



TO: Planning and Zoning Commission
FROM: Edie Sims, City Secretary
DATE: June 20, 2011
SUBJECT: Discuss, approve or disapprove minutes from May 16, 2011 Planning & Zoning Meeting

ACTION: Approve or disapprove minutes

(II - A)

**FARMERSVILLE PLANNING & ZONING COMMISSION
REGULAR SESSION MINUTES
May 16, 2011**

The Farmersville Planning and Zoning Commission met in Special Session on May 16, 2011 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 and David Corning. Staff members present was Public Works Director Ben White, City Engineer Eddy Daniel, City Attorney Alan Lathrom and 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. Don Smith, Jeff Crandall and Sirius Zadah was also present for this meeting.

DISCUSS, APPROVE OR DISAPPROVE MINUTES FROM APRIL 11, 2011 P&Z MEETING

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

DISCUSS AND RECOMMENDATION REGARDING A CONCEPT PLAN FOR CAMDEN PARK

A Concept Plan was presented to the Commission for Camden Park to include medical offices, assisted living, retail and applicable needs to service residents 55 and older. The plans are to encompass a retirement center to realize a more security and secluded area. The property will house 347 residential tracts with minimal yards. Walking trails will also be included to encourage a active adult facility. A future 100' right-of-way and dedication will be needed along Highway 380 which will meet the existing Thoroughfare Plan. Eddy Daniel came before the Commission with a recommendation to reclassify or redesignate the collector street through Murphy's crossing. The Commission expressed concern regarding traffic issues at the intersection of Highway 380 and Farmersville Parkway (County Road 610). The zoning for this neighborhood design is a step down to downsize the lots for low maintenance. Mr. Crandall stated he will bring back a better design for the thoroughfare issues and will make requests for to change the Planned Development for the zoning changes. Don Smith introduced to the Commission the verbal plans for a 43 bed assisted living complex in phase 1 which will allow for phase 2 to be for more independent living with studio apartments. Plans are to have 80 – 100 lots for assisted living with 50% of the medical facility to be started this fall.

An updated version of the Concept Plan will be brought back to the Commission along with a request to change the Planned Development for zoning changes.

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

Previously an ordinance was brought before the Commission for review regarding site plans in commercial and multi-family construction. Ben White, Public Works Director and Eddy Daniel, City Engineer have reviewed and recommended the Commission move forward with its recommendation to the Council for approval. Ben White stated the site plan requirement will better assist the City as the plans will clarify what the city needs from the developer and there will be no surprises during or after construction. David Corning motioned to approve the site plan ordinance be recommended to the City Council with Doug Dann seconding. Motion carried unanimously.

DISCUSS MATERIALS USED IN THE HIGHWAY COMMERCIAL ZONING AND DISCUSS THE COMPREHENSIVE ZONING ORDINANCE REGARDING HIGHWAY COMMERCIAL

Commissioner Crump brought this item to the table to see how the Commission felt regarding 100% masonry vs. other building materials in the Highway Commercial Zones. Hopefully national stores may be interested in coming to Farmersville; however our current ordinance will not allow other materials other than masonry. David Corning addressed the Commission stating we need to reach out and not handcuff ourselves which in turn will not allow proper growth to our City. The majority of the Commission agreed that the ordinance is too strict and the City needs to offer better arrangements. The aesthetics of our City will be created at this point. City Attorney Alan Lathrom gave the Commission examples from the City of Rockwall, City of Wylie and City of Frisco regarding the materials used in their cities. Commissioner Crump requested the Commission to review the data presented as well as look at other cities for themes or other materials used in Highway Commercial and return at the next meeting with ideas and discussion.

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 8:00 p.m.

George Crump, Chairman

ATTEST:

Chad Whitaker, Secretary