



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
May 21, 2018, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

I. PRELIMINARY MATTERS

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

II. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon minutes from April 16, 2018.
- B. Consider, discuss and act upon a recommendation to City Council regarding the Final Plat for TNT Place.

III. ADJOURNMENT

The Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney).

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972-782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Handicap Parking is available in the front and rear parking lot of the building.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted on May 18, 2018, by 6:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 18th day of May, 2018.



Sandra Green, City Secretary



I. Preliminary Matters

II. Items for Discussion and Possible Action



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR CALLED MEETING
April 16, 2018, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

I. PRELIMINARY MATTERS

- Chairman Bobby Bishop presided over the meeting which was called to order at 6:30 p.m. Commissioners, Kevin Adamson, Paul Kelly, Luke Ingram and Russell Chandler were in attendance. Lance Hudson (arrived later in the meeting) and Sara Jackson-Butler were absent. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; City Attorney, Alan Lathrom; and Council liaison, Craig Overstreet.
- Paul Kelly led the prayer and the pledges to the United States and Texas flags.

II. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a recommendation to City Council for an application requesting a change in zoning on approximately 0.3444 acres of land, more or less, from SF-1 - Single-Family 1 District Uses to PD - Planned Development District Uses for an Office Center with a Base Zoning District of O - Office District Uses Allowing One One-Story Building for Professional or General Administrative Office Uses. The property is generally situated at 311 Sycamore Street and is known as Lot OL 1 of the Gaddy Addition, and located in the W.B. Williams Survey, Abstract A952, of Farmersville, Collin County, Texas.
- Bobby Bishop opened the public hearing at 6:32 p.m. and ask if anyone was in attendance to speak for or against the item.
 - No one came forward.
 - Bobby Bishop closed the public hearing at 6:33 p.m.
 - Alan Lathrom indicated the request would limit the use to a one story office building for general office uses only.

- Motion to approve and forward recommendation to the City Council made by Paul Kelly
- 2nd to approve made by Russell Chandler
- All members voted in favor

III. Items for Discussion and Possible Action

A. Consider, discuss and act upon minutes from March 19, 2018.

- Motion to approve made by Paul Kelly
- 2nd to approve made by Kevin Adamson
- All members voted in favor

IV. WORKSHOP

A. Review, discuss and comment on a proposed Historic Preservation Ordinance draft.

- Ben White indicated the Main Street Manager, Reagan Rothenberger, was in attendance to answer any questions the Commission might have. He stated he wanted them to point out any changes they might like to see in the document.
- Commissioner Lance Hudson arrived at the meeting.
- Paul Kelly wanted to know why there was a need for the Ordinance.
- Reagan Rothenberger explained it preserves the National Registry area. The historical preservation ordinance would be mainly used to give the local government the ability to make sure the historical integrity of the buildings are not destroyed. The purpose of the ordinance is not to tell people what to do, but to keep people from destroying the facades of the buildings and exterior parts of the buildings. It is designed to keep the character of the downtown area.
- Bobby Bishop asked how the area the ordinance would be applied to would be determined.
- Reagan Rothenberger indicated there was a rough area talked about, but he stated he felt it should follow the National Registry areas.
- Paul Kelly asked about the statue in the park and wanted to know if some kind of plaque could be required that would explain the history of the monument. He also stated the buildings could have that on them as well.
- Reagan Rothenberger stated he would add that buildings be preserved for educational reasons in the document.
- Paul Kelly questioned how the City Manager would handle the position of the Preservation Officer.
- Ben White indicated that a staff member would do that along with their other duties.

- Bobby Bishop stated there would need to be another board for review as well.
- Reagan Rothenberger explained when one of the buildings downtown is neglected it hurts all of downtown.
- Paul Kelly asked if there were provisions in the City's current ordinances that would ensure that people take care of the buildings without having to approve the historical preservation ordinance.
- Alan Lathrom explained the historical preservation ordinance would require the building be maintained to his historical condition. This protects the character and history of the downtown area. The purpose is to protect the historical integrity. The City's current ordinances do not address the preservation of the history of the building.
- Paul Kelly suggested incorporating the preservation of the buildings into a smaller ordinance and then the City could amend it later as needed and as the City grows.
- Craig Overstreet asked if the Commission would look and discuss page 22, section 77.507 number 8 where it states "New buildings in the district should resemble the immediately surrounding historic structures in all of the above categories."
- Bobby Bishop stated the proposed ordinance came about because when the building burned downtown people were afraid of what would be built in its place.
- Alan Lathrom agreed with Bobby Bishop's statement and explained this ordinance would prevent people from bulldozing their building and constructing anything in its place. It would allow the downtown area to keep its historical appeal.
- Kevin Adamson asked if it would discourage people from buying property downtown.
- Reagan Rothenberger explained that he did not believe the proposed ordinance was that hindering and it would allow people to apply for variances.
- Alan Lathrom stated the City might be able to get into an interlocal agreement with another City that could help bridge the gap until we have someone who could be the Historic Preservation Officer.
- Paul Kelly also pointed out the document has the word "site" defined twice.

V. Adjournment

Meeting was adjourned at 6:58 p.m.

ATTEST:

APPROVE:

Sandra Green, City Secretary

Bobby Bishop, Chairman



SUBDIVISION APPLICATION FORM City of Farmersville, Texas

Please Type or Print Information

This form shall be completed by the Applicant and submitted to the City Secretary's Office along with 6 copies of the respective plat, fees, and all other required information.

In order for a completed package to be considered for a Planning and Zoning Board meeting all application materials will need to be turned into the City staff at least 3 weeks prior. The package will need to be technically complete 6 working days prior to the Planning and Zoning Board meeting.

The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.

The submission of plans/drawings, calculations, etc., along with this application, makes such items public record and the Applicant understands that they may be viewed and/or reproduced by the general public.

For a list of fees associated see the City of Farmersville Master Fee Schedule. Fees shall be collected for the purpose of defraying the costs of administrative, clerical, engineering, legal, planning, inspection, and other services deemed necessary to properly review and investigate plats and subdivision construction.

Exemptions to the platting process are listed in section 1.5 of the Subdivision Ordinance.

Subdivision Ordinance variances/ waivers may be granted by following the steps outlined in section 1.10 of the Subdivision Ordinance.

Public infrastructure requirements established by the respective code (example, International Fire Code) and interpreted by the code official may be appealed based on a claim of incorrect interpretation, code applicability, or equivalent methodology. Code requirements cannot be waived.

Place "X" or check mark in appropriate box. All answers must be "Yes" to submit application.

Pre-Application Requirements		
Yes	No	Requirement
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Attended Pre-Application Conference
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plat described by metes and bounds
<input type="checkbox"/>	<input type="checkbox"/>	Plat located with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part
<input type="checkbox"/>	<input type="checkbox"/>	Dimensions of plat and of each street, alley, square, park, or other part of the plat intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plat is located in Collin County
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plat is located in Hunt County
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plat is located within the City of Farmersville corporate limits or Extra-Territorial Jurisdiction (ETJ) limits

Subdivision Application Form

Place information in all spaces that apply. Depending on the situation some spaces may be left empty.

Property Owner Information	
Name	Cody + Lacy Phillips
Address	3764 CR 1102
City	Celeste
State	Tx
Zip	75423
Work Phone Number	
Facsimile Number	
Mobile Phone Number	(903) 651-1854
Email Address	codylacyphillips2008@gmail.com
Applicant/Responsible Party Information	
Name	
Address	SAME as OWNER
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Engineer Information	
Name	
Address	N/A
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Surveyor Information	
Name	David Apple, RPLS 5932
Address	402 S. Marrow
City	Blue Ridge
State	Tx
Zip	75424
Work Phone Number	(469) 667-3430
Facsimile Number	
Mobile Phone Number	
Email Address	rpls5932@yahoo.com

Subdivision Application Form

Place "X" or check mark in appropriate box indicating the **proposed** zoning districts comprising the land. Depending on the situation more than one box may be indicated. If zoning remains unaffected mark the same as above in the "Current Zoning Districts" table.

Proposed Zoning	
A	Agricultural District
SF-1	One-Family Dwelling District
SF-2	One-Family Dwelling District
SF-3	One-Family Dwelling District
2F	Two-Family Dwelling District
MF-1	Multiple-Family Dwelling District-1
MF-2	Multiple-Family Dwelling District-2
P	Parking District
O	Office District
NS	Neighborhood Service District
GR	General Retail District
C	Commercial District
HC	Highway Commercial
CA	Central Area District
I-1	Light Industrial District
I-2	Heavy Industrial District
PD	Planned Development District
<input checked="" type="checkbox"/>	Extra-Territorial Jurisdiction

Place "X" or check mark in appropriate box indicating the proposed use of the land. Depending on the situation more than one box may be indicated.

Use of Land and Buildings	
Housing Uses	
<input checked="" type="checkbox"/>	One Family Detached Dwelling
	One Family Attached Dwelling
	Zero Lot Line Dwelling
	Town Home
	Two Family Dwelling
	Multiple Family Dwelling
	Boarding or Rooming House
	Bed and Breakfast Inn
	Hotel or Motel
	HUD Code Manufactured Home
	Industrialized Housing
	Mobil Home


Use of Land and Buildings	
Educational And Institutional Uses	
	Art Gallery or Museum
	Cemetery or Mausoleum
	Church or Rectory
	College, University or Private School
	Community Center
	Convent or Monastery
	Fairgrounds or Exhibition Area
	Fraternity, Sorority, Lodge or Civic Club
	Home for Alcoholic, Narcotic or Psychiatric Patients
	Hospital Acute Care
	Hospital Chronic Care
	Historical, Religious, Charitable or Philanthropic Nature
	Kindergarten or Nursery
	Library
	Nursing Home or Residence for Aged
	School, Business or Trade and
	School, Public or Parochial
Transportation Related Uses	
	Airport, Landing Field or Heliport
	Bus Station or Terminal and
	Motor Freight Terminal
	Parking Lot Truck
	Parking Lot Structure Commercial
	Railroad Freight Terminal
	Railroad Passenger Station
	Railroad Track or Right-of-Way
	Railroad Team Tracks
Automobile Service Uses	
	Auto Glass, Muffler or Seat Cover Shop
	Auto Laundry
	Auto Parts and Accessory Sales
	Auto Parts and Accessory Sales
	Auto Painting or Body Rebuilding Shop
	Automobile Repair Garage
	Gasoline or Fuel Service Station
	New or Used Auto Sales in Structure
	New or Used Auto Sales Outdoor Lot
	Motorcycle or Scooter Sales and Repair
	Steam Cleaning or Vehicles or Machinery
	Tire Retreading or Capping
	Trailer, Cargo Sales or Rental
	Wrecking or Auto Salvage Yard

Subdivision Application Form

Use of Land and Buildings	
Agricultural Types Uses	
	Farm or Ranch
	Animal Pound
	Animal Clinic or Hospital
	Animal Clinic, Hospital or Kennel
	Greenhouse or Plant Nursery
Commercial Type Uses	
	Bakery Wholesale
	Building Material Sale
	Cabinet and Upholstery Shop
	Cleaning, Drying or Laundry Plant
	Clothing or Similar Light Assembly Process
	Contractors Storage or Equipment Yard
	Heavy Machinery Sales, Storage or Repair
	Lithographic or Print Shop
	Maintenance and Repair Service for Buildings
	Milk Depot, Dairy or Ice Cream Plant
	Manufactured House or Industrialized Homes Sales and Display
	Open Storage of Furniture, Appliances or Machinery, Etc.
	Paint Shop
	Petroleum Products, Storage and Wholesale
	Plumbing Shop
	Propane Storage and Distribution
	Storage Warehouse
	Trailer or Recreational Vehicle Sales or Display
	Welding or Machine Shop
	Wholesale Office Storage or Sales Facilities
Industrial Uses	
	Asphalt Paving Batching Plant
	Concrete Batching Plant
	Concrete Products Manufacture
	Light Manufacturing
	Sand and Gravel Storage
	Sand, Gravel, Stone or Petroleum Extraction

City of Farmersville Staff Only

(Applicant, do not mark in spaces below)

Description	Response
Name of City Staff Worker Receiving Application	
Fee Amount	\$ 1,000. ⁰⁰
Check Number	CK # 1303
Date Received	2-28-18
City Receipt Number	#009871
City Asset Account Number	

FAIR TEXAS TITLE GF# PL172114

AFTER RECORDING, RETURN TO:

Cody R. Phillips and Lacy G. Phillips
3181 Gunsmoke Dr
Farmersville, TX 75442

GENERAL WARRANTY DEED WITH VENDOR'S LIEN
(With Assignment of Lien to Third Party)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Effective Date: August 25, 2017

Grantor: WADE DOUGLAS ENGLAND, a single man, and AUBREY LYNN WALLER ENGLAND, a single woman

Grantee: CODY R. PHILLIPS and wife, LACY G. PHILLIPS

Grantee's Address: 3181 Gunsmoke Drive
Farmersville, TX 75442

Consideration: A promissory note of even date herewith in the principal amount of \$71,500 (the "Note") executed by Grantee and payable to the order of First United Bank and Trust Company ("Lender"), and other valuable consideration. The Note is secured by the vendor's lien retained herein to the extent of the Note proceeds for purchase money and by a deed of trust of even date herewith executed by Grantee to Greg Massey, Trustee for the benefit of Lender.

Property: The real property described in Exhibit "A" attached hereto; together with all buildings, fixtures and other real property improvements located on said real property; and the benefits and appurtenances on or appertaining to said real property and improvements.

GRANTOR:

WDE
Name: Wade Douglas England

STATE OF Iowa
COUNTY OF Taylor

This instrument was acknowledged before me on August 28th, 2017,
by Wade Douglas England.

My Commission Expires:
October 13, 2017

§
§
§
Heather Sano
Notary Public, State of ~~Texas~~ Iowa
Heather Sano
Notary's Printed/Typed Name



Exhibit "A"

All that certain lot, tract or parcel of land situated in the William Hemphill Survey, Abstract No. 448, Collin County, Texas, and being part of that tract of land described as Third Tract in a Deed to Rudolph Prikryl, Trustee as recorded in Volume 2418, Page 640, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

Beginning at a point for corner in the centerline of County Road No. 656, at the intersection of the North line of said Third tract and the Northwest line of a tract of land described in a deed to the City of Farmersville (hereinafter called Chaparral Trail) as recorded in volume 5201, Page 398 of the O.P.R.C.C.T., said city of Farmersville tract is the old Gulf Coast and Santa Fe Railway Company right of way;

Thence S. 55 deg. 01 min. 46 sec. W, with the northwest line of said Chaparral Trail, passing a 1/2" iron rod set for witness at a distance of 25.00 feet and continuing for a total distance of 1377.92 feet to a 1/2" iron rod set for corner;

Thence North passing a 1/2" iron rod set for witness at a distance of 746.60 feet and continuing for a total distance of 771.59 feet to a point for corner in the centerline of said road and being in the north line of said Third Tract;

Thence N. 89 deg. 04 min. 41 sec. E, along the centerline of said road, a distance of 1129.27 feet to the Point of Beginning and containing 10.00 acres of land more or less.

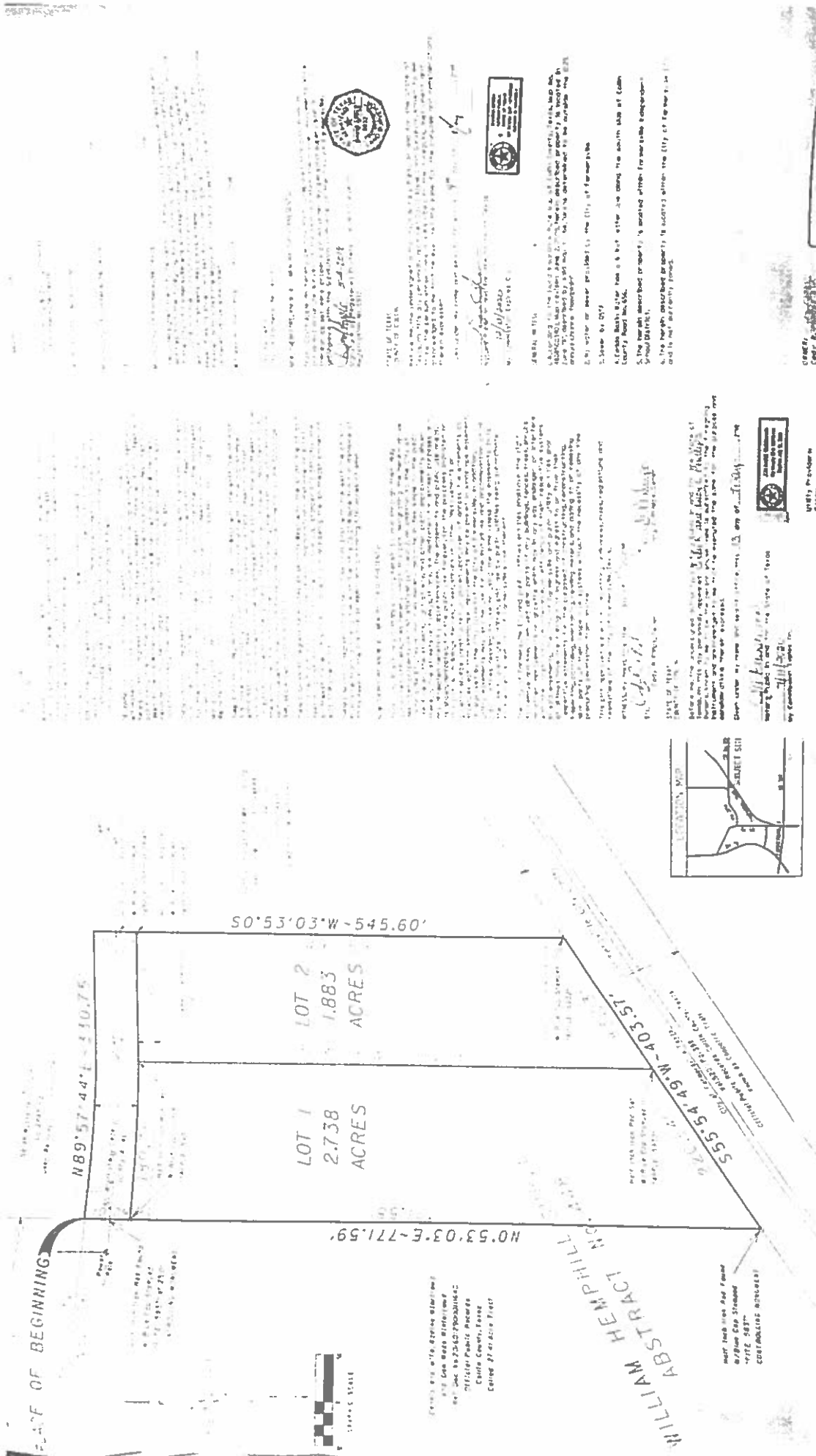
PL172114 GNDNVL 3rd Party Assignment (revised)

-5-



Filed and Recorded
Official Public Records
Stacy Kemp, County Clerk
Collin County, TEXAS
08/30/2017 01:38:03 PM
\$42.00 DFOSTER
20170830001166420

Stacy Kemp



PLAT PLACE

WILLIAM HEMPHILL

NO. 1 ABSTRACT

SECTION 36

SECTION 37

SECTION 38

SECTION 39

SECTION 40

SECTION 41

SECTION 42

SECTION 43

SECTION 44

SECTION 45

SECTION 46

SECTION 47

SECTION 48

SECTION 49

SECTION 50

SECTION 51

SECTION 52

SECTION 53

SECTION 54

SECTION 55

SECTION 56

SECTION 57

SECTION 58

SECTION 59

SECTION 60

SECTION 61

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SECTION 63

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SECTION 93

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SECTION 95

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SECTION 101

SECTION 102

SECTION 103

SECTION 104

SECTION 105

SECTION 106

SECTION 107

SECTION 108

SECTION 109

SECTION 110

SECTION 111

SECTION 112

SECTION 113

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SECTION 116

SECTION 117

SECTION 118

SECTION 119

SECTION 120

SECTION 121

SECTION 122

SECTION 123

SECTION 124

SECTION 125

SECTION 126

SECTION 127

SECTION 128

SECTION 129

SECTION 130

SECTION 131

SECTION 132

SECTION 133

SECTION 134

SECTION 135

SECTION 136

SECTION 137

SECTION 138

SECTION 139

SECTION 140

SECTION 141

SECTION 142

SECTION 143

SECTION 144

SECTION 145

SECTION 146

SECTION 147

SECTION 148

SECTION 149

SECTION 150

SECTION 151

SECTION 152

SECTION 153

SECTION 154

SECTION 155

SECTION 156

SECTION 157

SECTION 158

SECTION 159

SECTION 160

SECTION 161

SECTION 162

SECTION 163

SECTION 164

SECTION 165

SECTION 166

SECTION 167

SECTION 168

SECTION 169

SECTION 170

SECTION 171

SECTION 172

SECTION 173

SECTION 174

SECTION 175

SECTION 176

SECTION 177

SECTION 178

SECTION 179

SECTION 180

SECTION 181

SECTION 182

SECTION 183

SECTION 184

SECTION 185

SECTION 186

SECTION 187

SECTION 188

SECTION 189

SECTION 190

SECTION 191

SECTION 192

SECTION 193

SECTION 194

SECTION 195

SECTION 196

SECTION 197

SECTION 198

SECTION 199

SECTION 200

COPIES MUST BE KEPT IN THE OFFICE OF THE COUNTY ENGINEER FOR A PERIOD OF FIVE YEARS AFTER THE DATE OF RECORDING OF THIS PLAT. IF THE ORIGINAL PLAT IS DESTROYED, THE ENGINEER SHALL BE RESPONSIBLE FOR REPRODUCING THE SAME.

DATE: 12/15/2010

BY: [Signature]

PLAT NO. 12345

III. Adjournment