



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
SPECIAL CALLED MEETING
June 20, 2018, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

I. PRELIMINARY MATTERS

- Chairman Bobby Bishop presided over the meeting which was called to order at 6:30 p.m. Commissioners, Kevin Adamson, Lance Hudson, and Paul Kelly were in attendance. Luke Ingram, Sara Jackson-Butler and Russell Chandler were not present. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; City Attorney, Alan Lathrom; and Council liaison, Craig Overstreet.
- Paul Kelly led the prayer and the pledges to the United States and Texas flags.

II. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a recommendation to City Council regarding a request for rezoning of approximately 6.74 acres of land that is generally located on the south side of Audie Murphy Parkway (U.S. Hwy 380) and west of County Road 607, which land is more particularly identified as Lot 4 of the Farmersville Market Center II Addition, from HC – Highway Commercial District uses to MF-2 – Multifamily Residence – 2 District uses for an 80 unit apartment complex.
- Bobby Bishop opened the public hearing at 6:32 p.m. and asked if there was anyone who wanted to speak for or against the rezoning request.
 - Ryan Combs with Palladium USA, the developers of the property, addressed the Commission and explained they are requesting the rezoning to construct a Class A - 80 unit apartment complex on the site. The company has learned in the past few weeks they will receive funding for this property so they are moving forward.
 - Bobby Bishop asked about what other surrounding areas Palladium has built in.

- Ryan Combs stated they have developments in Aubrey, Anna, Van Alstyne, and other areas of the metroplex.
- Bobby Bishop again asked if anyone wanted to speak for or against the rezoning.
- No one came forward.
- Bobby Bishop closed the public hearing at 6:36 p.m.
 - Motion to approve the rezoning request and recommend to the City Council made by Paul Kelly
 - 2nd to approve made by Kevin Adamson
 - All members voted in favor

B. Public hearing to consider, discuss and act upon a recommendation to City Council regarding a request for a replat of certain property consisting of approximately 0.525 acres of land that is generally located on the northwest quadrant of Sid Nelson and Johnson Street, and which land is more particularly identified as the Neathery Johnson Addition 2, Lots 1-2, Block 1.

- Bobby Bishop opened the public hearing at 6:37 p.m. and asked if there was anyone in the audience who wanted to speak for or against the request.
- No one came forward.
- Bobby Bishop closed the public hearing at 6:37 p.m.
- Ben White indicated the owners would need to run sewer to the lots before the plat could be filed. He stated the owners were aware of the requirement.
- Paul Kelly indicated he thought it would be an improvement to the neighborhood.
- Alan Lathrom suggested they make a motion to approve the replat subject to the developer installing all the appropriate infrastructure to serve the development. Then, if developer does not run the appropriate infrastructure then the plat would be disapproved.
 - Motion to approve as suggested by Alan Lathrom and to recommend to City Council made by Kevin Adamson
 - 2nd to approve made by Paul Kelly
 - All members voted in favor

C. Public hearing to consider, discuss and act upon a recommendation to City Council regarding a request for a rezoning of property that is generally located on the southeast quadrant of the intersection between Murchison and Business State Highway No. 78, which land is more particularly identified as the Howell Addition Block 10, Lots 51A, 51B, 52B, and 53A (the "Property"), to amend PD - Planned Development Ordinance #94-24 that is applicable thereto to allow for the on-premise parking and rental (or lease) of "U-Haul" type moving trucks and trailers.

- Bobby Bishop explained this item was pulled from the agenda because the applicant withdrew the request.

D. Public hearing to consider, discuss and act upon a recommendation to City Council regarding a request for rezoning of approximately 20 acres of land that is generally located on the south side of County Road 611 (Farmersville Parkway) and west of State Highway 78, which land is more particularly located in the W.B. Williams Survey, A952, Sheet 3, Tract 70, from A – Agricultural District uses to SF-3 – Single Family Dwelling – 3 District uses for a proposed residential development.

- Bobby Bishop opened the public hearing at 6:41 p.m.
- Laurence Deberry with Towne Signature Homes stated he is wanting to rezone the property to develop as a residential subdivision. He explained he saw the letter from JD Russell opposing the development, and while he had some good points he does not believe he would have any issues selling the lots. He stated he currently has developments in Princeton he has built next to retail property and it has not been an issue for the homes to sell there. There is a screening wall built to separate the retail from the residences at each of those developments.
- Paul Kelly stated he had concerns about the property being next to an industrial park. He explained the noise and the possible smells would bother the home owners and the City would start receiving complaints. He did not think a screening wall would solve those issues.
- Laurence Deberry indicated a commercial business would not want to build on the property that he is trying to rezone because of the petroleum line that runs through it.
- Lance Hudson asked about the quality and square footage of the homes that would be built.
- Laurence Deberry indicated the homes would be of a higher quality than DR Horton and Express Homes.
- Bobby Bishop asked if there was anyone else who wanted to speak for the proposed rezoning.
- No one came forward.
- Bobby Bishop asked if there was anyone who wanted to speak against the proposed rezoning request.
- Diane Piwko who resides at 200 McKinney Street stated she was not firmly against it, but she would like some additional questions answered. She indicated that generally from the public input questionnaires that were sent out a few years ago people indicated they did not want the City to allow SF-3 developments. Camden Park was create as both SF-2 and SF-3, but the SF-3 were supposed to be for senior citizens. She indicated the parking and space on SF-3 lots would be limited like it was in the Lincoln Heights subdivision. She also wanted to know why the developer would not be required to put in the portion of the road on Farmersville Parkway.
- Bobby Bishop asked if anyone else wanted to speak in regards to the rezoning request.
- No one came forward.
- Bobby Bishop closed the public hearing at 6:51 p.m.

- Paul Kelly stated he is happy that people want to build houses in Farmersville. He is not against it, but he would like to discuss the rezoning more.
- Kevin Adamson asked Ben White what his thoughts were.
- Ben White indicated he was concerned about the buffer between the industrial property and the residential homes.
- Bobby Bishop stated they can smell the industrial businesses now from his place of employment, so he knows the homes would smell it as well.
- Paul Kelly indicated the Commission wants to keep the industry, but they also have to protect future citizens.
- Ben White stated he wanted to encourage the developer to look at different locations within the City to develop instead of the proposed location.
- Paul Kelly asked the developer if he would be willing to discuss options with the City about some of the concerns of the Commission.
- Laurence Deberry agreed to meet with City staff and discuss options.
- Bobby Bishop stated he would not personally want to live next to an industrial facility.
 - Motion to continue until the July 16th Planning & Zoning meeting made by Paul Kelly
 - 2nd to approve made by Kevin Adamson
 - All members voted in favor

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon minutes from May 21, 2018.
 - Motion to approve made by Paul Kelly
 - 2nd to approve made by Kevin Adamson
 - All members voted in favor

- B. Consider, discuss and act upon a Final Plat for the Brannum Addition, Lots 1-5, Block 1.
 - Sandra Green explained this property was brought before the City Council and it was approved to incorporate all the land into the City's Extraterritorial Jurisdiction (ETJ) instead of half in the county and half in the City.
 - Bobby Bishop asked the property owners what they intended to do with the lots.
 - Mr. Rory Brannum indicated they were planning on selling the lots.
 - Motion to approve made by Lance Hudson
 - 2nd to approve made by Paul Kelly
 - All members voted in favor

- C. Consider, discuss and act upon a Final Plat for the Kingston Addition.
- This item was pulled from the agenda because the plat required revisions.

- D. Consider, discuss and act upon a Site Plan for the Kingston Addition.
- This item was pulled from the agenda because the site plan required revisions.


IV. ADJOURNMENT

Meeting was adjourned at 7:02 p.m.

ATTEST:


Sandra Green, City Secretary

APPROVE:


Sarah Jackson Butler, Vice President

