



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION AGENDA  
REGULAR SESSION MEETING  
OCTOBER 15, 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 a replat of certain property consisting of approximately 5.655 acres of land that is situated in the extraterritorial jurisdiction of the City of Farmersville in an area that is located generally south and east of Shinn Circle, east of Far Hills Lane, along a portion of Willow Bend Road and extending to the east and south from the terminus of Willow Bend Road, and which land is more particularly identified as being a part of Lot 57 of the Rolling Hills Addition Phase 1 (to be replatted as Lots 57A & 57D).

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

- A. Consider, discuss and act upon minutes from August 20, 2018.
- B. Consider, discuss and act upon minutes from September 17, 2018.
- C. Consider, discuss and act upon special meeting minutes from September 27, 2018.

- D. Consider, discuss and act upon a recommendation to City Council for the Minor Plat of The Lee Addition, Lot 1 an addition to the City of Farmersville being 0.206 acres in the W.B. Survey, Abstract No. 952.

#### **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 October 12, 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 12<sup>th</sup> day of October, 2018.**



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Sandra Green, City Secretary



## **I. Preliminary Matters**

## **II. Public Hearing**

**CITY OF  
FARMERSVILLE**

**NOTICE OF  
PUBLIC  
HEARING**

The Farmersville Planning & Zoning Commission will hold a Public Hearing on Monday, October 15, 2018, at 6:30 p.m. in the Council Chambers at Farmersville's City Hall, 205 S. Main Street, Farmersville, TX 75442 to consider, discuss and act upon a request for a replat of certain property consisting of approximately 5.655 acres of land that is situated in the extraterritorial jurisdiction of the City of Farmersville in an area that is located generally south and east of Shinn Circle. 5.655 acres of land east of Far Hills Lane, along a portion of Willow Bend Road and extending to the east and south from the terminus of Willow Bend Road, and which land is more particularly

identified as being a part of Lot 57 of the Rolling Hills Addition Phase 1 (to be replatted as Lots 57A & 57D). This hearing is open to any interested persons. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing.

The Farmersville City Council will hold a Public Hearing on Tuesday, October 23, 2018, at 6:00 p.m. in the Council Chambers at Farmersville's City Hall, 205 S. Main Street, Farmersville, TX 75442 to consider, discuss and act upon a request for a replat of certain property consisting of approximately 5.655 acres of land that is situated in the extraterritorial jurisdiction of the City of Farmersville in an area that is located generally south and east of Shinn Circle, east of Far Hills Lane, along a por-

tion of Willow Bend Road and extending to the east and south from the terminus of Willow Bend Road, and which land is more particularly identified as being a part of Lot 57 of the Rolling Hills Addition Phase 1 (to be replatted as Lots 57A & 57D). This hearing is open to any interested persons. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing.





09 September 2018

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

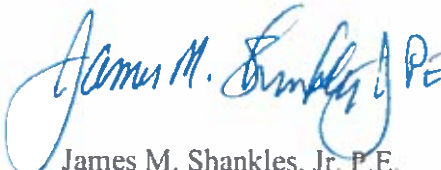
RE: Rolling Hills Addition Phase I  
Re-Plat

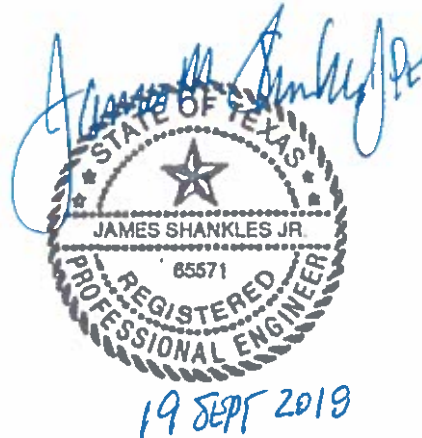
Mr. White:

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

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

Sincerely,

  
James M. Shankles, Jr. P.E.



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



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



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION MINUTES  
REGULAR MEETING  
August 20, 2018, 6:30 P.M.  
COUNCIL CHAMBERS, CITY HALL  
205 S. Main Street**

**I. PRELIMINARY MATTERS**

- Chairman Paul Kelly presided over the meeting which was called at 6:30 p.m. Commissioners Lance Hudson, Luke Ingram, Rachel Crist, Wyatt McGuire, and Sarah Jackson-Butler were in attendance. Commissioner Russell Chandler was absent. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; Reagan Rothenberger and Council liaison, Mike Hurst; and City Attorney, Alan Lathrom.
- Paul Kelly led the prayer and the pledges to the United States and Texas flags.

**II. PUBLIC HEARING**

- A. Public hearing to consider, discuss and act upon a recommendation to the City Council regarding a text amendment to the Comprehensive Zoning Ordinance that will allow a "Banquet/Meeting Hall" use as an allowable use in the CA - Central Area District zoning classification subject to the approval of a Specific Use Permit.
- Paul Kelly opened the public hearing at 6:34 p.m. and asked if anyone wanted to come forward to speak for the item.
  - Reagan Rothenberger who resides at 1080 Southgate Ct. addressed the Commission and stated he was the Main Street Manager for the City. He explained his job is to bring business that would be good for Farmersville to the downtown area. He stated the RSVP event center would be a great asset to the downtown and contribute to its growth.
  - Jennifer Jiles, who stated she lives in Arlington but works at the Main Street Antique Store in downtown Farmersville, addressed the Commission. She

explained her mother bought the Candy Kitchen and restored it to lease out. She indicated they were excited about RSVP Farmersville and believed it would be a great fit for the downtown area.

- Jodye Svoboda addressed the Commission and stated she was the applicant wanting to open RSVP Farmersville. She passed out documents that were from her website. She explained she wanted to keep the events open to every size of business. She indicated there would be security and TABC licensed bartenders for the events with alcohol.
- Paul Kelly asked if there was anyone who wanted to speak against the item.
- Ms. Pat Morgan who lives at the corner of Candy Street and Main Street came forward to address the Commission. She stated she was against the music late at night and parking on the street. She explained she was afraid the participants at the event would block the street from emergency vehicles.
- Jodye Svoboda stated she did not want to disturb anyone and she does not believe parking would be an issue.
- Rachel Crist asked Jodye if she or a staff member would be on site at all events in order to handle parking issues and other issues that may arise.
- Jodye Svoboda explained that most events would have a security officer at the location, but she lived just down the street if they needed her.
- Paul Kelly closed the public hearing at 6:45 p.m.
- Rachel Crist asked if the event would have enough parking.
- Sandra Green explained the parking for the downtown area was different from other zoning districts because it would be shared parking.
- Alan Lathrom also indicated the Zoning Ordinance does have a statement about noise regulations in regards to the use of a banquet/meeting hall.
  - Motion to allow text amendment to the Comprehensive Zoning Ordinance to allow banquet/meeting hall as an approved use with a Specific Use Permit and recommend to City Council made by Lance Hudson
  - 2<sup>nd</sup> to approve made by Luke Ingram
  - All members voted in favor

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

- Paul Kelly opened the public hearing at 6:53 p.m.
- Reagan Rothenberger, Main Street Manager, came forward and addressed the Commission again and stated he was in support of the RSVP event center. He also stated he did not believe parking or sound would be an issue.

- Lisa Crowder addressed the Commission and stated she lives in rural Farmersville and owns a store downtown. She stated she was in support of the event center.
- Donna Williams who resides at 1985 State Hwy. 78 N stated she also owns a business downtown and explained she would be excited to have the proposed event center.
- Tonya Mercer who lives in Farmersville and is a realtor who offices in the downtown addressed the Commission. She explained her excitement of the event center and believes it would help promote the downtown.
- Jennifer Jiles whose mother owns the proposed location of RSVP Farmersville stated they were installing a sprinkler system in the building and are looking forward to having RSVP Farmersville as a tenant.
- Paul Kelly asked if anyone in the audience was against the event center.
- Ms. Pat Morgan who resides at the corner of Candy Street and Main Street was really concerned about emergency vehicles getting down the street because people do park on the street.
- Paul Kelly closed the public hearing at 7:00 p.m.
- Sarah Jackson-Butler asked why Specific Use Permits are necessary.
- Alan Lathrom stated they allow the City to set regulations and safeguards upon a property. Typically, a Specific Use Permit would run with the property, but the Commission would have the ability in Farmersville to issue it to the owner or the operator of the property. The gaming rooms were issued a Specific Use Permit but the City placed a time limit to where they have to come back to the City and renew their SUP. SUP's can also limit the hours of operation among other things.
- Ben White stated he would like to address the parking issue by taking it before the City Council and ask for no parking signs along Candy Street.
- Sarah Jackson-Butler made a motion to approve the zoning change and the SUP for 101 Candy Street and recommend the item to the City Council.
- Lance Hudson 2<sup>nd</sup> the motion.
- The polling of the Commission was on hold because there was more discussion.
- Rachel Crist stated she would like to add a one year renewal restriction so the Commission could address any parking or noise issues at that time.
- Paul Kelly asked if Sarah Jackson-Butler and Lance Hudson were agreeable to the amendment of their motions.
- Sarah Jackson-Butler and Lance Hudson were agreeable.
  - Motion to approve zoning change and Specific Use Permit (SUP) with a one year renewal and recommend to City Council made by Sarah Jackson-Butler
  - 2<sup>nd</sup> to approve made by Lance Hudson
  - All members voted in favor

- C. Public hearing to consider, discuss and act upon a recommendation to the City Council regarding the Final Plat of the Briar Autoshop Addition, Lot 1, Block 1 or possibly being a Replat of the Neathery & Marble Addition, Lot 20B, Block 6.
  - Paul Kelly opened the public hearing at 7:10 p.m. and asked if anyone wanted to speak for or against the item.
  - No one came forward.
  - Paul Kelly closed the public hearing at 7:10 p.m.
  - Alan Lathrom explained the plat had been submitted as a Final Plat, but it should have been a replat because it had been platted in before. He stated the Commission would just need to make the renaming of the plat a condition of the approval.
  - Paul Kelly was concerned about the space on the lot and if it would allow adequate parking for cars being stored there while they are being worked on.
  - Sandra Green and Alan Lathrom explained that a site plan would be required and that was where the parking and landscaping would be evaluated.
    - Motion to approve with the condition of the title being changed to a replat and recommend to City Council made by Sarah Jackson-Butler
    - 2<sup>nd</sup> to approve made by Wyatt McGuire
    - All members voted in favor

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

- A. Consider, discuss and act upon minutes from August 20, 2018.
  - Motion to approve made by Sarah Jackson-Butler
  - 2<sup>nd</sup> to approve made by Luke Ingram
  - All members voted in favor
  
- B. Consider, discuss and act upon a Final Plat for Farmersville 610 – Phase 1 (Camden Park - Phase 1).
  - This item was pulled for the agenda because it was not ready.
  
- C. Consider, discuss and act upon a Final Plat for Farmersville 610 – Phase 2 (Camden Park - Phase 2).
  - This item was pulled for the agenda because it was not ready.

### **IV. ADJOURNMENT**

Meeting was adjourned at 7:22 p.m.

ATTEST:

APPROVE:

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Sandra Green, City Secretary

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Paul Kelly, Chairman

**B. Consider, discuss and act upon minutes from September 17, 2018.**



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION MINUTES  
REGULAR MEETING  
September 17, 2018, 6:30 P.M.  
COUNCIL CHAMBERS, CITY HALL  
205 S. Main Street**

**I. PRELIMINARY MATTERS**

- Chairman Paul Kelly presided over the meeting which was called at 6:30 p.m. Commissioners Lance Hudson, Rachel Crist and Wyatt McGuire were in attendance. Commissioners Russell Chandler, Luke Ingram, and Sarah Jackson-Butler were absent. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; Council liaison, Craig Overstreet; and City Attorney, Alan Lathrom.
- 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 the Final Plat for Camden Park – Phase 1.
- Paul Kelly read the approval letter from DBI Engineering recommending approval.
  - Wyatt McGuire made a motion to approve the plat.
  - Rachel Crist 2<sup>nd</sup> the motion.
  - Ben White stated there was a 200 foot section of roadway that was not complete because the City had a lift station located there until the new one became operational. He explained the lift station had been removed, but the contractor was in the process of pouring the concrete. He indicated the approval of the plat would be conditional on the 200 foot section being completed. He also stated that Alan Lathrom had found items that would need to be fixed in the Home Owner's Association (HOA) documents.
  - Rachel Crist asked if the Planning & Zoning Commission would review the HOA documents.



- Alan Lathrom stated they did not typically review them, but the developer would have to fix the items and file it with the county.
- Wyatt McGuire amended his motion to include the conditional approval of the plat upon completion of the 200 foot section of roadway.
- Rachel Crist agreed and made the 2<sup>nd</sup> motion.
  - Motion to approve with the condition that the 200 foot section of the roadway be completed before the plat could be filed made by Wyatt McGuire
  - 2<sup>nd</sup> to approve made by Rachel Crist
  - All members voted in favor

B. Consider, discuss and act upon the Final Plat for Camden Park – Phase 2.

- Paul Kelly explained the areas of the plat.
- Ben White again stated the 200 foot section of the roadway would need to be a condition of approval.
  - Motion to approve with the condition that the 200 foot section of roadway be completed before the plat could be filed made by Wyatt McGuire.
  - 2<sup>nd</sup> to approve made by Rachel Crist
  - All members voted in favor

**III. ADJOURNMENT**

Meeting was adjourned at 6:44 p.m.

ATTEST:

APPROVE:

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

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

C. Consider, discuss and act upon special meeting minutes from September 27, 2018.



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION MINUTES  
SPECIAL MEETING  
September 27, 2018, 7:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
205 S. Main Street**

**I. PRELIMINARY MATTERS**

- Chairman Paul Kelly presided over the meeting which was called at 6:30 p.m. Commissioners Lance Hudson, Rachel Crist, Luke Ingram, and Sarah Jackson-Butler were in attendance. Commissioners Wyatt McGuire and Russell Chandler were absent. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; Council liaison, Craig Overstreet; and City Attorney, Alan Lathrom.
- Craig Overstreet led the prayer and the pledges to the United States and Texas flags.

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

- A. Discuss and provide direction regarding possible changes in the Zoning Ordinance for Concrete batch plants and other similar uses in the Light Industrial District and the Heavy Industrial District including, but not limited to, possible changes involving the use, modification or elimination of special use permits (SUP's) and/or the establishment of a new zoning district that would concrete batch plants and similar industrial uses by right.
- Ben White addressed the Commission, passed out some documents and showed the same on the projector. He showed the proposed future sites of Reliable Concrete, Nelson Brothers Ready Mix and Martin Marietta. He explained the legislature made it to where cities cannot voluntarily annex property into the city limits. He explained the FEDC (4A) is showing employment centers in this area and growing out into eventual city limits. He feels that these areas are consistent with light industrial and heavy industrial.
  - Rachel Crist asked what an SUP was.

- Ben White explained it stood for a Specific Use Permit.
- Alan Lathrom explained an SUP would allow the City to place restrictions or other requirements that ensures the use would not interfere with adjacent property owners.
- Ben White stated time restrictions are placed on SUP's sometimes. He asked the Commission to put themselves in the shoes of the investors and to think if they would want someone to place time frames on their business.
- Alan stated the City had the right to amortize, but not annex.
- Ben White stated one way to get the batch plants to come into the City would be to get rid of the SUP requirement. Some of the Council is concerned because of the number of batch plants that are wanting to come in to the area. One way to address the problem is create a new zoning district called the High Impact District.
- Alan Lathrom stated it could still cause an overrun of batch plants. You would have to modify your Comprehensive Plan to show those areas. Through those limitations it would allow those uses in those areas only. It does what zoning is meant to do and separate those uses from less impactful areas like residential.
- Ben White stated there was a simple way by taking the SUP away and allowing the batch plant in the heavy industrial area by right as well.
- Craig Overstreet told Ben White he needed to tell the Commission what has been stated as to why it would be good for them to come into the City.
- Ben White explained the TIRZ would not support them until they came into the City. Also, they would not have protection from the police department or fire department. He said Tommy Ellison, his mentor, stated that an SUP could show favoritism. He stated he would hate for these batch plants to stay in the county. He stated it was his opinion that creating a new zoning classification would be better.
- Alan Lathrom stated in order to change the Zoning Ordinance it would require property owner notification and publishing notices in the newspaper. Comp plan change would also require public hearings.
- Lance Hudson, Luke Ingram, Paul Kelly, and Sarah Jackson-Butler were all in agreement that it should be a new district for High Impact.
- Alan Lathrom explained that if the property was annexed into the City then under Chapter 43 of the Local Government Code the City would annex the entire county road and would be responsible for the maintenance of the road.
- Direction was given to staff to create an ordinance that would allow for a new High Impact District.
  - Motion to direct staff to create an ordinance that would allow for a new High Impact District made by Lance Hudson
  - 2<sup>nd</sup> to approve made by Sarah Jackson-Butler
  - All members voted in favor

**III. ADJOURNMENT**

Meeting was adjourned at 7:55 p.m.

ATTEST:

APPROVE:

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

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

D. Consider, discuss and act upon a recommendation to City Council for the Minor Plat of The Lee Addition, Lot 1 an addition to the City of Farmersville being 0.206 acres in the W.B. Survey, Abstract No. 952.

## **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, September 25, 2018 in the City Hall Council Chambers at 205 S. Main St. to consider a request for a variance from the requirements of Section 3.12.4, "SF-2 – Single Family Dwelling - 2," of the Farmersville Zoning Ordinance to reduce the minimum lot width from 60 feet to 50 feet and reduce the minimum lot area from 7,200 square feet to 6,750 square feet to allow one single-family residence to be built on an existing tract of land, which tract of land is being platted, provided that all other requirements of the Farmersville Code are met. The property is generally located at 408 Floyd Street, Farmersville, Texas 75442.

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



**FARMERSVILLE CITY COUNCIL  
SITTING AS THE  
FARMERSVILLE ZONING BOARD OF ADJUSTMENT  
REGULAR SESSION MINUTES  
For  
September 25, 2018, 5:30 P.M.**

**I. PRELIMINARY MATTERS**

- Mayor Rice called the meeting to order at 5:30 p.m. Council members Craig Overstreet, Donny Mason, Mike Hurst, Michael Hesse and Todd Rolan were all present. City staff members Ben White, and Sandra Green were also present.

**II. PUBLIC HEARING**

- A. Public hearing to consider a request for a variance from the requirements of Section 3.12.4, "SF-2 – Single Family Dwelling - 2," of the Farmersville Zoning Ordinance to reduce the minimum lot width from 60 feet to 50 feet and reduce the minimum lot area from 7,200 square feet to 6,750 square feet to allow one single-family residence to be built on an existing tract of land, which tract of land is being platted, provided that all other requirements of the Farmersville Code are met. The property is generally located at 408 Floyd Street, Farmersville, Texas 75442.
- Mayor Rice opened the public hearing at 5:31 p.m.
  - Christie Perkins Lee addressed Council and asked for them to grant the variance to allow her to build a house on her lot.
  - Mayor Rice closed the public hearing at 5:33 p.m.
  - Mike Hurst how big of a house she was going to build.
  - Christie Perkins Lee indicated it would be a 30' x 50' home.
  - Mike Hurst also asked if the house would be masonry.
  - Christie Perkins Lee stated it would be built with brick all over except the back would be siding.



- Motion to approve the variance made by Craig Overstreet
- 2<sup>nd</sup> to approve was Mike Hurst
- All council members voted in favor

**III. ADJOURNMENT**

Meeting was adjourned at 5:35 p.m.

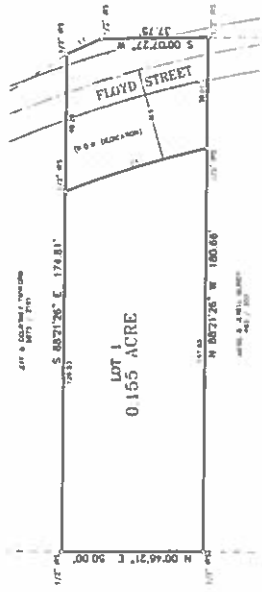
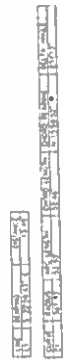
APPROVE:

\_\_\_\_\_  
Jack Randall Rice, Mayor

ATTEST:

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

DRAFT



**PROPERTY OWNER'S CERTIFICATE**

**VICINITY MAP**  
 VICINITY MAP showing the location of the subject property within the City of Farmersville, Texas. The map shows the subject property (Lot 1) situated between Floyd Street to the north and the intersection of Floyd Street and the proposed road to the south. The map also shows the location of the proposed road and the location of the subject property within the City of Farmersville, Texas.

**APPROVALS**  
 APPROVALS AND SIGNATURES OF THE PROPERTY OWNER AND THE CITY OF FARMERSVILLE, TEXAS. The property owner, W.B. Williams, has approved the proposed addition to the City of Farmersville, Texas. The City of Farmersville, Texas, has also approved the proposed addition to the City of Farmersville, Texas.

**NOTICE TO THE PUBLIC**  
 NOTICE TO THE PUBLIC that the proposed addition to the City of Farmersville, Texas, is subject to the approval of the City of Farmersville, Texas. The City of Farmersville, Texas, reserves the right to approve or disapprove the proposed addition to the City of Farmersville, Texas.

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**MINOR PLAT  
 LOT 1  
 AN ADDITION TO THE  
 CITY OF FARMERSVILLE  
 COLLIN COUNTY, TEXAS  
 0.206 ACRES IN THE  
 W.B. WILLIAMS SURVEY, ABSTRACT NO. 952  
 OCTOBER, 2018**

**OWNER**  
 W.B. WILLIAMS  
 1115 S. WILSON ST.  
 FARMERSVILLE, TX 75418-1211

**DATE** 04/13/2018  
**SCALE** 1" = 20'  
**DATE** 04/13/2018  
**SCALE** 1" = 20'

**OWENS Land Surveying**  
 1000 N. GARDNER ST., SUITE 100  
 FARMERSVILLE, TX 75418-1211  
 (817) 450-1831 / (817) 450-1833

**APPROVALS**  
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09 October 2018

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

RE: The Lee Addition  
Minor Plat

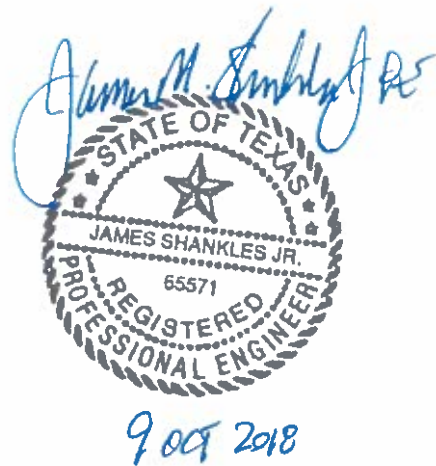
Mr. White:

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

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

Sincerely,

  
James M. Shankles, Jr. P.E.



## **IV. Adjournment**