



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
SEPTEMBER 16, 2019, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

I. PRELIMINARY MATTERS

- Call to Order, Roll Call, Prayer and Pledge of Allegiance

II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEMS)

If you wish to address the Planning & Zoning Commission on a posted item on this agenda, please fill out a "Speaker Sign-Up" card and present it to the City Secretary before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the Planning & Zoning Commission regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Chairman may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

III. PUBLIC HEARING

- A. Consider, discuss and act upon a recommendation to the City Council regarding a Specific Use Permit for a banquet/meeting hall, for the RSVP Farmersville located on Block B, Lot 13a and 13b in the Farmersville Original Donation, which lease space is more commonly known as 101 Candy Street, Suite B.

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon minutes from August 19, 2019.
- B. Consider, discuss and act upon a concept plan for the Chaparral Trail Estates.

- C. Consider, discuss and act upon a recommendation to the City Council regarding a preliminary plat for the Chaparral Trail Estates.

V. ADJOURNMENT

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 September 13, 2019, by 6:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 13th day of September, 2019.



Sandra Green, City Secretary



I. Preliminary Matters

**II. PUBLIC COMMENT ON AGENDA ITEMS (FOR
NON-PUBLIC HEARING AGENDA ITEMS)**

III. Public Hearing

- A. Consider, discuss and act upon a recommendation to the City Council regarding a Specific Use Permit for a banquet/meeting hall, for the RSVP Farmersville located on Block B, Lot 13a and 13b in the Farmersville Original Donation, which lease space is more commonly known as 101 Candy Street, Suite B.

20191249



CITY OF FARMERSVILLE
SPECIFIC USE PERMIT APPLICATION

APPLICANT'S NAME: RSVP Farmersville, LLC.

APPLICANT'S ADDRESS: 101B Candy STREET

APPLICANT'S CONTACT NUMBERS: 9726720452 / 9725321234

NAME OF OWNER: JODYE SLOBODA

ADDRESS OF OWNER: 311 E SANTA FE ST., FARMERSVILLE

LOCATION OF PROPERTY: 101B CANDY STREET

LEGAL DESCRIPTION OF PROPERTY:

LOT NO. BA, 13B TRACT ORIGINAL DONATION BLOCK NO. B

PLAT N/A ADDITION: N/A

SURVEY: N/A NUMBER OF ACRES: .16 ACRES

For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed to be changed, and a complete legal field note description.

PROPOSED USE: EVENT CENTER / EVENT VENUE

ATTACH A LETTER describing all processes and activities involved with the proposed uses.

ATTACH A SITE PLAN drawn to scale with the information listed on the back of this sheet.

THE EIGHT CONDITIONS listed on the back of this sheet **MUST** be met before City Council can grant a Specific Use Permit.

ATTACH THE APPROPRIATE FEE:

\$1,000 Retainer Fee to be used for all expenditures in conjunction with the Specific Use Permit. Any amount remaining will be refunded to the owner as designated above.



I, being the undersigned applicant, understand that all of the conditions, dimensions, building sizes, landscaping and parking areas depicted on the site plan shall be adhered to as amended and approved by the City Council.

SIGNATURE OF APPLICANT: *Jey Sreghoda* Date: 8/5/19
SIGNATURE OF OWNER: _____ Date: _____
(If not applicant)

INCLUDE THE FOLLOWING INFORMATION ON A SITE PLAN. THE PLAN MUST BE DRAWN TO SCALE.

- Boundaries of the area covered by the site plan.
- The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roof line, gross floor area and location of building entrances and exits.
- The location of existing drainage ways and significant natural features.
- Proposed landscaping and screening buffers.
- The location and dimensions of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, and outside trash storage facilities.
- The location, height and type of each wall, fence, and all other types of screening.
- The location, height and size of all proposed signs.

THE ZONING ORDINANCE REQUIRES THAT THESE EIGHT CONDITIONS MUST BE MET BEFORE A SPECIFIC USE PERMIT CAN BE ISSUED:

- That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity; and
- That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property.
- That adequate utility, access roads, drainage and other necessary supporting facilities have been or will be provided.
- The design, location and arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent development.
- That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration.
- That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- That there are sufficient landscaping and screening to insure harmony and compatibility with adjacent property
- That the proposed use is in accordance with the Comprehensive Plan.





August 12, 2019

To The City of Farmersville,

RSVP Farmersville is located at 101 Candy Street in Suite B, the interior section of the main building. The warehouse has approximately 3500 sqft of usable space while the attached patio has approximately 1500 sqft.

RSVP Farmersville is an event venue available for rent for gatherings, large and small. The space can be rented by the hour (three hour minimum) seven days a week from 9:00am - 11:00pm. Once rented, customers have access to the warehouse, the patio, a prep kitchen, and tables and chairs for up to 200 guests.

A year has passed since the first Specific Use Permit was issued. As far as I know, there have not been any concerns or problems regarding noise and/or parking.

Thank You,

A handwritten signature in blue ink, appearing to read 'Jodye Svoboda', is written over the typed name.

Jodye Svoboda

972-532-1234

rsvpfarmersville@gmail.com



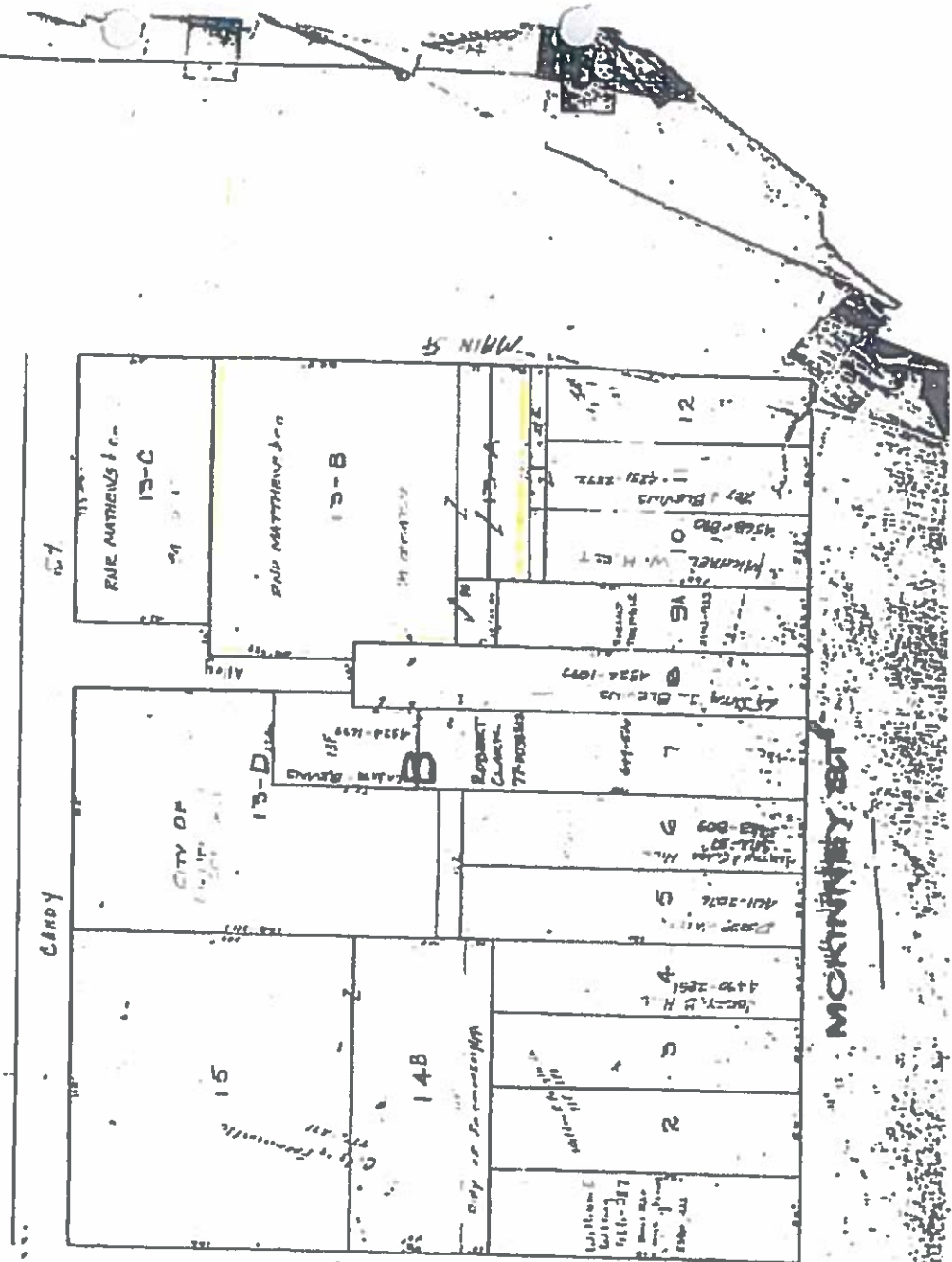
Block No. B City of FARMERSVILLE, Collin County, Texas

Original Grantee: P. B. WILLIAMS
Pat. No. 1914-1000-1000
School District: FARMERSVILLE INDEPENDENT

Assignee: P. B. WILLIAMS
Certificate: 1914-1000-1000
Road District: ROAD DIST. NO. 8

Scale: 1/4" = 100' Feet 1 inch

EXHIBIT A



RECEIVED
 AUG 23 2019
 BY: *[Signature]*

**CITY OF FARMERSVILLE
ORDINANCE #2018-0828-002**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE COMPREHENSIVE ZONING ORDINANCE, ORDINANCE #O-2018-0508-001, AS AMENDED, BY CHANGING THE ZONING ON A LEASE SPACE LOCATED ON BLOCK B, LOTS 13A AND 13B IN THE FARMERSVILLE ORIGINAL DONATION, AND WHICH LEASE SPACE IS MORE COMMONLY KNOWN AS 101 CANDY STREET, SUITE B, FARMERSVILLE, TEXAS 75442, FROM CA – CENTRAL AREA DISTRICT USES TO CA – CENTRAL AREA DISTRICT USES SUBJECT TO A SPECIFIC USE PERMIT (SUP) FOR THE OPERATION OF A BANQUET/MEETING HALL; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING ENGROSSMENT AND ENROLLMENT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Farmersville, Texas, (the "City") is a Type A General – Law Municipality located in Collin County having a population of less than 5,000 persons as determined by the most recent federal census, created in accordance with the provisions of Chapter 6 of the Local Government Code, and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the City of Farmersville, Texas, has recommended a change in zoning classification of the property described herein and has recommended amending the official zoning map of the City of Farmersville, Texas, regarding the rezoning of the property hereinafter described; and

WHEREAS, all legal requirements, conditions, and prerequisites have been complied with prior to this case coming before the City Council of the City of Farmersville; and

WHEREAS, the City Council of the City of Farmersville, after public notice and public hearing as required by law, and upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission of the City of Farmersville and of all testimony and information submitted during said public hearings, has determined that in the public's best interest and in support of the health, safety, morals, and general welfare of the citizens of the City, the zoning of the property described herein shall be changed and that the official zoning map of the City of Farmersville, Texas, should be amended to reflect the rezoning of the property herein described;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS.

SECTION 1: FINDINGS INCORPORATED

All of the above premises are found to be true and correct legislative and factual determinations of the City of Farmersville and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2: PROPERTY REZONED

From and after the effective date of this Ordinance, the property described herein shall be rezoned as set forth in this section, and the Official Zoning Map of the Comprehensive Zoning Ordinance, Ordinance #O-2018-0508-001, as amended, of the City of Farmersville, Texas, is hereby amended and changed in the following particulars to reflect the action taken herein, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of the City's Zoning Ordinance are not amended but shall remain intact and are hereby ratified, verified, and affirmed, in order to create a change in the zoning classification of the property described herein, as follows:

That lease space located on Block B, Lots 13a and 13b in the Farmersville Original Donation, and which lease space is more commonly known as 101 Candy Street, Suite B, Farmersville, Texas 75442, presently zoned CA – Central Area District uses is hereby changed to CA – Central Area District uses subject to a Specific Use Permit (SUP) for the operation of a banquet/meeting hall in accordance with the specific requirements contained in the City's Master Plan and Zoning Ordinance, and as stated herein and in the exhibits attached hereto.

SECTION 3: Conditions and Requirements Imposed

The grant and extension of the Specific Use Permit granted hereby, as established and described in Section 2 herein, shall be and is hereby made subject to the following conditions and requirements:

1. The Specific Use Permit granted hereby is a personal license that is specific to the banquet/meeting hall identified as RSVP Farmersville located at 101 Candy Street, Suite B, Farmersville, TX 75442, and Jodye Svoboda the owner of said banquet/meeting hall.
2. The Specific Use Permit granted hereby shall not be transferable to any other named banquet/meeting hall or location or owner.
3. The Specific Use Permit granted hereby shall be in full force and effect for a period of one-year from the effective date of this Ordinance.

4. The owner of the banquet/meeting hall may seek an additional extension or further renewal of this Specific Use Permit prior to its expiration with the length of any such renewal being of such duration as is determined appropriate in the sole discretion of the Planning and Zoning Commission and City Council.

SECTION 4: APPROVED SITE PLAN AND LANDSCAPE PLAN

The change in the zoning classification established and described in Section 2 herein shall be and is hereby made subject to compliance at all times with the following conditions and requirements:

1. The attached Site Plan, labeled Attachment "A," shall be an exhibit to the Specific Use Permit (SUP).

SECTION 5: OFFICIAL ZONING MAP TO BE MODIFIED

It is directed that the official zoning map of the City of Farmersville be changed to reflect the zoning classification established by this Ordinance.

SECTION 6: REPEALER

This Ordinance shall be cumulative of all other Ordinances, resolutions, and/or policies of the City, whether written or otherwise, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance. Any and all Ordinances, resolutions, and/or policies of the City, whether written or otherwise, which are in any manner in conflict with or inconsistent with this Ordinance shall be and are hereby repealed to the extent of such conflict and/or inconsistency.

SECTION 7: SEVERABILITY

It is hereby declared to be the intent of the City Council that the several provisions of this Ordinance are severable. In the event that any court of competent jurisdiction shall judge any provisions of this Ordinance to be illegal, invalid, or unenforceable, such judgment shall not affect any other provisions of this Ordinance which are not specifically designated as being illegal, invalid, or unenforceable.

SECTION 8: PENALTIES FOR VIOLATION

Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City of

Farmersville from filing suit to enjoin the violation. The City of Farmersville retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 9: INJUNCTIVE RELIEF

Any violation of this Ordinance can be enjoined by a suit filed in the name of the City of Farmersville in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Farmersville.

SECTION 10: PUBLICATION

The City Secretary is hereby directed to publish in the Official Newspaper of the City of Farmersville the Caption, Penalty, and Effective Date Clause of this Ordinance as required by Section 52.011 of the Local Government Code.

SECTION 11: ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Farmersville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date Clause in the minutes of the City Council of the City of Farmersville, and by filing this Ordinance in the Ordinance records of the City.

SECTION 12: SAVINGS

All rights and remedies of the City of Farmersville are expressly saved as to any and all violations of the provisions of any Ordinances which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 13: EFFECTIVE DATE

This Ordinance shall take effect immediately from and after its passage and publication as required by law.

[Remainder of page intentionally left blank.]

PASSED on first and final reading on the 20th day of August 2018, at a properly scheduled meeting of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

APPROVED THIS 20th DAY OF August, 2018.

APPROVED:

BY: Jack Randall Rice
Jack Randall Rice
Mayor

ATTEST:

Sandra Green
Sandra Green
City Secretary



IV. Items for Possible Discussion

A. Consider, discuss and act upon minutes from August 19, 2019.



**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

B. Consider, discuss and act upon a concept plan for the Chaparral Trail Estates.



September 12, 2019

Mr. Ben White, P.E.
City of Farmersville
205 S. Main St.
Farmersville, Texas 75442

RE: Chaparral Trail Addition – Concept Plan
Dated September 10, 2019

Mr. White:

The above referenced plat has been reviewed according to the ordinances of the City of Farmersville and been found to be compliant

It is recommended that the Concept Plan be approved. Please contact me if you should have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis". The signature is written in a cursive style with a large initial "J".

Jacob Dupuis, P.E.

C. Consider, discuss and act upon a recommendation to the City Council regarding a preliminary plat for the Chaparral Trail Estates.



September 12, 2019

Mr. Ben White, P.E.
City of Farmersville
205 S. Main St.
Farmersville, Texas 75442

RE: Chaparral Trail Addition – Preliminary Plat
Dated September 10, 2019

Mr. White:

The above referenced plat has been reviewed according to the ordinances of the City of Farmersville and been found to be compliant

It is recommended that the Preliminary Plat be approved. Please contact me if you should have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis". The signature is written in a cursive style with a large initial "J".

Jacob Dupuis, P.E.

V. Adjournment