



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING**

April 20, 2020, 6:30 P.M.

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Dial-in Phone Number: (646) 769-9101

Meeting ID: 861-270-68

****You can call the number above, but the best form to use is the mobile app and is available by iPhone or android by downloading TeamViewer Blizz****

I. PRELIMINARY MATTERS

- Chairman Michael Hesse (via teleconference) presided over the meeting which was called to order at 6:31 p.m. Commissioners Lance Hudson, Leaca Caspari (via teleconference), John Klostermann, Brian Brazil, Rachel Crist (via teleconference), and Luke Ingram (via teleconference) were in attendance. Also, in attendance were staff liaison, Sandra Green; City Manager, Ben White; City Attorney, Alan Lathrom; and Council liaison, Craig Overstreet (via teleconference)
- Sandra Green 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)

- Due to the pandemic of Covid-19, no citizens were allowed in the Council Chambers. No one came forward on the teleconference to speak.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon minutes from February 24, 2020.

- Motion to approve made by John Klostermann
- 2nd to approve made by Brian Brazil
- All members voted in favor

B. Consider, discuss and act upon the preliminary plat of the HCG Addition, Lots 1 & 2, Block A.

- Ben White stated there were several items the City Engineer noted that need to be taken care of before the plat is filed.
- Alan Lathrom stated that with the changes made by the Texas Legislature we will no longer have the ability to work with applicant and wait until everything is addressed.
- Ben White stated a lot of the items that need to be addressed are the easements and building lines. He said those are a lot of the main items then need to be corrected on the plat.
- John Klostermann asked if they could get the plat fixed with 30 days.
- Alan Lathrom stated they could take as long as they wanted to fix the items on the plat. He stated the infrastructure would have to be in place before the plat would be filed.
- Leaca Caspari asked if the Commission could approve the plat with a condition that they correct all the items.
- Michael Hesse asked if the Commission conditionally approved the preliminary plat how would they know that all the items had been addressed.
- Ben White stated that the City Engineer and Sandra Green would review the plat to make sure all the conditions were addressed.
- Sandra Green stated the Commission would also get to review the Final Plat when it was submitted to the city.

- Motion to conditionally approve the preliminary plat of the HCG Addition, Lots 1 & 2, Block A, subject to the applicant's addressing and curing or correcting the comments identified in Jacob Dupuis' letter dated April 13, 2020, together with the engineering plans made by Leaca Caspari
- 2nd to approve made by John Klostermann
- All members voted in favor

C. Consider, discuss and act upon the site plan and landscape plan for the Farmersville Restaurant located on the southeast corner of Farmersville Parkway and South Hamilton Street.

- Michael Hesse stated this item was approved along with the preliminary plat.

- Alan Lathrom stated the site plan and landscape plan required a separate approval from the plat.
- Ben White indicated he recommended conditional approval of the site plan and landscape plan as long as the applicant fixes the outstanding items.
 - Motion to conditionally approve the site plan and landscape plat, subject to the applicant's addressing and curing or correcting the comments identified in Jacob Dupuis' letter dated April 13, 2020 made by Brain Brazil
 - 2nd to approve made by Leaca Caspari
 - All members voted in favor

D. Consider, discuss and act upon the Final Plat of the Farmersville Veterinary Addition, Lots 1 & 2, Block 1.

- Ben White stated that looking at the utility plan and what Danny Ruff, Public Works Lead, has done to locate utilities he is recommending denial until the utilities are brought to the property.
- Michael Hesse stated that if it was the wish of the Commission they could reject the plat and the applicant would have as much time they needed to correct the items before reconsideration.
- Alan Lathrom stated the Commission could disapprove the plat with conditions.
 - Motion to conditionally disapprove the Final Plat of the Farmersville Veterinary Addition, Lot, 1 & 2, Block 1, subject to the applicant addressing and curing or correcting the comments identified in Jacob Dupuis' letter dated April 13, 2020, plus providing water, sewer, and electrical easement and extensions necessary to serve the subject property made by John Klostermann
 - 2nd to approve made by Brian Brazil
 - All members voted in favor

IV. ADJOURNMENT

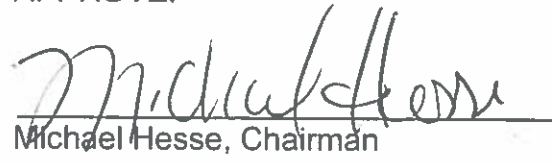
Meeting was adjourned at 7:04 p.m.

ATTEST:

APPROVE:



Sandra Green, City Secretary



Michael Hesse, Chairman





April 13, 2020

RE: HCG Addition Lots 1-2, Block A, Dated March 12, 2020

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The comments listed below will need to be addressed:

Preliminary Plat

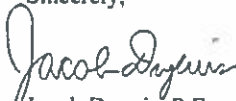
- The City Manager has allowed the applicant to combine the Concept Plan and Preliminary Plat submittal into one for a streamlined approval process. Please follow Sec 65-28 of the Subdivision Ordinances to include any additional items required in the Concept Plan as part of the Preliminary Plat package.
- Owner information must match what is listed in the Dedication Language
- Signature Block needs to follow ordinance 2019-1126-001
- 15' wide utility easement will be needed across the entire frontage of both lots. Sec 65-53.a
- Building Lines need to be shown on both lots. Sec 65-42.b.5
- List zoning of the property. Sec 65-29.c.15

Engineering Plans

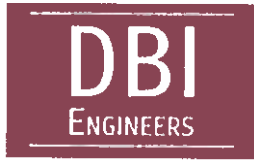
- Site Plan
 - Need height of building and total square feet of ground area coverage. Sec. 77-82.f.1.g
 - Any screening between lots? Sec.77-82.f.1.t
 - Need lighting details. Sec 77-82.f.3
 - Provide handicap parking space quantities. Sec 77-82.g.4
- Utility Plan
 - What are the plans for future 8" water and 8" sewer line going east? They are headed straight into the detention pond.
- Landscape Plan
 - Minimum landscape requirements are per parcel. Can't include overlap into adjacent lots in the calculations. Sec. 77-71.g
 - Shrub and ground cover plants are not shown on the approved list. Sec 77-71.i

If you should have any questions, please contact Sandra Green at the City of Farmersville at 972-782-6151.

Sincerely,


Jacob Dupuis, P.E.

DANIEL & BROWN INC.
118 MCKINNEY STREET | PO BOX 606 | FARMERSVILLE, TEXAS 75442
OFFICE 972-784-7777 | WWW.DBICONCONSULTANTS.COM
FIRM REGISTRATION NO: F-002225



April 13, 2020

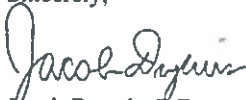
RE: Farmersville Veterinary Office
Dated March 2020

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The comments listed below will need to be addressed:

- In response to the Engineers Summary Report from Helmberger Associates, Inc. dated April 9, 2020
 - The platting exhibit is different from the original Final Plat submitted by Boundary Solutions in March 2020. An additional Utility and Drainage Easement is included on the south boundary line of the tract.
 - A 6" waterline is shown on the south side of Lots 1 & 2 that was not included in the utility analysis provided by the City Public Works Director. The 6" waterline is not shown on the adjacent subdivision (Lincoln Heights) As-Built drawings either.
 - A cost estimate will need to be provided for both water and sewer service extensions to Lot 2.
- Cross access easements are required between lots on HC zoned properties. Sec. 77-54.(a).(6).k

If you should have any questions, please contact Sandra Green at the City of Farmersville at 972-782-6151.

Sincerely,


Jacob Dupuis, P.E.