



RE-PLAT APPLICATION

Property Owner: Seymore FRANZA Investments, LLC

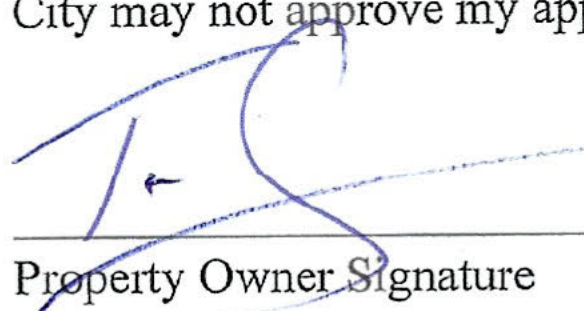
Mailing Address: 242 C NATIONAL DR Rockwall, TX 75082

Home #: _____ Cell #: [REDACTED]

Location of Property: 1080 Hwy 37 S.

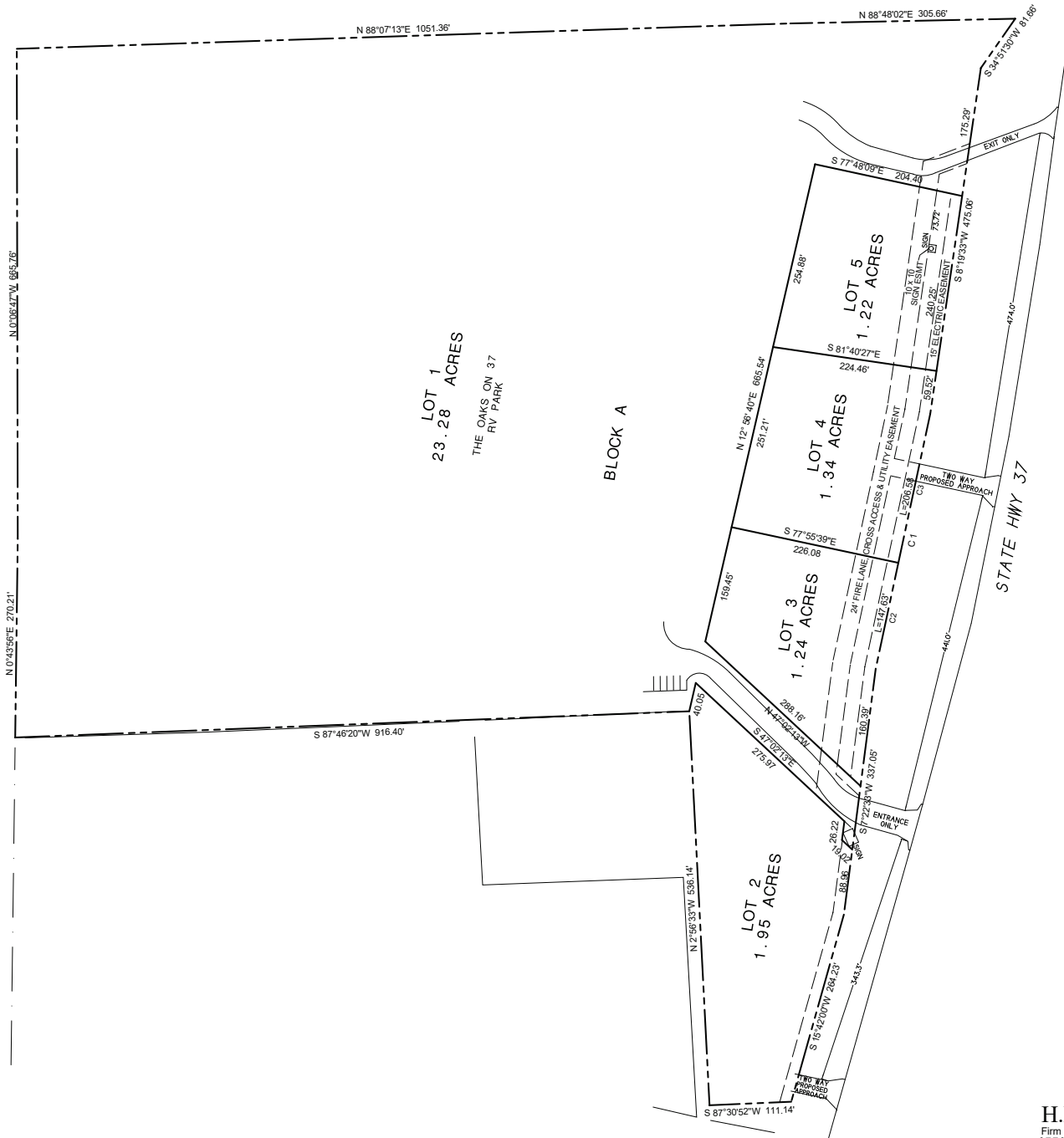
Currently Zoned: _____

Property Owner: I understand that submittal of an incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City may not approve my application or may set conditions on approval.



Property Owner Signature

Date



CURVE DATA TABLE						
Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	2718.13'	177.35'	354.21'	7°27'59"	353.96'	S 12°04'21" W
C2	2718.13'	73.83'	147.63'	3°06'43"	147.61'	S 9°53'45" W
C3	2718.13'	103.34'	206.58'	4°21'16"	206.53'	S 13°37'42" W

PRELIMINARY PLAT
 THE OAKS ON 37 ADDITION
 LOT 1-5, BLOCK A
 AN ADDITION TO
 THE CITY OF MOUNT VERNON
 FRANKLIN COUNTY, TEXAS
 PART OF THE
 ROBERT M. BAILEY SURVEY, ABSTRACT 40



SYMBOL LEGEND	
	Survey Line
	Easement
	Right of Way
	Proposed Road
	Proposed Bridge
	Proposed Structure
	Proposed Utility
	Proposed Fence
	Proposed Boundary
	Proposed Corner
	Proposed Monument

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE MAY 28, 2025
 SCALE 1" = 100' FILE # 20230046-FP
 CLIENT SEYMORE FRANZA

Zoning District	Lot Regulations				Yard Requirements (Minimum)					
	Min. Lot Area (sqft)	Min. Lot Width (ft)	Min. Lot Frontage (ft)	Max. Buildable Area (sqft)	Front (ft)	Side (ft)	Rear (ft)	Between Buildings (ft)	No Parking in Front First (ft):	Max. Driveway Width (ft)
Working Area Zones										
B-1	6,000 b	60 a		2400 a	20	10, RE 20	5, RE 20	30	10 c	
B-2	6,000 b	60 a		2400 a	20	5, RE 20	10, RE 20	30	25	
B-3	10,000	NR		NR	30	5, RE 20	10, RE 20	NR	30	
D-1	NR	NR	50	NR	30	5, RE 50	10, RE 50	NR	30	
D-2	2 acres	100	50	NR	30	10, RE 50	10, RE 50	NR	10, 20 RE	
Living Area Zones										
AG	2 acres	200	100	NR	50	20-20	30	30	NR	NR
R-1	1 acre	100	40	NR	40	6 - 10	20	30	NR	30
R-2 TH	1,600	22	22	NR	20	0*, 10	10	20	NR	20
R-2 SF	5,000	60	35	NR	10	6 - 10	10	20	NR	24
R-2 Du	10,000	80	35	NR	25	6 - 10	10	20	NR	24
R-3 TH	1,400	22	22	NR	20	0*, 10	10	20	NR	20
R-3 Plex	8,000	36	35	12000	20	0*, 10	10	30	NR	24
R-4	1st 3500, Addtnl. (1,500)	NR	50	NR	25	5 - 15	20	30	NR	24
Special Purpose Zones										
MU-TC									10 c	NA
PD	5 acres	b	b	b	b	b	b	b	20 c	b
CF	NA	NA	NA	NA	NA	NA	NA	NA		NA

DU = Dwelling Unit

NR = No requirement

NA = Not Applicable

RE = Next to residential property

* For interior townhomes

a = Applies only to residential uses in this zone

b = Determined by the developer and subject to approval by the planning and zoning commission and city council as part of the site development plan.

c = Unless providing on-street parking

Zoning District	Bulk Controls				Future Land Use								
	Max Height Limits (ft)	Max. Lot Cover (%) (All Bldg)	Max. DU/ Acre	Min. Lot Area Per DU (sqft)	Parks & Open Space	Res Est	Sub Res	Mix Res	Mix Use Cent	Instit	Low Int Com	High Int Com	Man, Ware, & Indus
B-1	30	70	NA	NA				x		x	x		
B-2	30	50	NA	NA						x	x		
B-3	100	70	NA	NA								x	x
D-1	50	70	NA	NA								x	x
D-2	100	NR	NA	NA									x
AG	40	NR		1 acre	x	x							
R-1	40	50	1	21,780		x				x			
R-2 TH	30	70	10	1,600			x	x					
R-2 SF	30	40	8	5,000			x	x					
R-2 Du	30	60	5	4,000			x	x					
R-3 TH	30	70	15	1,400			x	x			x		
R-3 Plex	30	70	16	3,000			x	x			x		
R-4	40	70	16	3,000				x			x	x	
MU-TC	30		16						x	x			
PD	60	b	b	b	x	x	x	x	x	x	x	x	x
CF	NA	NA	NA	NA	x	x		x	x	x	x	x	

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Community Business (B-2) District

A. INTENT

The B-2 Community Business district is a restricted business district comprised of businesses, professional service establishments, and retail stores that serve the daily shopping needs of the entire City area by being located adjacent to the state highway system. The regulations of this district are designed to permit the uses listed while protecting adjacent residential development by requiring the provision of pedestrian-scale amenities.

B. PRINCIPAL PERMITTED USES

- | | |
|---|--|
| i. Bus station | xxiv. Boats and other recreational vehicle sales, rentals, or service (large consumer goods) |
| ii. Church, rectory, or other places of worship | xxv. Book store |
| iii. Medical care facility, small | xxvi. Boutique |
| iv. Museums | xxvii. Brewpub & winery |
| v. Nursing, rest or convalescent home | xxviii. Camera, photography store |
| vi. Post office | xxix. Clothing/apparel repair shop |
| vii. Public parks & recreational use | xxx. Clothing/apparel store, large |
| viii. School, higher education institutions | xxxi. Club or lodge |
| ix. School, K-12, public/private | xxxii. Confectionery shop (retail) |
| x. Telephone exchanges/static transformer station | xxxiii. Data processing service |
| xi. Agriculture - feed/seed store | xxxiv. Day care facility, commercial |
| xii. Animal boarding, kennels, shelter | xxxv. Day care facility, residential |
| xiii. Answering service office | xxxvi. Department store |
| xiv. Antique shop (no outdoor display) | xxxvii. Employment agency |
| xv. Antique shop (with outdoor display) | xxxviii. Fine arts studio |
| xvi. Arts and crafts supply store | xxxix. Funeral home, mortuary |
| xvii. Automobile - car wash | xl. Grocery store, ≤10,000 sqft |
| xviii. Automobile - convenience/gas station | xli. Grocery store, >10,000 sqft |
| xix. Automobile - maintenance/service establishment, minor (oil) | xlii. Hardware store |
| xx. Bank and financial institution | xliii. Health club, fitness gym |
| xxi. Bar, lounge, tavern, or nightclub (associated with a restaurant) | xliv. Hotel |
| xxii. Bed-and-breakfast inn | xlvi. Insurance office |
| xxiii. Bicycle shop | xlvi. Jewelry Store |
| | xlvi. Key/locksmith shop |
| | xlvi. Lawn & garden shop (no outdoor display) |
| | xlvi. Lawn & garden shop (w/ outdoor display) |

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Community Business (B-2) District

B. PRINCIPAL PERMITTED USES, CONT.

- | | |
|--|---|
| i. Meat/seafood market (no processing) | lxxviii. Tutoring center |
| li. Medical appliance store | lxxix. Utility company office |
| lii. Multiple family residential with ground floor retail, restaurant, office use(s) | lxxx. Veterinary clinic (no outdoor pens) |
| liii. Multi-unit commercial development | lxxxi. Theater/cinema |
| liv. Music store | lxxxii. Tutoring center |
| lv. Offices - medical, dental, optical | |
| lvi. Offices - professional & administrative, small | |
| lvii. Offices - professional & administrative, large | |
| lviii. Pet grooming (no overnight stay) | |
| lix. Pet shop (no outdoor pens) | |
| lx. Pharmacy & related sales | |
| lxi. Photocopy/fax service facility | |
| lxii. Print shop | |
| lxiii. Protection service office | |
| lxiv. Radio or television studio | |
| lxv. Real estate development tract or field office | |
| lxvi. Research-and-development labs and facilities | |
| lxvii. Restaurant, small ≤2,000 sqft, no drive-through | |
| lxviii. Restaurant, large >2,000 sqft, no drive-through | |
| lxix. Retail commercial use, small ≤6,000 sqft | |
| lxx. Retail commercial use, large >6,000 sqft | |
| lxxi. Sewing machine sales & services | |
| lxxii. Skilled nursing home/rehabilitation | |
| lxxiii. Small scale specialty food and non-alcoholic beverage production and sale | |
| lxxiv. Storage units | |
| lxxv. Strip retail center | |
| lxxvi. Studio (broadcasting/recording) | |
| lxxvii. Theater/cinema | |

C. CONDITIONAL USES

- | |
|---|
| i. R.V. Park (short-term & long-term) |
| ii. R.V. Park (short-term) |
| iii. Antique shop (with outdoor display) |
| iv. Automobile - auto supply (w/o install) |
| v. Collection agency |
| vi. Commercial recreation facilities |
| vii. Firearm sales establishment |
| viii. Flea market (indoor only) |
| ix. Food truck park, minor |
| x. Furniture/appliance sales & service |
| xi. Outdoor vending machine |
| xii. Pet shop (outdoor pens) |
| xiii. Private park |
| xiv. Restaurants, large >2,000 sq. ft., with or w/o drive through service |
| xv. Restaurants, small ≤2,000 sq. ft., with drive-through service |
| xvi. Small-box discount store |
| xvii. Veterinary clinic (outdoor pens) |
| xviii. Wholesale sales |
| xix. Tractors and large farm equipment sales and service |

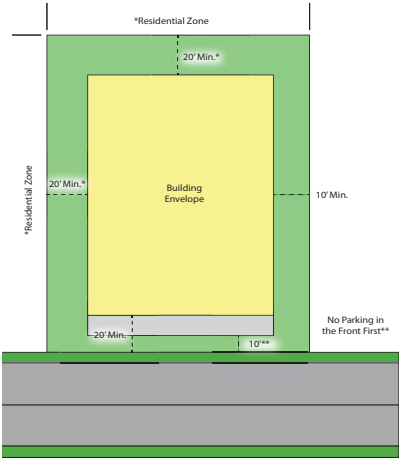
I	Purpose & Introduction
II	Zoning Districts
III	Use Standards
IV	Site Standards
V	Sign Regulations
VI	Definitions
VII	Administration & Enforcement
VIII	Changes & Amendments

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Community Business (B-2) District

E. DEVELOPMENT STANDARDS

Lot Size		
Minimum lot area:	NA	
Minimum lot width:	NA	
Minimum lot road frontage:		
Setbacks		
Minimum front yard setback:	20 ft	
Minimum rear yard setback:	5 ft, RE 20 ft	
Minimum side yard setback:	10 ft, RE 20 ft	
Bulk Controls		
Maximum building height:	30 ft	
Maximum Lot Coverage:	50%	
No Parking in the Front First:	10 ft	



RE = If the lot abuts a residential zone.
NA = Not Applicable.

Community Business (B-2) District

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