

FARMERSVILLE PLANNING & ZONING COMMISSION  
SPECIAL SESSION MINUTES  
May 28, 2015

The Farmersville Planning and Zoning Commission met in special session on May 28, 2015 at 7:28 p.m. at the City of Farmersville Council Chambers with the following members present: Mark Vincent, Charles Casada, Craig Overstreet and Chad Dillard. Commissioners absent were Bryce Thompson and Todd Rolen. Staff members present were City Manager Ben White, City Attorney Alan Lathrom, and Finance Director Daphne Hamlin. Council Liaison John Klostermann was present.

**CALL TO ORDER AND RECOGNITION OF CITIZENS/VISITORS**

Commissioner Craig Overstreet called the meeting to order at 7:28pm. Daphne Hamlin called roll and announced that a quorum was present. Craig Overstreet offered the invocation and led the audience in the Pledge of Allegiance to the American and Texas Flags.

**Item II – A) CONSIDER, DISCUSS AND ACT UPON A CONCEPT PLAN FOR DEVELOPMENT OF A CEMETERY SITUATED IN THE JAMES INNERARITY SURVEY, ABSTRACT #467, TRACT 7 AND 4 BETWEEN CR 557 AND WEST AUDIE MURPHY PARKWAY**

City Manager Ben White noted that no one was present to represent the Islamic Association of Collin County (IACC). The property is on the south side of Highway 380 close to A&A Landscaping. The main entry to the property for the cemetery will be on County Road 557. The original concept area shown provides an area corrected to meet the City's Thoroughfare Plan. The City's engineering firm has reviewed the plan per a letter from Jim Shankles at Daniel & Brown, Inc. (City Engineer) dated April 24, 2015.

Mr. White recommended the Concept Plan be approved with the exception that all items per the engineering letter be confirmed complete and pending inclusion of any comments from the City Engineer. The frontage area along Highway 380 is designated as future commercial. The cemetery is one lot back behind the commercial frontage area. The commercial use is planned as a separate phase from the cemetery. The phase trying to be developed is the cemetery. All the requirements have been met according to the City Engineer.

The developer is giving up, at great expense, land and dedicating it to the City of Farmersville for a future 4 lane divided dedicated road. This now aligns with our current Thoroughfare Plan.

The owner of the property is agreeing to the development; however the developer currently does not own the property. All items have been addressed that have been requested through the City. Mr. White noted the cemetery will utilize access to the back of the property until the front of the property along Highway 380 is developed.

Subject to final approval of City Engineer according to the engineer's letter dated May 4, 2015. Chad Dillard motioned to approve the Concept Plan provided all issues are addressed through the City's Engineer with Mark Vincent seconding the motion. Motion carried unanimously.

**Item II – B) CONSIDER, DISCUSS AND ACT UPON A PRELIMINARY PLAT FOR CAMDEN PARK PLANNED DEVELOPMENT**

City Manager Ben White came before the Commission to address the Preliminary Plat presented for Camden Park. Jeff Crannell with Crannell, Crannell & Martin Engineering Corporation, engineers for the developer, came before the Commission to support the Preliminary Plat as presented. The City Engineer reviewed the plat and made comments that needed to be address via a letter dated May 20, 2015. A supplemental letter was made May 28, 2015 depicting some items that were addressed.

The Preliminary Plat presented is the latest version. The Plat is representative of 287 total residential lots. There are 203 standard single-family lots that meet Single-Family 3 minimum lot area and 84 lots that do not meet our minimum lot area for Single-Family 2. The minimum lot areas for the 84 homes are 4,000 square feet and our ordinance requires a minimum of 5,000 square feet.

The 84 lots have a slightly different approach. The homes will have entries to the rear via an alleyway and are intended for residents 55 and over.

The remainder of the property, per Jeff Crannell, meets the requirements of the City. Mr. White reviewed the latest letter from the City Engineer dated May 28, 2015. The developer, per the presented plat, is requesting a revision to the Planned Development Ordinance dated 2012. The plat represents an area in Multi-Family 2 zoning for storage facilities which is not allowed in that particular zoning. The developer plans to request a zoning change for the storage area. Per item #3, the proposed western extension of CR 612 is in conflict with property owned by Texas New Mexico Power. The developer is planning to gain ownership of this property. Mr. White indicated the subdivision is required to have two entry points. The City Engineer did not receive submittals from the developer with the Preliminary Plat as required by the Subdivision Ordinance.

Several items have been addressed, however an open space area for parks was not dedicated per the City's regulations. Per the City's regulations, a developer is to dedicate 5% of gross area for parks. Mr. Crannell stated he will discuss with the developer, but believes the developer would rather offer funding to the City for other park areas elsewhere.

The last item regarding the Preliminary Plat is #16 where Proposed Street "J" needs to be extended south to Bob Tedford Drive to create a secondary property access for traffic flow and public safety. Mr. White the plat would be contingent on the connection to Street "J."

There is yet one more item to be addressed regarding water and sanitary sewer. The preference of the City is to construct a regional lift station on Highway 380 at a low point west of the proposed subdivision in lieu of an on-site life station. The developer and the City shall coordinate the design and the developer shall be responsible for the cost of the facility to serve the Camden Park subdivision only. Presently, per Mr. White, development cannot occur west of the property due to lack of sewer facilities.

Craig Overstreet expressed concern as there are still a major amount of contingencies to proceed with the plat as presented. Mr. White encouraged the Commission the next submittal will be more detailed. The park issue will need to be addressed.

Mr. Crannell stated the developer's focus is Phase I presently, which is the development of the standardized Single Family 3 housing. Mr. Crannell, Mr. White and

the Commission discussed the park land and how the developer wanted to compensate the City rather than dedicate land for the park. The end result of the discussion from Mr. Crannell was to allow the developer to move forward with the plat and allow Phase I to proceed. City Attorney Alan Lathrom indicated the direction of the plat in moving forward will come from the City Council. Mr. Lathrom also reminded the Commission of their legal duty to approve or deny the plat within 30 days of its being presented.

Mr. White indicated realistically the plat is not administratively complete, but we are willing to work with the developer and engineers to have it ready for Council review.

Charles Casada motioned to approve the Camden Park Preliminary Plat contingent on upon (1) approval of rezoning of the property to satisfy and cure the issues identified in comments 1 and 2 of the City Engineer's May 28, 2015 letter; (2) the proper extension of County Road 612 as approved by the City Engineer; (3) submission of engineering plans acceptable to the City Engineer; (4) satisfaction of the City's parkland dedication requirements or payment of cash in lieu of dedication subject to City Council approval; (5) the extension of proposed Street "J" or another roadway to provide a second point of ingress and egress; and (6) the provision of a lift station and all appurtenances necessary thereto to serve the project AND with such Preliminary Plat being disapproved upon Developer's failure to satisfy any of the listed contingencies. Mark Vincent seconded the motion. Motion carried unanimously.

**Item III – A) PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT UPON AN AMENDMENT TO CHAPTER 77, ENTITLED "ZONING," OF THE FARMERSVILLE CODE BY AMENDING SECTION 77-91 TO EXPAND THE PERMITTED LAND USES IN THE CENTRAL AREA (CA) DISTRICT TO ALLOW AN "ARTISAN SHOP," OR "CUSTOM HANDCRAFTING" OR "SPECIALTY FOOD PROCESSING" SUBJECT TO CERTAIN CONDITIONS AND UPON THE APPROVAL OF A SPECIFIC USE PERMIT**

Chairman Bryce Thompson opened the Public Hearing at 8:36pm and asked those FOR the zoning amendment to come forward. James Terrell, owner of Happy Cucumber, came forward stating his style of business is an artisan shop which produces specialty pickles, jams and other related food items. Currently the zoning does not allow this type of use in the downtown area. Mr. Terrell stated his business would be an asset to the downtown area and would not have noise, odor or other issues. He proposes to utilize the building located at 201 McKinney Street with retail and commercial.

Chairman Thompson asked for those OPPOSING the zoning amendment to come forward. With no one coming forward, the Public Hearing was closed at 8:39pm.

Chad Dillard motioned to approve the ordinance as presented with Charles Casada seconding the motion. Motion carried unanimously.

**Item III – B) PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT UPON AN AMENDMENT TO CHAPTER 77, ENTITLED "ZONING," OF THE FARMERSVILLE CODE BY AMENDING SECTION 77-1, 77-97 AND 77-273 TO ESTABLISH A "BANQUET/MEETING HALL" AS A PERMITTED LAND USE IN THE HIGHWAY COMMERCIAL (HC) DISTRICT UPON THE APPROVAL OF A SPECIFIC USE PERMIT AND ADDING A NEW SECTION 77-376 REGARDING SPECIAL REGULATIONS FOR THE ISSUANCE OF SPECIFIC USE PERMITS FOR CERTAIN USES INCLUDING A BANQUET/MEETING HALL**

Chairman Thompson opened the Public Hearing at 8:41pm and asked for those FOR the zoning amendment to come forward. Rosio Nunez, petitioner for the Banquet/Meeting Hall, came before the Commission requesting the Commission to grant the zoning amendment. Her business will bring a needed use to this area. Her intentions are to change from a restaurant to a banquet hall for all types of parties and get together.

Currently, the City's Zoning Ordinance does not have this type of use. City Manager Ben White indicated there is a need for this use category. With this type of use available, there will be opportunities to hold events here in Farmersville.

Chairman Thompson requested those OPPOSING the zoning amendment to come forward. With no one coming forward, the Public hearing was closed at 8:46pm.

The Commission discussed other locations where this use would be appropriate. City Attorney Alan Lathrom stated the zoning chart could be changed to allow this type of use in the Industrial and Commercial zoning as well as Highway Commercial.

Chad Dillard motioned to approve the ordinance as presented that includes the use of a Specific Use Permit and to change the zoning chart to allow this use in Highway Commercial, Commercial and Light Industrial zones. Charles Casada seconded the motion. Motion carried unanimously.

**Item V) ADJOURNMENT**

With no further business, Mark Vincent motioned to adjourn with Chad Dillard seconding the motion. Commission adjourned at 8:50pm.

ATTEST:

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Chairman Bryce Thompson

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Edie Sims, City Secretary