



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
SPECIAL SESSION MEETING
FEBRUARY 25, 2019, 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, Jim Hemby, Rachel Crist, Russell Chandler and Wyatt McGuire were in attendance. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; Council liaison, Mike Hurst; and City Attorney, Alan Lathrom.
- Jim Hemby 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 2.484 acres of land, more or less, in the W.B Williams Survey, Abstract A 982 and the D. J. Jaynes Survey, Abstract A 471, of Farmersville, Collin County, Texas, from C – Commercial District uses to MF-2 – Multifamily Residence – 2 District uses. The property is located generally on the north side of Audie Murphy Parkway (U.S. Highway 380) in an area that is east of Raymond Street, also known as 303 Raymond Street, Kings Ridge One Addition, in Farmersville, Collin County, Texas.
- Paul Kelly opened the public hearing at 6:31 p.m. and asked if there was anyone in attendance that wanted to speak in favor of the item.
 - No one came forward, so Paul Kelly asked if anyone wanted to speak against the rezoning request.
 - Mike Goldstein who resides at 1453 N. Highway 78 stated he owns the property on the west side of Raymond Street. He stated he does not understand how the applicant would place 48 apartment units without the

proper access to roads. He stated he would not give up any of his land to widen the road for this project.

- Chad Dillard who lives at 152970 County Road 617 explained he owns property to the west on Water Street and he hoped the land would stay commercial in that area. He believes if it is rezoned it would hurt the area which he believes is prime commercial property.
- John Cooper who lives at 307 Wilcoxson stated he owns the three buildings off of Raymond Street by the Sonic. He is concerned that many cars cannot adequately be serviced on Raymond Street because it is so narrow. He also asked if improvements to Waters Street would be required because it is only a gravel road.
- Blake Mounger who resides at 1509 Highway 78 stated he has property to the north and the west that is all zoned commercial. He sees a problem down the road if this property is rezoned the residents would not want commercial next to them.
- Paul Kelly asked if anyone else wanted to speak for or against the rezoning request. No one came forward so he closed the public hearing at 6:38 p.m.
- Wyatt McGuire asked when the City's Master Plan was created that zoned the property commercial.
- Alan Lathrom stated it was in 2014. He also explained the Comprehensive Plan shows mixed use for this area, but we do not have Ordinance's in place to adequately address mixed uses. He indicated the straight MF – 2 zoning could have up to 24 units per gross acre, so on this property they could have up to 59 units. The apartment complex could be four stories tall or 55 feet in height. He explained they would still be required to meet all the setback requirements and those would be checked when they submitted a site plan for review.
- Paul Kelly stated he was not in favor of the rezoning request because of the opposition that was presented by nearby property owners. He also stated the applicant was not in attendance to fight for his case.
- Russell Chandler stated he agreed with the property owners that the property could be a prime commercial area in the future.
 - Motion to deny rezoning change made by Lance Hudson
 - 2nd to approve made by Russell Chandler
 - All members voted in favor

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss an act upon a recommendation to the City Council regarding the Winterrowd 2194 Addition Final Plat of Lots 1-3, Block 1.
 - Nadine Winterrowd stated the property that is being split does not touch the Chaparral Trail.

- Wyatt McGuire asked Mrs. Winterrowd what their intentions were for the property.
- Nadine Winterrowd explained they are going to utilize it for family or sell the lots.
- Wyatt McGuire asked about the uses that would be allowed since the property is in the City's extraterritorial jurisdiction (ETJ).
- Alan Lathrom indicated they could use the property however they wanted because they are in the county and there is no zoning. He explained the lots are over one acre so they would utilize on-site septic systems.
- Nadine Winterrowd stated they had deed restrictions on the property that put limitations on what can be placed on the lots.
 - Motion to approve made by Jim Hemby
 - 2nd to approve made by Lance Hudson
 - All members voted in favor

B. Consider, discuss and act upon minutes from January 28, 2019.

- Motion to approve made by Wyatt McGuire
- 2nd to approve made by Russell Chandler
- All members voted in favor

IV. ADJOURNMENT

Meeting was adjourned at 6:47 p.m.

ATTEST:


 Sandra Green, City Secretary

APPROVE:


 Paul Kelly, Chairman

