



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
May 16, 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 April 18, 2023, meeting.
- B. Consider, discuss and act upon revisions to the approved Concept Plan and Preliminary Plat for Lakehaven.

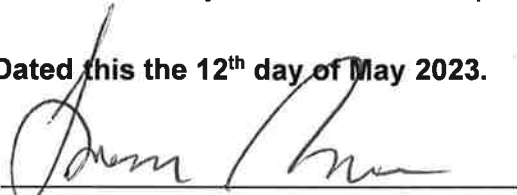
ADJOURNMENT

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 May 12, 2023, by 1:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 12th day of May 2023.



Tabatha Monk, City Secretary



III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

**A. CONSIDER, DISCUSS AND ACT UPON P&Z
MINUTES FROM THE APRIL 18, 2023, MEETING.**



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
April 18, 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, Adam White, John Klostermann and Sue Williams were present. Commissioners Michael Hesse and James Riley were absent. City Staff in attendance were City Manager, Ben White, City Secretary, Tabatha Monk, and City Attorney Alan Lathrom.
- Chairman Helmberger gave the prayer and then 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 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."
- Chairman Helmberger opened the public hearing at 6:03 p.m.

- Amy Saffell came forward to speak against this item. She does not feel it would be in the neighborhood's best interest to allow more commercial to encroach on the residential space.
- Brent Ahrend spoke against this zoning to commercial. He shared his opinions regarding this item.
- Dan Day, owner of the property, spoke in favor of this item and shared their plans regarding this property.
- Sandy Day, other property owner, spoke in favor of this item. She advised this property has been vacant for years and not doing the City any good sitting vacant. She also shared what their hopes were for this property.
 - Chairman Helmberger closed the public hearing at 6:10 p.m.
- Mr. Day answered the board members' questions.
- The board discussed screening requirements for a builder when the property is developed. (for commercial).
 - **Commissioner Klosterman made a motion to recommend approval to the City Council.**
 - **Commissioner White seconded the motion.**
 - **The motion was passed unanimously (5-0).**

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. "Consider, discuss and act upon the P&Z minutes from the March 21, 2023, meeting."
- **Commissioner Klosterman made a motion to approve.**
 - **Commissioner White seconded the motion.**
 - **The motion was passed unanimously (5-0).**

V. ADJOURNMENT

Chairman Helmberger adjourned the meeting at 6:17 p.m.

ATTEST:

APPROVE:

Tabatha Monk, City Secretary

Joe Helmberger, Chairman

B. Consider, discuss and act upon revisions to the approved Concept Plan and Preliminary Plat for Lakehaven.



May 12, 2023

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

RE: Lakehaven Concept Plan
Dated March 2023

Mr. White:

The Lakehaven MUD development is seeking reapproval on the Concept Plan due to lot layout and total count changes. The original Concept plan was approved by Planning & Zoning on November 16, 2021 and Council on December 14, 2021.

During the engineering design for Phase 2 and Phase 3 of the development, the design engineer firm, Kimley-Horn, concluded that not enough stormwater detention was previously allocated on the Concept Plan. An additional detention pond was needed in Phase 2 which replaced the originally proposed lots on Munster Court, and a larger detention pond was needed in Phase 3 near Travis Dr. A total of 13 lots were removed from the Lakehaven Subdivision which brings the number of lots from an originally proposed 1,880, down to 1,867.

Dunaway has reviewed the design plans for Phase 2 and Phase 3 and agrees that these changes were necessary for the safe management of stormwater. It was determined by City staff that the above-mentioned changes were enough to warrant a resubmission through Planning & Zoning and the City Council, and we recommend that the Concept Plan be reapproved.

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



May 12, 2023

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

RE: Lakehaven Preliminary Plat
Dated March 2023

Mr. White:

The Lakehaven MUD development is seeking reapproval on the Preliminary Plat due to lot layout and total count changes. The original Preliminary Plat was approved by Planning & Zoning on November 16, 2021 and Council on December 14, 2021.

During the engineering design for Phase 2 and Phase 3 of the development, the design engineer firm, Kimley-Horn, concluded that not enough stormwater detention was previously allocated on the Preliminary Plat. An additional detention pond was needed in Phase 2 which replaced the originally proposed lots on Munster Court, and a larger detention pond was needed in Phase 3 near Travis Dr. A total of 13 lots were removed from the Lakehaven Subdivision which brings the number of lots from an originally proposed 1,880, down to 1,867.

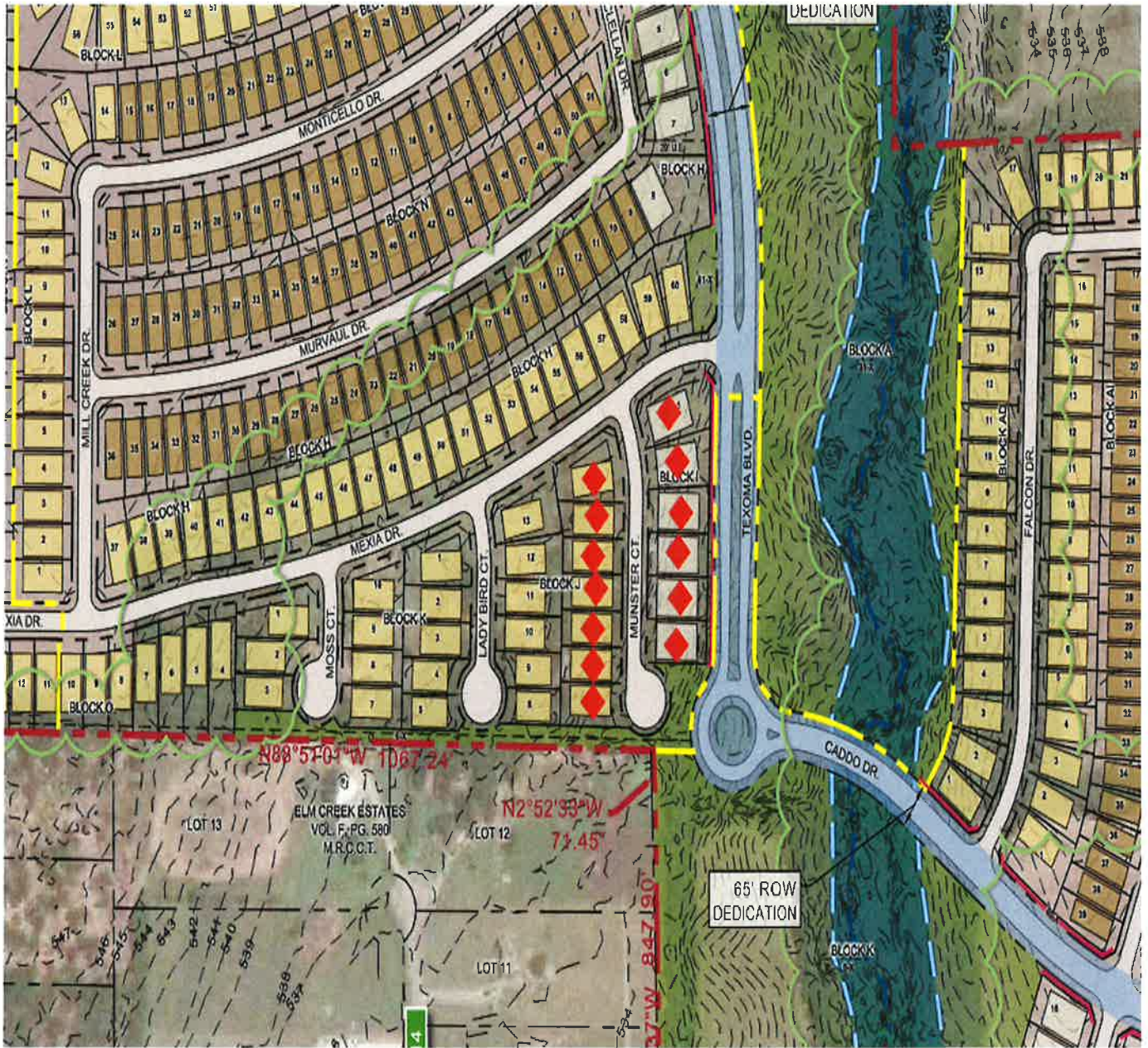
Dunaway has reviewed the design plans for Phase 2 and Phase 3 and agrees that these changes were necessary for the safe management of stormwater. It was determined by City staff that the above-mentioned changes were enough to warrant a resubmission through Planning & Zoning and the City Council, and we recommend that the Preliminary Plat be reapproved.

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
Senior Discipline Lead



Changes requested

ADJOURNMENT