585-4549  
NAME OF OWNER: Chris Ball  
ADDRESS OF OWNER: 4316 MAHARD LN Sachse T.X. 75048  
LOCATION OF PROPERTY: 2202 west gudymurphy rd (380) Farmersville

**LEGAL DESCRIPTION OF PROPERTY:**

LOT NO. 2 TRACT \_\_\_\_\_ BLOCK NO. \_\_\_\_\_  
PLAT \_\_\_\_\_ ADDITION: \_\_\_\_\_  
SURVEY: \_\_\_\_\_ NUMBER OF ACRES: 1.93

For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed to be changed, and a complete legal field note description.

PROPOSED USE: Game room

ATTACH A LETTER describing all processes and activities involved with the proposed uses.

ATTACH A SITE PLAN drawn to scale with the information listed on the back of this sheet.

THE EIGHT CONDITIONS listed on the back of this sheet **MUST** be met before City Council can grant a Specific Use Permit.

**ATTACH THE APPROPRIATE FEE:**

|                                            |          |
|--------------------------------------------|----------|
| LESS THAN ½ ACRE .....                     | \$100.00 |
| ½ ACRE OR MORE AND LESS THAN 5 ACRES ..... | \$250.00 |
| 5 ACRES OR MORE .....                      | \$500.00 |
| PUBLIC HEARING FEE (PER HEARING).....      | \$ 12.50 |



I, being the undersigned applicant, understand that all of the conditions, dimensions, building sizes, landscaping and parking areas depicted on the site plan shall be adhered to as amended and approved by the City Council.

SIGNATURE OF APPLICANT: Chris Bell Date: 11-28-2011

SIGNATURE OF OWNER: Chris Bell Date: 11-28-2011  
(If not applicant)

INCLUDE THE FOLLOWING INFORMATION ON A SITE PLAN. THE PLAN MUST BE DRAWN TO SCALE.

- Boundaries of the area covered by the site plan.
- The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roof line, gross floor area and location of building entrances and exits.
- The location of existing drainage ways and significant natural features.
- Proposed landscaping and screening buffers.
- The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, and outside trash storage facilities.
- The location, height and type of each wall, fence, and all other types of screening.
- The location, height and size of all proposed signs.

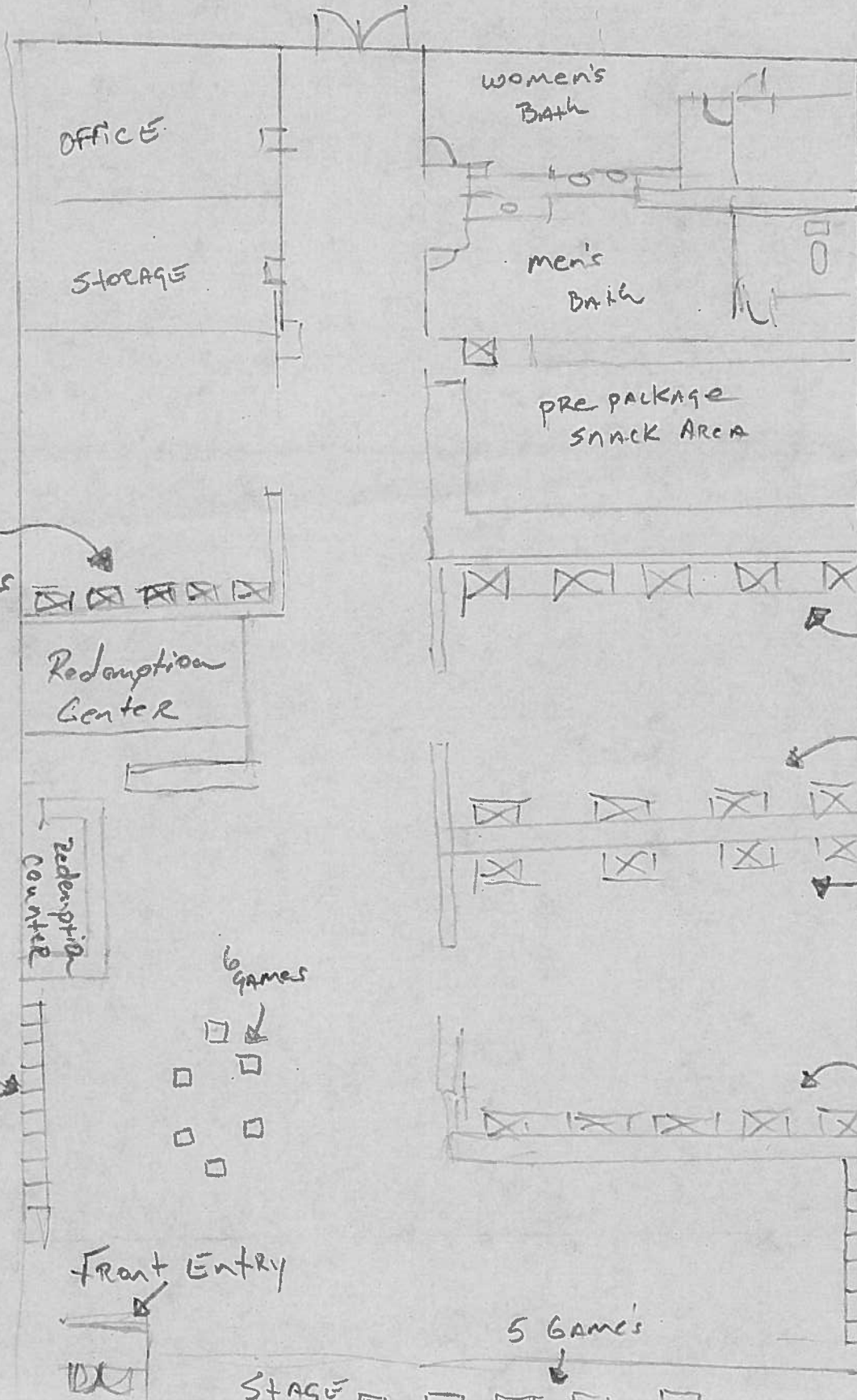
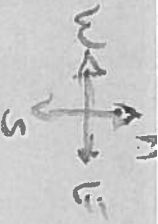


THE ZONING ORDINANCE REQUIRES THAT THESE EIGHT CONDITIONS MUST BE MET BEFORE A SPECIFIC USE PERMIT CAN BE ISSUED:

- That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity; and
- That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property.
- That adequate utility, access roads, drainage and other necessary supporting facilities have been or will be provided.
- The design, location and arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent development.
- That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration.
- That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- That there are sufficient landscaping and screening to insure harmony and compatibility with adjacent property
- That the proposed use is in accordance with the Comprehensive Plan.

Covered PARKING Areas

Rear Exit



5 Games

5 Games

4 Games

5 Games

7 Games

5 Games

10 Games

6 Games

Front Entry



STAGE

# COLLIN CAD Property Details

Prop ID: 2595283 / Geo ID: R-8976-000-0020-1

## CURRENT PROPERTY INFORMATION

|                                         |                                                                                  |                             |                      |
|-----------------------------------------|----------------------------------------------------------------------------------|-----------------------------|----------------------|
| <b>Owner's Name and Mailing Address</b> | P R E AND COMPANY LLC<br>2202 W AUDIE MURPHY PKWY<br>FARMERSVILLE, TX 75442-3422 |                             |                      |
| <b>Location</b>                         | 2202 AUDIE MURPHY PKWY W<br>FARMERSVILLE, TX 75442                               |                             |                      |
| <b>Legal Description</b>                | FARMERSVILLE WEST (CFC), LOT 2, 1.9368 ACRES                                     |                             |                      |
| <b>Agent</b>                            |                                                                                  |                             |                      |
| <b>Exemptions</b>                       | <b>Code</b>                                                                      | <b>Description</b>          |                      |
|                                         |                                                                                  |                             |                      |
| <b>Taxing Entities</b>                  | <b>Code</b>                                                                      | <b>Name</b>                 | <b>2011 Tax Rate</b> |
|                                         | CFC                                                                              | FARMERSVILLE CITY           | 0.642901000          |
|                                         | GCN                                                                              | COLLIN COUNTY               | 0.240000000          |
|                                         | JCN                                                                              | COLLIN CO COMMUNITY COLLEGE | 0.086300000          |
|                                         | SFC                                                                              | FARMERSVILLE ISD            | 1.340000000          |

**Data above as of 2012-01-09.**

**Data below 2011 certified, as of 2011-11-07.**

### MAPS and FORMS

- [Plat Map Image \(TIFF format\)](#)
- [New! Plat Map \(PDF format\)](#)
- [GIS Digital Map](#)
- [Homestead, Over 65, or Disabled Person Exemption Application](#)
- [New! 2011 Notice of Appraised Value](#)
- [Agricultural \(1D1\) Application](#)

## 2011 CERTIFIED VALUE INFORMATION

|                                       |                  |
|---------------------------------------|------------------|
| Improvement Homesite                  | \$0              |
| Improvement Non-Homesite              | \$110,831        |
| <b>Total Improvement Market Value</b> | <b>\$110,831</b> |
|                                       |                  |
| Land Homesite                         | \$0              |
| Land Non-Homesite                     | \$295,285        |
| Land Agricultural Market Value        | \$0              |
| <b>Total Land Market Value</b>        | <b>\$295,285</b> |
|                                       |                  |
| <b>Total Market Value</b>             | <b>\$406,116</b> |
| <i>Agricultural Productivity Loss</i> | \$0              |
| <b>Total Appraised Value</b>          | <b>\$406,116</b> |
| <i>Homestead Cap Loss</i>             | \$0              |
| <b>Total Assessed Value</b>           | <b>\$406,116</b> |

## 2011 CERTIFIED EXEMPTION INFORMATION

| Exemption Code | Exemption Description |
|----------------|-----------------------|
|----------------|-----------------------|

**2011 CERTIFIED VALUE BY TAXING JURISDICTION**

| Entity Code | Entity Name                 | Market Value | Appraised Value | Assessed Value | Taxable Value | 2010 Tax Rate |
|-------------|-----------------------------|--------------|-----------------|----------------|---------------|---------------|
| CFC         | FARMERSVILLE CITY           | \$406,116.00 | \$406,116.00    | \$406,116.00   | \$406,116.00  | 0.642901000   |
| GCN         | COLLIN COUNTY               | \$406,116.00 | \$406,116.00    | \$406,116.00   | \$406,116.00  | 0.240000000   |
| JCN         | COLLIN CO COMMUNITY COLLEGE | \$406,116.00 | \$406,116.00    | \$406,116.00   | \$406,116.00  | 0.086300000   |
| SFC         | FARMERSVILLE ISD            | \$406,116.00 | \$406,116.00    | \$406,116.00   | \$406,116.00  | 1.340000000   |

**2011 CERTIFIED IMPROVEMENT INFORMATION**

| Imp. ID | State Category and Description |
|---------|--------------------------------|
| 1626003 | F2 - REAL INDUSTRIAL           |

**2011 CERTIFIED IMPROVEMENT SEGMENT INFORMATION**

| Imp ID            | Seg ID  | Description    | Year Built | Sq Ft   |
|-------------------|---------|----------------|------------|---------|
| 1626003           | 1105676 | MA - MAIN AREA | 1996       | 6,250.0 |
| 1626003           | 1105677 | CAN - CANOPY   | 1996       | 1,620.0 |
| Total Living Area |         |                |            | 6,250.0 |

**2011 CERTIFIED LAND INFORMATION**

| Land ID | State Category | Size-Acres | Size-Sqft |
|---------|----------------|------------|-----------|
| 1826475 | INDUSTRIAL     | 1.936800   | 0         |

**VALUE HISTORY**

| Year | Imprv   | Land    | Market  | Appraised | Assessed | Entities           | Exemptions |
|------|---------|---------|---------|-----------|----------|--------------------|------------|
| 2010 | 112,092 | 295,285 | 407,377 | 407,377   | 407,377  | CFC, GCN, JCN, SFC |            |
| 2009 | 138,827 | 295,285 | 434,112 | 434,112   | 434,112  | CFC, GCN, JCN, SFC |            |
| 2008 | 145,926 | 295,285 | 441,211 | 441,211   | 441,211  | CFC, GCN, JCN, SFC |            |
| 2007 | 280,535 | 168,734 | 449,269 | 449,269   | 449,269  | CFC, GCN, JCN, SFC |            |
| 2006 | 71,515  | 126,551 | 198,066 | 198,066   | 198,066  | CFC, GCN, JCN, SFC |            |
|      | 0       | 0       | 0       | 0         | 0        |                    |            |

**For prior years' history, please click [here](#)**

**DEED HISTORY**

| Seller Name  | Buyer Name            | Deed Date   | Instrument | Deed Vol | Deed Page |
|--------------|-----------------------|-------------|------------|----------|-----------|
| HINES LUCIEN | P R E AND COMPANY LLC | May 17 2006 | 838120     |          |           |

*SB 541, effective September 1, 2005, provides that appraisal district websites cannot display photographs, sketches, or floor plans of an improvement to real property that is designed primarily for use as a human residence. Likewise, aerial photography of residential property will also be unavailable unless the photo depicts five or more separately owned buildings.*





TO: Planning and Zoning Commission  
FROM: Edie Sims, City Secretary  
DATE: February 21, 2012  
SUBJECT: Update to the drive-in, drive-through, accessory use modifications of provisions

No information is attached

**ACTION: Receive update regarding the drive-in, drive-through, accessory use issue**

(IV - A)



TO: Planning and Zoning Commission

FROM: Edie Sims, City Secretary

DATE: February 21, 2012

SUBJECT: Discussion and study to make recommendations to the City Council regarding possible amendments to the Comprehensive Zoning Ordinance related to residential uses being limited to the second floor and above a building in the CA District to expand the residential area to a limited area on the first floor of a building located in the CA District

No information is attached.

(IV - B)