

FARMERSVILLE PLANNING & ZONING COMMISSION
SPECIAL SESSION MINUTES
NOVEMBER 4, 2013

The Farmersville Planning and Zoning Commission met in special session on November 4, 2013 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Todd Rolen, Bryce Thompson, Craig Overstreet and Lee Warren. Members absent were Patti Ford, Mark Vincent 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. Craig Overstreet offered the invocation and led the audience in the Pledge of Allegiance and Pledge to the Texas Flag.

Item II – A) PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT UPON A REPLAT FOR A NONRESIDENTIAL SUBDIVISION TO BE LOCATED AT OR ABOUT THE NORTH SIDE OF WEST AUDIE MURPHY PARKWAY AND WEST OF BOB TEDFORD DRIVE, FARMERSVILLE

Chairman Lee Warren opened the Public Hearing at 6:32pm and asked for anyone for the replat to step forward. With no one coming forward, Chairman Warren asked for those opposing the replat to step forward. No one came forward to speak therefore Chairman Warren closed the Public Hearing at 6:32pm.

Commissioners reviewed the replat request with no questions. Bryce Thompson motioned to approve the replat as presented with Todd Rolen seconding the motion. Motion carried unanimously.

Item II – 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 THE NORTH SIDE OF WEST AUDIE MURPHY PARKWAY AND WEST OF BOB TEDFORD DRIVE, FARMERSVILLE

Chairman Lee Warren opened the Public Hearing at 6:33pm and asked for anyone for the rezoning to step forward. Arlyn Samuelson with Pogue Engineering came forward as the engineering firm for the project stating he was available for any questions or concerns the Commission may have. With no questions, Chairman Warren asked for those opposing the rezoning. No one came forward to speak therefore Chairman Warren closed the Public Hearing at 6:34pm.

Todd Rolen motioned to approve the request for rezoning subject to a Specific Use Permit with Bryce Thompson seconding the motion. Motion carried unanimously.

Item III – A) CONSIDER, DISCUSS AND ACT UPON MINUTES FROM SEPTEMBER 16, 2013 P&Z MEETING

Todd Rolen motioned to approve the minutes as presented with Craig Overstreet seconding the motion. Motion carried unanimously.

Item III – B) CONSIDER, DISCUSS AND ACT UPON A SITE PLAN FOR A TRAVEL CENTER TO BE LOCATED AT OR ABOUT THE NORTH SIDE OF WEST AUDIE MURPHY PARKWAY AND EAST OF BOB TEDFORD DRIVE, FARMERSVILLE

Mark Moss, realtor for the present property owners, stated the revisions requested by the City's Engineer have been presented. Chairman Warren questioned if the Travel Center presented will be comparable to Valero. Mr. Moss indicated the facility will have fueling stations and a restaurant. Chairman Warren noted he did not see on the site plan where overnight parking was available. Mr. Moss stated the facility is not designed to accommodate overnight parking and will not have showers. The primary use is for local use and travelers along Highway 380.

City Manager Ben White indicated there are some issues that will be resolved prior to issuance of a building permit. Lot 17 is vacant and is intended to plat lots 17 and 18 at a later date. Craig Overstreet questioned the water line size with Mr. White stating he thought it was an 8" line. Mr. White also indicated the facility must have a fire loop. Mr. Overstreet also questioned the lighting, which is one of the deficiencies. The lighting must be described on the site plan and will adhere to the City's ordinances per Mr. White. The use of the facility must be well lit and the site plan must consist of what type of lighting will be used. The lighting must be compatible to the area.

Item 3 from the City Engineer's recommendation letter stated the "zoning and present use of properties within 200' shall be shown, including Lot 15 on the west side of Bob Tedford Drive." Mr. White explained that all lots within 200' feet must be shown on the site plan to see the zoning of the general area.

The new owner/developer, Abdul Alzoubi, was arrived at 6:44pm and was available to answer questions. Mr. Alzoubi stated he has driven through our town for 3 ½ years and found the need for this service at this location.

Mr. White stated a slow down lane has been included for this facility which is a major plus.

Bryce Thompson motioned to approve the site plan subject to the contingencies as set out by the City Engineer. Todd Rolen seconded the motion. Motion carried unanimously.

Item III – C) CONSIDER, DISCUSS AND ACT UPON A SITE PLAN FOR A SKILLED NURSING FACILITY TO BE LOCATED AT OR ABOUT THE NORTH SIDE OF WEST AUDIE MURPHY PARKWAY AND WEST OF BOB TEDFORD DRIVE, FARMERSVILLE

Chairman Lee Warren asked if all issues have been resolved with City Manager Ben White stating yes. City Manager Ben White stated all requirements have been met with no caveats to present to the Commission. The masonry issue was resolved and the project is in full compliance with City ordinances. Craig Overstreet motioned to approve the site plan for the skilled nursing facility as presented and to recommend to Council for approval with Todd Rolen seconding the motion. Motion carried unanimously.

Item IV) ADJOURNMENT

Craig Overstreet motioned to adjourn with Bryce Thompson seconding the motion. P&Z Commission adjourned at 6:51 p.m.

ATTEST:


Bryce Thompson, Secretary


Lee Warren, Chairman