



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
August 17, 2020, 6:30 P.M.**

I. PRELIMINARY MATTERS

- Chairman Joe Helmberger presided over the meeting which was called to order at 6:30 p.m. Commissioners Lance Hudson, Leaca Caspari, John Klostermann, Michael Hesse and Rachel Crist (via teleconference) were in attendance. Adam White was not present. Also, in attendance were staff liaison, Sandra Green; City Manager, Ben White; City Attorney, Alan Lathrom; and Council liaison, Mike Henry
- 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)

- Randy Smith who lives at 508 CR 610 stated he was concerned about some of the road alignments shown on the proposed Thoroughfare Map.
- Melissa James who lives at 502 CR 610 stated there seemed to be a road planned through her land, but she wanted the city to utilize the same curves that are currently in place. She also requested they reconsider the alignment of CR 557.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon minutes from July 20, 2020.
- Motion to approve made by Michael Hesse
 - 2nd to approve made by Lance Hudson
 - All members voted in favor

B. Consider, discuss and act upon the Final Plat of Camden Park, Phase 3.

- Ben White went over the recommendation letter from DBI Engineers. He indicated the city was waiting for the electrical to be completed onsite before the subdivision could be accepted by City Council.
- Randy Smith addressed the Commission and stated he was concerned about the traffic that would feed into U.S. Highway 380 from the subdivision. He indicated that he believed there were drainage issues with all the phases of the subdivision.
- Joe Helmberger asked Ben White if DBI Engineers had reviewed the plat and if it meet all statutory requirements
- Ben White stated they had reviewed it and it does.
 - Motion to approve conditionally with the three conditions listed on Jacob Dupuis letter dated August 13, 2020 made by Michael Hesse
 - 2nd to approve made by Lance Hudson
 - All members voted in favor

C. Consider, discuss and possible direction regarding the approval process for updating parts of the Comprehensive Plan.

- Ben White stated he wanted to set the process for approval of the documents. He said that one public hearing is required by law, but it would be up to the discretion of the Commission to hold more public hearings if they wanted to.
- Alan Lathrom stated the minimum requirement is one public hearing with notice.
- Joe Helmberger asked Ben White if this would include updating sections of the 2013 Comprehensive Plan.
- Ben White stated there would be sections that needed to be updated with the information from the maps, like the land use categories.
- Leaca Caspari said the Land Use Map is substantially different from the previous one and she would suggest they hold workshops. She indicated she is concerned about transparency.
- Ben White stated there is a lot of other sections in the Comprehensive Plan to have workshops over as well.
- Leaca Caspari asked who came up with the maps and land use categories.
- Ben White stated the city's consultant created the plans with very little input from the city. He explained that 4A wanted to maintain the acreage for industrial employment area.
- Ben White explained the proposed Thoroughfare Map and went over a few key details.
- Joe Helmberger stated the roads are corridors of opportunity and not set in stone.
- Ben White then moved to the proposed Hike & Bike Trail Map and went over a few details on it. After that, he went over the major details to the proposed Future Land Use Map. He said it is a very diverse Land Use Map. He

explained he felt that the school district needed to be involved in reviewing the maps.

- Leaca Caspari asked if the school district has seen the maps.
- Ben White stated not yet, but he has told the superintendent about them.
- Leaca Caspari stated she wanted input from other stakeholders, like the school district and the Parks & Recreation Board.
- The Commission decided to have a public hearing and public workshop at the next meeting.

IV. ADJOURNMENT

Meeting was adjourned at 7:56 p.m.

ATTEST:


Sandra Green, City Secretary

APPROVE:


Joe Helmberger, Chairman

