



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
SPECIAL CALLED MEETING
February 25, 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. PUBLIC HEARING

- A. Public Hearing to consider, discuss and act upon a recommendation to the City Council regarding an application requesting a change in zoning on approximately 2.484 acres of land, more or less, in the W.B Williams Survey, Abstract A 982 and the D. J. Jaynes Survey, Abstract A 471, of Farmersville, Collin County, Texas, from C – Commercial District uses to MF-2 – Multifamily Residence – 2 District uses. The property is located generally on the north side of Audie Murphy Parkway (U.S. Highway 380) in an area that is east of Raymond Street, also known as 303 Raymond Street, Kings Ridge One Addition, in Farmersville, Collin County, Texas.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon a recommendation to the City Council regarding the Winterrowd 2194 Addition Final Plat of Lots 1-3, Block 1.
- B. Consider, discuss and act upon minutes from January 28, 2019.

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 February 21, 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 21st day of February, 2019.



Sandra Green, City Secretary



I. Preliminary Matters

II. Public Hearing

- A. Public Hearing to consider, discuss and act upon a recommendation to the City Council regarding an application requesting a change in zoning on approximately 2.484 acres of land, more or less, in the W.B Williams Survey, Abstract A 982 and the D. J. Jaynes Survey, Abstract A 471, of Farmersville, Collin County, Texas, from C – Commercial District uses to MF-2 – Multifamily Residence – 2 District uses. The property is located generally on the north side of Audie Murphy Parkway (U.S. Highway 380) in an area that is east of Raymond Street, also known as 303 Raymond Street, Kings Ridge One Addition, in Farmersville, Collin County, Texas.



Application for Zoning Change

Applicant: WAHED MOHAMMED		
Mailing Address:	City/State/Zip:	Daytime Telephone:
Property Address: 303 Raymond St.	City/State/Zip: Farmersville, TX 75442	
Legal Description: LOT 4, KING RIDGE ONE, AN ADDITION TO THE CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME C, PAGE(S) 501, OF THE MAP AND/OR PLAT RECORDS, COLLIN COUNTY, TEXAS, together with all buildings, fixtures, and other real property improvements located on said real property; and the benefits and appurtenances on or appertaining to the said real property and improvements.		
Lot(s): LOT 4	Block(s):	Subdivision: KING RIDGE ONE
Acreage: ((If acreage, provide separate metes and bounds description) 2.484 acres		
Existing Use and Current Zoning of Property: Residential / Commercial		
Give explanation of proposed rezone and use of property. Attach maps, drawings and other supporting information. Proposed Rezone : MF2. Please see attached map/drawing. Proposed Use : Apartments (See attached drawing).		

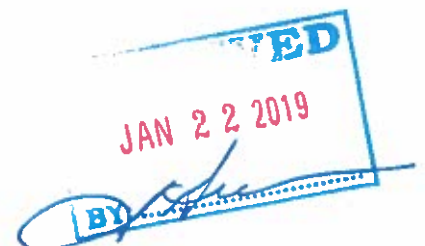
**Wahed
Mohammed**

Digitally signed by Wahed Mohammed
DN: cn=Wahed Mohammed, o=Wahed
Mohammed for CR-RENTAL LLC, ou=Managing
Member, email=jnd10@yahoo.com, c=US
Date: 2019.01.21 23:30:13 -0600

01/21/2019

Property Owner Signature

Date





GENERAL NOTES:

1. THE BASIS OF THIS SURVEY IS THE RECORD DEEDS AND RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF FARMERSVILLE, MISSISSIPPI.
2. THE SURVEY IS BASED ON THE RECORD DEEDS AND RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF FARMERSVILLE, MISSISSIPPI.
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10. THE SURVEY IS BASED ON THE RECORD DEEDS AND RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF FARMERSVILLE, MISSISSIPPI.

TITLE SURVEY
 283 RAYMOND STREET
 CITY OF FARMERSVILLE
 DEKALB COUNTY, GEORGIA

DATE OF SURVEY: 12/15/18
 PROJECT NO.: 18-001
 SHEET NO.: 1 OF 1

BY: [Signature]
 TITLE: [Title]

RECEIVED
 Revised
 JAN 25 2019



Surveyor's Name
 Registration No.

Project Information
 Date of Survey

Area	Area (sq. ft.)
Total Area	10,000
Building Footprint	2,000
Remaining Area	8,000



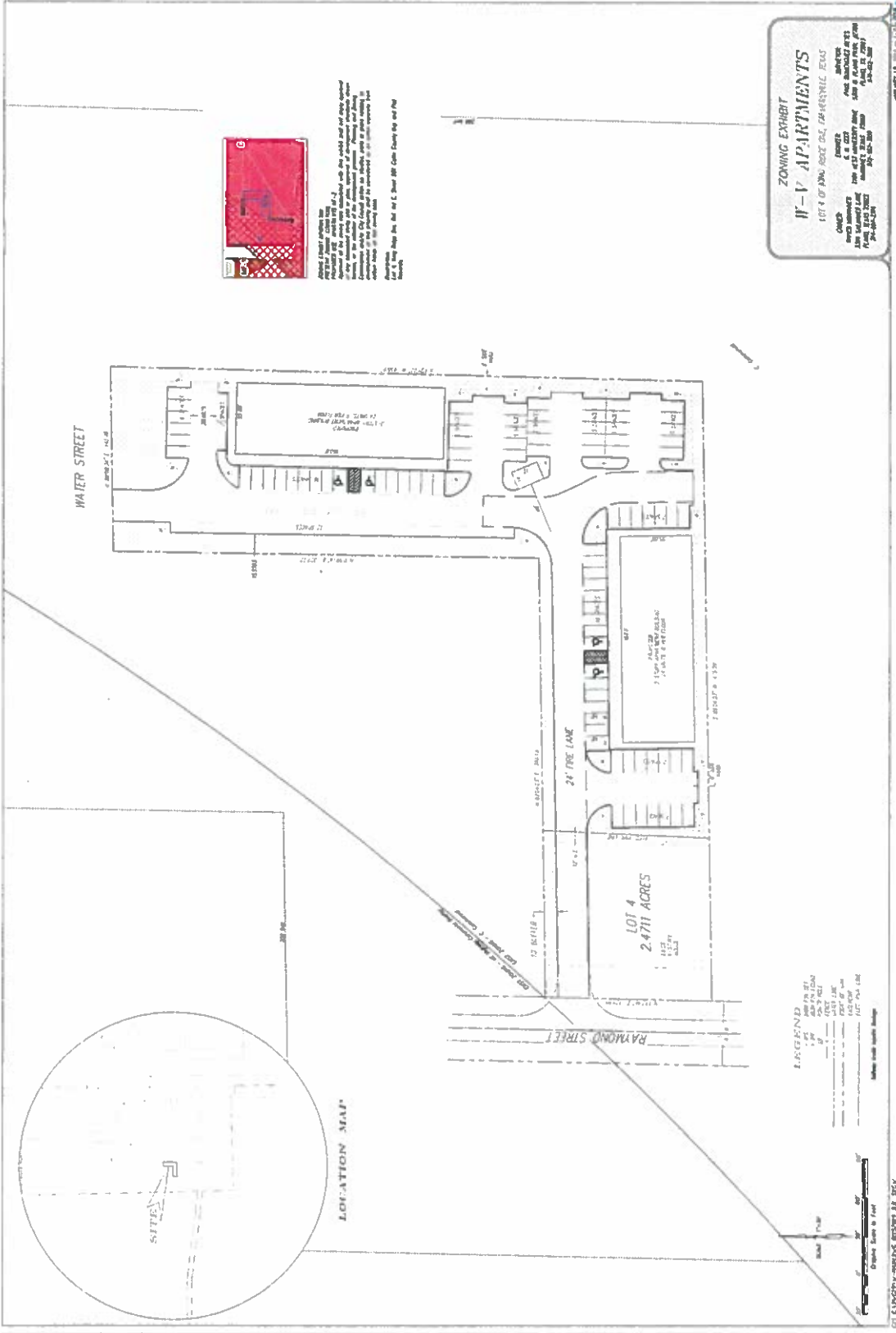
Area	Area (sq. ft.)
Total Area	10,000
Building Footprint	2,000
Remaining Area	8,000

RECEIVED
 Revised
JAN 25 2019
 BT

ZONING EXHIBIT
II-V APARTMENTS
 10' x 4' SIDE WALK, 24' SIDE WALK
 OWNER: [Name]
 ARCHITECT: [Name]
 PROJECT NO: [Number]
 DATE: [Date]



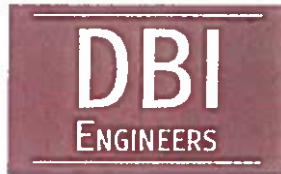
These plans are submitted for the purpose of showing the location of the proposed building and the location of the proposed parking spaces. The applicant is responsible for obtaining all necessary permits and for complying with all applicable laws and regulations. The applicant is also responsible for providing all necessary information to the city and for paying all applicable fees.



222 LIVINGSTONE DRIVE, SUITE 100, BOSTON, MA 02116

III. Items for Possible Discussion

C. Consider, discuss an act upon a recommendation to the City Council regarding the Winterrowd 2194 Addition Final Plat of Lots 1-3, Block 1.



19 February 2019

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

RE: Winterrowd 2194 Addition
Final Plat

Mr. White:

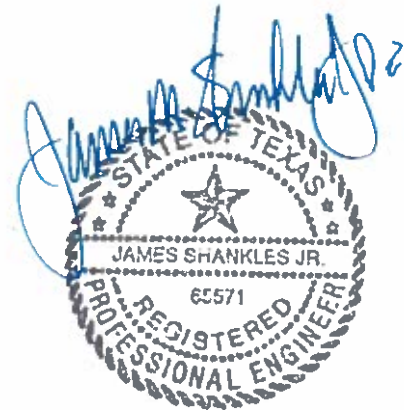
The above referenced plat has been reviewed according to the ordinances of the City of Farmersville.

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

Sincerely,

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

James M. Shankles, Jr. P.E.



19 FEB 2019

B. Consider, discuss and act upon minutes from January 28, 2019.



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
SPECIAL SESSION MEETING
JANUARY 28, 2019, 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, Jim Hemby, Russell Chandler and Wyatt McGuire were in attendance. Commissioner Rachel Crist was absent. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; 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. REORGANIZATION OF COMMISSION

A. Election of Vice-Chairman

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

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.

- Paul Kelly opened the public hearing at 6:32 p.m. and asked if anyone wanted to speak for or against the item.
- City Manager, Ben White, explained the City was bringing this before the Commission to gain right-of-way for the reconstruction of Hamilton Street. He stated he recommended approval of the plat.
- Rachel Crist came in at 6:34 p.m.
- No one else came forward so Paul Kelly closed the public hearing at 6:35 p.m.
 - Motion to approve made by Wyatt McGuire
 - 2nd to approve made by Russell Chandler
 - All members voted in favor

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss an act upon a recommendation to the City Council regarding the Preliminary Plat for Kingston Apartments, Lot 1, Block 1.
 - Motion to approve made by Russell Chandler
 - 2nd to approve made by Lance Hudson
 - All members voted in favor
- B. Consider, discuss and act upon a Concept Plan for Aston Estates Phase 2.
 - Alan Lathrom stated the concept plan conformed to the site plan in the Planned Development Ordinance.
 - Motion to approve made by Lance Hudson
 - 2nd to approve made by Jim Hemby
 - All members voted in favor
- C. Consider, discuss and act upon minutes from November 29, 2018.
 - Motion to approve made by Wyatt McGuire
 - 2nd to approve made by Jim Hemby
 - All members voted in favor
- D. Consider, discuss and act upon minutes from December 17, 2018.
 - Motion to approve made by Wyatt McGuire
 - 2nd to approve made by Jim Hemby
 - All members voted in favor

V. ADJOURNMENT

Meeting was adjourned at 6:49 p.m.

ATTEST:

APPROVE:

Sandra Green, City Secretary

Paul Kelly, Chairman

IV. Adjournment