



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
JANUARY 27, 2020, 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 to order at 6:30 p.m. Commissioners Lance Hudson, Luke Ingram, Leaca Caspari, and John Klostermann were in attendance. Brian Brazil and Rachel Crist were not in attendance. Also, in attendance were staff liaison, Sandra Green; City Manager, Ben White; City Attorney, Michael Martin; and Council liaison, Craig Overstreet.
- Craig Overstreet led the prayer and the pledges to the United States and Texas flags.

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

- No one came forward.

III. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a recommendation to City Council regarding a request to amend Ordinance #2015-1027-001 that established the zoning on approximately 100.81 acres of land in the W. B. Williams Survey, Abstract No. 952, which land is now known as the Camden Park Subdivision (the "Property") to modify the front yard and rear yard setbacks on 18 proposed lots zoned Planned Development District for SF-2 Single Family Dwelling-2 zoning district uses that are situated within Tract 1 of the Property and identified as Lots 14 through 31 of Block G of Camden Park, Phase 3,

(collectively the "Lots") to (a) reduce the minimum front yard setback on the Lots from thirty feet (30') to twenty feet (20') and (b) increase the minimum rear yard setback on the Lots from ten feet (10') to twenty feet (20'), which Lots are situated generally along or near a portion of the northern boundary of the Property. The Property is generally located north of US Highway 380 (W. Audie Murphy Parkway) and west of County Road 611 (Collin Parkway).

- Chairman Hesse opened the public hearing at 6:36 p.m.
- Randy Smith who resides at 508 CR 610 addressed Council and stated he lived just north of Camden Park. He stated that he was told the purpose of this request was because his brother, Richard Smith, had requested it. He stated his brother Richard Smith did not request this. He said his brother was worried about his fence row because they tore down several of the trees on his brother's property. He does not see the benefit in reducing the setbacks because people would be parking over the driveway.
- Joe Passanisi, who represents Camden Park and the owner addressed Council and stated he was confused about Randy Smith's statement about his brother not requesting this rezoning. He stated he spoke with Richard Smith within the past three hours and he was fine with the request. The properties would be moved back and the retaining wall and everything would move forward away from his property. The purpose was to give Richard Smith the ability to keep the trees that are on both his property and on Camden Park's property.
- Jim Foy, who resides at 211 College Street, stated he drives a Ford F150 and stated that it would block the sidewalks if parked in the driveways. He suggested that they deny the zoning request.
- Jeff Crannell stated he was the project engineer for Camden Park. This request came because of a conversation with himself, Joe Passanisi, and Richard Smith. He agreed that shortening the driveway would allow cars to overhang into the sidewalk. He said making the setbacks 20 or 25 feet would benefit Mr. Smith, but they were happy with the setbacks they currently have. He explained they were just presenting this to help Richard Smith.
- Leaca Caspari asked if the other SF-3 zoned properties had a front yard of 20 feet or 25 feet.
- Jeff Crannell stated most of the lots had a setback of 25 feet in the whole subdivision. He did state that where they are asking for the setback change those houses would not front other houses. They would face the sides of other homes.
- Randy Smith stated he guessed his brother had a change of opinion and he does not know what the zoning request would accomplish because some of the roots of the trees were already damaged.
- Chairman Hesse asked if anyone else wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 6:47 p.m.
- Leaca Caspari stated she had concerns about the parking issues. She explained the average truck length was 17 feet and it would encroach on the

sidewalk which would be a safety issue in the neighborhood. She also does not believe that 10 feet more in the rear would be that beneficial regarding privacy. She stated she would suggest the Commission deny the request.

- John Klostermann stated there was going to be unavoidable parking issues. He would prefer the sidewalk be blocked instead of parking in the street.
- Chairman Hesse stated he drove out there and the trucks are encroaching on the sidewalks already. He said that he believes it is a safety concern.
- Lance Hudson stated he could see it either way and even granting 25 feet would allow trucks to encroach on the sidewalk.
 - Motion to deny the rezoning request made by Leaca Caspari
 - 2nd made by Luke Ingram
 - All members voted in favor, except Lance Hudson and John Klostermann who voted against the denial.
- Chairman Hesse stated the request was denied.

B. Public hearing to consider, discuss and act upon a requested change in zoning from SF-2 – Single Family Dwelling-2 District uses to SF-2 – Single Family Dwelling-2 District uses with a Specific Use Permit (“SUP”) for an owner (or operator) occupied bed and breakfast inn located on Block 7, Lot 39 in the Howell Addition, which location is more commonly known as 109 College Street, Farmersville, Texas.

- Chairman Hesse opened the public 6:53 p.m.
- Donna Williams who lives at 1985 SH 78 N stated she owns a business on the square and a lot of people ask her all the time if the city has a bed and breakfast or hotel and she has to say no. She stated she believes the bed and breakfast would be a great asset to the city.
- Mike Goldstein who lives at 1453 Highway 78 North stated he believes it would be a great asset to the city.
- Billie Goldstein who lives at 1453 Highway 78 North explained she wanted to support the bed and breakfast in the city. She said the Mathers have proven themselves in the city and a bed and breakfast would bring more people into the city.
- Mary Berry stated that she is a textile artist and her art studio is located at 406 McKinney Street. She explained everything she does is made of cloth, but she is also a teacher. She explained that people come from out of state and all over to attend her classes and they need a place to stay instead of going to McKinney. She stated she was in support of the bed and breakfast.
- Jim Foy who lives at 211 College Street stated he lives a block down from the proposed bed and breakfast. He believes it would be a great addition to the city. He has people that come to town for training at his office and those people could stay at the bed and breakfast.

- Randy Smith who lives at 508 CR 610 stated he supported the use of a bed and breakfast.
- Martin Paul Garza who lives at 1705 Yale Street stated that he thinks bed and breakfast are great ideas to bring people to the downtown area. He explained it would allow people to stay in town and enjoy Farmersville.
- Bryon Wiebold who resides at 503 FM 2194 stated that Farmersville is becoming more of a destination place. He stated that the bed and breakfast would help the economy. He explained that when he has guests stay at his house in groups of 20 or more he has had people stay at the Mathers house and they loved it. He said the bed and breakfast would be a great asset to Farmersville.
- Chairman Hesse asked if anyone else wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 7:03 p.m.
- Allison Mathers wanted to speak for the item as the property owner.
- Chairman Hesse asked if he needed to reopen the public hearing.
- Michael Martin indicated that Chairman Hesse could recognize her to speak.
- Allison Mathers stated she lives at 109 College Street and they formed A&D Hospitality for the bed and breakfast. She gave a presentation that included a history of the house, gave a tour of the website for the Murchison Honaker House, and a Power Point with slides showing maps of the area. She also discussed the Future Land Use Map and where her land was located in relation to it. She explained the city ordinances required six total parking spaces for the bed and breakfast and she stated that they could park cars in their current driveway successfully. She explained that most people park their vehicles and walk to their destinations anyway. She indicated the economic benefits the city would receive by services they would use by having the bed and breakfast. She said they have used the dry cleaners, lawn care services, housekeeping services, tree trimming services, caterers, baking services, antique purchases and other various services in the city.
- Michael Martin stated for clarify he wanted to point out that they would have needed to be reopen the public hearing so it would need to be closed again. He stated the public hearing would have reopened at 7:03 p.m.
- Chairman Hesse stated that he would close the public hearing at 7:18 p.m.
- Leaca Caspari stated it is a beautiful property and it is wonderful for the city. She explained that it met the guidelines for the city parking and she did not see any reason not to support the SUP for the property.
- John Klostermann stated that many people always ask if there is a place for people to stay when they are in town. He said it is a good thing and in a great location. He said it would be very convenient.
- Chairman Hesse stated it was a great idea and he had always wanted a bed and breakfast next to the Chaparral Trail so people could utilize it.

- Motion to approve made by Lance Hudson
- 2nd to approve made by Leaca Caspari
- All members voted in favor

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss and act upon minutes from December 16, 2019.

- Motion to approve made by John Klostermann
- 2nd to approve made by Luke Ingram
- All members voted in favor

B. Consider, discuss and act upon a recommendation to the City Council regarding the final plat of the Chaparral Trails Estates.

- Sandra Green stated the Commission and City Council had already approved the preliminary plat and this item was to review the final plat that would actually get filed at the county. She said DBI had reviewed the plat and had recommended approval.
- Leaca Caspari asked if there were any changes to the document since the preliminary plat.
- Sandra Green stated there were no changes.

- Motion to approve made by Lance Hudson
- 2nd to approve made by John Klostermann
- All members voted in favor

C. Consider, discuss and act upon a recommendation to the City Council regarding the development plat for the Farmersville Railyard Addition.


- Sandra Green stated this is a Development Plat so they have to show what is being built on the property. She said the property is located in the Extra Territorial Jurisdiction (ETJ) of the city and it is off of U.S. Highway 380. She indicated the plat had been reviewed by DBI and they had recommended approval.
- Leaca Caspari asked if the property was the Martin Marietta site.
- Sandra Green indicated it was.
- Leaca Caspari stated she was not sure what all the information shown on the plat was.
- Sandra Green explained what the site layout was. She stated that if they ever moved the site around they would have to come in with a new Development Plat. She indicated that the plat complied with the city ordinances. She reminded the Commission that the city cannot regulate the use in the ETJ.

- o Motion to approve made by Lance Hudson
- o 2nd to approve made by John Klostermann
- o All members voted in favor

V. ADJOURNMENT

Meeting was adjourned at 7:29 p.m.

ATTEST:


Sandra Green, City Secretary

APPROVE:


Michael Hesse, Chairman

