



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
June 21, 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. PUBLIC HEARING

A. Public Hearing to consider discuss and act upon a request to consider an amendment to the Code of Ordinances, City of Farmersville, Texas, as heretofore amended, through the amendment of Chapter 77, "Zoning," by amending Section 77-46, "Schedule of Uses," by amending Subsection (c), Thereof entitled "Residential Uses" regarding uses allowed

in "Non-Residential and Mixed-Use Districts", only by deleting the "P" Permitted Use". Designation and removing the Green Background form the Cell for "Two-Family Dwelling (Duplex)." Under the columns for "NS – Neighborhood Service District." "GR – General Retail District" and "C – Commercial District." Thereby indicating that "Two – Family Dwelling (Duplex), "Uses are a prohibited use in the "NS – Neighborhood Service District." "GR – General Retail District" and "C -Commercial District."

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon P&Z minutes from the May 17, 2022, meeting.
- B. Consider, discuss, and act upon a recommendation to City Council regarding Ordinance #O-2022-0628-001, amendment of Chapter 77 "Zoning" by amending Section 77-46. Entitled "Schedule of Use" by amending subsection (c).
- C. Consider, discuss, and act upon a Site Plan, Concept Plan and Preliminary Plat for Fountain View Apartments Phase II.
- D. Consider, discuss, and act upon a Site Plan for The Loop at Farmersville.
- E. Consider, discuss, and act upon a Minor Plat for Frank Moore Edition.
- F. Update, consider, discuss, and act on review and recommendations by City Council regarding the City of Farmersville Historic Overlay District.

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 June 17, 2022, by 2:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 17th day of June 2022.



Tabatha Monk, City Secretary



NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Farmersville Planning & Zoning Commission at 6:00 p.m. on Tuesday, June 21, 2022, in the City Hall Council Chambers at 205 S. Main St. to consider an amendment to the Code of Ordinances, City of Farmersville, Texas, as heretofore amended, through the amendment of Chapter 77, "Zoning," by amending Section 77-46, "Schedule of Uses," by amending Subsection (c), Thereof entitled "Residential Uses" regarding uses allowed in "Non-Residential and Mixed Use Districts", only by deleting the "P" Permitted Use". Designation and removing the Green Background form the Cell for "Two-Family Dwelling (Duplex)." Under the columns for "NS – Neighborhood Service District." "GR – General Retail District" and "C – Commercial District." Thereby indicating that "Two – Family Dwelling (Duplex), "Uses are a prohibited use in the "NS – Neighborhood Service District." "GR – General Retail District" and "C -Commercial District."

All interested citizens are hereby notified of their right to appear and be heard on the matter. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Farmersville City Council at 6:00 p.m. on Tuesday, June 28, 2022, in the City Hall Council Chambers at 205 S. Main St. to consider an amendment to the Code of Ordinances, City of Farmersville, Texas, as heretofore amended, through the amendment of Chapter 77, "Zoning," by amending Section 77-46, "Schedule of Uses," by amending Subsection (c), Thereof entitled "Residential Uses" regarding uses allowed in "Non-Residential and Mixed Use Districts", only by deleting the "P" Permitted Use". Designation and removing the Green Background form the Cell for "Two-Family Dwelling (Duplex)." Under the columns for "NS – Neighborhood Service District." "GR – General Retail District" and "C – Commercial District." Thereby indicating that "Two – Family Dwelling (Duplex), "Uses are a prohibited use in the "NS – Neighborhood Service District." "GR – General Retail District" and "C -Commercial District."

All interested citizens are hereby notified of their right to appear and be heard on the matter. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing.

IV. A. Minutes from the May 17, 2022 P&Z meeting.



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
May 17, 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 Adam White, John Klostermann and Michael Hesse were present. Commissioners James Riley II was absent and there are two vacant seats on the Commission. Also in attendance were City Manager, Ben White, City Secretary, Tabatha Monk, Warrant Officer, Rick Ranspot and City Attorney Alan Lathrom.
- Warrant Officer, Rick Ranspot led the prayer and Chairman Joe Helmberger led 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 to speak.

III. PUBLIC HEARING

- A.** Public Hearing to consider discuss and act upon a request to change the zoning on approximately 53.274 acres of land, more or less, from A – Agricultural District uses to Planned Development district with a Base Zoning District of SF-3 Single Family Dwelling 3 District uses with certain modifications to reduce the minimum front yard setback from twenty-five feet (25') to twenty feet (20') and increase the maximum lot coverage for Single-Family (Detached) lots from fifty percent (50%) to sixty percent (60%) for the development of 231 single family residential lots. The property is generally situated at 703 Merit Street, and located in the W.B. Williams Survey, Abstract No. 952, of Farmersville, Collin County, Texas.

Chairman Helmberger opened the public hearing at 6:05 p.m.

- Craig Calhoun (Developer) gave presentation and spoke in favor of this development.
- The following spoke against this item: Marty Shelton; Charles Shelton; Ann Murchison, Robin Keef, Tammy fuller, Carla Whitlock, Jack Keef, Kyle Shelton, Michael Webb and Trip Shelton.
- The board spoke of different concerns regarding this development.
- **Commissioner Hesse made a motion to recommend denial on this project to City Council.**
- **Commissioner White seconded the motion.**
- **The motion carried unanimously (4-0).**

Chairman Helmberger closed the public hearing at 7:05 p.m.

- B. Public Hearing to consider discuss and act upon a request to change the zoning on approximately 8.153 acres of land, more or less, to LI – Light Industrial District uses. The property is generally located at the northeast corner of East Audie Murphy Parkway (U.S. Highway 380) and County Road 653, Collin County, Texas, and is situated within the William Hemphill Survey, Abstract No. A 0448, Sheet 3 Tract 20, Collin County, Texas. The land is the subject of a petition for annexation.

Chairman Helmberger opened the public hearing at 7:06 p.m.

- No one came forward to speak either for or against this item.
- Alan Lathrom updated the board regarding this item.
- **Commissioner Hesse made a motion to recommend approval of the zoning change to City Council.**
- **Commissioner Klosterman seconded the motion.**
- **The motion carried unanimously (4-0).**
-

Chairman Helmberger closed the public hearing at 7:06 p.m.

- C. Public Hearing to consider, discuss and act upon a request to change the zoning on approximately 26.0183 acres of land more or less, to SF 3, Single Family Dwelling 3 District uses for the development of approximately 111 single-family residential lots. The property is generally located in an area west of State Highway 78 and north of County Road 550, Collin County, Texas, and situated within the Elijah B. Reed Survey, Abstract No. 739, Collin County, Texas. The land is the subject of a petition for annexation

Chairman Helmberger opened the public hearing at 7:13 p.m.

- Casey Moran (Developer) updated the Board and spoke in favor of this development.
- Ann Gramling spoke against this item.

- Randy Smith had a question and was not for or against this development.
- The board had discussion with the developer regarding this development.
- **Commissioner White made a motion to recommend approval on this project to City Council.**
- **Commissioner Klosterman seconded the motion.**
- **The motion carried (3-1) Commissioner Hesse being the no vote.**

Chairman Helmberger closed the public hearing at 7:23 p.m.

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss and act upon the minutes from March 15, 2022, meeting.

Commissioner Klosterman made a motion to approve.

Commissioner Hesse seconded the motion to approve.

The motion carried unanimously (4-0).

B. Consider, discuss and act upon a recommendation to City Council regarding Ordinance #O-2022-0524-001, amendment of Chapter 77 "Zoning" by amending Section 77-46. Entitled "Schedule of Uses.

No action taken.

V. WORKSESSION

Consider, discuss, and act upon further recommendations from the Planning and Zoning commission regarding the proposed Historic Overlay District Ordinance.

This redline version will be taken to City Council for any recommendations they would like to make.

VI. ADJOURNMENT

Chairman Joe Helmberger adjourned the meeting at 7:51 p.m.

ATTEST:

APPROVE:

Tabatha Monk, City Secretary

Joe Helmberger, Chairman

IV. B. Ordinance #O-2022-0628-001 is in
relation to the Public Hearing.

**CITY OF FARMERSVILLE
ORDINANCE #O 2022-0628-001**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS AMENDING THE CODE OF ORDINANCES, CITY OF FARMERSVILLE, TEXAS, AS HERETOFORE AMENDED THROUGH THE AMENDMENT OF CHAPTER 77, "ZONING," BY AMENDING SECTION 77-46 ENTITLED "SCHEDULE OF USES" BY AMENDING SUBSECTION (c) THEREOF ENTITLED "RESIDENTIAL USES" REGARDING USES ALLOWED IN "NON-RESIDENTIAL AND MIXED USE DISTRICTS," ONLY, BY DELETING THE "P PERMITTED USE" DESIGNATION AND REMOVING THE GREEN BACKGROUND FROM THE CELL FOR "TWO-FAMILY DWELLING (DUPLEX)," UNDER THE COLUMNS FOR "NS—NEIGHBORHOOD SERVICE DISTRICT," "GR—GENERAL RETAIL DISTRICT" AND "C--COMMERCIAL DISTRICT," THEREBY INDICATING THAT "TWO-FAMILY DWELLING (DUPLEX)," USES ARE A PROHIBITED USE IN THE "NS—NEIGHBORHOOD SERVICE DISTRICT," "GR—GENERAL RETAIL DISTRICT" AND "C--COMMERCIAL DISTRICT"; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, after public notice and public hearing as required by law, the City of Farmersville, Texas (the "City"), Planning and Zoning Commission has recommended a change in permitted uses of the property described herein and has recommended amending the City of Farmersville, Code of Ordinances (the "Farmersville City Code"); and

WHEREAS, all legal requirements, conditions, and prerequisites have been complied with prior to this case coming before the City Council of the City of Farmersville (the "City Council"); and

WHEREAS, the City Council, after public notice and public hearing as required by law, and upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission of the City and of all testimony and information submitted during said public hearings, has determined that in the public's best interest and in support of the health, safety, morals, and general welfare of the citizens of the City, that Chapter 77, "Zoning," should be amended to reflect the removal of "Two-Family Dwelling (Duplex)" uses as a permitted use in the "NS—Neighborhood Service District," "GR—General Retail District" and "C--Commercial District" as described herein;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, THAT:

SECTION 1: INCORPORATION OF FINDINGS

All of the above premises are found to be true and correct legislative and factual determinations of the City and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2: AMENDMENT OF CHAPTER 77, "ZONING," BY AMENDING SECTION 77-46 ENTITLED "SCHEDULE OF USES" BY AMENDING SUBSECTION (c) THEREOF ENTITLED "RESIDENTIAL USES" REGARDING USES ALLOWED IN "NON-RESIDENTIAL AND MIXED USE DISTRICTS," ONLY, BY DELETING THE "P PERMITTED USE" DESIGNATION AND REMOVING THE GREEN BACKGROUND FROM THE CELL FOR "TWO-FAMILY DWELLING (DUPLEX)," UNDER THE COLUMNS FOR "NS—NEIGHBORHOOD SERVICE DISTRICT," "GR—GENERAL RETAIL DISTRICT" AND "C—COMMERCIAL DISTRICT," THEREBY INDICATING THAT "TWO-FAMILY DWELLING (DUPLEX)," USES ARE HEREAFTER A PROHIBITED USE IN THE "NS—NEIGHBORHOOD SERVICE DISTRICT," "GR—GENERAL RETAIL DISTRICT" AND "C—COMMERCIAL DISTRICT"

From and after the effective date of this Ordinance, Chapter 77, "Zoning," is hereby by amending Section 77-46, "Schedule of Uses," by amending Subsection (c) thereof entitled "Residential Uses" regarding uses allowed in "Non-Residential and Mixed Use Districts," only, by deleting the "P Permitted Use" designation and removing the green background from the cell for "Two-Family Dwelling (Duplex)," under the column for "C – Commercial District," thereby indicating that "Two-Family Dwelling (Duplex)," uses are hereafter a prohibited use in the "NS—Neighborhood Service District," "GR—General Retail District" and "C—Commercial District" to read, in pertinent part, as follows:

[Chart excerpt amendment begins on following page.]

“(c) Residential uses.

Zoning District Legend		Non-Residential and Mixed-Use Districts							Use-Specific Regulations
P	Permitted Use	NS — Neighborhood Service District	GR — General Retail District	C — Commercial District	LI — Light Industrial District	HI-1 — Heavy Industrial -1 District	HI-2 — Heavy Industrial-2 District	CA — Central Area District ¹	
S	Special Use Permit								
	Prohibited Use								
	Special Conditions Apply (see section 77-49 , Use-Specific Regulations)								
Type of Use									
Two-family dwelling (duplex)								S	

SECTION 3: REPEALER

This Ordinance shall be cumulative of all other Ordinances, resolutions, and/or policies of the City, whether written or otherwise, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance. Any and all Ordinances, resolutions, and/or policies of the City, whether written or otherwise, which are in any manner in conflict with or inconsistent with this Ordinance shall be and are hereby repealed to the extent of such conflict and/or inconsistency.

SECTION 4: SEVERABILITY

It is hereby declared to be the intent of the City Council that the several provisions of this Ordinance are severable. In the event that any court of competent jurisdiction shall judge any provisions of this Ordinance to be illegal, invalid, or unenforceable, such judgment shall not affect any other provisions of this Ordinance which are not specifically designated as being illegal, invalid, or unenforceable.

SECTION 5: PENALTIES FOR VIOLATION

Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City of Farmersville from filing suit to enjoin the violation. The City of Farmersville retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6: INJUNCTIVE RELIEF

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Farmersville in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Farmersville.

SECTION 7: PUBLICATION

The City Secretary is hereby directed to publish in the Official Newspaper of the City of Farmersville the Caption, Penalty, and Effective Date Clause of this Ordinance as required by Section 52.011 of the Local Government Code.

SECTION 8: ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Farmersville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date Clause in the minutes of the City Council of the City of Farmersville, and by filing this Ordinance in the Ordinance records of the City.

SECTION 9: SAVINGS

All rights and remedies of the City of Farmersville are expressly saved as to any and all violations of the provisions of any Ordinances which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 10: EFFECTIVE DATE

This Ordinance shall take effect immediately from and after its passage and publication as required by law.

PASSED on first and final reading on the _____ day of _____ 2022, at a properly scheduled meeting of the City Council of the City of

Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

APPROVED THIS ____ DAY OF _____ 2022.

APPROVED:

BRYON WIEBOLD
Mayor

ATTEST:

TABATHA MONK
City Secretary

IV. C. Please be advised that a full set of plans for Fountain View will be available to view at the P&Z meeting.



DEVELOPMENT APPLICATION

- | | | |
|--|--|---|
| <input 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 checked="" type="checkbox"/> Concept Plan | <input type="checkbox"/> Specific Use Permit | <input checked="" 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 Fountainview Apartments Phase II
2. Total Acreage 5.46 acres
3. Current Zoning Classification(s) PD MF-2
4. Proposed Zoning Classification(s) PD MF-2
5. Total Number of Lots, by Type 1 lot, Multifamily
6. Proposed Use of Property Multi family Apartment Complex
7. Location of Property Lot 2, Block 1 Princeton Ave
8. Geographic (Tax) ID Number R- 6952-002-2700-1 R- _____

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

- | | |
|---|--|
| 1. Owner <u>FVF Property LLC</u> | 2. Applicant/Representative <u>Bruce Myers</u> |
| Address <u>2150 S. Central Exp, Ste 200</u> | Address <u>same as Owner</u> |
| City, State, Zip <u>McKinney, Tx 75070</u> | City, State, Zip _____ |
| Phone <u>214-205-8699</u> | Phone _____ |
| Email <u>bmyers@myers-picard.com</u> | Email _____ |

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: 5/19/22



June 16, 2022

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

RE: Fountainview Apartments Phase 2 – Concept Plan
Dated January 2022

Mr. White:

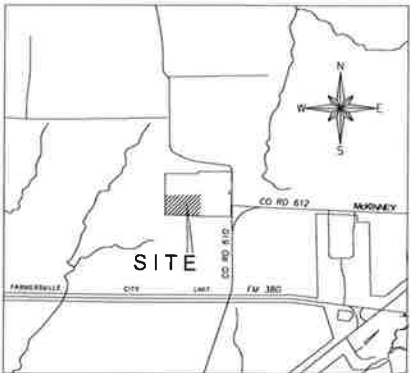
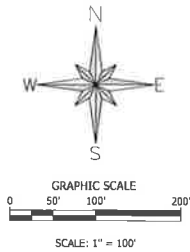
The above referenced project has been reviewed according to the ordinances of the City of Farmersville and been found to be compliant.

It is recommended that the Fountainview Apartments Phase 2 Concept Plan be approved. Please contact me if you have any questions.

Sincerely,

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

Jacob Dupuis, PE
Discipline Lead



VICINITY MAP

LEGEND	
	DRAINAGE GAS PIPELINE SIGN
	1/2" IR S
	1/2" IR F
	CAP/IR S
	D.U.E.
	S.S. ESMT.
	WTR. ESMT.

LOT 1 LEGAL DESCRIPTION

12.13 ACRES

Being all that certain lot, tract, or parcel of land that is situated in the W.B. Williams Survey, Abstract Number 952, Collin County, Texas, and being a remainder of 100.81-acre tract of land described in a deed to FVF PROPERTY, LLC, recorded in Instrument Number 20201231002369210, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found, being the Southeast corner of the herein described tract, and being the most Southerly Southwest corner of an 83.24-acre part of a tract of land described in a deed to SHG Investments of Farmersville, LTD., recorded in Instrument Number 20060530000726050, of said Records, and being a point in the North line of Lot 9, Murphy's Crossing, Phase II, recorded in Cabinet Q, Page 432, Plat Records, Collin County, Texas;

THENCE North 89 Degrees 28 Minutes 59 Seconds West with the North line of said Lot 9, at 444.54 feet passing a 1/2 inch iron rod found bearing North 00 Degrees 31 Minutes 01 Seconds East, 1.04 feet, and continuing with the North line of Lot 1, Farmersville West, recorded in Document Number 20060119010000080, Official Public Records, Collin County, Texas, for a total distance of 923.35 feet;

THENCE North 08 Degrees 18 Minutes 40 Seconds East, 574.44 feet;

THENCE North 88 Degrees 36 Minutes 39 Seconds East, 472.35 feet to a capped iron rod set stamped "KAZ", being the beginning of a curve to the left whose long chord bears North 79 Degree 31 Minutes 46 Seconds East, 197.30 feet;

THENCE along said curve whose radius is 625.00 feet with an arc length of 198.13 feet to a capped iron rod set stamped "KAZ";

THENCE North 70 Degrees 26 Minutes 54 Seconds East, 155.59 feet to a capped iron rod set stamped "KAZ";

THENCE South 19 Degrees 33 Minutes 06 Seconds East, 15.32 feet to a capped iron rod stamped "KAZ", being the beginning of a curve to the left whose long chord bears South 09 Degrees 57 Minutes 02 Seconds East, 190.14 feet;

THENCE along said curve whose radius is 570.00 feet and an arc length of 191.03 feet to a capped iron rod set stamped "KAZ";

THENCE South 00 Degrees 22 Minutes 22 Seconds West, 475.98 feet to the PLACE OF BEGINNING containing 12.13 acres of land more or less.

LOT 2 LEGAL DESCRIPTION

5.46 ACRES

Being all that certain lot, tract, or parcel of land that is situated in the W.B. Williams Survey, Abstract Number 952, Collin County, Texas, and being a remainder of 100.81-acre tract of land described in a deed to FVF PROPERTY, LLC, recorded in Instrument Number 20201231002369210, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found, being the Southwest corner of the herein described tract, and being the most Southerly Southwest corner of an 83.24-acre part of a tract of land described in a deed to SHG Investments of Farmersville, LTD., recorded in Instrument Number 20060530000726050, of said Records, and being a point in the North line of Lot 9, Murphy's Crossing, Phase II, recorded in Cabinet Q, Page 432, Plat Records, Collin County, Texas;

THENCE North 01 Degree 23 Minutes 06 Seconds West with the most Easterly East line of said Midkiff tract, 555.21 feet to a capped iron rod set stamped "KAZ", being the beginning of a curve to the left whose long chord bears South 81 Degrees 39 Minutes 06 Seconds East, 98.56 feet;

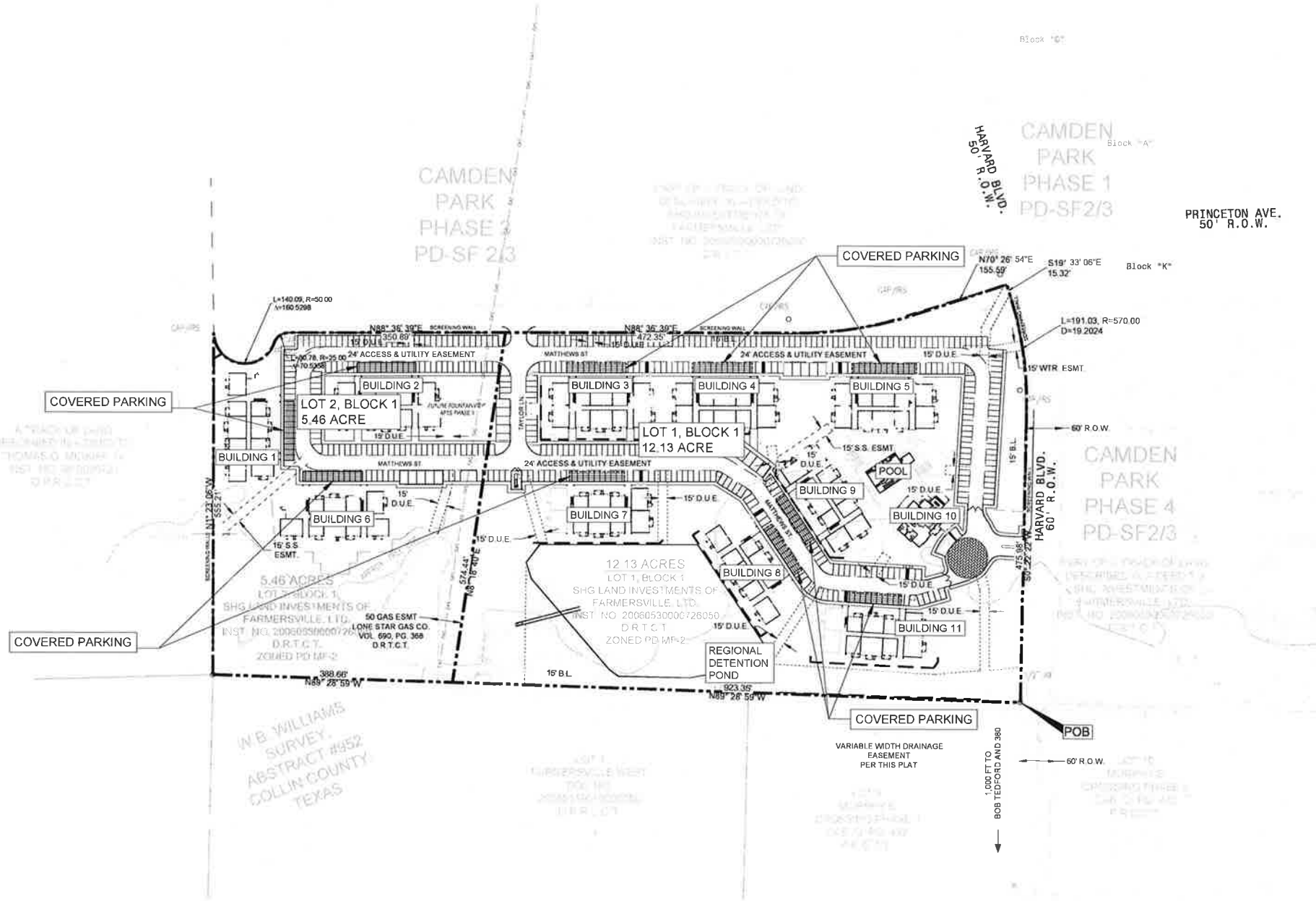
THENCE along said curve whose radius is 50.00 feet with an arc length of 140.09 feet to a capped iron rod set stamped "KAZ", being the beginning of a curve to the right whose long chord bears North 53 Degrees 20 Minutes 47 Seconds East, 28.87 feet;

THENCE along said curve whose radius is 25.00 feet and an arc length of 30.77 feet to a capped iron rod set stamped "KAZ";

THENCE North 88 Degrees 36 Minutes 39 Seconds East, 350.89 feet;

THENCE South 08 Degrees 18 Minutes 40 Seconds West, 574.44 feet;

THENCE North 89 Degrees 28 Minutes 59 Seconds West, 388.66 feet to the PLACE OF BEGINNING containing 5.46 acres of land more or less



2 MULTIFAMILY LOTS

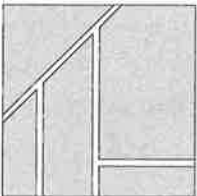
CONCEPT PLAN

Foutainview Apartments

A 17.59 ACRE TRACT OUT OF THE
W.B. WILLIAMS SURVEY, ABSTRACT NO. 952,
LOTS 1 & 2, BLOCK 1
CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER :
FVF PROPERTY, LLC
2150 S. Central Expressway, Suite 200
McKinney, Texas 75070

ENGINEER :



CCM Engineering

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633
Fax: 972.691.6628
TBPE FIRM #605

FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION OR
RECORDING



June 16, 2022

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

RE: Fountainview Apartments Phase 2 – Site Plan
Dated January 2022

Mr. White:

The above referenced project has been reviewed according to the ordinances of the City of Farmersville and been found to be compliant.

It is recommended that the Fountainview Apartments Phase 2 Site Plan be approved.
Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis". The signature is written in a cursive, flowing style.

Jacob Dupuis, PE
Discipline Lead



June 16, 2022

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

RE: Fountainview Apartments Phase 2 – Preliminary Plat
Dated January 2022

Mr. White:

The above referenced project has been reviewed according to the ordinances of the City of Farmersville and been found to be compliant.

It is recommended that the Fountainview Apartments Phase 2 Preliminary Plat be approved. Please contact me if you have any questions.

Sincerely,

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

Jacob Dupuis, PE
Discipline Lead

IV. D. Site Plan for The Loop at Farmersville



June 16, 2022

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

RE: The Loop at Farmersville – Site Plan
Dated May 2022

Mr. White:

The above referenced project has been reviewed according to the ordinances of the City of Farmersville and been found to be compliant.

It is recommended that The Loop at Farmersville Site Plan be approved. Please contact me if you have any questions.

Sincerely,

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

Jacob Dupuis, PE
Discipline Lead

IV. E. A letter of recommendation from the City Engineer will be given to you all prior to the P&Z meeting on the Moore Minor Plat.



DEVELOPMENT APPLICATION

- | | | |
|--|--|---|
| <input checked="" 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 MOORE ADDITION
2. Total Acreage 0.3641
3. Current Zoning Classification(s) _____
4. Proposed Zoning Classification(s) _____
5. Total Number of Lots, by Type 1
6. Proposed Use of Property RESIDENTIAL
7. Location of Property 3362 S. SH78 FARMERSVILLE, TX 75442
8. Geographic (Tax) ID Number R-6739-004-0770-1 R- _____

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

- | | |
|--|--|
| 1. Owner <u>FRANK MOORE</u> | 2. Applicant/Representative <u>JOSH NOTTINGHAM</u> |
| Address <u>3362 S. SH78</u> | Address <u>200 W. BELMONT DR. STE D</u> |
| City, State, Zip <u>FARMERSVILLE, TX 75442</u> | City, State, Zip <u>ALLEN, TX 75013</u> |
| Phone <u>972-748-7716</u> | Phone <u>972-648-6669</u> |
| Email <u>FRANKMOO@GMAIL.COM</u> | Email <u>JOSH@RTBSURV.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: 5/10/22

+
-

Aerials

Layers



Property ID: 1215991

Legal: ABS A0739 E B REED SURVEY,
SHEET 4, TRACT 77, 9.99
ACRES

Owner: MOORE FRANK H JR
3362 S STATE HWY 78
FARMERSVILLE, TX 75442

[Zoom to Property Details](#)

□ X

IGHWAY-78

COUNTY ROAD 550

Farmersville

BHMM Group Family Partnership, Ltd.
Inst. No. 20190828001055580
(O.P.R.C.C.T.)

Travis Trent Thomason
and wife, Terri Thomason
Vol. 4415, Pg. 1230
(D.R.C.C.T.)

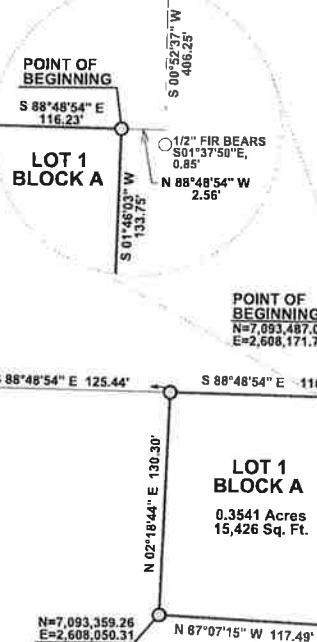
Charles W. Stepan &
wife, Sarah J. Stepan
Vol. 938, Pg. 766
(D.R.C.C.T.)

ELIJAH B. REED SURVEY ABSTRACT NO. 739

Frank H. Moore, Jr.
Inst. No. 20031007002016290
(O.P.R.C.C.T.)
(Remainder of
called 33.183 acres)

Frank H. Moore, Jr.
Inst. No. 97-0043989
(O.P.R.C.C.T.)
(Remainder of
called 9.99 acres)

Detail Not to Scale



STATE HIGHWAY 78
(Variable Width Street Right-of-Way)
(Vol. 128, Pg. 48 D.R.C.C.T.)

LEGEND

- Monument Found (as noted)
- 1/2" Set Iron Rod (W/Red PJB SURVEYING Cap) Unless otherwise noted
- FIR Found Iron Rod (as noted)
- (C.M.) Controlling Monument
- O.P.R.C.C.T. Official Public Records Of Collin County Texas
- D.R.C.C.T. Deed Records Of Collin County Texas
- M.R.C.C.T. Map Records Of Collin County Texas
- INST. NO. Instrument Number
- VOL. Volume
- PG. Page
- R.O.W. Right-of-Way

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Being a tract of land situated in the Elijah B. Reed Survey, Abstract No. 739, in the City of Farmersville E.T.J., Collin County, Texas, being part of the remainder of a called 9.99 acre tract of land described in a deed to Frank H. Moore, Jr., as recorded in Clerk's File No. 97-0043989, in the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of said Moore 9.99 acre remainder tract, being in the south line of the remainder of a called 33.183 acre tract of land described in deed to Frank H. Moore, Jr., as recorded in Instrument No. 20031007002016290, O.P.R.C.C.T., being in the west line of State Highway 78 (SH-78) (variable width right-of-way) (Volume 328, Page 46, D.R.C.C.T.);

THENCE South 01 degree 46 minutes 03 seconds West, departing the south line of said Moore 9.99 acre tract, with the east line of said Moore 9.99 acre tract and the west line of said SH-78, a distance of 133.75 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 87 degrees 07 minutes 15 seconds West, departing the east line of said Moore 9.99 acre tract and the west line of said SH-78, a distance of 117.49 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 02 degrees 18 minutes 44 seconds East, a distance of 130.30 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the north line of said Moore 9.99 acre tract and the south line of said Moore 33.183 acre tract;

THENCE South 88 degrees 48 minutes 54 seconds East, with the north line of said Moore 9.99 acre tract and the south line of said Moore 33.183 acre tract a distance of 116.23 feet to the POINT OF BEGINNING and containing 15,426 square feet or 0.3541 acres of land.

General Notes:

- The purpose of this plat is to create one (1) 0.3541 acre lot out of one (1) 9.99 acre tract of land, leaving a 9.6359 acre remainder.
- Bearings are referenced to the State Plane Coordinate System, North Texas Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- All coordinates shown are grid values, no scale, no projection.
- Lot to lot drainage will not be allowed without proper City of Farmersville Engineering Department approval.
- Property is located in non-shaded Zone X areas determined to be outside the 0.2% annual chance floodplain, as identified on Flood Insurance Rate Map No. 48085C0435J, dated June 2, 2009.
- Selling off a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- The following utilities service this Lot:
 - Coppell Water SUD
 - Texas New Mexico Power

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Frank H. Moore, Jr., does hereby adopt this plat designating the herein above described property as **Moore Addition**, an addition to the City of Farmersville E.T.J., Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The street and alleys, if any, are dedicated for street purposes and any and all related necessary appurtenances. The easements and public use areas, if any, are dedicated, for the public use forever, for the purposes indicated on this plat. No building, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed 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

Witness my hand this _____ day of _____ 2022

By: Frank H. Moore, Jr., (Owner)

STATE OF TEXAS }
COUNTY OF COLLIN }

Before me, the undersigned authority, on this day personally appeared Frank H. Moore, Jr., 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 consideration therein expressed, and in the capacity therein stated

Given under my hand and seal of office, this _____ day of _____ 2022

Notary Public in and for
State of Texas

SURVEYOR'S STATEMENT:

I, Dwayne H. Copeland, 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 Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51-A8.617 (a) (b) (c) (d) & (e); and that the digital drawing files accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2022.

Dwayne H. Copeland
Texas Registered Professional Land Surveyor No. 5470

STATE OF TEXAS }
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared Dwayne H. Copeland, 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 consideration therein expressed, and in the capacity therein stated

Given under my hand and seal of office, this _____ day of _____ 2022

Notary Public in and for
State of Texas

MINOR PLAT MOORE ADDITION

LOT 1, BLOCK A
BEING A PLAT OF
0.3541 ACRES
SITUATED IN THE
ELIJAH B. REED SURVEY, ABSTRACT NO. 739
CITY OF FARMERSVILLE E.T.J.,
COLLIN COUNTY, TEXAS
MAY 10, 2022

SURVEYOR
PJB SURVEYING, LLC
TSPELS NO. 0194303
200 W. BELMONT, SUITE D
ALLER, TEXAS 75013
972-648-6565

OWNER/SUBDIVIDER
FRANK H. MOORE, JR.
5546 STATE HIGHWAY 78 S
FARMERSVILLE, TEXAS 75442-7314



VICINITY MAP
NOT TO SCALE

IV. F. City Attorney, Alan Lathrom, will review comments made by City Council regarding the Historic Overlay District Ordinance.