Farmersville
DISCOVER A TEXAS TREASURE

CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
July 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. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss, and act upon P&Z minutes from the June 20, 2023, meeting.

B. Consider, discuss and act upon a Preliminary Plat for King Ridge Duplex located at 303 Raymond Street, Farmersville, Texas.

C. Consider, discuss and act upon a Minor Plat for Rolling Hills Addition Phase 2 located at Murchison Street (CR 655) Farmersville, Texas.

D. Consider, discuss and act upon a Final Plat for Orange 380 Addition located at Orange Street, Lot 17D, Lot 19A & Lot 19B Block 4 of the Wiley Addition, Farmersville, Texas.

E. Consider, discuss and act upon a Preliminary Plat for Farmersville 14 located at the (NWC of CR 656 and CR 700) 19139 CR 656 Farmersville, Texas.

F. Consider, discuss and act upon a Final Plat for Farmersville 14, located at (NWC of CR 656 and CR 700) 19139 CR 656 Farmersville Texas.

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 July 14, 2023, by 11:30 A.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 14th day of July 2023.

Tabatha Monk, City Secretary

TEXAS
CITY OF FARMERSVILLE

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 June 20, 2023, meeting.

Farmersville
DISCOVER A TEXAS TREASURE

CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
June 20, 2023, 6:00 P.M.

I. PRELIMINARY MATTERS

- Commissioner Klostermann presided over the meeting which was called to order at 6:08 p.m. Commissioners Michael Hesse, John Klostermann, Sue Williams and Adam White were present. Chairman Joe Helmberger and Commissioner James Riley were absent. City Council Liaison, Lance Hudson; was present. City Staff in attendance were City Manager, Ben White, City Secretary, Tabatha Monk, and City Attorney Alan Lathrom.
- City Councilmember Lance Hudson gave the prayer and Commissioner Klostermann 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 DISCUSION AND POSSIBLE ACTION

A. "Consider, discuss and act upon the P&Z minutes from the May 16, 2023, meeting."
   - **Commissioner Hesse made a motion to approve.**
   - **Commissioner White seconded the motion to approve.**
   - **The motion was passed unanimously (4-0).**

B. "Consider, discuss and act upon a Preliminary Plat for Saxet Hacienda, Lots 1-4, Block A, being a plat of 4 lots totaling 16.745 acres."
   - **Commissioner Hesse made a motion to approve.**
   - **Commissioner Williams seconded the motion to approve.**
   - **The motion was passed unanimously (4-0).**

C. "Consider, discuss and act upon a Minor Plat for Trevino Estates, Lots 1-3, Block A, being a plat of 3 lots totaling 15.07 acres."
   - **Commissioner Hesse made a motion to approve.**
   - **Commissioner White seconded the motion to approve.**
   - **The motion was passed unanimously (4-0).**

IV. ADJOURNMENT

Commissioner Klostermann adjourned the meeting at 6:13 p.m.

ATTEST:

Tabatha Monk, City Secretary

APPROVE:

Joe Helmberger, Chairman

B. Consider, discuss, and act upon a Preliminary Plat for King Ridge Duplex located at 303 Raymond Street, Farmersville, Texas.

DUNAWAY

July 13, 2023

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

RE: King Ridge Duplexes - Preliminary Plat
Dated May 2023

Mr. White:

The aforementioned project has been submitted for approval by the City of Farmersville. The purpose of the Preliminary Plat is to create one multi-family lot for duplexes located off Raymond Street. This property is entirely within the City limits and all utilities will be provided by the City of Farmersville. The Site Plan was approved by both P&Z and City Council in January 2022.

The Preliminary Plat has been reviewed according to the ordinances of the City of Farmersville and been found to be compliant. It is It is recommended that the King Ridge Duplexes Preliminary Plat be approved.

Please contact me if you have any questions.

Sincerely,

Jacob Dupuis

Jacob Dupuis, PE
Senior Discipline Lead

C. Consider, discuss, and act upon a Minor Plat for Rolling Hills Addition Phase 2 located at Murchison Street (CR 655), Farmersville, Texas.

DUNAWAY

July 13, 2023

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

RE: Rolling Hills Addition Phase 2 – Minor Plat
Dated June 2023

Mr. White:

The aforementioned project has been submitted for approval by the City of Farmersville. The purpose of the Minor Plat is to create two residential lots located on Murchison Street (CR 655). A portion of the lots are within the City Limits and the remainder is within the ETJ. The water provider for these lots is Caddo Basin SUD and sewer will be via on-site septic.

The Minor Plat has been reviewed according to the ordinances of the City of Farmersville and been found to be compliant. It is It is recommended that the Rolling Hills Addition Phase 2 Minor Plat be approved.

Please contact me if you have any questions.

Sincerely,

Jacob Dupuis

Jacob Dupuis, PE
Senior Discipline Lead

D. Consider, discuss, and act upon a Final Plat for Orange 380 Addition located at Orange Street, Lot 17D, Lot 19A & Lot 19B Block 4 of the Wiley Addition, Farmersville, Texas.

DUNAWAY

July 13, 2023

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

RE: Orange 380 Addition - Final Plat
Dated July 2023

Mr. White:

The aforementioned project has been submitted for approval by the City of Farmersville. The purpose of the Final Plat is to create one platted Highway Commercial lots. This property is within the City Limits and all utilities are provided by the City of Farmersville.

The 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 Orange 380 Final Plat be approved.

Please contact me if you have any questions.

Sincerely,

Jacob Dupuis

Jacob Dupuis, PE
Senior Discipline Lead

E. Consider, discuss, and act upon a Preliminary Plat for Farmersville 14 located at the (NWC of CR 656 and CR 700), 19139 CR 656 Farmersville, Texas.

DUNAWAY

July 13, 2023

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

RE: Farmersville 14 - Preliminary Plat
Dated July 2023

Mr. White:

The aforementioned project has been submitted for approval by the City of Farmersville. The purpose of the Preliminary Plat is to create seven residential lots. This property is partially within the ETJ and Collin County. Water utility service is to be provided by Caddo Basin SUD and sewer is to be via on-site septic.

The Preliminary Plat has been reviewed according to the ordinances of the City of Farmersville and been found to be compliant. It is recommended that the Farmersville 14 Preliminary Plat be approved.

Please contact me if you have any questions.

Sincerely,

Jacob Dupuis

Jacob Dupuis, PE
Senior Discipline Lead

F. Consider, discuss, and act upon a Final Plat for Farmersville 14 located at the (NWC of CR 656 and CR 700), 19139 CR 656 Farmersville, Texas.

DUNAWAY

July 13, 2023

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

RE: Farmersville 14 - Final Plat
Dated July 2023

Mr. White:

The aforementioned project has been submitted for approval by the City of Farmersville. The purpose of the Final Plat is to create seven residential lots. This property is partially within the ETJ and Collin County. Water utility service is to be provided by Caddo Basin SUD and sewer is to be via on-site septic.

The 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 Farmersville 14 Final Plat be approved.

Please contact me if you have any questions.

Sincerely,

Jacob Dupuis

Jacob Dupuis, PE
Senior Discipline Lead

IV. ADJOURNMENT