



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION MINUTES  
for  
February 27, 2017**

**I. PRELIMINARY MATTERS**

- Chairman Craig Overstreet presided over the meeting which was called to order at 6:30 p.m. Commissioners Sarah Jackson-Butler, Russell Chandler, Bobby Bishop and Paul Kelly were in attendance. Commissioner Chad Dillard was absent. Also in attendance were City Manager, Ben White; City Attorney, Alan Lathrom; City Engineer, Eddy Daniel; Council Liaison, John Klostermann; and Staff Liaison, Sandra Green.
- Paul Kelly led the prayer and Craig Overstreet followed with the pledges to the United States and Texas flags.
- Craig Overstreet explained the citizen questionnaire that could be filled out. He did explain to the citizens that the questionnaires would become public record.

**II. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- A. Consider, discuss and act upon minutes from January 23, 2017.
- Motion to approve the minutes made by Paul Kelly.
  - 2<sup>nd</sup> to approve made by Sarah Jackson-Butler.
  - All members voted in favor
- B. Consider, discuss and act upon approval and recommendation to the City Council on the Final Plat for the All Texas Addition.
- Craig Overstreet wanted to clarify that the plat was in the ETJ of the City.
  - Ben White explained that half of the property was in the City's ETJ and the other half was not.

- Craig Overstreet asked how the water and sewer would be serviced to the property.
- Ben White stated there was no sewer on site provided by the City, so water would be provided by Caddo Basin. The owners would have to provide an on-site septic sewer system. The plat has been reviewed by the City Engineer and it has meet all the City's requirements.
  - Motion to approve made by Paul Kelly
  - 2<sup>nd</sup> to approve made by Bobby Bishop
  - All members voted in favor

C. Consider, discuss and act upon approval of a concept plan for the Islamic Association of Collin County.


- Craig Overstreet asked Ben White if the concept plan had been reviewed by City Engineer.
- Ben White indicated the concept plan had been through all the necessary processes, was reviewed by the City Engineer, and it did meet all of the City's Ordinances. Therefore, the concept plan was ready for presentation to the Planning & Zoning Commission. He also included the property was outside of the City limits, but it was in the City's ETJ.
- Craig Overstreet pointed out that when the concept plan came to the City before it had commercial frontage and it was supposedly going to be used for assistance to maintain the cemetery. He explained that according to the revised concept plan that has changed.
- Eddy Daniel explained that was correct. He indicated the owners were now proposing to leave it undeveloped. He explained the property owner's Engineer was in the audience if anyone had specific question regarding the concept plan.
- Craig Overstreet asked if there was going to be an entrance off U.S. Highway 380.
- Eddy Daniel stated all the entrances were located off County Road 557.
- Paul Kelly asked if the concept plan could change in the future.
- Eddy stated the Islamic Association of Collin County would have to resubmit a new plan if they wanted to add something later.
- Ben White explained the new plan would not be required to be submitted as a concept plan, but could be submitted as a plat or replat.
- Craig Overstreet asked about platting and buildings and inquired as to whether they were asking for variances.

- Eddy Daniel stated there had been no variances submitted and the concept plan met all the City's Subdivision Ordinances.
- Paul Kelly spoke of the letter from the Collin County Fire Marshall's Office and their recommendations for moving forward.
- Eddy Daniel explained the only item regarding the County's stand point right now is from the Fire Marshall's Office. The letter showed what the County Fire Marshall's Office would require from the property in the ETJ. That would include: permitting the structures through Collin County, fire lanes and turn radius, second outlet and emergency vehicle access, and Knox Box requirements for the gates.
- Bobby Bishop clarified the plat would be reviewed by the City of Farmersville, but Collin County would issue the building permits. Eddy Daniel stated that was correct. He also asked if details about the burial plots would be on the plat.
- Alan Lathrom explained the Health and Safety Code allows each burial site to be designed by the cemetery and filed with the County so they are not approved in the platting process. The plat would lay out the roadways, external roads, and general layout. It does not address where each burial plot would be.
- Craig Overstreet indicated there would be several technical questions that would be addressed when the plat was received for approval. He emphasized citizens needed to fill out the green questionnaire so their concerns could be addressed.
  - Motion to approve the concept plan as presented was made by Bobby Bishop
  - 2<sup>nd</sup> to approve made by Paul Kelly
  - All members voted in favor

### III. ADJOURNMENT

- The meeting was adjourned at 6:49 p.m.
  - Motion to adjourn made by Paul Kelly
  - 2<sup>nd</sup> to approve made by Sarah Jackson-Butler
  - All members voted in favor

ATTEST:

  
 Sandra Green, City Secretary



APPROVE:

  
 Craig Overstreet, Chairman