



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
April 19, 2021, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Chairman Joe Helmberger presided over the meeting which was called to order at 6:00 p.m. Commissioners Michael Hesse, Lance Hudson, Leaca Caspari (via teleconference) and John Klostermann were in attendance. Adam White and Rachel Crist were absent. Also, in attendance were staff liaison, Sandra Green; Council liaison, Mike Henry; and City Attorney, Michael Martin.
- Lance Hudson 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)

- None came forward to speak in person or via teleconference.

III. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon an application requesting a change in zoning on approximately 37 acres of land, more or less, from A – Agricultural District Uses to PD – Planned Development District with a base zoning designation of C – Commercial District Uses on approximately 15.26 acres of land and a base zoning designation of MF-2 -- Multifamily Residence-2 District Uses on approximately 21.74 acres of land. The property is generally situated along the south side of County Road 611 and the north side of the access road between State Highway 78 and westbound Audie Murphy Parkway (U.S. Highway 380) and the northwestern side of a portion of State Highway 78, in the W.B. Williams Survey, Abstract A-952, in the City of Farmersville, Collin County, Texas.

- Chairman Helmberger opened the public hearing at 6:03p.m.
- Matt Moore with Clay Moore Engineering addressed the Commission and stated the property is currently zoned Agriculture and they are proposing a Planned Development with a commercial zoned district adjacent to the existing industrial and multi-family on the other tract. He said there is not a development plan in place yet, they are simply trying to get zoning in place. He indicated the proposed zoning does line up with the future land use plan.
- Tim Helzer stated he is the Corporate Operations Manager with JD Russell and represented Penvesco. He said because they are a manufacturing plant it is noisy and has strong smells and they are hesitant to have residential any closer than 200 feet from their property. He indicated the owner sent a letter to the Planning & Zoning Commission that expressed those concerns.
- Chairman Helmberger asked if anyone else wanted to speak for or against the proposed zoning change.
- No one came forward so he closed the public hearing at 6:06 p.m.
- Chairman Helmberger asked Matt Moore what the width of Sub-District 1 would be.
- Matt Moore said it is probably 300 to 350 feet. He said they have a pipeline that traverses the property and they will have to work around that. He explained he does not envision the multi-family being right up against the line separating the commercial and multi-family tracts. He stated they are going to have landscaping and setbacks they would have to consider as well. He said he felt like the commercial would provide an appropriate buffer from the industrial to the multi-family tracts.
- Chairman Helmberger asked the city attorney if the line dimensions would be held if it was rezoned.
- Michael Martin, City Attorney, stated the properties would be zoned as the exhibit indicated.
- Michael Hesse stated 21.14 acres seemed like a lot of acreage for multi-family.
- Lance Hudson indicated the property would be cut up by the pipeline and they could not build over it.
- Joe Helmberger stated they could probably place a road across it, but no fill and no buildings.
- Michael Hesse asked where the entrances would be into the commercial area.
- Matt Moore stated the access would be challenging. He said because of the size of the tract the storm water detention and drainage would play into the development of the multi-family. He said the acreage is a common size for an apartment complex.
- Michael Hesse asked what kind of commercial might be built.

- Matt Moore explained that flex office/warehouse spaces would be built more than likely. He said they are trying to take care of service type industries, like irrigation contractors and others similar. He said the spaces would provide an office and warehouses to store their equipment. He indicated that is subject to change though.
- Michael Hesse stated the commercial uses seem reasonable. He is just concerned about the traffic of 18-wheelers coming in and out of the property.
- John Klostermann asked if there was a maximum height on commercial buildings.
- Chairman Helmberger stated he did not see a height restriction in the zoning ordinance for commercial, but there is one for multi-family.
- Michael Hesse stated we have an industrial area right in the middle of the town that has been a great business in the city for years, but he wants to make sure that everything is eye appealing. He said that most of the office spaces like they are proposing can be made to look really modern.
- Matt Moore said they would have to do screening and landscaping of the area.
- Chairman Helmberger stated they would have to submit a site plan the Planning & Zoning Commission would have to approve.
- Leaca Caspari asked about the frontage on State Highway 78 and U.S. Highway 380. She asked how much of the property would be in highway commercial area on the future land use map.
- Chairman Helmberger stated the whole property is shown as highway commercial.
- Sandra Green pulled up the future land use map and the future land use types. She said the future land use types allow apartments in the highway commercial areas on the map.
- Chairman Helmberger indicated the uses did fit in with the Comprehensive Plan.
- Michael Hesse stated he does not have any issues with the multi-family, he is just concerned about the amount of traffic coming into the commercial area.
- Matt Moore stated he believed most of the traffic would come from the north. He said they would have to deal with the traffic when they design the site.
- Chairman Helmberger stated he believed it was a good use for the property. He said they are both TxDOT roads that are adjacent to the site and TxDOT would be responsible for traffic control on those streets.
 - Motion to approve made by Lance Hudson
 - 2nd made by John Klostermann
 - All members voted in favor, except Michael Hesse who voted no.

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss and act upon minutes from March 15, 2021.

- Motion to approve made by Michael Hesse
- 2nd made by Leaca Caspari
- All members voted in favor


V. ADJOURNMENT

Meeting was adjourned at 6:31p.m.

ATTEST:


Sandra Green, TRMC, City Secretary

APPROVE:


Joe Helmberger, Chairman

