

**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
SPECIAL CALLED MEETING
JULY 26, 2012
6:30 P.M., COUNCIL CHAMBERS, CITY HALL**

I. PRELIMINARY MATTERS

- Call to Order, Roll Call, Prayer and Pledge of Allegiance
- Welcome guests and visitors and Citizen Comments: Anyone wanting to speak on any items that are not the subject of a Public Hearing on this agenda is asked to speak at this time, with an individual time limit of 3 minutes. This forum is limited to a total of 30 minutes. *(Please note that the Planning and Zoning Commission cannot respond to, discuss or take any action regarding citizen comments made hereunder because of the limitations established by the Texas Open Meetings Act, Texas Government Code Chapter 551, violations of which Act carry criminal penalties.)*

II. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon a Concept Plan for Camden Park located at the intersection of County Road 610 and Farmersville Parkway on the west side

III. ADJOURNMENT

- No action may be taken on comments received under "Recognition of Visitors".
- The Commission may vote and/or act upon each of the items listed in the Agenda.

The Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney).

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972-782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Handicap Parking is available in the front and rear parking lot of the building.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted on July 23, 2012, by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Tom Waitschies, Chairman

Dated this the 23rd day of July, 2012.



Edie Sims, City Secretary





20 July 2012

Mr. Tom Waitschies
Chairman, Planning and Zoning Commission
City of Farmersville
205 South Main Street
Farmersville, Texas 75442

Subject: Camden Park Concept Plan Recommendation Letter

Dear Mr. Waitschies,

During the 16 July 2012 meeting of the City of Farmersville Planning and Zoning Commission three items regarding the Camden Park concept plan needed further explanation and/or documentation. The City Staff's findings and recommendations are shown below:

1. *Zoning Exhibit Sheet, Engineer's comment 2: Current SF-3 zoning requires a minimum lot setback of 20 feet on a zero lot line lot. The engineer for Camden Park has updated the Concept Plan to reflect a lot set back in compliance with the requirements (20 feet).*
2. *Zoning Exhibit Sheet, Engineer's comment 3: Current SF-3 and MF-2 zoning requires a lot side yard minimum width of 10 feet on a zero lot line lot. The concept plan asks for a lot side yard of 5 feet on a zero lot line lot. A 5 foot clearance between structures does not constitute a safety issue based on a review of the current International Building Codes governing the City. A recommendation letter from the City Fire Chief has been attached as requested by the Commission.*

“Approval” or “rejection” of this concept plan will be based on decisions reached by the Planning and Zoning Commission in reaction the list above.

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. White', with a large, stylized loop at the end.

Benjamin L. White, P.E.
City Manager/Public Works Director
City of Farmersville
205 South Main Street
Farmersville, Texas 75442



Farmersville Fire Department

134 N. Washington Street
Farmersville, Texas 75442

972-782-6043
Fax: 972-782-6043

19 July 2012

Mr. Tom Waitschies
Chairman, Planning and Zoning Commission
City of Farmersville
205 South Main Street
Farmersville, Texas 75442

Subject: Camden Park Concept Plan Recommendation Letter

Dear Mr. Waitschies,

I have been provided with a copy of the response letter from the City of Farmersville in regards to the concept plan for Camden Park to the City of Farmersville Planning and Zoning Commission. After reviewing this letter along with a copy of the plat I would like to make the following comments.

There seems to be concern over the lot side yard minimum width of 10 feet on a zero lot line being reduced to 5 feet. Although I am not able to locate any specific fire codes that would prevent this, I would like to point out that the priorities for structural firefighting are;

1. Life Threats
2. Exposure Threats
3. Loss of the property involved

Since this would be a housing addition with no fire lanes and limited turning radius for apparatus I would ask that fire rated material or sprinkler systems be considered. Without either or both being incorporated, just from an incident commander's position at a fire scene I would have concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Kim R. Morris", written over a horizontal line.

KIM R. MORRIS
Farmersville Fire Department, Chief

2. In the following Zoning Districts the minimum front yard measurement uses shall be in accordance with the following schedule:

Schedule Minimum Front Yards

Type of Use	A	SF-1	SF-2	SF-3	2F	MF-1	MF-2	P	O	NS	GR	C	HC	CA	I-1	I-2	PD
Min. Front Yard Except as Hereinafter Provided	35'	35'	30'	25'	25'	25'	15'	15'	15'	20'	20'	10'	See 9-1-	See 1 below	See 2 below	See 2 below	See 3 below
Town homes	-	-	-	20'	20'	20'	20'	20'	20'	20'	20'	20'	-	-	-	-	20'
Zero Lot Line	-	-	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	-	-	-	-	20'

Note: Minimum front yard specified in feet.

See Appendix Illustration #5 for method of measuring Yards.

Reference:

1. SECTION 9., E., 3., f
2. SECTION 9., E., 3., i
3. SECTION 9., E., 3., g

Sec. 77-136. - PD, Planned Development District uses permitted

In the Planned Development District, uses shall conform to the standards and regulations of the base zoning district to which they are most similar, unless modified by the ordinance granting the Planned Development District or the approved site plan. The particular base district must be stated in the granting ordinance. All applications to the city for a Planned Development District shall list all requested deviations from the standard requirements of the base zoning district as set forth in this chapter. A specific list is required of requested deviations for each district or district, and applicants shall furnish a general statement citing the reason for the planned development request. The Planned Development District shall conform to all other sections of this zoning ordinance unless specifically modified or excluded in the ordinance granting the Planned Development District or the approved site plan adopted as an exhibit thereto.