



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
AUGUST 19, 2019, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

I. PRELIMINARY MATTERS

- Chairman Michael Hesse presided over the meeting which was called at 6:30 p.m. Commissioners Lance Hudson, Leaca Caspari, Luke Ingram, John Klostermann and Brian Brazil were in attendance. Rachel Crist was not in attendance. 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. PUBLIC HEARING

- A. Consider, discuss and act upon a recommendation to City Council regarding a requested change in the zoning of two abutting tracts of land located in an area that is north of West Audie Murphy Parkway (U.S. 380), east of County Road 611, and south of Farmersville Parkway, containing a total of approximately 77.419 acres of land in the W. B. Williams Survey, Abstract No. 952, in the City of Farmersville, Collin County, Texas, from A - Agricultural district to PD - Planned Development District (PD#1901-C) with a base zoning district classification of C - Commercial District on both tracts of land and approving certain exceptions to the requirements established by the base zoning district of C - Commercial District for a Collin College Campus.
- Chairman Hesse opened the public hearing at 6:33 p.m.
 - Josh Burkhart stated he was the architect for Collin College. He stated they were asking for a Planned Development because of the variances that are

being requested. He stated he would answer any questions the Commission might have.

- John Klostermann asked why they were using a base zoning of commercial.
- Josh Burkhart stated because colleges are considered business occupancies in the building code. He explained the current Zoning Ordinance stated the parking requirement was to be one parking space for every two students. He stated that after their parking study was reviewed they were asking for a one to four ratio instead. He explained that not all of the students would be at the college at one time. He said there were only going to be a total of 500 seats in the building. He indicated they believe the four to one ratio would be sufficient for the college.
- Tayseer Hourani stated he was with AECOM and he is the property manager for the college. He stated he would answer any questions the Commission members might have.
- Chairman Hesse asked if anyone else wanted to speak in favor or against the zoning change. No one came forward so he closed the public hearing at 6:40 p.m.
- Leaca Caspari explained she was a little concerned about the parking. She stated that she assumed the college would add additional parking if it became a problem.
- Josh Burkhart stated they would.
- Brian Brazil asked if the parking would be sufficient for the site.
- Josh Burkhart stated that most of their campuses require six to one, and they are going to park it four to one. He pointed out the concept plan showed how other parking would be added if needed.
- Leaca Caspari asked about the pitch in the roof.
- Josh Burkhart stated they study the area where they are placing the college to try and make it fit in to the area. He stated it is hard to achieve the pitch required by ordinance for a commercial building that is as large as the college would be.
- Leaca Caspari stated the city might want to consider changing the required pitch in the Zoning Ordinance to help with commercial projects. She understands why they are asking for the variance.
- Alan Lathrom stated with a Planned Development it is different than a variance. He indicated that someone has the ability to ask for changes and allow the exception or waiver process that is built into the ordinance.
- John Klostermann made a motion to approve the PD Ordinance as shown.
- Lance Hudson 2nd the motion.
- Josh Burkhart stated he was not wanting them to approve it as it was presented. He was wanting them to take out the one additional parking space for every classroom and laboratory. He stated the college just needed parking at a four to one and not four to one plus one for each additional classroom or laboratory.
- Alan Lathrom read from the parking study and stated he also added one parking space for each classroom or laboratory in the PD Ordinance. He explained what the requirements for parking in the Zoning Ordinance stated.

It stated that the parking should be two to one plus one parking space for every classroom and laboratory. He stated it was within the Commission's ability to drop the additional parking if they wanted to.

- Michael Hesse stated if they underserve the population then they will have to make it up in phase 2 or add additional parking.
- Leaca Caspari stated she would amended the motion to omit the one parking space for every classroom and laboratory and just allow the four to one ratio.
- Alan Lathrom asked John Klostermann if he was okay with the amendment to the motion that was suggested by Leaca Caspari.
- John Klostermann stated he was.
- Lance Hudson stated he was okay with the amendment as well.
- All members voted in favor

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss and act upon minutes from June 17, 2019.

- Michael Hesse stated that under 3 A. there was an error where it said motion to disapprove and motion to approve that needed to be corrected.
 - Motion to approve with requested change made by Luke Ingram
 - 2nd to approve made by Leaca Caspari
 - All members voted in favor

IV. WORKSHOP

A. Discussion regarding proposed changes to industrial zoning districts requested by the FEDC (4A) and City Manager.

- Ben White explained he would recommend the change in pitch for a commercial roof but stated it would have to come down from Council. He stated in the schedule of permitted uses he recommended taking out a lot of the agricultural uses and discussed some of those.
- Leaca Caspari wanted to know if these changes was something that 4A formally recommended or just something that he noted.
- Ben White stated it was formally recommended. He stated there was a comparison done by Sandra Green for the other cities of how they handle the agricultural uses.
- Leaca Caspari asked why he put antenna uses on there.
- Ben White stated they are allowed in other areas. He stated the use of farm, ranch, or orchard uses should be limited to only agricultural uses.
- Sandra Green read the definition of farm, ranch, or orchard uses to the Commission.
- Michael Hesse asked about a garden on his property and if it would be allowed.
- Alan Lathrom stated that a residential garden would be an accessory use.

- Leaca Caspari stated that she did not see where the problem would ever come up with the farm, ranch or orchard being and did not feel it needed to be changed.
- Ben White stated he lives next to a 50 acre cattle ranch and it should be in agricultural. He stated he is just recommending what the 4A board was suggested.
- Leaca Caspari stated again that she did not understand why this would need to be changed.
- Alan Lathrom stated that any recommended changes would need to be noticed according to law and require a change in the ordinance.
- Ben White stated that 4A wanted the college use to be looked at because they wanted to make sure it could be placed in a lot of zoning districts. He felt they were worried about the Specific Use permit that was required under agricultural uses
- Michael Hesse, Brian Brazil and Leaca Caspari suggested leaving it as it was.
- Ben White stated that in section 3.14.1.3 the 4A board was making a recommendation to delete automobile repair- major, outside hardware sales and storage and print shop from the highway commercial district.
- Michael Hesse stated Ben White needed to define the highway commercial area.
- Ben White stated that we have the wording in the ordinance, but we need a map to define the area right now.
- Leaca Caspari asked why the 4A would want to eliminate the Specific Use Permit requirement.
- Ben White also discussed the few items the 4A board did not want to allow in the city at all, like salvage yards, slaughter houses, and a few other uses.
- The Commission wanted all the items presented to where it made a little more sense.
- Ben White stated he could clean up the recommendations and bring them back at a future meeting.

V. ADJOURNMENT


Meeting was adjourned at 7:46 p.m.



ATTEST:

APPROVE:


 Sandra Green, City Secretary


 Michael Hesse, Chairman