



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
SPECIAL SESSION MEETING
OCTOBER 7, 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 to order at 6:30 p.m. Commissioners Leaca Caspari, Lance Hudson, Rachel Crist, John Klostermann and Brian Brazil were in attendance. Luke Ingram was not in attendance. Also, in attendance were staff liaison, Sandra Green; City Manager, Ben White; 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. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEMS)

- No one came forward.

III. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a recommendation to the City Council regarding requested variances from the City's Subdivision Ordinance that require the proposed Chaparral Trail Estates subdivision to construct certain off-site public improvements as are needed to fully serve the property including (1) water lines and other appurtenant improvements required to provide the water volumes and flows sufficient for both domestic and fire-flow uses, (2) connections and sewer lines together with all other appurtenant improvements to the City's wastewater system required to allow the subdivision to tie in to the City's

wastewater system, and/or (3) roadway improvements; and, consider, discuss, and act upon a recommendation to the City Council regarding the preliminary plat for the Chaparral Trail Estates subdivision as well as a proposed ETJ Facilities Agreement addressing the variances requested for the Chaparral Trail Estates subdivision.

- Chairman Hesse opened the public hearing at 6:30 p.m.
- Shane Harmon, developer of the property, came forward and stated he could answer any questions the Commission may have.
- Chairman Hesse asked if anyone else wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 6:34 p.m.
- Leaca Caspari asked if all the lots were going to be on septic systems and stated that since all the lots fronted on a County Road he would not have to build roads.
- Shane Harmon indicated all the lots would be on septic systems.
- Alan Lathrom explained that the Subdivision Ordinance requires developers to provide fire flows. He stated the properties would be served by Caddo Basin and he was unsure as to what it would take for Caddo Basin to change their lines to provide fire flows.
- John Klostermann asked what the time line would be for Caddo Basin to upgrade their lines.
- Alan Lathrom explained he did not know what it would take to increase the size of the line to the properties since it was Caddo Basin. He stated that Caddo Basin does not have the infrastructure in place to provide fire flows.
- Michael Hesse asked what the facilities agreement would allow the property owner to do.
- Alan Lathrom stated the facilities agreement would allow the owner to develop the twenty lots he is proposing. Any increases in the density or changes in the uses on the property that would require more water volume or ability to utilize on-site septic would require them to bring the facilities up to current standards.
- Rachel Crist wanted to confirm that if there was a fire there would not be sufficient water flow to put the fire out. She wanted to know how to correct that before they put houses on the lots.
- Shane Harmon explained the lots were serviced by Caddo Basin.
- Ben White stated that Caddo Basin does not have fire flows in most of their areas nor do they try to provide that. He explained they are a rural water system. He stated this was always a struggle in a county area that is far away from the city's infrastructure.
- Chairman Hesse stated since it is in the county it a risk the people who own the properties will take until the property comes into the city limits years from now.
- Rachel Crist asked how many lots were in the subdivision.
- Shane Harmon said twenty and they are one to three acre lots.

- Ben White explained the city has a very capable fire department that could handle situations that occur in a rural area.
- Chairman Hesse explained this was not the first time a subdivision has been built in the ETJ without property fire flows.
- Ben White indicated it was not the first time.
 - Motion to approve made by John Klostermann
 - 2nd to approve made by Lance Hudson
 - All members voted in favor

B. Public hearing to consider, discuss and act upon a recommendation to the City Council regarding certain requested variances from the City's Subdivision Ordinance that require the proposed Trevino Addition subdivision to construct such off-site improvements as are needed to fully serve the property including (1) water lines and other appurtenant improvements required to provide the water volumes and flows sufficient for both domestic and fire-flow uses, (2) connections and sewer lines together with all other appurtenant improvements to the City's wastewater system required to allow the subdivision to tie in to the City's wastewater system, and/or (3) roadway improvements; and, consider, discuss, and act upon a recommendation to the City Council regarding the preliminary plat for the Trevino Addition subdivision as well as a proposed ETJ Facilities Agreement addressing the variances requested for the Trevino Addition subdivision.

- Michael Hesse opened the public hearing at 6:43 p.m.
- He asked if anyone was in attendance to speak for or against the agenda item.
- No one came forward so he closed the public hearing at 6:43 p.m.
- Leaca Caspari asked if the property was in the ETJ.
- Sandra Green explained it was in the ETJ and they are dividing one lot into two in order to have a family member add a house on the other property.
- Chairman Hesse pointed out that the application stated a Final Plat and the letter from DBI stated a Minor Plat and that it was just a technicality.
- Alan Lathrom stated the law recognizes a plat as a plat. It does not distinguish between a preliminary plat, a replat or a minor plat.
- Sandra Green explained they applied as a Final Plat but upon review it was discovered that it met the guidelines as a Minor Plat so it was changed.
- Ben White stated that he can sign Minor Plat's but he likes for them to go before Planning & Zoning and City Council for approval.
- Leaca Caspari pointed out the Commission did have a letter from DBI Engineering stating they were recommending approval of the plat.
 - Motion to approve made by Lance Hudson
 - 2nd to approve made by Leaca Caspari
 - All members voted in favor

- C. Public hearing to consider a request for a variance, pursuant to Section 65-9 of the Farmersville Code, seeking relief from the requirements of Section 65-44(a), "Streets and Alleys," of the Farmersville Code as well as the City of Farmersville's Thoroughfare Design Standards and Master Thoroughfare Plan (collectively "Regulations"), to allow the right-of-way, pavement and parkway width for that portion of existing South Main Street in front of and adjacent to the property addressed as 107 and 109 Main Street to remain in its current configuration and condition rather than be increased in size and area as required by the Regulations to a minimum right-of-way of 70 feet with a minimum pavement width of 44 feet and a minimum parkway width of 12.5 feet so as to allow an existing building on an existing tract of land to be replatted from two lots to one lot, and to consider the Planning & Zoning Commission's recommendation regarding both the requested variance and the replat. The property is generally located at 107 and 109 Street, Farmersville, Texas 75442.
- Michael Hesse opened the public hearing at 6:49 p.m.
 - Lance Hudson recused himself and left the room.
 - Donna Williams who resides at 1985 State Highway 78 N, who also owns Red Door Antiques, stated she knew the Commission would have to grant the variance because if not they would have to tear down buildings on Main Street because of the right-of-way. She stated she believes the business would bring something positive to the downtown area of Farmersville and they have been an asset to Farmers & Fleas.
 - Elise Bobitt who lives at 207 Summit Street, stated she and her mother are the owners of the property. She stated they are putting in a bakery and a craft mall. She stated the Thoroughfare Plan was requiring a 70' right-of-way and when she spoke to Ben White he explained it was an oversight, but she had to receive a variance.
 - Ben White explained that there was such a wide thoroughfare requirement in that area and he believed it was a mistake. He believes it will get straightened out with the new Master Thoroughfare Plan update.
 - Alan Lathrom stated that it was an error on the Master Thoroughfare Plan because they called it out to be an arterial roadway and that is a four lane divided road.
 - Michael Hesse asked how far down Main Street they would correct it on the Master Thoroughfare Plan.
 - Ben White stated it would go to Farmersville Parkway to the south and remain two lanes to the north.
 - Chairman Hesse asked if anyone else in the audience wanted to speak for or against the variance or plat.
 - No one came forward so he closed the public hearing at 6:55 p.m.
 - Motion to approve the variance and plat made by Leaca Caspari
 - 2nd to approve made by John Klostermann
 - All members voted in favor
 - Lance Hudson returned to the room.

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss and act upon minutes from September 16, 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 recommendation to the City Council for the preliminary replat of Aston Estates Phase 2.

- Sandra Green stated the concept plan already came before the Commission and was approved a while back.
- Ben White stated he would like for the Commission to conditionally approve the plat with the condition that the developer grant utility easements so the city could place the electric lines underground. There is currently an above ground line that runs to the south of the properties.
- Leaca Caspari stated the City Engineer recommended it for approval.
- Ben White explained that the City Engineer has not typically been looking at the electrical lines while reviewing the plat.
 - Motion to approve the plat with the condition that they add the utility easements for the underground electric lines made by Brian Brazil
 - 2nd to approve made by John Klostermann
 - All members voted in favor

C. Consider, discuss and act upon a recommendation to the City Council for the preliminary plat of Collin College Farmersville.

- Chairman Hesse stated the Commission received a letter from the City Engineer recommending approval of the preliminary plat.
- Leaca Caspari suggested that the City Engineer come to future meetings to help answer any questions about the plats.
- Ben White stated he could have the City Engineer at the meetings if it was requested. He explained that there had been several meetings with the college and city already. He stated this plat in particular has been reviewed over and over by city staff and the City Engineer because it is important to the City of Farmersville.
 - Motion to approve made by Lance Hudson
 - 2nd to approve made by Brian Brazil
 - All members voted in favor

D. Consider, discuss and act upon a recommendation to the City Council for the site plan of Collin College Farmersville.

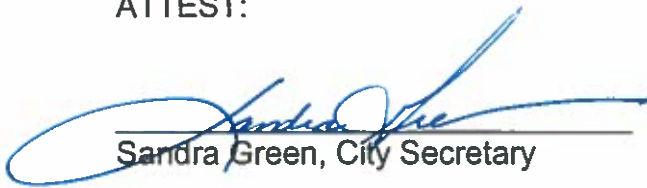
- Sandra Green stated that DBI had reviewed the site plan and recommended approval.

- o Motion to approve made by Leaca Caspari
- o 2nd to approve made by Brain Brazil
- o All members voted in favor

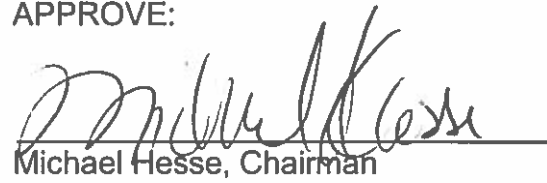
V. ADJOURNMENT

Meeting was adjourned at 7:08 p.m.

ATTEST:


Sandra Green, City Secretary

APPROVE:


Michael Hesse, Chairman

