



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION AGENDA  
REGULAR CALLED MEETING  
February 15, 2022, 6:00 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. 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 P&Z minutes from the January 18, 2022 meeting.

B. Consider, discuss and act upon a minor plat for Rike Addition, lots 3A & 3B Block 5.

#### 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 Work Session, Special or Regular Session agenda items requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed) listed on the agenda, as authorized by Texas Government Code Section 551.071(a) ("Consultation with Attorney, Closed Meeting").***

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

Dated this the 11<sup>th</sup> day of February 2022.

  
\_\_\_\_\_  
Tabatha Monk, City Secretary





**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION MINUTES  
REGULAR SESSION MEETING  
January 18, 2022, 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 Leaca Caspari (arrived 2 minutes after roll call), Adam White, John Klostermann and Michael Hesse were present. Commissioner James Riley II was absent and there is one vacant seat on the Commission. Also in attendance were City Manager, Ben White and City Secretary Tabatha Monk.
- Chairmen Helmberger led the prayer, and pledges to the United States and Texas flags.

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

- No one came forward to speak.

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

- A. Consider, discuss and act upon the minutes from December 21, 2021.

**Commissioner John Klostermann made a motion to approve.  
Commissioner Adam White seconded the motion to approve.  
The motion carried unanimously (5-0).**

- B. Consider, discuss, and act upon a minor plat for Rike Addition, lot's 3A & 3B Block 5.

- Chairman Helmberger recused himself from this item for a conflict of interest, as the engineer on this project is the same engineering firm he works for.
- Commissioner Klostermann presided over this item of the meeting.
- There is a letter from the City engineer recommending this item not be approved until they have received approval on variances for this project.

**Commissioner Leaca Caspari made a motion to deny the request for the minor plat.**

**Commissioner Adam White seconded the motion.**

**The motion carried unanimously (4-0).**

C. Consider, discuss, and act upon a site plan and engineering plans for Murphy's Crossing Phase III.

- Chairman Helmberger advised there is a letter from the City engineer recommending approval of this project.

**Commissioner Leaca Caspari made a motion to approve the site plan and engineering plans.**

**Commissioner Adam White seconded the motion.**

**The motion carried (5-0).**

D. Consider, discuss, and act upon a minor plat and engineering plans for A-Affordable Storage Addition.

- Chairman Helmberger advised there is a letter from the City engineer recommending approval of this project.
- City Manager White advised there is a representative at the meeting from A-Affordable if anyone has any questions for him.
- Commissioner Leaca Caspari verified this business was outside the city limits.
- Commissioner Klosterman verified it was in the city's ETJ.

**Commissioner Michael Hesse made a motion to approve the minor plat and engineering plans.**

**Commissioner Leaca Caspari seconded the motion.**

**The motion carried (5-0).**

E. Consider, discuss, and act upon a concept plan for King Ridge Duplexes (303 Raymond Street).

- Chairman Helmberger advised there is a letter from the City engineer recommending approval of this project.
- Commissioner White asked to confirm that this project is behind the Sonic Drive-In. Chairman Helmberger confirmed that it is behind the ground storage tank. Commissioner White asked then if this was being built around the existing houses. Chairman Helmberger explained the layout of the project.
- Commissioner Caspari expressed some confusion, as the land use map it shows it is supposed to be part of the future town center and is zoned commercial and do we allow duplexes in commercial at this point. Commissioner Caspari also expressed concern about Water Street not really being a street and Raymond Street is not much more than that and there is no outlet except onto Raymond Street. They are also requesting a 27 ft. road and do we not require a 30 ft. road for something like this?
- City Manager White advised right now this is being built as a cul-de-sac and it meets the prescribed distances it needs to meet to be a cul-de-sac and has provided all the right of way that is required in that area.
- Commissioner Caspari stated that it showed only 20% lot coverage so that says to her they are not subdividing into lots to be sold. She would like some clarification on the lots.
- Chairman Helmberger advised it is one large lot, a single family to rent or a horizontal multi-family. This is one big lot and they can't sell as individual units.
- Commissioner Caspari then asked in reference to the town center concept, this seems odd to have this type of property in that area.
- Commissioner Caspari asked if retention pool being so close to unit 1 will be a problem. Chairman Helmberger stated he didn't see a problem but there are no detailed engineering plans as this is just the concept plan.

**Commissioner Adam White made a motion to approve the concept plan.**

**Commissioner John Klosterman seconded the motion.**

**The motion carried (4-1; Commissioner Caspari voting against).**

**F. Consider, discuss, and act upon a site plan, concept plan and preliminary plat for Fountainview Apartments.**

- Chairman Helmberger advised there is a letter from the City engineer recommending approval for all 3 parts of this project.
- City Manager White advised there is a representative at the meeting from Fountainview Apartments if anyone has any questions for him.
- Commissioner Leaca Caspari verified that the site plan is only for phase 1.

- Commissioner Caspari verified the master plan summary; they will get that for phase 2 when they come back before the P&Z. The representative from Fountainview confirmed that is correct.
- Commissioner Hesse stated they had a meeting at one time over limiting the number of stories (3 stories).
- Manager White verified it is 3 stories and the Ordinance regarding the number of stories is being drafted at this time.
- The Commissioners then discussing the projects number of stories.

**Commissioner Adam White made a motion to approve the site plan.**

**Commissioner John Klosterman seconded the motion.**

**The motion carried (5-0).**

- Commissioner Caspari stated she know there has been a traffic study done but there have been density changes since that traffic study and there may have been another one but since there are 300 units being added, there have been concerns by the City Council with the traffic impact out there. Is there a traffic impact study that Fountainview has done considering all the different traffic concerns?
- Bruce Myers, with Fountainview advised there has not been a recent traffic study done. He also states one is not required for what they are here for tonight.
- Chairman Helmberger advised the PD allows this development to go in and that PD was adopted 2016.
- Commissioner Caspari said she understands but with the other homes and things that have some in since then, things have changed.
- Mr. Myers stated when the traffic analysis was done, at that time it was for the entire PD not for just that 18-acre tract so all of those other homes bult were considered into that traffic study.
- Commissioner Caspari is concerned about access in and out of this street and traffic going through the neighborhoods and the dangerous traffic situation at the highway.
- Commissioner Hesse asked Mr. Myers if there were similar situations as this that they have delt with in other cities to give us an idea of what we are getting.
- Mr. Myers gave some examples of what they have done in other cities.
- Chairman Helmberger stated we can ask about a traffic light from TxDot but all we can do is ask.
- Commissioner Caspari advised she understands an additional traffic study is not required at this time but now is the time to discuss and make recommendations.

Commissioner Adam White made a motion to approve the concept plan.

Commissioner John Klosterman seconded the motion.

The motion carried (5-0).

- Commissioner Caspari verified they would have to come back before the P&Z for the final plat.

Commissioner John Klosterman made a motion to approve the preliminary plat.

Commissioner Adam White seconded the motion.

The motion carried (4-1; Commissioner Caspari voting against).

G. Consider, discuss, and act upon a site plan and final plat for Nelson Brothers Ready Mix.

- Chairman Helmberger advised there is a letter from the City engineer recommending conditional approval of this project. The conditions are at CR 699 they dedicate 50 feet of right of way and dedication of utility easements mentioned in the letter as well.
- City Manager White advised he did talk to the owners and they are going to make these changes.

Commissioner Michael Hesse made a motion to approve the site plan and final plat contingent upon the dedication of the 50 foot right of way and the dedication of the easements.

Commissioner Adam White seconded the motion.

The motion carried (4-0; there was no vote from Commissioner Caspari as she left the meeting at 6:40 p.m.).

#### IV. ADJOURNMENT

Chairman Joe Helmberger adjourned the meeting at 6:41 p.m.

ATTEST:

APPROVE:

\_\_\_\_\_  
Tabatha Monk, City Secretary

\_\_\_\_\_  
Joe Helmberger, Chairman

**DECISION OF THE  
FARMERSVILLE ZONING BOARD OF ADJUSTMENT**

Date of Hearing: February 8, 2022

Case Type: Variance Request

Applicant: Treasured Vessels Foundation

Zoning District: "SF-2 –Single Family Dwelling -2" zoning district

Premises: 214 S. Rike Street, Farmersville, Texas 75442 more formally referred to as Lot 3, Block 5 of the Rike Addition proposed to be replatted as Lot 3A (fronting on Rike Street) and Lot 3B (fronting on Santa Fe Street), Block 5 of the Rike Addition (the "Property")

Subject: Request for certain variances from the Zoning Ordinance that will allow the existing house and associated structures to remain in their existing configuration and allow the Property to be replatted from one lot to two lots, as follows:

**Variances Requested**

**Variance No. 1.** A variance from the minimum front yard setback requirements of Farmersville Code §§ 77-52(d)(3), 77-62(a), and 77-62(b)(1) allowing a reduction in the required minimum front yard setback from thirty feet (30') to twenty feet (20') along the eastern side of proposed Lot 3A; and

**Variance No. 2.** A variance from the minimum side yard setback requirements of Farmersville Code §§ 77-52(d)(3), 77-63(b)(4) and 77-63(a), and 77-66(b)(4) allowing a reduction in the required minimum side yard setback for a corner lot, which side yard is treated as a front yard setback, from thirty feet (30') to twenty feet (20') along the southern side of proposed Lot 3A; and

**Variance No. 3.** A variance from the minimum side yard setback requirements of Farmersville Code §§ 77-52(d)(3), 77-63(b)(4) and 77-63(a), and 77-66(b)(4) allowing a reduction in the required minimum side yard setback for an interior lot line from ten percent (10%) of the 109.00' front width of the Property or ten and nine/tenths feet (10.9') to five feet (5'-0") along the northern side of proposed Lot 3A.



**WHEREAS**, the Farmersville Zoning Board of Adjustment ("Board") conducted a public hearing on the 8<sup>th</sup> day of February 2022, regarding the Variance Request outlined above for the Property; and

**WHEREAS**, the Applicant, or a duly authorized representative of the Applicant, and all interested persons were provided an opportunity to appear at the said public hearing to provide information regarding the Variance Request outlined above on the Property; and

**WHEREAS**, the Board received and gave due consideration to all evidence, both oral and written, and other evidentiary information from City staff regarding the Variance Request outlined above on the Property.

**IT IS HEREBY DECIDED BY THE FARMERSVILLE ZONING BOARD OF ADJUSTMENT THAT:**

- A. The above-referenced Variance Request was approved in its entirety. In reaching its decision announced hereinbelow the Board made the following determinations:
1. There are one or more special or unique conditions of the Property that are different from other properties in the same area or zoning district.
  2. Granting the variance will be in harmony with the general purpose and intent of the Zoning Ordinance and will not be injurious to adjoining properties or the neighborhood or otherwise contrary to the public interest.
  3. Literal interpretation of the requirements of the Zoning Ordinance as it applies to the Property would deprive the Applicant of rights commonly enjoyed by the owners of other properties in the same zoning district under the terms of the Zoning Ordinance.
  4. Granting the variance will not confer on the Applicant any special privilege that is denied by the Zoning Ordinance to other land, buildings or structures in the same zoning district.
  5. Granting the variance will allow the spirit of the Zoning Ordinance to be observed and substantial justice to be done.
  6. The special conditions with respect to which the variance granted is sought does not result from the action of the Applicant.
  7. Granting the variance will not merely serve as a convenience to the Applicant but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant such variance.

8. Notwithstanding the foregoing, the Board finds that the Zoning Ordinance when applied to the existing structure that is the subject of the appeal would result in the following financial hardship:

- a. The financial cost of compliance with the Zoning Ordinance is greater than fifty percent (50%) of the appraised value of the existing structure as shown on the most recent tax roll certified by the City.
- b. Compliance with the Zoning Ordinance would result in a loss of at least twenty-five percent (25%) of the area of the Property on which development may physically occur.
- c. Compliance with the Zoning Ordinance would result in the existing structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement.
- d. Compliance with the Zoning Ordinance would result in the existing structure unreasonably encroaching on an adjacent property or easement.
- e. The City considers the existing structure to be a nonconforming structure.

9. Granting the variance requested is the minimum variance that will make possible the reasonable use of the Property in the spirit of the Zoning Ordinance and so that substantial justice may be done.

B. The Board hereby decides that the following Variances Requested above, identified by Variance No., should be granted:

**Variance Nos. 1 through 3.**

C. The Board hereby determines that the following additional conditions and obligations are required to observe the spirit of the Zoning Ordinance and see that substantial justice is done and shall apply to the variance(s) designated below as a condition precedent to the Applicant's right to exercise any rights afforded by said variance:

D. Because the Board is comprised of five members and the City Council is composed of five (5) voting members plus the Mayor, and the Mayor only votes in the event of a tie in City Council deliberations, the Mayor is not counted toward the determination of a quorum for the Board to hear a matter and does not cast a vote regarding a requested variance in the event of a tie or otherwise.

E. The results of the vote regarding each of the Variances Requested above, identified by Variance No., were as follows:

Variance Nos. 1 through 3, with a vote of 4 in favor and 0 against and 1 abstaining. (Lance Hudson)

F. Any interested person wishing to appeal this decision is required to file a petition for Writ of Certiorari in a district court, county court or county court at law within ten (10) days of the date this decision is filed in the Board's office in accordance with section 211.011 of the Texas Local Government Code.

G. This Decision was filed in the Board's office on the 8 day of February, 2022.

APPROVED THIS 8 DAY OF February 2022.

APPROVED:

BY: [Signature]  
Bryon Wiebold, Mayor

ATTEST:

[Signature]  
TABATHA MONK  
City Secretary



## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Farmersville City Council sitting as the Farmersville Board of Adjustment at 5:30 p.m. on Tuesday, February 08, 2022 in the City Hall Council Chambers, 205 S. Main St., Farmersville, Texas 75442, to consider a request for certain variances from the requirements of the Comprehensive Zoning Ordinance, on a platted lot identified as Lot 3, Block 5 of the Rike Addition containing approximately 21,824 square feet or 0.5010 acres of land, more or less, located on the northwest corner of the intersection of Rike Street and Santa Fe Street currently addressed as 214 S. Rike Street, Farmersville, Texas 75442 (the "Property") zoned for "SF-2 – Single Family Dwelling - 2" district uses that will allow the Property to be subdivided into two separate lots to be identified as Lot 3A (fronting on Rike Street) and Lot 3B (fronting on Santa Fe Street), Block 5 of the Rike Addition because the existing structures located on proposed Lot 3A encroach into certain of the required setbacks, as follows:

1. A variance from the minimum front yard setback requirements of Farmersville Code §§ 77-52(d)(3), 77-62(a), and 77-62(b)(1) allowing a reduction in the required minimum front yard setback from thirty feet (30') to twenty feet (20') along the eastern side of proposed Lot 3A; and
2. A variance from the minimum side yard setback requirements of Farmersville Code §§ 77-52(d)(3), 77-63(b)(4) and 77-63(a), and 77-66(b)(4) allowing a reduction in the required minimum side yard setback for a corner lot, which side yard is treated as a front yard setback, from thirty feet (30') to twenty feet (20') along the southern side of proposed Lot 3A; and
3. A variance from the minimum side yard setback requirements of Farmersville Code §§ 77-52(d)(3), 77-63(b)(4) and 77-63(a), and 77-66(b)(4) allowing a reduction in the required minimum side yard setback for an interior lot line from ten percent (10%) of the 109.00' front width of the Property or ten and nine/tenths feet (10.9') to five feet (5'-0") along the northern side of proposed Lot 3A.

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

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Farmersville ISD  
Attn: Admin Office  
501 A Hwy 78 N  
Farmersville, TX 75442

Farmersville City Of  
205 S Main St  
Farmersville, TX 75442-2209  
Attention: Ben White

Doris M Etal Gill  
302 Bois D Arc Ave  
Farmersville, TX. 75442

Brent & Kristen Hoar  
307 Orange Ave  
Farmersville, TX 75442

Roxanna S. Fuller  
206 E. Santa Fe Street  
Farmersville, TX 75442

Properties S & D LLC  
2447 County Road 613  
Farmersville, TX 75442

Wendy Lee Stroup  
209 E. Santa Fe Street  
Farmersville, TX 75442

Charles Allen  
216 E. Santa Fe Street  
Farmersville, TX 75442

Dickie Lynn Cooper  
210 E. Santa Fe Street  
Farmersville, TX 75442

Humberto Jose Rangel  
302 E. Santa Fe Street  
Farmersville, TX 75442

Speir Investments LP  
507 County Road 560  
Farmersville, TX. 75442

Hans J. Hansen  
206 S. Rike St.  
Farmersville, TX 75442

Carol E Merritt  
306 E. Santa Fe Street  
Farmersville, TX 75442

Cascade Rock 1 LLC  
545 Wendy Ln  
Lucas, TX 75002

Felecia Lee Fairbanks  
303 Ellis Street  
Allen, TX 75002

*DM*  
*Mailed*  
*1/24/2022*

Benjamin & Rebecca Frech  
210 S Rike St  
Farmersville, TX 75442

Michael Don & Michelle Lea Mayo  
201 N. Rike St.  
Farmersville, TX 75442

Sally Ann Hogue  
206 Hill St.  
Farmersville, TX 75442

Boy Scouts of America, Troop 310  
408 Jackson St.  
Farmersville, TX. 75442

Mark Shambeck  
1838 County Road 657  
Farmersville, TX 75442

Treasured Vessels Foundation  
PO Box 2256  
Frisco, TX 75034

Luther & Barbara Williams  
305 E. Santa Fe Street  
Farmersville, TX 75442



January 13, 2022

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

RE: Rike Addition – Minor Plat  
Dated January 2022

Mr. White:

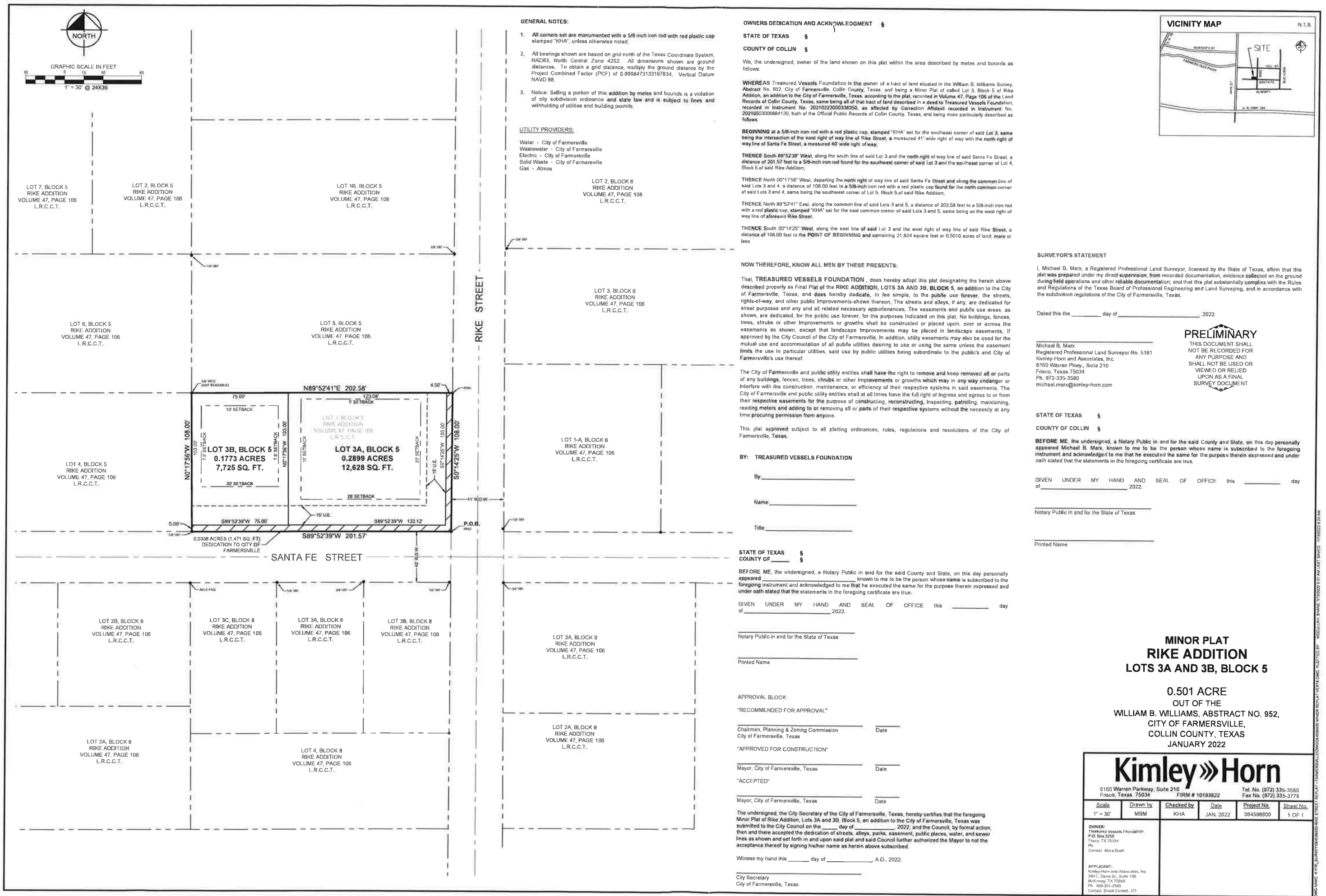
The above referenced project has been reviewed according to the ordinances of the City of Farmersville. A variance will be needed from SF-2 setback requirements on one of the lots due to existing housing structures. The developer will be submitting the required variance application form.

It is recommended that the Rike Addition Minor Plat be denied until the variance is approved by the City. Please contact me if you have any questions.

Sincerely,

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

Jacob Dupuis, PE  
Discipline Lead



GENERAL NOTES:

- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
- All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998473133167834, Vertical Datum NAVD 88.
- Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state law and is subject to fines and withholding of utilities and building permits.

UTILITY PROVIDERS:

Water - City of Farmersville  
Wastewater - City of Farmersville  
Electric - City of Farmersville  
Solid Waste - City of Farmersville  
Gas - Atmos

LOT 2, BLOCK 6  
RIKE ADDITION  
VOLUME 47, PAGE 106  
L.R.C.C.T.

LOT 3, BLOCK 6  
RIKE ADDITION  
VOLUME 47, PAGE 106  
L.R.C.C.T.

LOT 1-A, BLOCK 6  
RIKE ADDITION  
VOLUME 47, PAGE 106  
L.R.C.C.T.

LOT 3A, BLOCK 8  
RIKE ADDITION  
VOLUME 47, PAGE 106  
L.R.C.C.T.

LOT 2A, BLOCK 9  
RIKE ADDITION  
VOLUME 47, PAGE 106  
L.R.C.C.T.

OWNERS DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS §  
COUNTY OF COLLIN §

We, the undersigned, owner of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS Treasured Vessels Foundation is the owner of a tract of land situated in the William B. Williams Survey, Abstract No. 952, City of Farmersville, Collin County, Texas, and being a Minor Plat called Lot 3, Block 5 of Rike Addition, an addition to the City of Farmersville, Texas, according to the plat, recorded in Volume 47, Page 106 of the Land Records of Collin County, Texas, same being all of that tract of land described in a deed to Treasured Vessels Foundation, recorded in Instrument No. 20210223000338350, as affected by Correction Affidavit recorded in Instrument No. 20216503000884120, both of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southeast corner of said Lot 3, same being the intersection of the west right of way line of Rike Street, a measured 41' wide right of way with the north right of way line of Santa Fe Street, a measured 40' wide right of way;

THENCE South 89°52'33" West, along the south line of said Lot 3 and the north right of way line of said Santa Fe Street, a distance of 201.57 feet to a 5/8-inch iron rod found for the southeast corner of said Lot 3 and the southeast corner of Lot 4, Block 5 of said Rike Addition;

THENCE North 00°17'56" West, departing the north right of way line of said Santa Fe Street and along the common line of said Lots 3 and 4, a distance of 108.00 feet to a 5/8-inch iron rod with a red plastic cap found for the north common corner of said Lots 3 and 4, same being the southwest corner of Lot 5, Block 5 of said Rike Addition;

THENCE North 89°52'41" East, along the common line of said Lots 3 and 5, a distance of 202.58 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the east common corner of said Lots 3 and 5, same being on the west right of way line of aforesaid Rike Street;

THENCE South 00°14'25" West, along the east line of said Lot 3 and the west right of way line of said Rike Street, a distance of 108.00 feet to the POINT OF BEGINNING and containing 21,824 square feet or 0.5010 acres of land, more or less

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, TREASURED VESSELS FOUNDATION, does hereby adopt this plat designating the herein above described property as Final Plat of the RIKE ADDITION, LOTS 3A AND 3B, BLOCK 5, an addition to 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 that landscape improvements may be placed in landscape easements, if 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 desiring to use or using the same unless the easement limits the use to particular utilities, said 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 shall have the right to remove and 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, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

BY: TREASURED VESSELS FOUNDATION

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

Printed Name

APPROVAL BLOCK:

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission  
City of Farmersville, Texas

"APPROVED FOR CONSTRUCTION"

Mayor, City of Farmersville, Texas

"ACCEPTED"

Mayor, City of Farmersville, Texas

The undersigned, the City Secretary of the City of Farmersville, Texas, hereby certifies that the foregoing Minor Plat of Rike Addition, Lots 3A and 3B, Block 5, an addition to the City of Farmersville, Texas was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easement, public places, water, and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to not the acceptance thereof by signing his/her name as herein above subscribed.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

City Secretary  
City of Farmersville, Texas

VICINITY MAP



SURVEYOR'S STATEMENT

I, Michael B. Marx, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineering and Land Surveying, and in accordance with the subdivision regulations of the City of Farmersville, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Michael B. Marx  
Registered Professional Land Surveyor No. 5181  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
Ph. 972-335-3580  
michael.marx@kimley-horn.com

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Michael B. Marx, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

Printed Name

MINOR PLAT  
RIKE ADDITION  
LOTS 3A AND 3B, BLOCK 5

0.501 ACRE  
OUT OF THE  
WILLIAM B. WILLIAMS, ABSTRACT NO. 952,  
CITY OF FARMERSVILLE,  
COLLIN COUNTY, TEXAS  
JANUARY 2022

**Kimley»Horn**  
6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
FIRM # 10193822  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	MBM	KHA	JAN. 2022	064596800	1 OF 1

OWNER:  
Treasured Vessels Foundation  
P.O. Box 2258  
Frisco, TX 75034  
Ph. Contact: Alisa Bush

APPLICANT:  
Kimley-Horn and Associates, Inc.  
280 E. Davis St., Suite 100  
McKinney, TX 75069  
Ph. 469-301-2580  
Contact: Brock Corbett, EIT

DATE: 1/10/2022 12:41 PM  
DRAWN BY: MBM  
CHECKED BY: KHA  
DATE: 1/10/2022 12:41 PM  
PROJECT NO: 064596800  
SHEET NO: 1 OF 1  
FILE: C:\Users\mbm\OneDrive\Documents\Projects\10193822\10193822.dwg  
PLOT BY: MICHAEL MARX 1/10/2022 3:17 PM LAST SAVED: 1/10/2022 12:41 PM







**FIRST FLOOR**  
2,011 sq. ft.

**COVERED PORCH**  
16 x 19-10  
308 sq. ft.

**OFFICE / DEN**  
14 x 14-4  
9' clg.

shelves

**MASTER SUITE**  
14 x 14  
9' clg.

**GREAT ROOM**  
16 x 17  
11' clg.

**DINING**  
15-2 x 9-8  
9' clg.

**KITCHEN**  
15-2 x 15-4

**LAUND.**

**Prep Kit.**

**pan.**

**FOYER**  
8 x 9  
9' clg.

**FRONT PORCH**  
7 x 28  
252 sq. ft.

**2-CAR GARAGE**  
21 x 21  
11'-6" clg.  
436 sq. ft.

**M. BATH**  
9' clg.

**WIC**  
9 x 12-6  
9' clg.

up

68"

38"

7'-0"

49'-0"

68'-6"

serving

fp

10'-0"

4'-6"

w d

68'-6"

**SECOND FLOOR**  
**1,135 sq. ft. (Plus Bonus 277 sq. ft.)**

