



Farmersville
DISCOVER A TEXAS TREASURE

**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR CALLED MEETING
April 16, 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, Paul Kelly, Luke Ingram and Russell Chandler were in attendance. Lance Hudson (arrived later in the meeting) and Sara Jackson-Butler were absent. 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 City Council for an application requesting a change in zoning on approximately 0.3444 acres of land, more or less, from SF-1 - Single-Family 1 District Uses to PD - Planned Development District Uses for an Office Center with a Base Zoning District of O - Office District Uses Allowing One One-Story Building for Professional or General Administrative Office 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. and ask if anyone was in attendance to speak for or against the item.
 - No one came forward.
 - Bobby Bishop closed the public hearing at 6:33 p.m.
 - Alan Lathrom indicated the request would limit the use to a one story office building for general office uses only.

- Motion to approve and forward recommendation to the City Council made by Paul Kelly
- 2nd to approve made by Russell Chandler
- All members voted in favor

III. Items for Discussion and Possible Action

A. Consider, discuss and act upon minutes from March 19, 2018.

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

IV. WORKSHOP

A. Review, discuss and comment on a proposed Historic Preservation Ordinance draft.

- Ben White indicated the Main Street Manager, Reagan Rothenberger, was in attendance to answer any questions the Commission might have. He stated he wanted them to point out any changes they might like to see in the document.
- Commissioner Lance Hudson arrived at the meeting.
- Paul Kelly wanted to know why there was a need for the Ordinance.
- Reagan Rothenberger explained it preserves the National Registry area. The historical preservation ordinance would be mainly used to give the local government the ability to make sure the historical integrity of the buildings are not destroyed. The purpose of the ordinance is not to tell people what to do, but to keep people from destroying the facades of the buildings and exterior parts of the buildings. It is designed to keep the character of the downtown area.
- Bobby Bishop asked how the area the ordinance would be applied to would be determined.
- Reagan Rothenberger indicated there was a rough area talked about, but he stated he felt it should follow the National Registry areas.
- Paul Kelly asked about the statue in the park and wanted to know if some kind of plaque could be required that would explain the history of the monument. He also stated the buildings could have that on them as well.
- Reagan Rothenberger stated he would add that buildings be preserved for educational reasons in the document.
- Paul Kelly questioned how the City Manager would handle the position of the Preservation Officer.
- Ben White indicated that a staff member would do that along with their other duties.

- Bobby Bishop stated there would need to be another board for review as well.
- Reagan Rothenberger explained when one of the buildings downtown is neglected it hurts all of downtown.
- Paul Kelly asked if there were provisions in the City's current ordinances that would ensure that people take care of the buildings without having to approve the historical preservation ordinance.
- Alan Lathrom explained the historical preservation ordinance would require the building be maintained to his historical condition. This protects the character and history of the downtown area. The purpose is to protect the historical integrity. The City's current ordinances do not address the preservation of the history of the building.
- Paul Kelly suggested incorporating the preservation of the buildings into a smaller ordinance and then the City could amend it later as needed and as the City grows.
- Craig Overstreet asked if the Commission would look and discuss page 22, section 77.507 number 8 where it states "New buildings in the district should resemble the immediately surrounding historic structures in all of the above categories."
- Bobby Bishop stated the proposed ordinance came about because when the building burned downtown people were afraid of what would be built in its place.
- Alan Lathrom agreed with Bobby Bishop's statement and explained this ordinance would prevent people from bulldozing their building and constructing anything in its place. It would allow the downtown area to keep its historical appeal.
- Kevin Adamson asked if it would discourage people from buying property downtown.
- Reagan Rothenberger explained that he did not believe the proposed ordinance was that hindering and it would allow people to apply for variances.
- Alan Lathrom stated the City might be able to get into an interlocal agreement with another City that could help bridge the gap until we have someone who could be the Historic Preservation Officer.
- Paul Kelly also pointed out the document has the word "site" defined twice.

V. Adjournment


Meeting was adjourned at 6:58 p.m.

ATTEST:



Sandra Green, City Secretary

APPROVE:



Sarah Jackson-Butler, Vice Chairman

