

**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
SPECIAL CALLED MEETING
May 5, 2014
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. REORGANIZATION OF COMMISSION

- A. Election of Chairman
- B. Election of Vice-Chairman
- C. Election of Secretary

III. PUBLIC HEARING

- A. Public Hearing to consider, discuss and act upon a request for a waiver from the requirement to construct a concrete curb and gutter private street in the Griffin Walker Addition, Phase 2, which addition is located in the Extra-Territorial Jurisdiction of the City of Farmersville.

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon minutes from November 4, 2013 Special P&Z Meeting
- B. Consider, discuss and act upon the Replat of the Griffin Walker Addition, Phase 2, which addition is located in the Extra-Territorial Jurisdiction of the City of Farmersville.

V. WORK SESSION

- A. Discussion and possible direction regarding items being placed in, on and/or about the public right-of-way
- B. Discussion and possible direction regarding vapor shops

VI. 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 May 2, 2014, by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

A handwritten signature in blue ink, appearing to read "Edie Sims".

Edie Sims, City Secretary





TO: Planning and Zoning Commission
FROM: Edie Sims, City Secretary
DATE: May 5, 2014
SUBJECT: REORGANIZATION OF COMMISSION

- A. Election of Chairman
- B. Election of Vice-Chairman
- C. Election of Secretary

ACTION: Commission to nominate and vote on Chairman, Vice-Chairman and Secretary.



TO: Planning and Zoning Commission

FROM: Edie Sims, City Secretary

DATE: May 5, 2014

SUBJECT: PUBLIC HEARING – to consider, discuss and act upon a request for a waiver from the requirement to construct a concrete curb and gutter private street in the Griffin Walker Addition, Phase 2, which addition is located in the Extra-Territorial Jurisdiction of the City of Farmersville.

- Waiver request letter from property owner
- Drawing of property to be discussed (pdf version emailed to Commission members)
- Subdivision Application Form
- Certified Tax Certificate

ACTION: Approve or disapprove waiver request.

April 17, 2014

City of Farmersville
Mayor Joseph E. Helmberger
205 S. Main Street
Farmersville, TX 75442

RE: Waiver of street construction - 50' Ingress/Egress Easement of Griffin Walker Addition,
Phase 2 located within the Extra Territorial Jurisdiction of Farmersville, Texas

This letter is being submitted with the proposed Griffin Walker Addition, Phase 2 in order to request a waiver for approximately 1,000 linear feet of street construction within the 50 foot wide Ingress/Egress Easement as shown on the proposed plat.

Sincerely,



Jack D. Griffin
Owner

[illegible]



SUBDIVISION APPLICATION FORM

City of Farmersville, Texas

Please Type or Print Information

This form shall be completed by the Applicant and submitted to the City Secretary's Office along with 6 copies of the respective plat, fees, and all other required information.

In order for a completed package to be considered for a Planning and Zoning Board meeting all application materials will need to be turned into the City staff at least 3 weeks prior. The package will need to be technically complete 6 working days prior to the Planning and Zoning Board meeting.

The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.

The submission of plans/drawings, calculations, etc., along with this application, makes such items public record and the Applicant understands that they may be viewed and/or reproduced by the general public.

For a list of fees associated see the City of Farmersville Master Fee Schedule. Fees shall be collected for the purpose of defraying the costs of administrative, clerical, engineering, legal, planning, inspection, and other services deemed necessary to properly review and investigate plats and subdivision construction.

Exemptions to the platting process are listed in section 1.5 of the Subdivision Ordinance.

Subdivision Ordinance variances/waivers may be granted by following the steps outlined in section 1.10 of the Subdivision Ordinance.

Public infrastructure requirements established by the respective code (example, International Fire Code) and interpreted by the code official may be appealed based on a claim of incorrect interpretation, code applicability, or equivalent methodology. Code requirements cannot be waived.

Place "X" or check mark in appropriate box. All answers must be "Yes" to submit application.

Pre-Application Requirements		
Yes	No	Requirement
✓		Attended Pre-Application Conference
✓		Plat described by metes and bounds
✓		Plat located with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part
✓		Dimensions of plat and of each street, alley, square, park, or other part of the plat intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part
✓		Plat is located in Collin County
	✓	Plat is located in Hunt County
✓		Plat is located within the City of Farmersville corporate limits or Extra-Territorial Jurisdiction (ETJ) limits

Subdivision Application Form

Place "X" or check mark in appropriate box. Use the N/A (not applicable) box if a line item is not applicable. Double asterisk items are required for all applications. Where separate documents are requested attach them to this submission.

Required Submission Materials			
Yes	No	N/A	Item Description
✓			** Six copies of plat. Dimensions should be 24" X 36".
✓			* * Original certified tax certificate
		✓	** Utility service provider letters
✓			** Proof of land ownership document
✓			** Electronic version of plat on CD (.PDF and .DWG)
✓			** Fees with appropriate retainer as required
		✓	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
		✓	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
		✓	Two copies of engineering plans
		✓	On-Site Sanitary Sewer Facility (OSSF) certification document
		✓	Engineer's Summary Report
		✓	Development schedule
		✓	Development agreement
		✓	Copy of covenants, conditions, restrictions, and agreements
		✓	Geotechnical report
		✓	Traffic study
		✓	Application letter for proposed street names

Place "X" or check mark in appropriate box. Only one box may be indicated.

Type of Plat Document Submittal	
	Concept Plan
	Preliminary Plat
✓	Final Plat
	Development Plat
	Replat
	Amending Plat
	Minor Plat
	Vacated Plat

Subdivision Application Form

Place information in all spaces that apply. Depending on the situation some spaces may be left empty.

Property Owner Information	
Name	JACK D. GRIFFIN
Address	2511 S.H. 78
City	FARMERSVILLE
State	TX
Zip	75442
Work Phone Number	
Facsimile Number	
Mobile Phone Number	972 548 9192
Email Address	
Applicant/Responsible Party Information	
Name	OWNER
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Engineer Information	
Name	N/A
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Surveyor Information	
Name	MATTHEW BUSBY
Address	107 MCKINNEY ST.
City	FARMERSVILLE
State	TX
Zip	75442
Work Phone Number	214 499 8472
Facsimile Number	
Mobile Phone Number	
Email Address	mbusby-bsi@yahoo.com

Subdivision Application Form

General Application Information	
Proposed Name of Subdivision	GRIFFIN WALKER PHASE 2
Total Acreage of Development	3.011 AC.
Physical Location of Property	2511 S. H. 78
Legal Description of Property	SEE PLAT
Number of Lots	2

Place "X" or check mark in appropriate box indicating the form provided for proof of land ownership. Attach document to this submission.

Type of Plat Document Submittal	
✓	General Warranty Deed
	Special Warranty Deed
	Title Policy
	Other (approved by City Manager):

Place "X" or check mark in appropriate box indicating the **current** zoning districts comprising the land. Depending on the situation more than one box may be indicated.

Current Zoning		
	A	Agricultural District
	SF-1	One-Family Dwelling District
	SF-2	One-Family Dwelling District
	SF-3	One-Family Dwelling District
	2F	Two-Family Dwelling District
	MF-1	Multiple-Family Dwelling District-1
	MF-2	Multiple-Family Dwelling District-2
	P	Parking District
	O	Office District
	NS	Neighborhood Service District
	GR	General Retail District
	C	Commercial District
	HC	Highway Commercial
	CA	Central Area District
	I-1	Light Industrial District
	I-2	Heavy Industrial District
	PD	Planned Development District
		Extra-Territorial Jurisdiction

Subdivision Application Form

Place "X" or check mark in appropriate box indicating the **proposed** zoning districts comprising the land. Depending on the situation more than one box may be indicated. If zoning remains unaffected mark the same as above in the "Current Zoning Districts" table.

Proposed Zoning		
	A	Agricultural District
	SF-1	One-Family Dwelling District
	SF-2	One-Family Dwelling District
	SF-3	One-Family Dwelling District
	2F	Two-Family Dwelling District
	MF-1	Multiple-Family Dwelling District-1
	MF-2	Multiple-Family Dwelling District-2
	P	Parking District
	O	Office District
	NS	Neighborhood Service District
	GR	General Retail District
	C	Commercial District
	HC	Highway Commercial
	CA	Central Area District
	I-1	Light Industrial District
	I-2	Heavy Industrial District
	PD	Planned Development District
		Extra-Territorial Jurisdiction

Place "X" or check mark in appropriate box indicating the proposed use of the land. Depending on the situation more than one box may be indicated.

Use of Land and Buildings	
Housing Uses	
<input checked="" type="checkbox"/>	One Family Detached Dwelling
<input type="checkbox"/>	One Family Attached Dwelling
<input type="checkbox"/>	Zero Lot Line Dwelling
<input type="checkbox"/>	Town Home
<input type="checkbox"/>	Two Family Dwelling
<input type="checkbox"/>	Multiple Family Dwelling
<input type="checkbox"/>	Boarding or Rooming House
<input type="checkbox"/>	Bed and Breakfast Inn
<input type="checkbox"/>	Hotel or Motel
<input type="checkbox"/>	HUD Code Manufactured Home
<input type="checkbox"/>	Industrialized Housing
<input type="checkbox"/>	Mobil Home
Accessory And Incidental Uses	
<input type="checkbox"/>	Accessory Building
<input type="checkbox"/>	Farm Accessory Building
<input type="checkbox"/>	Home Occupation
<input type="checkbox"/>	Off Street Parking Incidental to Main Use
<input type="checkbox"/>	Stable
<input type="checkbox"/>	Swimming Pool
<input type="checkbox"/>	Temporary Field Office or Construction Office

Use of Land and Buildings	
Utility And Services Uses Electrical Substation	
	Electrical Energy Generating Plant
	Electrical Transmission Use
	Fire Station
	Gas Lines and Regulating Station
	Public Building Shop or Yard of Local State or General Agency
	Radio, Television, or Microwave Tower
	Radio or Television Transmitting Station
	Sewage Pumping Station
	Sewage Treatment Plant
	Telephone Business Office
	Telephone Exchange, Switching Relay or Transmitting Station
	Utility Line, Local
	Utility Shops or Storage Yards or Buildings
	Water Standpipe or Elevated Water Storage
	Water Reservoir, Well or Pumping Station
	Water Treatment Plant
Recreational And Entertainment Uses	
	Amusement, Commercial
	Amusement, Commercial
	Country Club with Golf Course
	Dance Hall or Night Club
	Day Camp for Children
	Drag Strip or Commercial Racing
	Go Cart Track
	Gun Range
	Park or Playground
	Play Field or Stadium
	Rodeo Grounds
	Swim or Tennis Club
	Theater
	Trailer Park - Recreational Vehicle Park

Use of Land and Buildings	
Educational And Institutional Uses	
	Art Gallery or Museum
	Cemetery or Mausoleum
	Church or Rectory
	College, University or Private School
	Community Center
	Convent or Monastery
	Fairgrounds or Exhibition Area
	Fraternity, Sorority, Lodge or Civic Club
	Home for Alcoholic, Narcotic or Psychiatric Patients
	Hospital Acute Care
	Hospital Chronic Care
	Historical, Religious, Charitable or Philanthropic Nature
	Kindergarten or Nursery
	Library
	Nursing Home or Residence for Aged
	School, Business or Trade and
	School, Public or Parochial
Transportation Related Uses	
	Airport, Landing Field or Heliport
	Bus Station or Terminal and
	Motor Freight Terminal
	Parking Lot Truck
	Parking Lot Structure Commercial
	Railroad Freight Terminal
	Railroad Passenger Station
	Railroad Track or Right-of-Way
	Railroad Team Tracks
Automobile Service Uses	
	Auto Glass, Muffler or Seat Cover Shop
	Auto Laundry
	Auto Parts and Accessory Sales
	Auto Parts and Accessory Sales
	Auto Painting or Body Rebuilding Shop
	Automobile Repair Garage
	Gasoline or Fuel Service Station
	New or Used Auto Sales in Structure
	New or Used Auto Sales Outdoor Lot
	Motorcycle or Scooter Sales and Repair
	Steam Cleaning or Vehicles or Machinery
	Tire Retreading or Capping
	Trailer, Cargo Sales or Rental
	Wrecking or Auto Salvage Yard

Use of Land and Buildings	
Retail And Related Service Uses	
	Antique Shop
	Art Supply Store
	Bakery or Confectionery Shop
	Bank or Saving And Loan Office
	Barber or Beauty Shop
	Book or Stationery Shop
	Camera Shop
	Cleaning Shop or Laundry
	Cleaning Laundromat
	Clinic, Medical or Dental
	Custom Personal Service Shop
	Department Store or Discount Store
	Drug Store or Pharmacy
	Farmers Market
	Florist Shop
	Food Store
	Furniture or Appliance Store
	Garden Shop and Plant Sales
	Handcraft and Art Objects Sales
	Hardware Store or Hobby Shop <input type="checkbox"/> Key Shop
	Laboratory, Medical or Dental
	Medical Appliances, Fitting, Sales or Rental
	Mortuary
	Offices, General Business or Professional
	Office Showroom/Warehouse or Sales Facilities
	Optical Shop or Laboratory
	Pawn Shop
	Pet Shop, Small Animals, Birds, and Fish
	Private Club
	Repair of Appliances, T.V., Radio and Similar Equipment
	Restaurant or Cafeteria
	Restaurant or Eating Establishment
	Retail Shop, Apparel, Gift Accessory and Similarities
	Sexually Oriented Establishment
	Studio Decorator and Display of Art Objects
	Studio Health Reducing or Similar Service
	Studio, Photographer, Artist, Music, Drama, or Dance
	Tool Rental
	Trailer or RV Sales or Display
	Variety Store or Other Retail Outlet Store
	Veterinarian Office Only

Use of Land and Buildings	
Agricultural Types Uses	
	Farm or Ranch
	Animal Pound
	Animal Clinic or Hospital
	Animal Clinic, Hospital or Kennel
	Greenhouse or Plant Nursery
Commercial Type Uses	
	Bakery Wholesale
	Building Material Sale
	Cabinet and Upholstery Shop
	Cleaning, Drying or Laundry Plant
	Clothing or Similar Light Assembly Process
	Contractors Storage or Equipment Yard
	Heavy Machinery Sales, Storage or Repair
	Lithographic or Print Shop
	Maintenance and Repair Service for Buildings
	Milk Depot, Dairy or Ice Cream Plant
	Manufactured House or Industrialized Homes Sales and Display
	Open Storage of Furniture, Appliances or Machinery, Etc.
	Paint Shop
	Petroleum Products, Storage and Wholesale
	Plumbing Shop
	Propane Storage and Distribution
	Storage Warehouse
	Trailer or Recreational Vehicle Sales or Display
	Welding or Machine Shop
	Wholesale Office Storage or Sales Facilities
Industrial Uses	
	Asphalt Paving Batching Plant
	Concrete Batching Plant
	Concrete Products Manufacture
	Light Manufacturing
	Sand and Gravel Storage
	Sand, Gravel, Stone or Petroleum Extraction

Subdivision Application Form

Indicate the utility provider's name for the property in the space provided.

Utility Providers	
Description of Service	Name
Electrical Service Provider	SHARYLAND
Water Supplier	NORTH FARMERSVILLE
Sewage Disposal	O. S. S. F.
Telephone Service	
Cable TV Service	
Gas Service	
Refuse Pick-Up	

The signatures of the owner(s) below indicate intention to follow through with the platting/subdivision process.

Owner's Signature

Owner's Name (Printed)

Date

Co-Owner's Signature

Co-Owner's Name (Printed)

Date

Co-Owner's Signature

Co-Owner's Name (Printed)

Date

City of Farmersville Staff Only

(Applicant, do not mark in spaces below)

Description	Response
Name of City Staff Worker Receiving Application	04/17/2014
Fee Amount	1,000
Check Number	2941
Date Received	04/21/2014
City Receipt Number	8493
City Asset Account Number	

Kenneth L. Maun
Tax Assessor\Collector
Collin County



2300 Bloomdale Road Ste. 2324
P.O. Box 8046
McKinney, Texas 75071
Ph: 972-547-5020
Metro: 972-424-1460 ext. 5020

TAX CERTIFICATE FOR ACCOUNT : R668500002201

AD NUMBER: 2672565

GF NUMBER:

CERTIFICATE NO : 19355599

COLLECTING AGENCY

Collin County
2300 Bloomdale Road Ste. 2324
P.O. Box 8046
McKinney TX 75071

DATE : 4/14/2014

FEE : \$40.00

PROPERTY DESCRIPTION

ABS A0685 ED OHARA SURVEY, TRA
CT 22, 17.778 ACRES

0002511 STATE HWY 78
17.778 ACRES

REQUESTED BY

BOUNDARY SOLUTIONS INC

107 MCKINNEY ST
FARMERSVILLE TX 75442

PROPERTY OWNER

GRIFFIN JACK D

2511 STATE HWY 78 N
FARMERSVILLE TX 75442-5188

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF COLLIN COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

CURRENT VALUES

LAND MKT VALUE:	\$124,446.00	IMPROVEMENT :	\$243,354.00
AG LAND VALUE:	\$0.00	DEF HOMESTEAD:	\$0.00
APPRAISED VALUE:	\$367,800.00	LIMITED VALUE:	\$0.00
EXEMPTIONS:	General Homestead, Over 65		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2013	COLLIN COLLEGE	\$141.26	\$0.00	\$0.00	\$0.00	\$0.00	\$141.26
2013	COLLIN COUNTY	\$390.86	\$0.00	\$0.00	\$0.00	\$0.00	\$390.86
2013	FARMERSVILLE ISD	\$2,240.46	\$0.00	\$0.00	\$0.00	\$0.00	\$2,240.46
2013 SUB TOTAL							\$2,772.58

TOTAL CERTIFIED TAX DUE 4/2014 : \$ 2,772.58

ISSUED TO : BOUNDARY SOLUTIONS INC
ACCOUNT NUMBER: R668500002201

CERTIFIED BY :

A blue ink signature of Kenneth L. Maun, the Tax Assessor/Collector of Collin County.

Collin County Property Tax Off



TO: Planning and Zoning Commission
FROM: Edie Sims, City Secretary
DATE: May 5, 2014
SUBJECT: Consider, discuss and act upon minutes from November 4, 2013 Special P&Z 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
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:

Chairman

Secretary



TO: Planning and Zoning Commission

FROM: Edie Sims, City Secretary

DATE: May 5, 2014

SUBJECT: Consider, discuss and act upon the Replat of the Griffin Walker Addition, Phase 2, which addition is located in the Extra-Territorial Jurisdiction of the City of Farmersville.

- Plat was emailed to Commission members and is available for public viewing in the City Secretary's Office

ACTION: Approve or disapprove replat as requested.



TO: Planning and Zoning Commission
FROM: Edie Sims, City Secretary
DATE: May 5, 2014
SUBJECT: Discussion and possible direction regarding items being placed in, on and/or about the public right-of-way

- Police Chief Mike Sullivan will be addressing this issue with the Commission

ACTION: Receive information and direct staff.



TO: Planning and Zoning Commission
FROM: Edie Sims, City Secretary
DATE: May 5, 2014
SUBJECT: Discussion and possible direction regarding vapor shops

- Police Chief Mike Sullivan will be addressing this issue with the Commission

ACTION: Receive information and direct staff.

(V - B)