



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
April 18, 2023, 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 Lauren Shambeck, Adam White, John Klostermann and Sue Williams were present. Commissioners Michael Hesse and James Riley were absent. City Staff in attendance were City Manager, Ben White, City Secretary, Tabatha Monk, and City Attorney Alan Lathrom.
- Chairman Helmberger gave the prayer and then led 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 to speak.

III. PUBLIC HEARINGS

- A. "Public Hearing to consider a request to change the zoning on three lots containing approximately 0.77 acres of land, more or less, from SF-2 – Single-Family Dwelling-2 District uses on certain of said lots and HC - Highway Commercial District Uses on certain of said lots to C - Commercial District uses subject to the HC - Highway Commercial Overlay District on the entirety of said property to allow for the platting and development of a commercial project. The property is generally situated on the north side of Audie Murphy Parkway (U.S. Highway 380) and the west side of Orange Street, and located in the W.B Williams Survey, Abstract No. 952, of Farmersville, Collin County, Texas."
- Chairman Helmberger opened the public hearing at 6:03 p.m.

- Amy Saffell came forward to speak against this item. She does not feel it would be in the neighborhood's best interest to allow more commercial to encroach on the residential space.
- Brent Ahrend spoke against this zoning to commercial. He shared his opinions regarding this item.
- Dan Day, owner of the property, spoke in favor of this item and shared their plans regarding this property.
- Sandy Day, other property owner, spoke in favor of this item. She advised this property has been vacant for years and not doing the City any good sitting vacant. She also shared what their hopes were for this property.
 - Chairman Helmberger closed the public hearing at 6:10 p.m.
- Mr. Day answered the board members' questions.
- The board discussed screening requirements for a builder when the property is developed. (for commercial).
- **Commissioner Klosterman made a motion to recommend approval to the City Council.**
- **Commissioner White seconded the motion.**
- **The motion was passed unanimously (5-0).**

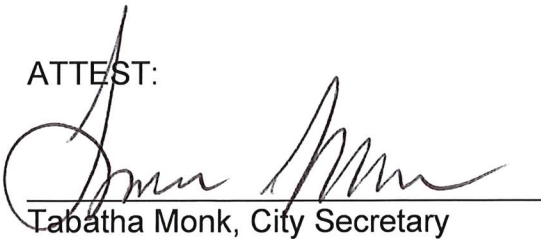
IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. "Consider, discuss and act upon the P&Z minutes from the March 21, 2023, meeting."
- **Commissioner Klosterman made a motion to approve.**
 - **Commissioner White seconded the motion.**
 - **The motion was passed unanimously (5-0).**

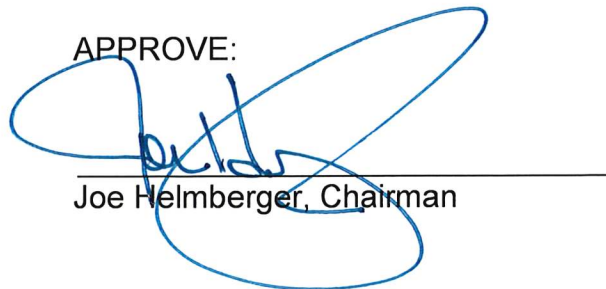
V. ADJOURNMENT

Chairman Helmberger adjourned the meeting at 6:17 p.m.

ATTEST:


 Tabatha Monk, City Secretary

APPROVE:


 Joe Helmberger, Chairman