



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
SPECIAL CALLED MEETING
January 28, 2019, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

I. PRELIMINARY MATTERS

- Call to Order, Roll Call, Prayer and Pledge of Allegiance

II. REORGANIZATION OF COMMISSION

- A. Election of Vice-Chairman

III. PUBLIC HEARING

- A. Public Hearing to consider, discuss and act upon a recommendation to City Council regarding a request for a replat of two lots identified as Lots 22C and 22D, Block G, of the Farmersville Original Donation containing a total of approximately 0.413 acres of land in the City of Farmersville, Collin County, Texas, in an area that is located generally on the southeast corner of McKinney Street and Hamilton Street into right-of-way and one lot to be identified as Lot 22R, Block G, of the Hamilton & McKinney Addition.

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon a recommendation to the City Council regarding the Preliminary Plat for Kingston Apartments, Lot 1, Block 1
- B. Consider, discuss and act upon a Concept Plan for Aston Estates Phase 2.
- C. Consider, discuss and act upon minutes from November 29, 2018.
- D. Consider, discuss and act upon minutes from December 17, 2018.

V. 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 January 25, 2019, by 6:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 25th day of January, 2019.



Sandra Green, City Secretary



I. Preliminary Matters

II. Reorganization of Commission

III. Public Hearing

- A. Public Hearing to consider, discuss and act upon a recommendation to City Council regarding a request for a replat of two lots identified as Lots 22C and 22D, Block G, of the Farmersville Original Donation containing a total of approximately 0.413 acres of land in the City of Farmersville, Collin County, Texas, in an area that is located generally on the southeast corner of McKinney Street and Hamilton Street into right-of-way and one lot to be identified as Lot 22R, Block G, of the Hamilton & McKinney Addition.



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
<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

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 asterisks (**) 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"/>		** Six copies of plat. Dimensions should be 24" X 36".
	<input checked="" type="checkbox"/>		* * Original certified tax certificate
	<input checked="" type="checkbox"/>		** Utility service provider letters
	<input checked="" type="checkbox"/>		** Proof of land ownership document
<input checked="" type="checkbox"/>			** Electronic version of plat on CD (.PDF and .DWG)
		<input checked="" type="checkbox"/>	** Fees with appropriate retainer as required
		<input checked="" type="checkbox"/>	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
		<input checked="" type="checkbox"/>	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
		<input checked="" type="checkbox"/>	Two copies of engineering plans
		<input checked="" type="checkbox"/>	On-Site Sanitary Sewer Facility (OSSF) certification document
		<input checked="" type="checkbox"/>	Engineer's Summary Report
		<input checked="" type="checkbox"/>	Development schedule
		<input checked="" type="checkbox"/>	Development agreement
		<input checked="" type="checkbox"/>	Copy of covenants, conditions, restrictions, and agreements
		<input checked="" type="checkbox"/>	Geotechnical report
		<input checked="" type="checkbox"/>	Traffic study
		<input checked="" 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	
	Concept Plan
	Preliminary Plat
	Final Plat
	Development Plat
<input checked="" type="checkbox"/>	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	Mark & Misty Moss / City of Farmersville
Address	15898 CR 1616 205 S. Main
City	Farmersville Farmersville
State	Tx Tx
Zip	75442 75442
Work Phone Number	(972) 782-6151
Facsimile Number	
Mobile Phone Number	
Email Address	
Applicant/Responsible Party Information	
Name	City of Farmersville
Address	205 S. Main
City	Farmersville
State	Tx
Zip	75442
Work Phone Number	(972) 782-6151
Facsimile Number	
Mobile Phone Number	
Email Address	
Engineer Information	
Name	
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Surveyor Information	
Name	Boundary Solutions
Address	PO Box 250
City	Caddo Mills
State	Tx
Zip	75135
Work Phone Number	(972) 782-8082
Facsimile Number	
Mobile Phone Number	
Email Address	

Subdivision Application Form

General Application Information	
Proposed Name of Subdivision	Hamilton & McKinney Addition
Total Acreage of Development	0.413
Physical Location of Property	
Legal Description of Property	WB Williams Survey A-952
Number of Lots	1

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 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 checked="" 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 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 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 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

Use of Land and Buildings	
Accessory And Incidental Uses	
	Accessory Building
	Farm Accessory Building
	Home Occupation
	Off Street Parking Incidental to Main Use
	Stable
	Swimming Pool
	Temporary Field Office or Construction Office
Utility And Services Uses Electrical Substation	
	Electrical Energy Generating Plant
	Electrical Transmission Use
	Fire Station
	Gas Lines and Regulating Station
	Public Building Shop or Yard of Local State or General Agency
	Radio, Television, or Microwave Tower
	Radio or Television Transmitting Station
	Sewage Pumping Station
	Sewage Treatment Plant
	Telephone Business Office
	Telephone Exchange, Switching Relay or Transmitting Station
	Utility Line, Local
	Utility Shops or Storage Yards or Buildings
	Water Standpipe or Elevated Water Storage
	Water Reservoir, Well or Pumping Station
	Water Treatment Plant
Recreational And Entertainment Uses	
	Amusement, Commercial
	Amusement, Commercial
	Country Club with Golf Course
	Dance Hall or Night Club
	Day Camp for Children
	Drag Strip or Commercial Racing
	Go Cart Track
	Gun Range
	Park or Playground
	Play Field or Stadium
	Rodeo Grounds
	Swim or Tennis Club
	Theater
	Trailer Park - Recreational Vehicle Park

Use of Land and Buildings	
Educational And Institutional Uses	
Art Gallery or Museum	
Cemetery or Mausoleum	
Church or Rectory	
College, University or Private School	
Community Center	
Convent or Monastery	
Fairgrounds or Exhibition Area	
Fraternity, Sorority, Lodge or Civic Club	
Home for Alcoholic, Narcotic or Psychiatric Patients	
Hospital Acute Care	
Hospital Chronic Care	
Historical, Religious, Charitable or Philanthropic Nature	
Kindergarten or Nursery	
Library	
Nursing Home or Residence for Aged	
School, Business or Trade and	
School, Public or Parochial	
Transportation Related Uses	
Airport, Landing Field or Heliport	
Bus Station or Terminal and	
Motor Freight Terminal	
Parking Lot Truck	
Parking Lot Structure Commercial	
Railroad Freight Terminal	
Railroad Passenger Station	
Railroad Track or Right-of-Way	
Railroad Team Tracks	
Automobile Service Uses	
Auto Glass, Muffler or Seat Cover Shop	
Auto Laundry	
Auto Parts and Accessory Sales	
Auto Parts and Accessory Sales	
Auto Painting or Body Rebuilding Shop	
Automobile Repair Garage	
Gasoline or Fuel Service Station	
New or Used Auto Sales in Structure	
New or Used Auto Sales Outdoor Lot	
Motorcycle or Scooter Sales and Repair	
Steam Cleaning or Vehicles or Machinery	
Tire Retreading or Capping	
Trailer, Cargo Sales or Rental	
Wrecking or Auto Salvage Yard	

Use of Land and Buildings	
Retail And Related Service Uses	
Antique Shop	
Art Supply Store	
Bakery or Confectionery Shop	
Bank or Saving And Loan Office	
Barber or Beauty Shop	
Book or Stationery Shop	
Camera Shop	
Cleaning Shop or Laundry	
Cleaning Laundromat	
Clinic, Medical or Dental	
Custom Personal Service Shop	
Department Store or Discount Store	
Drug Store or Pharmacy	
Farmers Market	
Florist Shop	
Food Store	
Furniture or Appliance Store	
Garden Shop and Plant Sales	
Handcraft and Art Objects Sales	
Hardware Store or Hobby Shop Key Shop	
Laboratory, Medical or Dental	
Medical Appliances, Fitting, Sales or Rental	
Mortuary	
Offices, General Business or Professional	
Office Showroom/Warehouse or Sales Facilities	
Optical Shop or Laboratory	
Pawn Shop	
Pet Shop, Small Animals, Birds, and Fish	
Private Club	
Repair of Appliances, T.V., Radio and Similar Equipment	
Restaurant or Cafeteria	
Restaurant or Eating Establishment	
Retail Shop, Apparel, Gift Accessory and Similarities	
Sexually Oriented Establishment	
Studio Decorator and Display of Art Objects	
Studio Health Reducing or Similar Service	
Studio, Photographer, Artist, Music, Drama, or Dance	
Tool Rental	
Trailer or RV Sales or Display	
Variety Store or Other Retail Outlet Store	
Veterinarian Office Only	

Use of Land and Buildings	
Agricultural Types Uses	
	Farm or Ranch
	Animal Pound
	Animal Clinic or Hospital
	Animal Clinic, Hospital or Kennel
	Greenhouse or Plant Nursery
Commercial Type Uses	
	Bakery Wholesale
	Building Material Sale
	Cabinet and Upholstery Shop
	Cleaning, Drying or Laundry Plant
	Clothing or Similar Light Assembly Process
	Contractors Storage or Equipment Yard
	Heavy Machinery Sales, Storage or Repair
	Lithographic or Print Shop
	Maintenance and Repair Service for Buildings
	Milk Depot, Dairy or Ice Cream Plant
	Manufactured House or Industrialized Homes Sales and Display
	Open Storage of Furniture, Appliances or Machinery, Etc.
	Paint Shop
	Petroleum Products, Storage and Wholesale
	Plumbing Shop
	Propane Storage and Distribution
	Storage Warehouse
	Trailer or Recreational Vehicle Sales or Display
	Welding or Machine Shop
	Wholesale Office Storage or Sales Facilities
Industrial Uses	
	Asphalt Paving Batching Plant
	Concrete Batching Plant
	Concrete Products Manufacture
	Light Manufacturing
	Sand and Gravel Storage
	Sand, Gravel, Stone or Petroleum Extraction

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	
Water Supplier	
Sewage Disposal	
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



06 December 2018

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

RE: Hamilton & McKinney Addition
Re-plat

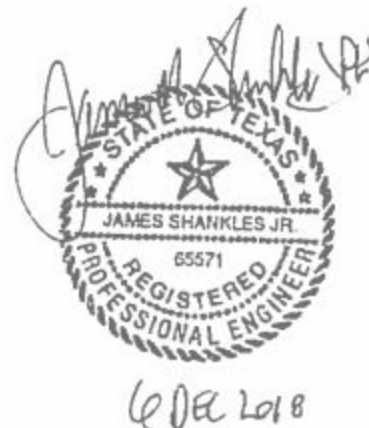
Mr. White:

The above referenced re-plat has been reviewed according to the ordinances of the City of Farmersville.

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.



DANIEL & BROWN INC.
118 MCKINNEY STREET | PO Box 606 | FARMERSVILLE, TEXAS 75442
OFFICE 972 784 7777 | WWW.DBICONULTANTS.COM
FIRM REGISTRATION NO: F-002225

1446

Block No. G - H City of FARMERSVILLE, Collin County, Texas

Page No. 206

Original Grantee W. B. WILLIAMS
Pat. No. FOUR HUNDRED FIFTY VOLUME NO. 4
School District FARMERSVILLE
INDEPENDENT

Assignee Y. D. WILLIAMS
Certificate FIRST CLASS
Road District ROAD DIST. NO. 8 No. 1
Scale 100 Ft Feet 1 Inch

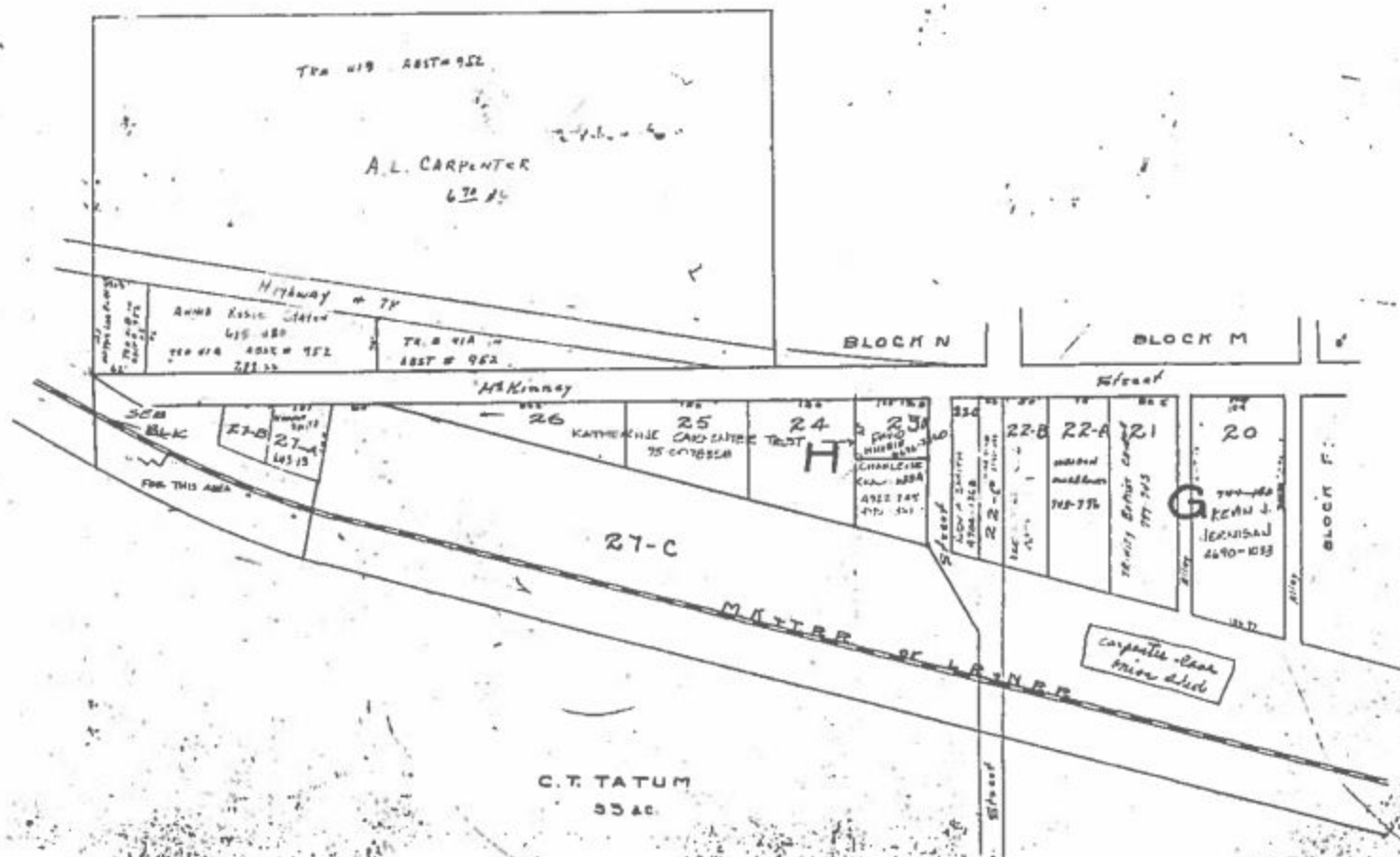
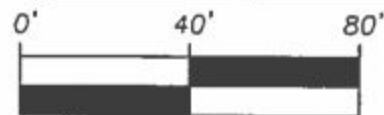


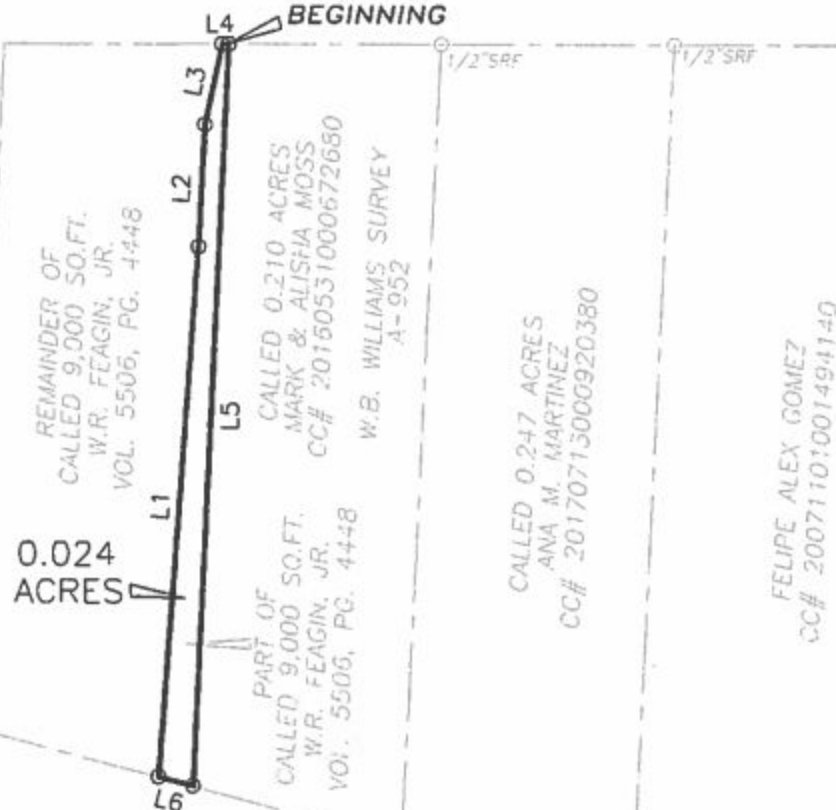
EXHIBIT A



Hamilton Street

McKinney Street

POINT OF BEGINNING



Farmersville Parkway

TRACT 1
CALLED 9.215 ACRES
CITY OF FARMERSVILLE
VOL. 4727, PG. 1104

LINE	BEARING	DISTANCE
L1	N 04°13'57" E	125.38'
L2	N 02°59'26" E	28.89'
L3	N 12°03'52" E	19.39'
L4	N 89°56'21" E	1.60'
L5	S 02°42'56" W	175.12'
L6	N 75°19'50" W	8.39'

Bearings based on Texas Plane Coordinate System,
Texas North Central Zone 4202, NAD83.

EXHIBIT B

STATE OF TEXAS
COUNTY OF COLLIN

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 part of that called 9,000 square foot tract of land described in a deed to W.R. Feagin, Jr. as recorded in Volume 5506, Page 4448 of the Land Records of Collin County, Texas, and being further described as follows:

BEGINNING at a point on the South line of McKinney Street, at the Northeast corner of said Feagin tract, and at the Northwest of that called 0.210 acres of land described in a deed to Mark and Alisha Moss as recorded under CC# 20160531000672680 of the Official Public Records of Collin County, Texas;

THENCE South 02 degrees 42 minutes 56 seconds West, 175.12 feet to a point on the North line of Farmersville Parkway, at the Southeast corner of said Feagin tract, and at the Southwest corner of said Moss tract;

THENCE North 75 degrees 19 minutes 50 seconds West, 8.39 feet along the North line of said Farmersville Parkway to a 5/8 inch steel rod set for corner;

THENCE North 04 degrees 13 minutes 57 seconds East, 125.38 feet to a 5/8 inch steel rod set for corner;

THENCE North 02 degrees 59 minutes 26 seconds East, 28.89 feet to a 5/8 inch steel rod set for corner;

THENCE North 12 degrees 03 minutes 52 seconds East, 19.39 feet to a 5/8 inch steel rod set for corner on the South line of said McKinney Street;

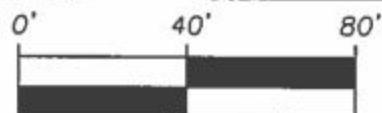
THENCE North 89 degrees 56 minutes 21 seconds East, 1.60 feet along the South line of said McKinney Street to the POINT OF BEGINNING, containing 0.024 acres of land.



Matthew Busby
Matthew Busby
R.P.L.S. No. 5751

September, 1 2018

EXHIBIT A



POINT OF BEGINNING

McKinney Street

Hamilton Street

(Directional Control Line)
N 89°56'21" E

51.40'

N 02°42'56" E 161.35'

0.181 ACRES

PART OF
CALLED 9,000 SQ. FT.
W.R. FEAGIN, JR.
VOL. 5506, PG. 4448

L1

L2

L3

45.72'

N 75°19'50" W

CALLED 0.210 ACRES
MARK & ALISHA MOSS
CC# 20160531000672680

W.B. WILLIAMS SURVEY
A-952

REMAINDER OF
CALLED 9,000 SQ. FT.
W.R. FEAGIN, JR.
VOL. 5506, PG. 4448

1/2"SRF

1/2"SRF

CALLED 0.247 ACRES
ANA M. MARTINEZ
CC# 20170713000920380

FELIPE ALEX GOMEZ
CC# 20071101001494140

1/2"SRF

Farmersville Parkway

TRACT 1
CALLED 9.215 ACRES
CITY OF FARMERSVILLE
VOL. 4727, PG. 1104

LINE	BEARING	DISTANCE
L1	S 04°13'57" W	125.38'
L2	S 02°59'26" W	28.89'
L3	S 12°03'52" W	19.39'

Bearings based on Texas Plane Coordinate System,
Texas North Central Zone 4202, NAD83.

EXHIBIT B

STATE OF TEXAS
COUNTY OF COLLIN

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 part of that called 9,000 square foot tract of land described in a deed to W.R. Feagin, Jr. as recorded in Volume 5506, Page 444B of the Land Records of Collin County, Texas, and being further described as follows:

BEGINNING at a point at the intersection of the East line of Hamilton Street with the South line of McKinney Street, same being the Northwest corner of said Feagin tract;

THENCE North 89 degrees 56 minutes 21 seconds East (Directional Control Line), 51.40 feet along the South line of said McKinney Street to a 5/8 inch steel rod set for corner;

THENCE South 12 degrees 03 minutes 52 seconds West, 19.39 feet to a 5/8 inch steel rod set for corner;

THENCE South 02 degrees 59 minutes 26 seconds West, 28.89 feet to a 5/8 inch steel rod set for corner;

THENCE South 04 degrees 13 minutes 57 seconds West, 125.38 feet to a 5/8 inch steel rod set for corner on the North line of Farmersville Parkway;

THENCE North 75 degrees 19 minutes 50 seconds West, 45.72 feet along the North line of said Farmersville Parkway to a point at the intersection with the East line of said Hamilton Street;

THENCE North 02 degrees 42 minutes 56 seconds East, 161.35 feet along the East line of said Hamilton Street to the POINT OF BEGINNING, containing 0.181 acres of land.



Matthew Busby
Matthew Busby
R.P.L.S. No. 5751

September, 1 2018

IV. Items for Possible Discussion

-
- A. Consider, discuss an act upon a recommendation to the City Council regarding a Preliminary Plat for Kingston Apartments, Lot 1, Block 1
-



Preliminary Plat Review Checklist



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.

Name of Subdivision	KINGSTON APARTMENTS
Owner	SHG Land Investments of Farmersville, LTD.
Reviewed By	
Date	

BY OTHERS INDICATES SITE PLAN SUBMITTAL

Place "X" or check mark in appropriate box. Place "N/A" in boxes where the line item is "not applicable".

Submission Materials	
X	Six copies of plat. Dimensions should be 24" X 36".
BY	Original certified tax certificate
OTHERS	Utility service provider letters
	Proof of land ownership document
X	Electronic version of plat on CD (.PDF and .DWG)
N/A	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
BY	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
OTHERS	
X	Two copies of engineering plans
N/A	On-Site Sanitary Sewer Facility (OSSF) certification document
N/A	Engineers summary report
X	Development schedule
BY	Development agreement
OTHERS	Copy of covenants, conditions, restrictions, and agreements
N/A	Geotechnical report
N/A	Traffic study
BY	Application letter for proposed street names
OTHERS	
General	
X	Date of preparation. Revision letter suggested.
X	The plat substantially conforms to the approved Concept Plan
X	The plat shall state the name, address, and telephone number of the owner and be

Preliminary Plat Review Checklist

	signed and notarized
X	The plat shall state the name, address, and telephone number of the surveyor and/or engineer and be signed, sealed, and dated
X	Indicate the total acreage and legal description of the subdivision
X	Provide a small scale vicinity map on the plat indicating the location of the subdivision in relation to other subdivisions major roads, towns, cities, counties and/or topographical features. Indicate city limits and/or ETJ or indicate by note all within city limits or ETJ
X	Indicate the distance to the nearest road intersection
X	Provide the names of the adjacent property owners and/or subdivisions, the vol./page/instrument number deed and lot/block/date recorded
X	Provide North arrow and scale (both graphical and written)
X	Indicate the school district(s) where the subdivision is located
X	Indicate the proposed phases of development
X	Indicate any lots proposed for parks, squares, greenbelts, school or other public use facilities
X	Building setbacks
X	Lot and block numbering are provided and match the legal description of the property
X	Indicate boundary lines, abstract or survey lines, corporate or other jurisdictional boundaries, existing or proposed highways and streets
X	The length and bearing of all lot lines and reference ties to a survey corner or existing subdivision corner
X	Establish 2 permanent monuments per development tied to City's approved vertical control monumentation
X	Tie at least one corner of the subdivision to the City's approved vertical control monumentation
X	The location, width and names of all streets, alleys, and easements
X	The proposed arrangement and square footage (acreage) of lots
X	A title block within the lower right hand corner which shows the name of the subdivision, the name and address of the owner, name of the land planner, licensed engineer or registered surveyor who prepared the plat, the scale of the plat, the date of the plat and the location of the property according to the abstract or survey records of Collin County.
X	Scale, date and north arrow oriented at the top or left side of the sheet
X	Contours with intervals of two (2) feet or less
X	All physical features of the property to be subdivided shall be indicated in accordance with the Subdivision Ordinance
X	Proposed or existing zoning of the subject property and all adjacent properties
X	Outline of major wooded areas or the location of major trees 6" in caliper and larger
Statements	
X	Add a notation that the plat is for review purposes only
N/A	Provide a statement on the plat that all On-Site Septic Systems are to comply with the requirements of the applicable State, County and City's rules for on-site sewage facilities and signature of the designated representative (if applicable).

Preliminary Plat Review Checklist

X	Add a statement and signature line indicating approval by the Chairman of the Planning and Zoning Committee, the City Manager, the City Engineer, the City Council with a signature line for the Mayor and City Secretary. Additional statements may be required.
Road And Right-Of-Way Information	
X	Provide the name, location, length and right-of-way widths of all proposed road and existing roads. Provide written confirmation by 911 for proposed road name(s).
X	Show the location, size and proposed use of all proposed access easements, or shared access driveways
Drainage	
X	Provide contours as required
X	Show all existing drainage facilities, ditches, culverts, bridges and all creeks, streams, rivers, ponds, lakes, stock tanks and other surface water features
X	Indicate the location and size of all proposed drainage structures
X	Show any required drainage easements
Floodplain	
X	Show the 100 year floodplain, regulatory floodway (if applicable) and base flood elevations or state that none of the subdivision lies within the 100 year floodplain. Include the applicable FIRM community-panel number.
N/A	Show the limits of the floodplain within a dedicated drainage easement
N/A	Include the following statement: "All development within the 100-year floodplain shall comply with all applicable orders and regulations, including but not limited to Collin County's "Flood Damage Prevention Order." A floodplain development permit shall be obtained from the City or County Engineer's Office prior to the construction of any structure(s) within the floodplain."
X	Provide a benchmark showing NGVD 29 elevation, with latitude and longitude coordinates
X	Minimum finished floor elevations of the building foundations shall be shown for lots adjacent to a flood plain or susceptible to flooding
Utilities	
X	Identify all utility providers on the plat
N/A	Provide on-site sewage facility study information if outside the municipal sanitary sewer system
N/A	Indicate location of all existing and proposed public and private water wells and show required sanitary easement
X	Show the location and sizes of existing and/or proposed electric, gas, telephone, cable, water and sewer utilities
X	Provide recording information on all existing utility easements
Engineering Plans	
X	Cover or title sheet
X	Preliminary plat
X	Final site plan (for nonresidential and multi-family projects only)
X	Existing conditions plan
X	Grading, erosion control, and water quality control plans

Preliminary Plat Review Checklist

X	Paving and storm drainage plans
X	Utility plans for water, sanitary sewer, etc.
X	Traffic control plans (if necessary)
X	Screening and retaining wall plans if necessary)
X	Landscaping and irrigation plans
X	Engineering plans in accordance with City of Farmersville design manuals and standard construction details

Dear City of Farmersville Planning Division:

I, Gilbert O. Gallegos, AIA, 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 100.81 Acre Tract out of the W.B. Williams Survey, Abstract No. 952, Block 2, Tract 53. 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,

Gilbert Gallegos
Signed by or on behalf of the applicant

6/20/18
Date



02 January 2019

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

RE: Kingston Apartments
Preliminary Plat

Mr. White:

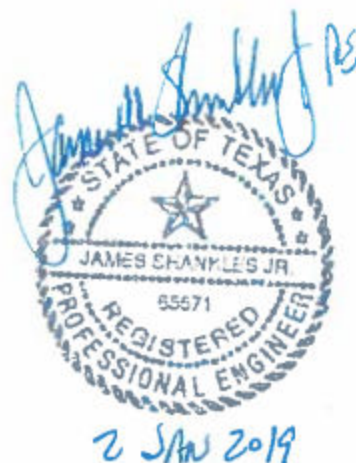
The above referenced preliminary plat has been reviewed according to the ordinances of the City of Farmersville.

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

Sincerely,

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

James M. Shankles, Jr. P.E.



DANIEL & BROWN INC.
118 MCKINNEY STREET | PO BOX 606 | FARMERSVILLE, TEXAS 75442
OFFICE 972-784-7777 | WWW.DBCONSULTANTS.COM
FIRM REGISTRATION NO: F-002225

August 22, 2014

[illegible]

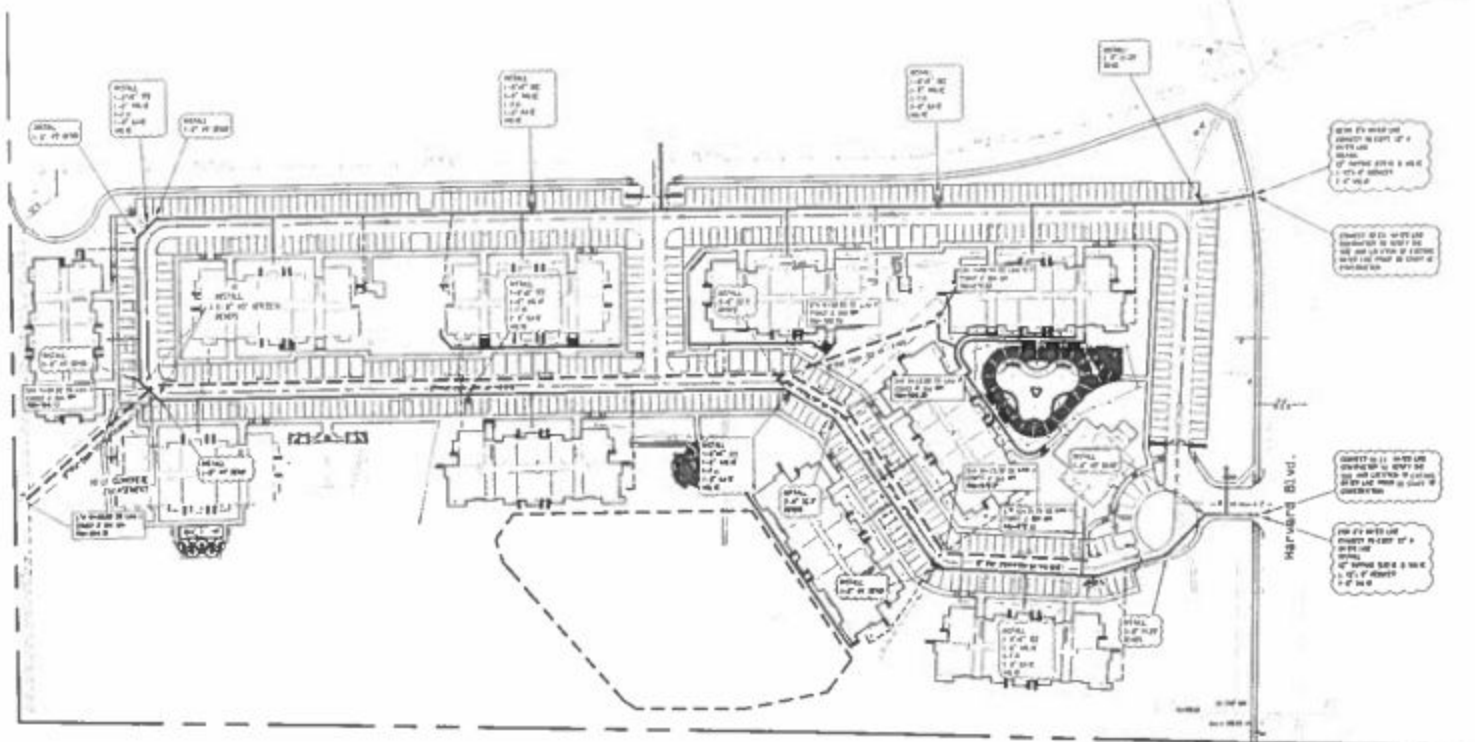
CALTECH
Existing undergraduate research
visitors. Cooperative in suit for
insurance and first party. The benefit
depth and class of all existing

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
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
84



547

PROF. BAYER LINE
PROF. FINE INDIAN ASSEMBLY
PROF. HUBB
PROF. SANITARY SEWER LINE
PROF. SANITARY SEWER SAMPLING
PROF. SANITARY SEWER STOP
PROF. CYPRESS BRIDGE



Engineering News

8570 FM 457, Suite 200
Highland Village, Texas 75077
Ph: 872.504.0033
Fax: 872.504.0020
TEPE FIRM 0026

Kingston Apartments

**Preliminary
Water & Sanitary
Sewer Plan**
City of Farmersville,
Collin County, Texas

**FOR FUEL-BURNING
HEATING ONLY**

THIS DECLARATION IS FILED FOR THE PURPOSE OF RECORDING UNDER THE AUTHORITY OF
JERRY B. CHAMBERLAIN, CLERK OF THE
COURT.

1

PERSON: OCM
 DRAWING: OCM
 DATE: 8/21/2019
 SCALE: 1"=50'
 NOTES:

Sheet 68 of 68

B. Consider, discuss and act upon a Concept Plan for Aston Estates Phase 2.



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	Nessi Homes LLC
Address	1427 E Shady Grove Rd
City	Irving
State	Texas
Zip	75060
Work Phone Number	214-923-1683
Facsimile Number	
Mobile Phone Number	
Email Address	abjara@sbcglobal.net
Applicant/Responsible Party Information	
Name	
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Engineer Information	
Name	Bryan Weisgerber
Address	131 S. Tennessee Street
City	McKinney
State	Texas
Zip	75069
Work Phone Number	972-562-4409
Facsimile Number	
Mobile Phone Number	
Email Address	bweisgerber@crossengineering.biz
Surveyor Information	
Name	Lawrence Ringley
Address	701 S. Tennessee Street
City	McKinney
State	Texas
Zip	75069
Work Phone Number	972-542-1266
Facsimile Number	
Mobile Phone Number	
Email Address	lhr@ringley.com

Subdivision Application Form

General Application Information	
Proposed Name of Subdivision	Aston Estates Phase 2
Total Acreage of Development	5.07 ac
Physical Location of Property	
Legal Description of Property	Refer to conceptual paving plan.
Number of Lots	20

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 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
✓	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
✓	PD	Planned Development District
<input 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		
	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

Use of Land and Buildings	
Accessory And Incidental Uses	
	Accessory Building
	Farm Accessory Building
	Home Occupation
	Off Street Parking Incidental to Main Use
	Stable
	Swimming Pool
	Temporary Field Office or Construction Office
Utility And Services Uses Electrical Substation	
	Electrical Energy Generating Plant
	Electrical Transmission Use
	Fire Station
	Gas Lines and Regulating Station
	Public Building Shop or Yard of Local State or General Agency
	Radio, Television, or Microwave Tower
	Radio or Television Transmitting Station
	Sewage Pumping Station
	Sewage Treatment Plant
	Telephone Business Office
	Telephone Exchange, Switching Relay or Transmitting Station
	Utility Line, Local
	Utility Shops or Storage Yards or Buildings
	Water Standpipe or Elevated Water Storage
	Water Reservoir, Well or Pumping Station
	Water Treatment Plant
Recreational And Entertainment Uses	
	Amusement, Commercial
	Amusement, Commercial
	Country Club with Golf Course
	Dance Hall or Night Club
	Day Camp for Children
	Drag Strip or Commercial Racing
	Go Cart Track
	Gun Range
	Park or Playground
	Play Field or Stadium
	Rodeo Grounds
	Swim or Tennis Club
	Theater
	Trailer Park - Recreational Vehicle Park

Use of Land and Buildings	
Educational And Institutional Uses	
	Art Gallery or Museum
	Cemetery or Mausoleum
	Church or Rectory
	College, University or Private School
	Community Center
	Convent or Monastery
	Fairgrounds or Exhibition Area
	Fraternity, Sorority, Lodge or Civic Club
	Home for Alcoholic, Narcotic or Psychiatric Patients
	Hospital Acute Care
	Hospital Chronic Care
	Historical, Religious, Charitable or Philanthropic Nature
	Kindergarten or Nursery
	Library
	Nursing Home or Residence for Aged
	School, Business or Trade and
	School, Public or Parochial
Transportation Related Uses	
	Airport, Landing Field or Heliport
	Bus Station or Terminal and
	Motor Freight Terminal
	Parking Lot Truck
	Parking Lot Structure Commercial
	Railroad Freight Terminal
	Railroad Passenger Station
	Railroad Track or Right-of-Way
	Railroad Team Tracks
Automobile Service Uses	
	Auto Glass, Muffler or Seat Cover Shop
	Auto Laundry
	Auto Parts and Accessory Sales
	Auto Parts and Accessory Sales
	Auto Painting or Body Rebuilding Shop
	Automobile Repair Garage
	Gasoline or Fuel Service Station
	New or Used Auto Sales in Structure
	New or Used Auto Sales Outdoor Lot
	Motorcycle or Scooter Sales and Repair
	Steam Cleaning or Vehicles or Machinery
	Tire Retreading or Capping
	Trailer, Cargo Sales or Rental
	Wrecking or Auto Salvage Yard

Use of Land and Buildings	
Retail And Related Service Uses	
	Antique Shop
	Art Supply Store
	Bakery or Confectionery Shop
	Bank or Saving And Loan Office
	Barber or Beauty Shop
	Book or Stationery Shop
	Camera Shop
	Cleaning Shop or Laundry
	Cleaning Laundromat
	Clinic, Medical or Dental
	Custom Personal Service Shop
	Department Store or Discount Store
	Drug Store or Pharmacy
	Farmers Market
	Florist Shop
	Food Store
	Furniture or Appliance Store
	Garden Shop and Plant Sales
	Handcraft and Art Objects Sales
	Hardware Store or Hobby Shop <input type="checkbox"/> Key Shop
	Laboratory, Medical or Dental
	Medical Appliances, Fitting, Sales or Rental
	Mortuary
	Offices, General Business or Professional
	Office Showroom/Warehouse or Sales Facilities
	Optical Shop or Laboratory
	Pawn Shop
	Pet Shop, Small Animals, Birds, and Fish
	Private Club
	Repair of Appliances, T.V., Radio and Similar Equipment
	Restaurant or Cafeteria
	Restaurant or Eating Establishment
	Retail Shop, Apparel, Gift Accessory and Similarities
	Sexually Oriented Establishment
	Studio Decorator and Display of Art Objects
	Studio Health Reducing or Similar Service
	Studio, Photographer, Artist, Music, Drama, or Dance
	Tool Rental
	Trailer or RV Sales or Display
	Variety Store or Other Retail Outlet Store
	Veterinarian Office Only

Use of Land and Buildings	
Agricultural Types Uses	
	Farm or Ranch
	Animal Pound
	Animal Clinic or Hospital
	Animal Clinic, Hospital or Kennel
	Greenhouse or Plant Nursery
Commercial Type Uses	
	Bakery Wholesale
	Building Material Sale
	Cabinet and Upholstery Shop
	Cleaning, Drying or Laundry Plant
	Clothing or Similar Light Assembly Process
	Contractors Storage or Equipment Yard
	Heavy Machinery Sales, Storage or Repair
	Lithographic or Print Shop
	Maintenance and Repair Service for Buildings
	Milk Depot, Dairy or Ice Cream Plant
	Manufactured House or Industrialized Homes Sales and Display
	Open Storage of Furniture, Appliances or Machinery, Etc.
	Paint Shop
	Petroleum Products, Storage and Wholesale
	Plumbing Shop
	Propane Storage and Distribution
	Storage Warehouse
	Trailer or Recreational Vehicle Sales or Display
	Welding or Machine Shop
	Wholesale Office Storage or Sales Facilities
Industrial Uses	
	Asphalt Paving Batching Plant
	Concrete Batching Plant
	Concrete Products Manufacture
	Light Manufacturing
	Sand and Gravel Storage
	Sand, Gravel, Stone or Petroleum Extraction

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	N/A
Water Supplier	City of Farmersville
Sewage Disposal	City of Farmersville
Telephone Service	N/A
Cable TV Service	N/A
Gas Service	N/A
Refuse Pick-Up	

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



~~Owner's Signature~~
Engineer's Signature

Bryan Weisgerber

~~Owner's Name (Printed)~~
Engineer's Name (Printed)

9.4.2018

~~Date~~

Co-Owner's Signature

Co-Owner's Name (Printed)

Date

Co-Owner's Signature

Co-Owner's Name (Printed)

Date



08 January 2019

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

RE: Aston Estates Phase 2
 Conceptual Paving Plan
 Conceptual Exist. Drainage Plan
 Conceptual Drainage Area Map
 Conceptual Utility Plan

Mr. White:

The above referenced Conceptual Plans have been reviewed according to the ordinances of the City of Farmersville.

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

Sincerely,

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

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





¹Ward 10 is the City of Farmington, N.M. The Village of Williams Junction, Northeast, NEB and Grants Lake, N.M. South of E. of Indian Lakes, N.M. are in addition to the City of Farmington, according to the survey recorded in Grants S. Page 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 88

***** at a 1/2 inch low red found on the east line of Block E of Lincoln High School, an addition to the City of Farmerville, according to the plat record, recorded in Subdiv. & Plat. Vol. 178, P. 182, L. 1, for the east westerly-southeast corner of the above described lot 24, Block E and corner being the southeast corner of Lot 20, Block E of Farmerville School District Addition, according to the plat record, recorded in Subdiv. & Plat. Vol. 178, P. 182, L. 1, P. 182, L. 2.

NOTE: This last (challenge) bearing, using the common line of sight (line 34 and 35), a distance of 271.25 feet (challenge) to a 1/2 inch has not been included for fear of the complexity of a curve to the right, having a radius of 50.00 feet, a starting angle of 30 deg. 50 min. 30 sec. and a chord that begins north 46 deg. 46 min. 17 sec. East - 17.46 feet.

NOTE: Continuity along and across ties and with wall curves to the right, on the distance of 1120 feet to a 1/3 inch iron rod, lagged with a average plastic cap, stamped "Black Panther". Used for anchor at the end of slab curve.

INDEX: See table, continuing along with column line, a distance of 1.0175 feet (approx. 10%) to a 1/2 inch from rear, tapered into a real point on top. (method 199.2 1997, set for the most accurate horizontal center of shaft 14 and its handle at center of shaft 14).

Sectional corner of Block 9 of Lake Eden, Phase 1, an addition to the City of Fairview, according to the plat thereof, recorded in Collier's, Page 288, P. 22, 23 and adjoining with the eastern line of said lot 24 and Block 9 of Lake Eden, Phase 1 for a total distance of 108.22 feet to a 3/4 inch iron rod, capped with a plastic cap, vertical 1082, fixed to the main northern-northeast corner of said lot 24 and within 10 feet of the corner of said Block 9.

NOTE: Each 50 mg, 52 min, 50 mm, multiphase drug-polymerized film, a thickness of 30.0 μ m (PMD-02) is a 1/2 inch by 1 inch by 1 inch film. The film is made of two layers of 25.0 μ m and 27.0 μ m, each with a thickness of 1.0 μ m, and a total thickness of 52.0 μ m.

Notes: From 05 July to 20 July, 1968, each morning along with several thousands of *Phrynosoma* to a 1/2 hour for red ground squirrels, and the other species were observed. The first observation was made on July 5, 1968, at 7:30 AM. The last observation was made on July 20, 1968, at 7:30 AM.

INBREX: 20x10 800 400 20 mm. 800 400 20 mm. using the catheter the 1st and 2nd Lat 20 and 400 400 20 mm. a distance of 1200 400 20 mm. a 1/2 inch (10 mm) segment with a red plastic cap, stamped "INBREX 2000" yet for in some cases of post Lat 20 and 400 400 20 mm. the surface area of post Lat 20 and 400 400 20 mm.

NOTE: South 80' long, 27' wide, 60' deep, north along the outer line of said Lot 34, second said Ryan's Chain, along the west line of Lot 23, Block I, a distance of 100.00 feet by a 1/4 inch iron pin, topped with a plastic cap, stamped "9997". Found for the southeast corner of said Lot 34 and the southwest corner of said Lot 23 and center line on the north longitudinal line of Sandy Road Station, an addition to the City of Minneapolis, according to the plat heretofore recorded in Volume 3, Page 79, of said City Records.

NOTES: South 80 deg. 20 min. 30 sec. true, shows the bearing line of said lot 34 and Sandy Bend Station, a distance of 421.24 feet (approximately) to a 1/2 inch iron pipe, capped with a red painted cap, marked "1915 420" and the west southerly horizontal corner of said lot 34 on the east right-of-way line of City Street as shown on the attached map. (See map on page 139, 140, 141, 142.)

NOTES: North 90 deg, 17 mm, 68 m; West along the east side of north-southeast right-of-way and Stage Street, a distance of 66.31 feet plus-or-minus to a 1/2 inch iron rod, capped with a red plastic cap, stamped "SP-1 C-20"; or for an alternate corner of said lot 42 for the southwest corner of said right-of-way, south 89 degrees 59 minutes 59 seconds by the north-southeast right-of-way line of Public Street.

Witness: I, John M. J. J. J. J., do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of San Diego, State of California, and that the same is a true and correct copy of the original as the same appears in the records of the County of San Diego, State of California.

Notes: 1. Acre 20 and 30 are 20 and 30 feet, using the east line of lot 24 and the east line of lot 14 and Rogers Avenue, a distance of 332.21 feet (measured) to the front of 4222nd and extending 235.61 feet east or 5,200 acres of land.

The *Journal of Interpersonal Violence* is referenced in this text using the common April 15th of July 2013. Week 1 of Interpersonal Violence 2, according to the past Journal's content is located in Section 2, Page 149. For more information, see the Journal's website.



STOP!
CALL BEFORE YOU DIE

Issued: PG 02-13
City of Falmouth Database (C3-2013-0212-001)

★Tovce 81

Check your facts before.

1994-1995 52 hours per week on average

CONCEPTUAL
PAVING PLAN
ASTON ESTATES PHASE 2

Neasi Homes, LLC
City of Farmersville, Texas

C1

1998

Page 152

CAUTION!
Customs offices in Area. Contractor shall determine location and operation of all vehicles prior to construction. Contractor shall inform Engineer of any conflicts prior to construction.

BENCHMARK

80-1 = "Y" to top of concrete curb on the south-west corner of the concrete parking lot on the west approach property and near the north-southwest corner of the subject property. (Distance = 344.12)

80-2 = "Y" to top of concrete curb on the north side of Ryeon Creek and looking at the west end of the curb and near the north-southwest corner of the subject property. (Distance = 346.74)

The easements shown herein are based upon a global positioning system (GPS) and field measurements, assuming reference datum (NAD83).

Usage 10 letters	Place correctly	Index
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	
7	7	
8	8	
9	9	
10	10	

CROSS ENGINEERING CONSULTANTS

1710 D. Williams Dr. McHenry, IL 60050
 (815) 352-4488 Telex 7-2, Telex 7-586

Division 10 10-10-10	4 Bars with 10 10-10-10	10-10-10
-------------------------	----------------------------	----------

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERNAL
REVIEW UNDER THE
AUTHORITY OF
BRUCE J. MOSKOWSKI,
F.E. NO. 126777 ON
1/4/78. IT IS NOT TO
BE USED FOR
CONSTRUCTION, BOOKING,
OR OTHER PURPOSES.

CONCEPTUAL
PAVING PLAN
ASTON ESTATES PHASE 2
Nessi Homes, LLC
City of Parnersville, Texas

Sheet Pile
C1
Pilecap Max
1.00 (1.2)



GENERAL DRAINAGE NOTES

1. All materials and construction shall be in accordance with the City Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Current Revision).
2. Existing utilities are shown schematically and are for the contractor's guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor shall call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.
3. The contractor shall be responsible for protecting all existing improvements to be constructed on this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be made to or better than condition prior to construction.
4. All storm drain pipe 18" and larger shall be Class II RCP. All storm drain pipe 15" and smaller shall be PVC drainage pipe of approved equal.
5. Contractor shall be responsible for maintaining traffic safety requirements in accordance with the latest standards of G.S.M.A. or any other agency having jurisdiction for construction and temporary protection. Contractor shall provide and implement a traffic safety plan complying with G.S.M.A.
6. All RCP pipe joints shall have flangeless joint seals, as the standard of a City Standard for joint seals.
7. All roof drain inlets shall be 0.905 min. depth.

EXISTING DRAINAGE AREA CALCULATIONS							
DRAINAGE AREA No.	DRAINAGE AREA ID	DRAINAGE AREA (ACRES)	C	S ₀ (ft)	Q ₁₀₀ (cfs)	Q ₁₀₀ (MGD)	DESCRIPTION
1	A	3.06	0.35	15.0	7.52	13.33	Drains to Ex Detention Pond North of the Property
2	OS-1	1.11	0.60	15.0	7.52	5.83	Drains Flow From Action Estates West

DRAINAGE LEGEND

- Drainage Area Number
- Drainage Area
- Drainage Divide Line
- Direction of Flow

DRAINAGE CRITERIA

- S = 1.4
- C = 0.35
- S₀ = 7.52
- Q₁₀₀ = 13.33

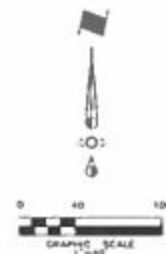
CAUTION!
Existing Utilities in Area. Contractor to determine location and elevation of all utilities prior to construction. Contractor to inform Engineer of any conflicts prior to construction.

STOP!
CALL BEFORE YOU DIG

1-800-4-A-DIG (1-800-426-3446)

BENCHMARK.
BM-1 = "A" on top of concrete curb in the north east corner of a concrete parking lot at the east side of Highway Street and north of the east corner of the subject property. Elevation = 347.75.
BM-2 = "B" on top of concrete curb in the north east corner of a concrete parking lot at the east side of Highway Street and north of the east corner of the subject property. Elevation = 348.75.
Note: All elevations shown herein are based upon spot leveling system utilizing a total station surveying instrument (SITIS).

<p>CROSS ENGINEERING CONSULTANTS 1111 E. Commerce St. Suite 100, Irving, TX 75039 Tel: 972.661.1111 Fax: 972.661.1112</p>	<p>CONCEPTUAL EX DRAINAGE AREA MAP ASTON ESTATES PHASE 2 Ness Homes, LLC City of Farmersville, Texas</p>	<p>THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF BRYAN J. WILSON, P.E. 1/1/18. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.</p>	<p>Sheet No. C2 Project No. 180112</p>
--	--	---	---



WATER & SANITARY SEWER NOTES

1. All materials and construction shall be in accordance with the City of Farmersville Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (North Central), and to the regulations of the Texas Commission on Environmental Quality.
2. Existing utilities are shown schematically and are for the contractor's guidance only. The location and/or condition of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to reveal exact field location of utilities.
3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All sewer lines shall be PVC SDR-35.
5. All manhole rim grades must match finished grade in paved areas. Manholes constructed in landscaped areas must have a first rim grade at least 6" above finished grade.
6. All water pipe 6" and larger shall be Class 150 or 18" PVC water pipe, conforming to ASTM C900 standards, except fire line.
7. Contractor shall be responsible for maintaining traffic safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and shoring procedures. Contractor shall provide and implement a traffic safety plan complying with O.S.H.A.

NOTE:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

LEGEND	
--- Proposed 6" Line	--- Proposed 12" Line
--- Proposed 18" Line	--- Proposed 24" Line
--- Proposed 30" Line	--- Proposed 36" Line
--- Proposed 42" Line	--- Proposed 48" Line
--- Existing 6" Line	--- Existing 12" Line
--- Existing 18" Line	--- Existing 24" Line
--- Existing 30" Line	--- Existing 36" Line
--- Existing 42" Line	--- Existing 48" Line
--- Proposed Storming Wall	



100 Years - 12 Hours prior to digging

CAUTION!
Existing Utilities in Area. Contractor shall determine location and condition of all utilities prior to construction. Contractor shall Notify Engineer of any conflicts prior to construction.

BENCHMARKS

BM-1 = "T" on top of concrete curb in the south end of a driveway entry at the east end of the subject property and near the back corner corner of the subject property.

BM-2 = "T" on top of concrete curb in the north end of Ryan Circle and being at the east end of the north end of the subject property.

The locations shown herein are based upon field measurements taken on-site and are not intended to replace any existing utility records (SURS).

From Station	To Station	Notes
1	2	
2	3	
3	4	
4	5	
5	6	
6	7	
7	8	
8	9	
9	10	

CROSS ENGINEERING CONSULTANTS
11111 Commerce
P.O. Box 1000
Farmersville, Texas 77936
Phone: 713-251-1000
Fax: 713-251-1001
E-Mail: info@cross-engineering.com
Website: www.cross-engineering.com

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF RECORD BY NEW UNDER THE AUTHORITY OF THE CITY OF FARMERSVILLE, TEXAS
DATE: 12/17/2011
BY: J. L. LEE
CONSTRUCTION, RECORDING, AND ARCHIVING

CONCEPTUAL UTILITY PLAN
ASTON ESTATES PHASE 2
Ness Homes, LLC
City of Farmersville, Texas

Sheet No. **C4**
Project No. **1000000000**

C. Consider, discuss and act upon minutes from November 29, 2018.



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
SPECIAL MEETING
November 29, 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 6:32 p.m. Commissioners Wyatt McGuire, Lance Hudson, Luke Ingram and Jim Hemby were in attendance. Commissioners Rachel Crist 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.
- Chairman Paul Kelly stated the Commission would convene into executive session at 6:34 p.m. under Section 551.071 of the Texas Government Code to consult with Attorney.
- Chairman Paul Kelly stated the Commission would reconvene from Executive Session at 7:01 p.m. and they would also open the public hearing at the same time.

II. PUBLIC HEARING

- A. Consider, discuss and act upon the replat for Farmersville Market Center II, which property is generally located south of U.S. Highway 380 and west of County Road 607 subject to the consideration, discussion and action upon the following required waivers requested by Palladium Farmersville, Ltd., for such approval:

1. A waiver of the requirement set out in Farmersville Code Section 65-42(b)(1) that each lot front onto a dedicated, improved public street given the fact that this development is a multi-family development situated within a subdivision that was originally platted as a commercial development and not a single-family residential development;
 2. A waiver of the requirement set out in Farmersville Code Section 65-42(b)(6) that each multi-family lot shall have a minimum of 100 feet of frontage on a dedicated street because this multi-family development is an in-fill development project on a property originally platted for commercial development;
 3. A waiver of the requirement set out in Farmersville Code Section 65-44(c)(5) that Palladium Farmersville, Ltd., as the property owner, provide all rights-of way required for existing or future streets, and all required street improvements because this multi-family development is an in-fill project on a property originally platted for commercial development that is taking access to and from public thoroughfares upon and across easements internal to the overall commercial development; and,
 4. A waiver of the requirement set out in Farmersville Code Section 65-42(c)(17) that all subdivisions have at least two points of access from improved public roadways, and that driveway access onto roadways shall be provided because this multi-family development is an in-fill project on a property originally platted for commercial development that is taking access to and from public thoroughfares upon and across easements internal to the overall commercial development including a new private access and fire lane easement acquired from Brookshire's to provide a second point of ingress and egress to this multi-family community.
- Scott Johnson from Palladium stated the road at the front of the property was a shared access drive and that was why they were asking for waivers for items 1 and 2. He indicated the property was originally platted as commercial and not a multi-family residential district.
 - Paul Kelly asked about the south access behind Brookshire's and why it was not being constructed.
 - Scott Johnson stated the access easement with Brookshire's gives them the second means of access to the front of the lot.
 - Wyatt McGuire asked about the access behind Brookshire's again and why it was not being built.
 - Scott Johnson discussed the grade of the land and how building it would be almost impossible.
 - Jim Hemby stated he was also concerned about the road not being constructed behind Brookshire's.
 - Diane Piwko who resides at 200 McKinney Street, stated she has toured two of the Palladium complexes and explained they were very safe. She

explained that children being dropped off the school bus had to go through the office building to ensure their safety. She explained she was in favor of the apartments coming because of the quality they would bring to Farmersville.

- Paul Kelly left the public hearing open and stated they would continue to item B on the agenda.
- Scott Johnson from Palladium addressed the waivers for the site plan and the landscape plan. He stated they did not want to build a screening wall because the property already set down approximately 5 feet because of the grade. He indicated the whole property required a retaining wall. He stated they built the apartments to give a courtyard feel. He also felt they would provide adequate landscaping on the property and did not need a tree for every 40 linear feet on the access road.
- Paul Kelly closed the public hearing at 7:21 p.m. and asked the Commission for comments.
- Rachel Crist arrived at the meeting at 7:22 p.m.
- Jim Hemby stated the access was a concern for him.
- Paul Kelly explained he was okay with all of the waivers except for the access road behind Brookshire's not being constructed. He was concerned there would be too many accidents and he was concerned about school buses entering the property off of U.S. Highway 380.
- Wyatt McGuire stated the same.
 - Motion to approve waivers 1, 2, & 3 on item A made by Lance Hudson
 - 2nd made by Jim Hemby
 - All members voted in favor, but Rachel Crist abstained because of missing the discussion due to her late arrival.
- Paul Kelly read item #4 again and opened the floor for discussion among the Commission.
- Lance Hudson felt that residents of the apartment complex could use County Road 607 and turn into the Brookshire's parking lot if they wanted as well.
- Scott Johnson stated that most cities around the area like Van Alstyne, Anna, Garland and some other cities only required a single point of access. He explained there would be very little traffic for an 80 unit apartment complex.
 - Motion to approve waiver 4 on item A made by Lance Hudson
 - 2nd made by Luke Ingram
 - Lance Hudson, Luke Ingram and Jim Hemby voted in favor of the motion. Wyatt McGuire, Paul Kelly and Rachel Crist voted against the motion.
 - Motion failed.

- Alan Lathrom stated the plat did not meet all the requirements of the Subdivision Ordinance. Since item A, number 4, was not approved he stated Engineering would probably recommend the replat be disapproved. He stated the applicant would have the right to appeal the decision to the City Council.
 - Motion to approve replat made by Lance Hudson
 - 2nd made by Wyatt McGuire
 - All members voted in favor, but Rachel Crist abstained
- The Planning & Zoning commission was confused about approving or disapproving the plat.
 - Motion to reconsider the replat made by Paul Kelly
- Wyatt McGuire asked what would currently be going forward to the City Council.
- Alan Lathrom explained an approved plat that does not meet the Subdivision Ordinance because item A, number 4 was not approved.
 - No 2nd was given
 - Motion to reconsider failed

B. Consider, discuss and act upon the Site Plan and Landscape Plan for the apartment community identified as Palladium Farmersville Apartments situated on property that is generally located south of U.S. Highway 380 and west of County Road 607, subject to the consideration, discussion and action upon the following required waivers requested by Palladium Farmersville, Ltd., for such approval:

1. A permanent waiver of the requirement that Palladium Farmersville, Ltd., erect a screening wall or fence of not less than six nor more than eight feet in height along the entire property line separating the multi-family district and the adjoining nonresidential district because the construction of such screening wall or fence is impractical under Farmersville Code Section 77-69(a)(1);
2. A waiver allowing the buildings making up the apartment community identified as Palladium Farmersville Apartments to be placed on this single lot or tract of land such that said buildings will be oriented to create a courtyard effect rather than face upon a public street in accordance with Farmersville Code Section 77-8(b)(2); and
3. A waiver from the requirements that Palladium Farmersville, Ltd., plant one canopy tree per 40 linear feet, or portion thereof, of street frontage as required by Farmersville Code Section 77-71(h)(4) on the grounds that the

proposed apartment community does not have any frontage along a public street or road.

- Motion to approve waivers 1, 2, & 3 made by Lance Hudson
- 2nd made by Jim Hemby
- All members voted in favor, but Rachel Crist voted against
- Motion passed

C. Consider, discuss and act upon a recommendation to City Council regarding a request to amend Ordinance No. 2002-13 that established Planned Development District (PD) Zoning for Residential Uses having a base zoning district of SF-3 One Family Dwelling District uses on approximately 13.05 acres of land generally located between Sycamore Street and Gaddy Street and between Meadowview Street and Jouette Street and more particularly described as being located in the W. B. Williams Survey, Abstract No. 952, Farmersville, Collin County, Texas, and to amend Ordinance No. O-2013-0212-003 that amended Ordinance No. 2002-13, in part, in order to adopt a new concept plan or site plan for approximately 5.065 acres of land out of the referenced parent tract of land to develop a twenty-one lot residential subdivision.

- Paul Kelly opened the public hearing at 7:49 p.m.
- Bryan Weisgerber with Cross Engineering addressed the Commission and stated the applicant was requesting a variance for the site plan in the PD Ordinance because they were switching some lots around and using one for detention.
- Jeff Hurst who owns a few properties in Lincoln Heights addressed Council and stated he was for the development but was concerned about the street widths. He also wanted to know if on-street parking would be allowed in the subdivision. He explained only one access into the properties could be an issue.
- Mr. Watkins who owns a home on 512 Jouette Street also addressed Council and stated he was concerned about the watershed and having only one detention pond. He stated he does not see the purpose of having sidewalks and he does not like the traffic having only one way in and out.
- Paul Kelly asked if anyone else wanted to speak for or against the item. Since no one came forward he closed the public hearing at 7:57 p.m.
- Wyatt McGuire asked if the roadway would be built to current City specifications.
- Ben White stated the roads met the City requirements for width.
- Paul Kelly wanted to know if the City had an Ordinance that addressed on-street parking.
- Ben White stated that all Ordinances related to on-street parking are enforced throughout the City and not just certain subdivisions.
- Lance Hudson asked if the City Engineer had reviewed the site plan.
- Alan Lathrom stated that at this point the applicant just submitted the concept plan/site plan as a zoning exhibit which was a part of the Planned Development Ordinance. He explained they were just showing the changes

because the old site plan did not conform to what they were suggesting was going to be built. He stated when the plat is submitted that is when the drainage would be addressed.

- Motion to approve made by Lance Hudson
- 2nd made by Wyatt McGuire
- All members voted in favor

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon a recommendation to the City Council regarding the Final Plat of the Brushy Creek Ranch Addition, Lots 1-4, Block 1.
- Karen Bander, owner of the property, addressed Council and stated she was separating the lots to give her daughter some land to build a house on.
 - Sandra Green explained a petition had previously been approved by the City Council to bring all the property into the City's Extra Territorial Jurisdiction (ETJ).
- Motion to approve and recommend to the City Council made by Luke Ingram
 - 2nd to approve made by Lance Hudson
 - All members voted in favor
- B. Consider, discuss and act upon a recommendation to the City Council regarding the Final Plat of the Islamic Association of Collin County, Lots 1 & 2.
- Motion to approve and recommend to the City Council made by Wyatt McGuire
 - 2nd to approve made by Lance Hudson
 - All members voted in favor
- C. Consider, discuss and act upon minutes from October 15, 2018.
- Motion to approve made by Wyatt McGuire
 - 2nd to approve made by Lance Hudson
 - All members voted in favor
- D. Consider, discuss and act upon minutes from October 22, 2018.
- Motion to approve made by Wyatt McGuire
 - 2nd to approve made by Luke Ingram
 - All members voted in favor

IV. ADJOURNMENT

Meeting was adjourned at 8:11 p.m.

ATTEST:

APPROVE:

Sandra Green, City Secretary

Paul Kelly, Chairman

D. Consider, discuss and act upon minutes from December 17, 2018.



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
December 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 6:37 p.m. Commissioners, Lance Hudson, Luke Ingram, Jim Hemby and Wyatt McGuire were in attendance. Commissioners Russell Chandler and Rachel Crist were absent. Also, in attendance were City Manager, Ben White; staff liaison, Paula Jackson; 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. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a recommendation to City Council regarding an application requesting a change in zoning on approximately 6.1754 acres of land, more or less, in the William Hemphill Survey, Abstract A448, Street 2, Tract 19, of Farmersville, Collin County, Texas, from LI-Light Industrial District uses to HII – High Impact Industrial District uses. The property is located on the north side of Audie Murphy Parkway (U.S. Highway 380) in an area that is generally north and east of the intersection of Audie Murphy Parkway (U.S. Highway 380) and County Road 697 in Farmersville, Collin County, Texas.
- Paul Kelly opened the public hearing at 6:39 p.m. and asked if anyone wanted to speak for or against the zoning change request.
 - David Cox, land owner and realtor in the area, spoke in favor of the rezoning saying the re-zone from Light Industrial to High Impact would open the property up to a wide range of uses.
 - Scott Seifert, Attorney for AFI/Tony Ewing, spoke against the rezoning

request stating that keeping it like it was would be much more restrictive. He stated he wanted the Commission to review the new High Impact Ordinance, Section 3, to see if they really knew what they were approving to go into industrial areas. He explained Tony Ewing employees over 150 people at AFI and the building has big doors on the west side so that in the summer they can open them and receive air flow. The building is not able to have air conditioning. He stated if the concrete or asphalt batch plants are built to the west of the property all the dust would come in the building and the employees would breathe the dust and it would also go into the machines which could damage them.

- Tony Ewing, owner of AFI, spoke against the zoning change and stated that Mr. Seifert had said almost everything that needed to be said, but stated everyone has the right to do anything or to building anything that does not affect their neighbors.
- Randy Smith spoke against.
- Paul Kelly closed the public hearing at 6:54 p.m. and stated the Comprehensive Plan showed the property as being Light Industrial.
- Alan Lathrom stated a rezone was the first of a two-step process. He explained no approval could be made until the Future Land Use Map and the Comprehensive Plan was changed to include the High Impact zone.
- Paul Kelly stated a decision could not be made at this time.
- Alan Lathrom did indicate back to back public hearings for amending the Comprehensive Plan and Future Land Use Map would be possible.

III. ADJOURNMENT

With a motion made by Watt McGuire and a second made by Jim Hemby the meeting was adjourned at 6:59 p.m.

ATTEST:

APPROVE:

Sandra Green, City Secretary

Paul Kelly, Chairman

V. Adjournment