



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
SPECIAL CALLED MEETING
June 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 City Council regarding a request for rezoning of approximately 6.74 acres of land that is generally located on the south side of Audie Murphy Parkway (U.S. Hwy 380) and west of County Road 607, which land is more particularly identified as Lot 4 of the Farmersville Market Center II Addition, from HC – Highway Commercial District uses to MF-2 – Multifamily Residence – 2 District uses for an 80 unit apartment complex.
- B. Public hearing to consider, discuss and act upon a recommendation to City Council regarding a request for a replat of certain property consisting of approximately 0.525 acres of land that is generally located on the northwest quadrant of Sid Nelson and Johnson Street, and which land is more particularly identified as the Neathery Johnson Addition 2, Lots 1-2, Block 1.
- C. Public hearing to consider, discuss and act upon a recommendation to City Council regarding a request for a rezoning of property that is generally located on the southeast quadrant of the intersection between Murchison and Business State Highway No. 78, which land is more particularly identified as the Howell Addition Block 10, Lots 51A, 51B, 52B, and 53A (the "Property"), to amend PD - Planned Development Ordinance #94-24 that is applicable thereto to allow for the on-premise parking and rental (or lease) of "U-Haul" type moving trucks and trailers.

- D. Public hearing to consider, discuss and act upon a recommendation to City Council regarding a request for rezoning of approximately 20 acres of land that is generally located on the south side of County Road 611 (Farmersville Parkway) and west of State Highway 78, which land is more particularly located in the W.B. Williams Survey, A952, Sheet 3, Tract 70, from A – Agricultural District uses to SF-3 – Single Family Dwelling – 3 District uses for a proposed residential development.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon minutes from May 21, 2018.
- B. Consider, discuss and act upon a Final Plat for the Brannum Addition, Lots 1-5, Block 1.
- C. Consider, discuss and act upon a Final Plat for the Kingston Addition.
- D. Consider, discuss and act upon a Site Plan for the Kingston Addition.

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).

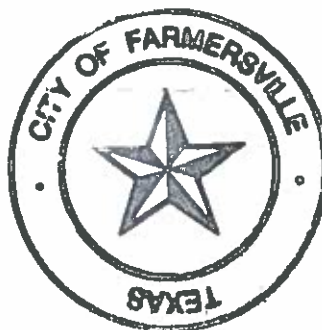
Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972-782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Handicap Parking is available in the front and rear 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 June 1, 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 1st day of June, 2018.



Sandra Green, City Secretary



I. Preliminary Matters

II. Public Hearing

20180793



Application for Zoning Change

Applicant: RYAN COMBS (Palladium USA International, Inc.)		
Mailing Address: 6900 Dallas Pkwy, Suite 625 13455 Noel Road Suite 400	City/State/Zip: Plano, TX DALLAS, TX 75240	Daytime Telephone: (972) 774-4435
Property Address: See attached survey	City/State/Zip: Farmersville, TX	972-774-4435
Legal Description: See attached survey		
Lot(s):	Block(s):	Subdivision:
Acreage: ((If acreage, provide separate metes and bounds description) 6.74 Acres (attached survey)		
Existing Use and Current Zoning of Property: Vacant land. Highway Commercial		
Give explanation of proposed rezone and use of property. Attach maps, drawings and other supporting information. rezone to allow the development of approximately 80 units of multifamily. See attached draft site plan.		

Property Owner Signature

MANAGER FOR

111701 FARMERSVILLE TC, & P

Date

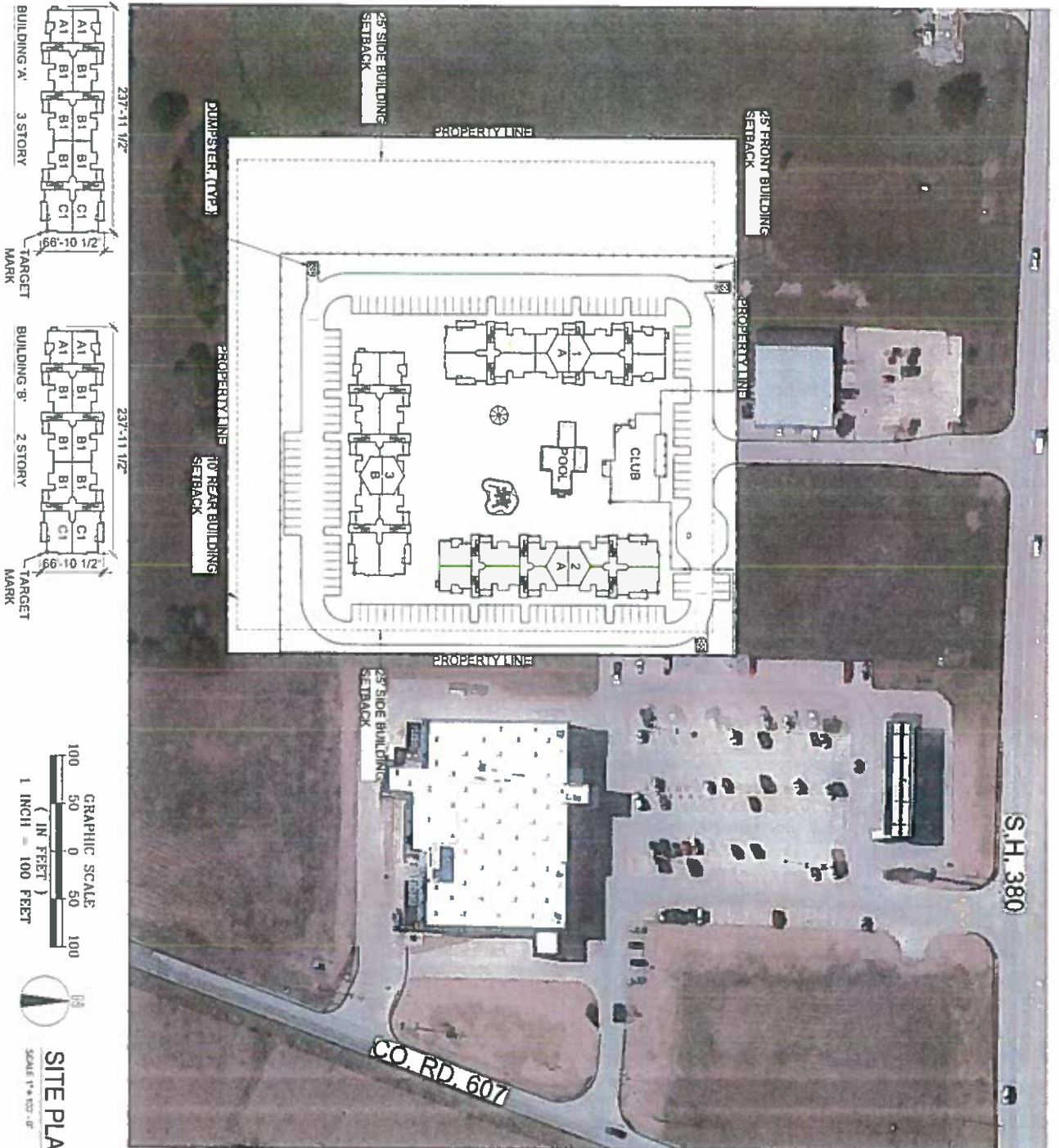
1/5/2018



SITE DATA	
-6.74 ACRES	
-80 UNITS	
-11.87 UNITS/ACRE	
PARKING TABULATION	
PARKING REQUIRED	160
2.00 PER UNIT (80x2)	
TOTAL	160
PARKING PROVIDED	
UNIT SPACES	160
CLUBHOUSE	10
TOTAL	170



PRELIMINARY SITE PLAN



A1.0
SITE PLAN
Copyright © 2013

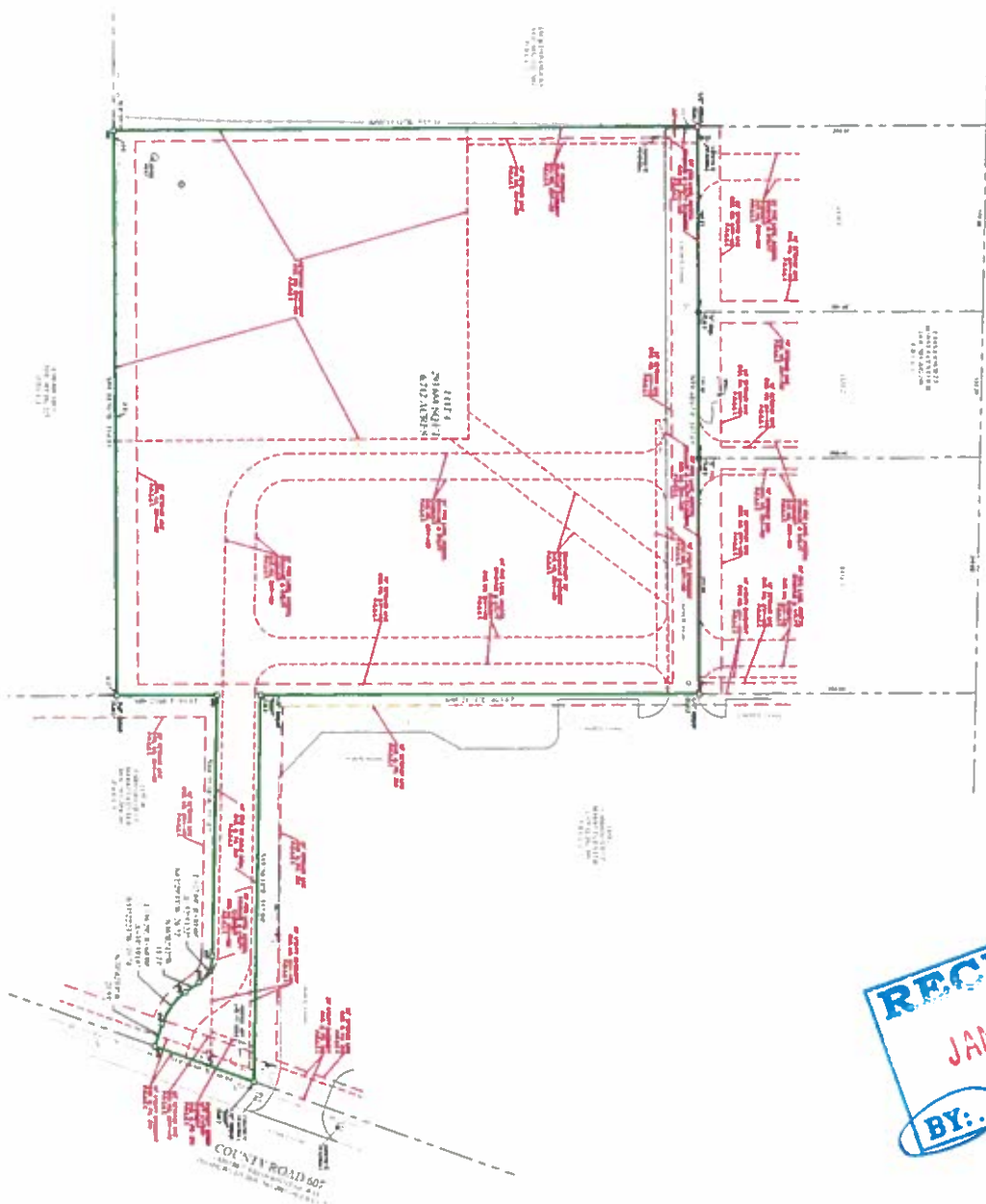
PALLADIUM FARMERSVILLE APARTMENTS
FARMERSVILLE, TEXAS



1. *Intelligence and Planning* is the book that the Army has completed. Previous to this, the Army had no formal planning process. The Army's *Intelligence and Planning* is a manual from *Joint Planning and Execution* (JPE) that is published in the Army's *Joint Planning and Execution* (JPE) manual.
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4. The *Joint Planning and Execution* (JPE) manual is a manual that is published in the Army's *Joint Planning and Execution* (JPE) manual.

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33110-4 *Investigating the* 2011

For more information on the services we offer, please contact us at 1-800-444-4444. We are located at 10000 E. 10th Ave., Suite 100, Denver, CO 80231.



BOUNDARY SURVEY

LOT 4
Farmersville Market Center II
Farmersville, Collin County, Texas



WINDROSE
LAND SURVEYING • PLANNING



20180777



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
	✓	Attended Pre-Application Conference
✓		Plat described by metes and bounds
✓		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
✓		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
✓		Plat is located in Collin County
	✓	Plat is located in Hunt County
✓		Plat is located within the City of Farmersville corporate limits or Extra-Territorial Jurisdiction (ETJ) limits

Subdivision Application Form

Place "X" or check mark in appropriate box. Use the N/A (not applicable) box if a line item is not applicable. Double asterisk items are required for all applications. Where separate documents are requested attach them to this submission.

Required Submission Materials			
Yes	No	N/A	Item Description
✓			** Six copies of plat. Dimensions should be 24" X 36".
✓			* * Original certified tax certificate
		✓	** Utility service provider letters
✓			** Proof of land ownership document
✓			** Electronic version of plat on CD (.PDF and .DWG)
✓			** Fees with appropriate retainer as required
		✓	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
		✓	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
		✓	Two copies of engineering plans
		✓	On-Site Sanitary Sewer Facility (OSSF) certification document
		✓	Engineer's Summary Report
		✓	Development schedule
		✓	Development agreement
		✓	Copy of covenants, conditions, restrictions, and agreements
		✓	Geotechnical report
		✓	Traffic study
		✓	Application letter for proposed street names

Place "X" or check mark in appropriate box. Only one box may be indicated.

Type of Plat Document Submittal	
	Concept Plan
	Preliminary Plat
✓	Final Plat
	Development Plat
	Replat
	Amending Plat
	Minor Plat
	Vacated Plat

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 GRAY
Address	PO BOX 449
City	FARMERSVILLE
State	TX
Zip	75442
Work Phone Number	
Facsimile Number	
Mobile Phone Number	214 226 6035
Email Address	
Applicant/Responsible Party Information	
Name	OWNER
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Engineer Information	
Name	N/A
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Surveyor Information	
Name	MATTHEW BUSBY
Address	116 MCKINNEY
City	FARMERSVILLE
State	TX
Zip	75442
Work Phone Number	
Facsimile Number	
Mobile Phone Number	214 499 8472
Email Address	

Subdivision Application Form

General Application Information	
Proposed Name of Subdivision	NEATHERY JOHNSON ADD 2
Total Acreage of Development	0.525 AC.
Physical Location of Property	NEATHERY & JOHNSON
Legal Description of Property	SEE PLAT
Number of Lots	2

Place "X" or check mark in appropriate box indicating the form provided for proof of land ownership. Attach document to this submission.

Type of Plat Document Submittal	
<input checked="" type="checkbox"/>	General Warranty Deed
<input type="checkbox"/>	Special Warranty Deed
<input type="checkbox"/>	Title Policy
<input type="checkbox"/>	Other (approved by City Manager):

Place "X" or check mark in appropriate box indicating the current zoning districts comprising the land. Depending on the situation more than one box may be indicated.

Current Zoning	
	A Agricultural District
	SF-1 One-Family Dwelling District
<input checked="" type="checkbox"/>	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
	Extra-Territorial Jurisdiction

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
		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	
✓	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

Subdivision Application Form

Indicate the utility provider's name for the property in the space provided.

Utility Providers	
Description of Service	Name
Electrical Service Provider	FARMERSVILLE
Water Supplier	FARMERSVILLE
Sewage Disposal	FARMERSVILLE
Telephone Service	
Cable TV Service	
Gas Service	
Refuse Pick-Up	

The signatures of the owner(s) below indicate intention to follow through with the platting/subdivision process.


Owner's Signature

Tony Gray
Owner's Name (Printed)

4/25/2018
Date

Co-Owner's Signature

Co-Owner's Name (Printed)

Date

Co-Owner's Signature


Co-Owner's Name (Printed)

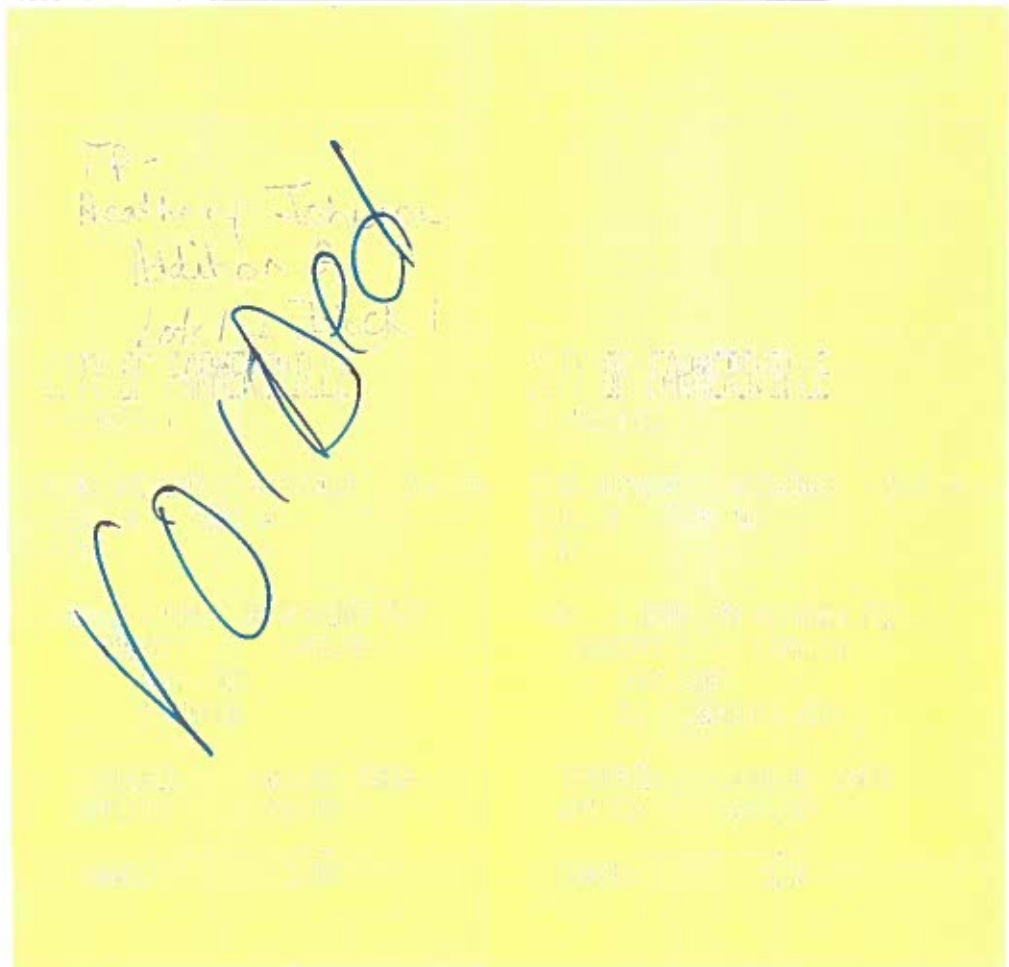
Date

Subdivision Application Form

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	# 2220
Date Received	4-26-18
City Receipt Number	# 19487
City Asset Account Number	



G.F. No. 18-351571-MM

ADDRESS OF AND RETURN TO:

Cody Gray

P.O. Box 449

Farmersville, TX 75442



20180410000437880 04/10/2018 10:39:31 AM D1 1/3

GENERAL WARRANTY DEED

"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."

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That **CHIQUETA LADEANNE KEYS** and spouse, **VINCENT KEYS**, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand to Grantor paid by **CODY GRAY**, whose mailing address is P.O. Box 449, Farmersville, TX 75442, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt and sufficiency of which is hereby also acknowledged, **HAVE GRANTED, SOLD AND CONVEYED** and do by these presents **GRANT, SELL AND CONVEY** unto the said Grantee all the following described real property ("Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.**

This conveyance is made and accepted subject to validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

GENERAL WARRANTY DEED, Page 1
fs1/rh/myfiles/realestate/deed



EXHIBIT "A"

BEING all that tract of land in the City of Farmersville, Collin County, Texas, out of the W.B. Williams Survey, A-952, and being that tract of land to Chiqueta L. Keys as recorded under CC# 20180221000208940 of the Official Public Records of Collin County, Texas, same being called 0.525 acres of land described in Volume 2148, Page 54 of the Deed Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 5/8 inch steel rod set at the intersection of the North line of Sid Nelson Street with the East line of S. Johnson Street, same being the Southwest corner of said 0.525 acres;

THENCE North 00 degrees 46 minutes 01 seconds East, 197.75 feet along the East line of said S. Johnson Street to an "X" set at the intersection of the East line of said S. Johnson Street with the South line of Neathery Street, same being the Northwest corner of said 0.525 acres;

THENCE South 89 degrees 05 minutes 35 seconds East, 116.00 feet along the South line of said Neathery Street to a 1/2 inch steel rod found at the Northeast corner of said 0.525 acres, and at the Northwest corner of that tract of land in deed to Joan M. Haney as recorded in Volume 6059, Page 2078 of the Land Records of Collin County, Texas;

THENCE South 00 degrees 46 minutes 05 seconds West, 196.48 feet to a 1/2 inch steel rod found on the North line of said Sid Nelson Street, at the Southeast corner of said 0.525 acres, and at the Southwest corner of said Haney tract;

THENCE North 89 degrees 43 minutes 13 seconds West (Directional Control Line), 116.00 feet along the North line of said Sid Nelson Street to the POINT OF BEGINNING, containing 0.525 acres of land.

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
04/18/2018 10:39:31 AM
\$34.00 DF06TER
20180418000437800



[Handwritten signature]



TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, successors and assigns forever.

And Grantor does hereby bind Grantor, Grantor's heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Current ad valorem taxes on said Property have been prorated and the payment thereof is assumed by the Grantee.

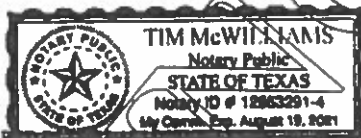
EXECUTED on the dates of the acknowledgments set out below, to be effective, however, on the 5th day of April, 2018.


CHIQUETA LADEANNE KEYS


VINCENT KEYS

STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me on the 5th day of April, 2018, by CHIQUETA LADEANNE KEYS and spouse, VINCENT KEYS.



PREPARED BY

McWILLIAMS & McWILLIAMS
2713 Virginia Pkwy, Ste. 100
McKinney, Texas 75070


Notary Public, State of Texas

20180777

Dear City of Farmersville Planning Division:

I, Cody Gray, am the owner or owner's representative of a tract or tracts of real property located in the City of Farmersville, Texas, located at and described as Neathery Johnson Addition 2. I have filed an application for approval of a subdivision plat for this property. I hereby waive the 30-day plat review period established by Section 212.009 of the Texas Local Government Code and acknowledge that the City may require more than 30 days to properly review and consider the plat application. I understand and agree that the plat application may be considered and approved or denied by the Planning and Zoning Commission and/or the City Council more than 30 days later than the date that it was first filed.

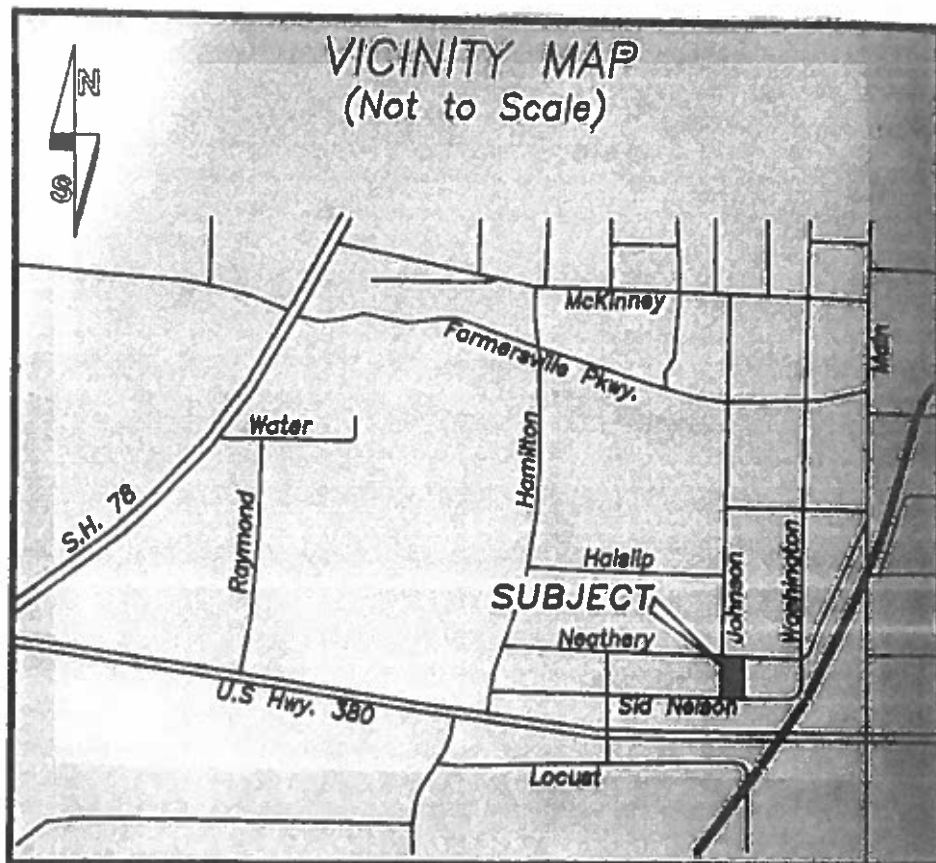
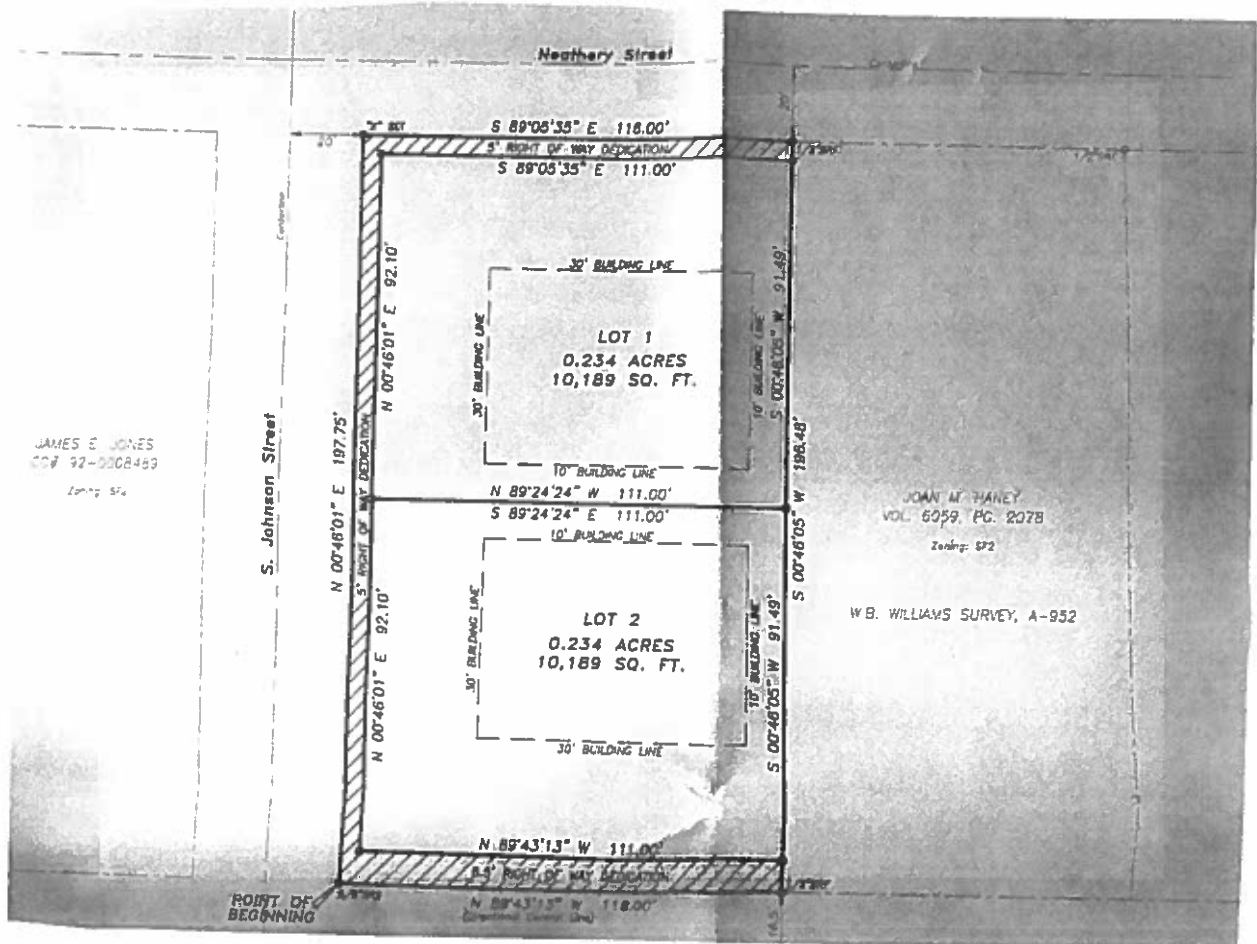
Respectfully,


Signed by or on behalf of the applicant

05/03/18
Date



NEATHERY JOHNSON ADDITION 2 EXHIBIT



20180790



Farmersville
DISCOVER A TEXAS TREASURE



Application for Zoning Change

Applicant: Amin ALi (STOP-N-Buy Grocery)		
Mailing Address: 316 N Main ST	City/State/Zip: Farmersville	Daytime Telephone: 582-552-3532
Property Address: SAMA	City/State/Zip: -	-
Legal Description:		
Lot(s): 51A 51B 52B 53A	Block(s): 10	Subdivision:
Acreage: ((If acreage, provide separate metes and bounds description))		
Existing Use and Current Zoning of Property:		
Give explanation of proposed rezone and use of property. Attach maps, drawings and other supporting information. chang pd to allowed for cesaing UHATL		


Property Owner Signature

05/14/18
Date

May 29, 2018

RE: Zoning Change Request for 316 N. Main Street (Stop-N-Buy Grocery)

To Whom It May Concern:

This letter is to inform you that the City of Farmersville Planning & Zoning Commission will hold a Public Hearing on Wednesday, June 20, 2018 at 6:30 p.m. in the Council Chambers at Farmersville's City Hall, 205 S. Main Street, Farmersville, Texas 75442 to consider, discuss and act upon a recommendation to City Council regarding a request for a rezoning of property that is generally located on the southeast quadrant of the intersection between Murchison and Business State Highway No. 78, which land is more particularly identified as the Howell Addition Block 10, Lots 51A, 51B, 52B, and 53A (the "Property"), to amend PD - Planned Development Ordinance #94-24 that is applicable thereto to allow for the on-premise parking and rental (or lease) of "U-Haul" type moving trucks and trailers.

Also, the City of Farmersville City Council will hold a Public Hearing on Tuesday, June 26, 2018 at 6:00 p.m. in the Council Chambers at Farmersville's City Hall, 205 S. Main Street, Farmersville, Texas 75442 to consider, discuss and act upon a request for a rezoning of land that is generally located on the southeast quadrant of the intersection between Murchison and Business State Highway No. 78, which land is more particularly identified as the Howell Addition Block 10, Lots 51A, 51B, 52B, and 53A (the "Property"), to amend PD - Planned Development Ordinance #94-24 that is applicable thereto to allow for the on-premise parking and rental (or lease) of "U-Haul" type moving trucks and trailers.

As an owner of property located within 200 feet of the aforementioned property, you are hereby notified of your right to appear and speak at the public hearing(s) on this zoning request. Opinions, objections, and/or comments relative to this matter may be expressed in writing or in person at one or both of the public hearings.

Thank you for your attention in this matter.

Regards,

Sandra Green
City Secretary
City of Farmersville

**CITY OF FARMERSVILLE
ORDINANCE #94-24**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING ITS ZONING ORDINANCE AND ESTABLISHING PLANNED DEVELOPMENT #94-24; PROVIDING FOR A LIMITED RETAIL/SERVICES CENTER UPON PROPERTY DESCRIBED HEREIN; AMENDING THE OFFICIAL ZONING MAP; AND PROVIDING FOR A PENALTY, SEVERABILITY, SAVINGS AND AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS:

SECTION I: PLANNED DEVELOPMENT

Planned Development #94-24 is hereby established for property situated in the Howell Addition, Block 10, Lots 51A, 51B, 52B, and 53A, providing for the following uses:

Limited Retail/Services Center for:

1. Expansion of existing retail grocery
2. Expansion of existing parking
3. Display of not over four (4) cars (for sale) at any one time

SECTION II. SITE PLAN

The development shall be in conformance with the Site Plan, attached hereto as Exhibit A.

SECTION III: PENALTY

Any person, firm or corporation violating a provision of this Ordinance, upon conviction, is guilty of an offense punishable by a fine not to exceed two thousand dollars (\$2000); and each day or portion thereof during which the violation is committed, continued or permitted shall be a separate offense.

SECTION IV: SEVERABILITY

If any section, paragraph, clause, phrase, or provision of this Ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part or provisions hereof, other than the part so decided to be invalid or unconstitutional.

SECTION V: SAVINGS

Ordinance Number 70-5, otherwise known as the Zoning Ordinance, as amended, shall remain in full force and effect.

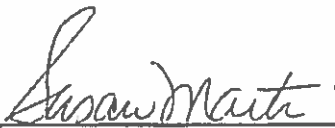
SECTION VI: EFFECTIVE DATE

This Ordinance shall take effect immediately, from and after its passage and publication of the caption, as the law in such cases provides.

PASSED AND APPROVED BY ORDER OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS: First reading, September 13, 1994.
Second reading, September 27, 1994.


George G. Crump, Mayor

Attest:


Susan Martin, City Secretary

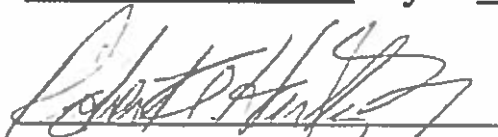
Publishers' Fees 13.50

Legal Publication Of Ordinance No. 94-24

PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS COUNTY OF COLLIN

On this day personally appeared before the undersigned authority
Robert Harty Jr., the publisher of
The Farmersville Times, published at
Farmersville, Collin County, Texas, who on oath says that the notice
hereto annexed was published in said newspaper for one time on the
6th day of October, 19 94.

 _____, Publisher

Sworn to and subscribed before me this 8th day of
Nov, 19 94.

(SEAL)  _____ Notary Public
Collin County, Texas



Farmersville
DISCOVER A TREASURY

RECEIVED

MAY 14 2018

BY:

Application for Zoning Change

Applicant:

Towne Signature Developers

Mailing Address:

PO Box 2589
Wylie TX 75098

City/State/Zip:

Daytime Telephone:

972-839-0046

Property Address:

NW of US 380
& 78 on Farmersville Hwy.

City/State/Zip:

Legal Description:

See Survey

Lot(s):

Block(s):

Subdivision:

Acreage: ((If acreage, provide separate metes and bounds description))

20 acres out of 35 acres

Existing Use and Current Zoning of Property:

AG

Give explanation of proposed rezone and use of property. Attach maps, drawings and other supporting information.

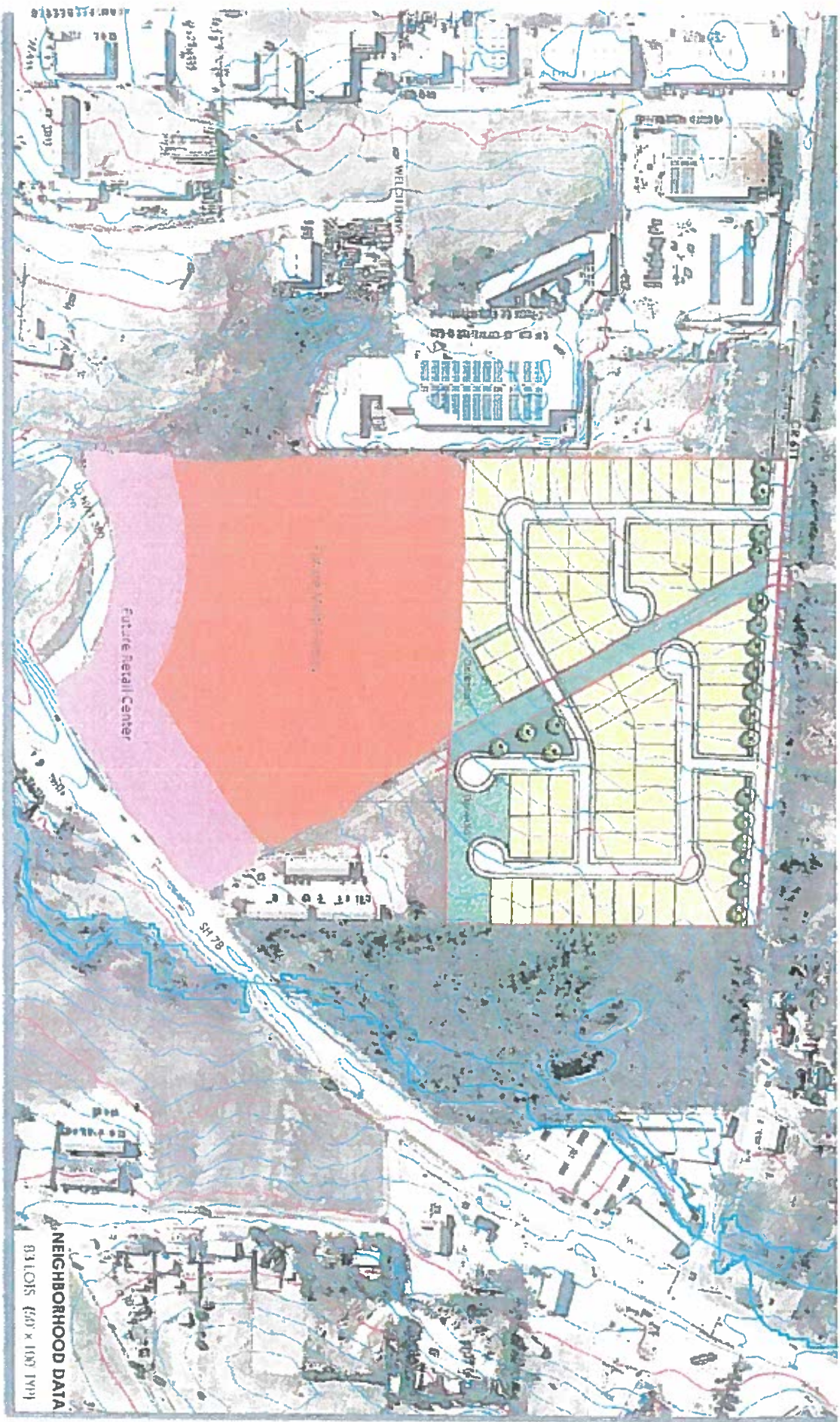
Rezone to SF3 (5000 sqft)

Property Owner Signature

Laurence Deberry

Date

5-14-18



FARMERSVILLE 20

PRELIMINARY CONCEPT PLAN

NEIGHBORHOOD DATA
B3 LOTS (60' x 100' TYP)

CONCEPT 1
UBI
Farmersville, Texas



Measures and Source Construction

TRACTED = the State of Texas, County of Cook and City of
Farmersburg, being part of the U. S. B. M. Survey 4027641 No. 352, being
part of a ceded 40783 acre tract of land as recorded in volume 5871,
Page 132 of the Cook County Land Records and from premises being more
particularly described as follows:

18. Whereas it is the will of the applicants made of Court Road 611 and the east 1/4 of the north 1/4 of said Section 36, 37 & 38, and corner being in the south 1/4 of a 1/4 of said 36, 37 & 38, tract as recorded in volume 394 & Page 275 of the Cass County Land Records

The ACEC with the most northern north end is said 45 763 acre tract, the approximate middle of County Road 811; and the south end is said 78 96 acre tract and Posses 10 00 acre tract as recorded in volume 5974 Page 2175. Smith 2736 ac. East, 1130' x 16' to a 96 acre tract in the approximate middle of County Road 811 marking the northeast corner of said 78 96 acre tract, and the northeast corner of a 10 00 acre "Barren Land" as recorded in volume 5974 Page 2175 of the Indian County Land Records.

1442. Beginning and end, along the east or 21 and 42.75' are
 trees are the western of 100-1055 acre tract South 0.3713' East
 passing at 25.66' to a 1' red sand mound on, and continuing for a
 little distance of 756.66' to a 1' red sand mound marking the most
 easterly extreme corner of said premises, and the northeast corner of a
 2.2999' acre tract or tract or volume 5177, Page 1584 of the Cass
 County and Records

[illegible]

THEACE with the curving southeast end of said premises and the curving northwest right-of-way of State Highway 78 to follow said western boundary along a curve to the right having a radius equal to 633.75' with a radius of 429.75' feet for an arc distance of 346.78' feet along a South 19.56° East, 346.88' feet to a Broom capped end nail marking the west end of said lot North 36.21° East, 48.39' feet to a 2" B" end nail marking the corner South 51°19.3' East, 210.64' feet to a Broom capped end nail marking the intersection of State Highway 78 with the northern right-of-way of said US Highway 382.

The ACE with a battery, one of said batteries are the battery
 type of only one of U.S. Highway 380 to have been 29720 1/2" West
 110 74' east to a House chimney on road east to corner South 543 40'
 West, 158 12' east to a 5/8" iron rod found at corner South 11 28' West,
 120 10' east to a Small Mountain road to corner South 793 6' West,
 52 18' East to a House chimney on road east to corner South 644 15'
 West, 125 80' East to a House chimney on road east marking the south-west
 corner of the prominent, being the west end of said 143 acre tract,
 and the 4000 feet is divided 13861 feet from trail at corner to Volume 584B
 Page 642 of the Court County Land Records.

[illegible]

Legend

- [illegible]

Increasingly a Nation

Notes: 1. This is a memorial monument. 2. Source being sought. A 380 masonry pipe is registered in Volume 1339, Page 374 of the Civil Census and Records. The part of the subject originally within a Special Flood Hazard Area numbered 100, now Flood Map No. 88C040001A and Map No. 88C040001A2 of the FEMA Flood Insurance Rate Maps for Calum County, "exists and is unaltered." Arroyo dated Aug. 2, 2009 (Page 1) states survey not performed without the benefit of USGS Commission.

III. Items for Discussion and Possible Action



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR CALLED MEETING
May 21, 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 6:33 p.m. Commissioners Sarah Jackson-Butler, Lance Hudson, Luke Ingram, Russell Chandler and Paul Kelly were in attendance. Kevin Adamson was not present. Also, in attendance was 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. Items for Discussion and Possible Action

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

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

B. Consider, discuss and act upon a recommendation to City Council regarding the Final Plat for TNT Place.

- Sandra Green explained the property was located in the ETJ of the City. She stated the owners are subdividing the property to build a house on one lot and they are planning to sell the other lot.
- Bobby Bishop clarified the location of the property.

- Motion to approve and recommend to the City Council made by Sarah Jackson-Butler
- 2nd to approve made by Paul Kelly
- All members voted in favor

III. Adjournment

Meeting was adjourned at 6:38 p.m.

ATTEST:

APPROVE:

Sandra Green, City Secretary

Sarah Jackson-Butler, Vice President



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 5 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 type="checkbox"/>	Attended Pre-Application Conference
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plat described by metes and bounds
<input checked="" 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 checked="" 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

*EXEMPTED
incorporated
into all City ETJ
by Ord.*

Subdivision Application Form

Place "X" or check mark in appropriate box. Use the N/A (not applicable) box if a line item is not applicable. Double asterisk items are required for all applications. Where separate documents are requested attach them to this submission.

Required Submission Materials			
Yes	No	N/A	Item Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Six copies of plat. Dimensions should be 24" X 36".
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	* * Original certified tax certificate
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Utility service provider letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Proof of land ownership document
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Electronic version of plat on CD (.PDF and .DWG)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Fees with appropriate retainer as required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Two copies of engineering plans
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	On-Site Sanitary Sewer Facility (OSSF) certification document
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Engineer's Summary Report
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development schedule
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development agreement
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copy of covenants, conditions, restrictions, and agreements
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Geotechnical report
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Traffic study
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application letter for proposed street names

Place "X" or check mark in appropriate box. Only one box may be indicated.

Type of Plat Document Submittal	
<input checked="" type="checkbox"/>	Concept Plan
<input type="checkbox"/>	Preliminary Plat
<input checked="" type="checkbox"/>	Final Plat
<input type="checkbox"/>	Development Plat
<input type="checkbox"/>	Replat
<input type="checkbox"/>	Amending Plat
<input type="checkbox"/>	Minor Plat
<input type="checkbox"/>	Vacated Plat

Subdivision Application Form

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

Property Owner Information	
Name	ROBY + LINDA BRANNUM
Address	1878 C.R. 655
City	FARMERSVILLE
State	TX
Zip	75442
Work Phone Number	
Facsimile Number	
Mobile Phone Number	972 977 2413
Email Address	lbrannum@churchhillcapital.com
Applicant/Responsible Party Information	
Name	OWNER
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Engineer Information	
Name	N/A
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Surveyor Information	
Name	MATTHEW BUSBY
Address	116 MCKINNEY ST.
City	FARMERSVILLE
State	TX
Zip	75442
Work Phone Number	
Facsimile Number	
Mobile Phone Number	214 499 8472
Email Address	

Subdivision Application Form

General Application Information	
Proposed Name of Subdivision	BRANNUM ADDITION
Total Acreage of Development	9.72
Physical Location of Property	1878 C E 655
Legal Description of Property	SEE PLAT
Number of Lots	5

Place "X" or check mark in appropriate box indicating the form provided for proof of land ownership. Attach document to this submission.

Type of Plat Document Submittal	
<input type="checkbox"/>	General Warranty Deed
<input checked="" type="checkbox"/>	Special Warranty Deed
<input type="checkbox"/>	Title Policy
<input type="checkbox"/>	Other (approved by City Manager):

Place "X" or check mark in appropriate box indicating the current zoning districts comprising the land. Depending on the situation more than one box may be indicated.

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

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	
<input type="checkbox"/>	A Agricultural District
<input type="checkbox"/>	SF-1 One-Family Dwelling District
<input type="checkbox"/>	SF-2 One-Family Dwelling District
<input type="checkbox"/>	SF-3 One-Family Dwelling District
<input type="checkbox"/>	2F Two-Family Dwelling District
<input type="checkbox"/>	MF-1 Multiple-Family Dwelling District-1
<input type="checkbox"/>	MF-2 Multiple-Family Dwelling District-2
<input type="checkbox"/>	P Parking District
<input type="checkbox"/>	O Office District
<input type="checkbox"/>	NS Neighborhood Service District
<input type="checkbox"/>	GR General Retail District
<input type="checkbox"/>	C Commercial District
<input type="checkbox"/>	HC Highway Commercial
<input type="checkbox"/>	CA Central Area District
<input type="checkbox"/>	I-1 Light Industrial District
<input type="checkbox"/>	I-2 Heavy Industrial District
<input type="checkbox"/>	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
<input type="checkbox"/>	One Family Attached Dwelling
<input type="checkbox"/>	Zero Lot Line Dwelling
<input type="checkbox"/>	Town Home
<input type="checkbox"/>	Two Family Dwelling
<input type="checkbox"/>	Multiple Family Dwelling
<input type="checkbox"/>	Boarding or Rooming House
<input type="checkbox"/>	Bed and Breakfast Inn
<input type="checkbox"/>	Hotel or Motel
<input type="checkbox"/>	HUD Code Manufactured Home
<input type="checkbox"/>	Industrialized Housing
<input type="checkbox"/>	Mobil Home

Subdivision Application Form

Indicate the utility provider's name for the property in the space provided.

Utility Providers	
Description of Service	Name
Electrical Service Provider	ONCOR
Water Supplier	CADDO BASIN
Sewage Disposal	DSSF
Telephone Service	
Cable TV Service	
Gas Service	
Refuse Pick-Up	

The signatures of the owner(s) below indicate intention to follow through with the platting/subdivision process.

_____ Owner's Signature	_____ Owner's Name (Printed)	_____ Date
_____ Co-Owner's Signature	_____ Co-Owner's Name (Printed)	_____ Date
_____ Co-Owner's Signature	_____ Co-Owner's Name (Printed)	_____ Date

Subdivision Application Form

City of Farmersville Staff Only

(Applicant, do not mark in spaces below)

Description	Response
Name of City Staff Worker Receiving Application	
Fee Amount	
Check Number	
Date Received	
City Receipt Number	
City Asset Account Number	

Stewart/01128-61097/135/MTK

20180405000421010 04/05/2018 02:30:10 PM D1 1/4

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

SPECIAL WARRANTY DEED
(WITH VENDOR'S LIEN)

STATE OF TEXAS

§
§
§

COUNTY OF COLLIN

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, GARY W. BRANNUM and CYNTHIA JERE BRANNUM, husband and wife, residents of the State of Texas (together, "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by LINDA KATHRYN BRANNUM and RORY E. BRANNUM, (together, "Grantee"), whose mailing address is 2624 Dixiana Drive, Farmers Branch, Dallas County, Texas 75234, and other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto Grantee all of Grantor's right, title, and interest in and to that certain real property located in Collin County, Texas, being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon and any and all appurtenances belonging or appertaining thereto (said real property and fixtures together with any and all of the related rights and appurtenances being herein collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, its successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor but not otherwise; provided that this conveyance and the warranty of Grantor herein contained are subject to (a) the matters herein stated and (b) the matters described on Exhibit "B" attached hereto (the "Permitted Encumbrances"), to the full extent same are valid and pertain to the Property. Grantor waives and releases all rights of dower, curtesy, and homestead.

GRANTEE, BY THE ACCEPTANCE OF THIS DEED ("DEED"), ACKNOWLEDGES THAT THE CONVEYANCE OF THE PROPERTY IS SPECIFICALLY MADE "AS-IS" AND "WHERE-IS", WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREIN LIMITED), INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY OR ANY OTHER WARRANTIES WHATSOEVER CONTAINED IN OR CREATED BY THE TEXAS BUSINESS AND COMMERCE CODE OR OTHERWISE.

GRANTOR EXPRESSLY RETAINS A VENDOR'S LIEN AND SUPERIOR TITLE TO THE PROPERTY TO SECURE THE PAYMENT OF THAT CERTAIN PROMISSORY NOTE OF

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 01128-61097

BEING all that tract of land in Collin County, Texas, out of the William Hemphill Survey, A-448, and being part of that called 10.416 acres of land described in a deed to Ernest Brannum and Carol Ann Brannum as recorded in Volume 1341, Page 753 of the Deed Records of Collin County, Texas, and being further described as follows:

BEGINNING at a point in the center of County Road No. 655, and at the Northwest corner of that called 0.97 acres of land described in a deed to Joe David Howington as recorded under CC# 20171229001716910 of the Official Public Records of Collin County, Texas, from which a 5/8 inch steel rod found bears South 01 degrees 35 minutes 08 seconds West, 30.00 feet for witness;

THENCE South 01 degrees 35 minutes 08 seconds West, 150.00 feet to a 5/8 inch steel rod found at the Southwest corner of said 0.97 acres;

THENCE South 88 degrees 41 minutes 47 seconds East, 281.00 feet to a point in the center of County Road No. 653, and at the Southeast corner of said 0.97 acres, from which a 5/8 inch steel rod found bears North 88 degrees 41 minutes 47 seconds West, 30.00 feet for witness;

THENCE South 01 degrees 35 minutes 08 seconds West, 485.98 feet along the center of said County Road No. 653 to a point on the North line of the Kansas City Southern Railroad (100'), and at the Southeast corner of said 10.416 acres, from which a 5/8 inch steel rod set bears North 64 degrees 22 minutes 03 seconds West, 32.85 feet for witness;

THENCE North 64 degrees 22 minutes 03 seconds West (Directional Control Line), 788.52 feet along the North line of said railroad to a 5/8 inch steel rod set at point of curve;

THENCE Northwesterly, 763.61 feet along said railroad and a curve to the left having a radius of 2878.00 feet and a central angle of 15 degrees 12 minutes 08 seconds (Chord bears North 71 degrees 58 minutes 07 seconds West, 761.37 feet) to a 5/8 inch steel rod set at the Southwest corner of said 10.416 acres;

THENCE North 00 degrees 33 minutes 53 seconds East, 75.30 feet to a point in the center of said County Road No. 655, and at the Northwest corner of said 10.416 acres, from which a 5/8 inch steel rod set bears South 00 degrees 33 minutes 53 seconds West, 50.00 feet for witness;

THENCE South 89 degrees 30 minutes 46 seconds East, 1170.87 feet along the center of said County Road No. 655 to the POINT OF BEGINNING, containing 9.72 acres of land.

Exhibit "B"

PERMITTED ENCUMBRANCES

All liens, easements, restrictions, conditions, covenants and encumbrances of record, and all zoning ordinances and governmental regulations, to the extent the same are valid and subsisting and affect the Property, and except for ad valorem taxes assessed against the Property for the calendar year in which this conveyance becomes effective (the payment of which taxes is hereby expressly assumed by Grantee).

UNOFFICIAL



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
04/05/2018 02:30:10 PM
\$38.00 C.JAMAT.
20180405000421010

Stacey Kemp

EVEN DATE HEREWITH, MADE BY GRANTEE, PAYABLE TO GRANTOR, IN THE ORIGINAL PRINCIPAL AMOUNT OF ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100S DOLLARS (\$125,000.00).

All ad valorem taxes and assessments for the Property for the year 2018 have been prorated and Grantee hereby expressly assumes liability for the payment thereof for subsequent years. If such proration was based upon an estimate of such taxes and assessments for the year 2018, then upon demand Grantor and Grantee shall promptly and equitably adjust all such taxes and assessments as soon as actual figures for these items for calendar year 2018 are available.

EXECUTED on the date of the acknowledgment herein below, to be effective as of the 5th day of April, 2018.

GRANTOR:

Gary W. Brannum
Gary W. Brannum

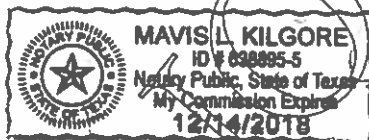
Cynthia Jere Brannum
Cynthia Jere Brannum

STATE OF TEXAS

COUNTY OF Dallas

This instrument was acknowledged before me on the 5th day of April, 2018, by GARY W. BRANNUM AND CYNTHIA JERE BRANNUM.

[SEAL]



Notary Public, State of Texas

My Commission Expires: 12/14/2018

Printed Name of Notary

Notary ID #: 038895-5

VICINITY MAP



PROJECT

PROJECT NAME

KINGSTON FARMERSVILLE APARTMENTS

HUD project 113-35782
Harvard Rd. FARMERSVILLE, TEXAS. 75442

PROJECT DATA

PROJECT INFORMATION

DRAWING INDEX

DESIGNER: HUNTER GROUP
10055 N. CENTRAL EXP. #109 112
DALLAS, TX 75220
HUNTER GROUP
MEMBER OF THE HUNTER GROUP
14491 292 3801
HUNTER GROUP
hugroup@earthlink.net

CLIENT: GALLAGHER PROJECT MANAGEMENT
1101E JASMINE AVE SUITE 102
DALLAS, TX 75241
GALLAGHER PROJECT MANAGEMENT
1101E JASMINE AVE SUITE 102
DALLAS, TX 75241
GALLAGHER PROJECT MANAGEMENT
1101E JASMINE AVE SUITE 102
DALLAS, TX 75241

OWNER: GALLAGHER PROJECT MANAGEMENT
1101E JASMINE AVE SUITE 102
DALLAS, TX 75241
GALLAGHER PROJECT MANAGEMENT
1101E JASMINE AVE SUITE 102
DALLAS, TX 75241
GALLAGHER PROJECT MANAGEMENT
1101E JASMINE AVE SUITE 102
DALLAS, TX 75241

DATE: 04-11-18

TABULATION OF APARTMENT UNITS

M.P.

A1.0 PRELIMINARY SITE PLAN

A1.0 CURBHOUSE FLOOR PLAN

A1.1 BUILDING SECTIONS

A1.2 BUILDING SECTIONS

A1.3 BUILDING SECTIONS

A1.4 BUILDING SECTIONS

A1.5 BUILDING SECTIONS

A1.6 BUILDING SECTIONS

A1.7 BUILDING SECTIONS

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A1.61 BUILDING SECTIONS

A1.62 BUILDING SECTIONS

Kingston Farmersville Apartments

HUD project 113-35782
Harvard Rd. Farmersville, TX. 75442

Title Sheet

Project Number

Date

Drawn By

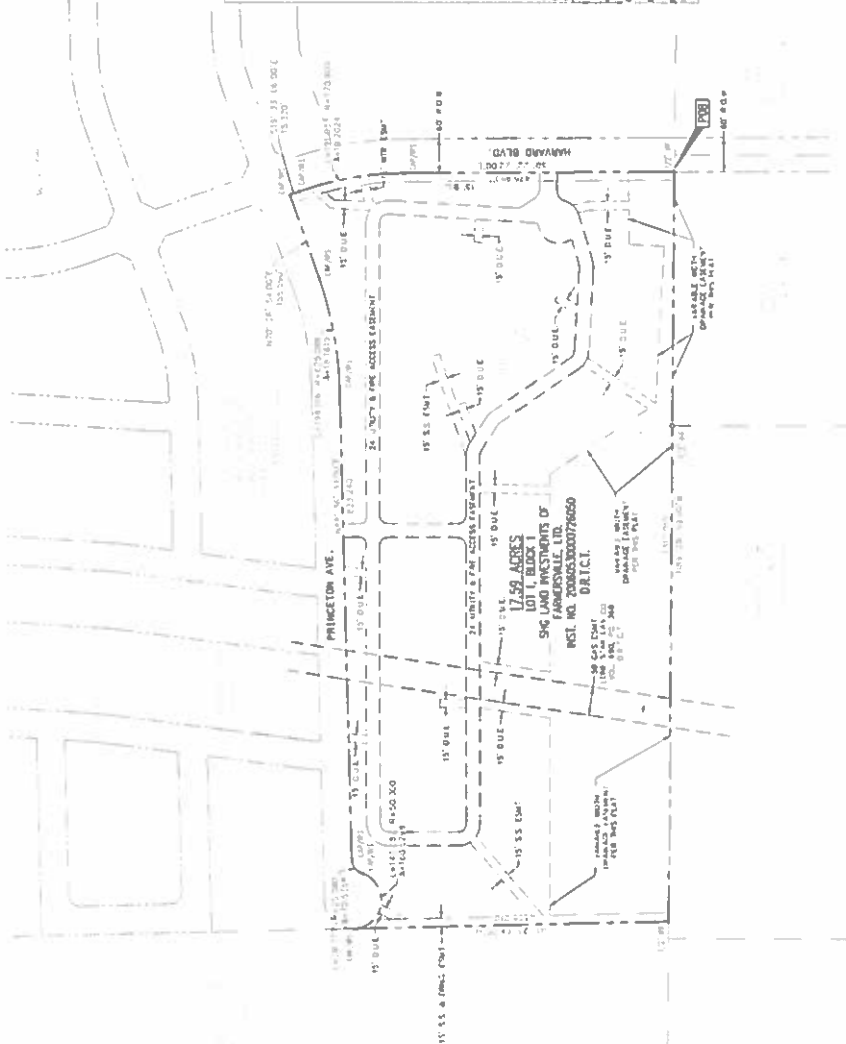
Checked By

Scale

Notes

A0.0R

NTS





REGISTERED OFFICERS

Paul D. Bell, C
Canton Park, Inc.
6 years past

Carlton J. Long
This property is currently located in the City of Farmington at the intersection of County Road 102 and 111
The property is currently zoned for residential development. If the City Councils Planning Director or a design
firm study the property, the Council will be notified.

POSING	EXISTENCE	PROPOSED
Total Deck	158.31 Acres	158.31 Acres
Water	17.64 Acres	17.64 Acres
Macadamia Park 2	16.64 Acres	26.51 Acres
Macadamia Park 3	16.64 Acres	26.51 Acres
Camden	0.00 Acres	3.20 Acres
High 20 Entry	0.12 Acres	1.92 Acres

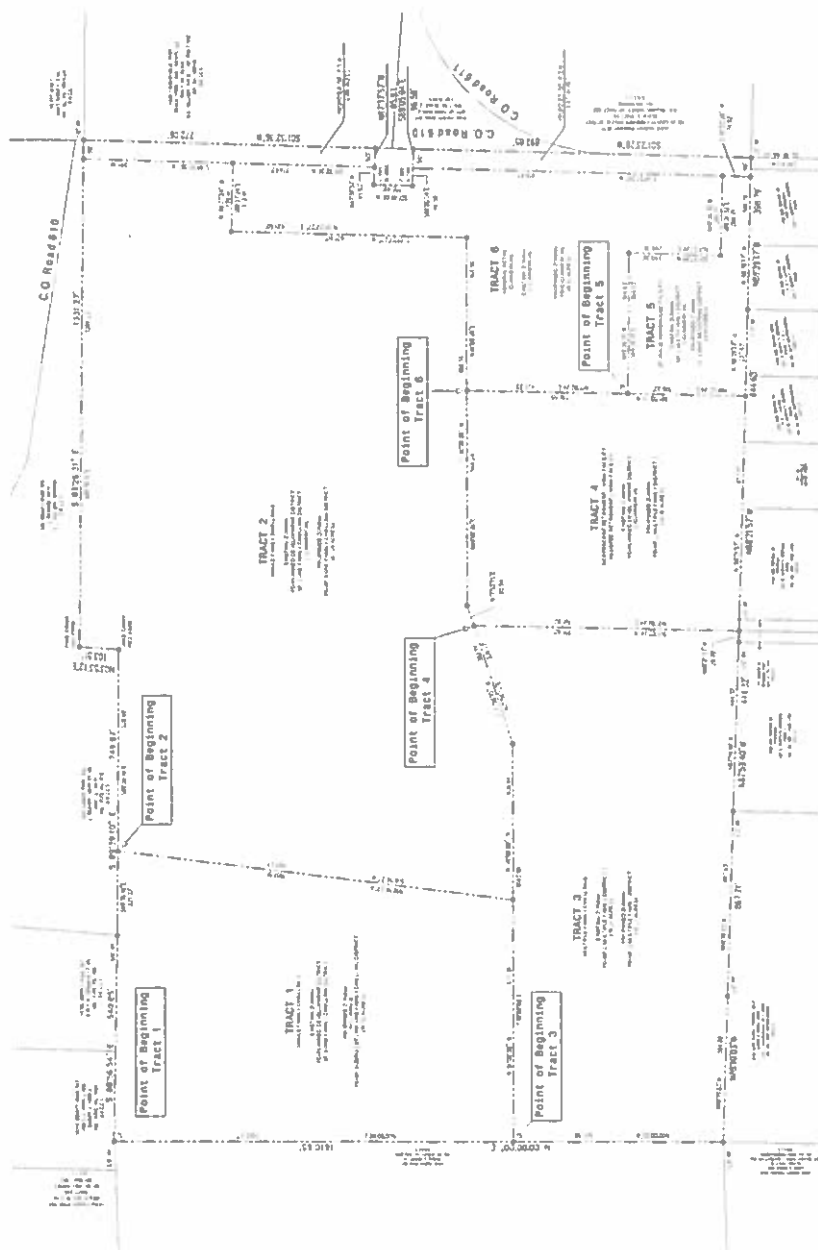
Sample Family (MF 49) Design: Broadband
This design-related post is from the City of Fairview's Comprehensive Zoning Ordinance #2004-01. Received December 11, 2005 with the following exceptions:

Minimum Lot Area:	5000 sq ft
Minimum width:	30 feet
Minimum depth:	100 feet
Minimum total yard setback:	9' 9" (subject to street Easement Easement)
Minimum front yard setback:	20'
Minimum rear yard setback:	20'
Minimum side yard setback:	5' 0"
Minimum lot coverage:	85%

Single Family 100+ sq. ft. Lot and Design Standards
The development plans to follow the following City of Minneapolis Complications 2 using Ordinance 4250M 01. Repealed December 11, 2003 with no further amendments.

Minimum Lot Area - 6323 sq. ft.
Minimum Lot Width - 110 ft.
Minimum Lot Depth - 110 ft.
Minimum front yard setback - 0 per one side, 17' setback to street (Curved Lots)
Minimum rear yard setback - 20'
Minimum side yard setback - 10' or 1/2 of lot width, whichever is greater
Minimum lot coverage - 65%
Allow 2' adjustment with no setback at driveway used to Route a turn table

the respondents, except 1 (4%), none of the respondents (12%) reported to be in treatment involving



ZONING EXHIBIT

Residential Lots,
1 Multi-Family Tract
Commercial/Retail Lots & Open Spaces

A 100.81 ACRE TRACT OUT OF THE
W.B. WILLIAMS SURVEY, ABSTRACT NO. 952
CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS
grants to said parties:—
SBC LAND INVESTMENTS OF FARMERSVILLE, LTD.

9400 E. Colfax, Suite 404
 Denver, 80231

POSTED BY :
Engineering Corporation
2570 Fr 467, 96110 288
Sagehen Village, Texas 75677
PH: (972) 681-6633 FAX: (972) 681-6639
TOLL FREE 800-666-1100

Scale: 1"=10'-0"

April 22, 2010

[illegible]

TABLE 1

Is the use of the following products in the following countries prohibited, restricted, or allowed? (1 = prohibited, 2 = restricted, 3 = allowed)

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1. Aerial spraying of insecticides	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

100: Some more to come

[illegible][illegible][illegible][illegible]

СЛУЖБА
РАЈОН
РАЈОН

a) The purpose of this is to plan to establish terrorism controls on a separate wire plan and application must be submitted for review. Approval of this application forms on control plan does not equate to visit any site requirements.

- (a) Variation to be proposed by owner

c) Refractive index for visible light



FOR PRELIMINARY REVIEW ONLY

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

IT IS THE USER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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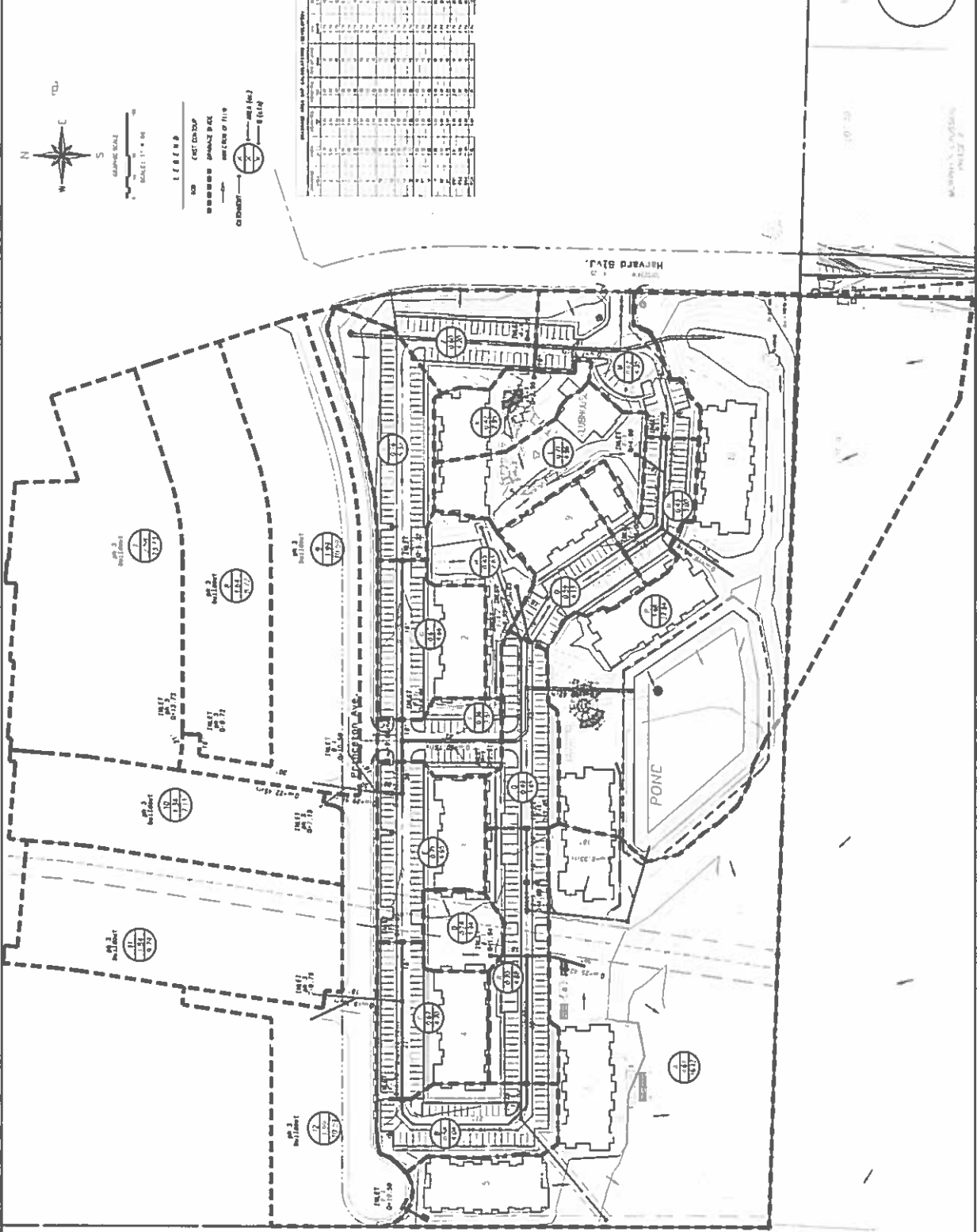
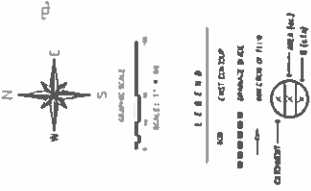
THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Kingston Apartments

Preliminary Drainage Plan
City of Farmersville
Colin County, Texas

CCM Engineering
2570 FM 407, Suite 209
Highland Village, Texas 75077
Tel: 972.891.6633
Fax: 972.891.6628
TBP: FPM 0625

Station	Flow (cfs)	Depth (ft)	Velocity (ft/s)	Time (min)
1+00	1.0	0.5	2.0	0.5
1+20	1.0	0.5	2.0	0.5
1+40	1.0	0.5	2.0	0.5
1+60	1.0	0.5	2.0	0.5
1+80	1.0	0.5	2.0	0.5
2+00	1.0	0.5	2.0	0.5
2+20	1.0	0.5	2.0	0.5
2+40	1.0	0.5	2.0	0.5
2+60	1.0	0.5	2.0	0.5
2+80	1.0	0.5	2.0	0.5
3+00	1.0	0.5	2.0	0.5
3+20	1.0	0.5	2.0	0.5
3+40	1.0	0.5	2.0	0.5
3+60	1.0	0.5	2.0	0.5
3+80	1.0	0.5	2.0	0.5
4+00	1.0	0.5	2.0	0.5
4+20	1.0	0.5	2.0	0.5
4+40	1.0	0.5	2.0	0.5
4+60	1.0	0.5	2.0	0.5
4+80	1.0	0.5	2.0	0.5
5+00	1.0	0.5	2.0	0.5
5+20	1.0	0.5	2.0	0.5
5+40	1.0	0.5	2.0	0.5
5+60	1.0	0.5	2.0	0.5
5+80	1.0	0.5	2.0	0.5
6+00	1.0	0.5	2.0	0.5
6+20	1.0	0.5	2.0	0.5
6+40	1.0	0.5	2.0	0.5
6+60	1.0	0.5	2.0	0.5
6+80	1.0	0.5	2.0	0.5
7+00	1.0	0.5	2.0	0.5
7+20	1.0	0.5	2.0	0.5
7+40	1.0	0.5	2.0	0.5
7+60	1.0	0.5	2.0	0.5
7+80	1.0	0.5	2.0	0.5
8+00	1.0	0.5	2.0	0.5
8+20	1.0	0.5	2.0	0.5
8+40	1.0	0.5	2.0	0.5
8+60	1.0	0.5	2.0	0.5
8+80	1.0	0.5	2.0	0.5
9+00	1.0	0.5	2.0	0.5
9+20	1.0	0.5	2.0	0.5
9+40	1.0	0.5	2.0	0.5
9+60	1.0	0.5	2.0	0.5
9+80	1.0	0.5	2.0	0.5
10+00	1.0	0.5	2.0	0.5



Weeks Design Group, Inc.
1755 N. Collins Blvd #300
Richardson, TX 75080
P: (972) 690-7474
E: himeeks@mdgland.com



Kingston Apartments
City of Farmersville, Collin County, Texas

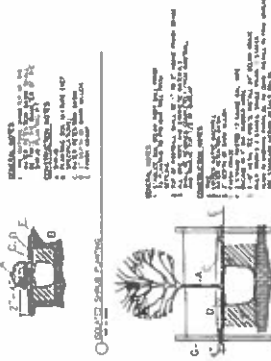
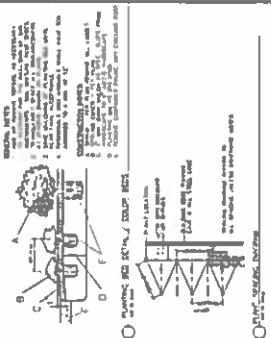
City of Farmersville
Collin County, Texas



PERMIT SET
REVISIONS

PROJECT: MOD. INC.
DRAWN: GDS
DATE: 02/04/2019
SHEET: 01 OF 01
LANDSCAPE PLAN

LP.01

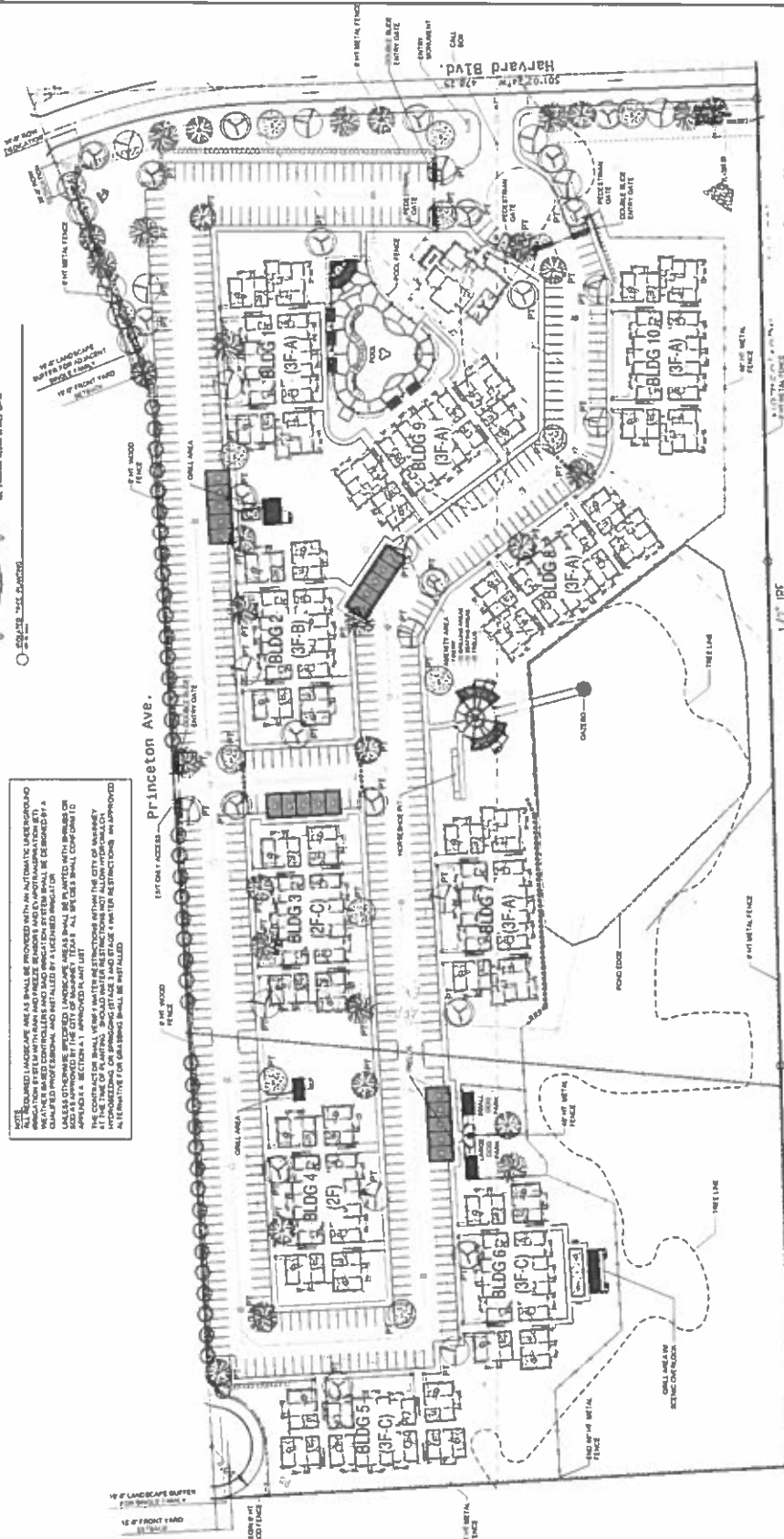


LANDSCAPE REQUIREMENTS

ITEM	REQUIREMENT
1. MULCH	2" MINIMUM THICKNESS
2. SOIL	6" MINIMUM THICKNESS
3. PLANTING BEDS	TO BE SEPARATED BY STEEL
4. PLANTING BEDS	TO BE Laid OUT IN THE FIELD
5. PLANTING BEDS	TO BE Laid OUT IN THE FIELD
6. PLANTING BEDS	TO BE Laid OUT IN THE FIELD
7. PLANTING BEDS	TO BE Laid OUT IN THE FIELD
8. PLANTING BEDS	TO BE Laid OUT IN THE FIELD
9. PLANTING BEDS	TO BE Laid OUT IN THE FIELD
10. PLANTING BEDS	TO BE Laid OUT IN THE FIELD

NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FARMERSVILLE AND THE STATE OF TEXAS.
2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FARMERSVILLE AND THE STATE OF TEXAS.
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LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



Consultant
Address
City
State
Zip

No	Description	Date
1	Issued for Review	04-11-18
2	Issued for DD Review	04-25-18

Kingson Farmersville
Apartments

4840 Highway 113, Suite 202
Farmersville, TX 75442

SITE PLAN

Project Number	04-11-18
Drawn By	EG, VP
Checked By	GG

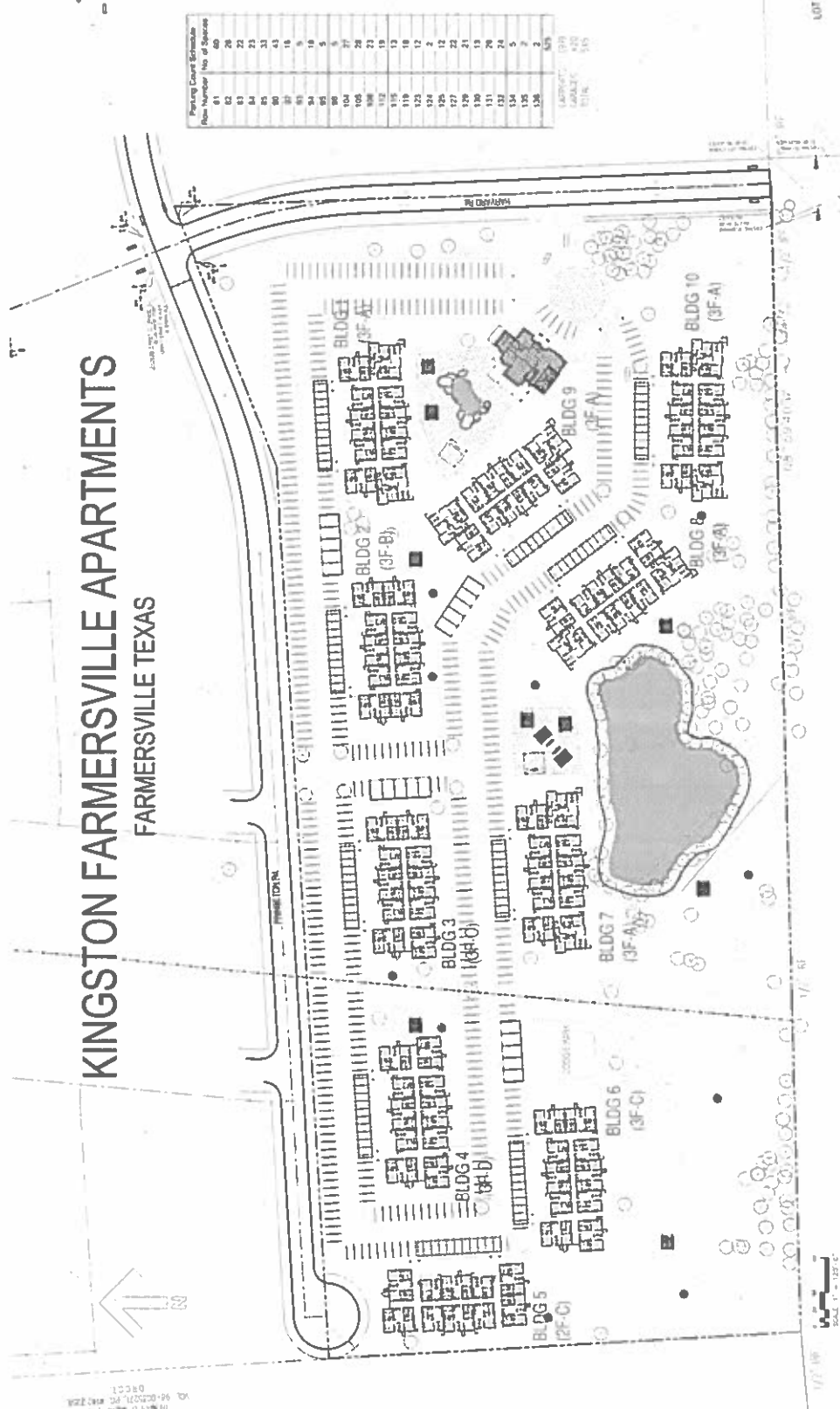
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Scale: 1/8" = 1'-0"

KINGSTON FARMERSVILLE APARTMENTS

FARMERSVILLE TEXAS

Room Number	No. of Spaces
01	40
02	20
03	20
04	20
05	20
06	20
07	20
08	20
09	20
10	20
11	20
12	20
13	20
14	20
15	20
16	20
17	20
18	20
19	20
20	20
21	20
22	20
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91	20
92	20
93	20
94	20
95	20
96	20
97	20
98	20
99	20
100	20



01 SITE PLAN
1'-0"

V. Adjournment