



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
For
June 19, 2017**

I. PRELIMINARY MATTERS

- Vice Chairman Sarah Jackson-Butler presided over the meeting which was called to order at 6:34 p.m. Commissioners Bobby Bishop, Wade Smith, Lance Hudson and Russell Chandler were in attendance. Paul Kelly and Luke Ingram were absent. Also in attendance were City Manager, Ben White; City Attorney, Alan Lathrom; City Engineers, Eddy Daniel and James Shankles Council Liaison, Craig Overstreet; and Staff Liaison, Paula Jackson.

- Craig Overstreet led the prayer and the pledges to the United States and Texas flags.

II. REORGANIZATION OF COMMISSION

A. Election of Chairman

- Motion to nominate Bobby Bishop for Chairman was made by Sarah Jackson –Butler
- 2nd to made by Russell Chandler
- All members voted in favor

B. Election of Vice Chairman

- Motion to nominate Sarah Jackson-Butler for Vice Chairman by Bobby Bishop
- 2nd to approve made by Russell Chandler
- All members voted in favor

C. Election Secretary

- Motion to nominate Paul Kelly for Secretary by Russell Chandler
- 2nd to approve made by Bobby Bishop
- All members voted in favor

III. PUBLIC HEARING

- A. Public hearing was opened at 6:37 p.m. to consider, discuss and act upon making a recommendation of Ordinance #0-2017-0619-01 to the City Council regarding an amendment to the Comprehensive Zoning Ordinance that would define and allow the use of pet grooming. With no one wishing to speak for or against the public hearing was closed at 6:38 p.m.
- Bobby Bishop asked for a motion to recommend the Ordinance to the City Council in regards to amending the Comprehensive Zoning Ordinance to define and allow the use of Pet Grooming.
 - Motion to approve made by Sarah Jackson-Butler
 - 2nd to approve made by Russell Chandler
 - All members voted in favor

IV. Items for Discussion and Possible Action

- A. Consider, discuss and act upon minutes from May 15, 2017
- Motion to approve made by Russell Chandler
 - 2nd to approve made by Sarah Jackson-Butler
 - All members voted in favor
- B. Consider, discuss and act upon approval of a preliminary plat for the Islamic Association of Collin County.
- Bobby Bishop stated the Commission had received letters from the City Manager and from the City Engineer, Daniel & Brown, that stated all criteria for the plat had been met. He asked if the front of the property facing U.S. Highway 380 was going to be improved at this time.
 - Eddy Daniel said it was not. He stated all roads have been dedicated per the Thoroughfare Plan to tie in from State Highway 380 to County Road 557 which will eventually become a four lane road in the future. He explained that the plat provides easements for future utilities and a 50 ft. setback on the west side that will require a brick screening wall to screen from future residential development. There is no screening requirements adjacent to the roads. They have met all the screening requirements.
 - Bobby Bishop asked if the cemetery would be built according to Collin County and the Fire Marshal's office.
 - Eddy Daniel said the property is located in the City of Farmersville's ETJ, but the City can only regulate subdivision of property and signage. All permits will be obtained through Collin County and the Fire Marshal's Office.
 - Bobby Bishop asked if the drainage under County Road 557 was adequate.
 - Jim Shankles with Daniel & Brown explained the existing culvert is not adequate for existing drainage, but the Islamic Association of Collin County have platted a detention pond to be placed on the property. No post-development run off can be more than pre-development drainage, but with the detention pond they have satisfied the requirement. The County was

contacted concerning the culvert and they stated they have no requirements to upgrade the culvert and have no plans to do so.

- Bobby Bishop asked if there was a drainage problem would it back up in the cemetery.
- Eddy Daniel stated it would, but only to the extent that it does currently. The detention pond will handle new drain off. He stated that it is his engineering firm's belief that the culvert is inadequate.
- Bobby Bishop asked if the culvert was an issue for the City or County.
- Eddy Daniel stated it was a County issue.
- Russell Chandler asked that since there were two new members to the Planning and Zoning Commission could City Attorney, Alan Lathrom, explain the legalities of how the Commission could vote.
- Alan Lathrom stated the Commission could go into executive session to discuss voting options.
- The Commission went into Executive Session at 6:51 pm. to consult with the City Attorney according to Section 551.071 of the Texas Government Code.

- At 7:10pm, the Commission reconvened.
 - Motion to approve the plat as presented and to forward plat to City Council for their consideration made by Russell Chandler
 - 2nd to approve made by Sarah Jackson-Butler
 - All members voted in favor

V. Adjournment

Meeting was adjourned at 7:11 p.m.

ATTEST:

APPROVE:


Sandra Green, City Secretary


Bobby Bishop, Chairman

