

FARMERSVILLE PLANNING & ZONING COMMISSION
REGULAR SESSION MINUTES
September 20, 2010

The Farmersville Planning and Zoning Commission met in regular session on September 20, 2010 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Doug Dann, Bill Nerwich, George Crump, Del Sergent, Marianne Politz, and David Corning. Staff members present was City Attorney Alan Lathrom, Interim Public Works Director Walter Ragsdale, 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.

PUBLIC HEARING: THE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING FOR A REPLAT FOR A COMMERCIAL SUBDIVISION LOCATED AT 201 E. AUDIE MURPHY PARKWAY (FORMERLY U.S. HIGHWAY 380), FARMERSVILLE, TX (THE DAIRY QUEEN)

Chairman Crump opened the Public Hearing at 6:34pm. Joe McKee, owner of the Dairy Queen, came before the Commission to express his if for replatting the commercial subdivision and asked the Commission to consider the replat. No one spoke against the replat. Chairman Crump closed the Public Hearing at 6:35pm.

APPROVE OR DENY MINUTES FROM AUGUST 16, 2010 P&Z MEETING

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

DISCUSS AND CONSIDER ACTION FOR A SIGN VARIANCE FROM INDEPENDENT BANK (FORMERLY FIRST BANK) AT THE MAIN BANK BUILDING LOCATED AT 223 MCKINNEY STREET, WHICH IS LOCATED IN THE CENTRAL BUSINESS DISTRICT

This item will not have action from the Planning and Zoning Commission. This item is removed from this agenda for City Council to take action as the Sign Board of Appeals.

DISCUSS AND CONSIDER ACTION FOR A SITE PLAN AND LANDSCAPING PLAN FOR DAIRY QUEEN

Interim Public Works Director Walter Ragsdale presented a Power Point Presentation showing the requests on the site plan and landscaping plan for Dairy Queen. Due to TxDOT acquiring the Southern front parking lot of Dairy Queen, a site plan has been prepared. The car lot adjacent to the Dairy Queen will not be included with the changes as presented, however there is a concern that the lot where the car lot now exists does not become a non-conforming use. The Commission wanted to ensure that this particular lot will stand by itself under the Highway Commercial Zoning. Walter Ragsdale confirmed this lot will have enough size for several options.

Another issue discussed was regarding the roadway requirements. Our current roadway is 30' wide and the site plan and plat shows dedication of 50' as required by City Ordinance for public right-of-way. Also, sidewalks are included with handicapped ramps and parking exceeds the requirements. The site plan includes the water, sewer, drainage, electric, and right-of-way per the City's requirements and what TxDOT will incur.

David Corning questioned the drive thru on the site plan which is shown at 11' wide. This width is typical of most drive-thru's according to Walter Ragsdale. There is also a 17' allowance for clearance to allow customers to go around those making or picking up orders.

City Attorney Alan Lathrom questioned the drives coming off of Highway 380 if they are approved by TxDOT. Walter Ragsdale stated this is a retrofit and the drives have been negotiated and consolidated to one drive which TxDOT will allow. The drives are approved by TxDOT per Joe McKee. Chairman Crump stated the screening on the site plan is not required by City Ordinance.

Del Sergent motioned to approve the site plan and landscape plan as presented with David Corning seconding the motion. Motion carried unanimously.

DISCUSS AND CONSIDER ACTION FOR A PLAT FOR DAIRY QUEEN

After the Commission reviewed the site plan and landscape plan as prepared by Walter Ragsdale, the Commission discussed the plat changes as presented. Bill Nerwich motioned to approve the plat as presented with Del Sergent seconding the motion. Motion carried unanimously.

DISCUSS AND CONSIDER ACTION FOR SIGN VARIANCES FOR DAIRY QUEEN FOR THE POLE SIGN AND MENU BOARD LOCATIONS

This item will not have action from the Planning and Zoning Commission. This item is removed from this agenda for City Council to take action as the Sign Board of Appeals.

DISCUSS THE ROLE OF THE PLANNING AND ZONING COMMISSION

Chairman Crump requested that we keep as little confusion as possible to the people needing variances and to allow the flow of information be consistent for both Planning and Zoning and the Board of Adjustment, of which the Council is the hearing committee.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

The Commission asked to have the game room locations placed on the next agenda for action.

ADJOURNMENT

Doug Dann moved to adjourn with Del Sergent seconding the motion. The Commission adjourned at 7:10 p.m.


George Crump, Chairman

ATTEST:


Chad Whitaker, Secretary

Chad Whitaker, Secretary