

FARMERSVILLE PLANNING & ZONING COMMISSION  
REGULAR SESSION MINUTES  
November 17, 2014

The Farmersville Planning and Zoning Commission met in regular session on November 17, 2014 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Bryce Thompson, Patti Ford, Mark Vincent, Craig Overstreet, Charles Casada and Chad Dillard. Commission member absent was 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**

Vice-Chairman Bryce Thompson 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) CONSIDER, DISCUSS AND ACT UPON MINUTES FROM OCTOBER 20, 2014 REGULAR P&Z MEETING**

The last page of the minutes was not included with the Commission's packet. Therefore Craig Overstreet motioned to move this item to the next Commission meeting for consideration with Patti Ford seconding the motion. Motion carried unanimously.

**Item II – B) CONSIDER, DISCUSS AND ACT UPON AN ORDINANCE REGARDING ITEMS BEING PLACED IN, ON AND/OR ABOUT THE PUBLIC RIGHT-OF-WAY**

City Manager Ben White came before the Commission recommending the Commission accept the ordinance as presented. The ordinance includes changes incorporated per the request of the Commission.

Chairman Thompson asked if business owners have been contacted regarding the upcoming changes with Mr. White replying no one has come forward throughout this process. The business owners came to a meeting and offered the opportunity and gave specific comments several meetings back. Chairman Thompson also questioned if Chief Sullivan has been given this information in preparation of enforcement. Mr. White again expressed Chief Sullivan's attendance to the Commission meeting a few meetings back where this item has been discussed. Mr. White stated he did not see anything ambiguous in nature.

Patti Ford motioned to recommend approval of the ordinance to the Council with Mark Vincent seconding the motion. Motion carried unanimously.

**Item II – C) CONSIDER, DISCUSS AND ACT UPON AN ORDINANCE REGARDING DRIVEWAY APPROACHES, DRIVEWAYS AND PARKING HAZARDS**

City Manager Ben White stated changes have been made as requested with plans for one more discussion forum prior to having the ordinance prepared for final approval. City Attorney Alan Lathrom reviewed the specific changes which included addressing roll-off and storage units such as "Pods." Section 76-176 was changed to not allow overnight parking with vehicles rated capacity of one and one-half tons or more than six wheels with a waiver under (c) for temporary basis based on circumstance by the City Manager.

Regarding Section 71-168 – Front Yard and Limits on Paving, Craig Overstreet expressed concerns of circle driveways with one portion of the circle leading as the main driveway to a garage and not creating a wishbone affect. Mr. White stated the whole point was to prevent parking where gutter panels are opening up and keeping the area reasonable. Mr. White stated he felt two entry points should be sufficient. The Commission also questioned very large lots and how reducing the number of entries and width between each entry for residential applications. Mr. White stressed the need to keep the front yards from becoming and used as a parking lot. There are instances throughout the City where curbs were cut for a

driveway where a driveway does not exist and the entry goes nowhere. Curbs are intended for water flow and drainage. Mr. White also encouraged the Commission his intention is not to be too stringent.

City Attorney Alan Lathrom indicated an exception for corner lots parking from both streets is not included. This is another scenario to allow straight driveway off both streets. A loop is planned for temporary parking, but that too should not turn into a parking lot. A circle drive should be considered an accessory to a home.

Mr. Lathrom also indicated there is nothing addressing the distance between the curbs. We want to apply the ordinance correctly for now and in the future. Craig Overstreet stated he would want minimal distances between a circle drive inbetween the cuts. Per our current ordinance, a lot cannot have more than 75% covered with concrete which helps defer some of the issues. Another item to help with this issue involves parking on an improved surface which must be minimally 12'. The ordinance is written to allow 24' wide to allow two vehicles parked side by side. A suggested curb distance is 12' and other sections of the circle drive can be wider.

Mark Vincent asked if the ordinance will address how many cars may be parked at one single family dwelling. No it does not. Although a large problem in various areas of town, there are only limitations of surface area to park. The ordinance will not allow parking on lawns or unimproved surfaces. Also vehicles cannot block driveways or sidewalks must be parked in the street or driveway. Mr. Lathrom stated there are provisions where the vehicles must be registered and operating.

Mark Vincent expressed concern of areas that do not have curbs which are also treated as a parking lot. Patti Ford wanted to invite Police Chief Sullivan to the next meeting and hear how his Department will be enforcing habitual offenders. Mr. White concurred this ordinance will allow the Police Department to enforce this issue.

A definition question will need to be addressed regarding a circle lot and the separation of a regular driveway. Also the ordinance will need to specify curb cuts of 12' and curb distances. Craig Overstreet stated the curb cuts should be considered with the frontage of the lot.

**Item III) ADJOURNMENT**

With no further business, Craig Overstreet motioned to adjourn with Chad Dillard seconding the motion. Commission adjourned at 7:14pm.

ATTEST:

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Chairman Bryce Thompson

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Patti Ford, Secretary