

FARMERSVILLE PLANNING & ZONING COMMISSION
SPECIAL SESSION MINUTES
September 29, 2014

The Farmersville Planning and Zoning Commission met in special session on September 15, 2015 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Tom Waitschies, Patti Ford, Bryce Thompson, Charles Casada and Craig Overstreet. Commission members absent were Mark Vincent and Todd Rolen. Staff members present was City Manager Ben White, City Attorney Alan Lathrom and City Secretary Edie Sims. Council Liaison John Klostermann was present.

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. Craig Overstreet offered the invocation and led the audience in the Pledge of Allegiance to the American and Texas Flags.

Item II – A) DISCUSSION AND POSSIBLE DIRECTION REGARDING ITEMS BEING PLACED IN, ON AND/OR ABOUT THE PUBLIC RIGHT-OF-WAY

City Attorney Alan Lathrom stated the revisions have been made in accordance with Planning & Zoning Commission's direction. Further minor changes have been made according to City Manager Ben White, of which was the addition of the word "tall" to further clarify the need for a 6' minimum enclosure to be the height and not clearance. Another change to item 9 would be to clarify the placement of a dumpster behind the building line and therefore eliminating Items 10 and 11. This statement will be in accordance with Council's direction and will allow the dumpsters to be served without blocking the street.

Craig Overstreet expressed concern regarding the enforcement of these regulations. The body of the ordinance, according to City Attorney Alan Lathrom, will include the enforcement clause where violations will constitute a Class C Misdemeanor up to \$500 per violation. Citations can be issued by either the Police Department or the Code Enforcement Officer. City Manager Ben White indicated he prefers discussing the issue with the end user first prior to a citation being issued. Mr. White also recommended allowing a transition time, especially for those cases where improvements will need to be implemented and potentially a financial burden on the end user. Overall, the proposed regulations will improve the look of our City and not display our trash.

Another commentary evolved around the implementation of these regulations and informing the dumpster users. Mr. White suggested inviting the end users to the next P&Z meeting and Council meetings. Commission concurred to bring the final version of the ordinance to the next meeting in October for final review and recommendation to the City Council.

Item II – B) CONSIDER, DISCUSS AND ACT UPON CLARIFICATION OF DRIVEWAY APPROACHES, DRIVEWAYS AND PARKING HAZARDS

City Attorney Alan Lathrom indicated the goal of this clarification was to address having multiple drive entrances to a single property and address parking areas including parking on sidewalks. The revisions presented will help clean up these issues and require improved surfaces to park on which also addresses safety issues.

With other communities being researched, Mr. Lathrom submitted a proposal including clarification of definitions, paving limitations, restrictions surrounding restricted parking areas, restrictions on uses of sidewalks, and parking restrictions.

City Manager Ben White stated the City has received multiple complaints regarding vehicles being parked in yards along with utility vehicles such as tractors. A definition has been added regarding auxiliary parking and clarifying the need for an improved surface to park on. Parking conditions that exist will be grandfathered unless there is a safety concern which will need to be addressed on an individual basis.

The parking issues will be resolved with improved parking surfaces and screening for items which need to be screened. City Manager Ben White indicated Council's direction was to have the front yards dedicated as a yard and not a parking lot. Chairman Waitschies recommended the Commission review the revisions as presented by Mr. Lathrom and discuss at the next meeting in October.

Item III) ADJOURNMENT

Commissioner Waitschies stated he is resigning from the P&Z and other City boards due to relocation. With no further business, Craig Overstreet motioned to adjourn with Patti Ford seconding the motion. Commission adjourned at 7:09:58pm.

ATTEST:

Vice – Chairman Bryce Thompson

Patti Ford, Secretary