



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR MEETING
October 15, 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, Russell Chandler, Sarah Jackson-Butler and Wyatt McGuire were in attendance. Commissioner Rachel Crist was absent. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; 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 regarding a request for a replat of certain property consisting of approximately 5.655 acres of land that is situated in the extraterritorial jurisdiction of the City of Farmersville in an area that is located generally south and east of Shinn Circle, east of Far Hills Lane, along a portion of Willow Bend Road and extending to the east and south from the terminus of Willow Bend Road, and which land is more particularly identified as being a part of Lot 57 of the Rolling Hills Addition Phase 1 (to be replatted as Lots 57A & 57D).
- Paul Kelly opened the public hearing at 6:31 p.m. and asked if anyone was in attendance to speak for the item.
 - Carl Mercy who resides at 810 Hill Street stated he borders the property and is concerned about the roadway. He explained that two vehicles cannot pass at the same time. He wanted the road widened and reconstructed to allow better access. He also wanted to make sure there were no electrical lines to where people could get shocked.
 - Sandra Green asked what material the current road was constructed with.

- Carl Mercy stated it was made of crushed asphalt.
- Sandra Green stated the applicant would have to complete the road to her property as per the Subdivision Ordinance. She explained that until the road was completed, and our engineers sign off on the work, then the plat could not be filed with the county.
- Ravina Jaiswal, who does not live in Farmersville, stated she was there representing her daughter. Her daughter owns property around the area. She was concerned the letter she received was an annexation letter.
- Sandra Green explained the letter was to separate one lot into two and it had nothing to do with annexation.
- Karen Adcox who lives at 205 Farr Hill stated the road was tar and gravel. She explained it was a one lane road. She was wanting to know if the right-of-way was being extended and if they have to make it a two lane road.
- Ben White stated the right-of-way would be 50 feet. He stated the road that was put in would have to meet City requirements. The requirements would be either 26 to 28 feet with curb and gutter.
- Paul Kelly asked if there was anyone else who wanted to speak for the replat.
- No one came forward so he asked if anyone wanted to speak against the replat.
- No one came forward so Paul Kelly closed the public hearing at 6:45 p.m.
- Paul Kelly stated he would like to table the item and let the engineer look at the property and the road and then bring it back to the Commission.
- Wyatt McGuire asked who was responsible for Willow Bend Road.
- Ben White stated it was a City road and the City would eventually be responsible for it, but it would be the applicant's responsibility to extend the road to her property.
- Wyatt McGuire questioned if the applicant would have to construct the road to City standards with curb and gutter for the area they are extending.
- Ben White stated it may be an estate development that would not require gutters. He explained Sandra Green would hold the plat until the road was extended and then file the plat at the county.
 - Motion to continue until the next meeting made by Sarah Jackson-Butler
 - 2nd to approve made by Russ Chandler
 - 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 minutes from September 17, 2018.

- Motion to approve made by Russell Chandler
- 2nd to approve made by Lance Hudson
- All members voted in favor

C. Consider, discuss and act upon special meeting minutes from September 27, 2018.

- Motion to approve made by Wyatt McGuire
- 2nd to approve made by Luke Ingram
- All members voted in favor

D. Consider, discuss and act upon a recommendation to City Council for the Minor Plat of The Lee Addition, Lot 1 an addition to the City of Farmersville being 0.206 acres in the W.B. Survey, Abstract No. 952.

- Paul Kelly stated it appeared this plat went to the Board of Adjustments for the lot width and lot square footage. He stated City Council did approve the variance.

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

IV. ADJOURNMENT

Meeting was adjourned at 6:54 p.m.

ATTEST:


Sandra Green, City Secretary

APPROVE:


Paul Kelly, Chairman

