



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
April 18, 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. PUBLIC HEARINGS

- A. "Public Hearing to consider a request to change the zoning on three lots containing approximately 0.77 acres of land, more or less, from SF-2 – Single-Family Dwelling-2 District uses on certain of said lots and HC - Highway Commercial District Uses on certain of said lots to C - Commercial District uses subject to the HC - Highway Commercial Overlay District on the entirety of said property to allow for the platting

and development of a commercial project. The property is generally situated on the north side of Audie Murphy Parkway (U.S. Highway 380) and the west side of Orange Street, and located in the W.B Williams Survey, Abstract No. 952, of Farmersville, Collin County, Texas.”

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

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

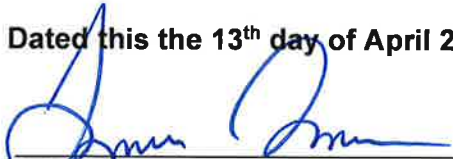
ADJOURNMENT

The Planning and Zoning Commission reserves the right 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 April 13, 2023, by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 13th day of April 2023.



Tabatha Monk, City Secretary



PUBLIC HEARINGS

A. "Public Hearing to consider a request to change the zoning on three lots containing approximately 0.77 acres of land, more or less, from SF-2 – Single-Family Dwelling-2 District uses on certain of said lots and HC - Highway Commercial District Uses on certain of said lots to C - Commercial District uses subject to the HC - Highway Commercial Overlay District on the entirety of said property to allow for the platting and development of a commercial project. The property is generally situated on the north side of Audie Murphy Parkway (U.S. Highway 380) and the west side of Orange Street, and located in the W.B Williams Survey, Abstract No. 952, of Farmersville, Collin County, Texas."

**City of Farmersville
Notice of Public Hearing**

The Farmersville Planning and Zoning Commission will hold a public hearing on Tuesday, April 18, 2023, at 6:00 p.m. in the Council Chambers of City Hall, 205 S. Main Street, Farmersville, TX to consider a request to change the zoning on three lots containing approximately 0.77 acres of land, more or less, from SF-2 – Single-Family Dwelling-2 District uses on certain of said lots and HC - Highway Commercial District Uses on certain of said lots to C - Commercial District uses subject to the HC - Highway Commercial Overlay District on the entirety of said property to allow for the platting and development of a commercial project. The property is generally situated on the north side of Audie Murphy Parkway (U.S. Highway 380) and the west side of Orange Street, and located in the W.B Williams Survey, Abstract No. 952, of Farmersville, Collin County, Texas.

All interested citizens and property owners 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.

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**City of Farmersville  
Notice of Public Hearing**

The Farmersville City Council will hold a public hearing on Tuesday, April 25, 2023, at 6:00 p.m. in the Council Chambers of City Hall, 205 S. Main Street, Farmersville, TX to consider a request to change the zoning on three lots containing approximately 0.77 acres of land, more or less, from SF-2 – Single-Family Dwelling-2 District uses on certain of said lots and HC - Highway Commercial District Uses on certain of said lots to C - Commercial District uses subject to the HC - Highway Commercial Overlay District on the entirety of said property to allow for the platting and development of a commercial project. The property is generally situated on the north side of Audie Murphy Parkway (U.S. Highway 380) and the west side of Orange Street, and located in the W.B Williams Survey, Abstract No. 952, of Farmersville, Collin County, Texas.

All interested citizens and property owners 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.

Samson Holdings LLC  
1612 S Jefferson Ave  
Mount Pleasant TX 75455

Saffell Amy Lynn  
416 Orange Ave  
Farmersville, TX 75442

Satl Investments LLC  
1217 Live Oak St.  
Royse City, TX 75189

Collin NH Realty LTD  
4311 Oak Lawn Ave, Suite 400  
Dallas, TX 75129

Newell Shawn & Rachel  
507 S. Main St.  
Farmersville, TX 75442

Barrera Gambino  
511 S. Main St.  
Farmersville, TX 75442

Rios Thomas C  
106 Beech St #A  
Farmersville, TX 75442

Lomas Magdalena Laura  
106 Beech St  
Farmersville, TX 75442

Aguilar Enrique  
108 Beech St.  
Farmersville, TX 75442

Adams April  
8818 Foster Ln  
Quinlan, TX 75474

Dolvin Jerald L  
110 Beech St.  
Farmersville, TX 75442

Gomez Felipe A  
900 Old Josephine Rd  
Farmersville, TX 75442

Properties S & D LLC  
2747 County Road 613  
Farmersville, TX 75442

Watwood Brenda  
7302 Compass Point Dr.  
Rowlett, TX 75089

Harwood Timothy  
1318 Capstan Dr.  
Allen, TX 75013

Douglas Mikki  
P.O. Box 1090  
Mabank, TX 75147

Ahrend Brent Thomas Jr & Sarah M  
200 Beech St.  
Farmersville, TX 75442

Roberts Chris & Stephanie  
P. O. Box 411  
Farmersville, TX 75442

Blevins James A & Carolyn Y  
506 S. Rike St  
Farmersville, TX 75442

Douglas Scott  
208 Beech St.  
Farmersville, TX 75442

Stevenson James & Sallye  
10178 Burnt Mill Ln.  
Frisco, TX 75035

Grace Fellowship Church Assembly God  
P.O. Box 676  
Farmersville, TX 75442

Day Sandy  
2747 County Road 613  
Farmersville, TX 75442

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

*Mikki*  
*3/30/23*  




01/20/2021 02:07:44 PM D1 1/3

G.F. No. 20-552563-MM

ADDRESS OF AND RETURN TO:

**Properties S & D, LLC  
2747 County Road 613  
Farmersville, TX 75442**

**SPECIAL WARRANTY DEED**

**“NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.”**

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That **MIKKI DOUGLAS**, a single person, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand to Grantor paid by **PROPERTIES S & D, LLC**, a Texas limited liability company, whose mailing address is 2747 County Road 613, Farmersville, TX 75442, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt and sufficiency of which is hereby also acknowledged, HAVE GRANTED, SOLD AND CONVEYED and do by these presents GRANT, SELL AND CONVEY into the said Grantee all the following described real property (“Property”), to-wit: **SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.**

This conveyance is made and accepted subject to validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, successors and assigns forever.

And Grantor does hereby bind Grantor, Grantor's heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by through or under Grantor, but not otherwise.

Current ad valorem taxes on said Property have been prorated and the payment thereof is assumed by the Grantee.

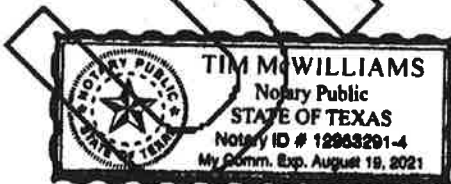
EXECUTED on the dates of the acknowledgments set out below, to be effective, however, on the 19<sup>th</sup> day of January 2021.

  
MIKKI DOUGLAS

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged before me on the 19<sup>th</sup> day of January 2021 by  
MIKKI DOUGLAS.



  
\_\_\_\_\_  
Notary Public, State of Texas

PREPARED IN THE LAW OFFICES OF:

McWILLIAMS & McWILLIAMS

2713 Virginia Pkwy, Ste. 100

McKinney, Texas 75071

I:\Rachuel\Files\20-MM\2563 Douglas - Properties S & D\2563.Special.cash.doc



**EXHIBIT "A"**

BEING all that tract of land in the City of Farmersville, Collin County, Texas, out of the W.B. Williams Survey, A-952, and being part of that called 45,905 Sq.Ft. of land described in deed to Ronnie Douglas and Mikki Douglas as recorded under CC# 95-0082909 of the Land Records of Collin County, Texas, and being further described as follows:

BEGINNING at a TxDot monument found at the intersection of the North line of U.S. Highway No. 380 with the West line of Orange Street, same being the Northeast corner of that called 12,072 Sq.Ft. to State of Texas as recorded under CC# 20090501000520020 of the Official Public Records of Collin County, Texas;

THENCE North 81 degrees 51 minutes 59 seconds West (Directional Control Line), 189.80 feet along the North line of said U.S. Highway No. 380 to a TxDot monument found on the West line of said Douglas tract, and at the Northwest corner of said State of Texas tract;

THENCE North 00 degrees 44 minutes 54 seconds West, 115.98 feet to a point at the Westerly most Northwest corner of said Douglas tract, from which a 1/2 inch steel rod found bears South 00 degrees 44 minutes 54 seconds East, 7.48 feet for witness;

THENCE North 88 degrees 08 minutes 47 seconds East, 73.64 feet to a 1/2 inch steel rod found at an ell corner of said Douglas tract;

THENCE North 00 degrees 15 minutes 55 seconds East, 75.51 feet to a 5/8 inch steel rod set at the Northerly most Northwest corner of said Douglas tract;

THENCE North 88 degrees 06 minutes 01 seconds East, 116.80 feet to a 5/8 inch steel rod set on the West line of said Orange Street, and at the Northeast corner of said Douglas tract;

THENCE South 00 degrees 19 minutes 32 seconds West, 224.59 feet along the West line of said Orange Street to the POINT OF BEGINNING, containing 0.777 acres of land, more or less.

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
01/20/2021 02:07:44 PM  
\$34.00 DFOSTER  
20210120000120960



A handwritten signature in cursive script that reads "Stacey Kemp".

**Kenneth L. Maun**  
**Tax Assessor\Collector**  
**Collin County**



**P.O. Box 8046**  
**McKinney, TX 75070**  
**Ph: 972-547-5020**  
**Metro: 972-424-1460 ext. 5020**

TAX CERTIFICATE FOR ACCOUNT : R1069004017D1

PAGE 1 OF 1

AD NUMBER: 2678505  
 GF NUMBER:  
 CERTIFICATE NO : 46296640

DATE : 11/3/2022  
 FEE : 10.00

COLLECTING AGENCY  
 Collin County  
 P.O. Box 8046  
 McKinney TX 75070

PROPERTY DESCRIPTION  
 WILEY ADDITION (CFC)|BLK 4|LOT  
 17D

AUDIE MURPHY PKWY  
 0.198 ACRES

REQUESTED BY  
 BOUNDARY SOLUTIONS INC  
  
 116 MCKINNEY ST  
 FARMERSVILLE TX 75442

PROPERTY OWNER  
 PROPERTIES S & D LLC  
  
 2747 COUNTY ROAD 613  
 FARMERSVILLE TX 754425321

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF COLLIN COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INLCUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

| CURRENT VALUES   |             |                |        |
|------------------|-------------|----------------|--------|
| LAND MKT VALUE:  | \$37,777.00 | IMPROVEMENT :  | \$0.00 |
| AG LAND VALUE:   | \$0.00      | DEF HOMESTEAD: | \$0.00 |
| APPRAISED VALUE: | \$37,777.00 | LIMITED VALUE: | \$0.00 |
| EXEMPTIONS:      |             |                |        |
| LAWSUITS:        |             |                |        |

| YEAR           | TAX UNIT          | LEVY     | PEN    | INT    | DEF INT | ATTY   | AMOUNT DUE |
|----------------|-------------------|----------|--------|--------|---------|--------|------------|
| 2022           | COLLIN COLLEGE    | \$30.68  | \$0.00 | \$0.00 | \$0.00  | \$0.00 | \$30.68    |
| 2022           | Collin County     | \$57.59  | \$0.00 | \$0.00 | \$0.00  | \$0.00 | \$57.59    |
| 2022           | FARMERSVILLE CITY | \$269.12 | \$0.00 | \$0.00 | \$0.00  | \$0.00 | \$269.12   |
| 2022           | FARMERSVILLE ISD  | \$486.81 | \$0.00 | \$0.00 | \$0.00  | \$0.00 | \$486.81   |
| 2022 SUB TOTAL |                   |          |        |        |         |        | \$844.20   |

TOTAL CERTIFIED TAX DUE 11/2022 : **\$ 844.20**

ISSUED TO : BOUNDARY SOLUTIONS INC  
 ACCOUNTNUMBER: R1069004017D1

CERTIFIED BY : 

Collin County Property Tax Off



**ITEMS FOR DISCUSSION AND**  
**POSSIBLE ACTION**

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



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION MINUTES  
REGULAR SESSION MEETING  
March 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 Lauren Shambeck, Michael Hesse, and John Klostermann, were present. Commissioners Sue Williams, James Riley and Adam White were 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. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- A. "Consider, discuss and act upon the P&Z minutes from the February 21, 2023, meeting."
- **Commissioner Klosterman made a motion to approve.**
  - **Commissioner White seconded the motion to approve.**
  - **The motion was carried unanimously (4-0).**
- B. "Consider, discuss and act upon a preliminary plat for The Loop Farmersville located at S State Hwy. 78 Farmersville, Texas."
- **Commissioner Klosterman made a motion to recommend approval of the preliminary plat contingent upon the items in the letter from the City Engineer.**
  - **Commissioner Hesse seconded the motion.**
  - **The motion was carried unanimously (4-0).**

- 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."
  - **Commissioner Klostermann made a motion to recommend approval of this replat.**
  - **Commissioner Hesse seconded the motion.**
  - **The motion was carried unanimously (4-0).**
  
- D. "Consider, discuss and act upon a Final Plat for Lakehaven Phase 1 Farmersville, Texas."
  - **Chairman Helmberger** recused himself from this item due to a conflict of interest.
  - **Commissioner Klostermann** announced this item.
  - Brian Honeycutt with Kimley Horn addressed the board and answered questions from the board.
  - **Commissioner Hesse made a motion to recommend approval of the final plat contingent upon completion of the street signs and ADA interfaces mentioned by the City Manager.**
  - **Commissioner Shambeck seconded the motion.**
  - **The motion was carried unanimously (3-0).**
  
- E. Consider, discuss and act upon a Final Plat for Lakehaven Boulevard Farmersville, Texas.
  - **Chairman Helmberger** remained recused from this item as well.
  - **Commissioner Klostermann** announced this item.
  - Brian Honeycutt with Kimley Horn addressed the board and answered questions from the board.
  - **Commissioner Hesse made a motion to recommend approval of the final plat contingent upon completion of the street interfaces, driveway interfaces and street signs mentioned by the City Manager.**
  - **Commissioner Shambeck seconded the motion.**
  - **The motion was carried unanimously (3-0).**

**Chairman Helmberger** rejoined the meeting.

#### **IV. ADJOURNMENT**

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

ATTEST:

APPROVE:

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Tabatha Monk, City Secretary

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Joe Helmberger, Chairman