



**FARMERSVILLE CITY COUNCIL
REGULAR SESSION MINUTES
For
July 27, 2021, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Mayor Wiebold called the meeting to order at 6:04 p.m. Council members Craig Overstreet, Ted Wagner, Lance Hudson, Terry Williams and Mike Henry were in attendance. City staff members Ben White, Sandra Green, Paula Jackson, Rick Ranspot, Kim Morris, Michael Sullivan, Daphne Hamlin and City Attorney Alan Lathrom were also present.
- Prayer was led by Councilmember Craig Overstreet followed by the pledges to the United States and Texas flags.
 - Announcements
 - Calendar of upcoming holidays and meetings.
 - "Texas Freeze Prepared Tantalus Customer for Summer Heatwave" article praising Farmersville for their innovative use of smart meters capabilities during winter storm.
 - Ben White said the article explained how our smart meters were used in an innovative way when conducting rolling blackouts.
 - The city is still accepting applications to fill vacant board seats.
 - Proclamation for National Health Center Week
 - Mayor Wiebold read the Proclamation and presented it to a Health Care Worker

II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEMS)

- No one came forward to speak.

III. CITIZEN COMMENTS ON MATTERS NOT ON AGENDA

- Savanah Snyder stated she lives at 650 W. Audie Murphy Parkway. She just wanted to thank the City Council and all the board members for their hard work and dedication to the city.
- Regina Fryman, Chair of the City Amenities Board, gave a report from the board. She said the Senior Citizens Center has been cleaned on the surface, but still needs a deep cleaning. She explained they have scheduled an open house on September 18, from 2:00 p.m. to 4:00 p.m. She is working on the flyer that will go into the utility bills this month. CBTX Bank in Farmersville has offered to help, as well as, Lexington Medical Lodge. She spoke with John Kannelis and they should have an article in the paper next week regarding the event.
- Randy Smith, who resides at 508 County Road 610, said he spoke to Ben White about issues with Collin Parkway construction. He said the concrete culvert and where the water comes out is a total mess. He explained water stands at County Road 610 and is causing erosion and decaying of a utility pole on their property. He said the other problem is at the northwest corner of U.S. Highway 380 and County Road 611 where they decided to move dirt onto their property. He is asking for the dirt to be removed because it is on private property.

IV. CONSENT AGENDA

Items in the Consent Agenda consist of non-controversial or “housekeeping” items required by law. Council members may request prior to a motion and vote on the Consent Agenda that one or more items be withdrawn from the Consent Agenda and considered individually. Following approval of the Consent Agenda, excepting the items requested to be removed, the City Council will consider and act on each item so withdrawn individually.

- A. City Council Minutes for 6-22-21
- B. City Council Minutes for 7-13-21
- C. City Financial Report
 - Motion to approve made by Craig Overstreet
 - 2nd was made by Mike Henry
 - All council members voted in favor

V. INFORMATIONAL ITEMS

These Informational Items are intended solely to keep the City Council apprised of the actions and efforts of the various boards and commissions serving the City of Farmersville. Council members who serve as a liaison to a particular board or

commission may report to the City Council regarding that body's most recent and/or upcoming meetings and activities. Council members may also deliberate and/or request further information or clarification regarding any one or more of the items contained in this provision. City Council approval of, or action on, these items is not required or requested. **Matters that require City Council action shall be considered and acted on only if an item related thereto is included in the Consent Agenda or the Regular Agenda.**

Consideration and discussion regarding the following matters, minutes and reports, which consideration and discussion may also include or pertain to individual items and projects set forth in such matters, minutes and reports, as well as related background information and plans for future completion, performance or resolution as may be necessary to understand such individual items and projects and the City's related operation:

- A. City Amenities Board
 - 1. Possible Council Liaison Report
- B. Farmersville Community Development Board (Type B)
 - 1. Possible Council Liaison Report
- C. FEDC Farmersville Economic Development Board (Type A)
 - 1. Minutes
 - 2. Possible Council Liaison Report
 - Terry Williams stated Ben White came to the meeting and asked them about possibly using the land under the water tower on Bob Tedford Drive for parking big trucks instead of parking on the road. He said he would have to get the businesses to agree to pay for it before we can move forward. He explained Greg Last had another economic training for the board.
- D. Main Street Board
 - 1. Possible Council Liaison Report
- E. Parks & Recreation Board
 - 1. Possible Council Liaison Report
 - Ted Wagner stated the board discussed possible new board members.
- F. Planning & Zoning Commission
 - 1. Minutes
 - 2. Possible Council Liaison Report
 - Lance Hudson said they approved zoning from Commercial to PD – Planned for apartments on Harvard Drive. He said they also approved 12 acre highway commercial for apartments and approved the concept

plan and preliminary plat for Camden Phase 4 along with a final plat for an RV Park.

G. TIRZ Board

1. Possible Council Liaison Report

H. City Manager's Verbal Report

- Update on Nelson Bros. Concrete
 - Ben White said he has continued to meet with David Sheffield and Walt Huffinton. They have turned in a draft version of the zoning paperwork to Sandra Green and they are working on the site plan and stuff for the Specific Use Permit. He has heard they are planning a second plant and a maintenance barn and he has seen the truck count grow. The paperwork has been executed for the Texas Comptroller's Office regarding sales tax coming to Farmersville. They have completed some items around the eight foot wall, but they have to move a water line to complete it. Then, they are going to paint everything to match. He said he has to issue a certificate of occupancy for the operations building after all the zoning issues have been met and they have to complete the performance criteria.
 - Mike Henry asked if he is going to issue a certificate of occupancy for the operations building before they finish it.
 - Ben White said we will issue the certificate of occupancy based on our requirements and then they will finish that. They will come in and request a permit and we will conduct inspections on the building that has already been erected.
 - Mike Henry asked if the city was going to issue a certificate of occupancy before the building was complete.
 - Ben White indicated we would not.
 - Mayor Wiebold said he asked Nelson Bros. Ready Mix for a schedule of completion dates.
 - Ben White said they are going to give us dates for the items they have control over. He said he will send those dates to Council once received.
- Update on Enterprise Leasing
 - Ben White said there is a semi-conductor chip shortage going on for all vehicles. Overall, volume of vehicles will be reduced from six to twelve months. He said we buy a vehicle at a consistent government rates and it helps our program. He said Enterprise believes we will only see an increase of 3% for

government vehicles over the next few years. He said we have received one truck, but it happened to be the one truck we needed the least. All three public works trucks and the electric truck have been ordered and cancelled several times. He said we have a total of twelve trucks in the program and we have received one.

- Update on food truck ordinance
 - Ben White said he and Alan Lathrom meet on a weekly basis and the food truck and pop up vendors have been discussed. He said Alan Lathrom is currently working on a draft ordinance.
 - Alan Lathrom said we have to deal with zoning first.
 - Ben White said when we present the ordinance we will be asking for guidance as to where the vendors can be located within the city.

VI. PUBLIC HEARING

A. Public hearing to consider, discuss and act upon a recommendation from the Planning & Zoning Commission and Ordinance #O-2021-0727-001 regarding an application requesting a change in zoning on approximately 4.137 acres of land, more or less, from C – Commercial District Uses to PD – Planned Development District Uses with a base zoning designation of MF-2 – Multifamily Residence-2 District Uses for an apartment complex. The property is generally situated at 1904 Harvard Blvd., and located in the Murphy's Crossing Addition, Phase II, Lot 9, out of the W.B. Williams Survey, Abstract A-952, of Farmersville, Collin County, Texas.

- Mayor Wiebold opened the public hearing at 6:34 p.m.
- Sam Satterwhite said he is the Director of Governmental Relations with Engineering Concepts in Wylie, Texas. He indicated they are requesting a zoning change from Commercial to PD – Planned Development for MF-2. He said the ordinance states that if they are accomplishing a special purpose for the district they could request a PD – Planned Development for property that is less than five acres. He stated they are reducing the density from what the zoning ordinance allows from 96 units to 72 units. Our client chose Farmersville because of the growth potential, school district and because the comprehensive plan and thoroughfare map were well planned out. He said they are proposing one bedroom and two bedrooms for \$1,000.00 or \$1,200.00 per month. He stated they have to build quality to keep up with the market. He described the location of the property and said they believe the project would complement the commercial growth that is coming. He said Palladium Apartments is at

100% occupancy with a wait list. The Comprehensive Plan calls for mixed use zoning in this area and mixed use is defined as retail, commercial uses, apartments and condominiums, businesses parks hotels, entertainment centers, service and office uses. He said the site plan they are suggesting has three buildings and the complex will be competitive to Palladium Apartments. The office will have a staff of five full time members. He stated the complex will also have a workout area, playground, coffee bar, common area, pool, barbeque area and dog park. He indicated they may need to remove the dog park for a detention area if code requires that. They are proposing 133 parking spaces and only 132 are required. He said his client is committed to excellence and to demand the rents you have to build it to a certain standard. He said the complex will be 100% masonry and have covered parking, but they will limit it to three stories and it will be a market rate project. He said the economic impact for the city would be \$120,000.00 a door construction project, so you are looking at \$8.6 million in total cost. He said immediately after completion it will be number one tax payer for the city. It would bring about \$61,000.00 to the city and approximately \$98,000.00 to the school district in taxes. One of the areas of concern last time from the Planning & Zoning Commission and City Council was sewer capacity. He said the City Manager explained the city is currently at 40% capacity. He explained that if another pump for the lift station is needed they will provide that. Also, there was a concern that the client does not have enough experience with multifamily developments. He said our client is going to hire a full time staff to run the project. He indicated another concern was that some felt the project would be taking up valuable retail property. Since it is not on directly on the frontage of U.S. Highway 380, they would argue that it is not a great retail site. He said that there was also concern regarding the traffic and density. He said they would argue that Bob Tedford Drive connects to U.S. Highway 380 and people will turn west from there. He mentioned that most people would go to the stop light on Collin Parkway to turn east. He stated they reduced the density and that removed a total of thirty-two cars off the street. Mr. Danna, who is selling the property, did conduct a traffic impact analysis and it showed the proposed site does not recommend any traffic enhancements. He said the client believes in the community and it will be a Class-A complex that Farmersville can be proud of.

- Brad Danna, who resides at 35 Woodland Shores Drive, Grosse Point, Michigan, said he is representing his uncle, Nick Danna, who is selling the property. He said he is part owner of the JD Russell Company, Durra Edge and Penvesco which have operated in Farmersville for nearly 30 years. He

stated in 1993, what is now the 380 Industrial Park was an abandoned, foreclosed 40 acre development. In agreement with Farmersville their team took on the land balance of water, sewer, and pavement. He explained that in two years that fulfilled all their promises to the city. He said in 2002 and 2003 the FEDC asked his uncle to acquire 40 acres that were to become Murphy's Crossing because the city did not want an undesirable mobile home park on U.S. Highway 380 and County Road 611. He said within four years platting, land balance, sewer, water mains and pavement were completed with the first business shortly erected. He explained that Murphy's Crossing has brought several businesses to Farmersville. In 2008, the city needed property for the west water tower and they gave it to the city at cost. He said the bottom line is the company wants the best for Farmersville and his family has made multi-million dollar investments in the city. He is afraid if the City Council passes on this deal they will set a precedent that will make young people move to other cities. They are asking Council to vote in favor of the zoning request.

- Alisha Moss, who lives on County Road 616, explained she is a Farmersville real estate agent. She said her job is to help develop Farmersville and find people homes. She said it is currently hard to find a home for people. She said people can only live here if they can afford a \$250,000.00 house and it would be an older home. She said she pulled a market analysis for the properties that are currently under half an acre for sale in the area. She explained there was a house that was approximately 1,200 square foot that was built in 1973 for \$199,000.00. In the last 90 days a house that was sold for less than \$199,000.00 was a 900 square foot home that was falling down. She said rent in Farmersville that is listed on MLS indicated the lowest price is \$1,600.00 and the highest is \$3,400.00. She stated for her small frame rent houses she typically rents those for \$1,200.00 to \$1,400.00 a month. She said she does not want to see four or five story apartment complexes all down U.S. Highway 380, but she does acknowledge we have a need and requirement to our citizens to provide different types of housing for them. She said she called her loan officer to see what an average person has to make in order to purchase a \$250,000.00 house. She indicated that if they have one car payment and utilities bills that were under \$1,000.00 a month then they would have to make a minimum of \$72,000.00 a year. She said if City Council says no to all apartments then how are we going to help these families that cannot afford a house. She told Council that should not approve everything, but if we have a boutique apartment complex wanting to build in an area it should be allowed.

- Mayor Wiebold asked if anyone else wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 7:02 p.m.
- Mike Henry explained he does not feel the application meets the requirements for a PD – Planned Development according to ordinance. He said PD – Planned Developments are supposed to be used for mixed use and not a single use on small tracts to circumvent the zoning ordinance.
- Craig Overstreet said he appreciates the density change. He said he knows we need housing, but questioned whether it was apartments. He also explained he does not like the location for apartments and he believes traffic will be an issue. He said he also has concerns about the owner not having experience as a builder. He explained the City of Wylie did not have a lot of apartments for a long time and they are just now starting to build apartments. He pointed out that Camden Phase 4 is bringing 106 homes that will be leasing units. He said his biggest concerns were the location and traffic.
 - Motion to deny the request of changing from C - Commercial to PD – Planned Development made by Mike Henry
 - 2nd was made by Craig Overstreet
 - All council members voted in favor, except Lance Hudson and Terry Williams voted no.

VII. READING OF ORDINANCES

- A. Consider, discuss and act upon the first reading of Ordinance #O-2021-0810-001 regarding special events permits.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES, CITY OF FARMERSVILLE, TEXAS, AS HERETOFORE AMENDED THROUGH THE AMENDMENT OF CHAPTER 60, "SPECIAL EVENTS," BY AMENDING SECTION 60-2 "DEFINITIONS," BY DELETING THE DEFINITION OF THE PHRASE "TRADITIONAL SPECIAL EVENT" IN ITS ENTIRETY AND ADOPTING A NEW DEFINITION FOR THE PHRASE "TRADITIONAL SPECIAL EVENT"; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

This Ordinance shall take effect immediately from and after its passage and publication as required by law.

- Ben White explained the list needed to be cleaned up so it would come into alignment with the current names of events.
- Craig Overstreet asked if there are fees associated with a special event.
- Ben White said no.
 - Motion to approve made by Terry Williams
 - 2nd was made by Mike Henry
 - All council members voted in favor

VIII. REGULAR AGENDA

A. Consider, discuss and act upon a preliminary plat for Camden Park Phase 4.

- Ben White stated the Planning & Zoning Commission approved the plat and the city engineer has recommended approval with the condition that they addressed the name in the owner's dedication as indicated in their letter.
- Craig Overstreet asked why they are not platting the lots as one big piece of property since they are rental units.
- Sandra Green stated the lots could be sold individually. She said the area is zoned PD – Planned Development with base zoning as SF – 3 – Single Family – 3 and they could theoretically sell each lot instead of renting them.
 - Motion to conditionally approve the preliminary plat until the condition on the recommendation letter by the city engineer has been corrected made by Mike Henry
 - 2nd was made by Terry Williams
 - All council members voted in favor

B. Consider, discuss and act upon a final plat for the Oasis RV Resort.

- Ben White stated the plat was recommend for approval by the city engineer with conditions as noted in his letter and the Planning & Zoning Commission approved it.
- Craig Overstreet asked if the property is in the city's extraterritorial jurisdiction.
- Sandra Green stated it is and the property is located off of County Road 560.
- Craig Overstreet asked if the county had any requirements regarding roads, and if the city would have any responsibility in regards to streets or fire and police protection.

- Ben White said the city will have a responsibility to provide water because the property falls within the Certificate of Convenience and Necessity (CCN) of the city. He stated the plat is required to meet our subdivision requirements as well. He said driveways and streets would have to be concrete.
- Alan Lathrom stated any of the internal roads will be private drives so there would not be an obligation for the city to maintain those. He said the tract of land itself is just being platted.
- Mike Henry asked if there were county restrictions on the property.
- Alan Lathrom stated he does not know what the county's obligations or requirements are with respect to the property itself. There may be some county requirements as far as fire and having a septic system.
 - Motion to conditionally approve until the comments are addressed on the letter by Jacob Dupuis made by Lance Hudson
 - 2nd was made by Ted Wagner
 - All council members voted in favor

C. Consider, discuss and act regarding setting up a public hearing for the tax rate.

- Daphne Hamlin stated she received the preliminary calculation from the county, but the rate should be about the same as it was last year. She indicated we needed to schedule a public hearing for September 14th.
 - Motion to set the public hearing date no later than September 14th made by Craig Overstreet
 - 2nd was made by Mike Henry
 - All council members voted in favor

D. Consider, discuss and act upon extension of water system on County Road 611 and possible need for a variance.

- Ben White said water line extensions are required to be 8" diameter and that is to support growth. He stated the area on County Road 611 is in the water area we obtained from another water district, but it falls within our Certificate of Convenience and Necessity (CCN) so we have to provide it. He recommends we stay with an 8" water line so it can provide the capacity later for more growth. He said there is some talk that North Farmersville Water District may come into the city's water district in the future. The bad part the large line will have to be flushed all the time. He

said there is currently a 2" line out there. He has no problem doing a pro rata agreement in the future to help the owner get reimbursed for the upfront cost.

- Mr. Justiss asked if the city would prorate all 30 meters on North Farmersville's water system if the city takes that over in the future. He said if he puts in the 8" line per the city requirements he still has no fire protection and he does not know if he ever will. He said development, other than his house, may be twenty years down the road. He does not know why he has to burden the cost of an 8" line. He has agreed to run a 4" line for his needs.
- Ben White asked Alan Lathrom to answer the pro-rata question about the 30 meters on North Farmersville's water system.
- Alan Lathrom said those meters would not have to pay. But, if anyone ties in to the water line that he installs they would have to pay pro-rata on a front footage basis. They would have to reimburse for the easements and the actual cost to build those lines plus interest.
- Mr. Justiss asked if the city would make someone on a dead end road with no other properties around put in an 8" line for a single 5/8" meter.
- Ben White said by rule they would have to do that. He said for the growth of the city fire flows need an 8" line.
- Mr. Justiss asked when he would get fire protection on his property if he puts in the 8" line.
- Ben White said all the 2" lines and all the 4" lines would have to be replaced first. He said he is supporting the rule as written and there is no easy decision, but he just wanted to make the Council aware.
- Lance Hudson asked how far the line would need to be run.
- Mr. Justiss said 2,000 feet and it is roughly \$100,000.00 to run the line for one home.
- Alan Lathrom asked Ben White if he was just seeking direction on how to proceed.
- Ben White said yes, but if there is a desire to possibly grant a variance he can move forward with that.
- Mike Henry said that is a lot of money for one property owner.
- Ben White said a variance request would involve Mr. Justiss asking the city to allow him to put in a 4" line instead of an 8" line.
- Alan Lathrom said the current Subdivision Ordinance mandates a minimum 8" diameter water line even though it would be tied into a 2".
- Mike Henry asked if the 2" line would have to be replaced with an 8" line when others move in to that area in order to service them.

- Ben White said yes it would be an 8" or larger to provide fire flow. As others develop they would have to pay for the upgrade.
- Mike Henry said if we approve a variance for Mr. Justiss for a 4" line and others built on the property to the south, they would then have to upgrade the lines for capacity. He wanted to know how that would hurt the city by granting the 4" line to Mr. Justiss now.
- Ben White said they would all have to pay for it as they develop.
- Alan Lathrom said that is not necessarily the case. He said they only have the obligation to pay their proportionate share. He said Ben White could look at alternative processes or other options and bring it to another meeting in the future. He said Ben White is trying to cut off some of the design costs for the owner.
- Ben White our processes are not set up for long rural lines.
- Terry Williams asked where the nearest 8" line was.
- Ben White said the nearest is Camden Park almost one mile away. He said he may come back with a suggestion of an ordinance change.

E. Discussion and possible direction regarding signage for the Chaparral Trail Crossing areas.

- Ben White said we have standards for this and we can institute those standards. He stated the stripping needs to be repainted and the signs need to be replaced. He indicated it may take a month to complete the work.
- Mayor Wiebold stated we need to think about people on the trail and their safety as we go into the future.
- Ben White said we can upgrade to flashing lights, but there are costs associated with that.

F. Discussion and possible direction regarding contract with OpenGov.

- Craig Overstreet said he does not think the program is very useful for what it costs the city and what he is using it for. He wanted to know how many people are using OpenGov.
- Daphne Hamlin said it costs \$26,000.00 a year and there were approximately 160 users over the last 90 days.
- Mayor Wiebold asked if it helps with our transparency.
- Daphne Hamlin stated yes.

- Ben White said it is not required for transparency, but the city is trying to be as transparent as we can. He said it helps Daphne Hamlin with the day-to-day finances and the budget as well.
- Craig Overstreet asked the other Council members if they use the program.
- Lance Hudson said he uses OpenGov to pull permits in other cities and he hates it.
- Craig Overstreet said that he believes there are better programs out there and he does not think it is worth what we pay for it.
- Daphne Hamlin said she uses OpenGov all the time in her daily job and she likes how it makes us so transparent. She explained that it saves her time.
- Ben White said the charts and graphs show how much we are spending.
- Daphne Hamlin said you can do searches and drill down to get more information on items.
- Craig Overstreet said he wants a cost benefit study because he does not believe we are getting out of it what we need.

IX. BUDGET WORKSHOP

- Daphne Hamlin said the numbers have not changed in the budget and asked if any Council members had any questions.
- Craig Overstreet asked why the Council and Mayor have a budget of \$17,000.00. He wanted to know if any of that money is going toward the audio visual equipment in the Council Chambers.
- Daphne Hamlin said the audio visual equipment would come out of the IT budget. She explained the Council member's salary, training, and insurance comes out of the \$17,000.00. She indicated the liability insurance costs \$7,600.00 a year.

X. REQUESTS TO BE PLACED ON FUTURE AGENDAS

- Mike Henry wanted an update on Collin Parkway, Nelson Bros. Ready Mix, and the WWTP #1 trickling arm filter.
- Craig Overstreet wanted Council to look at the development ordinances in our extraterritorial jurisdiction as it relates to safety and our city.

XI. ADJOURNMENT

Meeting was adjourned at 7:50 p.m.

APPROVE:

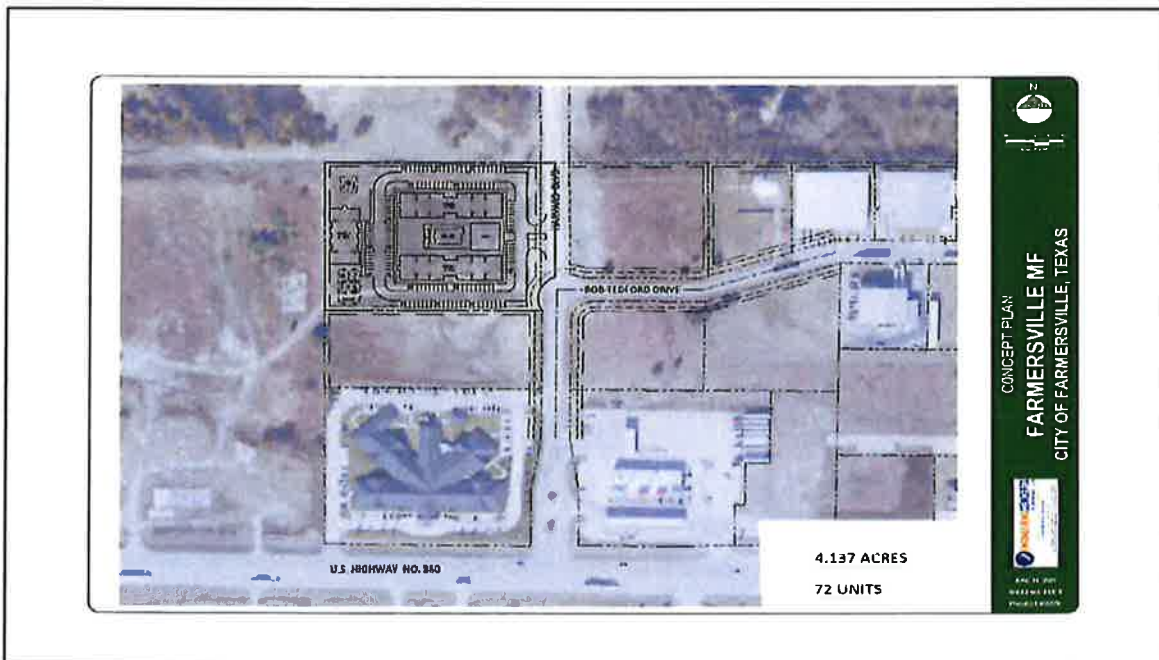
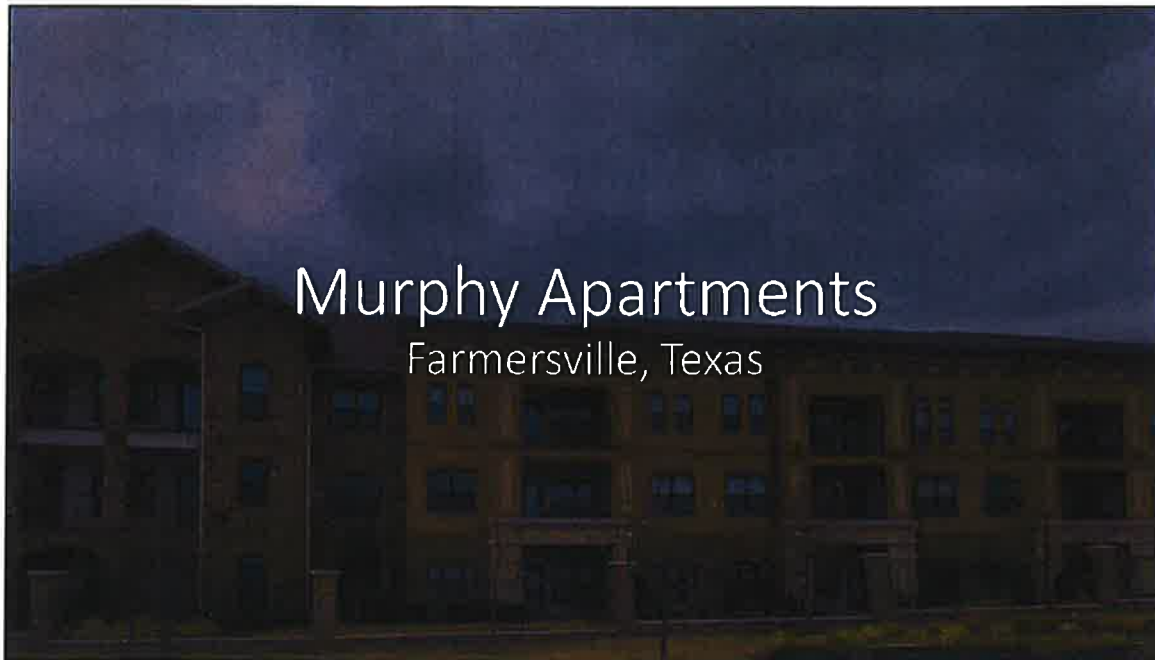

Bryon Wiebold, Mayor

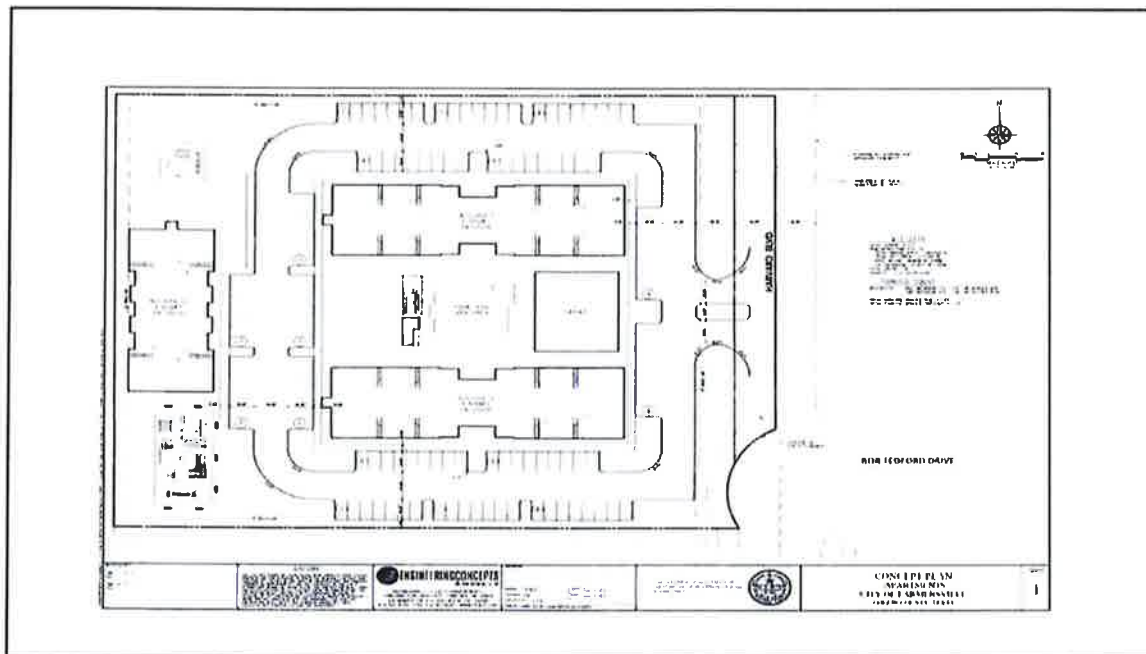
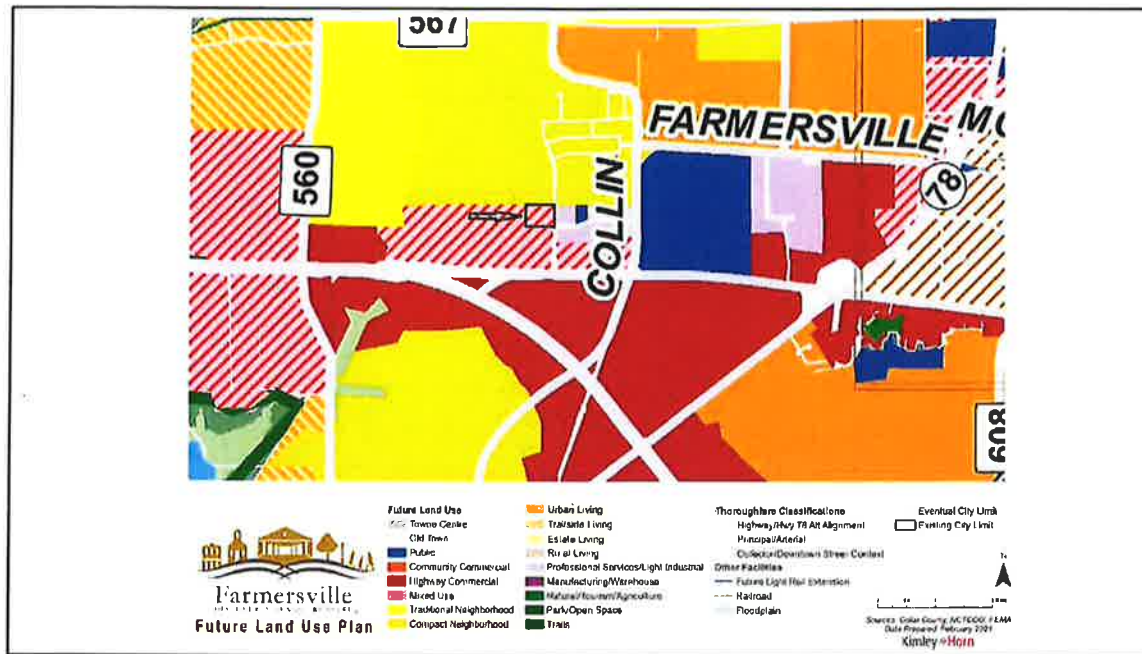
ATTEST:


Sandra Green, TRMC
City Secretary



Presentation from Sam Satterwhite (Public Hearing)







Commitment to Excellence

- 100% Masonry with Stone Accents
- Covered Parking
- Market-Rate
- Dedicate Right-of-Way Via Plat
- Limit Structures to 3-Stories
- Economic Impact



Handout by Alisha Moss (Public Hearing)

A handout regarding property sales and leases in the City of Farmersville was given to Council at the meeting for reference, but is copyrighted. Therefore, it cannot be published in the minutes. This document is on file and can be viewed at City Hall with the approved minutes.

Engineer Review Letter for Camden Park Phase 4 Preliminary Plat



July 16, 2021

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

RE: Camden Park Phase 4 – Preliminary Plat
Dated July 8, 2021

Mr. White:

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The following items will need to be addressed prior to approval.

- The subdivision in the Owner's Dedication is referenced as 'SHG Land Investments of Anna Five, LTD.' This will need to be revised to state 'of Farmersville, LTD.'

It is recommended that the Camden Park Phase 4 Preliminary Plat be conditionally approved pending completion of the above-mentioned items. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis".

Jacob Dupuis, PE
Discipline Lead

118 McKinney Street | PO Box 606 | Farmersville, Texas 75442
972.784.7777 | dunaway.com
Firm Registration No: F-1114

Engineering Letter for Oasis RV Resort



July 15, 2021

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

RE: Oasis RV Resort
Dated July 2021

Mr. White:

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The following items will need to be addressed prior to approval:

- 50' ROW dedication is required per the thoroughfare plan
- Plat will need to be designated as a 'Minor Plat' and title will need to be updated to reflect this
- Official name of the Plat will be 'Oasis RV Park Addition' and the title will need to be updated to reflect this

It is recommended that the Oasis RV Resort be approved pending completion of the above-mentioned items. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads 'Jacob Dupuis'.

Jacob Dupuis, PE
Discipline Lead

118 McKinney Street | PO Box 606 | Farmersville, Texas 75442
972.784.7777 | dunaway.com
Firm Registration No: F-1114