



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
SEPTEMBER 16, 2019, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

I. PRELIMINARY MATTERS

- Chairman Michael Hesse presided over the meeting which was called at 6:30 p.m. Commissioners Leaca Caspari, Rachel Crist, John Klostermann and Brian Brazil were in attendance. Luke Ingram and Lance Hudson were not in attendance. Also, in attendance were 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.
- Lance Hudson arrived at the meeting.

II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEMS)

- No one came forward.

III. PUBLIC HEARING

- A. Consider, discuss and act upon a recommendation to the City Council regarding a Specific Use Permit for a banquet/meeting hall, for the RSVP Farmersville 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.
- Chairman Hesse opened the public hearing at 6:34 p.m.
 - Elise Bobitt who resides at 207 Summit stated she was speaking for the RSVP Farmersville and was favor of them having a business in town.

- Jodye Svoboda who lives at 311 E. Santa Fe stated she had a successful year at RSVP. She indicated she was not aware of any complaints. She stated while she welcomed other businesses in town with similar uses, she hoped the other businesses would have to go through the same process to receive an SUP.
- Craig Williams who owns a business at 103 S. Main Street stated he has never heard a bad word about RSVP Farmersville. Everything he has heard has been complimentary.
- Michael Hesse asked if anyone else wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 6:37 p.m.
- Sandra Green explained that Jodye Svoboda applied last year for the SUP and the stipulation was placed on it that she came back in one year to make sure there were no complaints.
- Rachel Crist asked if the business has had any issues with TABC.
- Jodye Svoboda stated she did not have any issues with TABC because she does not sell or make alcohol. Her business allows for BYOB.
- Leaca Caspari asked what the owner thought the reasonable time frame for the SUP should be.
- Jodye Svoboda stated she would like it to be for as long as she owns the business.
- John Klostermann asked if she thought three years would be sufficient.
- Michael Hesse stated they could set it up like a contract where it was good for three years and then renew it for so many years if no issues or concerns have been brought to their attention.
- Leaca Caspari stated that asking for her to come back after a year was a lot. She thinks they could approve five years and that would give her enough time to schedule events.
- Michael Hesse wanted it to where the city could address any issues that may arise. He stated the only problem he has noticed is that people unload in Main Street sometimes and it blocks traffic.
- Brian Brazil stated he has been involved at an event at RSVP Farmersville and he noted that Jodye Svoboda was very cognizant of things going on and where people could park. He stated he had no problem with the SUP being valid for as long as she owned the business.
- Rachel Crist asked if she had to pay the fee every time she renewed her SUP. She asked if the fee could be waived.
- Sandra Green stated the Commission could waive it, but the fee covers the price of the newspaper notice and property owner notifications.
- Rachel Crist asked why the Commission would have to set a time period of three or five years. She indicated to just have it to where the SUP would be good until she no longer owned the business. She explained that she wanted the stipulation of a one year renewal last year because there were citizens that were at the meeting posing concerns.
- Alan Lathrom stated the Commission could recommend to Council to keep the SUP open until the business change hands to a new owner.

- Motion to approve and allow the SUP to be valid until the owner of the business changes made by Brian Brazil
- 2nd to approve made by Leaca Caspari
- All members voted in favor

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss and act upon minutes from August 19, 2019.

- Motion to approve made by John Klostermann
- 2nd to approve made by Leaca Caspari
- All members voted in favor

B. Consider, discuss and act upon a concept plan for the Chaparral Trail Estates.

- Michael Hesse stated the Commission did receive a letter from DBI Engineering recommending approval.
- Leaca Caspari had some questions regarding septic and water flows. She asked since the property was in the county were those issues for the county.
- Alan Lathrom stated that was correct. He explained those type of questions are answered with the plat and this was to review the concept plan.

- Motion to approve the concept plan made by Lance Hudson
- 2nd to approve made by Brian Brazil
- All members voted in favor

C. Consider, discuss and act upon a recommendation to the City Council regarding a preliminary plat for the Chaparral Trail Estates.

- Sandra Green stated she made an error and did not post the plat as a public hearing since the owner was asking for a waiver on fire flows and using septic systems. She recommended the Commission postpone the item to the special October 7th Planning & Zoning meeting.
- Alan Lathrom stated no motion was necessary to move it to the next agenda.


V. ADJOURNMENT

Meeting was adjourned at 6:57 p.m.

ATTEST:


 Sandra Green, City Secretary

APPROVE:


 Michael Hesse, Chairman

