

FARMERSVILLE PLANNING & ZONING COMMISSION
REGULAR SESSION MINUTES
August 16, 2010

The Farmersville Planning and Zoning Commission met in regular session on August 16, 2010 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Doug Dann, Bill Nerwich, Chad Whitaker, George Crump, Del Sergent, Marianne Politz, and David Corning. Staff members present was City Attorney Alan Lathrom, City Secretary Edie Sims and Council Liaison Paul Kelly.

CALL TO ORDER AND RECOGNITION OF CITIZENS/VISITORS

Chairman George Crump called the meeting to order at 6:30p.m. Edie Sims announced that a quorum was present.

APPROVE OR DENY MINUTES FROM JUNE 21, 2010 AND JULY 19, 2010 PLANNING & ZONING MEETING

Del Sergent moved to approve the minutes as presented with David Corning seconding the motion. Motion carried unanimously.

DISCUSSION AND PROVIDE DIRECTION REGARDING POSSIBLE CHANGES TO THE COMPREHENSIVE ZONING ORDINANCE REGARDING SINGLE FAMILY RESIDENTIAL STANDARDS INCLUDING, BY WAY OF EXAMPLE ONLY, EXTERIOR CONSTRUCTION STANDARDS, ARCHITECTURAL ELEMENTS, BUILDING FAÇADE AND MATERIALS, ROOFS, WINDOWS AND RELATED STANDARDS

Discussion ensued with Bill Nerwich expressing his concerns about the foundation requirements. The foundation requirements should fit to the land the house is to be placed or built upon. George Crump included that the language needs to be clearer so that the reading is not left to each individuals' interpretation and have the Code standardized. Mr. Nerwich stated that all foundations should be required to have a certified engineer confirming the design/plans which takes the pressure off the City.

Per City Attorney Alan Lathrom, the issues being addressed are not to discriminate against mobile homes or other housing, but to regulate and have the mobile or modular homes address their foundations and have the skirting to have a similar look equal to the site built homes in the area.

Per the consensus of the Commission, Section 3.1.B(1) should be removed from the proposed Ordinance.

Under Section 2 of the proposed Ordinance, the meaning of "majority of the roof" could be better expressed as "air conditioned space" which would indicate all roof area other than the garage and porches. The requirement of having a 6 to 12 pitch roof requirement needs to be clarified in reference to sheds, porches and accessory buildings which are on the same lot as the single family dwelling.

Sections 4 – 8 are legalities. City Attorney Alan Lathrom will draft an ordinance and return for Commission approval.

DISCUSSION AN DPROVIDE DIRECTION REGARDING POSSIBLE CHANGES TO THE COMPREHENSIVE ZONING ORDINANCE REGARDING GAME ROOM STANDARDS, INCLUDING BY WAY OF EXAMPLE ONLY, DEFINITION OF GAME ROOMS AND RESTRICTING PLACEMENT OF GAME ROOMS

According to the existing Comprehensive Zoning Ordinance, the definition of game room is very limited and not clear. Doug Dann recommended having future game rooms be designated to only Light Industrial Zoned areas of the City. The term "game room" should be defined as an indoor amazement to include billiards and eight liners.

The consensus of the Commission was to have City Attorney Alan Lathrom draft an Ordinance for the next scheduled meeting and include a thorough definition of game rooms. The draft ordinance will also require future game rooms to be located in Light Industrial Zoning with spacing of 1000' from another game room.

DISCUSSION AND PROVIDE DIRECTION REGARDING POSSIBLE CHANGES TO THE COMPREHENSIVE ZONING ORDINANCE REGARDING DOUBLE PARKING OR STACKED PARKING IN RESIDENTIAL DRIVEWAYS THROUGHOUT THE CITY

Currently, stack parking is not prohibited. After a short discussion, the consensus of the Commission was not to take action on this item as there is not a defined purpose to this action.

CONSIDER VARIANCE TO SUBDIVIDE PROPERTY AT 409 COLLEGE STREET DUE TO LOT DIMENSIONS NOT MEETING SUBDIVISION REQUIREMENTS

Tony Gray came before the Commission requesting a variance to subdivide a parcel of property at 409 College Street. The Commission informed Mr. Gray that this is an item the City Council must act on as the Zoning Board of Adjustment. City Attorney Alan Lathrom Mr. Gray could request a rezoning of the property to SF3 which would then allow the building of two homes on that parcel of property after it was replatted for two separate lots.

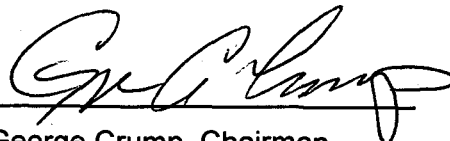
The Commission took no action on this item.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

No items were placed on future agendas.

ADJOURNMENT

Marianne Politz moved to adjourn with Doug Dann seconding the motion. The Commission adjourned at 7:55 p.m.


George Crump, Chairman

ATTEST:


Chad Whitaker, Secretary