



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR CALLED MEETING
December 18, 2017, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

I. PRELIMINARY MATTERS

- Chairman Bobby Bishop presided over the meeting which was called to order at 6:32 pm. Commissioners Kevin Adamson, Sarah Jackson-Butler, Paul Kelly, and Luke Ingram were in attendance. Lance Hudson and Russell Chandler were not present at roll call. Also in attendance were City Manager, Ben White; staff liaison, Sandra Green; City Attorney, Alan Lathrom; and Council liaison, Craig Overstreet.
- Paul Kelly led the prayer and the pledges to the United States and Texas flags.
- Sandra Green stated that Russell Chandler arrived at the meeting a few minutes after roll call.

II. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a recommendation to City Council regarding the proposed amendments to the City of Farmersville's Comprehensive Plan including a discussion of the various changes, formats, and modifications proposed to the current Plan and the proposed amended plan.
- The public hearing was opened at 6:33 p.m.
 - Jim Foy who resides at 211 College Street addressed the Commission and stated he thought the document was good, but he thought it read more as a study instead of a Comprehensive Plan. He feels that it should be adopted as a tentative plan or appendix instead of the actual Comprehensive Plan because there is no way to go through the whole document thoroughly with the deadline that has been set forth.
 - Ben White stated the idea was to use the proposed Comprehensive Plan as a

workbook and build that into what we currently have. He explained the City would use the document to create the new Comprehensive Plan. He said the Main Street information was discussed in the Central District Area, but he has instructed GrantWorks to put more information into the Main Street section. Economic Development and City Amenities Boards could pull their prospective section and look in depth at those for changes. He explained the Introduction, Population Analysis, Housing Study Section, Economic Development Section, Parks and Recreation Section, and the Strategic Plan would be lifted from the GrantWorks document and be used to create the new Comprehensive Plan. He indicated the Land Use, Transportation, and the Utility, Infrastructure and Public Facilities Sections would be used out of the City's current Comprehensive Plan. He stated the Capital Improvements Plan would be approved through a separate ordinance. The Zoning and Subdivision Sections will also be separate ordinances as well. He also added that Zachary Stern from GrantWorks had to leave all the redundancy in the Parks and Recreation Sections so that we could use it as a Parks Master Plan. He explained to the Commission that some of the graphs did not transfer over from the old document, but that would get fixed. Also, he stated the words "mobile homes" did not get taken out yet. He wants Zachary Stern to add a sentence that indicates the Parks and Recreation Section is the City Master Parks Plan. He also stated the document has the incorrect City logo on one page and that will be corrected. He explained that Zachary Stern will be changing the population numbers to better reflect the people who will be buying homes in Camden Park and apartment complexes that are going to be built in the City. He indicated that all the pages of the Table of Contents were not in the document. He suggested the Commission give conditional approval with the changes as stated.

- Craig Overstreet stated that Ben White had indicated bringing the Strategic Plan as part of the workbook. The problem he had with that was that timing was related to the plan. He stated the tax rate may keep us from doing some of those implementations. He was concerned about moving that over from the proposed Comprehensive Plan.
- Bobby Bishop stated the Commission would be recommending to the City Council to use the proposed Comprehensive Plan from Grantworks as a workbook. The proposed Comprehensive Plan would be used to guide other documents and ordinances as well.
- Ben White explained the way the City would use the workbook by lifting some information and then putting a critical eye on those sections to see if they are doing what we want for our Comprehensive Plan. There are items we are going to change, especially the Implementation Plan.
- Bobby Bishop stated we are not adopting this as the verbatim plan, it will be a workbook.
- Bobby Bishop closed the public hearing at 6:50 p.m.

- Motion to approve the document as a workbook and recommend to City Council made by Paul Kelly
- 2nd to approve made by Sarah Jackson-Butler
- All members voted in favor

III. Items for Discussion and Possible Action

A. Consider, discuss and act upon minutes from September 18, 2017.

- - Motion to approve made by Paul Kelly
 - 2nd to approve made by Russell Chandler
 - All members voted in favor

B. Consider, discuss and act upon a recommendation to City Council regarding a Final Plat for S&D Properties Addition, Lots 1 & 2, Block 1.

- Bobby Bishop explained the City Engineer had stated the plat met all the City requirements and provided a letter of approval.
 - Motion to approve made by Paul Kelly
 - 2nd to approve made by Kevin Adamson
 - All members voted in favor

C. Consider, discuss and act upon a recommendation to City Council regarding a Final Plat for the Summit Addition, Lot 1, Block 1.

- Bobby Bishop explained the City Engineer had stated the plat met all the City requirements and provided a letter of approval.
- Ben White stated the owner of the property had provided a utility easement along the front and side of his property that would help the neighboring property.
 - Motion to approve made by Paul Kelly
 - 2nd to approve made by Russell Chandler
 - All members voted in favor

D. Consider, discuss and act upon a recommendation to City Council regarding a Final Plat for Wilson Hill Estates, Lots 1 & 2, Block A.

- Sandra Green explained to the Commission that Mr. Wilson had come in and explained he tried to get a building permit through the County but he was told the property had to be platted since it had been subdivided. Since some of the land was less than five acres, it had to be platted per the City's Code of Ordinances. We included both Mr. Wilson's property and the portion he sold to his neighbor on the plat. By platting he would be able to obtain the building permit for his structure that he was wanting to build. She indicated that Mr. Wilson already had a septic system on his property.
- Paul Kelly asked if there were any issues with easements that could hurt the City down the road.

- Ben White indicated all necessary easements were provided.
- Alan Lathrom wanted to clarify that when land is under common ownership and then some of the property is sold, both pieces of property are required to be platted.

- Motion to approve made by Russell Chandler
- 2nd to approve made by Lance Hudson
- All members voted in favor

E. Consider, discuss and act upon a recommendation to City Council regarding a Final Plat for the Summit Addition 2, Lot 1, Block 1.

- Ben White indicated all the easements had been dedicated on the plat.
- Sandra Green stated the lot had to be platted because it had never been platted before. The City's Code of Ordinances requires a plat if they are building a new structure on a piece of property that has never been platted.

- Motion to approve made by Paul Kelly
- 2nd to approve made by Sarah Jackson-Butler
- All members voted in favor

IV. Adjournment

Meeting was adjourned at 6:58 p.m.

ATTEST:


Sandra Green, City Secretary

APPROVE:


Bobby Bishop, Chairman

