



TO: Planning and Zoning Commission
FROM: Edie Sims, City Secretary
DATE: March 22, 2011
SUBJECT: Discuss, approve or disapprove January 17, 2011 and January 20, 2011 P&Z Minutes

ACTION: Approve or disapprove minutes

(III - A)

FARMERSVILLE PLANNING & ZONING COMMISSION
REGULAR SESSION MINUTES
January 17, 2011

The Farmersville Planning and Zoning Commission met in regular session on January 17, 2011 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Doug Dann, George Crump, Del Sergent, Chad Whitaker and David Corning. Staff members present was City Attorney Alan Lathrom, and City Secretary Edie Sims.

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. Other attendees included Mayor Joe Helmberger and Mohammed Chowdhury.

PUBLIC HEARING TO HEAR PUBLIC COMMENT REGARDING A REQUEST FOR RE-PLAT OF THE FARMERSVILLE SHELL OWNED BY MOHAMMED CHOWDHURY, LOCATED IN THE WILEY ADDITION, LOT 60B, LOT 6, OTHERWISE LOCATED AT 304 EAST AUDIE MURPHY PARKWAY

Chairman Crump opened the Public Hearing at 6:30pm and asked for those who wish to speak for or against the proposed re-plat of the Farmersville Shell. Mohammed Chowdhury, owner, came to speak in favor of the re-plat as the need to make the proposed changes was due to the expansion of Highway 380 and would appreciate if the City would approve the plans. Interim Public Works Director Walter Ragsdale came before the Commission to address the issues of this property via Power Point. With Highway 380 under construction, this portion of the project is expected to begin later this year. TxDOT has previously purchased the property and right-of-way. Mr. Ragsdale pointed out the new right-of-way on Rike Street goes through the existing car wash. A notation on the Site Plan states that the "owner must remove the existing single story storage building upon completion of the improvement of Rike Street by the City of Farmersville." Also, to meet the right-of-way dedication requirements, a 20' right-of-way dedication was made on the South side of the building with a 5' drainage and utility easement which does not encroach the building line allowing all adequate right-of-way dedications for city streets. No one else spoke for or against the re-plat of the Farmersville Shell. The Public Hearing was closed at 6:50pm.

PUBLIC HEARING TO HEAR PUBLIC COMMENT ON A SPECIAL USE PERMIT FOR TRIPLE CRAZY GAME ROOM LOCATED AT 865 WEST AUDIE MURPHY PARKWAY, FARMERSVILLE

Chairman Crump opened the Public Hearing at 6:50pm and questioned if the property is inside or outside the City Limits. Chairman Crump requested to continue this item to allow City staff to verify and closed the Public Hearing at 6:51pm.

PUBLIC HEARING TO HEAR PUBLIC COMMENT REGARDING AN AMENDMENT TO THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING SECTION 9-J BY AMENDING PARAGRAPH 5 THEREOF REGARDING OUTDOOR STORAGE AND ACCESSORY BUILDINGS

Chairman Crump opened the Public Hearing at 6:52pm. No one came to speak for or against amending the Comprehensive Zoning Ordinance regarding outdoor storage and accessory buildings. Chairman Crump closed the Public Hearing at 6:53pm.

PUBLIC HEARING TO HEAR PUBLIC COMMENT REGARDING AN AMENDMENT TO THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING SECTION 11 BY DELETING SAID SECTION IN ITS ENTIRETY AND REPLACING IT WITH A NEW SECTION 11 ENTITLED "LANDSCAPE REGULATIONS"

Chairman Crump opened the Public Hearing 6:53pm. No one spoke for or against amending the Comprehensive Zoning Ordinance regarding Landscape Regulations. Chairman Crump closed the Public Hearing at 6:54pm.

PUBLIC HEARING TO HEAR PUBLIC COMMENT REGARDING AN AMENDMENT TO THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING SECTION 17 BY DELETING SAID SECTION IN ITS ENTIRETY AND REPLACING IT WITH A NEW SECTION 17 ENTITLED "FENCES, WALLS, AND SCREENING REQUIREMENTS"

Chairman Crump opened the Public Hearing 6:55pm. No one spoke for or against amending the Comprehensive Zoning Ordinance regarding Fences, Walls and Screening Requirements. Chairman Crump closed the Public Hearing at 6:55pm.

PUBLIC HEARING TO HEAR PUBLIC COMMENT REGARDING AN AMENDMENT TO THE COMPREHENSIVE ZONING ORDINANCE BY ADDING SECTION 18-E FOR COMMERCIAL AND 18-F FOR MULTI-FAMILY CONSTRUCTION TO REQUIRE SITE PLANS

Chairman Crump opened the Public Hearing at 6:57pm. No one spoke for or against amending the Comprehensive Zoning Ordinance regarding Commercial and Multi-Family Construction Site Plan requirements. Chairman Crump closed the Public Hearing at 6:57pm.

Chairman Crump encouraged the Commission to study each of the ordinance proposals presented during the Public Hearings and to make recommendations which will be the future plans of our community. The attorney will take the recommendations and write the ordinances per the Commission's recommendations to fit this community and not mirror another City.

APPROVE, MODIFY OR DENY MINUTES FROM OCTOBER 18, 2010 P&Z MEETING

David Corning motioned to approve the minutes from October 18, 2010 as written with Del Sergent seconding the motion. Motion carried unanimously.

APPROVE OR DENY RESIGNATION FROM MARIANNE POLITZ FROM THE PLANNING AND ZONING COMMISSION

Chairman Crump spoke with Marianne Politz regarding her reason for resigning the Commission. Ms. Politz stated she was involved with a number of activities and the Commission was logical for her to remove from her duties. Del Sergent motioned to accept Marianne Politz's resignation from the Planning and Zoning Commission.

DISCUSSION AND RECOMMENDATION REGARDING A REPLAT REQUEST OF THE FARMERSVILLE SHELL OWNED BY MOHAMMED CHOWDHURY, LOCATED IN THE WILEY ADDITION, LOT 60B, LOT 6, OTHERWISE LOCATED AT 304 EAST AUDIE MURPHY PARKWAY, FARMERSVILLE, TX

Chairman Crump opened this item for discussion. Questions were raised about the relocation of fuel pumps with Mr. Chowdhury explaining he will be eliminating one of the fuel pumps and move the existing canopy which runs North and South to its new location running East and West along the front of the building. Also, the landscape plan will accommodate the existing requirements. David Corning motioned to approve the Replat request with Del Sergent seconding the motion. Motion carried unanimously.

DISCUSSION AND RECOMMENDATION REGARDING A SPECIAL USE PERMIT FOR TRIPLE CRAZY GAME ROOM LOCATED AT 865 WEST AUDIE MURPHY PARKWAY, FARMERSVILLE

Del Sergent moved to continue this item to the next meeting to allow staff to confirm whether this property is located within the City Limits of Farmersville or not. Chad Whitaker seconded the motioned. Motion carried unanimously.

DISCUSSION AND RECOMMENDATION TO REVISE THE COMPREHENSIVE ZONING BY AMENDING SECTION 9-J BY AMENDING PARAGRAPH 5 THEREOF REGARDING OUTDOOR STORAGE AND ACCESSORY BUILDINGS

The Commission had an extensive discussion regarding the outward appearance of storage and accessory buildings. The major portion of the discussion evolved around the material types that buildings are prevalent within the City, many of which are prefabricated metal. With the proposed ordinance presented, the Commission concurred to have a square footage requirement of 200 or less that must have the storage or accessory building, no matter the material, to be painted to match the primary building. If the storage or accessory is in excess of 200 square feet, the current requirement that the building shall be of like appearance to the primary building. David Corning made such a motion to strike Item (1) under Section 2, 5(a) with Chad Whitaker seconding the motion. Motion carried unanimously.

DISCUSS AND RECOMMENDATION TO REVISE THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING SECTION 11 BY DELETING SAID SECTION IN ITS ENTIRETY AND REPLACING IT WITH A NEW SECTION 11 ENTITLED "LANDSCAPE REGULATIONS"

Chairman Crump recommended the Commission to review this ordinance in greater detail and continue this Public Hearing at the next P&Z Meeting. Chad Whitaker motioned to continue this Public Hearing and discussion to the next P&Z Meeting with Del Sergent seconding the motion. Motion carried unanimously.

DISCUSS AND RECOMMENDATION TO REVISE THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING SECTION 17 BY DELETING SAID SECTION IN ITS ENTIRETY AND REPLACING IT WITH A NEW SECTION 17 ENTITLED "FENCES, WALLS, AND SCREENING REQUIREMENTS"

Chairman Crump recommended the Commission to review this ordinance in greater detail and continue this Public Hearing and discussion to the next P&Z Meeting.

DISCUSS AND RECOMMENDATION TO REVISE THE COMPREHENSIVE ZONING ORDINANCE BY ADDING SECTION 18-E FOR COMMERCIAL AND 18-F FOR MULTI-FAMILY CONSTRUCTION TO REQUIRE SITE PLANS

Chairman Crump recommended the Commission to review this ordinance in greater detail and also encouraged the Commission to consider their actions as this will determine what our City will look like in the future. Chad Whitaker motioned to continue this Public Hearing and discussion to the next P&Z Meeting with David Corning seconding the motion. Motion carried unanimously.

DISCUSSION OF THE COUNCIL DECLINING THE ROOF AND FOUNDATION CONSTRUCTION STANDARDS AS RECOMMENDED BY THE PLANNING AND ZONING COMMISSION

Chairman Crump advised the Commission that the City Council denied the proposed Ordinance regarding roof and foundation construction standards which was recommended by the Planning and Zoning Commission. Council did not give clear reason for their denial.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

No items were asked to be placed on future agendas at this time other than what was continued from this meeting.

ADJOURNMENT

Chad Whitaker moved to adjourn with Del Sergent seconding the motion. The Commission adjourned at 7:45 p.m.

George Crump, Chairman

ATTEST:

Chad Whitaker, Secretary

FARMERSVILLE PLANNING & ZONING COMMISSION
REGULAR SESSION MINUTES
January 20, 2011

The Farmersville Planning and Zoning Commission met in Special Session on January 20, 2011 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Doug Dann, George Crump, Del Sergent, Chad Whitaker and David Corning. Staff members present was 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 6:10p.m. Edie Sims announced that a quorum was present. Other attendees included Mayor Joe Helmberger and Mohammed Chowdhury.

DISCUSSION AND RECOMMENDATION REGARDING A SITE PLAN REQUEST OF THE FARMERSVILLE SHELL OWNED BY MOHAMMED CHOWDHURY, LOCATED IN THE WILEY ADDITION, LOT 60B, LOT 6, OTHERWISE LOCATED AT 304 EAST AUDIE MURPHY PARKWAY, FARMERSVILLE, TX

Chairman Crump opened this item recalling to the Commission that a Power Point Presentation had been given by Interim Public Works Director Walter Ragsdale on January 17, 2011 regarding the replat of the property owned by Mohammed Chowdhury. David Corning requested clarification regarding the existing concrete drive, then the site plan shows gravel then concrete again. Per Mr. Ragsdale the road is unimproved and the drive will be improved replacing the gravel and completed with concrete up to the unimproved road. David Corning motioned to approve the Site Plan as presented with Del Sergent seconding the motion. Motion carried unanimously.

DISCUSSION AND RECOMMENDATION REGARDING A LANDSCAPE PLAN REQUEST OF THE FARMERSVILLE SHELL OWNED BY MOHAMMED CHOWDHURY, LOCATED IN THE WILEY ADDITION, LOT 60B, LOT 6, OTHERWISE LOCATED AT 304 EAST AUDIE MURPHY PARKWAY, FARMERSVILLE, TX

With no discussion, Del Sergent motioned to approve the Landscape Plan for the Farmersville Shell with Doug Dann seconding the motion. Motion carried unanimously.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

No items were asked to be placed on future agendas.

ADJOURNMENT

Del Sergent moved to adjourn with Chad Whitaker seconding the motion. The Commission adjourned at 6:14 p.m.

George Crump, Chairman

ATTEST:

Chad Whitaker, Secretary