

**CITY OF BLUE RIDGE
SPECIAL SESSION AGENDA
August 31, 2021, 7:00 P.M.
Blue Ridge Community Center
200 W. Tilton Street**

THE BLUE RIDGE CITY COUNCIL WILL MEET IN SPECIAL SESSION AT 7:00 P.M. ON TUESDAY, AUGUST 31, 2021, AT THE BLUE RIDGE COMMUNITY CENTER, LOCATED AT 200 W. TILTON, BLUE RIDGE, TEXAS WITH THE FOLLOWING ITEMS ON THE AGENDA FOR CONSIDERATION AND/OR ACTION.

1. Call to order, Roll Call
2. First Public Hearing to receive public comments, and discuss a request to replat a Final Plat known as Bailey Barnyard, an addition located along Farm to Market Road 981 on the South side of the Road and approximately 1,075 feet West of County Road 626, cut out of a 319.683 acre tract of land also known as Abstract A0639 Nathan Mitchell Survey, containing 2.00 acres; and also which is located within the City of Blue Ridge's Extra Territorial Jurisdiction.
3. Adjournment.

Certified this the 27th day of August, 2021.



Rhonda Williams
Mayor, City of Blue Ridge

The City Council 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, Sections: 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.183 (Deliberations about Homeland Security Issues) and as authorized by the Texas Tax Code including, but not limited to, Section 321.3022 (Sales Tax Information)

This facility is wheelchair accessible. Request for accommodations or sign interpretative services must be made 48 hours prior to this meeting. Please contact the city secretary's office at 972-752-5791 for further information.

I, the undersigned authority, do hereby certify that this notice was posted in the regular posting place of the City Hall building for Blue Ridge, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted August 27, 2021 by 5:00P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Edie Sims, City Secretary



**LEGAL NOTICE
PUBLIC HEARING**

A First Public Hearing of the City of Blue Ridge City Council for Tuesday, August 31, 2021 at 7:00pm at the Blue Ridge Community Center located at 200 W. Tilton to receive public comments and to hear the request for a Final Plat known as Bailey Barnyard, an addition located along Farm to Market Road 981 on the South side of the Road and approximately 1,075 feet West of County Road 626, cut out of a 319.683 acre tract of land also known as Abstract A0639 Nathan Mitchell Survey, containing 2.00 acres; and also which is located within the City of Blue Ridge's Extra Territorial Jurisdiction.

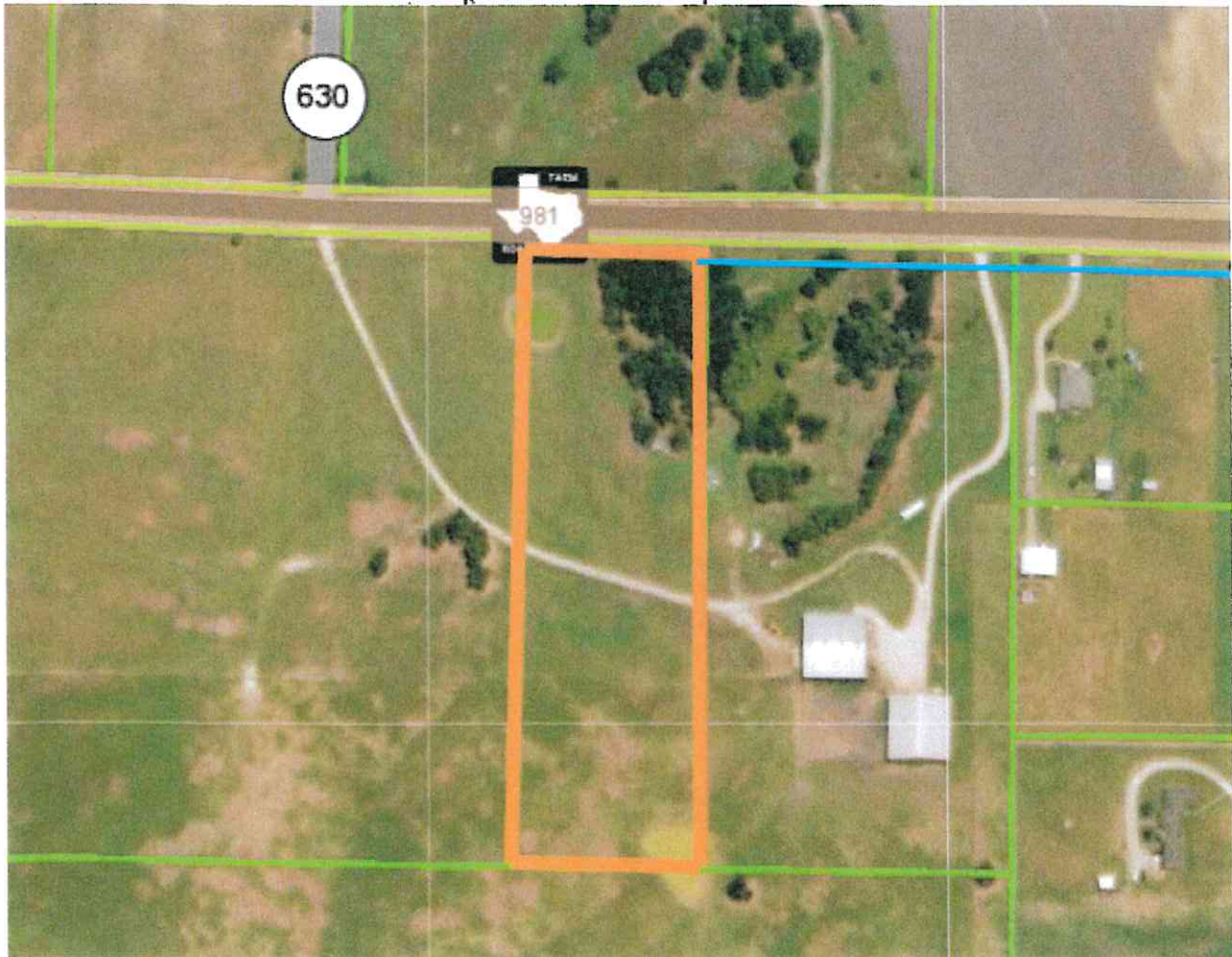
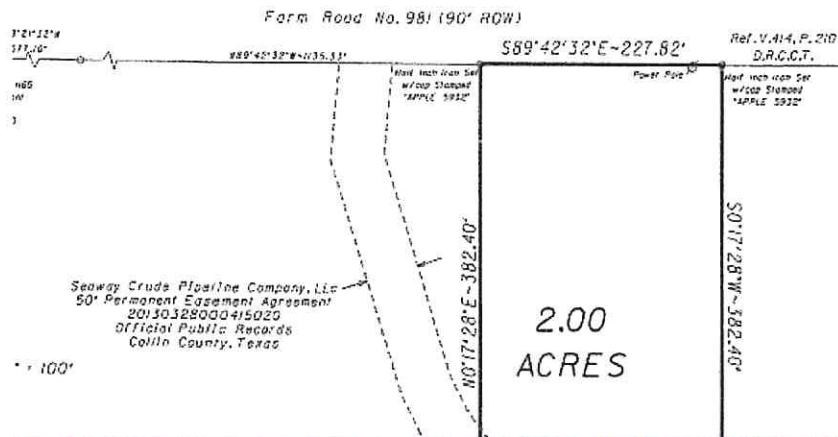
This hearing is open to any interested persons. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing.

~~~~~  
A Second Public Hearing of the City of Blue Ridge City Council for August 31, 2021 at 7:05pm at the Blue Ridge Community Center located at 200 W. Tilton to receive public comments and to hear the request for a Final Plat known as Bailey Barnyard, an addition located along Farm to Market Road 981 on the South side of the Road and approximately 1,075 feet West of County Road 626, cut out of a 319.683 acre tract of land also known as Abstract A0639 Nathan Mitchell Survey, containing 2.00 acres; and also which is located within the City of Blue Ridge's Extra Territorial Jurisdiction.

This hearing is open to any interested persons. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing.



# CITY OF BLUE RIDGE



200 S Main Street ~ Blue Ridge, Texas 75424  
(972) 752-5791 ~ Fax (972) 752-9160

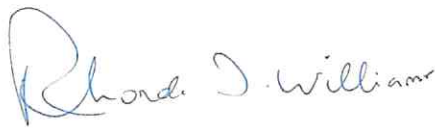


**CITY OF BLUE RIDGE  
SPECIAL SESSION AGENDA  
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Blue Ridge Community Center  
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1. Call to order, Roll Call
2. Prayer and Pledges of Allegiance
3. Public Comment: This is an opportunity for the public to address the Council on any matter included on the agenda, except public hearings. Comments related to public hearings will be heard when the specific hearing begins. Public comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. To address the Council, speakers MUST complete a Speaker Form and provide it to the City Secretary PRIOR to the start of the meeting. Each speaker shall approach the front of the Council and state his/her name and street address before speaking. Speakers shall address the Council with civility that is conducive to appropriate public discussion. The public cannot speak from the gallery but only from the front of the Council. Per the Texas Open Meetings Act, the Council is not permitted to take action on or discuss any item not listed on the agenda. The Council may: (1) make a statement of fact regarding the item; (2) make a recitation of existing policy; or (3) propose the item be placed on a future agenda, in accordance with Council procedures.
4. Public Hearing to receive public comment on the Proposed 2021 Property Tax Rate for the City of Blue Ridge and schedule date and time of the meeting where the vote will be held regarding the 2021 Property Tax Rate for the City of Blue Ridge
5. Consider, discuss and act upon closing the downtown Square for the Homecoming Parade on September 22, 2021
6. Consider, discuss and act upon an Order of Cancellation of the November 2, 2021 General Election for two Council seats for the City of Blue Ridge
7. Second Public Hearing to consider, discuss and act upon a request to replat a Final Plat known as Bailey Barnyard, an addition located along Farm to Market Road 981 on the South side of the Road and approximately 1,075 feet West of County Road 626, cut out of a 319.683 acre tract of land also known as Abstract A0639 Nathan Mitchell Survey, containing 2.00 acres; and also which is located within the City of Blue Ridge's Extra Territorial Jurisdiction.
8. Discussion with Jon Kendall, engineer for the 400+ home development along FM 545 and consider and act upon all matters relative to the request for a Planned Development
9. Discussion of placing items on future agendas
10. Adjournment.

Certified this the 27<sup>th</sup> day of August, 2021.



Rhonda Williams  
Mayor, City of Blue Ridge

*The City Council 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, Sections: 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.183 (Deliberations about Homeland Security Issues) and as authorized by the Texas Tax Code including, but not limited to, Section 321.3022 ( Sales Tax Information)*

*This facility is wheelchair accessible. Request for accommodations or sign interpretative services must be made 48 hours prior to this meeting. Please contact the city secretary's office at 972-752-5791 for further information.*

I, the undersigned authority, do hereby certify that this notice was posted in the regular posting place of the City Hall building for Blue Ridge, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted August 27, 2021 by 5:00P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Edie Sims, City Secretary





# NOTICE OF MEETING TO VOTE ON TAX RATE

A tax rate of \$0.525146 per \$100 valuation has been proposed by the governing body of City of Blue Ridge.

|                         |                      |
|-------------------------|----------------------|
| PROPOSED TAX RATE       | \$0.525146 per \$100 |
| NO-NEW-REVENUE TAX RATE | \$0.525146 per \$100 |
| VOTER-APPROVAL TAX RATE | \$0.537309 per \$100 |

The no-new-revenue tax rate is the tax rate for the 2021 tax year that will raise the same amount of property tax revenue for City of Blue Ridge from the same properties in both the 2020 tax year and the 2021 tax year.

The voter-approval rate is the highest tax rate that City of Blue Ridge may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is not greater than the no-new-revenue tax rate. This means that City of Blue Ridge is not proposing to increase property taxes for the 2021 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON August 31, 2021 AT 7:00 PM AT Blue Ridge Community Center, 200 W Tilton, Blue Ridge, TX 75424.

A PUBLIC MEETING TO VOTE ON THE PROPOSED TAX RATE WILL BE HELD ON September 7, 2021 AT 7:00 PM AT Blue Ridge Community Center, 200 W Tilton, Blue Ridge, TX 75424.

The proposed tax rate is also not greater than the voter-approval tax rate. As a result, City of Blue Ridge is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the governing body of City of Blue Ridge at their offices or by attending the public meeting mentioned above.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

$$\text{Property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

FOR the proposal:      Christina Porath  
                                 Keith Chitwood

Colby Collinsworth

AGAINST the proposal:

PRESENT and not  
voting:

ABSENT:

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of Blue Ridge last year to the taxes proposed to be imposed on the average residence homestead by City of Blue Ridge this year.

|                                           | 2020       | 2021       | Change                                 |
|-------------------------------------------|------------|------------|----------------------------------------|
| Total tax rate<br>(per \$100 of<br>value) | \$0.558249 | \$0.525146 | decrease of \$-<br>0.033103, or -5.93% |
| Average homestead<br>taxable value        | \$133,370  | \$145,329  | increase of \$11,959,<br>or 8.97%      |
| Tax on average<br>homestead               | \$744.54   | \$763.19   | increase of \$18.65,<br>or 2.50%       |
| Total tax levy on<br>all properties       | \$322,652  | \$324,694  | increase of \$2,042,<br>or 0.63%       |

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For assistance with tax calculations, please contact the tax assessor for City of Blue Ridge at 972-547-5020 or [taxassessor@collincountytx.gov](mailto:taxassessor@collincountytx.gov), or visit [www.blueridgecity.com](http://www.blueridgecity.com) for more information.

### Notice About 2021 Tax Rates

#### Property Tax Rates in City of Blue Ridge

This notice concerns the 2021 property tax rates for City of Blue Ridge. This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per \$100 of property value.

|                                             |                  |
|---------------------------------------------|------------------|
| <b>This year's no-new-revenue tax rate:</b> | \$0.525146/\$100 |
| <b>This year's voter-approval tax rate:</b> | \$0.537309/\$100 |

To see the full calculations, please visit 2300 BLOOMDALE ROAD  
MCKINNEY, TX 75071 for a copy of the Tax Rate Calculation Worksheet.

#### Unencumbered Fund Balance

The following estimated balances will be left in the unit's accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

| Type of Fund             | Balance |
|--------------------------|---------|
| Maintenance & Operations | 0       |
| Interest & Sinking       | 0       |

#### Current Year Debt Service

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming property tax revenues (or additional sales tax revenues, if applicable).

| Description of Debt | Principal or Contract<br>Payment to be Paid<br>from Property Taxes | Interest to be<br>Paid from<br>Property Taxes | Other Amounts<br>to be Paid | Total Payment |
|---------------------|--------------------------------------------------------------------|-----------------------------------------------|-----------------------------|---------------|
| Ridgeway CO         | 44,015                                                             | 8,425                                         | 0                           | 52,440        |
| Equipment           | 5,517                                                              | 413                                           | 0                           | 5,930         |

|                                                                                             |          |
|---------------------------------------------------------------------------------------------|----------|
| Total required for 2021 debt service                                                        | \$58,370 |
| - Amount (if any) paid from funds listed in unencumbered funds                              | \$0      |
| - Amount (if any) paid from other resources                                                 | \$0      |
| - Excess collections last year                                                              | \$0      |
| = Total to be paid from taxes in 2021                                                       | \$58,370 |
| + Amount added in anticipation that the unit will collect only 100.36% of its taxes in 2021 | \$-210   |
| = Total debt levy                                                                           | \$58,160 |

This notice contains a summary of actual no-new-revenue and voter-approval calculations as certified by Kenneth L. Maun, Tax Assessor-Collector on August 19, 2021.





# Special Event Application

Fee: \$50.00

Today's Date: 8/13/21

Name: Trent Hamilton

Company/Organization: Blue Ridge ISO

Contact Phone Number: 972-752-5554 Email: trent.hamilton@brisd.net

Dates Requested: September 22, 2021

Hours of Event: 6:45 pm - 7:45 pm

Event Type/Name: Homecoming parade

Projected Attendance: 500

Will you need the square closed off? ☒ yes ☐ no

Will you need road closures? ☒ yes ☐ no

If so, what roads will need to be closed: N. Church, 545 between Church and Main,  
S. Main to the square, Bus. 78 from the square to 504,

Will you need water service? ☐ yes ☒ no

Will you need electrical service? ☐ yes ☒ no

Will you be providing Port a Pots? ☐ yes ☒ no

[Signature]  
Signature

8/13/21  
Date

## Office Use Only

Square Release Form: \_\_\_\_\_ Drawing Provided: \_\_\_\_\_ Council Request Form: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Remarks: \_\_\_\_\_

## REQUEST TO CLOSE THE SQUARE

By signing below, I give my permission to Blue Ridge ISD

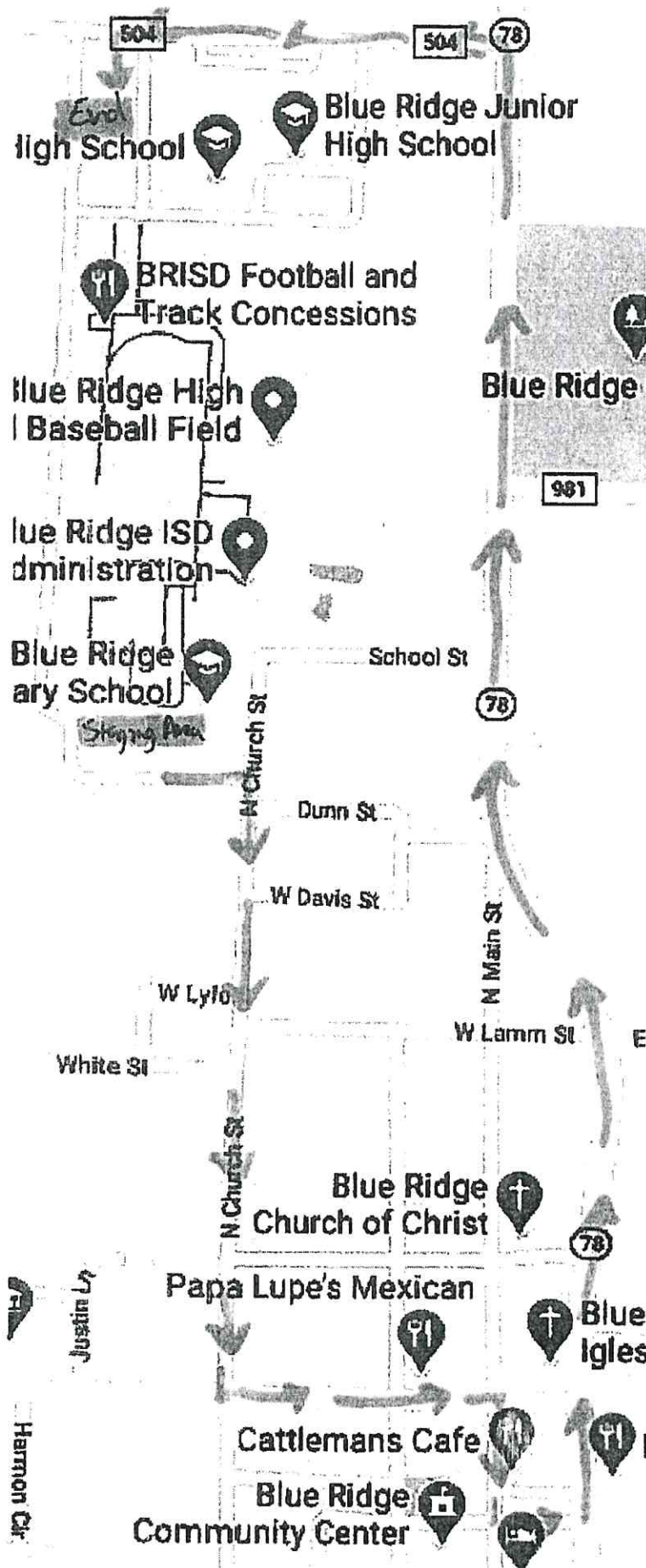
Name

To close the Square in front of my business on 9/22/2021 between the

Date

hours of 6:45 pm to 7:45 pm.

| Business Name                                                 | Signature                    |
|---------------------------------------------------------------|------------------------------|
| Cattleman's Café                                              |                              |
| Backyard Eatery                                               |                              |
| Texas VoIP<br>Dana Pierson<br>Clerkin, Sinclair, Mahfouz, LLP | Texas Data and VoIP Security |
| Patty's Place                                                 |                              |



## \* Parade Route \*

- Begin at BR Elementary
- South on Church to 545
- East on 545 to Main
- South on Main to the Square
- East through Square to Bus. 78
- North on Bus. 78 to 504
- West on 504 to HS parking lot
- End at BR HS



**CITY OF BLUE RIDGE  
ORDINANCE 2021-0831-001**

AN ORDINANCE CANCELLING THE NOVEMBER 2, 2021 GENERAL ELECTION AND DECLARING EACH UNOPPOSED CANDIDATE ELECTED TO OFFICE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Blue Ridge, Texas is a general law municipality located in Collin County, created in accordance with the provision of the State of Texas of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas of the Local Government Code and operating pursuant to the legislation of the State of Texas; and

WHEREAS, in accordance with law a general election has been ordered for November 2, 2021 for the purpose of electing two full term Council seats to serve on the City of Blue Ridge City Council; and

WHEREAS, no proposition is to appear on the ballot in that election; and

WHEREAS, the City Secretary has certified in writing that two candidates applied for the open council seat and two seats are now deemed filled; and

WHEREAS, the filing deadlines for placement on the ballot and declaration of write-in candidacy has passed; and

WHEREAS, in these circumstances Subchapter C of Chapter 2 of the Election Code authorizes a governing body to declare each unopposed candidate elected to office and cancel the election.

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

**Section 1.**

That two candidates applied for two (2) open City Council Seat for the General Election that was to be held on November 2, 2021.

**Section 2.**

The City Secretary is directed to post a copy of this Ordinance at each designated polling place on November 2, 2021.

**Section 3.**

This Ordinance shall be cumulative of all provisions of Ordinances of the City of Blue Ridge, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances. In which event the conflicting provisions of such Ordinances are hereby repealed.

**Section 4.**

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 the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the

same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, paragraph or section.  
Section 5.

**PASSED AND APPROVED** by the City Council of the City of Blue Ridge, Texas  
this 31<sup>st</sup> day of August, 2021.

\_\_\_\_\_  
Rhonda Williams, Mayor

ATTEST:

\_\_\_\_\_  
Edie Sims, City Secretary

**CERTIFICATION OF UNOPPOSED CANDIDATES FOR  
OTHER POLITICAL SUBDIVISIONS (NOT COUNTY)  
*CERTIFICACIÓN DE CANDIDATOS ÚNICOS  
PARA OTRAS SUBDIVISIONES POLITICAS (NO EL CONDADO)***

**To: Presiding Officer of Governing Body**

***Al: Presidente de la entidad gobernante***

**As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held on November 2, 2021**

***Como autoridad a cargo de la preparación de la boleta de votación oficial, por la presente certifico que los siguientes candidatos son candidatos únicos para elección para un cargo en la elección que se llevará a cabo el 2 de noviembre de 2021***

**List offices and names of candidates:**

***Lista de cargos y nombres de los candidatos:***

**Office(s) *Cargo(s)***

**Candidate(s) *Candidato(s)***

Council (Consejo)

Mayela Perales

Council (Consejo)

Tammy Crosswhite

\_\_\_\_\_  
**Signature (*Firma*)**

Edie Sims

**Printed name (*Nombre en letra de molde*)**

City Secretary

**Title (*Puesto*)**

\_\_\_\_\_  
**Date of signing (*Fecha de firma*)**

**(Seal) (*sello*)**

**See reverse side for instructions  
(*Instrucciones en el reverso*)**



**ORDER OF CANCELLATION**  
**EJEMPLO DE ORDEN DE CANCELACIÓN**

The City of Blue Ridge (official name of governing body) hereby cancels the election scheduled to be held on November 2, 2021, in accordance with Section 2.053(a) of the Texas Election Code. The following candidates have been certified as unopposed and are hereby elected as follows:

*El Ciudad de Blue Ridge (nombre oficial del órgano de gobierno) por la presente cancela la elección que, de lo contrario, se hubiera celebrado el 2 de noviembre de 2021, de conformidad, con la Sección 2.053 (a) del Código de Elecciones de Texas. Los siguientes candidatos han sido certificados como candidatos únicos y por la presente quedan elegidos como se haya indicado a continuación:*

| <b>Candidate (Candidato)</b> | <b>Office Sought (Cargo al que presenta candidatura)</b> |
|------------------------------|----------------------------------------------------------|
| Mayela Perales               | City Council                                             |
| Tammy Crosswhite             | City Council                                             |

A copy of this order will be posted on Election Day at each polling place that would have been used in the election.

*El Día de las Elecciones se exhibirá una copia de esta orden en todas las mesas electorales que se hubieran utilizado en la elección.*

APPROVED:

ATTEST:

\_\_\_\_\_  
Rhonda Williams, Mayor

\_\_\_\_\_  
Edie Sims, City Secretary

Date of adoption (*Fecha de adopción*): August 31, 2021

**LEGAL NOTICE  
PUBLIC HEARING**

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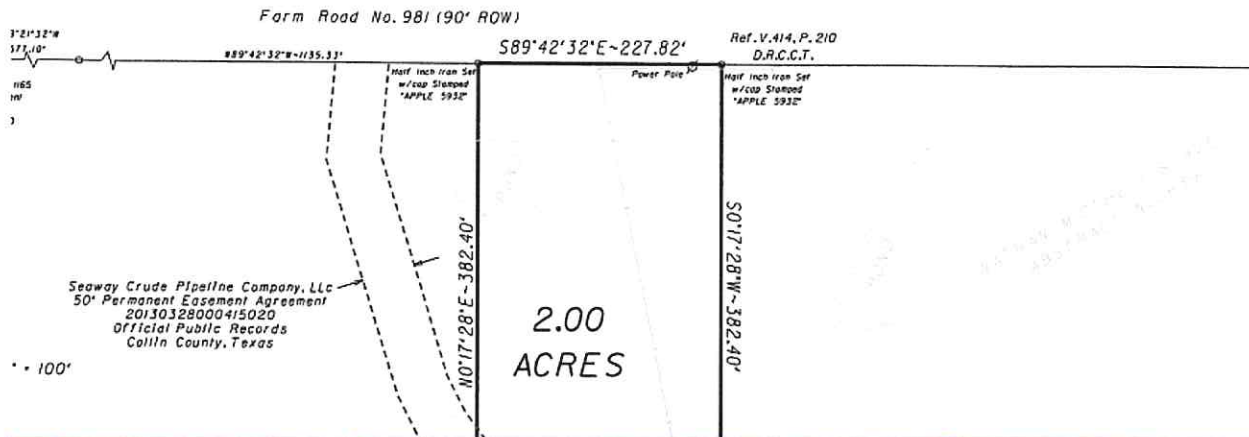
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CITY OF BLUE RIDGE



200 S Main Street ~ Blue Ridge, Texas 75424
(972) 752-5791 ~ Fax (972) 752-9160

CITY OF BLUE RIDGE, TEXAS

ORDINANCE NO. ??

AN ORDINANCE OF THE CITY OF BLUE RIDGE, TEXAS, AMENDING THE CODE OF ORDINANCES, AS AMENDED, BY CHANGING THE ZONING FROM A-1 – AGRICULTURAL DISTRICT TO PD - PLANNED DEVELOPMENT DISTRICT, WITH A BASE ZONING DISTRICT DESIGNATED AS R-1 SINGLE-FAMILY DISTRICT, AND PERMITS THOSE SPECIFIC USES ENUMERATED HEREIN AS A PERMITTED USE, ON APPROXIMATELY 66.504 ACRES OF LAND IN THE MATTHIAS MOWERY SURVEY, ABSTRACT No. 557, AND THE GREER JOHNSON SURVEY, ABSTRACT No. 478, IN THE CITY OF BLUE RIDGE, COLLIN COUNTY, TEXAS, IN ACCORDANCE WITH THE CITY'S CODE OF ORDINANCES AND SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Blue Ridge, Texas ("City") is a general law city with powers and authority as defined by the general law of the State of Texas, and

WHEREAS, the City Council of the City of Blue Ridge ("City Council"), pursuant to Section 217.001 of the Texas Local Government Code, as amended, possesses the power to regulate zoning and development in the City; and

WHEREAS, after public notice was had and a public hearing was conducted in accordance with the Code of Ordinances of the City of Blue Ridge, Texas, as amended, the City Council of the City of Blue Ridge, Texas ("City Council"), has recommended a change in zoning classification of the property described herein and has recommended amending the official zoning map of the City of Blue Ridge, Texas, regarding the rezoning of the property herein described, and

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

WHEREAS, the City Council, after public notice was had and a public hearing was conducted in accordance with the Code of Ordinances, and upon due deliberation and consideration of the recommendation of said City Council and of all testimony and information submitted during said public hearing, 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 Blue Ridge, Texas, shall be amended to reflect the rezoning of the property described

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

Section 1. FINDINGS INCORPORATED

All of the above premises are found to be true and correct legislative and factual determinations of the City of Blue Ridge and are hereby approved and incorporated into the body of this Ordinance for all purposes as if fully set forth herein.

Section 2. ZONING AMENDED

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 City of Blue Ridge, 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 said Ordinance are not amended, but shall remain intact and are hereby ratified, verified, and affirmed to create a change in the zoning classification of the property described herein, as follows:

That certain tract of land being 66.504 acres of land in the Matthias Mowery Survey, Abstract No. 557, and the Greer Johnson Survey, Abstract No. 478, and more fully described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes ("Property"), presently zoned A-1 – Agricultural District, is hereby rezoned PD - Planned Development District, with a base zoning district designated as R-1 Single-Family District, and permits those specific uses enumerated herein as permitted uses in the R-1 Single-Family District, in accordance with Exhibit "B" (Development Standards), and Exhibit "C" (Concept Plan), each attached hereto and incorporated herein by reference for all purposes as if repeated verbatim.

Section 3. SEVERABILITY CLAUSE

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

Section 4. SAVINGS CLAUSE

The Code of Ordinances of the City of Blue Ridge, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 5. REPEALER CLAUSE

Any provision of any prior ordinance of the City, whether codified or uncoded, which is in conflict with any provision of this Ordinance, is hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City, whether codified or uncoded, which are not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section 6. PENALTY CLAUSE

Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and, upon conviction, shall be fined a sum not to exceed \$2,000.00 for each offense, and each and every violation or day such violation shall continue or exist shall be deemed a separate offense.

Section 7. EFFECTIVE DATE

This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provide

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BLUE RIDGE, TEXAS, this ____ day of _____, 2021.

ATTEST:

Rhonda Williams, Mayor

Edie Sims, City Secretary

APPROVED AS TO FORM:

NAME, City Attorney

EXHIBIT "A"
DESCRIPTION OF PROPERTY

BEING a tract of land situated in the City of Blue Ridge, Collin County, Texas, being a part of the Matthias Mowry Survey, Abstract No. 557 and the Greer Johnson survey, Abstract No. 478, being all of Lots 1 and 2, Block A of the Broken Steps Addition, an addition to the City of Blue Ridge, according to the plat thereof recorded in Document No. 2018-691, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), being a part of a called 87.983 acre tract of land described in Warranty Deed to Blue Ridge Independent School District, as recorded in Volume 4683, Page 1033, O.P.R.C.C.T. and being more particularly described as follows;

BEGINNING at a point in or near the centerline of F.M. 545, from which a capped iron rod with a red plastic cap stamped "GEER 4117" found for the southeast corner of Lot 3, Block A of said Broken Steps Addition bears North 76 degrees 25 minutes 37 seconds East a distance of 171.97 feet;

THENCE South 89 degrees 52 minutes 38 seconds West, a distance of 411.46 feet along said centerline to a point for corner;

THENCE North 00 degrees 14 minutes 09 seconds East, a distance of 329.17 feet to a point for corner;

THENCE North 89 degrees 51 minutes 14 seconds West, a distance of 437.69 feet to a point for corner, said point being in the west line of said Lot 1, Block 1;

THENCE North 01 degrees 00 minutes 22 seconds West, a distance of 2,127.90 feet along said west line to a point for corner;

THENCE North 89 degrees 23 minutes 21 seconds West, a distance of 252.34 feet to a point for corner;

THENCE North 05 degrees 31 minutes 47 seconds West, a distance of 178.36 feet to a point for corner;

THENCE North 89 degrees 24 minutes 13 seconds East, passing at a distance of 92.22 feet an angle point for said 87.983 acre tract of land, and continuing a total distance of 1,568.16 feet over and across said 87.983 acre tract to a point for corner in the east line of said 87.983 acre tract;

THENCE South 01 degrees 41 minutes 09 seconds West, a distance of 1,237.97 feet along said east line to a point for corner;

THENCE South 70 degrees 48 minutes 39 seconds West, a distance of 64.10 feet to a point for corner;

THENCE South 87 degrees 37 minutes 38 seconds West, a distance of 154.56 feet to a point for corner;

THENCE South 00 degrees 13 minutes 06 seconds East, a distance of 248.79 feet to a point for corner;

THENCE North 89 degrees 46 minutes 07 seconds East, a distance of 15.00 feet to a point for corner, said point being in or near the centerline of North Baker Street;

THENCE South 00 degrees 13 minutes 06 seconds East, a distance of 927.40 feet along the centerline of North Baker Street to a point for corner;

THENCE North 87 degrees 18 minutes 45 seconds West, a distance of 170.47 feet to a point for corner, said point being at the northwest corner of said Lot 3;

THENCE South 02 degrees 54 minutes 50 seconds West, a distance of 220.77 feet to the **POINT OF BEGINNING** containing 2,896,895 square feet, or 66.504 acres of land.

EXHIBIT "B"
DEVELOPMENT STANDARDS AND PERMITTED USES

A. Applicability

1. The PD - Planned Development District ("PD") created herein shall apply to and govern the development of the tract(s) of land described in Exhibit "A" ("Property") attached hereto and Incorporated herein by reference for all purposes allowed by law.
2. Except as stated herein, the regulations of this Ordinance shall be based upon the R-1 Single-Family District zoning in effect as of the date of the adoption of this Ordinance as outlined in the Code of Ordinances of the City of Blue Ridge, Texas, as amended. This Ordinance also incorporates uses enumerated herein as a permitted use within the Property as provided herein. If a conflict exists between the terms of the City's Code of Ordinances and this Ordinance the provisions of this Ordinance shall control.
3. All infrastructure, facilities and public improvements required to be constructed in order to serve the Property Within this PD shall be constructed in accordance with the City's Engineering Design Standards ("EDS") then in effect. The EDS will, from time to time, require revisions and updates to allow for changing construction technology. When changes are required the EDS may be amended by separate ordinance. It is the responsibility of the owner and/or developer to obtain a copy of and be familiar with the City's EDS.

B. Submittals Required

1. Concept Plan - a concept plan for the Property has been submitted with the property owner's request for a zoning change and is attached to this Ordinance as Exhibit "C" and incorporated herein by reference for all purposes allowed by law. The concept plan may be amended from time to time, subject to review and approval by the City of Blue Ridge. All proposed changes, amendments or modifications to the concept plan and any related concept elevations shall be submitted to the City of Blue Ridge their review, recommendation, approval and adoption in accordance with the requirements of the Zoning Ordinance. Proposed changes, amendments or modifications to the concept plan may be for the entire Property within the PD or any portion or tract thereof.
2. The initial concept plan approval for this development shall be valid for a period of five years from the date the City Council approves the concept plan. If within that five-year period a preliminary plat is submitted for approval, and approved, for a portion of the development, the expiration date of the initial concept plan will be extended for a period of one year from the date of preliminary plat approval. A preliminary plat shall be valid for a period of one year from the date the City Council approves it. The initial concept plan shall expire upon the expiration of the preliminary plat unless and until the Infrastructure for the first full phase of development on the Property is completed and accepted by the City.

C. Uses Permitted

Uses permitted by right shall be based upon the R-1 Single-Family District zoning in effect as of the date of the adoption of this Ordinance as outlined in the Code of Ordinances of the City of Blue Ridge, Texas, as amended. Any use not specifically permitted therein is hereby expressly prohibited, unless approved by the City of Blue Ridge with a Conditional Use Permit.

D. Definitions

The definitions contained in the Zoning Ordinance, as amended, shall apply to the PD created herein.

E. Development Phasing

The development of the property within this PD may be phased and the proposed phases shall be submitted to the City of Blue Ridge for review and approval with the preliminary plat. With the approval of the preliminary plat, the City reserves 420 sanitary connections for the development. The following elements will be constructed with the initial phase of construction: off-site public water and/or sewer improvements, public roadway improvements, or amenities as may be within the limits of the first phase or required to support the first phase of the development.

F. Development Standards

1. **Front Yard** – 20-ft minimum
2. **Garage Setback** – 23-ft minimum
3. **Rear Yard** – 10-ft minimum
4. **Side Yard** – 5-ft minimum interior, 15-ft minimum corner
5. **Lot Width** – 30-ft minimum (at front setback)
6. **Lot Area** – 3,300 square feet
7. **Lot Coverage** – The combined area of the principal building and any accessory buildings shall not cover more than 50% of the total area of the lot.
8. **Height Limit** – Buildings shall not exceed 35-ft in height or be over two and one-half stories.
9. **Dwelling Unit** – 850-sf minimum unit
10. **Density** – 8.5 dwelling units per acre maximum
11. **Materials** – All elevations of the home must use materials approved by the City adopted edition of the International Builders Code (IBC), as may be amended. However, the front elevation of the home shall be required to have seventy percent (70%) coverage with masonry or stone (natural or manufactured with minimum 3"-5" thickness) inclusive of all stories of the structure.
12. **Open Space** – Ten percent (10%) of the gross acreage shall be open green space. This open space shall including detention areas and floodplain if amenitized.
13. **Amenities** – The development will include the installation of up to three of the following within the community:
 - a. Tot-Lot play ground;
 - b. Two (2) 12'x12' minimum shade structures (or equivalent) with pic-nic table;

- c. 5' concrete walking path with sitting benches; or
- d. Dog park.

14. **Roadways** – Interior local roadways shall be a minimum of 50-ft Right-of-way, 31-ft B-B concrete paving, 4-ft park strip and 5-ft sidewalks.
15. **Rentals** – Maximum of up to thirty-five percent (35%) of the units within the development.
16. **Screening** – The perimeter will be required to have a minimum of a 6-ft tall board-on-board wooden screening wall with masonry columns.

EXHIBIT "C"
CONCEPT PLAN

