



Farmersville
DISCOVER A TEXAS TREASURE

**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR CALLED MEETING
March 19, 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 6:30 p.m. Commissioners, Kevin Adamson, Lance Hudson, and Paul Kelly were in attendance. Luke Ingram, Sara Jackson-Butler and Russell Chandler were not present. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; City Attorney, Alan Lathrom; and Council liaison, Craig Overstreet.
- Paul Kelly led the prayer and the pledges to the United States and Texas flags.

II. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a recommendation to the City Council regarding an application requesting a change in zoning on approximately 0.3444 acres of land, more or less, from Single-Family 1 (SF-1) District Uses to C-Commercial District uses. The property is generally situated at 311 Sycamore Street and is known as Lot OL 1 of the Gaddy Addition, and located in the W.B. Williams Survey, Abstract A952, of Farmersville, Collin County, Texas.
- Bobby Bishop opened the public hearing at 6:32 p.m.
 - Alan Lathrom stated the Commission wanted to know if there was any other alternative for the property to be zoned to allow for commercial uses without opening the door to allow every type of commercial use that is listed in the City's Zoning Ordinance. He explained the applicant could apply for a PD – Planned Development District for an Office Center. It would have the base zoning district of Office uses and limit those uses solely to professional and general administrative offices, sales offices without display areas or products, or offices for services provided off premises. So there is a mechanism where he would be able to use that structure and location as an office building

without opening it up for every other commercial use allowed under the Zoning Ordinance.

- Bobby Bishop asked if the applicant would have to withdraw the current application and apply for a Planned Development.
- Alan Lathrom explained the Commission could not approve a PD – Planned Development under the current application.
- George Crump who resides at 401 N. Main Street introduced his attorney and his assistant.
- The attorney's assistant, Rachel Crist, addressed the Commission and stated that Mr. Crump was wanting to use the space as a small professional office building. She stated a small professional office use would have minimal impact on the surrounding community. She requested that Mr. Crump be able to amend the application to Office use instead of Commercial use.
- Alan Lathrom stated the current Zoning Ordinance does not recognize the Office District as being a lesser use district from the Commercial District. He indicated the Commission could make a recommendation to zone the property as an Office District rather than a Commercial District. There would be a need to re-advertise and notice in order to comply with state law first.
- Bobby Bishop clarified that Mr. Crump would have to apply again for either Office or Planned Development. He also asked if the rezoning to Office or Planned Development would fit the requirements set out in the Comprehensive Plan.
- Alan Lathrom indicated it would be up to the Commission and the City Council to determine whether the use of Office at the location, under the terms of the Comprehensive Plan would meet those requirements.
- Bobby Bishop closed the public hearing at 6:38 p.m.
 - Motion to deny the request to give applicant time to re-apply and for notices to be sent out made by Paul Kelly
 - 2nd to approve made by Kevin Adamson
 - All members voted in favor

B. Public hearing to consider, discuss and act upon a recommendation to the City Council regarding the proposed complete rewrite and revision of the City of Farmersville's Zoning Ordinance; receive input from citizens regarding the proposed Ordinances; and, discuss the proposed Ordinances and the changes, formatting, and modifications to the Ordinances.

- Bobby Bishop opened the public hearing at 6:39 p.m.
- Randy Smith who resides at 508 CR 610 addressed the Commission regarding the Parks and Open Space. He read the definitions of open space and park or playground. He wanted to clarify that the parks and open spaces are two different things. He believes it could be a problem in the future as the City expands. There will be property that will have some areas that are floodplain that would not be able to be used. He is not in favor of building houses on the floodplain, but it could be used for other items. If it is left in its

natural state wild animals would become an issue. He feels the items need to be differentiated.

- Jim Foy who resides at 211 College Street stated that at the last meeting the Commission asked that a metal roof not be allowed in the new Ordinance. He agreed that corrugated metal should not be used, but questioned if the Commission was stating no metal at all.
- Bobby Bishop explained the Commission was just discussing corrugated metal/tin not excluding metal roofs.
- Mr. Bimal Saraiya, Attorney for George Crump, addressed the Commission and he stated it appeared the Office use had been removed from the proposed Ordinance. He wanted the Commission to consider adding the use back in.
- Bobby Bishop closed the public hearing at 6:45 p.m.
- Drew Brawner from Kimley-Horn stated they looked at the Office use and thought it would be better served if it was absorbed in Neighborhood Services and General Retail. The Neighborhood Services, General Retail, and Commercial are the three levels of intensity. The lighter uses would go in Neighborhood Services and the other uses would fall under General Retail and Commercial. He indicated a standalone office use would be allowed in the Neighborhood Services District.

- Ben White indicated there were some options of them rezoning under the old Ordinance or the new Ordinance once it is adopted.
 - Motion to approve and forward recommendation to City Council made by Kevin Adamson
 - 2nd to approve made by Lance Hudson
 - All members voted in favor

- C. Public hearing to consider, discuss and act upon a recommendation to the City Council regarding the proposed complete rewrite and revision of the City of Farmersville's Subdivision Ordinance; receive input from citizens regarding the proposed Ordinances; and, discuss the proposed Ordinances and the changes, formatting, and modifications to the Ordinances.
 - Bobby Bishop opened the public hearing at 6:48 p.m.
 - No one came forward so Bobby Bishop closed the public hearing at 6:49 p.m.
 - Ben White mentioned the footer on the bottom of all pages need to be changed to reflect the correct document title.
 - Motion to approve with changes as requested and forward recommendation to the City Council made by Lance Hudson
 - 2nd to approve made by Paul Kelly
 - All members voted in favor

D. Public hearing to consider, discuss and act upon a recommendation to the City Council regarding a request for certain variances and waivers from some of the requirements of the City of Farmersville's Subdivision Regulations, Chapter 65 of the Farmersville Code, for Lots 1 through 10, Block 1, of the Deer Crossing Subdivision to be developed on approximately 11.80 acres of land in E.B. Reed Survey, Abstract No. 739 in the City of Farmersville's ETJ along the north side of County Road 553 in an area west of State Highway 78.

- Bobby Bishop opened the public hearing at 6:50 p.m. and asked if anyone was present to speak for or against the item.
- Matt Atkins, Engineer from Engineering Concepts, was in attendance representing Mr. Cryer who is wanting to develop the property. He stated the right-of-way width for Collin County is 50 feet and since the subdivision was in the ETJ they wanted to ask for a variance. All of the utilities would fit within the 50 feet, plus they are adding more easements outside of the 50 feet. He explained they are requesting the roadway width to be 24 feet to go along with the county standard including ditches on each side. He knows the City has had issues with people parking on streets, but since this was a country setting with one acre lots they did not feel that would be an issue. Regarding parkland and open space, he explained it was his understanding that since that item was a zoning requirement it would not be applicable to a plat in the ETJ where there is no zoning. He explained the property drains in three directions. Some lots drain to the west and a portion to the south toward County Road 553. They feel like the runoff is adequate and there would be minimal grading. He indicated they are requesting one point of entry because they would not be able to provide more than one point of entry. He explained a cul-de-sac would be allowed in larger subdivisions and they did not see the entry proposed would be any different from that. They do not feel they need to make improvements to County Road 553 because it is a sufficient width and in pretty good shape. Since it is a County Road, they did not feel the City could require improvements. He explained that Mr. Cryer does intend to build some kind of entry features at a minimal, but they do not want an HOA to maintain those.
- Bobby Bishop asked Alan Lathrom which requirements the City could enforce.
- Ben White said the park dedication on the property would not be required.
- Bobby Bishop asked about the improvements to County Road 553.
- Alan Lathrom indicated the City could not require them to make improvements to the roadway since it is a County Road.
- Bobby Bishop asked about the landscape Plan.
- Alan Lathrom explained the subdivision regulations cross reference the Zoning Ordinance and the City cannot regulate the Zoning Ordinance in the ETJ. So, they would not be required to provide landscaping.
- Bobby Bishop asked about the roadway width.
- Ben White stated the cul-de-sac would have to have an adequate turning radius to comply with the fire code and explained he would recommend approval contingent upon the roadway meeting fire code guidelines. He

would like the roadway width maintained because it is hard when people park on the streets to get emergency vehicles down the street. The width should be 32 feet per the City's specifications. He felt the easements would be sufficient. He explained the storm water detention plan just needed to include data that indicated there would have no adverse effects.

- Matt Atkins explained he was going to indicate no adverse effects on the drainage plans. He stated that an estate development roadway of 32 feet could be done, but they feel the width required by the City would be excessive for ten lots. They would make sure the cul-de-sac would have the appropriate radius for emergency vehicles.
 - Ben White indicated the City specifications for the roadway would be 32 feet from edge of pavement to edge of pavement. A compromise that could be made would be a normal residential width, because it is a little smaller. He wants to make sure emergency vehicles can use the roadway effectively.
 - Dakota Cryer, who is the developer, stated they would have side entry garages and they plan on setting the building setbacks to 60 feet. There hope is not to have anyone parking on the street because of the large sized lots. The homes are intended to be a minimum of 2,300 square feet.
 - Mr. Jim Foy pointed out they should be able to have a 28 feet space for the roadway.
 - Bobby Bishop closed the public hearing at 7:17 p.m.
- Motion to approve waiver and recommend to City Council regarding right-of-way, park and open space, the improvements to County Road 553, and the landscape plan made by Kevin Adamson
 - 2nd to approve made by Lance Hudson
 - All members voted in favor
 - Motion to approve and recommend to City Council regarding storm water detention subject to the applicant providing a hydraulic study that shows not adverse conditions are created downstream as a result of the development made by Lance Hudson
 - 2nd to approve made by Paul Kelly
 - All members voted in favor
 - Motion to approve and recommend to City Council a reduction in roadway width to 26 foot of pavement area with 3 foot of shoulder on each side at the same grade as roadway, with a cul-de-sac that meets the requirements of the fire code made by Paul Kelly
 - 2nd to approve made by Lance Hudson
 - All members voted in favor

III. Items for Discussion and Possible Action

A. Consider, discuss and act upon minutes from December 18, 2017.

- Motion to approve made by Paul Kelly
- 2nd to approve made by Kevin Adamson
- All members voted in favor

B. Consider, discuss and act upon a recommendation to City Council for the Preliminary Plat for Lots 1 through 10, Block 1, of the Deer Crossing Subdivision to be developed on approximately 11.80 acres of land in E.B. Reed Survey, Abstract No. 739 in the City of Farmersville's ETJ along the north side of County Road 553 in an area west of State Highway 78.

- Alan Lathrom stated the plat could be approved subject to the applicant making the corrections before going to City Council.

- Motion to approve subject to the applicant making the corrections before going to City Council made by Kevin Adamson
- 2nd to approve made by Lance Hudson
- All members voted in favor

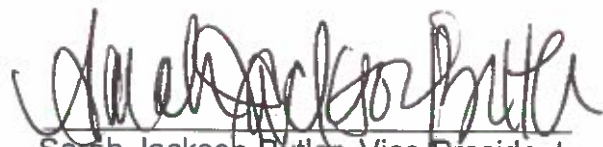
IV. Adjournment

Meeting was adjourned at 7:30 p.m.

ATTEST:

APPROVE:


Sandra Green, City Secretary


Sarah Jackson-Butler, Vice President

