

**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULARLY CALLED MEETING
October 21, 2013
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 minutes from September 16, 2013 P&Z Meeting
- B. Consider, discuss and act upon a site plan for a Travel Center to be located at 1806 West Audie Murphy Parkway

III. PUBLIC HEARING

- A. Public Hearing to consider, discuss and act upon a replat for a nonresidential subdivision to be located at or about 1732 W. Audie Murphy Parkway, Farmersville
- B. Public Hearing to consider, discuss and act upon a request for rezoning from Highway Commercial (HC) District uses to Highway Commercial (HC) District subject to a Specific Use Permit for a nursing facility to be located at or about 1732 W. Audie Murphy Parkway, Farmersville

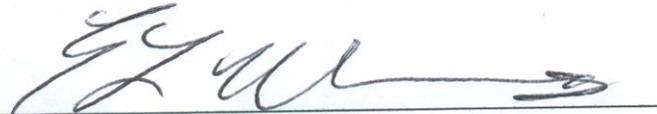
IV. ADJOURNMENT

- 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 October 18, 2013, by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



E. Lee Warren, Chairman

Dated this the 18th day of October, 2013.



Edie Sims, City Secretary





TO: Planning and Zoning Commission
FROM: Edie Sims, City Secretary
DATE: October 21, 2013
SUBJECT: Discuss, approve or disapprove minutes from September 16, 2013 Planning and Zoning Meeting

Minutes can be found at the -following website:

http://www.farmersvilletx.com/government/agendas_and_minutes/planning_and_zoning/index.jsp

ACTION: Approve, make changes or disapprove minutes.

FARMERSVILLE PLANNING & ZONING COMMISSION
REGULAR SESSION MINUTES
SEPTEMBER 16, 2013

The Farmersville Planning and Zoning Commission met in regular session on September 16, 2013 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Patti Ford, Mark Vincent, Craig Overstreet and Lee Warren. Members absent were Todd Rolen, Bryce Thompson and Tom Waitschies. Staff members present was City Manager Ben White, City Attorney Alan Lathrom and City Secretary Edie Sims. Council Liaison John Klostermann was present.

CALL TO ORDER AND RECOGNITION OF CITIZENS/VISITORS

Chairman Lee Warren called the meeting to order at 6:30pm. Edie Sims called roll and announced that a quorum was present.

Item II – A) CONSIDER, DISCUSS AND ACT UPON MINUTES FROM JULY 15, 2013 P&Z MEETING

Craig Overstreet motioned to approve the minutes as written with Patti Ford seconding the motion. Motion carried unanimously.

Item II – B) CONSIDER, DISCUSS AND ACT UPON A SITE PLAN FOR A DENTIST OFFICE TO BE LOCATED AT 1704 WEST AUDIE MURPHY PARKWAY

City Manager Ben White came before the Commission offering information regarding the site plan for a dentist office to be located at 1704 West Audie Murphy Parkway. The building design, architecture and building permitting process has been evaluated other than the site plan. Daniel and Brown, Inc. has reviewed the site plan and had a couple of contingencies, an item on the landscape plan and an issue with the irrigation plan. Mr. White recommended the site plan be approved pending the architecture of the landscape plan and the irrigation plan.

Fray Webster, representative of Bramata General Contractors, came before the Commission to state his firm is more than willing to rectify any issues or concerns. The plans presented are a standardized set of plans that his firm has been using for dentist offices throughout the metroplex. Mr. Webster stated the landscape and irrigation issues will be brought into compliance.

Craig Overstreet questioned the location of the nearest fire hydrants with Mr. Webster and Mr. White acknowledging the placements and that they are in compliance.

Craig Overstreet motioned to approve the site plan with the changes meeting specifications. Mark Vincent seconded the motion. Motion carried unanimously.

Item II – C) CONSIDER, DISCUSS AND ACT UPON INFORMATION OF A PRELIMINARY SITE PLAN FOR AN ASSISTED LIVING FACILITY TO BE LOCATED IN MURPHY'S CROSSING #2 AND #3, LOTS 15 AND 16

City Manager Ben White requested this item be tabled as the documentation is not prepared for presentation. Patti Ford motioned to table this item with Mark Vincent seconding the motion. Motion carried unanimously.

Item III) ADJOURNMENT

Craig Overstreet motioned to adjourn with Patti Ford seconding the motion. P&Z Commission adjourned at 6:39 p.m.

ATTEST:

Lee Warren, Chairman

Bryce Thompson, Secretary

DRAFT



TO: Planning and Zoning Commission

FROM: Edie Sims, City Secretary

DATE: October 21, 2013

SUBJECT: Consider, discuss and act upon a site plan for a Travel Center to be located at 1806 West Audie Murphy Parkway

- Site Plan was not completed by the developers in time for the packet. This item will be brought back to the P&Z at another meeting

ACTION: No action.



TO: Planning and Zoning Commission

FROM: Edie Sims, City Secretary

DATE: June 17, 2013

SUBJECT: Public Hearing to consider, discuss and act upon a replat for a nonresidential subdivision to be located at or about 1732 W. Audie Murphy Parkway, Farmersville

- Replat information will be delivered to allow time for review

ACTION:

- a) Open the Public Hearing and call the time.**
- b) Ask for anyone to come forward and speak who is FOR the replat**
- c) Ask for anyone to come forward and speak who OPPOSE the replat**
- d) Close the Public Hearing and call the time.**
- e) Commission to discuss the matter and make recommendation to the City Council for approval of the replat as presented.**



TO: Planning and Zoning Commission
FROM: Edie Sims, City Secretary
DATE: October 21, 2013
SUBJECT: Public Hearing to consider, discuss and act upon a request for rezoning from Highway Commercial (HC) District uses to Highway Commercial (HC) District subject to a Specific Use Permit for a nursing facility to be located at or about 1732 W. Audie Murphy Parkway, Farmersville

- Replat information will be delivered to allow time for review

ACTION:

- a) **Open the Public Hearing and call the time.**
- b) **Ask for anyone to come forward and speak who is FOR rezoning subject to a Specific Use Permit**
- c) **Ask for anyone to come forward and speak who OPPOSE rezoning subject to a Specific Use Permit**
- d) **Close the Public Hearing and call the time.**
- e) **Commission to discuss the matter and make recommendation to the City Council for approval of the rezone subject to a Specific Use Permit**