



Farmersville
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**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR MEETING
August 20, 2018, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

I. PRELIMINARY MATTERS

- Chairman Paul Kelly presided over the meeting which was called at 6:30 p.m. Commissioners Lance Hudson, Luke Ingram, Rachel Crist, Wyatt McGuire, and Sarah Jackson-Butler were in attendance. Commissioner Russell Chandler was absent. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; Reagan Rothenberger and Council liaison, Mike Hurst; and City Attorney, Alan Lathrom.
- 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 a text amendment to the Comprehensive Zoning Ordinance that will allow a "Banquet/Meeting Hall" use as an allowable use in the CA - Central Area District zoning classification subject to the approval of a Specific Use Permit.
- Paul Kelly opened the public hearing at 6:34 p.m. and asked if anyone wanted to come forward to speak for the item.
 - Reagan Rothenberger who resides at 1080 Southgate Ct. addressed the Commission and stated he was the Main Street Manager for the City. He explained his job is to bring business that would be good for Farmersville to the downtown area. He stated the RSVP event center would be a great asset to the downtown and contribute to its growth.
 - Jennifer Jiles, who stated she lives in Arlington but works at the Main Street Antique Store in downtown Farmersville, addressed the Commission. She

explained her mother bought the Candy Kitchen and restored it to lease out. She indicated they were excited about RSVP Farmersville and believed it would be a great fit for the downtown area.

- Jodye Svoboda addressed the Commission and stated she was the applicant wanting to open RSVP Farmersville. She passed out documents that were from her website. She explained she wanted to keep the events open to every size of business. She indicated there would be security and TABC licensed bartenders for the events with alcohol.
- Paul Kelly asked if there was anyone who wanted to speak against the item.
- Ms. Pat Morgan who lives at the corner of Candy Street and Main Street came forward to address the Commission. She stated she was against the music late at night and parking on the street. She explained she was afraid the participants at the event would block the street from emergency vehicles.
- Jodye Svoboda stated she did not want to disturb anyone and she does not believe parking would be an issue.
- Rachel Crist asked Jodye if she or a staff member would be on site at all events in order to handle parking issues and other issues that may arise.
- Jodye Svoboda explained that most events would have a security officer at the location, but she lived just down the street if they needed her.
- Paul Kelly closed the public hearing at 6:45 p.m.
- Rachel Crist asked if the event would have enough parking.
- Sandra Green explained the parking for the downtown area was different from other zoning districts because it would be shared parking.
- Alan Lathrom also indicated the Zoning Ordinance does have a statement about noise regulations in regards to the use of a banquet/meeting hall.
 - Motion to allow text amendment to the Comprehensive Zoning Ordinance to allow banquet/meeting hall as an approved use with a Specific Use Permit and recommend to City Council made by Lance Hudson
 - 2nd to approve made by Luke Ingram
 - All members voted in favor

B. Public hearing to consider, discuss and act upon a recommendation to the City Council regarding a request to change the zoning on a lease space located on Block B, Lot 13a and 13b in the Farmersville Original Donation, which lease space is more commonly known as 101 Candy Street, Suite B, from CA – Central Area District uses to CA – Central Area District uses subject to a Specific Use Permit for operation of a banquet/meeting hall.

- Paul Kelly opened the public hearing at 6:53 p.m.
- Reagan Rothenberger, Main Street Manager, came forward and addressed the Commission again and stated he was in support of the RSVP event center. He also stated he did not believe parking or sound would be an issue.

- Lisa Crowder addressed the Commission and stated she lives in rural Farmersville and owns a store downtown. She stated she was in support of the event center.
- Donna Williams who resides at 1985 State Hwy. 78 N stated she also owns a business downtown and explained she would be excited to have the proposed event center.
- Tonya Mercer who lives in Farmersville and is a realtor who offices in the downtown addressed the Commission. She explained her excitement of the event center and believes it would help promote the downtown.
- Jennifer Jiles whose mother owns the proposed location of RSVP Farmersville stated they were installing a sprinkler system in the building and are looking forward to having RSVP Farmersville as a tenant.
- Paul Kelly asked if anyone in the audience was against the event center.
- Ms. Pat Morgan who resides at the corner of Candy Street and Main Street was really concerned about emergency vehicles getting down the street because people do park on the street.
- Paul Kelly closed the public hearing at 7:00 p.m.
- Sarah Jackson-Butler asked why Specific Use Permits are necessary.
- Alan Lathrom stated they allow the City to set regulations and safeguards upon a property. Typically, a Specific Use Permit would run with the property, but the Commission would have the ability in Farmersville to issue it to the owner or the operator of the property. The gaming rooms were issued a Specific Use Permit but the City placed a time limit to where they have to come back to the City and renew their SUP. SUP's can also limit the hours of operation among other things.
- Ben White stated he would like to address the parking issue by taking it before the City Council and ask for no parking signs along Candy Street.
- Sarah Jackson-Butler made a motion to approve the zoning change and the SUP for 101 Candy Street and recommend the item to the City Council.
- Lance Hudson 2nd the motion.
- The polling of the Commission was on hold because there was more discussion.
- Rachel Crist stated she would like to add a one year renewal restriction so the Commission could address any parking or noise issues at that time.
- Paul Kelly asked if Sarah Jackson-Butler and Lance Hudson were agreeable to the amendment of their motions.
- Sarah Jackson-Butler and Lance Hudson were agreeable.
 - Motion to approve zoning change and Specific Use Permit (SUP) with a one year renewal and recommend to City Council made by Sarah Jackson-Butler
 - 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 Final Plat of the Briar Autosshop Addition, Lot 1, Block 1 or possibly being a Replat of the Neathery & Marble Addition, Lot 20B, Block 6.

- Paul Kelly opened the public hearing at 7:10 p.m. and asked if anyone wanted to speak for or against the item.
- No one came forward.
- Paul Kelly closed the public hearing at 7:10 p.m.
- Alan Lathrom explained the plat had been submitted as a Final Plat, but it should have been a replat because it had been platted in before. He stated the Commission would just need to make the renaming of the plat a condition of the approval.
- Paul Kelly was concerned about the space on the lot and if it would allow adequate parking for cars being stored there while they are being worked on.
- Sandra Green and Alan Lathrom explained that a site plan would be required and that was where the parking and landscaping would be evaluated.
 - Motion to approve with the condition of the title being changed to a replat and recommend to City Council made by Sarah Jackson-Butler
 - 2nd to approve made by Wyatt McGuire
 - All members voted in favor

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss and act upon minutes from August 20, 2018.

- Motion to approve made by Sarah Jackson-Butler
- 2nd to approve made by Luke Ingram
- All members voted in favor

B. Consider, discuss and act upon a Final Plat for Farmersville 610 – Phase 1 (Camden Park - Phase 1).

- This item was pulled for the agenda because it was not ready.

C. Consider, discuss and act upon a Final Plat for Farmersville 610 – Phase 2 (Camden Park - Phase 2).

- This item was pulled for the agenda because it was not ready.

IV. ADJOURNMENT

Meeting was adjourned at 7:22 p.m.

ATTEST:


Sandra Green, City Secretary

APPROVE:


Paul Kelly, Chairman

