



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
SPECIAL SESSION MEETING
DECEMBER 2, 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 Lance Hudson, Leaca Caspari, Luke Ingram, Rachel Crist, John Klostermann and Brian Brazil were in attendance. Also, in attendance were staff liaison, Sandra Green; City Manager, Ben White; City Attorney, Alan Lathrom and Council liaison Craig Overstreet.
- 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 City Council regarding a request for a change in zoning from PD – Planned Development Ordinance #94-24 for Limited Retail/Services Center for expansion of existing retail grocery and related parking together with display of not over four cars for sale at any one time to SF-2 – Single Family Dwelling – 2 district uses on approximately 0.671 acres of land that is generally located on the southeast corner of the intersection between Murchison Street and Business State Highway

No. 78 (N. Main Street), which land is more particularly identified as Block 10, Lot 53A of the Howell Addition.

- Chairman Hesse and Lance Hudson recused themselves due to a conflict of interest. Chairman Hesse had Luke Ingram conduct the meeting.
- Luke Ingram opened the public hearing at 6:35 p.m.
- Tyler Mahon, who represented Hudson and Hudson Homes, addressed the Commission. He explained the house was going to be a new home that would match the houses currently in the neighborhood. He indicated the house would be facing Main Street.
- Brian Brazil asked where the parking and driveway would be.
- Tyler Mahon stated the driveway would be off of Murchison Street.
- Rachel Crist asked about the driveway for the commercial business that is there. She was concerned the driveway would come over the property line to the proposed residential property. She wanted to know if the driveway was going away.
- Tyler Mahon stated he believed it would go away.
- Leaca Caspari wanted clarification on the actual acreage of the lot.
- Sandra Green stated she tried to get the surveyor to change the acreage but she had a hard time getting revisions from him.
- Leaca Caspari stated she would want clarification of what area was being rezoned before making a decision.
- Tyler Mahon stated the lot is currently an eye sore to the neighborhood and adding a house would clean it up a little.
- Luke Ingram asked if anyone else wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 6:40 p.m.
- Ben White stated when he first looked at the item he could not tell what was going on with it. He said he wants to know where the retail business was in relationship to the lot line of the new proposed residential property. Also, he said he wondered if the people using the store could get to the business. He explained the buildable area is large enough to build a house on the property.
- Leaca Caspari stated she suspected the applicant is wanting to keep as much of the retail area as it is.
- Rachel Crist explained there used to be a home on that proposed lot.
- Leaca Caspari said she does not think the Commission could know for sure what the property owner is asking at this point. She feels more information is needed to make a decision.
- Brian Brazil feels comfortable with the intent, but not the design at this point in time until clarification is received.
- Alan Lathrom stated that when you start looking at the layout then that gets into site planning and not the zoning. He stated the question he would ask is the property owner wanting to rezone the full lot or does he want to rezone a portion of that lot. He explained it will be driven by the layout of the current configuration of the uses already on the lots.

- Motion to table the item until the Commission could receive clarification from the owner on what he wants rezoned made by Leaca Caspari
 - 2nd to approve made by Rachel Crist
 - All members voted in favor
- Chairman Hesse and Lance Hudson returned to the meeting.

- B. Public hearing to consider, discuss and act upon a recommendation to City Council regarding a request to amend Exhibit C, "Development Standards," to PD – Planned Development Ordinance #2015-0922-002 applicable to the Camden Park Subdivision ("Subdivision") to reduce the minimum front yard setback from thirty feet (30') to twenty feet (20') and increase the minimum rear yard setback from ten feet (10') to twenty feet (20') for proposed Lots 14 through 31, Block G of Camden Park Phase 3, which lots are situated generally along or near a portion of the northern boundary of the Subdivision that is generally located north of US Highway 380 (W. Audie Murphy Parkway) and west of County Road 611 (Collin Parkway).
- Sandra Green stated the incorrect ordinance number was posted in the notice so the item had to be re-noticed for another meeting.

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

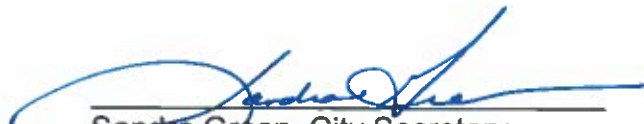
- A. Consider, discuss and act upon a recommendation to City Council regarding a text amendment to Chapter 77, "Comprehensive Zoning Ordinance," of the Code of Ordinances of the City of Farmersville, Texas, that will amend various provisions of said Chapter which regulate the building products, materials or methods used in the construction or renovation of residential or commercial buildings to bring such provisions into conformity with new state laws adopted by and through House Bill 2439.
- Leaca Caspari stated it looked like Alan Lathrom just left everything in the ordinance and added the verbiage that acknowledged there would be some changes and the new law would be in effect. She said it stated that staff would enforce the codes that were not in conflict with the new law. She indicated she felt that was a great way to have the ordinance written.
 - Alan Lathrom stated he identified the areas where staff could enforce the exterior standards, such as Historically Significant Areas or Historical Buildings. He said the ordinance would recognize that we cannot enforce those exterior standards in other areas of the city.
 - Michael Hesse stated it looked like we are adding in the verbiage that it has to be standards that were approved in the last three codes. He asked how often they were adopted.
 - Alan Lathrom stated they are adopted every three years, so the materials list would go back for nine years.

- John Klostermann asked if the city has the ability to not adopt the code.
- Alan Lathrom stated the adoption of the most recent codes is driven by a lot of factors and can affect several things. For instance not adopting the newest Fire Code can affect your ISO rating. It does not matter if you have adopted the codes or not, it is any of the national codes that have adopted within the last three code cycles.
- Michael Hesse asked if other states have gone down this path.
- Alan Lathrom stated that some have and some have not. He explained that most of the codes interconnect with each other.
- Michael Hesse stated that a lot of the Congressman did not realize what the bill would really do.
- Leaca Caspari stated it would be hard for people to understand when they come in to the city because those guidelines and codes that they can use are not addressed in the ordinance.
- Lance Hudson stated that most sidings or products are approved in the last three cycles of the International Codes.
- Alan Lathrom stated that was correct and the products and materials come with a detail sheet that tells what code it is approved with. Some materials will require certain installation guidelines that state more things have to be done to make it comply with the code. Alan Lathrom asked if the Commission thought he included all the significant areas in the town that they wanted to incorporate.
- Leaca Caspari asked if we could have the City Engineer overlay or show where the historical districts are located.
- John Klostermann asked if the Commission or staff could research where the historical districts are.
- Alan Lathrom stated we could always amend the ordinance in the future if we find out there are more areas that were designated prior to April 30, 2019. He said it cannot be anything with a new designation.
 - Motion to approve made by Lance Hudson
 - 2nd to approve made by Leaca Caspari
- Leaca Caspari stated she wanted to make sure the only changes were to the building materials requirements that were required by the new law.
- Alan Lathrom stated the changes dealt with the requirements of House 2439 and no other significant changes were made to the Zoning Ordinance.
 - All members voted in favor

V. ADJOURNMENT

Meeting was adjourned at 7:12 p.m.

ATTEST:



Sandra Green, City Secretary

APPROVE:



Michael Hesse, Chairman

