



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
July 20, 2020, 6:30 P.M.
205 S. Main St.**

WATCH THE LIVE BROADCAST

This meeting will be broadcast live through the City's website and by telephone. Members of the public who wish to watch this meeting, and not speak or participate in the discussion, may watch the live broadcast by

1. Going to the City's website;
2. Clicking on "GOVERNMENT";
3. Clicking on "AGENDAS AND MINUTES";
4. Clicking on the "[click here](#)" link that is located to the right of "LIVE STREAMING."

SPEAKING DURING PUBLIC COMMENTS

Members of the public wishing to speak during Public Comments or a public hearing may join the meeting by going online to www.blizz.com, and following the online prompts to input the "Dial-in Phone Number" and the "Meeting ID."

Members of the public wishing to speak during Public Comments or a public hearing may also join the meeting by calling-in to the telephone number listed below, and inserting the Meeting ID listed below: Those members of the public calling in will not be able to participate through video and will only have an audio feed of the meeting on their telephone.

1. **Dial-in Phone Number: [\(646\) 769-9101](tel:6467699101)**
Please note that if you dial a toll number, your carrier rates will apply.
2. You will be prompted to enter the Meeting ID.
The Meeting ID for this meeting is [111-775-45](#)
3. Please listen closely to the directions and follow the directions to gain access to the Blizz meeting.

I. PRELIMINARY MATTERS

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

II. REORGANIZATION OF COMMISSION

- A. Election of Chairman
- B. Election of Vice-Chairman
- C. Election of Secretary

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

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.

IV. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon a recommendation to the City Council regarding an amendment to the Farmersville Comprehensive Plan dated January, 2013, by amending the Conceptual Land Use Plan Map contained therein by changing the land use on approximately thirty-two (32) acres of land from Estate Residential to Industrial. The property is comprised of two tracts of land located along the north side of U.S. Highway 380 (Audie Murphy Parkway) extending in a westerly direction from County Road 699 a distance of approximately 2,100 linear feet more or less.

V. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon minutes from April 20, 2020.
- B. Consider, discuss and act upon minutes from June 15, 2020.

VI. 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 July 16, 2020, by 6:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 16th day of July, 2020.



Sandra Green, City Secretary



I. Preliminary Matters

II. REORGANIZATION OF COMMISSION

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

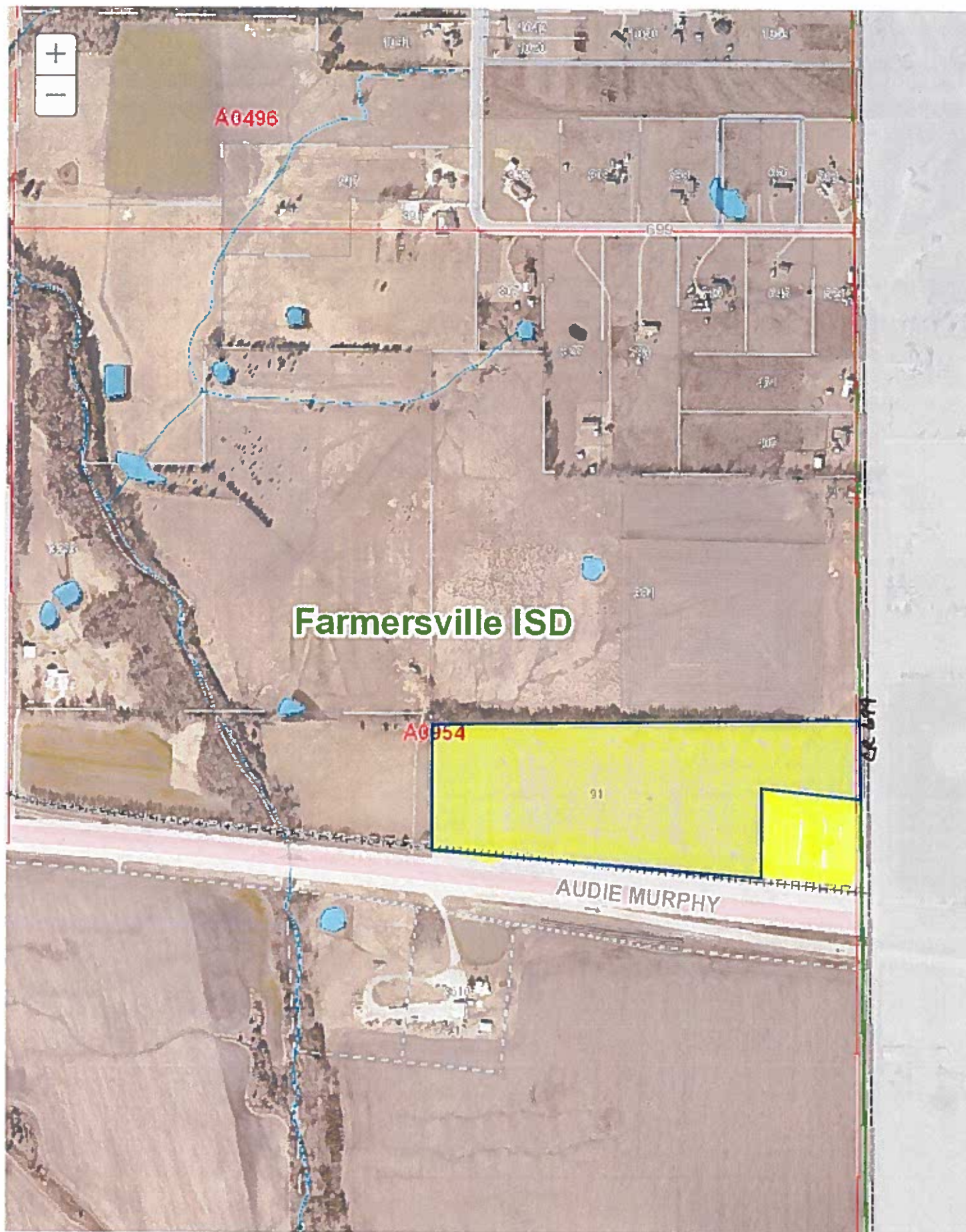
IV. Public Hearing

7/15/2020

Google Maps

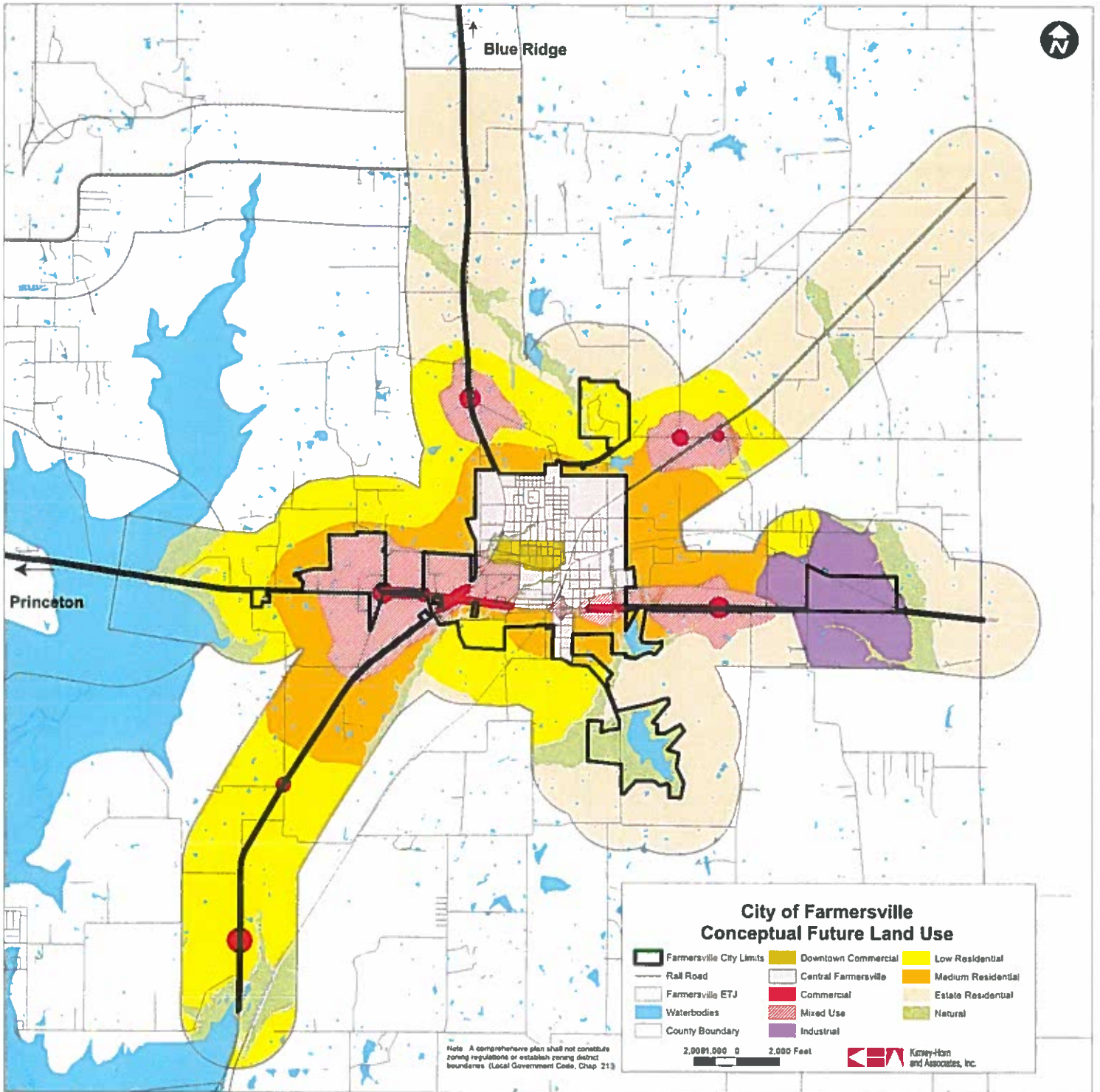
Google Maps



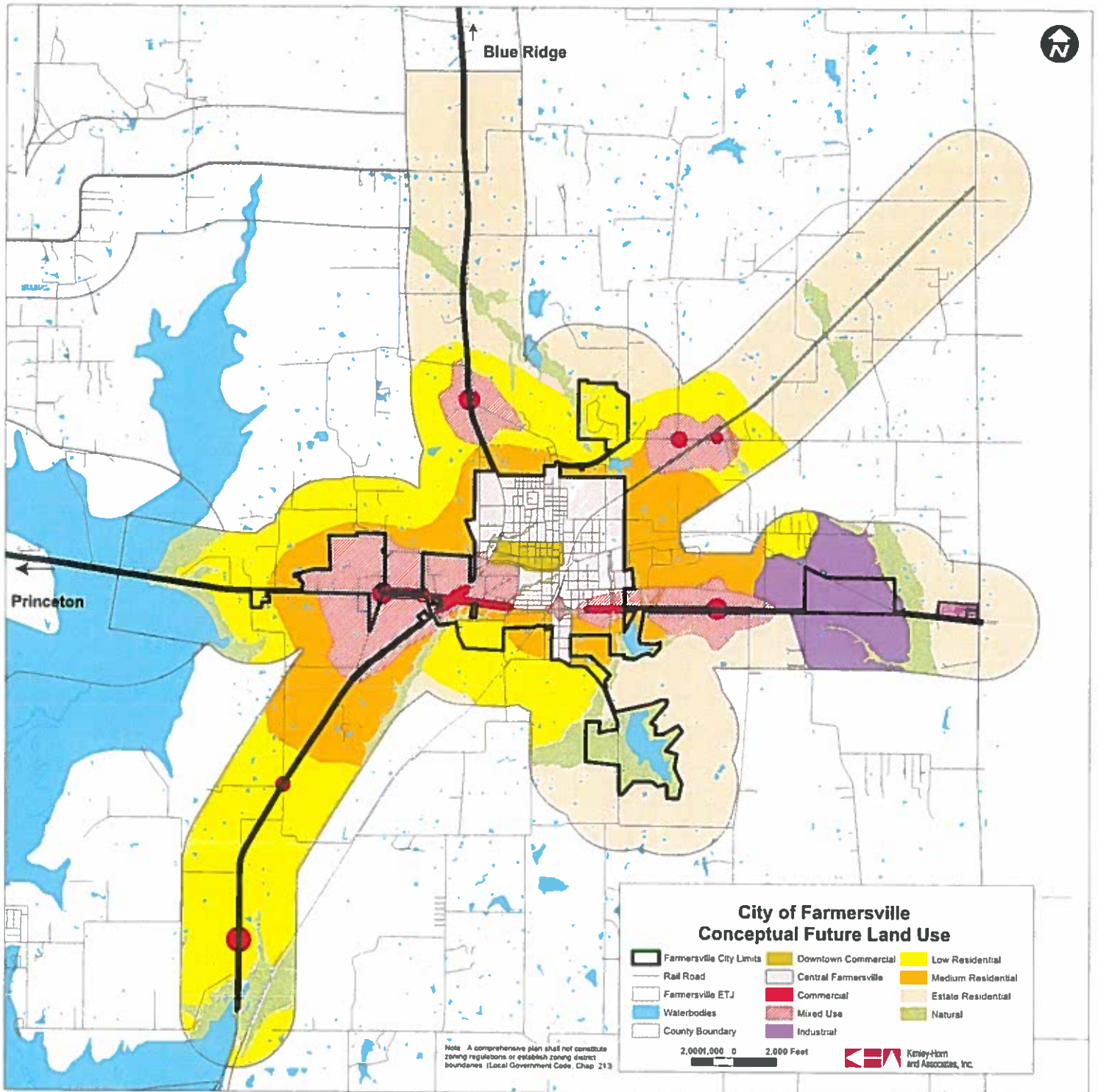


If you'd prefer to use a standalone version of this map, please [click here](#).

CURRENT FUTURE LAND USE PLAN



WHAT THE FUTURE LAND USE PLAN WOULD LOOK LIKE IF CHANGED



DOWNTOWN COMMERCIAL

The Downtown Commercial area is comprised of the historic town center that is a model example of the traditional American “main street”. Historically main streets provided a place for working, shopping and living. The Farmersville historic downtown currently hosts retail, restaurants, office and service uses.

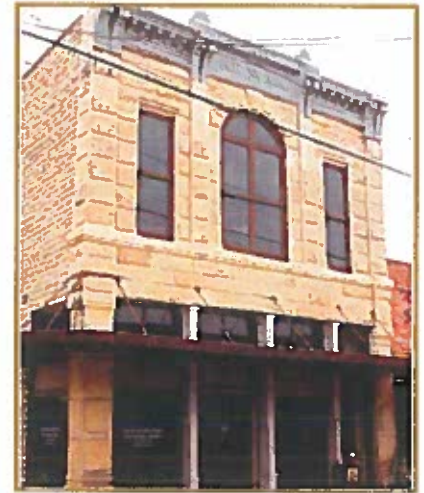
CENTRAL FARMERSVILLE

Central Farmersville is predominantly single family residential uses, with multifamily, institutional, commercial, and industrial uses scattered throughout.



Historic Downtown area

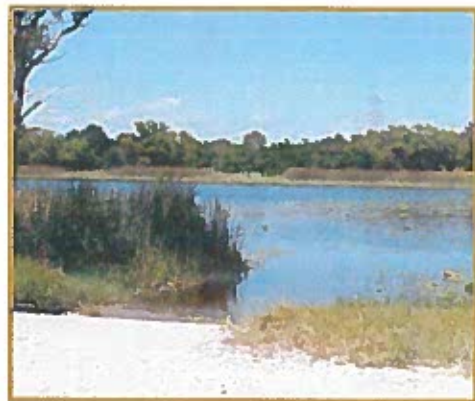
The area is laid out in a historic grid pattern and reflects the cultural values of the past. In the future it is anticipated that this area will remain predominately single family residential or duplex uses on smaller lots. Higher density townhomes, multifamily, and commercial uses may be appropriate if they are consistent with the layout and character of the area. The intent of any new development in this area should be to maintain the existing development patterns, provide compatible infill development and enhance and stabilize existing neighborhoods. Residential uses in this area are generally to not exceed an average of 12 dwelling units per gross acre.



Farmersville Times Building
Source: D. Helmberger

INDUSTRIAL

The industrial area offers important employment opportunities, with the largest area to the east of Farmersville, on the north side of US 380. These areas are envisioned as housing environmentally-friendly light industrial uses with logistics, warehousing, assembly, fabrication and light manufacturing uses in a business park environment. Business activities should take place



South Lake

inside the building or be screened from view of the public.



Example of an industrial park

NATURAL

Natural areas include parks, trails, floodplains and open spaces that should be preserved for recreational uses. These areas should be maintained as important green spaces.

MIXED USE

Mixed use areas include a mix of residential and employment uses. These areas are clustered around employment centers and are

characterized by enhanced walking and biking facilities. The areas provide residents a lively blend of opportunities to live, work, shop and recreate within a closely defined area. Buildings range from one to two story offices, shops and townhomes to three to five story mixed use or residential buildings. Mixed use areas should not exceed an average of 25 dwelling units per gross acre.



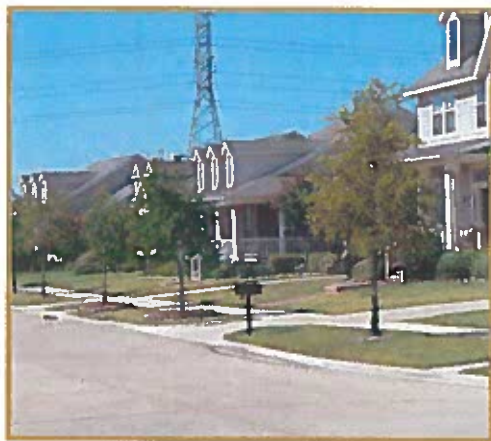
Example of Mixed Use

ESTATE RESIDENTIAL

This area is intended to be retained in low density rural residential uses, characterized by natural areas, agricultural or pasture uses and large lot residential (1 acre or more in size). The intention is for these areas to transition to residential subdivisions or other appropriate uses as they are served by infrastructure.



Example of Estate Residential



Example of Low Residential Neighborhood

LOW RESIDENTIAL

These areas refer to single family detached units in suburban type developments and large-lot subdivisions and are typically located on the edges of the city. Generally these subdivisions should not exceed 6 dwelling units per gross acre. Ancillary retail and service uses are expected at primary intersections.



Example of Medium Density Neighborhood

MEDIUM RESIDENTIAL

Medium residential areas are generally adjacent to the downtown center and mixed use areas and should not exceed 10 dwelling units per gross acre. A range of housing types are permitted in this area, including single family detached and attached, cottage homes, zero lot lines and small multifamily units.

D. Land Use Guiding Principles

The following land use guiding principles were used in developing the Conceptual Land Use Plan and the following Goals, Strategies and Actions:

- Retain the small town feel/sense of community;
- Enhance the unique downtown/ preserve historic structures and places;
- Emphasize development in the downtown area and at the US 380/SH 78 intersection;
- Allow and promote a variety of jobs/mix of small employers;
- Maintain current character, values, sense of place;
- Diversify housing types; and
- Grow responsibly — make growth that fits into the community and is an asset a priority.

- b. The PD district may list the permitted and prohibited uses separately.
- c. A combination of the above options.

3.6.2 LEGEND FOR USE CHART

P	Use is permitted in district indicated
S	Use is permitted in district upon approval of a Specific Use Permit
	Use is prohibited in district indicated
*	Use is permitted in the district indicated if the use complies with use-specific regulations in the corresponding numeric end note in Section 3.9, Use-Specific Regulations

3.6.3 RESIDENTIAL USES

Zoning District Legend		Residential Districts								Non-Residential and Mixed-Use Districts					Use-Specific Regulations
Type of Use		A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District ¹
<div> <div>Permitted Use</div> <div>Special Use Permit</div> <div>Prohibited Use</div> <div>Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</div> </div>		S	S	S	S	S	S	S	S		S	P	P		S
Bed and breakfast inn															
Boarding house or rooming house															
Garage apartment		P	P	P	P										S
Guest house		P	P	P	P										S
Hotel		S									S	P	P		S
HUD-Code manufactured home				S	S										
Industrialized housing (or modular home)															
Mobile Home															
Motel															
Multiple-family dwelling								P	P						S
One-family dwelling (attached)						S		P	P						S
One-family dwelling (detached)		P	P	P	P	P	P	P	P						
Residence hotel												S	S		
Two-family dwelling (duplex)							P	P	P	P	P	P			S
Zero lot line dwelling					S	P	P	P	P						

¹Property in the Central Area District shall be used only in the manner and for the purposes provided for by this division, provided that a residence or residential use in such district by specific use permit shall be subject to the limitations of section 3.13.4.

3.6.4 ACCESSORY AND INCIDENTAL USES

Zoning District Legend		Residential Districts										Non-Residential and Mixed-Use Districts				Use-Specific Regulations
		A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District	
Type of Use	Permitted Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Special Use Permit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Prohibited Use															
	Special Conditions Apply (see Section 3.9, Use-Specific Regulations)															
Accessory building		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Farm accessory building		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Fuel pumps (accessory use)																
Home occupation		P	P	P	P	P	P	P	P	P	P*	P*				3.9.7
Parking lot/garage (accessory)		P	P	P	P	P	P	P	P	P	P	P				
Stable (private)		P	S													
Swimming pool (private)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Temporary field office		P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.9.12
Tennis courts		P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.9.11

3.6.5 AGRICULTURAL USES

3.6.5 AGRICULTURAL USES

Zoning District Legend		Residential Districts										Non-Residential and Mixed-Use Districts					Use-Specific Regulations
		A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District		
P	Permitted Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
S	Special Use Permit	S															
	Prohibited Use																
	Special Conditions Apply (see Section 3.9, Use-Specific Regulations)																
Type of Use																	
Farm, ranch, garden, or orchard																	
Feed store																	
Nursery, major		S															
Nursery, minor																	
Stable (commercial)		P	S								S						
Veterinarian clinic and/or kennel, indoor																	
Veterinarian clinic and/or kennel, outdoor		S															

3.6.6 AUTOMOBILE AND RELATED USES

Zoning District Legend		Residential Districts								Non-Residential and Mixed-Use Districts						Use-Specific Regulations
<div><div>P</div><div>S</div><div></div></div>	<div>Permitted Use</div> <div>Special Use Permit</div> <div>Prohibited Use</div>															
	<div>Special Conditions Apply</div> <div>(see Section 3.9, Use-Specific Regulations)</div>															
Type of Use		A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District	
Auto parts and accessory sales (indoor)											P	P	P	P	P	
Auto parts and accessory sales (outdoor)													P	P		
Automobile repair, major												S	P	P		
Automobile repair, minor											S	P	P	P	S	
Automobile sales, used													S	S		
Automobile sales/leasing, new											S	P	P	P		
Car wash, full service											S	P	P	P		
Car wash, self-service												S	P	P		
Convenience store with gas pumps										S	P	P	P	P	S	
Convenience store without gas pumps										P	P	P	P	P		
Motor vehicle towing, motor vehicle recovery, and motor vehicle storage													S	P		
Motorcycle sales/service												P	P	P	S	
Recreational vehicle sales and service, new/used												P	P	P		
Salvage yard																
Trailer sales/rental											S	P	P	P		
Truck sales (heavy truck)												S	P	P		

3.6.7 COMMERCIAL AND PROFESSIONAL USES

Zoning District Legend	Residential Districts							Non-Residential and Mixed-Use Districts					Use-Specific Regulations										
<table><tr><td>P</td><td>Permitted Use</td></tr><tr><td>S</td><td>Special Use Permit</td></tr><tr><td></td><td>Prohibited Use</td></tr><tr><td></td><td>Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</td></tr></table>	P	Permitted Use	S	Special Use Permit		Prohibited Use		Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C– Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District	
P	Permitted Use																						
S	Special Use Permit																						
	Prohibited Use																						
	Special Conditions Apply (see Section 3.9, Use-Specific Regulations)																						
Type of Use																							
Building maintenance service and sales									P	P	P	P	P	P									
Clinic, medical or dental										P	P	P	P	P									
Contractor's shop and storage yard											P	P	P										
Dry cleaning plant												P	P										
Equipment and machinery sales and rental, major											P	P	P										
Manufactured home display and sales													S										
Medical or scientific research lab									P	P	P	P	P	P									
Office showroom/warehouse											P	P	P	S									
Office, professional, general administrative									P	P	P	P	P	P									
Open storage and outside display												P	P										
Print shop, major											P	P	P	S									
Propane storage and distribution													P										

3.6.8 EDUCATIONAL, INSTITUTIONAL, AND PUBLIC USES

Zoning District Legend		Residential Districts										Non-Residential and Mixed-Use Districts					Use-Specific Regulations
P	S	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District		
Permitted Use	Special Use Permit																
Prohibited Use																	
Special Conditions Apply (see Section 3.9, Use-Specific Regulations)																	
Type of Use																	
Adult day care center		S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	
Art gallery or museum										P	P	P	P	P	P	P	
Banquet/meeting hall																	
Cemetery or mausoleum		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Church, rectory, or other place of worship		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
College, university or private school		S								P	P	P	P		P		
Day care center		S	S	S	S	S	S	S	P	P	P	S	S	S	S	S	
Fire station and public safety building		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Fraternal organization, lodge, or civic club		S								P	P	P	P	P	P	P	
Hospital											S	P	P		S		
Nursing/convalescent home		S						S	S	S	S	S	S		S		
Post office, government and private										P	P	P	P	P	P	P	
Public building, shop or yard of local, state or federal government		S	S	S	S	S	S	S	S	S	S	P	P	P	S	S	
Rehabilitation care facility		S	S	S	S	S	S	S	S								
Rehabilitation care institution		S										P	P				
School, private or parochial (primary or secondary)		P	P	P	P	P	P	P	P	P	P	P	P		P	P	
School, public		P	P	P	P	P	P	P	P	P	P	P	P		P	P	
School, trade or commercial		S									P	P	P	P	P	P	

3.6.9 ENTERTAINMENT AND RECREATIONAL USES

Zoning District Legend		Residential Districts										Non-Residential and Mixed-Use Districts					Use-Specific Regulations
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P	Permitted Use	P	P	P	P	P	P	P	P		P	P	P	P	S		
S	Special Use Permit	S										S	S	S	S		
	Prohibited Use																
	Special Conditions Apply (see Section 3.9, Use-Specific Regulations)																
Type of Use																	
Amenity center (private)		P	P	P	P	P	P	P	P						S		
Amusement, commercial (indoors)		S													S		
Amusement, commercial (outdoors)		S										S	S	S	S		
Community center (public)		S	S	S	S	S	S	S	S	P	P	P	P	P	P		
Dancehall or nightclub											S	S	S	S	S		
Day camp		P		S							P	P	P	P			
Fairgrounds/exhibition area		S									S	S	S	S	S		
Game room													S*		398		
Golf course and/or country club		P		S	S	S	S	S	S	P	P	P	P	P	S		
Gun or archery range (indoor)		S									S	S	P	P			
Park or playground (public)		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Play field or stadium (public)		P	S	S	S	S	S	S	S	P	P	P	P	P	P		
Recreational vehicle (RV) parks and campgrounds		S										S	P	P			
Swim and tennis club		S	S	S	S	S	S	S	S						S		
Theater (drive-in)		S										S	S	S	S		
Theater (indoor)		S									S	P	P	P	P		

3.6.10 INDUSTRIAL AND WHOLESALE USES

Zoning District Legend	Residential Districts								Non-Residential and Mixed-Use Districts						Use-Specific Regulations
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<div><div><div>Permitted Use</div><div>Special Use Permit</div><div>Prohibited Use</div></div><div>Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</div></div>															
Type of Use															
Bakery and confectioners works (wholesale)															
Concrete/asphalt batching plant															
Concrete/asphalt batching plant, temporary	*	*	*	*	*	*	*	*	*	*	*	*	*	*	3.9.6
High impact use															
Manufacturing, heavy															
Manufacturing, light															
Mini-warehouse/self-storage															
Sand and gravel storage															
Warehouse/distribution center															
Wholesale office storage or sales facility															

3.6.11 RETAIL AND SERVICE USES

Zoning District Legend		Residential Districts								Non-Residential and Mixed-Use Districts					Use-Specific Regulations
<div><div>P</div><div>S</div><div></div></div>	<div>Permitted Use</div> <div>Special Use Permit</div> <div>Prohibited Use</div> <div>Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</div>	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	ZF – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District
Type of Use															
Alternative financial institution															
Antique shop and used furniture															
Artisan's workshop															
Bakery and confectioners works (retail)															
Banks, savings and loan, or credit union															
Barber shop/beauty salon and personal service shops															
Big box retail development															
Body art studio															
Building materials and hardware sales, inside storage															
Building materials and hardware sales, outside storage															
Cleaning & laundry, self-service															
Dry cleaning or laundry, minor															
Equipment and machinery sales and rental, minor															
Farmer's market															
Flea market, inside															
Flea market, outside															
Florist shop															
Furniture, home furnishing, and equipment stores															

Section 3 – Zoning Districts and Uses

Zoning District Legend		Residential Districts								Non-Residential and Mixed-Use Districts						Use-Specific Regulations
<div><div>Permitted Use</div><div>Special Use Permit</div><div>Prohibited Use</div></div>	<div><div>P</div><div>S</div><div></div></div>	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District	
Special Conditions Apply (see Section 3.9, Use-Specific Regulations)																
Type of Use (Retail and Service, continued)																
Grocery store or supermarket																
Health/fitness center																
Licensed massage therapy																
Mortuary or funeral parlor																
Pawn shop																
Pet grooming																
Pet shop																
Portable building sales																
Private club																
Repair shop, household equipment and appliances																
Restaurant (drive-in type)																
Restaurant or cafeteria																
Restaurant or food shop, take-out and delivery																
Retail stores and shops																
Sexually oriented businesses or establishments																
Shopping center																
Small engine repair shop																
Studio for dance, gymnastics, and/or martial arts																
Studio for photographer, musician, and artist																
Studio for radio and television																

3.6.12 TRANSPORTATION, UTILITY, AND COMMUNICATIONS USES

Zoning District Legend	Residential Districts								Non-Residential and Mixed-Use Districts					Use-Specific Regulations	
	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C– Commercial District	LI – Light Industrial District	HI – Heavy Industrial District		CA – Central Area District
<div><div><div>P</div><div>S</div><div></div></div><div>Permitted Use Special Use Permit Prohibited Use Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</div></div> <div>Type of Use</div>	S										S	P	P		
Airport landing field	S										S	P	P		
Antenna and/or antenna support structure, commercial	S										S	P	P		
Antenna and/or antenna support structure, non-commercial	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Parking lot/garage (commercial)									S	P	P	P	P	P	
Private utility, other than listed	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Railroad or bus passenger station										P	P	P	P	P	
Railroad team track, freight depot or docks												P	P	S	
Shops, offices, and storage area for public or private utility										P	P	P	P	P	
Telephone line and exchange	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Transportation and utility structures/facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Truck terminal												P	P		
Utility distribution/transmission lines	P	S	S	S	S	S	S	S	P	P	P	P	P	P	

V. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss and act upon minutes from April 20, 2020.



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
April 20, 2020, 6:30 P.M.**

www.blizz.com

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 Brian 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:

Sandra Green, City Secretary

APPROVE:

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

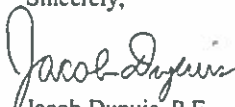
- The City Manager has allowed the applicant to combine the Concept Plan and Preliminary Plat submittal into one for a streamlined approval process. Please follow Sec 65-28 of the Subdivision Ordinances to include any additional items required in the Concept Plan as part of the Preliminary Plat package.
- 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

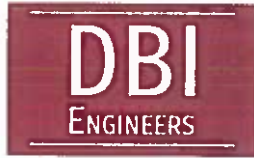
- Site Plan
 - Need height of building and total square feet of ground area coverage. Sec. 77-82.f.1.g
 - Any screening between lots? Sec. 77-82.f.1.t
 - Need lighting details. Sec 77-82.f.3
 - Provide handicap parking space quantities. Sec 77-82.g.4
- Utility Plan
 - What are the plans for future 8" 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

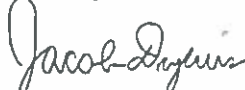
RE: Farmersville Veterinary Office
Dated March 2020

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.

B. Consider, discuss and act upon minutes from June 15, 2020.



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
June 15, 2020, 6:30 P.M.**

I. PRELIMINARY MATTERS

- Chairman Michael Hesse (via teleconference) presided over the meeting which was called to order at 6:30 p.m. Commissioners Lance Hudson, Leaca Caspari (via teleconference), John Klostermann, Rachel Crist (via teleconference), and Luke Ingram were in attendance. Commissioner Brian Brazil was not in attendance. Also, in attendance were staff liaison, Sandra Green; City Manager, Ben White; City Attorney, Alan Lathrom; and Council liaison, Mike Henry
- Mike Henry 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 in person or on teleconference to speak.

III. PUBLIC HEARING

- A. Public Hearing to consider, discuss and act upon a request for variances for certain property generally located on approximately 11.80 acres of land in the E.B. Reed Survey, Abstract No. 739 in the City of Farmersville's ETJ along the north side of County Road 553 in an area west of State Highway 78., pursuant to Section 65-9 of the Farmersville Code, requesting variances from the requirements of: Section 65-46, "Private Street Subdivisions," of the Farmersville Code as well as the City of Farmersville's Standard Specifications and Standard Construction Details ("Roadway Design Requirements") and more particularly: § 65-46(a), "Private Streets"; Subparagraphs (3) and (5) of § 65-46(b), "Eligibility Criteria"; § 65-46(i), "Plans and inspections"; and Subparagraphs (1) through (3) of § 65-46(k), "Entrance Design Standards," to allow the following changes:

1. The construction of Deer Run Trail as a private street on top of undisturbed top soil without first performing lime stabilization of the subgrade under the road as required by the Roadway Design Requirements; and
2. A reduction in right-of-way width for Deer Run Trail as a private street to fifty feet; and
3. A reduction in paved roadway width of Deer Run Trail as a private street from a minimum thirty feet to twenty-six feet with three feet of unpaved shoulder on each side of the road; and
4. A private street subdivision to be placed in an area that is not surrounded on three sides by natural or man-made barriers, so as to be accessible from only a single direction of the compass; and
5. A single point of entry into the residential subdivision rather than two points of ingress and egress if, and only if, a cul-de-sac or hammerhead is provided of sufficient size to allow emergency vehicles to turn around in accordance with the 2015 Editions of the International Fire Code, International Building Code and/or International Residential Code; and
6. The entrance design onto Deer Run Trail as a private street to have a minimum uninterrupted pavement width of 26 feet with three feet of unpaved shoulder on each side of the road at the location of the gate or access control device, if any, on both the ingress point and egress point to the subdivision; and
7. The entrance design onto Deer Run Trail as a private street to have less than a 100-foot vehicle stacking distance from the northern right-of-way line of County Road 553 to the first vehicle stopping point at which access may be obtained to the private subdivision; and
8. The omission of a paved turnaround space located in front of any restricted access entrance barrier to Deer Run Trail that would allow vehicles which are denied access to safely exit onto public streets through a smooth, single-motion U-turn movement without having to back up; and
9. No improvements be made to County Road 553; and
10. A recommendation be forwarded to the City Council regarding the foregoing requested variances.

- Chairman Hesse opened the public hearing at 6:39 p.m. and asked if anyone wanted to speak for or against the item.

- Dakota Cryer, the developer of the subdivision, explained the reason for the variance request was because they constructed the road and did not use the lime stabilization. He said they did conduct soil compaction tests and they did meet some aspects but not the moisture content. He stated they are wanting to take the responsibility of the future road maintenance away from the city and the county and place it in the hands of the property owners.
- Bruce Cryer, the developer of the subdivision, stated they were trying to upgrade the road with more concrete and steel and did not construct the road with the lime stabilization. He explained the road goes between the lots and is a cul-de-sac. He said the compaction was done and they did not use fill dirt, but they poured thicker concrete at 4,000 psi.
- 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 6:48 p.m.
- Alan Lathrom stated all the variance request are the result of the developer not having done the lime stabilization under the city guidelines. He said they did not construct the roadway in conformance with the city's subdivision ordinance. He explained the county would not accept the road either because it was not built to standards. The only other option would be for them to receive waivers to allow for a substandard street and turn the road into a private street subdivision. The homeowner's association that would be created would have to maintain and pay for the roadway maintenance in the future. Previously, the city had granted them a reduction in the right-of-way width of 50 feet. But since they are coming back as a private street, the city has to review some of those items again. He said that they were previously granted a reduction in the paved roadway section from 30 feet to 26 feet, with 3 feet of unpaved shoulder on each side of the road. They were also previously granted a variance for not having two means of egress from the subdivision because they just have a cul-de-sac. He explained the entrance requirements are because they are requesting a private street subdivision. He said if they had a gate at the entrance they would have to have the stacking lane to allow people to turn around at the entrance.
- Michael Hesse asked why the city has jurisdiction over the item if it is in the extraterritorial jurisdiction.
- Alan Lathrom stated the city's subdivision regulations extend into the city's extraterritorial jurisdiction.
- Leaca Caspari stated that one thing that concerned her was the turnaround area at the entrance.
- Alan Lathrom stated the Commission could request that no gate be allowed at the entrance.
- Ben White stated he spoke to the City Engineer and there was a need for lime stabilization, testing, and inspections that should have taken place. He explained that is why they are requesting a variance because the road was constructed without those items being completed.

- Michael Hesse wanted to know what would happen if the city would annex the subdivision later in the future.
- Alan Lathrom stated if the properties were adjacent to the city limits the property owners could join together and petition the city to annex, but the city would not have the responsibility to maintain the road unless the homeowner's petitioned the city to take over the maintenance. The problem with that is the subdivision ordinance states the roadway must conform to city standards. He said the maintenance would remain the homeowner's association concern.
- Leaca Caspari asked if the city could make the homeowner's keep the street in good condition so that emergency vehicles could travel on the roadway.
- Alan Lathrom stated the city could issue citations to the homeowner's association if the roadway was in need of major repairs.
- Lance Hudson asked if they could do chemical injections to the road that would bring it up to standards.
- Ben White stated they would have to provide research to show it would work and the builder has not brought that information forward to the city.
- Alan Lathrom stated the injections or any other process would still require a waiver because it is different from the city requirements.
- Luke Ingram stated he was concerned about setting a precedent. He does not want Farmersville to have a several private roads.
- Ben White stated the city did not have any knowledge that the road was being built because we were not called out for any inspections.
- Luke Ingram asked if the homeowner's would know that is a private road and that they have to maintain it.
- Bruce Cryer stated they would build in Farmersville again and they have learned from their mistakes.
 - Lance Hudson made a motion to approve the requested variances, including the prohibition of placing a gate across the road at the entrance of the subdivision.
- Alan Lathrom stated they would need to add a notation on the plat that indicated that it was a private street subdivision.
 - 2nd to approve made by John Klostermann
 - All members voted to approve

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss and act upon minutes from March 20, 2020.

- Motion to approve made by John Klostermann

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

V. ADJOURNMENT

Meeting was adjourned at 7:22 p.m.

ATTEST:

APPROVE:

Sandra Green, City Secretary

Michael Hesse, Chairman

VI. Adjournment