

**FARMERSVILLE PLANNING & ZONING COMMISSION
REGULAR SESSION MINUTES
October 18, 2010**

The Farmersville Planning and Zoning Commission met in regular session on October 18, 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, Chad Whitaker and David Corning. Staff members present was City Attorney Alan Lathrom, City Manager John Moran, 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 6:31p.m. Edie Sims announced that a quorum was present.

APPROVE, MODIFY OR DENY MINUTES FROM SEPTEMBER 20, 2010 P&Z MEETING

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

DISCUSSION AND RECOMMENDATION FOR AN ORDINANCE 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

Bill Nerwich brought issue regarding Section 2.1.A of the proposed ordinance regarding requirement of a certain pitch roof. City Manager John Moran suggested requiring a 6/12 pitch roof as the majority and defining the majority as 51% of the roof top or 75% or greater requiring 6/12 pitch roof.

Bill Nerwich also was concerned regarding the foundation requirements via ordinance where an engineer's drawing should be required prior to issuing permit. Per City Manager John Moran the engineer's drawing is a requirement. Paul Kelly, Council Liaison, questioned if this ordinance is directed to mobile type homes and was answered yes by City Manager John Moran.

Billy Nerwich motioned to recommend the proposed ordinance to City Council for approval with Doug Dann seconding the motion. Motion carried unanimously.

DISCUSSION AND RECOMMENDATION FOR AN ORDINANCE 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

City Manager John Moran discussed sections 4.9, 10 and 12 with the Commission reviewing the requirements for game rooms to prepare prior to being presented to the Commission for Special Use Permit. These requirements will include a site plan, landscape plan, a plat that conforms to all city requirements, a drawing to scale prepared by an engineer or architect, and ensuring the lot line is stated clearly on the plat. City Attorney Alan Lathrom suggested the verbiage be changed to add lot or in any building. The Special Use Permit will be specific to the owner and located as designated by the Special Use Permit and will be non transferrable.

The Commission discussed how many game machines will constitute a game room which will require a Special Use Permit. The consensus of the Commission was two game machines. All existing game rooms will be grandfathered unless they move to another site, then the game room ordinance as presented would apply. Per City Attorney Alan Lathrom, all existing game rooms will be deemed non-conforming.

To recap, Paul Kelly stated that if someone has one game machine a Special Use Permit will not be required; however, if someone has two or more game machines, a Special Use Permit and all the process to attain said permit will be required.

Doug Dann motioned to recommend the game room ordinance with changes to the City Council for approval. David Corning seconded the motion. Motion carried unanimously.

DISCUSSION AND RECOMMENDATION TO REVISE THE COMPREHENSIVE ZONING ORDINANCE REGARDING THE NEED FOR A SCREENING WALL REQUIREMENT

Chairman Crump opened this item to City Manager John Moran. Mr. Moran informed the Commission that due to the Highway 380 Expansion project, there were problems with the Zoning Ordinance that were exposed. Currently the City does not have any requirements for screening walls except in Planned Development. With Mr. Moran, the Commission discussed the need to have screening walls and the types of materials which should be required. Permanent walls should be required and ensure that the style is longer lasting than board fences. Construction requirements will be brought to the Commission for consideration at a later date, but the Commission is asked to consider a requirement that screening walls in the future be designed by an engineer. This would be done during the planning and platting stage.

The Commission took no action on this item.

DISCUSS AND RECOMMENDATION TO REVISE THE COMPREHENSIVE ZONING ORDINANCE REGARDING A MORE DEFINED REQUIREMENT OF LANDSCAPING REQUIREMENTS

Chairman Crump opened this item to City Manager John Moran. Mr. Moran informed the Commission that due to the Highway 380 Expansion project, there were problems with the Zoning Ordinance that were exposed. Currently the City does not have any requirements for landscaping requirements except in Planned Development. With Mr. Moran, the Commission discussed the need to have landscaping with landscaping standards to mature and still look good over time. Mr. Moran suggested having 7% of a commercial property be landscaped if over 7500 square feet. A non-residential with less than 7500 square feet was suggested at 10% landscaping. The Commission agreed that maintenance and irrigation should be implemented as well. This ordinance would be implemented only to commercial and multi-family zoning. Bill Nerwich recommended the percentage requirements be on the lower side which will not keep new businesses from coming to Farmersville due to over stringent requirements. An ordinance will be presented in the future for the Commission to review and consider.

The Commission took no action on this item.

DISCUSS AND RECOMMENDATION TO REVISE THE COMPREHENSIVE ZONING ORDINANCE REGARDING SITE PLAN REQUIREMENTS TO BE REQUIRED IN ALL COMMERCIAL ZONED PROPERTIES AND ALL MULTI-FAMILY ZONED PROPERTIES

Chairman Crump opened this item to City Manager John Moran. Currently a site plan is required in Highway Commercial and Planned Development zoning areas. Mr. Moran proposed

that a site plan be required for Commercial and Multi-Family zoning. An ordinance will be presented in the future for the Commission to review and consider.

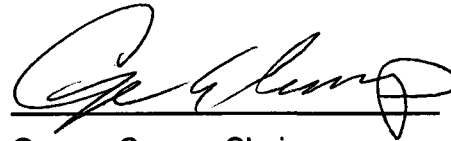
The Commission took no action on this item.

DISCUSSION OF PLACING ITEMS ON FUTURE AGENDAS

No items were asked to be placed on future agendas at this time.

ADJOURNMENT

Doug Dann moved to adjourn with David Corning seconding the motion. The Commission adjourned at 7:29 p.m.



George Crump, Chairman

ATTEST



Chad Whitaker, Secretary