



**FARMERSVILLE CITY COUNCIL
SITTING AS THE
FARMERSVILLE ZONING BOARD OF ADJUSTMENT
December 14, 2021, 5:30 P.M.
Council Chambers, City Hall
205 S. Main Street**

WATCH THE LIVE BROADCAST

This meeting will be broadcast live through the City's website and by telephone. Members of the public who wish to watch this meeting, and not speak or participate in the discussion, may watch the live broadcast by

1. Going to the City's website;
2. Clicking on "GOVERNMENT";
3. Clicking on "AGENDAS AND MINUTES";
4. Clicking on the "[click here](#)" link that is located to the right of "LIVE STREAMING."

I. PRELIMINARY MATTERS

Call to order, roll call

II. PUBLIC TESTIMONY REGARDING AGENDA ITEMS

If you wish to address the City Council, please fill out a "Speaker Sign-Up Card" and present it to the City Secretary, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as public hearings will be recognized when the public hearing is opened. Anyone wishing to address the City Council regarding any non-public hearing item on the agenda for this meeting is asked to speak at this time with a time limit of three (3) minute(s) per person per item.

III. PUBLIC HEARING

A. Public hearing to consider, discuss and act upon a request for certain variances from the requirements of the Comprehensive Zoning Ordinance, on approximately 12.00 acres of land located on the south side of Princeton Road and the west side of Harvard Boulevard identified as Tract 270 in the W. B. Williams Survey, Abstract No. A0952, Sheet 2, in the City of Farmersville, Collin County, Texas 75442 (the "Property") zoned Planned Development District with Multi-Family 2 (MF@) district uses, as follows:


1. The elimination of the screening wall or fence of not less than six feet (6") nor more than eight feet (8') along the entire southern property line of the Property as required by Farmersville Code § 77-69 (a); and
2. A reduction in the type and number of trees to be planted as well as an increase in the linear footage between those trees along the Property's northern boundary with Princeton Road from the current requirements of one canopy tree per 40 linear feet, or portion thereof, of street frontage required by Farmersville Code §77-71 (h) to one ornamental tree per 66 linear feet, or portion thereof, of street frontage resulting in a net reduction from 33 canopy trees to 20 ornamental trees along the Property's northern boundary with Princeton Road.

IV. ADJOURNMENT

The City Council 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), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.175-183 (Deliberations about Homeland Security Issues) and as authorized by the Texas Tax Code, including, but not limited to, Section 321.3022 (Sales Tax Information).

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 December 10, 2021 by 5:30 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.


Paula Jackson
Interim City Secretary





Farmersville
DISCOVER A TEXAS TREASURE.

DEVELOPMENT APPLICATION

- | | | |
|---|--|---|
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Replat |
| <input type="checkbox"/> Amended Plat | <input type="checkbox"/> Minor Plat | <input type="checkbox"/> Development Plat |
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Specific Use Permit | <input checked="" type="checkbox"/> Site Plan |
| <input type="checkbox"/> Annexation | | <input checked="" type="checkbox"/> Rezoning |

Fees:

A retainer fee of \$1,000.00 is required for submittal. Once the plans have been reviewed the money will be refunded back to the applicant if all the \$1,000.00 is not used and will be billed if the amount exceeds the initial \$1,000.00. (Note: All engineering inspection fees will be billed at the time of service.)

The application fee of \$ _____, to be paid to the City of Farmersville, is enclosed with this application.

A. Description of Property

- Addition Name Fountainview Apartments
- Total Acreage 12 acres
- Current Zoning Classification(s) PD MF-2
- Proposed Zoning Classification(s) PD MF-2
- Total Number of Lots, by Type 1 lot, Multifamily
- Proposed Use of Property Multi family Apartment Complex
- Location of Property SW corner of Harvard Blvd and Princeton Ave
- Geographic (Tax) ID Number R- 6952-002-2700-1 R- _____

**B. Applicants: (List those persons you wish to be contacted about this request.)
PLEASE PRINT**

- | | |
|---|--|
| 1. Owner <u>FVF Property LLC</u> | 2. Applicant/Representative <u>Bruce Myers</u> |
| Address <u>2150 S. Central Exp, Ste 200</u> | Address <u>same as Owner</u> |
| City, State, Zip <u>McKinney, Tx 75070</u> | City, State, Zip _____ |
| Phone <u>214-205-8699</u> | Phone _____ |
| Email <u>bmyers@myers-picard.com</u> | Email _____ |

C. Variance Request: Yes No If yes, describe: Screening Wall, Tree Landscaping: see attached explanation and description.

"I hereby certify that I am the owner, or duly authorized agent of the owner for the purposes of this application, of the property herein described, that all information submitted herein is true and correct."

Applicant/Owner:  Date: 9/30/21

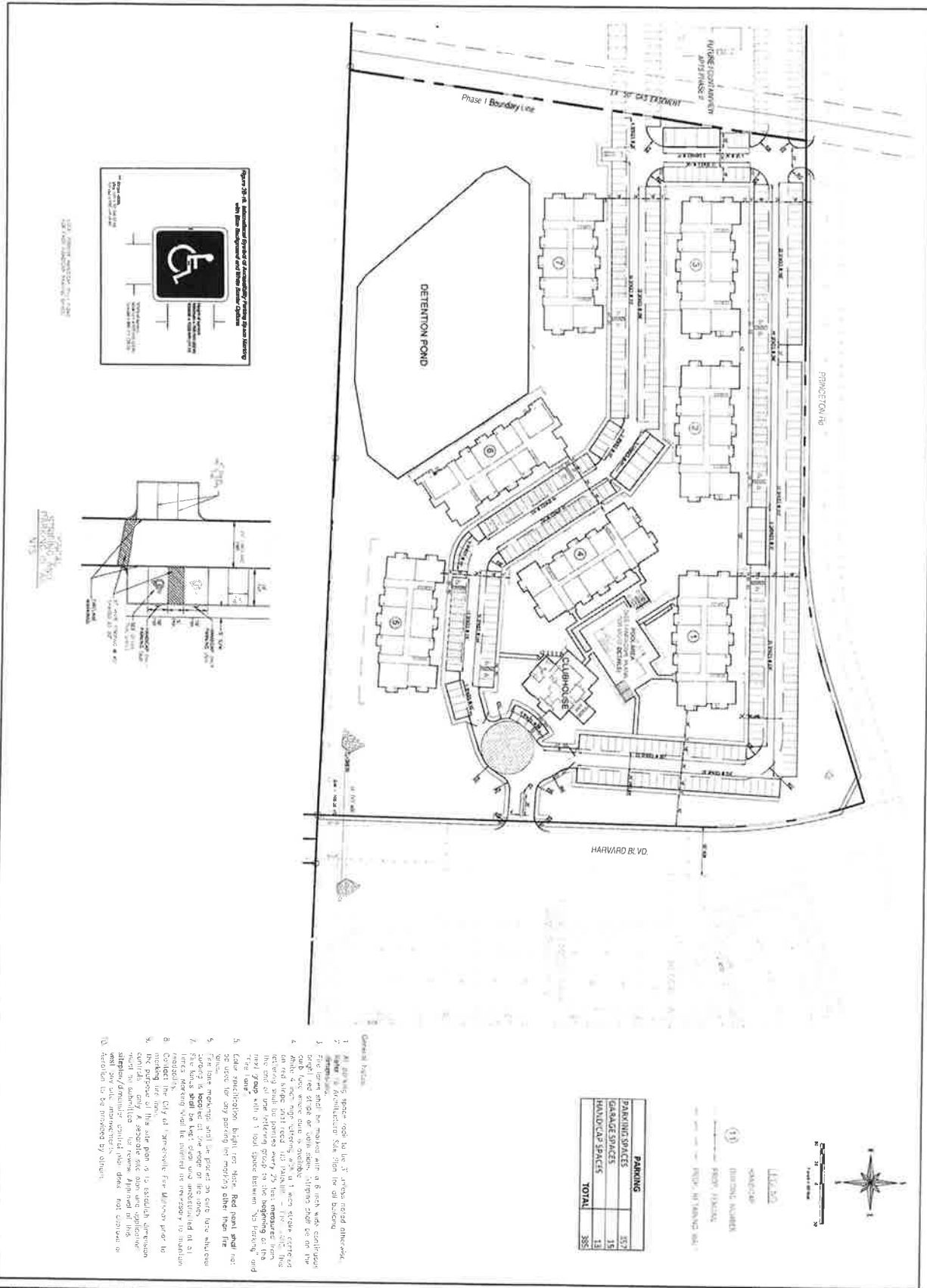
The purpose of this letter is to request two (2) variances from ordinances of the City of Farmersville. Included with this request letter are a site plan and a landscape plan, as required by the city.

- 1) Section 77.69 of the City Zoning Ordinance requires a 6' screening wall adjacent to our neighboring property with "C" commercial zoning on the southern border. We are requesting that this screening wall be waived.

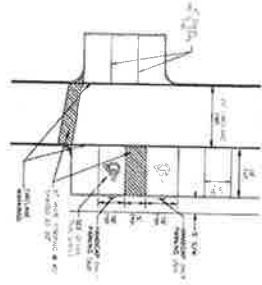
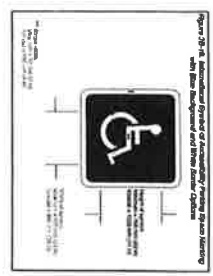
Our existing site conditions and proposed site plan render a potential screening wall on the southern border unnecessary. As is shown on Exhibit "1" and on the Grading plan, there is an existing berm between the sites, that rises 6' in approximately 6', a 1 to 1 slope. Due to the necessity of a drainage swale along our southern border, we are building a 330' retaining wall along this border that will be approximately 5-6' in height, such that when combining these elements, the elevation change will be over 12' in height. Further, our proposed buildings are offset between 55' and 229' from the southern border of the site with an existing heavily wooded area and then pond in between the proposed buildings and the adjacent property. We believe that the berm, retaining wall, and green space offset distance will serve the same purpose that a screening wall would in this location.

- 2) Section 77.71 h(4) of the City Zoning Ordinance requires for multiple family parcels, developers shall be required to plant one canopy tree per 40 linear feet, or portion thereof, of street frontage. These required trees must be planted within the associated landscape setback along thoroughfares, unless otherwise approved by the city manager or his designee. We are requesting that the placement of 28 ornamental trees in lieu of 13 canopy trees along Princeton Avenue be approved as provided in our Landscape Plan.

The Project's frontage along Princeton Ave only provides 3' of planting area, which is not enough space to plant a canopy tree as they require a minimum of 6 ft. Even with 6', the root system of canopy trees can grow as much as 20' and then cause possible deterioration of the nearby paving. As can be seen on our landscape and site plans, our site is restricted by the 1.3 acre detention pond. This pond is required to not only detaining the water from our site but also serves the homes to our north and east, over 100 acres. Our site is then further restricted by the drainage swale to allow for drainage to the pond. While we have grouped Canopy Trees along the corner of Princeton and Harvard as well as the end of Princeton Ave so that both these locations will have a scenic look, the ordinance requires a total of 33 trees and we are only able to provide 20 trees, a deficit of 13 trees. We are proposing mitigating this deficit in Canopy Trees, with 28 Vitex Agnus trees, over a 2 to 1 ratio. The Vitex trees are blooming and thickly vegetative as can be seen in the image on Exhibit 2. We believe this substitution will provide a much more attractive look to the Princeton Ave, provide stronger screening and be better suited for landscape proximity to the paving on Princeton.



PARKING	
PARKING SPACES	107
GALEAGE SPACES	15
HANDICAP SPACES	13
TOTAL	135



- General Notes:**
- All parking spaces shall be 8' x 12' unless noted otherwise.
 - Handicap spaces shall be marked with a 5' x 8' clear zone.
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<p>FOR PRELIMINARY REVIEW ONLY</p> <p>REVISIONS</p> <p>DATE</p> <p>BY</p> <p>DESCRIPTION</p>	<p>Site / Dimension Control Plan</p> <p>Fountainview Apartments PHASE 1</p> <p>City of Farmersville, Collin County, Texas</p>	<p>CCM Engineering</p> <p>2570 FM 407, Suite 209 Highland Village, Texas 75077 Ph: 972.691.6633 Fax: 972.691.6628 TBPE FIRM #605</p>
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NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Farmersville City Council sitting as the Farmersville Board of Adjustment at 5:30 p.m. on Tuesday, December 14th, 2021 in the City Hall Council Chambers, 205 S. Main St., Farmersville, Texas 75442, to consider a request for certain variances from the requirements of the Comprehensive Zoning Ordinance, on approximately 12.00 acres of land located on the south side of Princeton Road and the west side of Harvard Boulevard identified as Tract 270 in the W. B. Williams Survey, Abstract No. A0952, Sheet 2, in the City of Farmersville, Collin County, Texas 75442 (the "Property") zoned Planned Development District with Multi-Family 2 (MF2) district uses, as follows:

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All interested parties may appear in person or by attorney to submit cause for or against the requested variance.

