



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
March 21, 2023, 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 February 21, 2023, meeting.
- B. Consider, discuss and act upon a preliminary plat for The Loop Farmersville located at S State Hwy. 78 Farmersville, Texas.

- C. Consider, discuss and act upon a replat for City Place Home Addition located at, 314 S. Washington St., Lots 1-4, Block A, Farmersville, Texas.
- D. Consider, discuss and act upon a Final Plat for Lakehaven Phase 1 Farmersville, Texas.
- E. Consider, discuss and act upon a Final Plat for Lakehaven Boulevard Farmersville, Texas.

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 March 17, 2023, by 12:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 17th day of March 2023.



Tabatha Monk, City Secretary



I. PRELIMINARY MATTERS

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

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss and act upon P&Z minutes from the February 21, 2023, meeting.



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
February 21, 2023, 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 Sue Williams, Michael Hesse, John Klostermann, James Riley II, and Adam White were present. Commissioner Lauren Shambeck was absent. City Staff in attendance were City Manager, Ben White, City Secretary, Tabatha Monk, City Councilman Lance Hudson, and City Attorney Alan Lathrom.
- Commissioner Hesse led the prayer and Chairman 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 for a variance from a requirement of the Subdivisions Chapter of the Farmersville Code that applies to the preliminary plat for Sandy Landing to allow the platting of a cul-de-sac that exceeds the maximum length of 600 feet established by Section 65-42(a)(4) of the Farmersville Code and recommending to City Council pursuant to Section 65-9 of the Farmersville Code whether a cul-de-sac that is approximately 2,700 feet in length should be approved, and further acting on the preliminary plat for Sandy Landing. The property identified as Sandy Landing 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 on approximately 26.0183 acres of land more or less"

Chairman Helmberger opened the public hearing at 6:04 p.m.

- Warren Corwin, with Corwin came forward representing the owner and was speaking in favor of this item.
- No one came forward to speak for or against this item.

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

Commissioner Hesse made a motion to recommend approval of the variance request contingent upon the two items in the letter from the City engineer.

Commissioner White seconded the motion.

The motion was carried unanimously (6-0).

- **Commissioner Hesse made a motion to recommend approval of the preliminary plat with the stipulation of the two items listed in the letter from the City Engineer.**
- **Commissioner White seconded the motion.**
- **The motion was carried unanimously (6-0).**

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. “Consider, discuss and act upon the P&Z minutes from the January 17, 2023, meeting.”
 - **Commissioner Klosterman made a motion to approve.**
 - **Commissioner White seconded the motion to approve.**
 - **The motion was carried unanimously (6-0).**

- B. “Consider, discuss and act upon a preliminary plat and site plan for Windmill Hill Addition located at 921 Audie Murphy Pkwy. Farmersville, Texas.”
 - **Commissioner Klosterman made a motion to recommend approval of the preliminary plat as submitted and the site plan with the contingency of receiving and reviewing the landscape plan.**
 - **Commissioner Riley seconded the motion.**
 - **The motion was carried unanimously (6-0).**

- C. “Consider, discuss and act upon a preliminary plat for The Loop Farmersville located at S State Hwy. 78 Farmersville, Texas.
 - **Commissioner Hesse made a motion to table this item until the next meeting.**
 - **Commissioner Riley seconded the motion.**
 - **The motion was carried unanimously (6-0).**

V. ADJOURNMENT

Chairman Joe Helmberger adjourned the meeting at 6:16 p.m.

ATTEST:

APPROVE:

Tabatha Monk, City Secretary

Joe Helmberger, Chairman

B. Consider, discuss and act upon a preliminary plat for The Loop at Farmersville located at S. State Highway 78 Farmersville, Texas.



March 16, 2023

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

RE: The Loop Addition – Preliminary Plat
Dated February 2023

Mr. White:

The aforementioned project has been submitted for approval by the City of Farmersville. A Site Plan was approved by the Planning and Zoning Commission on June 21, 2022, and by City Council on June 28, 2022. The Loop Addition Preliminary Plat has been reviewed according to the ordinances of the City of Farmersville and the following items will need to be addressed prior to approval.

- Offsite water and sewer facility improvements are necessary to service this development.
- No parkland dedication is planned for this development. The developer has indicated they would deposit a monetary sum equivalent in value to 5% of the gross development area.

The developer has requested to address these items in a Development Agreement with the City. It is recommended that the Loop Addition Preliminary Plat be approved pending the completion of a Development Agreement that addresses 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
Senior Discipline Lead

C. Consider, discuss and act upon a replat for City Place Home Addition located at 314 S. Washington St. Lots 1-4, Block A, Farmersville, Texas.



March 16, 2023

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

RE: City Place Home Addition –Replat
Dated March 2023

Mr. White:

The aforementioned project has been submitted for approval by the City of Farmersville. It has been reviewed according to the ordinances of the City of Farmersville.

It is recommended that the City Place Home Addition – Replat be approved.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads 'Jacob Dupuis'.

Jacob Dupuis, PE
Senior Discipline Lead

D. Consider, discuss and act upon a final plat for Lakehaven Phase 1, Farmersville, Texas.



March 17, 2023

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

RE: Lakehaven Phase 1 – Final Plat
Dated February 2023

Mr. White:

The aforementioned project has been submitted for approval by the City of Farmersville. A Concept Plan and Preliminary Plat for all phases of Lakehaven were approved by the Planning and Zoning Commission on May 17, 2021, and by City Council on May 25, 2021. A pre-construction meeting was held on March 29, 2022. A final walkthrough for public infrastructure was completed the week of March 6th.

The Lakehaven Phase 1 Final plat has been reviewed according to the ordinances of the City of Farmersville and been found to be compliant. It is recommended that the Lakehaven Phase 1 Final 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
Senior Discipline Lead

E. Consider, discuss and act upon a final plat for Lakehaven Boulevard, Farmersville, Texas.



March 17, 2023

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

RE: Lakehaven Boulevard – Final Plat
Dated February 2023

Mr. White:

The aforementioned project has been submitted for approval by the City of Farmersville. A Concept Plan and Preliminary Plat for all phases of Lakehaven were approved by the Planning and Zoning Commission on May 17, 2021, and by City Council on May 25, 2021. A pre-construction meeting was held on March 29, 2022. A final walkthrough for public infrastructure was completed the week of March 6th.

The Lakehaven Phase 1 Final plat has been reviewed according to the ordinances of the City of Farmersville and been found to be compliant. It is recommended that the Lakehaven Phase 1 Final Plat be approved.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Jacob Dupuis".

Jacob Dupuis, PE
Senior Discipline Lead

IV. ADJOURNMENT