



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
December 19th, 2016, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

I. PRELIMINARY MATTERS

- Call to Order, Roll Call, Prayer and Pledge of Allegiance

II. PUBLIC HEARING

- A. Receive public comment on a Final Plat for Subdivision of Property located on Beech Street, Farmersville Texas, being Lots 1 &2, Block 1 of the Beech Addition.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon minutes from November 14th, 2016
- B. Consider, discuss and act upon approval and commendation to the City Council on the Final Plat for Subdivision of Property located on Beech Street.
- C. Consider, discuss and act upon approval and commendation to the City Council on the Final Plat of the Lot 1, Block 1 of the Wiley Orange Addition.
- D. Consider, discuss and act upon a request to add Towing and Recovery as a business type under the Automobile Service Use in the Comprehensive Zoning Ordinance for Highway Commercial (HC) and Commercial (C).

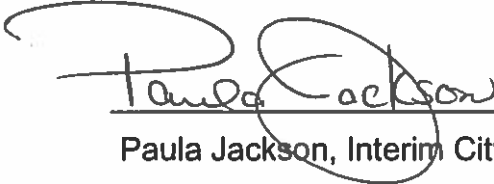
IV. ADJOURNMENT

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).

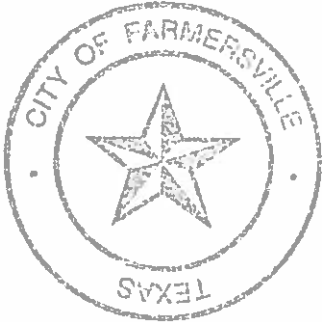
Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972-782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Handicap Parking is available in the front and rear 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 December 16, 2016, by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 16th day of December, 2016.



Paula Jackson, Interim City Secretary



I. Preliminary Matters

II. Public Hearing

November 30, 2016

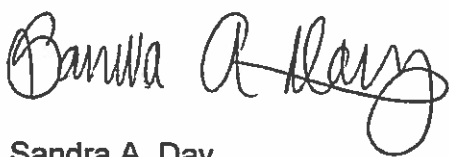
From: Dan and Sandy Day
1095 CR 561
Princeton, TX 75407

RE: W.B. Williams Survey, A-952

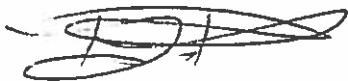
To whom it may concern:

We respectfully waive the 30 day guideline and wish to submit for consideration, the division of the aforementioned lot into two separate properties.

If there are questions or concerns, please don't hesitate to call and ask.

A handwritten signature in cursive script that reads "Sandra A. Day".

Sandra A. Day

A handwritten signature in cursive script that reads "Dan Day".

Dan Day



21 October 2016

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

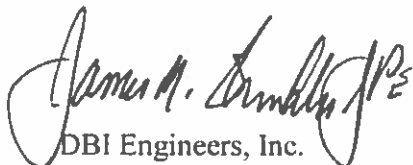
RE: Beech Addition – City of Farmersville

Mr. White:

The final plat for Beech Addition to the City of Farmersville has been reviewed according to the rules, regulations and ordinances of the City of Farmersville.

We recommend approval of the Final Plat, contingent on the submittal of fees, tax certificates and utility letters. Please contact us at 972-784-7777 if you should have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "James M. Drumbly, P.E.". The signature is written in a cursive style with a large initial "J" and "D".
DBI Engineers, Inc.

III. Items for Discussion and Possible Action



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
for
November 14, 2016**

I. PRELIMINARY MATTERS

- Vice-Chairman Craig Overstreet presided over the meeting which was called to order at 6:00 pm. Commissioners Craig Overstreet, Bobby Bishop, Sarah Jackson-Butler, Chad Dillard and Russell Chandler were in attendance. Commissioner Charles Casada was absent. Also in attendance were City Manager, Ben White; Attorney, Alan Lathrom; Council Liaison, John Klostermann; Staff Liaison, Assistant to the City Manager, Paula Jackson; and Mayor Piwko.
- Mr. Overstreet offered the Invocation and led the pledges to the United States and Texas flags.

II. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Minutes of the October 24th, 2016 meeting.
 - Motion to approve was made by Bobby Bishop
 - Second by Sarah Jackson-Butler
 - Motion carried
- B. Reorganize Commission
 - 1. Elect a Chairman and Vice Chair
Motion to elect Craig Overstreet Chairman and Sarah Jackson-Butler Vice-Chair was made by Bobby Bishop and a second by Chad Dillard.

III. WORK SESSION

- A. Consider, discuss and act upon the review and possible recommendations regarding establishing an Ordinance for Historic Preservation
Craig Overstreet – let the record show that Sarah Jackson-Butler and Mayor Diane Piwko both left the room due to a conflict of interest with both being owners of buildings in the Historic Down Town District.
- Craig Overstreet asked Ben White the City Manager and Attorney Alan Lathrom to speak and go over the information.

- Alan Lathrom stated that he has worked on the document from the Texas Historic Commission to make it fit Farmersville. Ben White stated that now the Commission will need to review and add or remove to make this Document fit.
- Craig explained that he feels Farmersville should have a Historic Preservation Ordinance but this document is too complex for Farmersville and is worried about being able to enforce. Craig would like to see a more user friendly ordinance.
- Bobby Bishop wants to review the document carefully and not put this in place just because someone wants it done.
- Ben White stated the City could have someone like Bureau Veritas and have them look at our standards and make sure they can be followed.
- Craig Overstreet stated he had issues with some of the definitions and ask Alan Lathrom to take a look and better define.
- Alan Lathrom also stated that the Board will need to be appointed.
- Ben White stated the P & Z Board would fall in line to cover this board with a few people from other boards.
- Alan Lathrom stated 5 to 7 people would be a good number. The City Council cannot be appointed to this board because they are the Board of Appeals. Mr. Lathrom like the idea of the P&Z as the Approval Board.
- Bobby Bishop says it would be easier to just put P&Z. Alan added someone from the Main Street Board.
- Bobby Bishop wanted to know what the coverage would need to be.
- Alan Lathrom stated it could be city wide or just in an area. Mr. Lathrom also explained local and state rules which need to be followed. The Board will need 25% of the owner's approval.

Alan Lathrom will revamp the Ordinance and shorten it somewhat and bring it back to the Commission in January 23, 2017

IV. ADJOURNMENT

- The meeting was adjourned at 7:30 pm.

ATTEST:

APPROVE:

Paula Jackson, Interim City Secretary

Craig Overstreet, Vice-Chairman



30 November 2016

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

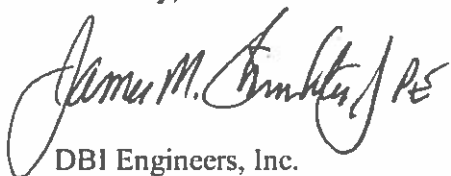
RE: Wiley Orange Addition – City of Farmersville

Mr. White:

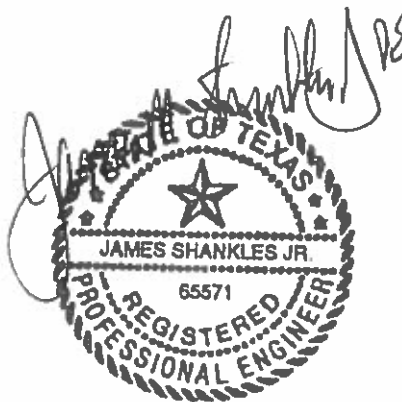
The final plat for Wiley Orange Addition to the City of Farmersville has been reviewed according to the rules, regulations and ordinances of the City of Farmersville.

We recommend approval of the Final Plat, contingent on the submittal of fees, tax certificates and utility letters. Please contact us at 972-784-7777 if you should have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "James M. Shankles, PE". The signature is fluid and cursive, with the initials "PE" written at the end.

DBI Engineers, Inc.



30 Nov 2016

RECEIVED
DATE 10-21-16
BY Paula Gogksov

City of Farmersville



SUBDIVISION APPLICATION FORM City of Farmersville, Texas

Please Type or Print Information

This form shall be completed by the Applicant and submitted to the City Secretary's Office along with 6 copies of the respective plat, fees, and all other required information.

In order for a completed package to be considered for a Planning and Zoning Board meeting all application materials will need to be turned into the City staff at least 3 weeks prior. The package will need to be technically complete 6 working days prior to the Planning and Zoning Board meeting.

The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.

The submission of plans/drawings, calculations, etc., along with this application, makes such items public record and the Applicant understands that they may be viewed and/or reproduced by the general public.

For a list of fees associated see the City of Farmersville Master Fee Schedule. Fees shall be collected for the purpose of defraying the costs of administrative, clerical, engineering, legal, planning, inspection, and other services deemed necessary to properly review and investigate plats and subdivision construction.

Exemptions to the platting process are listed in section 1.5 of the Subdivision Ordinance.

Subdivision Ordinance variances/waivers may be granted by following the steps outlined in section 1.10 of the Subdivision Ordinance.

Public infrastructure requirements established by the respective code (example, International Fire Code) and interpreted by the code official may be appealed based on a claim of incorrect interpretation, code applicability, or equivalent methodology. Code requirements cannot be waived.

Place "X" or check mark in appropriate box. All answers must be "Yes" to submit application.

Pre-Application Requirements		
Yes	No	Requirement
		Attended Pre-Application Conference
✓		Plat described by metes and bounds
✓		Plat located with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part
✓		Dimensions of plat and of each street, alley, square, park, or other part of the plat intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part
✓		Plat is located in Collin County
	✓	Plat is located in Hunt County
✓		Plat is located within the City of Farmersville corporate limits or Extra-Territorial Jurisdiction (ETJ) limits

Subdivision Application Form

Place "X" or check mark in appropriate box. Use the N/A (not applicable) box if a line item is not applicable. Double asterisk items are required for all applications. Where separate documents are requested attach them to this submission.

Required Submission Materials			
Yes	No	N/A	Item Description
✓			** Six copies of plat. Dimensions should be 24" X 36".
✓			** Original certified tax certificate
		✓	** Utility service provider letters
✓			** Proof of land ownership document
✓			** Electronic version of plat on CD (.PDF and .DWG)
✓			** Fees with appropriate retainer as required
		✓	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
		✓	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
		✓	Two copies of engineering plans
		✓	On-Site Sanitary Sewer Facility (OSSF) certification document
		✓	Engineer's Summary Report
		✓	Development schedule
		✓	Development agreement
		✓	Copy of covenants, conditions, restrictions, and agreements
		✓	Geotechnical report
		✓	Traffic study
		✓	Application letter for proposed street names

Place "X" or check mark in appropriate box. Only one box may be indicated.

Type of Plat Document Submittal	
	Concept Plan
	Preliminary Plat
✓	Final Plat
	Development Plat
	Replat
	Amending Plat
	Minor Plat
	Vacated Plat

Subdivision Application Form

Place information in all spaces that apply. Depending on the situation some spaces may be left empty.

Property Owner Information	
Name	CLOYD & HAZEL COPELAND
Address	302 S. BUCKSKIN
City	FARMERSVILLE
State	TX
Zip	75442
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Applicant/Responsible Party Information	
Name	OWNER
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Engineer Information	
Name	
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Surveyor Information	
Name	MATTHEW BUSBY
Address	116 MCKINNEY ST.
City	FARMERSVILLE
State	TX
Zip	75442
Work Phone Number	
Facsimile Number	
Mobile Phone Number	214 499 8472
Email Address	mbusby-bsie@yahoo.com

Subdivision Application Form

General Application Information	
Proposed Name of Subdivision	WILEY ORANGE ADDITION
Total Acreage of Development	1.174 A.C.
Physical Location of Property	S. ORANGE ST.
Legal Description of Property	SEE PLAT
Number of Lots	1

Place "X" or check mark in appropriate box indicating the form provided for proof of land ownership. Attach document to this submission.

Type of Plat Document Submittal	
<input checked="" type="checkbox"/>	General Warranty Deed
<input type="checkbox"/>	Special Warranty Deed
<input type="checkbox"/>	Title Policy
<input type="checkbox"/>	Other (approved by City Manager):

Place "X" or check mark in appropriate box indicating the current zoning districts comprising the land. Depending on the situation more than one box may be indicated.

Current Zoning		
	A	Agricultural District
	SF-1	One-Family Dwelling District
<input checked="" type="checkbox"/>	SF-2	One-Family Dwelling District
	SF-3	One-Family Dwelling District
	2F	Two-Family Dwelling District
	MF-1	Multiple-Family Dwelling District-1
	MF-2	Multiple-Family Dwelling District-2
	P	Parking District
	O	Office District
	NS	Neighborhood Service District
	GR	General Retail District
	C	Commercial District
	HC	Highway Commercial
	CA	Central Area District
	I-1	Light Industrial District
	I-2	Heavy Industrial District
	PD	Planned Development District
	<input type="checkbox"/>	Extra-Territorial Jurisdiction

Subdivision Application Form

Place "X" or check mark in appropriate box indicating the **proposed zoning districts** comprising the land. Depending on the situation more than one box may be indicated. If zoning remains unaffected mark the same as above in the "Current Zoning Districts" table.

Proposed Zoning		
	A	Agricultural District
	SF-1	One-Family Dwelling District
✓	SF-2	One-Family Dwelling District
	SF-3	One-Family Dwelling District
	2F	Two-Family Dwelling District
	MF-1	Multiple-Family Dwelling District-1
	MF-2	Multiple-Family Dwelling District-2
	P	Parking District
	O	Office District
	NS	Neighborhood Service District
	GR	General Retail District
	C	Commercial District
	HC	Highway Commercial
	CA	Central Area District
	I-1	Light Industrial District
	I-2	Heavy Industrial District
	PD	Planned Development District
		Extra-Territorial Jurisdiction

Place "X" or check mark in appropriate box indicating the **proposed use of the land**. Depending on the situation more than one box may be indicated.

Use of Land and Buildings	
Housing Uses	
✓	One Family Detached Dwelling
	One Family Attached Dwelling
	Zero Lot Line Dwelling
	Town Home
	Two Family Dwelling
	Multiple Family Dwelling
	Boarding or Rooming House
	Bed and Breakfast Inn
	Hotel or Motel
	HUD Code Manufactured Home
	Industrialized Housing
	Mobil Home

Use of Land and Buildings	
Accessory And Incidental Uses	
	Accessory Building
	Farm Accessory Building
	Home Occupation
	Off Street Parking Incidental to Main Use
	Stable
	Swimming Pool
	Temporary Field Office or Construction Office
Utility And Services Uses Electrical Substation	
	Electrical Energy Generating Plant
	Electrical Transmission Use
	Fire Station
	Gas Lines and Regulating Station
	Public Building Shop or Yard of Local State or General Agency
	Radio, Television, or Microwave Tower
	Radio or Television Transmitting Station
	Sewage Pumping Station
	Sewage Treatment Plant
	Telephone Business Office
	Telephone Exchange, Switching Relay or Transmitting Station
	Utility Line, Local
	Utility Shops or Storage Yards or Buildings
	Water Standpipe or Elevated Water Storage
	Water Reservoir, Well or Pumping Station
	Water Treatment Plant
Recreational And Entertainment Uses	
	Amusement, Commercial
	Amusement, Commercial
	Country Club with Golf Course
	Dance Hall or Night Club
	Day Camp for Children
	Drag Strip or Commercial Racing
	Go Cart Track
	Gun Range
	Park or Playground
	Play Field or Stadium
	Rodeo Grounds
	Swim or Tennis Club
	Theater
	Trailer Park - Recreational Vehicle Park

Use of Land and Buildings	
Educational And Institutional Uses	
	Art Gallery or Museum
	Cemetery or Mausoleum
	Church or Rectory
	College, University or Private School
	Community Center
	Convent or Monastery
	Fairgrounds or Exhibition Area
	Fraternity, Sorority, Lodge or Civic Club
	Home for Alcoholic, Narcotic or Psychiatric Patients
	Hospital Acute Care
	Hospital Chronic Care
	Historical, Religious, Charitable or Philanthropic Nature
	Kindergarten or Nursery
	Library
	Nursing Home or Residence for Aged
	School, Business or Trade and
	School, Public or Parochial
Transportation Related Uses	
	Airport, Landing Field or Heliport
	Bus Station or Terminal and
	Motor Freight Terminal
	Parking Lot Truck
	Parking Lot Structure Commercial
	Railroad Freight Terminal
	Railroad Passenger Station
	Railroad Track or Right-of-Way
	Railroad Team Tracks
Automobile Service Uses	
	Auto Glass, Muffler or Seat Cover Shop
	Auto Laundry
	Auto Parts and Accessory Sales
	Auto Parts and Accessory Sales
	Auto Painting or Body Rebuilding Shop
	Automobile Repair Garage
	Gasoline or Fuel Service Station
	New or Used Auto Sales in Structure
	New or Used Auto Sales Outdoor Lot
	Motorcycle or Scooter Sales and Repair
	Steam Cleaning or Vehicles or Machinery
	Tire Retreading or Capping
	Trailer, Cargo Sales or Rental
	Wrecking or Auto Salvage Yard

Use of Land and Buildings	
Retail And Related Service Uses	
	Antique Shop
	Art Supply Store
	Bakery or Confectionery Shop
	Bank or Saving And Loan Office
	Barber or Beauty Shop
	Book or Stationery Shop
	Camera Shop
	Cleaning Shop or Laundry
	Cleaning Laundromat
	Clinic, Medical or Dental
	Custom Personal Service Shop
	Department Store or Discount Store
	Drug Store or Pharmacy
	Farmers Market
	Florist Shop
	Food Store
	Furniture or Appliance Store
	Garden Shop and Plant Sales
	Handcraft and Art Objects Sales
	Hardware Store or Hobby Shop <input type="checkbox"/> Key Shop
	Laboratory, Medical or Dental
	Medical Appliances, Fitting, Sales or Rental
	Mortuary
	Offices, General Business or Professional
	Office Showroom/Warehouse or Sales Facilities
	Optical Shop or Laboratory
	Pawn Shop
	Pet Shop, Small Animals, Birds, and Fish
	Private Club
	Repair of Appliances, T.V., Radio and Similar Equipment
	Restaurant or Cafeteria
	Restaurant or Eating Establishment
	Retail Shop, Apparel, Gift Accessory and Similarities
	Sexually Oriented Establishment
	Studio Decorator and Display of Art Objects
	Studio Health Reducing or Similar Service
	Studio, Photographer, Artist, Music, Drama, or Dance
	Tool Rental
	Trailer or RV Sales or Display
	Variety Store or Other Retail Outlet Store
	Veterinarian Office Only

Use of Land and Buildings	
Agricultural Types Uses	
	Farm or Ranch
	Animal Pound
	Animal Clinic or Hospital
	Animal Clinic, Hospital or Kennel
	Greenhouse or Plant Nursery
Commercial Type Uses	
	Bakery Wholesale
	Building Material Sale
	Cabinet and Upholstery Shop
	Cleaning, Drying or Laundry Plant
	Clothing or Similar Light Assembly Process
	Contractors Storage or Equipment Yard
	Heavy Machinery Sales, Storage or Repair
	Lithographic or Print Shop
	Maintenance and Repair Service for Buildings
	Milk Depot, Dairy or Ice Cream Plant
	Manufactured House or Industrialized Homes Sales and Display
	Open Storage of Furniture, Appliances or Machinery, Etc.
	Paint Shop
	Petroleum Products, Storage and Wholesale
	Plumbing Shop
	Propane Storage and Distribution
	Storage Warehouse
	Trailer or Recreational Vehicle Sales or Display
	Welding or Machine Shop
	Wholesale Office Storage or Sales Facilities
Industrial Uses	
	Asphalt Paving Batching Plant
	Concrete Batching Plant
	Concrete Products Manufacture
	Light Manufacturing
	Sand and Gravel Storage
	Sand, Gravel, Stone or Petroleum Extraction

Subdivision Application Form

Indicate the utility provider's name for the property in the space provided.

Utility Providers	
Description of Service	Name
Electrical Service Provider	FARMERSVILLE
Water Supplier	" "
Sewage Disposal	" "
Telephone Service	
Cable TV Service	
Gas Service	ATMOS
Refuse Pick-Up	FARMERSVILLE

The signatures of the owner(s) below indicate intention to follow through with the platting/subdivision process.

_____	_____	_____
<i>Owner's Signature</i>	<i>Owner's Name (Printed)</i>	<i>Date</i>
_____	_____	_____
<i>Co-Owner's Signature</i>	<i>Co-Owner's Name (Printed)</i>	<i>Date</i>
_____	_____	_____
<i>Co-Owner's Signature</i>	<i>Co-Owner's Name (Printed)</i>	<i>Date</i>

City of Farmersville Staff Only

(Applicant, do not mark in spaces below)

Description	Response
Name of City Staff Worker Receiving Application	
Fee Amount	
Check Number	
Date Received	
City Receipt Number	
City Asset Account Number	



904 W Audie Murphy Pkwy, Farmersville, TX 75442 ▲ Ph 972.784.3075 ▲ Fx 469.547.0825 ▲ keelrecovery.com

December 2, 2016

Re: Zoning

To Whom It May Concern:

Please consider this letter as a formal request of the City of Farmersville Planning and Zoning to add TOWING & RECOVERY as a business type being conducted in the city's commercial district, specifically the location at 904 W Audie Murphy Pkwy.

The business has brought commerce, jobs, and tax revenue to the city and will continue to do so. We hope that the city will see us as a benefit, providing local towing services and have hopes to become part of the rotation as an incident management resource for the City of Farmersville and surrounding areas.

Please contact me if you need any additional information. We appreciate your consideration!

Sincerely,

A handwritten signature in black ink, appearing to read "B. Keel", written over a white background.

Billy Keel

Owner

Keel Recovery

Keel Recovery

Auto Recovery & Towing Specialists

Billy Keel

Owner

904 W Audie Murphy Pkwy
Farmersville, TX 75442

Office 972.784.3075
Cell 214.212.7400
www.keelrecovery.com



November 30, 2016

Dear Sirs and Madams,

As property owner of 904 W Audie Murphy parkway which is in the name of the Goldstein 1 Family Ltd Partnership I request and allow adding repossession automobile recovery business to the list of commercial businesses in the city of Farmersville. I direct this request to the Planning and Zoning board and to the City Council of Farmersville.

Thank you


L. Michael Goldstein, M.D.

President Goldstein Family 1 Ltd Partnership

IV. Adjournment