



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
March 18, 2019, 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 an act upon a recommendation to the City Council regarding the Final Plat of Camden Park Phase 3.
- B. Consider, discuss and act upon assigning a sub team to work on the development of the Martin Marietta site.
- C. Consider, discuss and act upon minutes from February 25, 2019.

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 March 13, 2019, by 6:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 13th day of March, 2019.



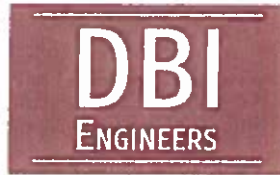
Sandra Green, City Secretary



I. Preliminary Matters

II. Items for Possible Discussion

- A. Consider, discuss an act upon a recommendation to the City Council regarding the Final Plat of Camden Park Phase 3.



13 March 2019

Mr. Ben White, P.E., City Manager
and Public Works Director
City of Farmersville
205 S Main St.
Farmersville, Texas 75442

RE: Camden Park Addition, Phase 3
Final Plat

Mr. White:

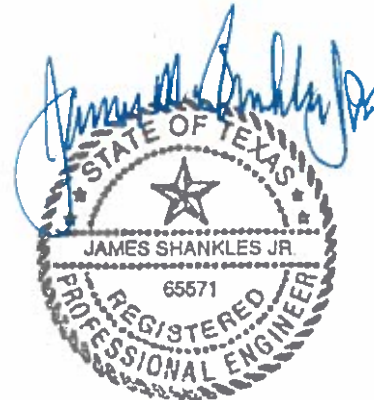
The above referenced plat has been reviewed according to the ordinances of the City of Farmersville. Comments sent to the surveyor have been addressed.

It is recommended that the final plat be approved. Please contact me if you should have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads "James M. Shankles, Jr. P.E.".

James M. Shankles, Jr. P.E.



13 March 2019



13 March 2018

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

RE: Camden Park Addition-Phase 3
Construction Plans

Mr. White:

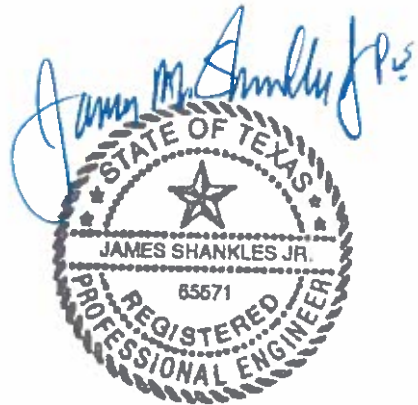
Revised construction plans for the Camden Park Addition Project Phase 3 have been submitted by Crannell Engineering for review by the City of Farmersville. All previous comments have been addressed.

We recommend approval of the Phase 3 construction plans at this time. Please contact us at 972-784-7777 if you should have any questions or need additional information.

Sincerely,

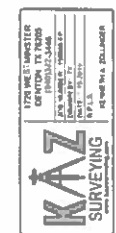
A handwritten signature in blue ink that reads "James M. Shankles, Jr." with a stylized flourish at the end.

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



13 MAR 2018

FINAL PLAT
CAMDEN PARK, PHASE 3
 BEING 133 RESIDENTIAL LOTS & 2 1/2" LOTS OUT OF
 29.34 ACRES IN THE J.C. BRANTLEY SURVEY,
 ABSTRACT NO. 100, PART OF COHEN COUNTY, TEXAS.



1728 WEST WINDSTREETER
 DALLAS, TEXAS 75210-3486
 JERRY W. KAZ, SURVEYOR
 LICENSE NO. 17653
 14-000000-0000000000

Camden Park Phase 3 Plat that is approved by the City of
 Dallas, Texas, on the 14th day of November, 2011.
 Mayor
 City Secretary

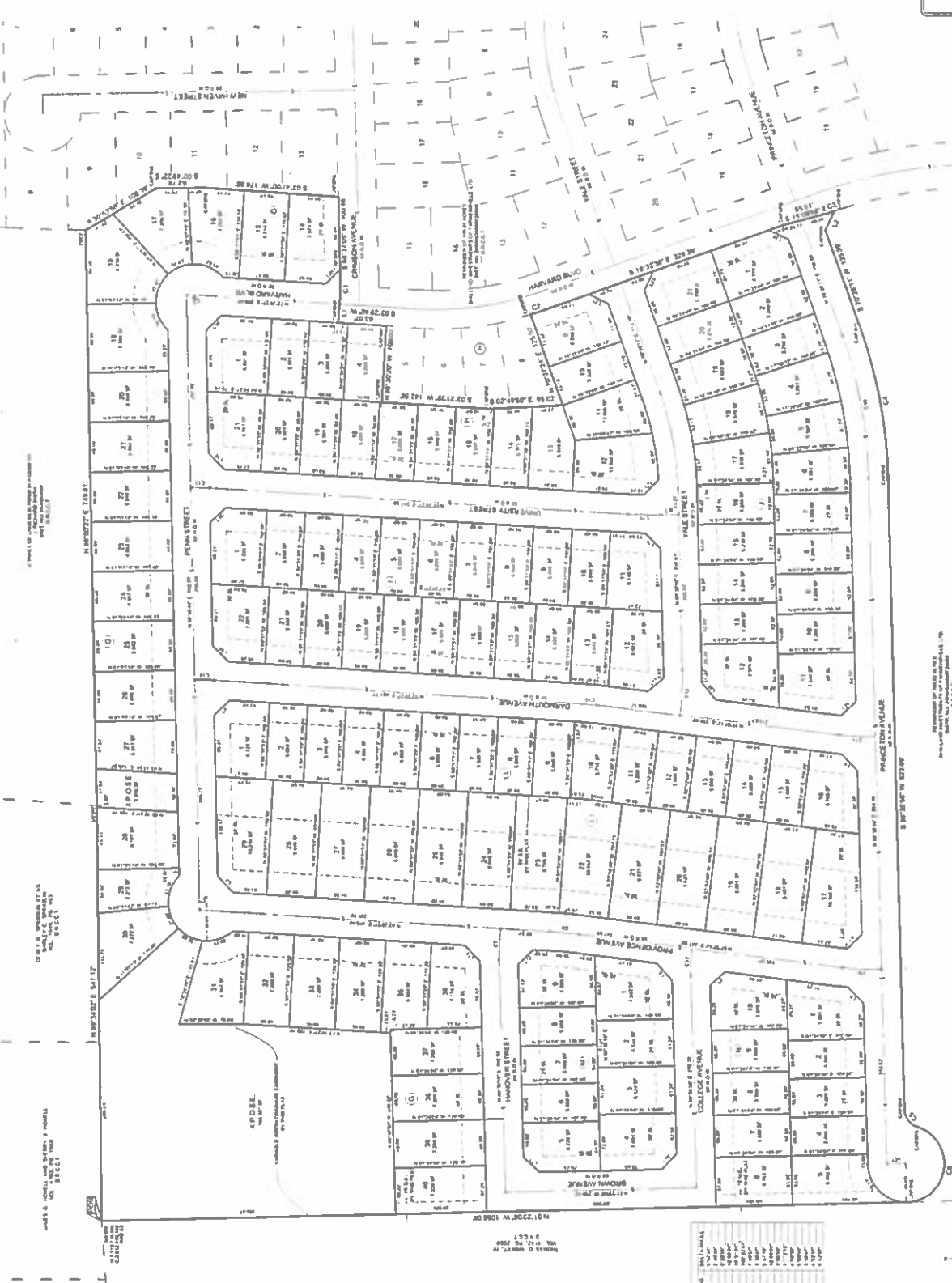
CONTRACTOR: CHAMBERLAIN SURVEYING & CONSULTING, INC.
 2005 W. W. W. BOULEVARD, SUITE 200
 DALLAS, TEXAS 75210
 PHONE: 972-81-8888
 FAX: 972-81-8888

OWNER: CHAMBERLAIN SURVEYING & CONSULTING, INC.
 2005 W. W. BOULEVARD, SUITE 200
 DALLAS, TEXAS 75210
 PHONE: 972-81-8888
 FAX: 972-81-8888

DATE OF THIS PLAT: 11/15/11

SCALE: AS SHOWN

LEGEND:
 A = RESIDENTIAL LOT
 B = 2 1/2" LOT
 C = OPEN SPACE
 D = DRIVEWAY
 E = UTILITY EASEMENT
 F = UTILITY EASEMENT
 G = UTILITY EASEMENT
 H = UTILITY EASEMENT
 I = UTILITY EASEMENT
 J = UTILITY EASEMENT
 K = UTILITY EASEMENT
 L = UTILITY EASEMENT
 M = UTILITY EASEMENT
 N = UTILITY EASEMENT
 O = UTILITY EASEMENT
 P = UTILITY EASEMENT
 Q = UTILITY EASEMENT
 R = UTILITY EASEMENT
 S = UTILITY EASEMENT
 T = UTILITY EASEMENT
 U = UTILITY EASEMENT
 V = UTILITY EASEMENT
 W = UTILITY EASEMENT
 X = UTILITY EASEMENT
 Y = UTILITY EASEMENT
 Z = UTILITY EASEMENT



GENERAL NOTES:
 1. ALL LOTS TO BE PLATTED SHALL BE CONVEYED BY DEED.
 2. THE CITY OF DALLAS HAS REVIEWED THIS FINAL PLAT AND HAS DETERMINED THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.
 3. THE CITY OF DALLAS HAS REVIEWED THIS FINAL PLAT AND HAS DETERMINED THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.
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Lot Area Summary Table

Lot No.	Area (sq. ft.)	Area (sq. m.)
1	1,200	0.11
2	1,200	0.11
3	1,200	0.11
4	1,200	0.11
5	1,200	0.11
6	1,200	0.11
7	1,200	0.11
8	1,200	0.11
9	1,200	0.11
10	1,200	0.11
11	1,200	0.11
12	1,200	0.11
13	1,200	0.11
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16	1,200	0.11
17	1,200	0.11
18	1,200	0.11
19	1,200	0.11
20	1,200	0.11
21	1,200	0.11
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34	1,200	0.11
35	1,200	0.11
36	1,200	0.11
37	1,200	0.11
38	1,200	0.11
39	1,200	0.11
40	1,200	0.11
41	1,200	0.11
42	1,200	0.11
43	1,200	0.11
44	1,200	0.11
45	1,200	0.11
46	1,200	0.11
47	1,200	0.11
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68	1,200	0.11
69	1,200	0.11
70	1,200	0.11
71	1,200	0.11
72	1,200	0.11
73	1,200	0.11
74	1,200	0.11
75	1,200	0.11
76	1,200	0.11
77	1,200	0.11
78	1,200	0.11
79	1,200	0.11
80	1,200	0.11
81	1,200	0.11
82	1,200	0.11
83	1,200	0.11
84	1,200	0.11
85	1,200	0.11
86	1,200	0.11
87	1,200	0.11
88	1,200	0.11
89	1,200	0.11
90	1,200	0.11
91	1,200	0.11
92	1,200	0.11
93	1,200	0.11
94	1,200	0.11
95	1,200	0.11
96	1,200	0.11
97	1,200	0.11
98	1,200	0.11
99	1,200	0.11
100	1,200	0.11

DEED CERTIFICATE

As the undersigned are parties of good faith and being entitled to such County, Texas, and being subject to the Public Records Act, the undersigned hereby certify that the above described premises are the property of the undersigned and are not subject to any other claim or interest in said premises...

- THE S&W TRACT, 20 ACRES, TRACT 1, 1/4 SECTION 34, T11N, R11E, S11W, COUNTY OF TARRANT, TEXAS.
THE S&W TRACT, 20 ACRES, TRACT 2, 1/4 SECTION 34, T11N, R11E, S11W, COUNTY OF TARRANT, TEXAS.
THE S&W TRACT, 20 ACRES, TRACT 3, 1/4 SECTION 34, T11N, R11E, S11W, COUNTY OF TARRANT, TEXAS.
... (repeating similar descriptions for multiple tracts)

CONVEYING DECLARATION

WHEREAS, the undersigned, LINDA M. WILSON, has been the owner of the above described premises since the date of her acquisition thereof, and she is now conveying the same to the undersigned...

The undersigned hereby certifies that the above described premises are the property of the undersigned and are not subject to any other claim or interest in said premises...

Witness my hand and seal of office this 14th day of _____, 2019.

STATE OF TEXAS
COUNTY OF TARRANT

NOTARY PUBLIC FOR THE STATE OF TEXAS
My Commission Expires on _____

STATE OF TEXAS
COUNTY OF TARRANT

NOTARY PUBLIC FOR THE STATE OF TEXAS
My Commission Expires on _____

STATE OF TEXAS
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NOTARY PUBLIC FOR THE STATE OF TEXAS
My Commission Expires on _____

STATE OF TEXAS
COUNTY OF TARRANT

NOTARY PUBLIC FOR THE STATE OF TEXAS
My Commission Expires on _____

Camden Park Phase 2 Plat filed to support the plat for the City Council of the City of Farmersville, Texas.
Name:
City Secretary

1201 WEST LAMAR BLVD
DEFINITION 1175205
PROPERTY ID:
COUNTY:
CITY:
STATE:
ZIP:
K&Z SURVEYING
1175205
K&Z SURVEYING
1175205

STATE OF TEXAS
COUNTY OF TARRANT
NOTARY PUBLIC FOR THE STATE OF TEXAS
My Commission Expires on _____

STATE OF TEXAS
COUNTY OF TARRANT
NOTARY PUBLIC FOR THE STATE OF TEXAS
My Commission Expires on _____

FINAL PLAT
CAMDEN PARK, PHASE 2
BEING 135 RESIDENTIAL LOTS, 6.2 ACRES, LOTS OUT OF 20.34 ACRES IN THE J.C. BRANTLEY SURVEY, ABSTRACT NO. 114, CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS.

- B. Consider, discuss and act upon assigning a sub team to work on the development of the Martin Marietta site.

C. Consider, discuss and act upon minutes from February 25, 2019.



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
SPECIAL SESSION MEETING
FEBRUARY 25, 2019, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

I. PRELIMINARY MATTERS

- Chairman Paul Kelly presided over the meeting which was called at 6:30 p.m. Commissioners Lance Hudson, Luke Ingram, Jim Hemby, Rachel Crist, Russell Chandler and Wyatt McGuire were in attendance. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; Council liaison, Mike Hurst; and City Attorney, Alan Lathrom.
- Jim Hemby 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 the City Council regarding an application requesting a change in zoning on approximately 2.484 acres of land, more or less, in the W.B Williams Survey, Abstract A 982 and the D. J. Jaynes Survey, Abstract A 471, of Farmersville, Collin County, Texas, from C – Commercial District uses to MF-2 – Multifamily Residence – 2 District uses. The property is located generally on the north side of Audie Murphy Parkway (U.S. Highway 380) in an area that is east of Raymond Street, also known as 303 Raymond Street, Kings Ridge One Addition, in Farmersville, Collin County, Texas.
- Paul Kelly opened the public hearing at 6:31 p.m. and asked if there was anyone in attendance that wanted to speak in favor of the item.
 - No one came forward, so Paul Kelly asked if anyone wanted to speak against the rezoning request.
 - Mike Goldstein who resides at 1453 N. Highway 78 stated he owns the property on the west side of Raymond Street. He stated he does not understand how the applicant would place 48 apartment units without the

- proper access to roads. He stated he would not give up any of his land to widen the road for this project.
- Chad Dillard who lives at 152970 County Road 617 explained he owns property to the west on Water Street and he hoped the land would stay commercial in that area. He believes if it is rezoned it would hurt the area which he believes is prime commercial property.
 - John Cooper who lives at 307 Wilcoxson stated he owns the three buildings off of Raymond Street by the Sonic. He is concerned that many cars cannot adequately be serviced on Raymond Street because it is so narrow. He also asked if improvements to Waters Street would be required because it is only a gravel road.
 - Blake Mounger who resides at 1509 Highway 78 stated he has property to the north and the west that is all zoned commercial. He sees a problem down the road if this property is rezoned the residents would not want commercial next to them.
 - Paul Kelly asked if anyone else wanted to speak for or against the rezoning request. No one came forward so he closed the public hearing at 6:38 p.m.
 - Wyatt McGuire asked when the City's Master Plan was created that zoned the property commercial.
 - Alan Lathrom stated it was in 2014. He also explained the Comprehensive Plan shows mixed use for this area, but we do not have Ordinance's in place to adequately address mixed uses. He indicated the straight MF – 2 zoning could have up to 24 units per gross acre, so on this property they could have up to 59 units. The apartment complex could be four stories tall or 55 feet in height. He explained they would still be required to meet all the setback requirements and those would be checked when they submitted a site plan for review.
 - Paul Kelly stated he was not in favor of the rezoning request because of the opposition that was presented by nearby property owners. He also stated the applicant was not in attendance to fight for his case.
 - Russell Chandler stated he agreed with the property owners that the property could be a prime commercial area in the future.
 - Motion to deny rezoning change made by Lance Hudson
 - 2nd to approve made by Russell Chandler
 - All members voted in favor

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss an act upon a recommendation to the City Council regarding the Winterrowd 2194 Addition Final Plat of Lots 1-3, Block 1.
- Nadine Winterrowd stated the property that is being split does not touch the Chaparral Trail.

- Wyatt McGuire asked Mrs. Winterrowd what their intentions were for the property.
- Nadine Winterrowd explained they are going to utilize it for family or sell the lots.
- Wyatt McGuire asked about the uses that would be allowed since the property is in the City's extraterritorial jurisdiction (ETJ).
- Alan Lathrom indicated they could use the property however they wanted because they are in the county and there is no zoning. He explained the lots are over one acre so they would utilize on-site septic systems.
- Nadine Winterrowd stated they had deed restrictions on the property that put limitations on what can be placed on the lots.
 - Motion to approve made by Jim Hemby
 - 2nd to approve made by Lance Hudson
 - All members voted in favor

B. Consider, discuss and act upon minutes from January 28, 2019.

- Motion to approve made by Wyatt McGuire
- 2nd to approve made by Russell Chandler
- All members voted in favor

IV. ADJOURNMENT

Meeting was adjourned at 6:47 p.m.

ATTEST:

APPROVE:

Sandra Green, City Secretary

Paul Kelly, Chairman

III. Adjournment