



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
SPECIAL CALLED MEETING
October 11, 2021, 7:00 P.M.
205 S. Main St.**

WATCH THE LIVE BROADCAST

This meeting will be broadcast live through the City's website. Members of the public who wish to watch this meeting, and not speak or participate in the discussion, may watch the live broadcast by

1. Going to the City's website;
2. Clicking on "GOVERNMENT";
3. Clicking on "AGENDAS AND MINUTES";
4. Clicking on the "[click here](#)" link that is located to the right of "LIVE STREAMING."

I. PRELIMINARY MATTERS

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

II. REORGANIZATION OF COMMISSION

- A. Election of Chairman
- B. Election of Vice-Chairman
- C. Election of Secretary

III. 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.

IV. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a recommendation to City Council regarding a variance request from Scott and Donna Justiss from Section 65-72 of the Farmersville Code and the requirement to construct an eight-inch (8") diameter water line and instead allow the applicant to construct a four-inch (4") diameter water line from the nearest connection point to provide safe domestic water service only to their property located in the W.B. Williams Survey, Sheet 2, Tract 268, Abstract 952, more commonly referred to as 1351 County Road 610, Farmersville, Collin County, Texas.

V. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon minutes from July 19, 2021.
- B. Consider, discuss and act upon changing the day in which the Planning & Zoning Commission will meet.
- C. Consider, discuss and act upon a minor plat for the Home Grown Addition, Lot 1, Block A.

VI. ADJOURNMENT

The Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney).

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

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted on October 7, 2021, by 6:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 7th day of October, 2021.



Sandra Green, TRMC
City Secretary



I. Preliminary Matters

II. REORGANIZATION OF COMMISSION

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

IV. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a recommendation to City Council regarding a variance request from Scott and Donna Justiss from Section 65-72 of the Farmersville Code and the requirement to construct an eight-inch (8") diameter water line and instead allow the applicant to construct a four-inch (4") diameter water line from the nearest connection point to provide safe domestic water service only to their property located in the W.B. Williams Survey, Sheet 2, Tract 268, Abstract 952, more commonly referred to as 1351 County Road 610, Farmersville, Collin County, Texas.

August 11, 2021

**Ben White
City Manager
City of Farmersville
205 S. Main
Farmersville, TX. 75442**

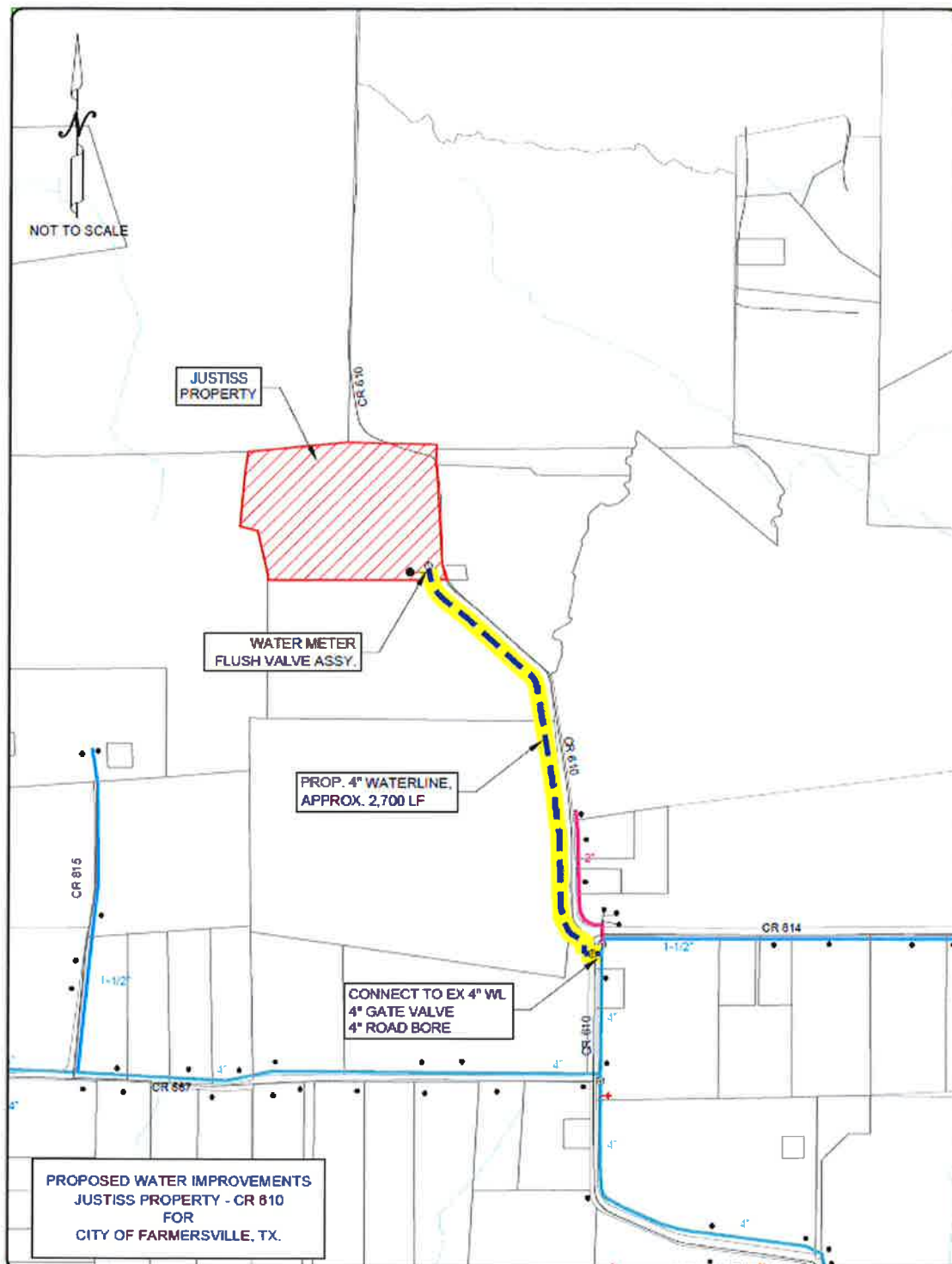
Mr. White,

I'm requesting a variance from installing an 8" water line to our property located at 1351 CR610 Farmersville, TX 75442 from the end point of the current 2" waterline terminating at the south property line of Mr. Bob Collins.

I'm proposing installing a 4" water line starting @ the Southeast corner of CR610 & CR 814 running parallel along CR610 to the Southeast corner of our property. This would alleviate the restricting 2" water line that runs from CR 814 to Mr. Bob Collins property.

We appreciate your prompt consideration.

**Scott & Donna Justiss
6305 Flagstone Drive
McKinney, TX. 75070
(214)908-2364
s_justiss@yahoo.com**



Sec. 65-72. Water and wastewater requirements.

- (a) *General requirements.* No final plat shall be approved for any subdivision within the city or its extraterritorial jurisdiction until the applicant has made adequate provision for a water system and a sanitary sewer system of sufficient capacity to adequately provide service to all tracts and lots within the area to be subdivided. The design and construction of the water system and of the sanitary sewer system to serve the subdivision shall be in conformance with the city's master plans for water and wastewater facilities and with the city's design manuals and standard construction details, and shall be approved by the city engineer (see also section 65-48).
- (b) *Size and location.* A water system with mains of sufficient size and having a sufficient number of outlets to furnish adequate and safe domestic water supply and to furnish fire protection to all lots shall be provided. Water lines shall extend to the property line to allow future connections into adjacent undeveloped property, and a box for the water meter(s) for each lot shall be installed either in the right-of-way or immediately adjacent to the right-of-way in an easement. Services for utilities shall be made available to the property line of each lot in such a manner as will minimize the necessity for disturbing the street pavement and drainage structures when connections are made.
- (c) *Fire protection.* Fire protection shall be provided in accordance with section 65-48, the city's design manuals and standard construction details manual, and any other city policy or ordinance pertaining to fire protection or suppression. The fire chief shall have the authority to approve the locations and placement of all fire hydrants and fire lanes and he or she may, at his or her discretion, modify fire hydrant spacing or fire lane placement based upon special design or distance circumstances.

(Ord. No. 2018-0508-002, § 3, 5-8-2018)

II - WATER MAINS

In general, water mains are placed on the north and west sides of a street, as shown in the Standard Construction Details, or otherwise as directed by the City Engineer. Where applicable, line sizes will comply with the Water Distribution System Master Plan and shall be adequate to convey a fire flow. Fire flow analysis will be required on lines that are questioned by City staff. Starting pressures shall be obtained from the nearest junction node as stated in the City's Water Distribution Master Plan computer printouts or shall be provided by the City.

- A. Minimum 8-inch pipe required in residential areas.
- B. Minimum 12-inch pipe required on commercial, retail and industrial areas.
- C. The length of live water dead-end mains shall not exceed 150 feet. A 2-inch blow-off valve will be required at the end of the main.
- D. No water main shall be located closer than 5-feet from any tree or structure.
- E. Crosses shall not be used without permission from the City Engineer or authorized representative.
- F. Water Main Specifications:
 - 1) City mains shall have a minimum diameter of 8-inches, unless a larger line size is required by the Comprehensive Plan, Water Master Plan or to meet fire protection needs as determined by analysis. All water lines shall meet the requirements of AWWA and NCTCOG under the following specifications:

Line Size	NCTCOG Item	AWWA Standard	Description
8" thru 12"	2.12.20	C900 DR18	PVC
Greater than 12" Pipe	2.12.5	C301 & C303	Reinforced Concrete Cylinder Pipe
	2.12.20	C905 DR18	PVC
	2.12.8	C151 Class 50	Ductile Iron Pipe

- 2) All mains supplying fire sprinkler systems outside of utility easements shall be minimum 200-PSI working pressure and U.L. listed.

- 3) All water pipe shall be designed for a working pressure of 150-PSI unless otherwise directed by the City Engineer or authorized representative.
- G. Valves 12-inches and under shall be placed on or near street property lines not over 800 feet apart in residential, duplex and apartment districts and not over 500 feet apart in all other districts: and in such a manner as to require preferably two, but not more than three valves to shut down each City block, or as may be required to prevent shutting off more than one fire hydrant. On cross-feed mains without services, a maximum of four valves shall be used to shut down each block. Also, valves shall be placed at or near the ends of mains in such manner that a shutdown can be made for a future main extension without causing loss of service on the existing main. Main line valves shall be placed at all fire hydrant leads. The location of valves larger than 12-inches will be as approved by the City Engineer or authorized representative. Valves 12-inches and under will be Gate Valves meeting requirements of AWWA C500 or AWWA C509 (NCTCOG Item 2.13.1) with non-rising stems. Valves over 12-inches will be Butterfly Valves meeting requirements of AWWA C504 (NCTCOG Item 2.13.4). All valves over 14-inches shall be provided with a valve vault over the valve operator assembly to provide ease of access for routine maintenance.

H. Fire Hydrants

A sufficient number of fire hydrants shall be installed to provide hose stream protection for every point on the exterior wall of the building with the lengths of hose normally attached to the hydrants. There shall be sufficient hydrants to concentrate the required fire flow, as recommended by the publication "GUIDE FOR DETERMINATION OF REQUIRED FIRE FLOW" published by the Insurance Service Office, around any building with no hose line exceeding the distances hereinafter established and with an adequate flow available from the water system to meet this required flow. In addition, the following guidelines shall be met or exceeded:

- 1) SINGLE FAMILY AND DUPLEX RESIDENTIAL - As the property is developed, fire hydrants shall be located at all intersecting streets and at intermediate locations between intersections at a maximum spacing of 500 feet between fire hydrants as measured along the route that fire hose is laid by a fire vehicle.
- 2) MULTIFAMILY RESIDENTIAL - As the property is developed, fire hydrants shall be located at all intersecting streets and at intermediate locations between intersections at a maximum spacing of 400 feet as measured along the length of the centerline of the roadway, and the front of any structure at grade shall be no further than 500 feet from a minimum of two fire hydrants as measured along the route that a fire hose is laid by a fire vehicle.
- 3) OTHER DISTRICTS - As the property is developed, fire hydrants shall be located at all intersecting streets and at intermediate locations between intersections at a maximum spacing of 300 feet as measured along the length of the centerline of the roadway, and the front of any building at grade shall be no farther than 300 feet from a minimum of two fire hydrants as measured along the route that the fire hose is laid by a fire vehicle.
- 4) PROTECTED PROPERTIES - Fire hydrants required to provide a supplemental water supply for automatic fire protection systems shall be within 100 feet of the Fire Department connection for such system.
- 5) BUILDINGS FIRE SPRINKLED - An 8-inch fire line stub-out with valve shall be provided for all buildings to be sprinkled. A smaller stub-out can only be used with Fire Department approval.

- 6) Fire hydrants shall be installed along all fire lane areas as follows:
 - a. Non-Residential Property or Use
 - Within 150 feet of the main entrance.
 - Within 100 feet of any Fire Department connection.
 - At a maximum intermediate spacing of 300 feet as measured along the length of the fire lane.
 - b. Apartment, Townhouse' or Cluster Residential Property or Use
 - Within 100 feet of any Fire Department connection.
 - At maximum intermediate spacing of 400 feet as measured along the length of the fire lane.
- 7) Generally, no fire hydrant shall be located closer than 50-feet to a non-residential building or structure unless approved by the Engineering and Fire Departments.
- 8) In instances where access between the fire hydrant and the building that it is intended to serve may be blocked, extra fire hydrants shall be provided to improve the fire protection. Railroads, divided thoroughfares, expressways and blocks that are subject to buildings restricting movement, and other man-made or natural obstacles are considered as barriers.
- I. Fire Hydrant Restrictions
 - 1) All required fire hydrants shall be of the national standard 3-way breakaway type no less than 5¼-inches in size and shall conform to the provisions of the latest AWWA Standard C502 and shall be placed upon water mains of no less than 8-inches in size. Fire hydrants shall have a bury depth of five feet.
 - 2) Valves shall be placed on all fire hydrants leads. Valves shall be flanged by mechanical joint.
 - 3) Required fire hydrants shall be installed so the breakaway point will be no less than 2-inches, and no greater than 6-inches above the grade surface.
 - 4) Fire hydrants shall be located a minimum of 2-feet and a maximum of 6-feet behind the curb line, based on the location of the sidewalk. The fire hydrant shall not be in the sidewalk.

- 5) All required fire hydrants placed on private property shall be adequately protected by either curb stops or concrete posts or other methods as approved by the City Engineer and Fire Chief and shall be in easements. Maintenance of such stops or posts to be the responsibility of the landowner on which the said fire hydrant is placed.
- 6) All required fire hydrants shall be installed so that the steamer connection will face the fire lane or street, or as directed by the Fire Department.
- 7) Fire hydrants, when placed at intersections or access drives to parking lots, when practical, shall be placed so that no part of the fire truck will block the intersection or parking lot access when connections to the fire hydrant are made.
- 8) Fire hydrants, required by this article, and located on private property, shall be accessible to the Fire Department at all times.
- 9) Fire hydrants shall be located at street or fire lane intersections, when feasible.
- 10) A Blue Stimsonite, Fire-Lite reflector (or approved equal) shall be placed in the center of the drive lane on the side of the fire hydrants.
- 11) In non-residential developments an 8-inch lead will be required on all fire hydrants that are located more than 50-feet from the looped main.

- J. Four-inch mains used for hydrant supply in existing construction shall be replaced with new construction and dead-ends shall be eliminated where practical. Six-inch lines shall be connected so that not more than one hydrant will be between intersecting lines and not more than two hydrants on an eight-inch main between intersecting lines.
- K. The minimum cover to the top of the pipe must vary with the valve stem. In general, the minimum cover below the top of the street subgrade should be as follows: 6-inch and smaller, 3.5 feet; 8-inch, 4.0 feet; 12-inch, 4.5 feet to 5 feet; 16-inch, 5.0 feet to 5.5 feet. Lines larger than 16-inch shall have a minimum of 6 feet of cover, or sufficient cover to allow water and sewer and other utilities to go over the large main. Increase the cover as required for water lines to be constructed along county-type roads commonly built with a high crown about the surrounding property, to allow for future paving grade and storm sewer changes.
- L. A service with a meter box is constructed from the main to a point just behind the curb line, usually in advance of paving. The location of the meter box is at or near the center of the front of the lot to be served. On multiple apartments and business properties, the Owner or Architect usually specifies the desired size and location. Minimum requirements for water service sizes are as follows:
- 1) One-inch copper services are required to serve all residential lots including townhouse lots and patio homes. Separate services shall be provided for each of the family units.
 - 2) The size of apartment, condominium, or multi-family services will depend on the number of units served with a minimum of one meter per building.
 - 3) Fittings shall include mega-lugs and shall be polywrapped.
- M. A domestic service connection shall not be allowed on fire hydrant leads.

V. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss and act upon minutes from July 19, 2021.



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
July 19, 2021, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Chairman Joe Helmberger presided over the meeting which was called to order at 6:00 p.m. Commissioners Michael Hesse, Adam White, Leaca Caspari and John Klostermann were in attendance. Rachel Crist was not in attendance and there is one vacant seat on the Commission due to Lance Hudson being elected to City Council. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; Council liaison, Lance Hudson; and City Attorney, Michael Martin.
- Michael Hesse 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)

- None came forward to speak.

III. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon an application requesting a change in zoning on approximately 4.137 acres of land, more or less, from C – Commercial District Uses to PD – Planned Development District Uses with a base zoning designation of MF-2 – Multifamily Residence-2 District Uses for an apartment complex. The property is generally situated at 1904 Harvard Blvd., and located in the Murphy's Crossing Addition, Phase II, Lot 9, out of the W.B. Williams Survey, Abstract A-952, of Farmersville, Collin County, Texas.
- Chairman Helmberger opened the public hearing at 6:02 p.m.

- Sam Satterwhite who is employed by Engineering Concepts & Design stated they are asking for a PD – Planned Development with a base zoning of MF – 2 – Multifamily District. He said they are asking for a special district use for a PD – Planned Development because they want to limit the units to 72 rather than 96 that would be allowed per the Zoning Ordinance. He said he realized last time they came before the city density was a concern, so they reduced the number of units because they believe this is a great use for the site. He said the Future Land Use Map shows the site to be mixed use and multifamily would fit into that. He explained that Palladium Apartments to the south is at 100% capacity and they feel the need for multifamily is warranted. He said they would have a total of four buildings. He said three buildings would be multifamily units and the other would be an office. He indicated it would be a great market rate apartment complex for individuals and people who cannot afford a house. He said the office would employ five, full time staff members. The complex would have a pool, dog park and play ground. He stated the dog park is not guaranteed because of possible detention pond requirements. He said they will have to build over and above to be compatible with the market. He emphasized that his client is committed to excellence, so they want to use 100% masonry and have covered parking even though it is not required. He said when they plat the property they would correct the dedicated right-of-way issues on Harvard Drive. He indicated the project would be limited to three stories and would have a positive economic impact on the city. He stated he remembered there were concerns about sewer capacity and indicated if the city says a lift station has to be upgraded they would do that. He said he knows some are concerned about traffic, but with Collin Parkway having a stop light he believes that would alleviate some concerns.
- Joe Helmberger asked if anyone else wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 6:14 p.m.
- Leaca Caspari asked Sam Satterwhite why he wrote commercial on the application.
- Sam Satterwhite stated because they are currently zoned commercial and they are requesting a zoning change from C – Commercial to PD – Planned Development with a base zoning of MF – 2 – Multifamily – 2.
- Michael Hesse asked if the owner has a lot of experience building multifamily.
- Sam Satterwhite stated his family builds multifamily and this would be his first stand alone project. He is currently in the technology business. He said the owner understands he has to employ people to run the office and handle the maintenance of the facility.
- Leaca Caspari stated it looks like a quality development, but she does have concerns about changing zoning on the property. She indicated that one reason she is concerned is how they are using the PD – Planned Development designation. She does not want the city using the mixed use

designation to cram a lot of apartments in those area. She said she does not see enough commercial on the Future Land Use Map as it is.

- John Klostermann stated if the city houses more people the commercial will follow behind it.
- Leaca Caspari said she does not believe that is a valid argument anymore. She said we always have to look at each case and ask what it would do for the city.
- Joe Helmberger stated he is in favor of the apartment complex because the city needs more places for people to live and a lot of people cannot afford even a starter home. He believes there is a need for nice apartments in the city and thinks it is a good buffer from the residential.
- John Klostermann stated a lot of people do not want to maintain a yard anymore and do not have the time.
- Leaca Caspari stated she is just concerned because we have a lot of mixed use shown on the Future Land Use Map. She asked at what point would the city stop allowing apartments in mixed use. She said we seem to accommodate the people requesting the change more than we are considering the citizens. She indicated if the land use map stays the way it is they just have to be careful of what they approve. She said if you have a single use and use a PD – Planned Development zoning she has a problem with that because she does not feel that is what a PD – Planned Development is for and it almost seems like spot zoning.
- Sam Satterwhite stated he worked as a staff member for the Economic Development Department at another city and he understands their points. He said you are not going to get the commercial businesses without the density. If the property was directly on U.S. Highway 380 then he would say it should be commercial, but since this property is off of U.S. Highway 380 a bit he feels apartments would be good. He stated it could be offices or other uses because it is zoned commercial. He said they believe they are not going to have traffic issues because they are reducing the units from 96 to 72 and that saves several cars from driving. He knows that a market rate apartment complex could be a top tax payer to the city once built.
- Leaca Caspari stated she did not address the traffic issue and she knows that most everyone will use Collin Parkway once it is complete. She asked city staff if there is sufficient sewer capacity to handle the apartments if approved.
- Michael Hesse asked if they are on our electric grid or Texas-New Mexico.
- Ben White stated they would be on Texas-New Mexico.
- Joe Helmberger asked Sam Satterwhite if he received a will serve letter from the city indicating water and sewer would serve the property with no issues.
- Sam Satterwhite stated they did not.
- Joe Helmberger asked Ben White what the capacity of the sewer plant is.

- Ben White stated we are sitting at 40% to 50%, but we do have infiltration issues that come up.
- Michael Hesse asked if the sewer plant was fixed.
- Ben White stated it is currently being fixed.
 - Motion to approve made by Adam White
 - 2nd was made by John Klostermann
 - All members voted in favor, except Leaca Caspari and Michael Hesse who voted no

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon minutes from May 17, 2021.
 - Motion to approve made by Leaca Caspari
 - 2nd was made by Michael Hesse
 - All members voted in favor
- B. Consider, discuss and act upon a concept plan for Camden Park Phase 4.
 - Joe Helmberger asked if this was the property they are utilizing for single family rentals. He wanted to know why they are planning this as individual lots and not one huge parcel.
 - Ben White stated they are developing the property according to the city's rules and he wants to be able to have them sold or leased on an individual basis.
 - Joe Helmberger said when he sees lots like that for rent he usually sees large 10 or 12 acre parcels and not individual lots.
 - Ben White explained the owner has a development in Forney like this and he also platted them as individual lots. He said the developer indicated he was renting some and selling some in Forney.
 - Joe Helmberger asked if the lots had to maintain certain setbacks.
 - Ben White stated they do.
 - Sandra Green stated the zoning was approved as a PD – Planned Development with the base zoning as SF- 3 – Single Family Residence – 3 with 4,000 square foot lots and a reduction in width of the lot from 50 feet to 40 feet.
 - Joe Helmberger asked if the concept plan matched what was approved in the PD – Planned Development zoning ordinance.
 - Ben White explained the city engineer reviewed the documents and stated it did match with the zoning ordinance.

- Motion to approve made by Michael Hesse
- 2nd was made by John Klostermann
- All members voted in favor

C. Consider, discuss and act upon a preliminary plat for Camden Park Phase 4.

- Joe Helmberger stated the city engineer's letter indicated there is one issue that needs to be addressed on the plat. He said it does match the concept plan that was submitted.
 - Motion to conditionally approve the preliminary plat until all conditions are addressed as noted in the letter by Dunaway|DBI dated July 16, 2021 made by John Klostermann
 - 2nd was made by Adam White
 - All members voted in favor

D. Consider, discuss and act upon a final plat for the Oasis RV Resort.

- Joe Helmberger stated the letter from the city engineer said the applicant needed to correct three items before the plat could be filed.
- Ben White said they are connecting to our water system because they are within our water service area.
 - Motion to conditionally approve the plat until all conditions are addressed as noted in the letter by Dunaway|DBI dated July 15, 2021 made by John Klostermann
 - 2nd was made by Michael Hesse
 - All members voted in favor

V. ADJOURNMENT

Meeting was adjourned at 6:48 p.m.

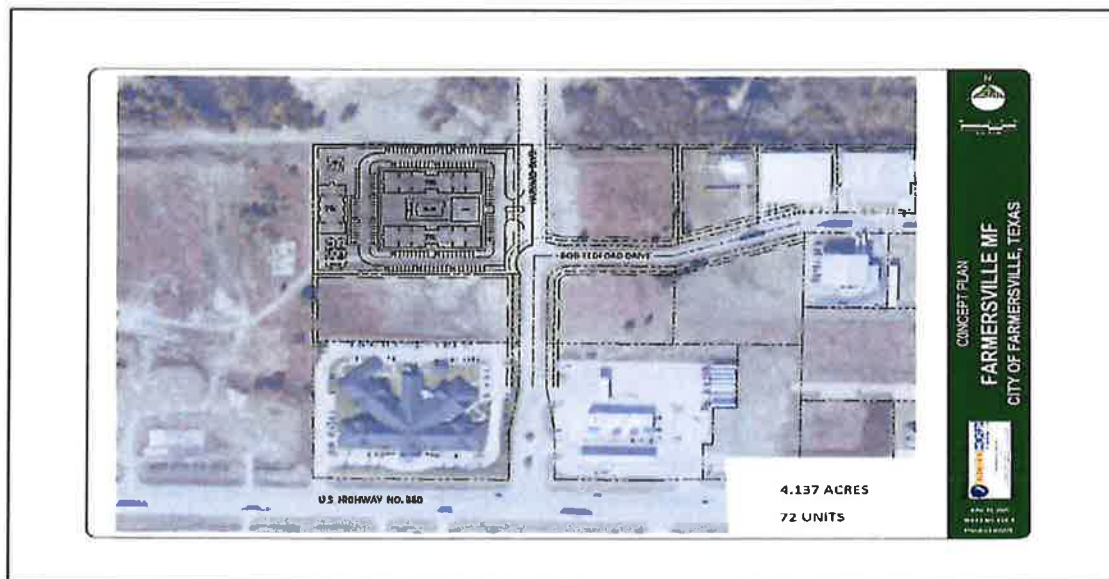
ATTEST:

APPROVE:

Sandra Green, TRMC, City Secretary

Joe Helmberger, Chairman

Presentation from Sam Satterwhite (Public Hearing)





Commitment to Excellence

- 100% Masonry with Stone Accents
- Covered Parking
- Market-Rate
- Dedicate Right-of-Way Via Plat
- Limit Structures to 3-Stories
- Economic Impact





July 16, 2021

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

RE: Camden Park Phase 4 – Preliminary Plat
Dated July 8, 2021

Mr. White:

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The following items will need to be addressed prior to approval.

- The subdivision in the Owner's Dedication is referenced as 'SHG Land Investments of Anna Five, LTD.' This will need to be revised to state 'of Farmersville, LTD.'

It is recommended that the Camden Park Phase 4 Preliminary Plat be conditionally approved pending completion of the above-mentioned items. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis".

Jacob Dupuis, PE
Discipline Lead

118 McKinney Street | PO Box 606 | Farmersville, Texas 75442
972.784.7777 | dunaway.com
Firm Registration No: F-1114



July 15, 2021

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

RE: Oasis RV Resort
Dated July 2021

Mr. White:

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The following items will need to be addressed prior to approval:

- 50' ROW dedication is required per the thoroughfare plan
- Plat will need to be designated as a 'Minor Plat' and title will need to be updated to reflect this
- Official name of the Plat will be 'Oasis RV Park Addition' and the title will need to be updated to reflect this

It is recommended that the Oasis RV Resort be approved pending completion of the above-mentioned items. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis".

Jacob Dupuis, PE
Discipline Lead

118 McKinney Street | PO Box 606 | Farmersville, Texas 75442
972.784.7777 | dunaway.com
Firm Registration No: F-1114

- C. Consider, discuss and act upon changing the day in which the Planning & Zoning Commission will meet.

- C. Consider, discuss and act upon a minor plat for the Home Grown Addition,
Lot 1, Block A.

20212081



DEVELOPMENT APPLICATION

- | | | |
|---|--|---|
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Replat |
| <input type="checkbox"/> Amended Plat | <input checked="" 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 |

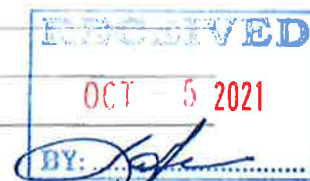
Fees:

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 \$ _____, to be paid to the City of Farmersville, is enclosed with this application.

A. Description of Property

1. Addition Name HOME GROWN ADDITION
2. Total Acreage 43.88 AC.
3. Current Zoning Classification(s) ETJ
4. Proposed Zoning Classification(s) ETJ
5. Total Number of Lots, by Type 1
6. Proposed Use of Property COMMERCIAL
7. Location of Property U.S. HWY. 380
8. Geographic (Tax) ID Number R- 6422-000-0010-R1



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

- | | |
|---|---|
| 1. Owner <u>EVANS FARM</u>
Address <u>1409 TALLEY RD.</u>
City, State, Zip <u>GARLAND, TX</u>
Phone <u>972 342 9605</u>
Email <u>drummer56@</u>
<u>40L.COM</u> | 2. Applicant/Representative <u>MATTHEW BUSBY</u>
Address <u>116 MCKINNEY ST.</u>
City, State, Zip <u>FARMERSVILLE, TX</u>
Phone <u>214 499 8472</u>
Email <u>mbusby-bis@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:

Albert Evans

Date:

10-5-21



October 7, 2021

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

RE: Home Grown Addition – Minor Plat
Dated October 2021

Mr. White:

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The following items will need to be addressed prior to approval:

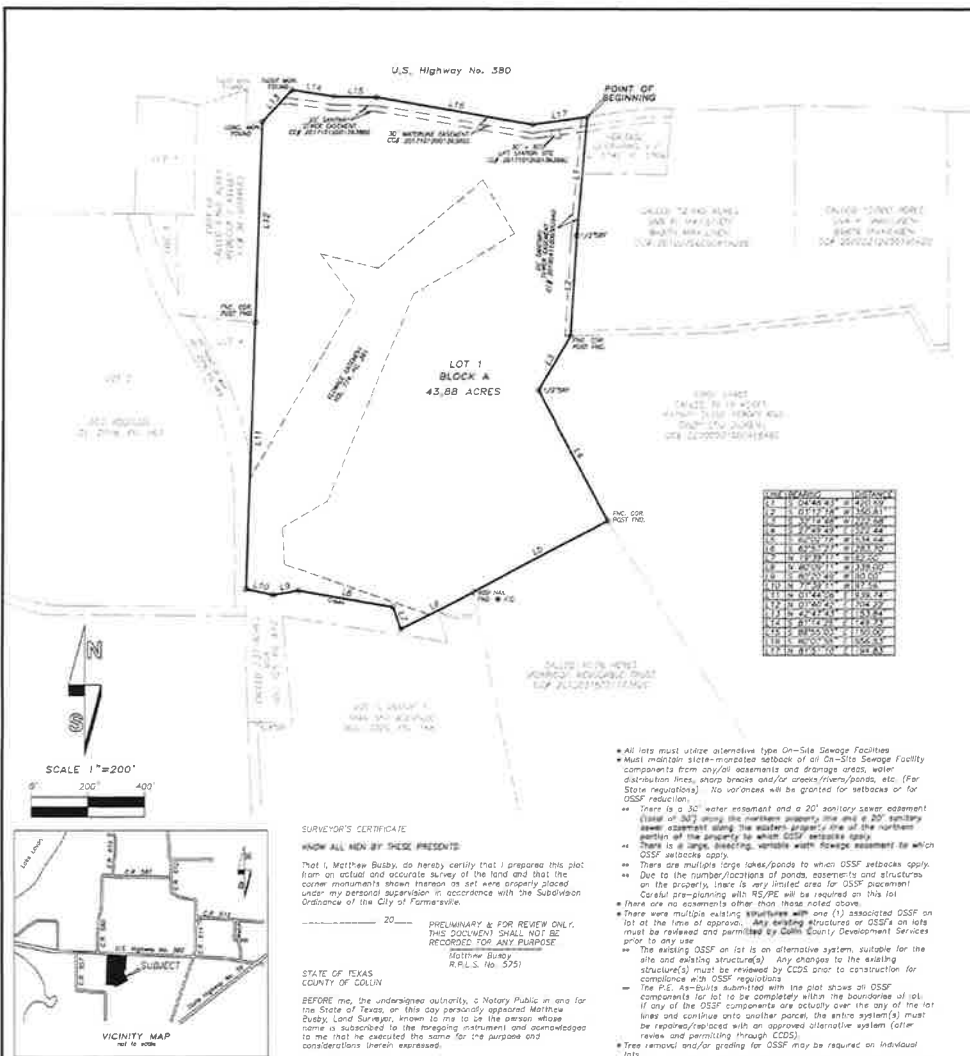
- Right-of-way dedication is required on west side of property for future CR 557 according to the City Thoroughfare Plan.

It is recommended that the Home Grown Addition Minor Plat be conditionally approved pending the completion of the above-mentioned item. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis". The signature is fluid and cursive, with the first name "Jacob" and last name "Dupuis" clearly legible.

Jacob Dupuis, PE
Discipline Lead



PROPERTY OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Evans Farm, Ltd., is the owner of a tract of land situated in the M.C. Hamilton Survey, A-422, City of Farmersville E.T.J., Collin County, Texas, and being part of that called 46.401 acres of land described in deed to Evans Farm, Ltd. as recorded under CCP 20090223000198650 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 5/8 inch steel rod set on the South line of U.S. Highway No. 380, on the East line of said 46.401 acres, and on the West line of that tract of land described in deed to Heritage Operating, L.P. as restored in Volume 5781, Page 1704 of the Land Records of Collin County, Texas;

THENCE along the East line of said 46.401 acres as follows:

South 04 degrees 48 minutes 43 seconds West, 420.69 feet to a 1/2 inch steel rod found;

South 03 degrees 12 minutes 18 seconds West, 350.81 feet to a fence corner post found;

South 30 degrees 14 minutes 48 seconds West, 222.68 feet to a 1/2 inch steel rod found;

South 27 degrees 49 minutes 49 seconds East, 522.44 feet to a fence corner post found at the Southeast corner of said 46.401 acre, and at the North corner of that called 40.76 acres of land described in deed to Heritage Operating, L.P. as restored in Volume 5781, Page 1704 of the Land Records of Collin County, Texas;

THENCE South 62 degrees 02 minutes 18 seconds West, 534.64 feet to a 606 nail found at fence corner post of the Northwest corner of said 40.76 acres, and at the Northwest corner of Lot 1, Block 1 of Tract 557 Addition as recorded in Volume 2020, Page 168 of the Plat Records of Collin County, Texas;

THENCE South 62 degrees 57 minutes 27 seconds West, 263.70 feet along the South line of said 46.401 acres to a point in a creek;

THENCE along the center of said creek as follows:

North 19 degrees 39 minutes 11 seconds West, 85.00 feet;

North 80 degrees 09 minutes 11 seconds West, 336.00 feet;

South 80 degrees 20 minutes 49 seconds West, 50.00 feet;

North 77 degrees 35 minutes 11 seconds West, 97.56 feet to a point on the East line of the IACD Addition as recorded in Volume 2018, Page 963 of the Plat Records of Collin County, Texas;

THENCE North 01 degrees 44 minutes 06 seconds East, 936.74 feet along the East line of said IACD Addition to a fence corner post found at the Northeast corner of Lot 4 of said IACD Addition, and at the Southeast corner of that called 4.800 acres of land described in deed to Patricia J. Kelley as restored under CCP 98-0254589 of the Land Records of Collin County, Texas;

THENCE North 01 degrees 40 minutes 42 seconds East, 704.22 feet to a concrete monument found at the South line of said U.S. Highway No. 380, and at the Easternmost Northwest corner of said 4.800 acres;

THENCE along the South right of way line of said U.S. Highway No. 380 as follows:

North 42 degrees 47 minutes 43 seconds East, 153.84 feet to a 1/2 inch monument found;

South 01 degrees 14 minutes 25 seconds East, 149.73 feet to a 5/8 inch steel rod set;

South 88 degrees 55 minutes 03 seconds East, 150.00 feet to a 5/8 inch steel rod set;

South 80 degrees 07 minutes 55 seconds East, 558.53 feet to a 5/8 inch steel rod set;

North 81 degrees 31 minutes 10 seconds East, 194.83 feet to the POINT OF BEGINNING containing 43.88 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Evans Farm Ltd., does hereby adopt this plat designating the herein above described property as Minor Plat of Home Grown Addition, Lot 1, Block A, in addition to the E.T.J. of the City of Farmersville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes and any and all related necessary appurtenances. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except (a) landscape improvements may be placed in landscape easements. It is approved by the City Council of the City of Farmersville, in addition, utility easements may also be used for the mutual use and accommodation of all public utilities bearing to use or using the same unless the easement limits the use to particular utilities, and use by public utilities being subordinate to the public's and City of Farmersville's use thereof.

The City of Farmersville and public utility entities and have the right to remove or keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Farmersville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, maintaining, repairing, and adding to or removing all or parts of their respective systems without the necessity of any form of procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Farmersville, Texas

WITNESS my hand this _____ day of _____, 20____.

Evans Farm, Ltd.
Authorized Representative

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On _____

APPROVAL CERTIFICATE:

APPROVED:

Residing Officer
City of Farmersville, Texas

ATTEST:

Board, Commission or City Secretary
City of Farmersville, Texas

MINOR PLAT
HOME GROWN ADDITION
LOT 1, BLOCK A

Being part of that called 46.401 acres of land described in deed to Evans Farm, Ltd. as recorded under CCP# 20090223000198650 of the Official Public Records of Collin County, Texas

TOTAL ACRES = 43.88 ACRES
M.C. HAMILTON SURVEY, A-422
CITY OF FARMERSVILLE E.T.J.
COLLIN COUNTY, TEXAS



OWNER:

Evans Farm, Ltd.
1409 Talley Road
Garland, TX 75044

SURVEYOR:

Boundary Solutions
116 McKinney Street
Farmersville, TX 75442
214-499-6472

B.S.I. Job # 2107-024

VI. Adjournment