



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
April 20, 2020, 6:30 P.M.**

www.blizz.com

Dial-in Phone Number: (646) 769-9101
Meeting ID: 861-270-68

****You can call the number above, but the best form to use is the mobile app and is available by iPhone or android by downloading TeamViewer Blizz****

I. PRELIMINARY MATTERS

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

II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEMS)

Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the Planning & Zoning Commission regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Chairman may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon minutes from February 24, 2020.
- B. Consider, discuss and act upon the preliminary plat of the HCG Addition, Lots 1 & 2, Block A.
- C. Consider, discuss and act upon the site plan and landscape plan for the Farmersville Restaurant located on the southeast corner of Farmersville Parkway and South Hamilton Street.

- D. Consider, discuss and act upon the Final Plat of the Farmersville Veterinary Addition, Lots 1 & 2, Block 1.

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 April 17, 2020, by 6:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 17th day of April, 2020.



Sandra Green, City Secretary



I. Preliminary Matters

**II. PUBLIC COMMENT ON AGENDA ITEMS (FOR
NON-PUBLIC HEARING AGENDA ITEMS)**

III. Items for Possible Discussion

A. Consider, discuss and act upon minutes from February 24, 2020.



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
FEBRUARY 24, 2020, 7:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

I. PRELIMINARY MATTERS

- Chairman Michael Hesse presided over the meeting which was called to order at 7:31 p.m. Commissioners Lance Hudson, Leaca Caspari, and John Klostermann, were in attendance. Brian Brazil, Rachel Crist and Luke Ingram were not in attendance. Also, in attendance were staff liaison, Sandra Green; City Manager, Ben White; City Attorney, Michael Martin; and Council liaison, Craig Overstreet.
- Craig Overstreet led the prayer and the pledges to the United States and Texas flags.

II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEMS)

- No one came forward
- Commissioner Rachel Crist arrived at 7:33 p.m.

III. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a recommendation to City Council regarding a requested change in zoning on approximately 2,614 square feet of land identified as Block I, Lot 28B in the Farmersville Original Donation (CFC), which location is more commonly known as 206 McKinney Street, Farmersville, Texas from CA – Central Area District uses to CA – Central Area District uses with a Specific Use Permit (“SUP”) for commercial (indoors) amusement uses.

- Chairman Hesse opened the public hearing at 7:34 p.m. and asked if anyone wanted to speak in favor of the agenda item.
- Allison Mathers, who resides at 109 College Street, stated a coffee shop would be a hub for the town in the downtown area. As the building owner she feels it has more than ample space for the live music they are wanting to do. She explained that she is a member of the Main Street Board and one of their goals is to bring the arts and culture to Farmersville. She stated she supports the SUP and hopes the Commission does as well.
- Marty Garza, who is one of the owners of the coffee shop going in at 206 McKinney Street, addressed the Commission and explained they will be a parlor type shop that serves craft coffee, craft beer, tea, wine, and light food. He stated they wanted to have two types of environments for their guests to enjoy. He explained the front area is designed for parties of one or two guests with the ability to combine tables for more guests to sit together. He said the back area was designed to conform to a larger guest setting with an arts and entertainment feel. He said their goal is to create a fun and creative environment while still being considerate of the neighboring buildings. He explained that one of the requirements for the Specific Use Permit would be to treat the area acoustically so that noise generated by the business is not perceptible at the boundary property line. He said that in Section 4.12.2 of the Comprehensive Zoning Ordinance it states that the decibel level can be 65 for daytime and 58 at nighttime. Measurement of noise shall be made with a sound level meter meeting the standards prescribed by the American National Standards Institute (ANSI). He continued by saying the section stated the time period for daytime, according to the Comprehensive Zoning Ordinance, was 7:00 a.m. to 10:00 p.m. and the 10:01 p.m. to 6:59 a.m. for nighttime. He said he purchased a decibel reader and he plans on conducting a sound test. He explained they are currently planning on staying open until 10:00 p.m. at the latest. He stated that he believes having the back space as a place to where they can entertain guests while enjoying different kinds of arts and entertainment would add to the growing environment of downtown Farmersville.
- Chairman Hesse asked if anyone wanted to speak against the item.
- Diane Piwko, who resides at 200 McKinney Street, stated that since she has lived with the common wall for almost 15 years she could hear things in the building next to her. They could hear a group of 20 people or so talking in the second floor of the building next door. She said that since it was an occasional event they tended to overlook it and because they did not want to disturb things that go on in the downtown. She indicated the coffee shop activity would probably be every Friday and Saturday night. She requested that the Commission table the item until Code Enforcement could go in to the neighboring buildings and test the decibel level.
- Gordon Scott, who also lives at 200 McKinney Street, stated they could hear the noise from the building while they were doing construction. He indicated they could hear drills and hammers and they could also hear the previous owners all the time if they were near the common wall to their building.

- Chairman Hesse asked if there was anyone else that wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 7:44 p.m.
- Leaca Caspari stated the objections to the noise level is probably without any acoustical measures. It would be hard to ask the owners to go through that expense without knowing if the SUP would be granted. She stated that downtown is a commercial area and not a residential area. She explained that anyone living downtown needed to realize that it is a commercial and vibrant area. She said as long as Mr. Garza works with the city to make sure the noise is not a problem then she did not see a problem with it.
- Lance Hudson stated he agreed with Leaca Caspari and stated other downtowns are booming.
- Chairman Hesse asked Mr. Garza if the business was going to have microphones and similar equipment.
- Mr. Garza stated they are not having any electric guitars or anything like that, but maybe a three person band. But, they would have microphones. He stated they are planning on acoustically treating the building.
- Chairman Hesse asked who was on the top floor of the building.
- Mr. Garza stated The Ville Studio which is a natural light studio was on the second floor, but there was not a residence.
- Chairman Hesse stated he would like for there to be some way to test the decibel level. He explained the test should be conducted after they treat the room with the acoustics.
- Allison Mathers stated it is very expensive to spend the money upfront before the SUP was approved. They are planning on hanging panels that absorb sound, hang velvet curtains and place rugs on the floor to help.
- Diane Piwko stated she objected to the music playing on the square until 9:00 p.m. originally and that was brought up to Council. During that process Chief Sullivan come in and did a test and they could hear the music in their building. She claimed the downtown area is a mixed use area and people should respect people who live downtown.
- Rachel Crist asked where the connection to his building and the adjacent buildings would be. She also wanted to know if he spoke to both building owners adjacent to him about the sound levels and conducting a test.
- Mr. Garza stated that his wall to the coffee shop would share a wall with the Fiber Circle and not the upstairs of 200 McKinney Street. He stated he did speak to the owners at the 208 McKinney Street, but did not speak to the owners of 200 McKinney because he did not have their contact information.
- Brian Brazil arrived and joined the meeting at 7:55 p.m.
- Rachel Crist asked to review Section 4.12.2 of the Comprehensive Zoning Ordinance.
- Ben White stated the section was under the Development Standards portion of the Ordinance.

- Chairman Hesse stated that 58 decibels at night is not very loud at all.
- Leaca Caspari stated the city should trust and hold the tenant responsible for their own noise level because they have claimed they are going to be good neighbors and watch the sound level. She said they have to find some way to let them try without going through the expense upfront.
- Rachel Crist stated she wanted to look into it further because she would not want the police to be called out every Friday and Saturday night for a noise complaint while other crimes were happening in the town.
- Chairman Hesse explained he wants Mr. Garza to be successful, but he also wants to make sure the Commission hears everything out as well.
- Michael Martin stated that after he reviewed the Comprehensive Ordinance and in Section 4.12.1 it does state all zoning districts. He said from a context perspective he believes it is a general noise level for any zoning district.
- Rachel Crist asked if The Stable or Bottles and Boards had to receive the same SUP as Mr. Garza to hold live music in their building.
- Sandra Green stated they had not applied for the SUP.
- Mr. Garza stated that he just wanted to be ahead of the game, researched and asked what would be required to conduct the live music.
- Gordon Scott suggested they come and test the noise level under the current state of the building and then they could decide where they needed to go from there.
- Randy Smith, who resides at 508 County Road 610, stated he was interested in the noise levels for construction sites because he has been listening to Camden and now the College being built.
 - Motion to approve made by Lance Hudson
 - 2nd made by Leaca Caspari
 - Brain Brazil abstained due to his late arrival to the meeting, Michael Hesse voted no, Rachel Crist voted no, Leaca Caspari voted yes, and John Klostermann voted yes.
- Michael Hesse stated the item was approved.

B. Public hearing to consider, discuss and act upon a recommendation to City Council regarding a request for a change in zoning on approximately 0.234 acres of land that is generally located on the southeast corner of the intersection between Murchison Street and Business State Highway No. 78 (N. Main Street), which land is more particularly identified as Block 10, Lot 53A of the Howell Addition from PD – Planned Development Ordinance #94-24 for Limited Retail/Services Center for expansion of existing retail grocery and related parking together with display of not over four cars for sale at any one time to SF-2 – Single Family Dwelling – 2 district uses.

- Chairman Hesse and Lance Hudson recused themselves and left the room due to a conflict of interest.

- Leaca Caspari took over the meeting.
- Leaca Caspari opened the public hearing at 8:12 p.m. She asked if anyone wanted to speak in favor of the item.
- Randy Smith, who lives at 508 CR 610, stated he and his brother own property across the street and explained they did not have any concerns and thought it was the logical use for the property.
- Leaca Caspari asked if anyone wanted to speak against the item.
- No one came forward so she closed the public hearing at 8:13 p.m.
- John Klostermann asked if they resolved the driveway issue.
- Leaca Caspari stated the issue at the previous meeting was that the Commission was unsure of what area he was wanting rezoned.
- Amin Ali, who owns the land, stated there was a problem with the surveyor sending the right information to the city.
- Rachel Crist asked if he was getting rid of the driveway that would be on the residential lot if it were rezoned.
- Amin Ali stated yes. He explained the driveway to the house would be off of Murchison Street.
- Brian Brazil asked if there would be a fence and asked if there would be a clear delineation from the commercial business.
- Amin Ali stated there would be.
- Ben White explained that there is usually a fence between a commercial property and residential property that is required.
- Sandra Green stated the city could not require the residential property to put up a fence. The screening wall is usually put in place by the more restrictive use which would be the commercial property, but the commercial building was already in place years ago. She explained the front yard requirements for a fence, but stated she was told the house would face Main Street and not Murchison. She indicated she was told the driveway to the house would be on Murchison Street.

- Motion to approve made by John Klostermann
- 2nd to approve made by Rachel Crist
- All members voted in favor

- Chairman Hesse and Lance Hudson returned to the meeting.

C. Public hearing to consider, discuss and act upon a recommendation to City Council regarding a request to amend Ordinance #2015-1027-001 that established the zoning on approximately 100.81 acres of land in the W. B. Williams Survey, Abstract No. 952, which land is now known as the Camden Park Subdivision (the "Property") to rezone approximately 21.09± acres from PD - Planned Development for Commercial uses to PD – Planned Development for SF-3 – Single Family Dwelling – 3 district uses for detached single-family dwellings, adopt certain development standards therefore, and modify the following requirements of this base zoning district:

- (a) reducing the minimum lot area from 5,000 square feet to 4,000 square feet;
- (b) reducing the minimum lot width from 50 feet to 40 feet;
- (c) reducing the minimum front yard from 25 feet to 10 feet;
- (d) reducing the minimum side yard on corner lots from 15 feet to 10 feet;
- (e) increasing the minimum lot depth from 90 feet to 100 feet;
- (f) increasing the minimum rear yard from 10 feet to 20 feet; and
- (g) increasing the maximum lot coverage from 50 percent to 55 percent.

The Property is generally located north of US Highway 380 (W. Audie Murphy Parkway) and west of County Road 611 (Collin Parkway).

- Chairman Hesse stated this item was pulled from the agenda by the applicant before the meeting.
- No action was taken.

D. Public hearing to consider, discuss and act upon a recommendation to the City Council regarding requested variances from the City's Subdivision Ordinance that require the proposed Rolling Hills Phase 2 Addition to construct certain off-site public improvements as are needed to fully serve the property including (1) water lines and other appurtenant improvements required to provide the water volumes and flows sufficient for both domestic and fire-flow uses, (2) connections and sewer lines together with all other appurtenant improvements to the City's wastewater system required to allow the subdivision to tie in to the City's wastewater system, and/or (3) roadway improvements; and, consider, discuss, and act upon a recommendation to the City Council regarding the replat for the Rolling Hills Phase 2 Addition as well as a proposed ETJ Facilities Agreement addressing the variances requested for the Rolling Hills Phase 2 Addition.

- Chairman Hesse opened the public hearing at 8:20 p.m. and asked if anyone wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 8:20 p.m.
- Leaca Caspari stated this was similar to other plats the Commission has seen before. She indicated it was for a variance for the utilities and fire flows.

- Motion to approve made by Leaca Caspari

- Sandra Green asked for a clarification on the motion. She asked if the motion included approval with the condition that the ETJ Facilities Agreement be signed by the owner.
- Leaca Caspari indicated that it did.

- 2nd to approve made by John Klostermann
- All members voted in favor

E. Public hearing to consider, discuss and act upon a recommendation to the City Council regarding requested variances from the City's Subdivision Ordinance that require the proposed Cooper 700 Addition to construct certain off-site public improvements as are needed to fully serve the property including (1) water lines and other appurtenant improvements required to provide the water volumes and flows sufficient for both domestic and fire-flow uses, (2) connections and sewer lines together with all other appurtenant improvements to the City's wastewater system required to allow the subdivision to tie in to the City's wastewater system, and/or (3) roadway improvements; and, consider, discuss, and act upon a recommendation to the City Council regarding the minor plat for the Cooper 700 Addition as well as a proposed ETJ Facilities Agreement addressing the variances requested for the Cooper 700 Addition.

- Chairman Hesse opened the public hearing at 8:23 p.m. and asked if anyone wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 8:23 p.m.

- Motion to approve with the condition the owners put in the 15' utility easement on the plat and sign the ETJ Facilities Agreement made by Leaca Caspari
- 2nd to approve made by John Klostermann
- All members voted in favor

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

E. Consider, discuss and act upon minutes from January 27, 2020.

- Motion to approve made by John Klostermann
- 2nd to approve made by Leaca Caspari
- All members voted in favor

V. ADJOURNMENT

Meeting was adjourned at 8:26 p.m.

ATTEST:

Sandra Green, City Secretary

APPROVE:

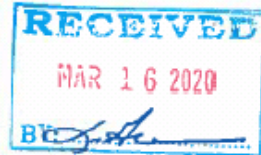
Michael Hesse, Chairman

- B. Consider, discuss and act upon the preliminary plat of the HCG Addition, Lots 1 & 2, Block A.



Farmersville
DISCOVER A TEXAS TREASURE®

DEVELOPMENT APPLICATION



- ☒ Preliminary Plat
☐ Amended Plat
☐ Concept Plan
☐ Annexation

- ☐ Final Plat
☐ Minor Plat
☐ Specific Use Permit

- ☐ Replat
☐ Development Plat
☒ Site Plan
☐ Rezoning

Fees:

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

The application fee of \$ 1,000 , to be paid to the City of Farmersville, is enclosed with this application.

A. Description of Property

1. Addition Name HCG ADDITION
2. Total Acreage 7.863 ACRES
3. Current Zoning Classification(s) C - COMMERCIAL
4. Proposed Zoning Classification(s) C - COMMERCIAL
5. Total Number of Lots, by Type 2
6. Proposed Use of Property RETAIL / RESTAURANT
7. Location of Property SOUTHEAST CORNER OF FARMERSVILLE PKWY AND SOUTH HAMILTON ST
8. Geographic (Tax) ID Number R- 6952-004-1170-1 R- _____

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

1. Owner HCG REALTY AND DEVELOPMENT
Address 9471 COUNTY ROAD 2470
City, State, Zip ROYSE CITY, TX 75189
Phone 469-525-1051
Email hcgrealtyanddevelopment@gmail.com

2. Applicant/Representative KIMLEY-HORN & ASSOCIATES, INC.
Address 260 EAST DAVIS STREET, SUITE 100
City, State, Zip MCKINNEY, TX 75069
Phone 469-301-2582
Email eric.jeske@kimley-horn.com

C. Variance Request: ☐ Yes ☒ No If yes, describe. _____

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

Applicant/Owner: *[Signature]*

Date: 3/11/20



April 13, 2020

RE:HCG Addition Lots 1-2, Block A, Dated March 12, 2020

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The comments listed below will need to be addressed:

Preliminary Plat

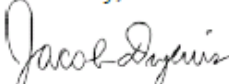
- The City Manager has allowed the applicant to combine the Concept Plan and Preliminary Plat submittal into one for a streamlined approval process. Please follow Sec 65-28 of the Subdivision Ordinances to include any additional items required in the Concept Plan as part of the Preliminary Plat package.
- Owner information must match what is listed in the Dedication Language
- Signature Block needs to follow ordinance 2019-1126-001
- 15' wide utility easement will be needed across the entire frontage of both lots. Sec 65-53.a
- Building Lines need to be shown on both lots. Sec 65-42.b.5
- List zoning of the property. Sec 65-29.c.15

Engineering Plans

- Site Plan
 - Need height of building and total square feet of ground area coverage. Sec. 77-82.f.1.g
 - Any screening between lots? Sec.77-82.f.1.t
 - Need lighting details. Sec 77-82.f.3
 - Provide handicap parking space quantities. Sec 77-82.g.4
- Utility Plan
 - What are the plans for future 8" water and 8" sewer line going east? They are headed straight into the detention pond.
- Landscape Plan
 - Minimum landscape requirements are per parcel. Can't include overlap into adjacent lots in the calculations. Sec. 77-71.g
 - Shrub and ground cover plants are not shown on the approved list. Sec 77-71.i

If you should have any questions, please contact Sandra Green at the City of Farmersville at 972-782-6151.

Sincerely,


Jacob Dupuis, P.E.

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

- C. Consider, discuss and act upon the site plan and landscape plan for the Farmersville Restaurant located on the southeast corner of Farmersville Parkway and South Hamilton Street.



Farmersville
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DEVELOPMENT APPLICATION



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

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

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- | | |
|--|---|
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| Address <u>9471 COUNTY ROAD 2470</u> | Address <u>260 EAST DAVIS STREET, SUITE 100</u> |
| City, State, Zip <u>ROYSE CITY, TX 75189</u> | City, State, Zip <u>MCKINNEY, TX 75069</u> |
| Phone <u>469-525-1051</u> | Phone <u>469-301-2582</u> |
| Email <u>hcgrealtyanddevelopment@gmail.com</u> | Email <u>eric.jeske@kimley-horn.com</u> |

- C. Variance Request: ☐ Yes ☒ No If yes, describe. _____

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

Applicant/Owner: _____

Date: 3/11/20



April 13, 2020

RE:HCG Addition Lots 1-2, Block A, Dated March 12, 2020

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The comments listed below will need to be addressed:

Preliminary Plat

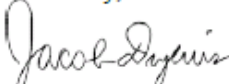
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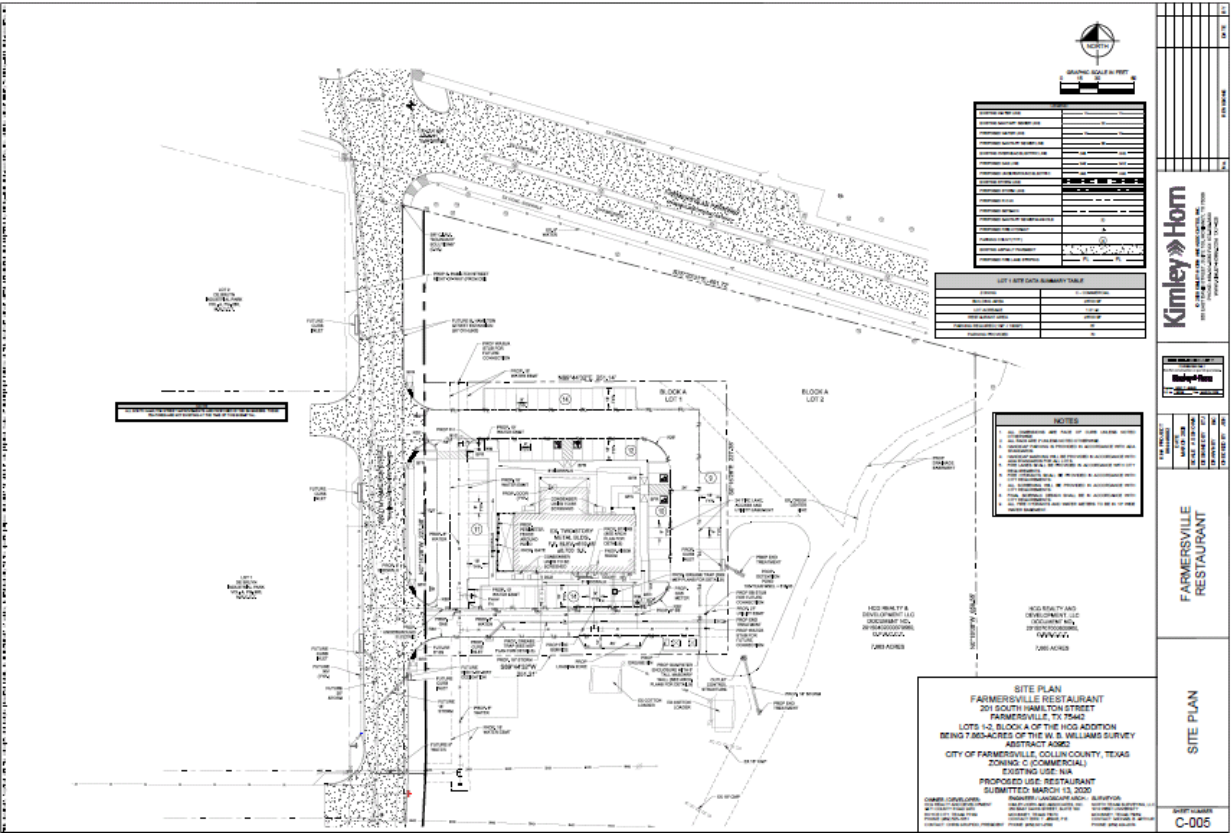
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Jacob Dupuis, P.E.

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



PLANTING NOTES:

1. All plantings shall be installed in accordance with the following notes and specifications.
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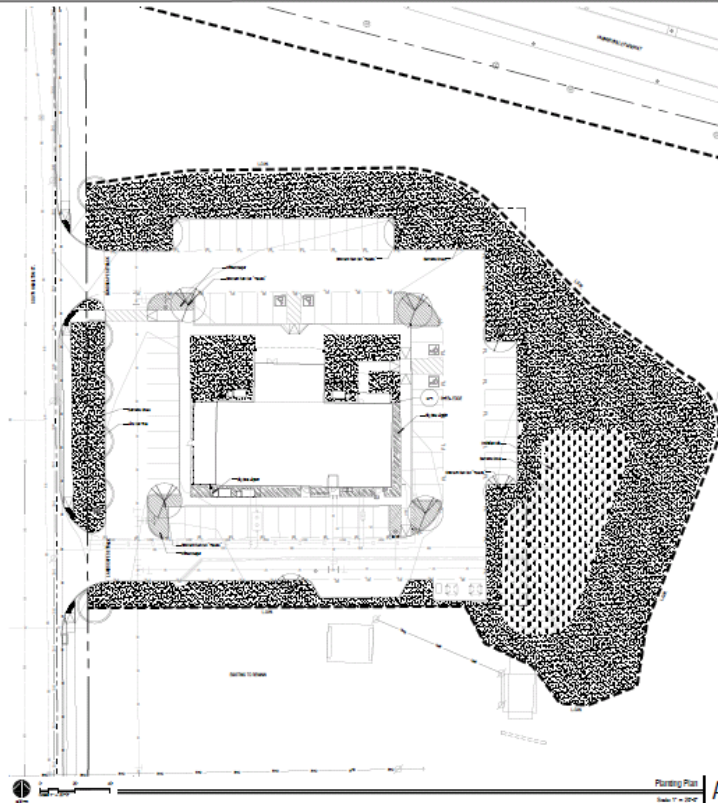
IRRIGATION NOTES:

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18. All irrigation systems shall be installed in accordance with the following notes and specifications.
19. All irrigation systems shall be installed in accordance with the following notes and specifications.
20. All irrigation systems shall be installed in accordance with the following notes and specifications.

Irrigation Schedule			
Area	Rate	Area	Rate
Area 1	1.0	Area 2	1.0
Area 3	1.0	Area 4	1.0
Area 5	1.0	Area 6	1.0
Area 7	1.0	Area 8	1.0
Area 9	1.0	Area 10	1.0
Area 11	1.0	Area 12	1.0
Area 13	1.0	Area 14	1.0
Area 15	1.0	Area 16	1.0
Area 17	1.0	Area 18	1.0
Area 19	1.0	Area 20	1.0
Area 21	1.0	Area 22	1.0
Area 23	1.0	Area 24	1.0
Area 25	1.0	Area 26	1.0
Area 27	1.0	Area 28	1.0
Area 29	1.0	Area 30	1.0
Area 31	1.0	Area 32	1.0
Area 33	1.0	Area 34	1.0
Area 35	1.0	Area 36	1.0
Area 37	1.0	Area 38	1.0
Area 39	1.0	Area 40	1.0
Area 41	1.0	Area 42	1.0
Area 43	1.0	Area 44	1.0
Area 45	1.0	Area 46	1.0
Area 47	1.0	Area 48	1.0
Area 49	1.0	Area 50	1.0
Area 51	1.0	Area 52	1.0
Area 53	1.0	Area 54	1.0
Area 55	1.0	Area 56	1.0
Area 57	1.0	Area 58	1.0
Area 59	1.0	Area 60	1.0
Area 61	1.0	Area 62	1.0
Area 63	1.0	Area 64	1.0
Area 65	1.0	Area 66	1.0
Area 67	1.0	Area 68	1.0
Area 69	1.0	Area 70	1.0
Area 71	1.0	Area 72	1.0
Area 73	1.0	Area 74	1.0
Area 75	1.0	Area 76	1.0
Area 77	1.0	Area 78	1.0
Area 79	1.0	Area 80	1.0
Area 81	1.0	Area 82	1.0
Area 83	1.0	Area 84	1.0
Area 85	1.0	Area 86	1.0
Area 87	1.0	Area 88	1.0
Area 89	1.0	Area 90	1.0
Area 91	1.0	Area 92	1.0
Area 93	1.0	Area 94	1.0
Area 95	1.0	Area 96	1.0
Area 97	1.0	Area 98	1.0
Area 99	1.0	Area 100	1.0

PLANT SCHEDULE:

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



Kimley-Horn
LANDSCAPE ARCHITECTS

FARMERSVILLE RESTAURANT

PLANTING PLAN

Sheet No. 101
L1.02

D. Consider, discuss and act upon the Final Plat of the Farmersville Veterinary Addition, Lots 1 & 2, Block 1.

2020147



DEVELOPMENT APPLICATION

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

Fees:

A retainer fee of \$1,000.00 is required for submittal. Once the plans have been reviewed the money will be refunded back to the applicant if all the \$1,000.00 is not used and will be billed if the amount exceeds the initial \$1,000.00. (Note: All engineering inspection fees will be billed at the time of service.)
The application fee of \$ 1,000, to be paid to the City of Farmersville, is enclosed with this application.

A. Description of Property

- Addition Name FARMERSVILLE VETERINARY ADDITION
- Total Acreage 1.978 AC.
- Current Zoning Classification(s) HC
- Proposed Zoning Classification(s) HC
- Total Number of Lots, by Type 2
- Proposed Use of Property COMMERCIAL
- Location of Property INT. OF S.H. 78 / SYCAMORE
- Geographic (Tax) ID Number R- 6952-004-1490#1

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

- | | |
|--------------------------------------|--|
| 1. Owner <u>LARRY LANE</u> | 2. Applicant/Representative <u>MATTHEW BUSBY</u> |
| Address <u>309 HELL ST.</u> | Address <u>116 MCKINNEY ST.</u> |
| City, State, Zip <u>FARMERSVILLE</u> | City, State, Zip <u>FARMERSVILLE</u> |
| Phone <u>908 450 5312</u> | Phone <u>214 499 8472</u> |
| Email _____ | Email <u>Mbusby-bsi@yahoo.com</u> |

C. Variance Request: ☐ Yes ☒ No If yes, describe: _____

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

Applicant/Owner: [Signature]

Date: 3-19-20





April 13, 2020

RE: Farmersville Veterinary Office
Dated March 2020

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The comments listed below will need to be addressed:

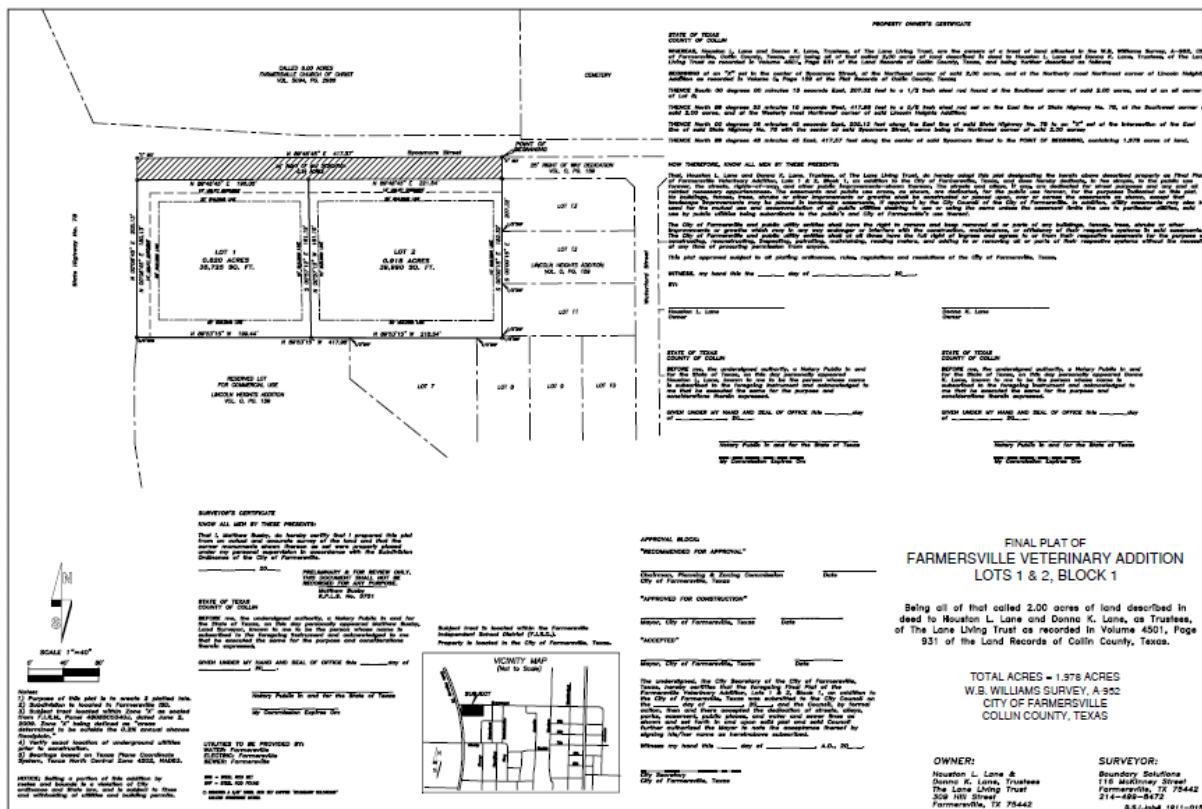
- In response to the Engineers Summary Report from Helmberger Associates, Inc. dated April 9, 2020
 - The platting exhibit is different from the original Final Plat submitted by Boundary Solutions in March 2020. An additional Utility and Drainage Easement is included on the south boundary line of the tract.
 - A 6" waterline is shown on the south side of Lots 1 & 2 that was not included in the utility analysis provided by the City Public Works Director. The 6" waterline is not shown on the adjacent subdivision (Lincoln Heights) As-Built drawings either.
 - A cost estimate will need to be provided for both water and sewer service extensions to Lot 2.
- Cross access easements are required between lots on HC zoned properties. Sec. 77-54.(a).(6).k

If you should have any questions, please contact Sandra Green at the City of Farmersville at 972-782-6151.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis". The signature is written in a cursive style with a large initial "J".

Jacob Dupuis, P.E.



IV. Adjournment