

**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
JULY 16, 2012
6:30 P.M., COUNCIL CHAMBERS, CITY HALL**

I. PRELIMINARY MATTERS

- Call to Order, Roll Call, Prayer and Pledge of Allegiance
- Welcome guests and visitors and Citizen Comments: Anyone wanting to speak on any items that are not the subject of a Public Hearing on this agenda is asked to speak at this time, with an individual time limit of 3 minutes. This forum is limited to a total of 30 minutes. *(Please note that the Planning and Zoning Commission cannot respond to, discuss or take any action regarding citizen comments made hereunder because of the limitations established by the Texas Open Meetings Act, Texas Government Code Chapter 551, violations of which Act carry criminal penalties.)*
- Planning and Zoning Commission Announcements relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, traffic issues, upcoming meetings, informational update on City projects, awards, acknowledgement of meeting attendees, birthdays, and condolences.

II. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Discuss, approve or disapprove minutes from May 21, 2012 Planning & Zoning Meeting
- B. Consider, discuss and act upon a Concept Plan for Camden Park located at the intersection of County Road 610 and Farmersville Parkway on the west side

III. ADJOURNMENT

- No action may be taken on comments received under "Recognition of Visitors".
- The Commission may vote and/or act upon each of the items listed in the Agenda.

The Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney).

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972-782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Handicap Parking is available in the front and rear parking lot of the building.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said

Notice was posted on July 13, 2012, by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Tom Waitschies, Chairman

Dated this the 13th day of July, 2012.



Edie Sims, City Secretary



Dated this the 13th day of July, 2012.



TO: Planning and Zoning Commission
FROM: Edie Sims, City Secretary
DATE: July 16, 2012
SUBJECT: Discuss, approve or disapprove minutes from May 21, 2012 Planning and Zoning Meeting

Minutes can be found at the following website:

http://www.farmersvilletx.com/government/agendas_and_minutes/planning_and_zoning/index.jsp

ACTION: Approve, make changes or disapprove minutes

(II - A)

FARMERSVILLE PLANNING & ZONING COMMISSION
REGULAR SESSION MINUTES
MAY 21, 2012

The Farmersville Planning and Zoning Commission met in regular session on May 21, 2012 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Bill Nerwich, Craig Overstreet, Betty Sergent, Lee Warren, Tom Waitschies. Doug Dann was absent. Staff members present was City Manager Ben White, City Attorney Alan Lathrom and City Secretary Edie Sims.

CALL TO ORDER AND RECOGNITION OF CITIZENS/VISITORS

Chairman Tom Waitschies called the meeting to order at 6:30pm. Edie Sims called roll and announced that a quorum was present.

DISCUSS, APPROVE OR DISAPPROVE MINUTES FROM APRIL 16, 2012

Craig Overstreet motioned to approve the minutes as presented from April 16, 2012 with Betty Sergent seconding the motion. Motion carried unanimously.

PUBLIC HEARING – CONSIDER, DISCUSS AND ACT UPON AN AMENDMENT TO THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING CHAPTER 62, ENTITLED “STREETS, SIDEWALKS AND OTHER PUBLIC PLACED,” AND CHAPTER 65 ENTITLED “SUBDIVISIONS” TO AMEND THE SIDEWALK REQUIREMENTS BY ORDINANCE # O-2012-0522-002

Chairman Waitschies opened the Public Hearing at 6:33pm and asked for those to speak for the zoning ordinance changes regarding sidewalks. City Attorney Alan Lathrom indicated that Section 65-576 was not addressed and would conflict in the original ordinance presented with the Thoroughfare Plan. Chairman Waitschies asked for anyone to speak in opposition of the zoning changes regarding sidewalks. No one came before the Board to speak. Chairman Waitschies closed the public hearing at 6:36pm.

Bill Nerwich questioned if a Planned Development would follow the same rules with the answer returning yes. A Planned Development, however, can alter or vary the stated requirements through the zoning process.

City Attorney Alan Lathrom indicated the change will only affect newly constructed subdivisions and will avoid having sidewalks that go nowhere then having an area without sidewalks. Lee Warren motioned to approve the amended Ordinance and recommend approval to City Council with Craig Overstreet seconding the motion. Motion carried unanimously.

ADJOURNMENT

Lee Warren motioned to adjourn with Bill Nerwich seconding the motion. P&Z Commission adjourned at 6:43 p.m.

ATTEST:

Tom Waitschies, Chairman

Edie Sims, City Secretary



TO: Planning and Zoning Commission
FROM: Edie Sims, City Secretary
DATE: July 16, 2012
SUBJECT: Consider, discuss and act upon a Concept Plan for Camden Park located at the intersection of County Road 610 and Farmersville Parkway on the west side

The Concept Plan, recommendation from the City Manager and a recommendation letter from our City Engineer is attached for review

ACTION: Approve or disapprove the Concept Plan

(II - B)



27 June 2012

Mr. Ben White, P.E., City Manager
City of Farmersville
205 S Main Street
Farmersville, Texas 75442

RE: Camden Park-Concept Plan-June 2012 Submittal

Mr. White:

The Camden Park Concept Plan as submitted by SHG Land Investments of Farmersville, LTD has been reviewed according to the City of Farmersville Zoning and Subdivision Ordinances, Ordinance #2006-61 for the Planned Development and the Thoroughfare Plan. The concept plan includes single family residential tracts, a multi-family tract, an assisted living facility, a retirement living facility, a self storage facility, retail/commercial tracts and a medical office/retail tract. The following comments are submitted for your consideration:

Sheet 1

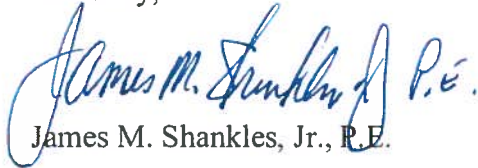
1. The Thoroughfare Plan indicates a north/south interior road within the proposed development classified as a Type D Collector Thoroughfare requiring 65' of ROW. This roadway must be included in the development as shown in the thoroughfare plan.
2. Storage facilities and medical/retail facilities are not allowed in MF-2 zoned areas.
3. The proposed western extension of CR 612 is in conflict with property owned by Community Public Service.

Sheet 2

1. The proposed minimum size and width of the lots are not in accordance with the existing zoning requirements zero lot line lots in SF-3 and MF-2. Minimum lot size for SF-3 is 4000 SF and minimum lot width is 50'. Minimum lot size for MF-2 is 4000 SF and minimum lot width is 50' (9-A.2 & 9-A.2).
2. The proposed minimum front yard setback is not in accordance with the existing zoning requirements for zero lot line lots in SF-3. Minimum front yard setback for SF-3 is 20' (9-E.2).
3. Side yard requirements for zero lot lines are as follows: one side must be at least ten (10'), and there is no minimum on the other side. (9-F.2.h).
4. Corner lots with double street frontage may have a side yard of 10' on one frontage (Ordinance #2006-61).

Please contact me if you should have any questions or need additional information.

Sincerely,


James M. Shankles, Jr., P.E.





13 July 2012

Mr. Tom Waitschies
Chairman, Planning and Zoning Commission
City of Farmersville
205 South Main Street
Farmersville, Texas 75442

Subject: Camden Park Concept Plan Recommendation Letter

Dear Mr. Waitschies,

The concept plan documentation for Camden Park is complete and ready for submission to the City of Farmersville Planning and Zoning Commission. The documentation meets the required submission standards as noted below:

1. The documentation set is technically complete.
 - a. An application is on file.
 - b. Required supporting documentation has been provided by the owner such as tax receipts and other technical documentation.
 - c. Fees have been paid.
 - d. The owner is not indebted to the City of Farmersville.
 - e. The City of Farmersville Engineer has reviewed and approved the concept plan via the approved checklist.
2. The City of Farmersville Public Works Director has verified the package has followed the correct process steps.
3. The documentation set has the correct number of copies.

After review of the city engineer's submittal comments I recommend the following:

1. Concept Plan Sheet, Engineer's comment 1: Recommend board "accept" change as requested. Recommend the Thoroughfare Plan be updated to reflect the submitted Camden Park Concept Plan via Comprehensive Planning process currently underway.
2. Concept Plan Sheet, Engineer's comment 2: Zoning exhibit updated to reflect commercial zoning which is appropriate for storage facilities and medical retail. Recommend "accept" as is.
3. Concept Plan Sheet, Engineer's comment 3: Recommend "conditional approval" upon a solution to remove utility interest from the right-of-way.
4. Concept Plan Sheet, general comment: The east side entrance to the Senior Center and the associated north/west connector to the entrance of the residential sector be increased from a 50 foot right-of-way to a 60 foot right-of-way.
5. Zoning Exhibit Sheet, Engineer's comment 1: Current SF-3 and MF-2 zoning requires a lot width of 50 foot and a minimum lot square footage of 4000 square feet on a zero lot line lot. The concept plan asks for a lot width of 40 foot and a lot square footage of 3200 square feet on a zero lot line lot. Recommend "rejecting" the concept plan unless a variance can be established and approved by the Planning and Zoning Commission.
6. Zoning Exhibit Sheet, Engineer's comment 2: Current SF-3 zoning requires a minimum lot setback of 25 feet. The concept plan asks for a lot setback of 25 feet. Recommend "rejecting" the concept plan unless a variance can be established and approved by the Planning and Zoning Commission.
7. Zoning Exhibit Sheet, Engineer's comment 3: Current SF-3 and MF-2 zoning requires a lot side yard minimum width of 10 feet on a zero lot line lot. The concept plan asks for a lot side yard of 5 feet on a zero lot line lot. Recommend "rejecting" the concept plan unless a variance can be established and approved by the Planning and Zoning Commission.

"Approval" or "rejection" of this concept plan will be based on decisions reached by the Planning and Zoning Commission in reaction the list above.

Sincerely,



Benjamin L. White, P.E.
City Manager/Public Works Director
City of Farmersville
205 South Main Street
Farmersville, Texas 75442