



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
February 20, 2024, 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.

V. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss, and act upon P&Z minutes from the January 16, 2024, meeting.

- B. Consider, discuss, and act upon a Preliminary Plat for Woodards Addition, located at Buckskin/Houston, 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 February 15, 2024, by 5:30 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 15th day of February 2024.



Tabatha Monk, City Secretary



P&Z MINUTES
(01-16-2024)



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
January 16, 2024, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Chairman John Klostermann presided over the meeting which was called to order at 6:00 p.m. Commissioners Michael Hesse, Adam White, John Klostermann, John Cooper, and Sue Williams were present. Commissioner James Riley was absent and there is currently 1 vacancy on the board. City Council Liaison, Lance Hudson; was present. City Staff in attendance were City Manager, Ben White, City Secretary, Tabatha Monk, Code Compliance Tiffany Barber and City Attorney.
- Tiffany Barber gave the prayer and Chairman 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. PUBLIC HEARINGS

“Public Hearing to consider, discuss and act upon text amendments to Chapter 77, “Zoning,” of the Farmersville Code, as previously amended, by amending Section 77-46, “Schedule of Permitted Uses,” by amending Chart (d), “Accessory and Incidental Uses,” to add “Above-Ground Fuel Storage Tanks and Pumps (Governmental Use)” as an allowable accessory use to be added into said Chart in alphabetical order, by amending section 77-49, “Use-Specific Regulations,” by deleting paragraph (g) entitled “Fuel Pumps (Accessory Use) in its entirety and replacing said paragraph with a new paragraph (g) also entitled “Fuel Pumps (Accessory Use)” to recognize a government use exception, and by adding a new paragraph (o) entitled “Above-Ground Storage Tanks and Pumps (Governmental Use).”

- Public hearing was opened at 6:06 p.m.
- Mr. White updated the board regarding this item.

- Mr. White answered the boards questions.
- The City Attorney answered the boards questions.
- The public hearing closed at 6:13 p.m.
- **Commissioner White made a motion to recommend approval.**
- **Commissioner Hesse seconded the motion.**
- **The motion passed unanimously (5-0).**

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. "Consider, discuss and act upon the P&Z minutes from the December 19, 2023, meeting."
 - **Commissioner White made a motion to approve.**
 - **Commissioner Hesse seconded the motion.**
 - **The motion passed unanimously (5-0).**

- B. "Consider, discuss and act upon a Preliminary Plat for Advance Fixtures (AFI), State Highway 380, Farmersville, Texas."
 - Chairman Klostermann opened this item for discussion.
 - Mr. White updated the board on this item.
 - **Commissioner White made a motion to recommend approval contingent upon the items listed in the city engineer's letter.**
 - **Commissioner Williams seconded the motion.**
 - **The motion passed unanimously (5-0).**

- C. "Consider, discuss and act upon changing the regular monthly meeting dates/times of the Farmersville Planning and Zoning Commission."
 - Chairman Klostermann opened this item for discussion.
 - Commissioner Hesse stated Monday meetings would work best for him.
 - The other Commissioners advised either Mondays or Tuesdays were fine with them.
 - **Commissioner Cooper made a motion to move the regular Planning and Zoning meetings to the 3rd Monday of each month at 6:00 p.m.**
 - **Commissioner Hesse seconded the motion.**
 - **The motion passed unanimously (5-0).**

ADJOURNMENT

Chairman Klostermann adjourned the meeting at 6:21 p.m.

ATTEST:

APPROVE:

Tabatha Monk, City Secretary

John Klostermann, Chairman

WOODARDS ADDITION
PRELIMINARY PLAT
(LOCATED AT BUCKSKIN/HOUSTON)



February 13, 2024

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

RE: Woodards Addition – Preliminary Plat
Dated January 2024

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, all within the SF-2 zoning area. This property is within Farmersville City Limits and all utilities will be provided by the City.

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 Woodards Addition Preliminary 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

OWNER'S CERTIFICATE

WHEREAS INVEST XCHANGE, LLC are the owners of a tract or parcel of land situated within Farmersville, Collin County, Texas, being more particularly described as follows:

LEGAL DESCRIPTION

BEING a tract or parcel of land situated in Farmersville, Collin County, Texas, being part of Lot 4R, Block 7 of REPLAT OF LOT 3R & 4R, BLOCK 7 OF WOODARDS ADDITION, an addition to Collin County as recorded in Volume 2014 at Page 540 of the Map Records of Collin County, Texas and being further described as follows:

BEGINNING at a 5/8 inch iron rod found for a corner at the westernmost northwest corner of Lot 4R on the east line of Buckskin Street;
THENCE N 90°00'00" E a distance of 100.00 feet to a 1/2 inch iron rod set for a corner;
THENCE N 90°00'00" W a distance of 85.00 feet to a 5/8 inch iron rod found for a corner on the south line of Houston Street;
THENCE N 90°00'00" E along the south line of Houston Street, a distance of 137.60 feet to a 1/2 inch iron rod set for a corner, said corner being at the intersection of the south line of Houston Street and the west line of Merit Street;
THENCE S 00°00'00" E along the west line of Merit Street, a distance of 150.00 feet to a 1/2 inch iron rod set for a corner;
THENCE N 90°00'00" W a distance of 117.00 feet to a 1/2 inch iron rod set for a corner;
THENCE S 00°00'00" E a distance of 304.64 feet to a 1/2 inch iron rod set for a corner on the north Right-of-Way of the Kansas City Southern Railroad;
THENCE S 71°21'56" W along the south line of Lot 4R and the north Right-of-Way of the Kansas City Southern Railroad, a distance of 126.77 feet to a 1/2 inch iron rod set for a corner at the southwest corner of Lot 4R, said corner being at the intersection of the north Right-of-Way of the Kansas City Southern Railroad and the east line of Buckskin Street;
THENCE N 00°00'00" W along the west line of Lot 4R and the east line of Buckskin Street, a distance of 365.51 feet returning to the Point of Beginning and containing 1.273 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT INVEST XCHANGE, LLC hereby adopt this plat as REPLAT OF PART OF LOT 4R, BLOCK 7 OF WOODARDS ADDITION, an addition to Farmersville, Collin County, and dedicates to the public use forever the roads and easements shown hereon (if any) for the mutual use and accommodation of any public utility desiring to use or using same for the purpose of construction, maintaining, adding to or removing any or all of their respective systems located therein.

WITNESS MY HAND this _____ day of _____, 20____.

Owner

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for _____ County, Texas, personally appeared the persons whose names are subscribed to the foregoing instrument and they acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for _____ County, Texas.

SURVEYOR'S CERTIFICATE

I, Donald S. Holder, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief this 23 day of JAN 2024.

Donald S. Holder
Donald S. Holder
R.P.L.S. No. 5266



STATE OF TEXAS
COUNTY OF Hunt

BEFORE ME, the undersigned authority, a Notary Public in and for Hunt County, Texas, personally appeared the persons whose names are subscribed to the foregoing instrument and they acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23 day of January, 2024.

Traci Mott
Notary Public in and for Hunt County, Texas.



APPROVAL BLOCK:

Approved

Presiding Officer
City of Farmersville, Texas

Date

Attest

Board, Commission or City Secretary
City of Farmersville, Texas

Date

NOTICE: Selling 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.

NOTES:

- 1. Bearings are based on North Central Texas State Plane 4202 NAD83.
- 2. According to the Flood Insurance Rate Map No. 48083-05-001 dated June 2, 2009, published by the Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage.

ALL IRON RODS SET UNLESS OTHERWISE NOTED.

OWNER'S CERTIFICATE

INVESTMENT, LLC are the owners of a tract or parcel of land situated within Farmersville, Collin County, Texas, being more particularly

LEGAL DESCRIPTION

tract of land situated in Farmersville, Collin County, Texas, being part of Lot 4R, Block 7 of REPLAT OF LOT 3R & 4R, BLOCK 7 OF

ADDITION, an addition to Collin County, as recorded in Volume 2014 at Page 540 of the Map Records of Collin County, Texas and being further

HOUSE

is such iron rod found for a corner at the west-southwest corner of Lot 4R on the east line of Buckskin Street:
30' E a distance of 130.00 feet to a 1/2 inch iron rod set for a corner.
30' W a distance of 85.00 feet to a 3/8 inch iron rod found for a corner on the south line of Houston Street.
30' E along the south line of Houston Street, a distance of 137.80 feet to a 1/2 inch iron rod set for a corner, and corner being at the intersection of
Houston Street and the west line of West Street.
30' E along the north line of West Street, a distance of 150.00 feet to a 1/2 inch iron rod set for a corner.
30' W a distance of 117.00 feet to a 1/2 inch iron rod set for a corner.
30' E a distance of 304.64 feet to a 1/2 inch iron rod set for a corner on the north Right-of-Way of the Kansas City Southern Railroad, a distance of 156.77 feet to a 1/2 inch iron
rod, along the south line of Lot 4R and the north Right-of-Way of the Kansas City Southern Railroad, a distance of 156.77 feet to a 1/2 inch iron
rod at the southwest corner of Lot 4R, said corner being at the intersection of the north Right-of-Way of the Kansas City Southern Railroad and the east
line of Lot 4R.
30' W along the west line of Lot 4R and the east line of Buckskin Street, a distance of 365.51 feet remaining to the Point of Beginning and
on of land.

WE KNOW ALL MEN BY THESE PRESENTS:

INVESTMENT, LLC hereby adopts this plat as REPLAT OF PART OF LOT 4R, BLOCK 7 OF WOODARDS ADDITION, an addition to Farmersville,
Collin County, Texas, for the purpose and consideration therein expressed and in the capacity indicated herein.

Witness my hand and seal of office this _____ day of _____, 2023.

Subscribed and sworn to before me this _____ day of _____, 2023, at _____, Collin County, Texas.
Notary Public in and for _____ County, Texas, personally appeared the persons whose names are subscribed
herein and they acknowledged same for the purposes and consideration therein expressed and in the capacity indicated herein.

My Hand and Seal of Office this _____ day of _____, 2023.

Notary Public in and for _____ County, Texas.

SURVEYOR'S CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor, State of Texas, hereby certify that the description and area shown on this plat were taken from actual measurements
of the land and correct to the best of my knowledge and belief, this 23rd day of September, 2023.

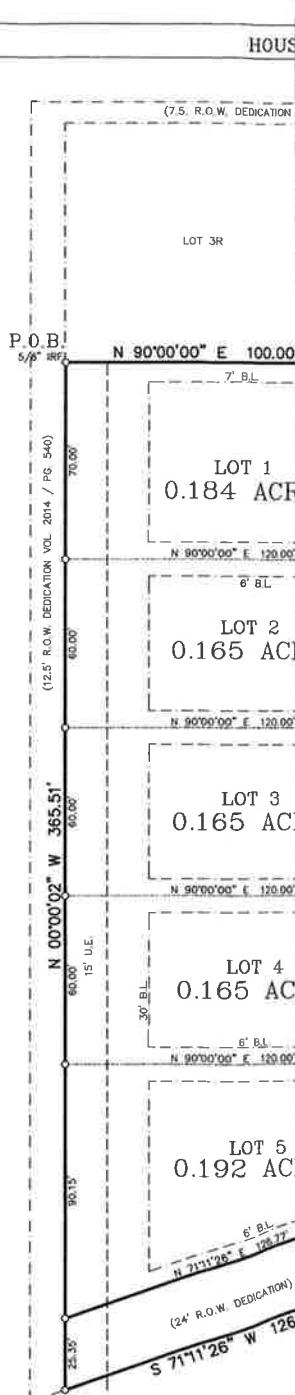


Subscribed and sworn to before me this _____ day of _____, 2023, at _____, Collin County, Texas.
Notary Public in and for _____ County, Texas, personally appeared the persons whose names are subscribed
herein and they acknowledged same for the purposes and consideration therein expressed and in the capacity indicated herein.

My Hand and Seal of Office this _____ day of _____, 2023.

Notary Public in and for _____ County, Texas.

BUCKSKIN STREET
(62.5' R.O.W.)



PRELIMINARY PLAT OF THE WOODARDS ADDITION, BLOCK 7, PART OF LOT 4R, BEING PART OF BLOCK 7, LOTS 3R & 4R OF THE WOODARDS ADDITION, AN ADDITION TO CITY, AS RECORDED IN VOLUME 2014 PAGE 540 OF THE RECORDS OF COLLIN COUNTY, TEXAS (1.273 ACRE) SEPTEMBER, 2023

Owner: Invest Xchange, LLC
1801 Hammerly Dr.
Fairview, Tx, 75069
Surveyor: Owens Land Surveying
2616 Stonewall Street
P. O. Box 1025
Greenville, Texas 75403
(903) 450-9837

1.273 TOTAL ACRES

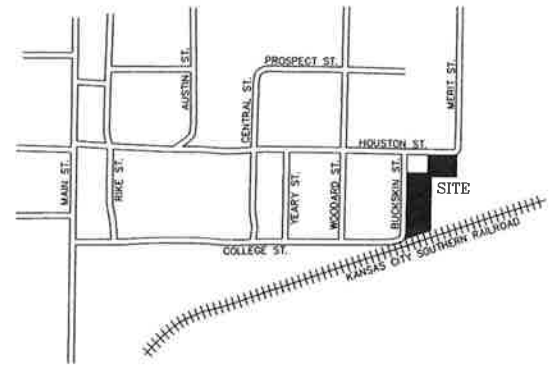
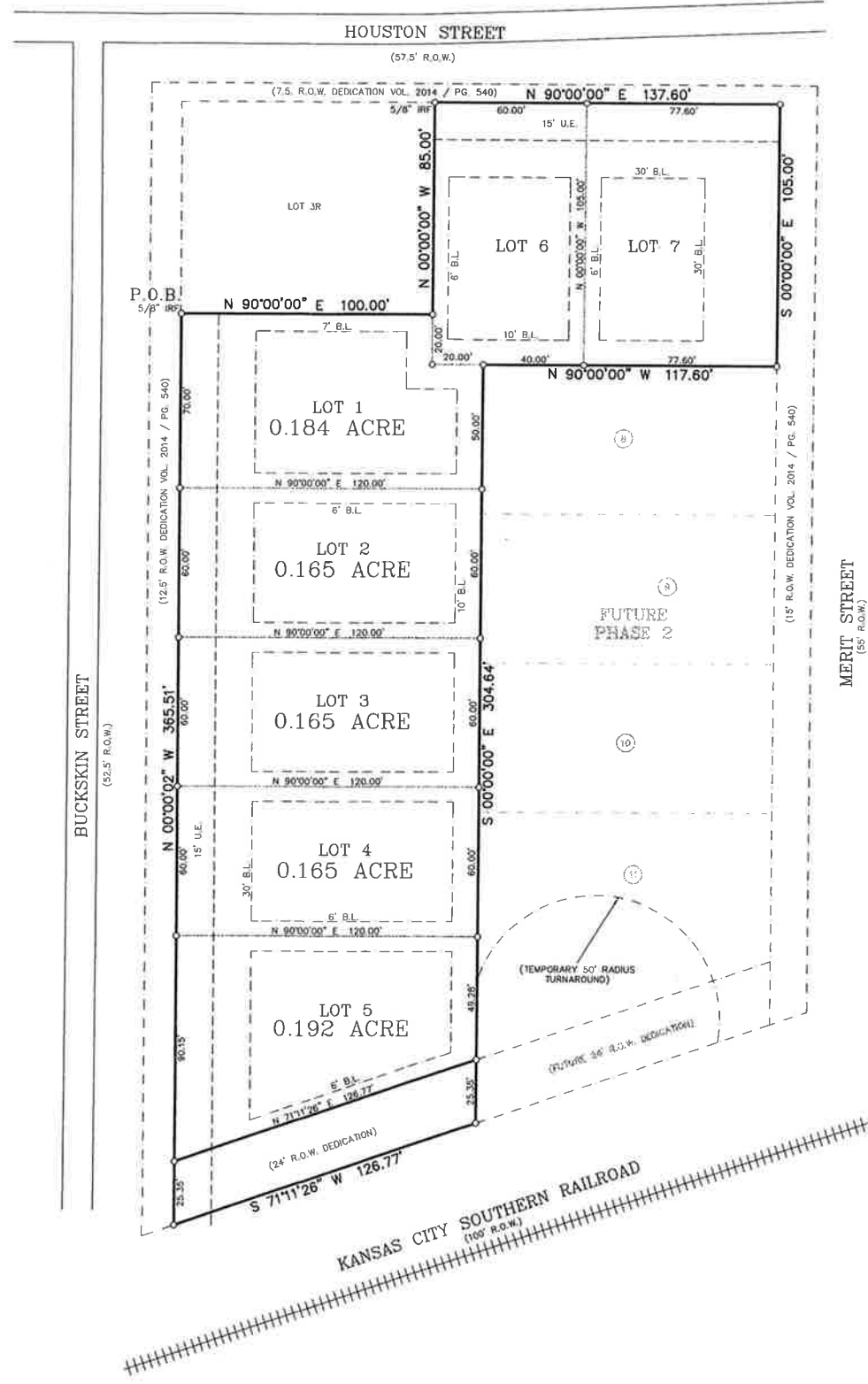
LEGEND

○ PROPERTY CORNER	○ WATER VALVE	○ TELE. POLE	○ MAILBOX	—X— WIRE FENCE
—#— POWER POLE	○ FIRE HYDRANT	○ FIBER OPTIC MARKER	○ HYDRA	—O— CHAINLINK FENCE
—□— GUY WIRE	○ GAS METER	○ CABLE TV FIBER OPTIC	○ TRAFFIC SIGN	—//— WOOD FENCE
—□— ELEC. TRANS.	○ GAS LINE MARKER	○ CLEARCUT	○ SAN. SEWER MANHOLE	—□— IRON FENCE
—□— ELECTRIC METER	○ GAS VALVE	○ SEPTIC	○ STORM SEWER MANHOLE	—E— ELECTRIC
—□— WATER METER	○ PIPELINE MARKER	○ AER	○ LIGHT POLE	—L— UNDERGROUND CABLE

Eyncon
ENGINEERING & SURVEYING
P.O. BOX 1025 GREENVILLE, TX 75403
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DATE: SEPT. 11, 2023	JOB NO.: 20823003
DRAWN BY: B. EBERT	DWG: PHASE1
SCALE: 1" = 40'	FIRM REG. CERT. #10022400

ALL IRON RODS SET UNLESS OTHERWISE NOTED.



VICINITY MAP

OWNER'S CERTIFICATE
 WHEREAS INVEST EXCHANGE, LLC are the owners of a tract or parcel of land situated within Farmersville, Collin County, Texas, being more particularly described as follows:
LEGAL DESCRIPTION
 BEING a tract or parcel of land situated in Farmersville, Collin County, Texas, being part of Lot 4R, Block 7 of REPLAT OF LOT 3R & 4R, BLOCK 7 OF WOODARDS ADDITION, an addition in Collin County, as recorded in Volume 2014 at Page 540 of the Map Records of Collin County, Texas and being further described as follows:
 BEGINNING at a 5/8 inch iron rod found for a corner at the westerlymost northwest corner of Lot 4R on the east line of Buckskin Street;
 THENCE S 89°00'00" E a distance of 109.00 feet to a 1/2 inch iron rod set for a corner;
 THENCE S 89°00'00" W a distance of 85.00 feet to a 5/8 inch iron rod found for a corner on the south line of Houston Street;
 THENCE N 00°00'00" E along the south line of Houston Street, a distance of 137.00 feet to a 1/2 inch iron rod set for a corner, said corner being at the intersection of the south line of Houston Street and the west line of Merit Street;
 THENCE S 89°00'00" W along the west line of Merit Street, a distance of 150.00 feet to a 1/2 inch iron rod set for a corner;
 THENCE N 90°00'00" W a distance of 117.60 feet to a 3/2 inch iron rod set for a corner;
 THENCE S 89°00'00" E a distance of 304.64 feet to a 1/2 inch iron rod set for a corner on the north Right-of-Way of the Kansas City Southern Railroad;
 THENCE S 71°11'26" W along the south line of Lot 4R and the north Right-of-Way of the Kansas City Southern Railroad a distance of 126.77 feet to a 1/2 inch iron rod set for a corner at the southwest corner of Lot 4R, said corner being at the intersection of the north Right-of-Way of the Kansas City Southern Railroad and the east line of Buckskin Street;
 THENCE N 00°00'00" W along the west line of Lot 4R and the east line of Buckskin Street a distance of 365.51 feet returning to the Point of Beginning; and containing 1.273 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT INVEST EXCHANGE, LLC hereby adopts this plat as REPLAT OF PART OF LOT 4R, BLOCK 7 OF WOODARDS ADDITION, an addition to Farmersville, Collin County, and dedicates to the public use forever the roads and easements shown hereon (if any) for the mutual use and accommodation of any public utility desiring to use or using same for the purpose of construction, maintaining, adding to or removing any or all of their respective systems located thereon.
 WITNESS MY HAND this _____ day of _____, 2023.
 Owner:
 STATE OF TEXAS
 COUNTY OF _____
 BEFORE ME, the undersigned authority, a Notary Public in and for _____ County, Texas, personally appeared the persons whose names are subscribed to the foregoing instrument and they acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.
 Notary Public in and for _____ County, Texas.

SURVEYOR'S CERTIFICATE
 I, Donald S. Hollett, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat herein were taken from actual measurements upon the ground and true, and correct to the best of my knowledge and belief this _____ day of _____, 2023.
 Donald S. Hollett
 Donald S. Hollett
 R.P.L.S. No. 5266
 STATE OF TEXAS
 COUNTY OF HUNT
 BEFORE ME, the undersigned authority, a Notary Public in and for Hunt County, Texas, personally appeared the persons whose names are subscribed to the foregoing instrument and they acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25th day of January, 2023.
 Notary Public in and for Hunt County, Texas.

APPROVAL BLOCK:
 Approved: _____ Date: _____
 Pending Officer: _____ Date: _____
 City of Farmersville, Texas.
 Attest:
 Board, Commission or City Secretary: _____ Date: _____
 City of Farmersville, Texas.

NOTICE: Selling 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.
NOTES:
 1. Records are filed in Public Central Texas State Plans - 4207 NAD83.
 2. According to the Flood Hazard Map No. 4848C-0100 dated June 2, 2019 published by the Federal Emergency Management Agency the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This statement does not mean that the property and/or structures thereon will be free from flooding or flood damage. The same occurrence, greater floods can and will occur and flood heights can be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 3. Utilities are provided by the City of Farmersville.
 4. Zoning is SF2.

PRELIMINARY PLAT OF THE WOODARDS ADDITION, BLOCK 7, PART OF LOT 4R, BEING A REPLAT OF BLOCK 7, LOTS 3R & 4R OF THE WOODARDS ADDITION, AN ADDITION TO THE CITY, AS RECORDED IN VOLUME 2014 AT PAGE 540 OF THE RECORDS OF COLLIN COUNTY, TEXAS (1.273 ACRE) SEPTEMBER, 2023

Owner:
 Invest Exchange, LLC
 1801 Hamnerly Dr.
 Fairview, TX 75669
 Surveyor:
 Owens Land Surveying
 2816 Stonewall Street
 P.O. Box 1025
 Greenville, Texas 75403
 (903) 450-9837

1.273 TOTAL ACRES

LEGEND

○ PROPERTY CORNER	○ WATER VALVE	△ TELE. PEDestal	○ MAILBOX	— WIRE FENCE	— GAS
— POWER POLE	○ FIRE HYDRANT	○ FIBER OPTIC MARKER	— HWAC	— CHAINLINK FENCE	— WATER
— GUY WIRE	○ GAS METER	△ CATV/CABLE TV PEDestal	○ TRAFFIC SIGN	— WOOD FENCE	— FIBER OPTIC
○ ELEC. TRANS.	○ GAS LINE MARKER	○ CLEANOUT	○ SAN. SEWER MANHOLE	— IRON FENCE	— SANITARY SEWER
○ ELECTRIC METER	○ GAS VALVE	○ SEPTIC	— ELECTRIC	—	— STORM SEWER
○ WATER METER	○ PIPELINE MARKER	○ AERobic	— LIGHT POLE	—	— UNDERGROUND FENCE

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