



**Farmersville**  
DISCOVER A TEXAS TREASURE

**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION MINUTES  
REGULAR SESSION MEETING  
October 19, 2020, 7:30 P.M.**

**I. PRELIMINARY MATTERS**

- Chairman Joe Helmberger presided over the meeting which was called to order at 7:30 p.m. Commissioners Lance Hudson, Adam White Leaca Caspari (via teleconference) and Rachel Crist (via teleconference), Michael Hesse (via teleconference), and John Klostermann were in attendance. Also, in attendance were staff liaison, Sandra Green; City Manager, Ben White; City Council liaison, Mike Henry; and City Attorney, Alan Lathrom.
- Joe Helmberger 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)**

- Allison Mathers, who resides at 109 College Street, addressed the Commission via teleconference and stated it was refreshing to experience the democratic process from the last Planning & Zoning Commission. She said it is her wish that the processes of the city get in order and things no longer get done out of order. She indicated it was important to have complete transparency and she feels that the Planning & Zoning Commission has been left out of some decisions being made at the city.

**III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- A. Consider, discuss and act upon minutes from September 21, 2020.
- Leaca Caspari stated she had some questions that she would get with Sandra Green about, but wanted to wait to approve the minutes until the next meeting.

B. Consider, discuss and act upon a replat of the Farmersville Old Donation Lot 82-A & Lot 82-B, Block T.

- Lance Hudson recused himself and left the room due to a conflict of interest.
- Ben White stated DBI Engineer's reviewed the plat and asked for one correction and staff recommends approval based on that one condition.
  - Motion to approve subject to using the correct signature block indicated in Jacob Dupuis letter made by Leaca Caspari
  - 2<sup>nd</sup> to approve made by John Klostermann
  - All members voted in favor
- Lance Hudson returned to the room and continued with the meeting.

C. Consider, discuss and act upon appointing members to the Historic Preservation Ad Hoc Committee.

- Joe Helmberger stated that he and Ben White got together to make sure they had a representative sample for the committee members. He explained the following people were asked to sit on the committee: Paul Kelly, Michael Hesse, Bruce Woody, Tony Gray, Jim Foy, and Allison Mathers.
- Ben White stated Kevin Casey, Main Street Manager, would also be a voting member on the committee.
- Leaca Caspari said she thought they had already been appointed to the committee. She asked if someone could be added to the committee at a later date if they feel like they would be a good fit. She explained she believes that someone from the Historical Committee should be on there. She also suggested someone from the Parks & Recreation Board or City Amenities Board should sit on the committee.
- Joe Helmberger stated we could start the committee and then add more members. The committee will have to choose a Chair, but he thinks Allison Mathers has a good handle on creating the ordinance.
  - Motion to form the ad hoc committee with the seven named members and the ability to add more members made by John Klostermann
  - 2<sup>nd</sup> to approve made by Adam White
  - All members voted in favor

#### **IV. WORKSHOP**

A. Discussion regarding possible changes to the land uses allowed by right or specific use permit together with the appropriate development standards applicable to those land uses within the Light Industrial, Heavy Industrial, and High Impact Industrial Zoning Districts set out in Sections 77-53(e) – (g) of the

Farmersville Code together with any related amendments to the use chart set out in Section 77-46, "Schedule of Permitted Uses," and any necessary additions, changes or deletions to Section 77-29, "Definitions," of the Farmersville Code applicable to one or more of the land uses identified in Sections 77-53(e) - (g).

- Joe Helmberger stated the goal is to provide direction to staff on how the commission wants to revise the ordinance.
- The commissioners on the teleconference explained their concerns of how they would like to wait on the discussion until all the members could be at the meeting in person because of the difficulty with hearing.
- Joe Helmberger stated that it is obvious, after the last meeting, that the definition of HII – High Impact is not highly looked upon and not wanted as a zoning classification in the city. He explained they have meet with the two business owners that requested that zoning and had a discussion about how the last Planning & Zoning Commission meeting went.
- Ben White stated that he told the City Council he recommended that they send the HII – High Impact Ordinance back down to the Planning & Zoning Commission for changes. He said he recommended aligning the high impact uses in the ordinance with the high impact definition, except for asphalt batch plants, concrete batch plants and rock, stone, gravel, sand yards. He also recommended changing the title/category name from High Impact to something like Heavy Industrial – 2. He said the last recommendation was to consider removing the requirement of a Specific Use Permit from asphalt batch plants, concrete batch plants, and rock, sand and gravel yard from the Heavy Industrial Zoning.
- Leaca Caspari wanted some clarification on why the commission would want to take away the Specific Use Permit under Heavy Industrial.
- Ben White stated that is being considered so the businesses would not have to be limited to certain time frames and would not have to come in and reapply.
- Adam White asked what the time limit would be on Specific Use Permits if those businesses applied for them.
- Ben White stated when a Specific Use Permit comes up the governmental body can add several restrictions on the permit, including limited years.
- Adam White stated it seems like it would make sense for them to operate under a Specific Use Permit because that would still give the city some leverage.
- Ben White stated when the Specific Use Permit comes due at that point it could be negotiated in to one year terms. He stated there is no guarantee that they would be given an indefinite Specific Use Permit.
- Leaca Caspari asked about specifics regarding the Specific Use Permit and timeframes.
- Alan Lathrom explained that many cities do not impose a time limit or restrictions on Specific Use Permits. He said the permit runs with the land. Most cities issue them until the use changes on the property. Then the new occupant would have to come in and apply for a new Specific Use Permit.

- The Commissioners on teleconference were having a difficult time hearing the conversations.
- Joe Helmberger stated the Commission would cease discussion and plan something at a later date. He said they would postpone this item until then.

**V. ADJOURNMENT**

Meeting was adjourned at 8:04 p.m.

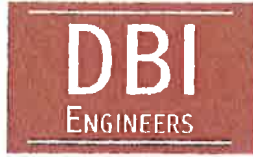
ATTEST:

APPROVE:

  
Sandra Green, TRMC, City Secretary

  
Joe Helmberger, Chairman





October 14, 2020

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

RE: Farmersville Old Donation Replat Review  
Dated July 22

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The following items will need to be addressed prior to approval.

- Please use the correct signature block as described in Sec. 65-30. – Final Plat.

The Farmersville Old Donation Replat is recommended for approval pending the above mentioned items being corrected.

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.

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