



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
JUNE 17, 2019, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

I. PRELIMINARY MATTERS

- Vice-Chairman, Lance Hudson presided over the meeting which was called at 6:32 p.m. Commissioners Leaca Caspari, Luke Ingram, Rachel Crist John Klostermann, Michael Hesse and Brian Brazil were in attendance. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; Council liaison, Craig Overstreet; and City Attorney, Michael Martin.
- Craig Overstreet led the prayer and the pledges to the United States and Texas flags.

II. REORGANIZATION OF COMMISSION

A. Election of Chairman

- Luke Ingram nominated Michael Hesse.
- John Klostermann nominated Leaca Caspari
- Lance Hudson called for a vote.
- Voting went as follows:
 - John Klostermann – Leaca Caspari
 - Brain Brazil – Michael Hesse
 - Leaca Caspari – Michael Hesse
 - Lance Hudson – Michael Hesse
 - Michael Hesse – abstained
 - Luke Ingram – Michael Hesse
 - Rachel Crist – Michael Hesse

B. Election of Vice-Chairman

- Rachel Crist nominated Lance Hudson

- Leaca Caspari nominated John Klostermann
- John Klosterman made a motion to close nominations
- Leaca Caspari made a 2nd to the motion
- Voting went as follows:
 - John Klostermann – abstained
 - Brain Brazil – Lance Hudson
 - Leaca Caspari – John Klostermann
 - Lance Hudson – abstained
 - Michael Hesse – Lance Hudson
 - Luke Ingram – Lance Hudson
 - Rachel Crist – Lance Hudson

C. Election of Secretary

- Luke Ingram nominated Rachel Crist
- Leaca Caspari made a motion to close nominations
- John Klostermann made a 2nd to the motion
- Voting went as follows:
 - John Klostermann – Yes
 - Brain Brazil – Yes
 - Leaca Caspari – Yes
 - Lance Hudson – Yes
 - Michael Hesse – Yes
 - Luke Ingram – Yes
 - Rachel Crist – Yes

- Michael Hesse took charge of the meeting as Chairman.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon a recommendation to the City Council regarding the Final Plat of the Hannah Addition, Lots 1 & 2.
- Ben White stated there were several items incorrect on the plat. Some of the incorrect items were the ownership names of surrounding properties. He was concerned about drive access and fire access to the properties. He wanted the applicant to show the nearest fire hydrant on the plat. He stated staff recommended disapproval of the plat until all the issues have been resolved.
 - Michael Hesse asked about the zoning of the property.
 - Sandra Green stated the property was zoned commercial. She explained the applicant built a duplex on a portion of his residentially used property and the plat was created to try and correct the problem. A duplex is allowed in a commercial zone, just not as a part of the property that is being used as a residence as well. She stated he would have to apply for a site plan as a separate application.
 - Rachel Crist asked if the structures were built without a permit.

- Ben White stated they were built without the proper approval. He asked Sandra Green how many structures were built on the property.
- Sandra Green stated that he built two carports/garages and then the duplex.
- Leaca Caspari asked about the engineer's approval letter and questioned why it stated that the project "generally complied" with the requirements.
- Ben White stated he wanted the engineer to change the wording on their letter.
 - Motion to disapprove made by Michael Hesse
 - 2nd to disapprove made by Lance Hudson
 - All members voted in favor

B. Consider, discuss and act upon minutes from May 20, 2019.

- Motion to approve made by Rachel Crist
- 2nd to approve made by Lance Hudson
- All members voted in favor

IV. WORKSHOP

A. Discussion regarding proposed changes to industrial zoning districts requested by the FEDC (4A) and City Manager.

- Ben White addressed the Commission and stated the 4A Board had reviewed the Zoning Ordinance and were requesting a few changes be made. He stated they were requesting some changes regarding the Agriculture (AG) District uses. He explained that Bob Collins, who came from Plano, stated he felt they needed to eliminate some of the permitted uses because some of those items gave them trouble in Plano when they were growing. He explained they wanted the Planning & Zoning Commission to review the "Farm, Ranch, Garden, or Orchard" use, especially as it related to the SF-1, SF-2, SF-3, and 2F residential districts. He stated they wanted them to review the "College, university or private school" category to see if it would be allowed in the appropriate districts. He explained they were recommending some deletions to the Highway Commercial Overlay District where Specific Use Permits were required. He stated they also wanted them to consider adding a few prohibited uses to the Commercial Overlay District, as well as, a few other changes as it applies to entrances in the Highway Commercial Overlay District. The 4A board was asking that Section 3.14.1.6.c.i. be deleted. He indicated that as the City Manager he had a few changes he was requesting. He was requesting that all internal drive ways had to be an impervious surface. He wanted to incorporate that small airborne particles had to be enclosed in such a manner that driving winds would not cause the material to become airborne. He also wanted to make sure that screening was covered adequately in the ordinance. He stated that a screening wall could be masonry but may not look like masonry, so he wanted a clause in the

ordinance that would allow the Building Official to review the plans and make sure the screening wall was appropriate for the use. He also discussed how he wanted living ground cover to be required in industrial zones. He suggested the Planning & Zoning Commission handle the first five items on the list at the next meeting.

- Michael Hesse stated he would like to see what the staff recommended regarding the changes. He also asked who the Building Official was.
- Ben White stated he was the Building Official.
- John Klostermann agreed that he would like the recommendations from staff.
- Rachel Crist asked when the last Zoning Ordinance was adopted.
- Sandra Green stated May of 2018.
- Leaca Caspari stated that some of the comments were brought about by concerns regarding the Comprehensive Plan versus the Zoning Ordinance and how that relates to industrial uses.
- The Commission agreed to look at the first five items on the list at the next Planning & Zoning Meeting.

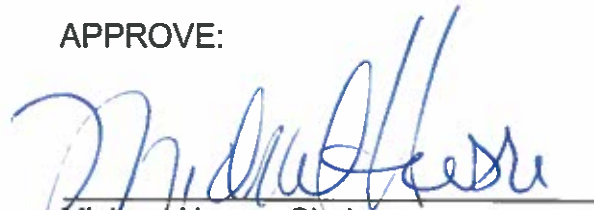
V. ADJOURNMENT

Meeting was adjourned at 7:10 p.m.

ATTEST:

APPROVE:


Sandra Green, City Secretary


Michael Hesse, Chairman

