



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
SPECIAL MEETING
September 27, 2018, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

I. PRELIMINARY MATTERS

- Chairman Paul Kelly presided over the meeting which was called at 6:30 p.m. Commissioners Lance Hudson, Rachel Crist, Luke Ingram, and Sarah Jackson-Butler were in attendance. Commissioners Wyatt McGuire and Russell Chandler were absent. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; Council liaison, Craig Overstreet; and City Attorney, Alan Lathrom.
- Craig Overstreet led the prayer and the pledges to the United States and Texas flags.

II. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Discuss and provide direction regarding possible changes in the Zoning Ordinance for Concrete batch plants and other similar uses in the Light Industrial District and the Heavy Industrial District including, but not limited to, possible changes involving the use, modification or elimination of special use permits (SUP's) and/or the establishment of a new zoning district that would concrete batch plants and similar industrial uses by right.
- Ben White addressed the Commission, passed out some documents and showed the same on the projector. He showed the proposed future sites of Reliable Concrete, Nelson Brothers Ready Mix and Martin Marietta. He explained the legislature made it to where cities cannot voluntarily annex property into the city limits. He explained the FEDC (4A) is showing employment centers in this area and growing out into eventual city limits. He feels that these areas are consistent with light industrial and heavy industrial.
 - Rachel Crist asked what an SUP was.

- Ben White explained it stood for a Specific Use Permit.
- Alan Lathrom explained an SUP would allow the City to place restrictions or other requirements that ensures the use would not interfere with adjacent property owners.
- Ben White stated time restrictions are placed on SUP's sometimes. He asked the Commission to put themselves in the shoes of the investors and to think if they would want someone to place time frames on their business.
- Alan stated the City had the right to amortize, but not annex.
- Ben White stated one way to get the batch plants to come into the City would be to get rid of the SUP requirement. Some of the Council is concerned because of the number of batch plants that are wanting to come in to the area. One way to address the problem is create a new zoning district called the High Impact District.
- Alan Lathrom stated it could still cause an overrun of batch plants. You would have to modify your Comprehensive Plan to show those areas. Through those limitations it would allow those uses in those areas only. It does what zoning is meant to do and separate those uses from less impactful areas like residential.
- Ben White stated there was a simple way by taking the SUP away and allowing the batch plant in the heavy industrial area by right as well.
- Craig Overstreet told Ben White he needed to tell the Commission what has been stated as to why it would be good for them to come into the City.
- Ben White explained the TIRZ would not support them until they came into the City. Also, they would not have protection from the police department or fire department. He said Tommy Ellison, his mentor, stated that an SUP could show favoritism. He stated he would hate for these batch plants to stay in the county. He stated it was his opinion that creating a new zoning classification would be better.
- Alan Lathrom stated in order to change the Zoning Ordinance it would require property owner notification and publishing notices in the newspaper. Comp plan change would also require public hearings.
- Lance Hudson, Luke Ingram, Paul Kelly, and Sarah Jackson-Butler were all in agreement that it should be a new district for High Impact.
- Alan Lathrom explained that if the property was annexed into the City then under Chapter 43 of the Local Government Code the City would annex the entire county road and would be responsible for the maintenance of the road.
- Direction was given to staff to create an ordinance that would allow for a new High Impact District.
 - Motion to direct staff to create an ordinance that would allow for a new High Impact District made by Lance Hudson
 - 2nd to approve made by Sarah Jackson-Butler
 - All members voted in favor

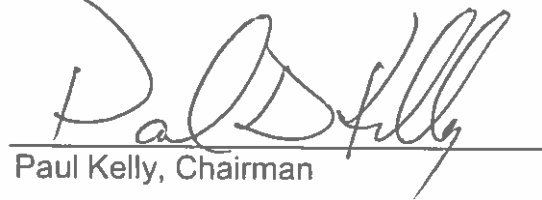
III. ADJOURNMENT

Meeting was adjourned at 7:55 p.m.

ATTEST:


Sandra Green, City Secretary

APPROVE:


Paul Kelly, Chairman

