



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
December 17, 2018, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

I. PRELIMINARY MATTERS

- Chairman Paul Kelly presided over the meeting which was called at 6:37 p.m. Commissioners, Lance Hudson, Luke Ingram, Jim Hemby and Wyatt McGuire were in attendance. Commissioners Russell Chandler and Rachel Crist were absent. Also, in attendance were City Manager, Ben White; staff liaison, Paula Jackson; Council liaison, Craig Overstreet; and City Attorney, Alan Lathrom.
- Craig Overstreet led the prayer and the pledges to the United States and Texas flags.

II. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a recommendation to City Council regarding an application requesting a change in zoning on approximately 6.1754 acres of land, more or less, in the William Hemphill Survey, Abstract A448, Street 2, Tract 19, of Farmersville, Collin County, Texas, from LI-Light Industrial District uses to HII – High Impact Industrial District uses. The property is located on the north side of Audie Murphy Parkway (U.S. Highway 380) in an area that is generally north and east of the intersection of Audie Murphy Parkway (U.S. Highway 380) and County Road 697 in Farmersville, Collin County, Texas.
- Paul Kelly opened the public hearing at 6:39 p.m. and asked if anyone wanted to speak for or against the zoning change request.
 - David Cox, land owner and realtor in the area, spoke in favor of the rezoning saying the re-zone from Light Industrial to High Impact would open the property up to a wide range of uses.
 - Scott Seifert, Attorney for AFI/Tony Ewing, spoke against the rezoning

request stating that keeping it like it was would be much more restrictive. He stated he wanted the Commission to review the new High Impact Ordinance, Section 3, to see if they really knew what they were approving to go into industrial areas. He explained Tony Ewing employees over 150 people at AFI and the building has big doors on the west side so that in the summer they can open them and receive air flow. The building is not able to have air conditioning. He stated if the concrete or asphalt batch plants are built to the west of the property all the dust would come in the building and the employees would breathe the dust and it would also go into the machines which could damage them.

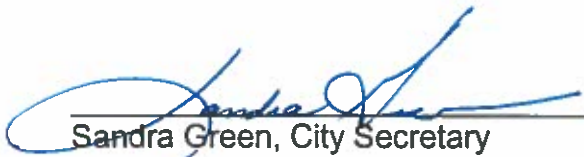
- Tony Ewing, owner of AFI, spoke against the zoning change and stated that Mr. Seifert had said almost everything that needed to be said, but stated everyone has the right to do anything or to building anything that does not affect their neighbors.
- Randy Smith spoke against.
- Paul Kelly closed the public hearing at 6:54 p.m. and stated the Comprehensive Plan showed the property as being Light Industrial.
- Alan Lathrom stated a rezone was the first of a two-step process. He explained no approval could be made until the Future Land Use Map and the Comprehensive Plan was changed to include the High Impact zone.
- Paul Kelly stated a decision could not be made at this time.
- Alan Lathrom did indicate back to back public hearings for amending the Comprehensive Plan and Future Land Use Map would be possible.

III. ADJOURNMENT

With a motion made by Watt McGuire and a second made by Jim Hemby the meeting was adjourned at 6:59 p.m.

ATTEST:

APPROVE:


Sandra Green, City Secretary


Paul Kelly, Chairman

