



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION AGENDA  
REGULAR SESSION MEETING  
August 20, 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. PUBLIC HEARING**

- A. Public hearing to consider, discuss and act upon a recommendation to the City Council regarding a text amendment to the Comprehensive Zoning Ordinance that will allow a "Banquet/Meeting Hall" use as an allowable use in the CA - Central Area District zoning classification subject to the approval of a Specific Use Permit.
- B. Public hearing to consider, discuss and act upon a recommendation to the City Council regarding a request to change the zoning on a lease space located on Block B, Lot 13a and 13b in the Farmersville Original Donation, which lease space is more commonly known as 101 Candy Street, Suite B, from CA – Central Area District uses to CA – Central Area District uses subject to a Specific Use Permit for operation of a banquet/meeting hall.
- C. Public hearing to consider, discuss and act upon a recommendation to the City Council regarding the Final Plat of the Briar Autoshop Addition, Lot 1, Block 1 or possibly being a Replat of the Neathery & Marble Addition, Lot 20B, Block 6.

**III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- A. Consider, discuss and act upon minutes from July 16, 2018.

- B. Consider, discuss and act upon a Final Plat for Farmersville 610 – Phase 1 (Camden Park - Phase 1).
- C. Consider, discuss and act upon a Final Plat for Farmersville 610 – Phase 2 (Camden Park - Phase 2).

**IV. 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 August 17, 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 17<sup>th</sup> day of August, 2018.**



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Sandra Green, City Secretary



## **I. Preliminary Matters**

## **II. Public Hearing**

- A. Public hearing to consider, discuss and act upon a recommendation to City Council regarding a text amendment to the Comprehensive Zoning Ordinance that will allow a "Banquet/Meeting Hall" use as an allowable use in the CA - Central Area District zoning classification subject to the approval of a Specific Use Permit.



**STAFF REPORT**  
**PLANNING & ZONING COMMISSION MEETING**

**Property Location:** N/A

**ETJ:** Yes   
No

**Subdivision:** N/A

**Lot:** N/A

**Block:** N/A

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**Applicant:** City of Farmersville

**Purpose of Application:** Possible Amendment the Comprehensive Zoning Ordinance

**Engineering Approval Letter Received:** Yes  No  N/A

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**Staff Information:** On August 14, 2018, staff brought before the City Council a request to review the option of changing the Comprehensive Zoning Ordinance to include Banquet/Meeting Hall uses in the CA – Central Area District subject to the approval of a Specific Use Permit (SUP).

The City Council gave direction to staff to present the amendment to the Planning & Zoning Commission for review and consideration.

*Automobile sales/leasing, new* means sales, rental, and/or leasing of new automobiles or light load vehicles, and may include, as accessory uses: automobile sales, used; automobile repair, major; and automobile storage.

*Automobile sales, used* means sales of used automobiles or light load vehicles.

*Bakery and confectioners works (retail)* means a place for preparing, cooking, baking, and selling of products on the premises.

*Bakery and confectioners works (wholesale)* means a place for preparing, cooking, baking, and selling of products intended for off-premises distribution.

*Banks, savings and loan, or credit union* means an establishment for the custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds.

*Banquet/meeting hall* means an establishment that is leased on a temporary basis before the day of the event by individuals or groups who reserve the facility to accommodate functions, including, but not limited to, banquets, weddings, anniversaries, receptions, business and organizational meetings, and other similar functions, to which the general public is not admitted. Such establishments may include kitchen facilities for the preparation of food or catering of food and areas for dancing, dining, and other entertainment activities that customarily occur in association with banquets, weddings, or receptions.

*Basement* means a building story which is partly underground, but having at least one-half of its height below the average level of the adjoining ground. A basement shall be counted as a story in computing building height.

*Barber shop/beauty salon and personal service shops* means establishments primarily engaged in providing services generally involved in the care of the person or his apparel including, but not limited to, barber and beauty shops, tanning salons, ear piercing shops, cosmetic tattooing shops, and reducing salons.

*Bed and breakfast inn* means an owner (or operator) occupied residence with up to five bedrooms available for overnight guests. A bed and breakfast inn may provide for guest stays up to 14 consecutive days, however, it shall not offer weekly rental rates. Kitchen and dining facilities may be included to provide meals for guests only; however, no food preparation shall be permitted in guest bedrooms. A bed and breakfast inn shall not include restaurants, banquet facilities, or similar services.

*Big box retail development* means any retail building for a single, primary tenant that exceeds 70,000 square feet in size. A big box retail development may contain multiple secondary tenants with interior access to the primary tenant space. A big box retail development may be freestanding or may be an in-line tenant in a larger center. The square footage of a big box retail development shall include all primary and ancillary uses with interior access to the primary tenant space including inventory storage, automotive repair, and open storage areas.

*Block* means an area enclosed by streets and occupied by or intended for buildings and is used as a term of measurement. The term "block" also means the distance along a side of a street between the nearest two streets which intersect the street on the side.

3.6.8 EDUCATIONAL, INSTITUTIONAL, AND PUBLIC USES

Zoning District Legend	Residential Districts										Non-Residential and Mixed-Use Districts					Use-Specific Regulations							
	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">P</td> <td style="text-align: center;">Permitted Use</td> </tr> <tr> <td style="text-align: center;">S</td> <td style="text-align: center;">Special Use Permit</td> </tr> <tr> <td style="text-align: center;"> </td> <td style="text-align: center;">Prohibited Use</td> </tr> <tr> <td style="text-align: center;">•</td> <td style="text-align: center;">Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</td> </tr> </table>	P	Permitted Use	S	Special Use Permit		Prohibited Use	•	Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	S	S	S	S	S	S	S	S	P	P	P	P	P		
P	Permitted Use																						
S	Special Use Permit																						
	Prohibited Use																						
•	Special Conditions Apply (see Section 3.9, Use-Specific Regulations)																						
Adult day care center	S	S	S	S	S	S	S	S	P	P	P	P	P	P									
Art gallery or museum																							
Banquet/meeting hall																3.9.4							
Cemetery or mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	S	S									
Church, rectory, or other place of worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P									
College, university or private school	S								P	P	P	P	P	P									
Day care center	S	S	S	S	S	S	S	P	P	P	S	S	S	S									
Fire station and public safety building	P	P	P	P	P	P	P	P	P	P	P	P	P	P									
Fraternal organization, lodge, or civic club	S								P	P	P	P	P	P									
Hospital																							
Nursing/convalescent home	S							S	S	S	S	S	S	S									
Post office, government and private									P	P	P	P	P	P									
Public building, shop or yard of local, state or federal government	S	S	S	S	S	S	S	S	S	S	S	S	S	S									
Rehabilitation care facility	S	S	S	S	S	S	S	S															
Rehabilitation care institution	S																						
School, private or parochial (primary or secondary)	P	P	P	P	P	P	P	P	P	P	P	P	P	P									
School, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P									
School, trade or commercial	S								P	P	P	P	P	P									



### **3.9.3 ANTENNA AND/OR ANTENNA SUPPORT STRUCTURE, NON-COMMERCIAL**

Amateur radio antennas and other transmitting and receiving devices of microwave or electromagnetic waves for broadcasting use shall not interfere with radio or television reception of adjoining property owners, and shall comply with all regulations of the Federal Communications Commission (FCC). In no case shall the height of such antennas exceed 40 feet and proper guy wire securement shall be followed. In no manner shall the use of such equipment infringe upon adjoining property owners. Roof-mounted satellite dishes in excess of 50 pounds shall be approved by a registered architect or professional engineer by written letter to the City Manager, prior to installation, stating the antenna stability and support and that such dish shall not extend more than six feet above the roof.

### **3.9.4 BANQUET/MEETING HALL**

- 1) Access to the lot on which the use is situated must be from an arterial or major collector street as identified on the city's Thoroughfare Development Plan.
- 2) The applicant shall submit a site plan and landscape plan in addition to any other plans that may be required by the city's ordinances, drawn to scale and sealed by a professional engineer or professional architect licensed by the State of Texas with the specific use permit application for consideration and approval by the planning and zoning commission and the city council.
- 3) Banquet or meeting halls may provide live or recorded entertainment, and, may serve catered meals and alcoholic beverages when the owner or operator holds the appropriate licenses and permits.
- 4) Banquet or meeting halls shall minimize disturbances to surrounding properties which includes restricting activities inside the structure or if located outside, no electronically amplified sound generated shall be audible at any time beyond the boundary of the property on which the facility is located.

### **3.9.5 BODY ART STUDIO**

- 1) Facilities offering tattooing, permanent or intradermal cosmetic services and body piercing must be licensed by the state and must meet all city environmental health requirements.
- 2) Body art studios as a primary or standalone use shall be required to obtain a specific use permit and shall be prohibited within 1,000 feet, as measured by a singular straight line, from any other body art studio, church, day care, residentially zoned district, or public or parochial school. The measurement for this distance requirement shall be in a straight line from the nearest property line of the lot where the body art studio is located without regard to intervening structures or objects, to the nearest property line of the lot where the church, day care, residentially zoned district, or public or parochial school is located. The 1,000 foot distance requirement may be reduced to 300 feet if the city council finds that issuance of the specific use permit would not be detrimental or injurious to the public health, safety or general welfare, or otherwise offensive to the neighborhood.

- B. Public hearing to consider, discuss and act upon a recommendation to City Council regarding a request to change the zoning on a lease space located on Block B, Lot 13a and 13b in the Farmersville Original Donation, which lease space is more commonly known as 101 Candy Street, Suite B, from CA – Central Area District uses to CA – Central Area District uses subject to a Specific Use Permit for operation of a banquet/meeting hall.**



**STAFF REPORT**

**PLANNING & ZONING COMMISSION MEETING**

**Property Location:** Main Street and Candy Street - 101 Candy Street, Suite B

**ETJ:** Yes   
No

**Subdivision:** Farmersville Original Donation

**Lot:** 13a and 13b

**Block:** B

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**Applicant:** Joyde Svoboda

**Purpose of Application:** Specific Use Permit for RSVP Event Center (Banquet/Meeting Hall)

**Engineering Approval Letter Received:** Yes  No  N/A

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**Staff Information:** On August 2<sup>nd</sup>, Ms. Svoboda applied for a Specific Use Permit for an Event Center. Her intent is to use the event center for weddings, meetings, luncheons, birthday parties, and other various events. (See attached letter)



CITY OF FARMERSVILLE  
SPECIFIC USE PERMIT APPLICATION

APPLICANT'S NAME: RSVP FARMERSVILLE, LLC.

APPLICANT'S ADDRESS: 1013 CANDY STREET

APPLICANT'S CONTACT NUMBERS: 972 672 0452 / 972-532-1234

NAME OF OWNER: JODYE SVOBODA

ADDRESS OF OWNER: 311 E SANTA FE ST., FARMERSVILLE

LOCATION OF PROPERTY: 1013 CANDY STREET

LEGAL DESCRIPTION OF PROPERTY:

LOT NO. 13A, 13B TRACT Original Donation BLOCK NO. B

PLAT N/A ADDITION: N/A

SURVEY: N/A NUMBER OF ACRES: .16 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: EVENT CENTER / EVENT VENUE

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:

\$1,000 Retainer Fee to be used for all expenditures in conjunction with the Specific Use Permit. Any amount remaining will be refunded to the owner as designated above.



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:

*Jody Swoboda*

Date: 8/1/18

SIGNATURE OF OWNER:  
(If not applicant)

*Doris Williams*

Date: 8-4-18

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.

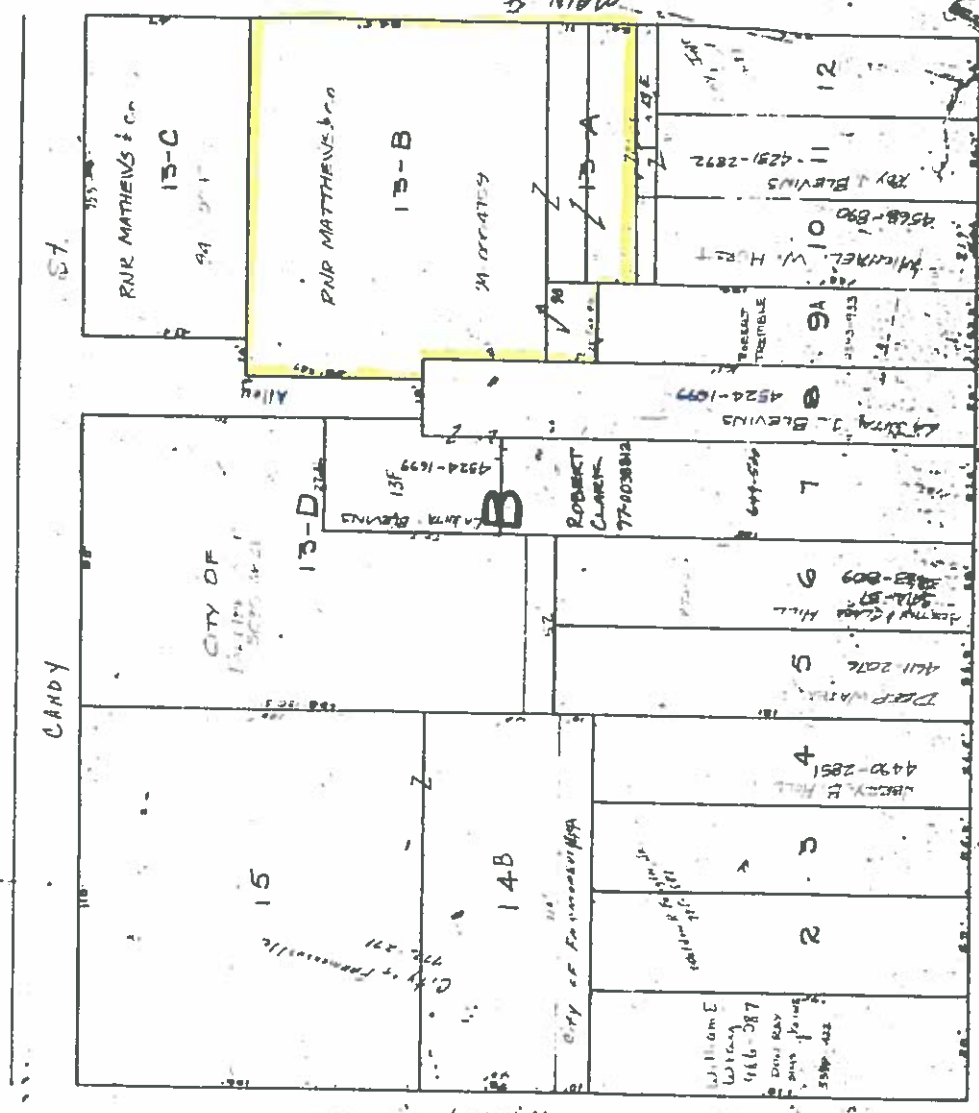
Original Grantee V. B. WILLIAMS  
 Pat. No. FOUR HUNDRED FIFTY  
 School District FARMERSVILLE  
INDEPENDENT

Block No. E City of FARMERSVILLE, Collin County, Texas  
 Assignee V. B. WILLIAMS  
 Certificate LIST CLASS  
 Road District ROAD DIST. NO. 8

Page No. 1/1

Volume No. 4 No.           
 Scale 2.5" = 1" = 25 FT Feet 1 Inch

EXHIBIT A



MCKINNEY ST

MAIN ST

CANDY ST

WASHINGTON ST

RSVP  
FARMERSVILLE  
*A Social Space*

August 2, 2018

To Whom It May Concern,

RSVP Farmersville is located at 101B Candy Street in the interior half of the former McCraw's Candy Kitchen. There will be approximately 3500sqft of usable warehouse space as well as about 1500sqft of outdoor patio/courtyard.

The planned use of RSVP Farmersville is as an event center (or Social Space, as I like to call it) available for rent to private parties, large and small. From Monday-Thursday, 9:00am-10:00pm and Friday-Sunday 9:00am-2:00pm, the space can be rented by the hour with a 2 hour minimum. There will be longer time blocks, 4:00pm-11:00pm, Friday-Sunday for larger events. Examples of the hourly gatherings would be meetings, luncheons, birthday celebrations, etc., while the other events might include wedding receptions, reunions, and corporate holiday parties.

There will be rules in place requiring security personnel at specific events and TABC licensed bartenders when alcohol is present.

If there are any further questions, please contact me at the number or email address below.

Thank You



Jodye Svoboda

972-532-1234

rsvpfarmersville@gmail.com

- C. Public hearing to consider, discuss and act upon a recommendation to the City Council regarding the Final Plat of the Briar Autoshop Addition, Lot 1, Block 1 or possibly being a Replat of the Neathery & Marble Addition, Lot 20B, Block 6.





**STAFF REPORT**  
**PLANNING & ZONING COMMISSION MEETING**

**Property Location:** SWC of Sid Nelson & U.S. Highway 380 (Audie Murphy Pkwy.)

**ETJ:** Yes   
No

**Subdivision:** Neathery & Marble Addition

**Lot:** Lot 20B      **Block:** 6

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**Applicant:** Adam & Nawa Briar

**Purpose of Application:**

**Engineering Approval Letter Received:** Yes  No  N/A

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**Staff Information:** See Engineer's Letter of Approval.



10 August 2018

Mr. Ben White, P.E., City Manager  
City of Farmersville  
205 S Main Street  
Farmersville, Texas 75442

RE: Adam Briar Autoshop  
Final Plat

Mr. White:

Revised Final Plat for the Adam Briar Autoshop has been submitted for review by the City of Farmersville. All previous comments have been addressed.

We recommend approval of the Final Plat at this time. Please contact us at 972-784-7777 if you should have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads "James M. Shankles, Jr." with a stylized flourish at the end.

James M. Shankles, Jr., P.E.  
DBI Engineers, Inc.

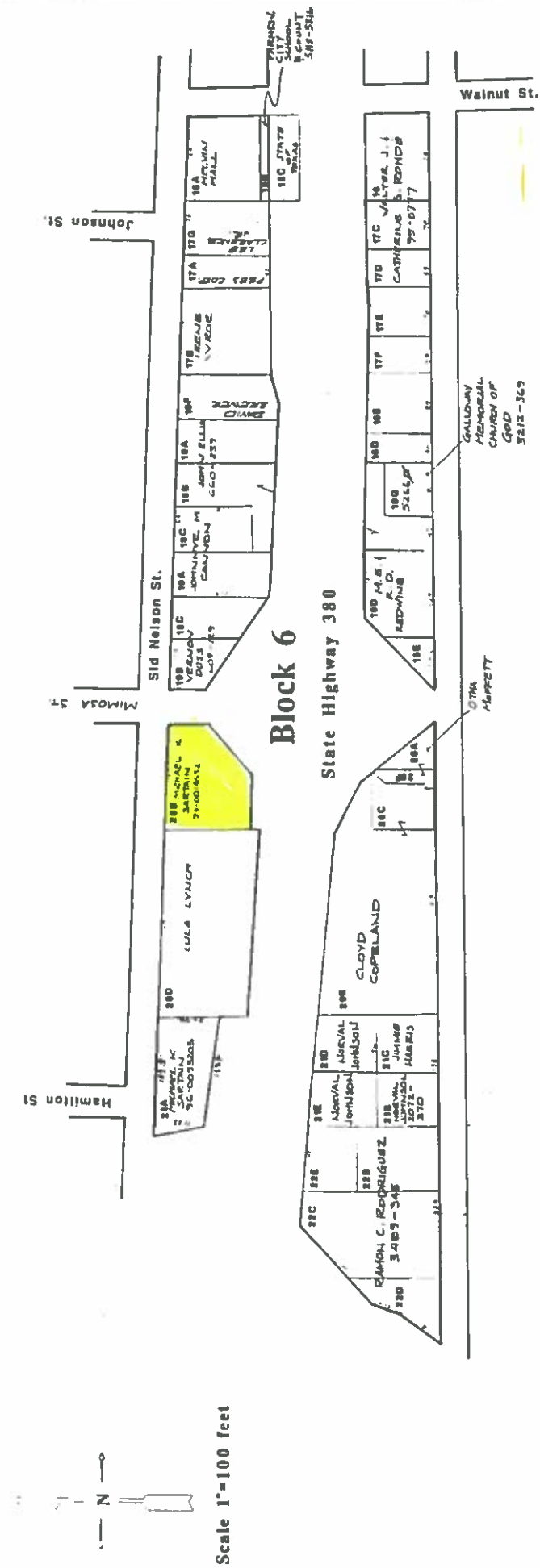


8/17/2018



1491

# Neathery & Marble Addition Of Farmersville



Acct # 1062

20140408000334270 04/08/2014 11:47:50 AM D1 1/3

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.

**GENERAL WARRANTY DEED**

**(Cash)**

THE STATE OF TEXAS     §  
  §  
  §  
COUNTY OF COLLIN     §

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, Michael K. Sartain, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto Yasin Rashid and Nawbahar A. Rashid herein referred to as "Grantee," whether one or more, the real property described as follows:

See Exhibit A Attached

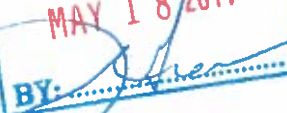
This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of COLLIN County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever, and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this date: April 7, 2014

  
\_\_\_\_\_  
Michael K. Sartain

**RECEIVED**  
**MAY 18 2017**  
BY: 

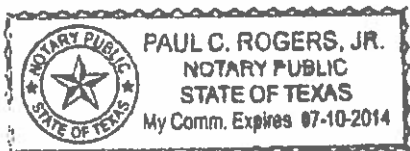
Grantee's Address:  
2212 Hildebrand Ct, Wylie TX 75098  
~~540 Mimosa Street, Farmersville, TX 75442~~

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged before me on April 7 2014, by Michael K. Sartain.



[Signature]  
Notary Name: Paul Rogers Jr  
State of: Texas  
County of: Collin  
Expires: 07-10-14

UNOFFICIAL

Exhibit A

BEING situated in the W. B. Williams Survey, Abstract No. 952 in Collin County, Texas and being Lot 20-B, Block 6 of the Neathery-Marble Addition to the City of Farmersville and being the tract of land that was conveyed to Miles Smith, et ux in Deed recorded in Volume 340, Page 84 of the Deed Records of Collin County, Texas, being more particularly described by metes and bounds to—wit;  
BEGINNING at an iron pin set at the Northeast corner of said lot same being the intersection of the South line of Sid Nelson Street and the West line of Mimosa Street;  
THENCE South 0 degrees 35 minutes East with the West line of Mimosa Street 63 feet to a wooden R.O.W. Marker;  
THENCE South 46 degrees 53 minutes West with the North R.O.W. line of US Hwy. 380, 101.1 feet to a wooden R.O.W. Marker;  
THENCE North 85 degrees 07 minutes 38 seconds West with said North R.O.W Line 19.6 feet to an iron pin set for corner;  
THENCE North 0 degrees 35 minutes West 125.34 feet to an iron pin set at the base of a corner post in the South line of Sid Nelson Street;  
THENCE East with said South line 153.77 feet to the place of beginning, containing 0.40 acres.

UNOFFICIAL



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
04/08/2014 11:47:50 AM  
\$30.00 DEATH  
20140408000334270

*Stacey Kemp*

### **III. Items for Discussion and Possible Action**



A. Consider, discuss and act upon minutes from July 16, 2018.



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

**I. PRELIMINARY MATTERS**

- Vice Chairman Sarah Jackson-Butler presided over the meeting which was called at 6:30 p.m. Commissioners, Lance Hudson, Luke Ingram, Rachel Crist, Russell Chandler and Paul Kelly were in attendance. Bobby Bishop was not present. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; and Council liaison, Craig Overstreet.
  
- Paul Kelly led the prayer and the pledges to the United States and Texas flags.

**II. REORGANIZATION OF COMMISSION**

**A. Election of Chairman**

**B. Election of Vice-Chairman**

**C. Election of Secretary**

- Motion to elect Paul Kelly as Chairman made by Sarah Jackson-Butler
- 2<sup>nd</sup> to approve made by Russell Chandler
- All members voted in favor
  
- Motion to elect Sarah Jackson-Butler as Vice -Chairman made by Paul Kelly
- 2<sup>nd</sup> to approve made by Russell Chandler
- All members voted in favor

- Motion to elect Russell Chandler as Secretary made by Paul Kelly
- 2<sup>nd</sup> to approve made by Sarah Jackson-Butler
- All members voted in favor

### **III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

A. Consider, discuss and act upon minutes from June 20, 2018.

- Motion to approve made by Paul Kelly
- 2<sup>nd</sup> to approve made by Russell Chandler
- All members voted in favor

B. Consider, discuss and act upon the Final Plat of the Pollard Addition, Lots 1-4, Block 1.

- Sandra Green explained the property was located in the City's Extra Territorial Jurisdiction (ETJ) and the family was subdividing in order to build houses. She also indicated it was reviewed by the City's Engineering Firm, DBI, and they recommended approval.

- Motion to approve made by Russell Chandler
- 2<sup>nd</sup> to approve made by Lance Hudson
- All members voted in favor

### **IV. ADJOURNMENT**

Meeting was adjourned at 6:36 p.m.

ATTEST:

APPROVE:

\_\_\_\_\_  
Sandra Green, City Secretary

\_\_\_\_\_  
Paul Kelly, Chairman

**B. Consider, discuss and act upon a Final Plat for Farmersville 610 - Phase 1  
(Camden Park Phase 1).**



**STAFF REPORT**

**PLANNING & ZONING COMMISSION MEETING**

**Property Location:** North of U.S. Highway 380 and west of CR 610

**ETJ:** Yes

No

**Subdivision:** Farmersville 610 – Phase 1

(Camden Park)

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**Applicant:** SHG Land Investments of Farmersville, Ltd.

**Purpose of Application:** to create 109 residential lots and 2 "x" lots of record

**Engineering Approval Letter Received:** Yes  No  N/A

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**Staff Information:** Applicant is finalizing all the infrastructure in the subdivision. The Final Plat is being presented for approval in order to prepare for filing at the County upon completion of all the necessary items required by the City's Ordinances.





C. Consider, discuss and act upon a Final Plat for Farmersville 610 – Phase 2  
(Camden Park Phase 2).





**STAFF REPORT**  
**PLANNING & ZONING COMMISSION MEETING**

**Property Location:** North of U.S. Highway 380 and west of CR 610

**ETJ:** Yes   
No

**Subdivision:** Farmersville 610 – Phase 2  
(Camden Park)

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**Applicant:** SHG Land Investments of Farmersville, Ltd.

**Purpose of Application:** to create 33 residential lots and 1 commercial “x” lot of record

**Engineering Approval Letter Received:** Yes  No  N/A

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**Staff Information:** Applicant is finalizing all the infrastructure in the subdivision. The Final Plat is being presented for approval in order to prepare for filing at the County upon completion of all the necessary items required by the City's Ordinances.

**OWNERS CERTIFICATE**

WE, THE UNDERSIGNED, THE CITY OF FARMERSVILLE, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. WE FURTHER CERTIFY THAT THE INFORMATION CONTAINED IN THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. WE FURTHER CERTIFY THAT THE INFORMATION CONTAINED IN THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. WE FURTHER CERTIFY THAT THE INFORMATION CONTAINED IN THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

HOW THE FUTURE OWNERS SHALL BE HELD BY THESE PRESENTS. I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED IN THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

STATE OF TEXAS  
 COUNTY OF BAYLOR  
 CITY OF FARMERSVILLE, TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 COUNTY OF BAYLOR  
 CITY OF FARMERSVILLE, TEXAS

STATE OF TEXAS  
 COUNTY OF BAYLOR  
 CITY OF FARMERSVILLE, TEXAS

RECOMMENDED FOR APPROVAL  
 APPROVED FOR CONSTRUCTION  
 ACCEPTED



**GENERAL NOTES:**  
 1. ALL CORNERS ARE MARKED WITH CORNER 40' IRON RODS.  
 2. FLOOD ELEVATION: HAVE BEEN THE F.B.A. FLOOD ELEVATION. THIS SURVEY IS SUBJECT TO THE F.B.A. FLOOD ELEVATION. THIS SURVEY IS SUBJECT TO THE F.B.A. FLOOD ELEVATION. THIS SURVEY IS SUBJECT TO THE F.B.A. FLOOD ELEVATION.

**LEGEND**

THIS IS A PUBLIC OR SPACE LAMBERT  
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**K&Z SURVEYING**

1700 WEST 11TH ST  
 DENTON, TX 76209  
 (817) 382-1111  
 FAX (817) 382-1112  
 www.kandzsurveying.com

NOTARY PUBLIC, BAYLOR COUNTY, TEXAS  
 CITY OF FARMERSVILLE, TEXAS

FINAL PLAT  
 FARMERSVILLE 610, PHASE 2  
 BEING 33 RESIDENTIAL LOTS & 1.37 LOT OUT OF 9.05  
 ACRES IN THE W.B. WILKINS SURVEY ABSTRACT NO. 982,  
 CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS.

## **V. Adjournment**