



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR CALLED MEETING
January 22, 2018, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

I. PRELIMINARY MATTERS

- Chairman Bobby Bishop presided over the meeting which was called to order at 6:33 pm. Commissioners Sarah Jackson-Butler, Kevin Adamson and Lance Hudson were in attendance. Luke Ingram, Paul Kelly, and Russell Chandler were absent. Also in attendance were City Manager, Ben White; staff liaison, Sandra Green; City Attorney, Alan Lathrom; and Council liaison, Craig Overstreet.
- Craig Overstreet led the prayer and the pledges to the United States and Texas flags.

II. Items for Discussion and Possible Action

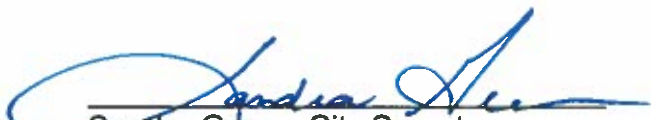
- A. Consider, discuss and act upon on the Final Plat of Robles Estates, Lots 1-3, Block A.
- Bobby Bishop asked if the owners were splitting one lot into three lots.
 - Sandra Green stated the owners are three brothers and they are splitting one big lot into three because they want to build homes.
 - Bobby Bishop explained the property was in the City's ETJ. He stated the property was located off of the Chaparral Trail. He also said a letter was received by the City Engineer indicating the plat met all the City's requirements and they are recommending approval.
 - Motion to approve made by Sarah Jackson-Butler
 - 2nd to approve made by Kevin Adamson
 - All members voted in favor

- B. Discussion regarding the timeline of review and approval of the Comprehensive Zoning Ordinance, Subdivision Ordinance, and Comprehensive Plan.
- Ben White stated the City Council had asked him to put a schedule together for review and approval of the Zoning Ordinance and the Subdivision Ordinance. Also, we included a timeline of events for the Comprehensive Plan. Ben went over the schedule explaining the timeline and how the documents would be reviewed and approved.
 - Bobby Bishop asked what precipitated the re-write of the Zoning and Subdivision Ordinances.
 - Ben White stated it was to modernize the document.
 - Sandra Green explained there were a lot of state laws that had changed and needed to be reflected as well.
 - Bobby Bishop asked if 4A funded the re-writes.
 - Ben White stated yes 4A funded the project and we needed a document that was easier to read and understand. The idea was to make it easier for people who want to develop here.
 - Sandra Green stated staff had thoroughly went over the document prior to the meeting.
 - Ben White explained there were a few major changes like the masonry requirements and asked Sandra Green if there were any zoning use changes.
 - Sandra Green stated there were. She explained that the Highway Commercial District was changed to an overlay district instead of a standalone district. Not only do the developers have to abide by the rules and guidelines of whatever the property is zoned, but they have to meet the additional requirements of the Highway Commercial Overlay District if they fall within that area. The same was done for planned developments. She stated another item that was added to this zoning document was mother-in-law homes, or cottages to house family members on the same lot. For example, it is common now for sons and daughters of elderly parents to want their parents living in a smaller house on their property as well. This new version of the Zoning Ordinance would allow for that with some restrictions. The masonry items that were added would require 75% on the first floor and 50% on the second floor. With multi-family it would require 80% on the first floor and 50% on the second floor.
 - Ben White stated that on the Comprehensive Plan certain sections will be pulled and have each board that has a section review it before the document is brought together as a whole. He explained that after all of the reviews public hearings would take place.

III. Adjournment

Meeting was adjourned at 6:45 p.m.

ATTEST:


Sandra Green, City Secretary

APPROVE:


Bobby Bishop, Chairman

