

FARMERSVILLE PLANNING & ZONING COMMISSION
SPECIAL SESSION MINUTES
August 20, 2012

The Farmersville Planning and Zoning Commission met in regular session on August 20, 2012 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Bill Nerwich, Bryce Thompson, Lee Warren, Betty Sergent, Craig Overstreet and Tom Waitschies. Stanley Treadwell was absent. Staff members present was City Manager Ben White, City Attorney Alan Lathrom and City Finance Director Daphne Hamlin. Council Liaison present was Michael Carr.

CALL TO ORDER AND RECOGNITION OF CITIZENS/VISITORS

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

DISCUSS, APPROVE OR DISAPPROVE MINUTES FROM JULY 16, 2012 AND JULY 26, 2012 PLANNING & ZONING MEETINGS

On a motion from Lee Warren and a second by Betty Sergent, the Commission approved the minutes as presented. Motion carried unanimously.

PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT UPON A REQUEST TO REZONE THE PROPERTY LOCATED AT 101 CANDY STREET FROM CENTRAL AREA (CA) DISTRICT USES TO COMMERCIAL (C) DISTRICT USES

Chairman Tom Waitschies opened the Public Hearing at 6:32pm. Those coming to speak in favor of the rezone request were Rex Thain. Rick Matthews, property owner had a conflict and could not attend the meeting. Mr. Thain stated he is in process of purchasing the property and asked for the zoning change request. This property has always been a commercial use building and presently there are not a lot of options. Helen Blevins entered the conversation questioning if the building would require more water and sewer services and would the zoning change affect their taxes. Mrs. Blevins and her husband Roy Blevins have the Thomas Kinkade Gallery next door to the property in question. City Manager Ben White responded to the concern of water and sewer services by stating if a larger capacity if required, the owner would have to petition the City. Mr. White also answered the question that a zoning change would not affect anyone's taxes. If the new owner considered expanding, it could offer more revenues in the form of sales taxes to the City.

Mrs. Blevins also expressed concern of apartments or any style of living area in the potentially rezoned area. Mr. Roy Blevins also expressed concern of the motive of the zoning change. The current zoning is set as Central Area District. Mr. Blevins also contended that parking could be an issue with Mr. White responding that the entrance for the building will be on Candy Street and the parking will be in the back. Bill Nerwich asked for the zoning of Cello Wrap which is Central Area. Diane Piwko expressed concern of the longevity of the proposed business and what could happen in the future if the zoning is changed. The zoning change would be made permanent. Mr. Thain responded that his intentions of purchasing the property did not include any living quarters. Mr. Thain also stated he did not want to request a Specific Use Permit every 3, 4 or 5 years and be denied. Mr. Thain stated he had received permits in the past to

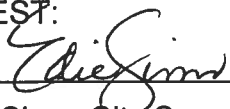
came forward stating the change would allow the Concept Plan to proceed as presented as the collector street cuts through the entire subdivision. Mr. Crannell stated he does not want to have residential areas cross a collector street. The roadway will service the medical facility and by eliminating the collector street, this will limit the pass through of the subdivision. If the collector street remains, it will kill the project. With no one else coming forward in favor of the change, Chairman Waitschies asked for those OPPOSING the thoroughfare change. No one came forward in opposition of the change. The Public Hearing was closed at 7:33pm.

With no discussion, Lee Warren motioned to approve and recommend to Council the request to amend the Thoroughfare Development Plan to remove the Type "D" Collector Street from the Camden Park Plan with Bryce Thompson seconding the motion. Motion carried unanimously.

ADJOURNMENT

Lee Warren motioned to adjourn with Bryce Thompson seconding the motion. P&Z Commission adjourned at 7:34 p.m.

ATTEST:



Edie Sims, City Secretary



Tom Waitschies, Chairman

