



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

I. PRELIMINARY MATTERS

- Vice-Chairman Sarah Jackson-Butler presided over the meeting which was called at 6:30 p.m. Commissioners Russell Chandler, Rachel Crist and Wyatt McGuire were in attendance. Commissioners Lance Hudson, Paul Kelly and Luke Ingram were absent. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; Council liaison, Craig Overstreet; and City Attorney, Alan Lathrom.
- Craig Overstreet led the prayer and the pledges to the United States and Texas flags.

II. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- 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).
- Sarah Jackson-Butler opened the public hearing at 6:32 p.m. and asked if anyone wanted to speak for or against the replat.
 - No one came forward so Sarah Jackson-Butler closed the public hearing at 6:33 p.m.
 - Sarah Jackson-Butler asked if the Commission would like to discuss the replat and she stated it was continued from the last meeting because of the roadway. She explained the applicant wrote a letter to ask for a waiver from

completing the full length of the road with curb and gutter.

- Carl Mercy stood up and wanted to speak.
- Sara Jackson-Butler re-opened the public hearing at 6:34 p.m.
- Carl Mercy stated his house was the last one on the street and he is not against the replat, but he wants the Commission to require the roadway to be widened. He explained that two vehicles could not pass on the roadway without going into the grass. He indicated a contractor actually went off the side of the road when another car was going by and made ruts on his property and ruined his culvert.
- The Commission asked who was responsible for the roads there.
- Ben White indicated the City was responsible for them and there was approximately a 70 foot section from the end of the current road to the applicant's property. He stated the right-of-way showed to be 50 feet and the road is currently made of chip seal.
- Rachel Crist asked how many houses were past him on the road.
- Carl Mercy said the applicant would be the only house past his.
- Sarah Jackson-Butler closed the public hearing at 6:47 p.m.
- Alan Lathrom suggested the Commission go into Executive Session to discuss the replat under Section 551.071 of the Texas Local Government Code to consult with Attorney.
- Sarah Jackson-Butler stated the Commission would go into Executive Session at 6:48 p.m.
- Sarah Jackson-Butler announced the Commission would reconvene from Executive Session at 7:25 p.m.
 - Motion to approve a waiver to the plat for the owner to continue the current road approximately 70 feet from the current end point to the property line with the same specifications and material that the road is currently made of made by Russell Chandler
- Alan Lathrom asked if the motion also included the approval of the replat
- Russ Chandler stated it did include the approval of the replat.
 - 2nd to approve made by Wyatt McGuire
 - All members voted in favor

B. Public hearing to consider, discuss and act upon a text amendment to the Comprehensive Zoning Ordinance that will amend: Section 77-41, "Establishment of Zoning Districts," and Section 77-53, "Non-Residential and Mixed-Use Zoning District Regulations," to establish a new "HII - High Impact Industrial" zoning classification; Section 77-46, "Schedule of Permitted Uses," regarding uses to be allowed in the new "HII - High Impact Industrial" zoning classification as well as certain uses currently allowed in the "HI - Heavy Industrial" zoning classification; and, Section 77-54(a), "Highway Commercial Overlay District," as it may apply to uses allowed in the new "HII - High Impact Industrial" zoning classification that may be situated in the Highway Commercial Overlay District area.

- Sarah Jackson-Butler opened the public hearing at 7:28 p.m.
- Bill Cox who has a business located at 321 N. Central Expressway, McKinney, Texas owns the lot in front of Gerdau. He stated he wanted to encourage the Commission to consider rezoning his property at the same time as the other lots.
- Leasa Caspari who lives at 405 Summit Street stated this was the first she had heard about the HII – High Impact District. She wanted a definition of the district and wanted some clarification.
- Alan Lathrom stated the City was just looking at the district and not any particular properties or uses.
- Leasa Caspari stated she was concerned about high impact uses like feed lots and slaughter houses and if they would be allowed.
- Randy Smith who resides at 508 CR 610 stated he was concerned as to why the Ordinance was being rushed through the system. He stated he did not have enough information to have an opinion as to be for or against the Ordinance.
- Sarah Jackson-Butler stated the Commission conducted a workshop concerning the proposed Ordinance in the past.
- Randy Smith explained he was not sure all the uses would be a good idea in the HII - High Impact District. He pointed out he did not feel an airport would mix well in that area.
- Sarah Jackson-Butler asked if anyone else wanted to speak for or against the Ordinance.
- No one came forward so Sarah Jackson-Butler closed the public hearing at 7:39 p.m.
- Ben White wanted to clarify a few points. He stated that if people look at the proposed Ordinance they will see the uses that are allowed and those that are not allowed. He explained at the previous workshop there were only a few options the City could take. The thought process was doing something that allows uses, including batch plants, that would encourage them to annex into the City. But, if they were not allowed by right to operate their business they would not annex into the City and they would stay in the county. If the City created a separate zoning district for them, then the City could limit the amount of those uses that could come into the City. He explained they tried to line up with Light Industrial and Heavy Industrial uses and modified those allowed uses to make the HII – High Impact District. Some commercial did not apply and that was removed. He stated that was how the airport was a permitted use.
 - Motion to approve and recommend Ordinance to the City Council made by Wyatt McGuire
 - 2nd to approve made by Rachel Crist
 - All members voted in favor, except for Russell Chandler who voted no.

III. ADJOURNMENT

Meeting was adjourned at 8:05 p.m.

ATTEST:

APPROVE:



Sandra Green, City Secretary



Paul Kelly, Chairman

