



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

**I. PRELIMINARY MATTERS**

- Chairman Michael Hesse presided over the meeting which was called to order at 6:31 p.m. Commissioners Lance Hudson, Leaca Caspari, John Klostermann, Joe Helmberger, Rachel Crist (via teleconference), and Adam White were 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. REORGANIZATION OF COMMISSION**

**A. Election of Chairman**

- John Klosterman nominated and made a motion to accept Joe Helmberger as Chairman.
- 2<sup>nd</sup> to approve made by Leaca Caspari
- All members voted in favor

**B. Election of Vice-Chairman**

- Leaca Caspari nominated and made a motion to accept Michael Hesse as the Vice-Chairman
- 2<sup>nd</sup> to approve made by John Klostermann
- All members voted in favor, except Lance Hudson voted no.

**C. Election of Secretary**

- Michael Hesse nominated and made a motion to accept Lance Hudson as the Secretary.
- 2<sup>nd</sup> to approve was Leaca Caspari
- All members voted in favor.

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

- No one came forward in person or on teleconference to speak.

### **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.

- Chairman Helmlinger opened the public hearing at 6:38 p.m. and asked if anyone wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 6:39 p.m.
- Leaca Caspari asked what the options were of the Planning & Zoning Commission. She said that Reliable Concrete has been operating in that area for several months already, and the Comprehensive Plan update is forth coming so she wondered if it would be wise to wait and look at this item at that point. She also wanted to know what would happen if the city chose to not approve this request.
- Michael Hesse asked what the motivation for the change right now was.
- Ben White stated we went into this process because both have been annexed into the city. There is one batch plant currently in operation and then one will be used as batch plant in the future. There is a thoroughfare map on the website and it will be coming to P&Z in the future for recommendation to City Council.
- Joe Helmlinger asked what the current zoning of the property was.
- Sandra Green stated it was never zoned when they were annexed into the city so it would be AG – Agricultural.
- Leaca Caspari stated it does not appear that the Commission has very many options due to the business already being there. She asked why this process was not considered before they were annexed.
- Ben White stated zoning cannot be discussed as part of the annexation.
- Mike Henry stated the property was all in the county originally. After they started their construction the city annexed the property and it became a problem because our Comprehensive Plan showed it as Estate Development. He said the first part of the plant was issued a certificate of occupancy by the county, but the second phase is just sitting there and cannot be completed until the zoning is changed.
- Alan Lathrom stated that under Chapter 43 of the Local Government Code it states that if the property was already being used before it was annexed into the city the governing body cannot prohibit that use. There was a development agreement with the original owner of the dirt that spelled out the

property would be annexed into the city limits and that tax revenues would come to the city. When the property was annexed in it was brought in but not zoned, so it was agricultural when it came in. He said he could not remember why the Future Land Use Map called out that area adjacent to U.S. Highway 380 as being Estate Residential.

- Joe Helmberger stated at the time Estate Residential was all that was left and that was the decision that was made back in 2013.
- Alan Lathrom said the city cannot issue a certificate of occupancy on the second phase of construction because they are not zoned for industrial. This process is trying to bring the land use in conformance with what is currently out there and operating. It is to make everything match up in that area.
  - Motion to approve the Comprehensive Plan change from Estate Residential to Industrial made by Lance Hudson
  - 2<sup>nd</sup> to approve made by Michael Hesse
- John Klostermann asked if anything was going to happen within the remaining area that shows Estate Residential.
- Joe Helmberger stated it would probably be changed in the future because the Outer Loop is going to go through that area.
- Alan Lathrom stated that when we update the Future Land Use Plan and it comes before the Commission and City Council later those areas could be addressed.
  - All members voted in favor

## **V. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- A. Consider, discuss and act upon minutes from April 20, 2020.
  - Motion to approve made by Leaca Caspari
  - 2<sup>nd</sup> to approve made by John Klostermann
  - All members voted in favor
- B. Consider, discuss and act upon minutes from June 15, 2020.
  - Motion to approve made by Leaca Caspari
  - 2<sup>nd</sup> to approve made by John Klostermann
  - All members voted in favor

## **VI. ADJOURNMENT**

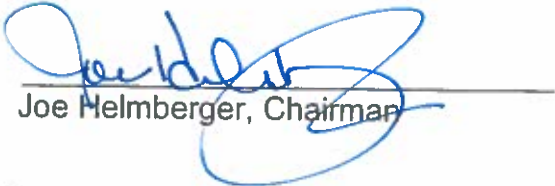
Meeting was adjourned at 7:04 p.m.

ATTEST:



Sandra Green, City Secretary

APPROVE:



Joe Helmberger, Chairman

