



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION MINUTES  
REGULAR SESSION MEETING  
January 25, 2021, 6:00 P.M.**

**I. PRELIMINARY MATTERS**

- Chairman Joe Helmberger presided over the meeting which was called to order at 6:05 p.m. Commissioners Lance Hudson, Adam White, Rachel Crist (via teleconference), and John Klostermann were in attendance. Leaca Caspari and Michael Hesse were not in attendance. Also, in attendance were staff liaison, Sandra Green; City Manager, Ben White; Mike Henry, Council liaison; and City Attorney, Alan Lathrom.
  
- 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)**

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

**III. PUBLIC HEARING**

- A. Public hearing to consider, discuss and act upon certain proposed amendments to the Farmersville Comprehensive Plan dated January, 2013, including proposed amendments to: (a) Chapter 3, titled "Land Use," including the Future Land Use Plan and the Land Use Type Descriptions for land uses identified on the Future Land Use Plan; (b) Chapter 4, titled "Transportation," and particularly Paragraph B, titled "Master Thoroughfare Plan," including the Master Thoroughfare Plan now identified as the "2020 Major Thoroughfare Plan" together with the text of Paragraph B of Chapter 4 making the appropriate name changes throughout; (c) Chapter 4, titled "Transportation," and particularly Paragraph F, titled "Trail System," including the "Trail Master Plan"; and (d) such other amendments as maybe necessary to Chapter 6, titled "Parks and

Open Space,” as it relates particularly to Paragraph A, “Summary of Existing Parks” and the “Chaparral Trail Audie Murphy Trailhead.”

- Ben White stated there were two public workshops that were held and comments from citizens were given. They incorporated some changes into the maps and he is going to make a few more recommended changes. He would like the agenda item to move forward and he believes the maps will help steer development throughout the city.
- Chairman Helmberger opened the public hearing at 6:10 p.m. He asked if anyone wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 6:12 p.m.
- Ben White stated he was recommending a change to a collector street that is around U.S. Highway 380 by the lake. It was meant to be placed farther west than what it was. If the plan stays the same, the road would be going right through the property instead of following the property lines. He said the city has thoroughfare standards and we wanted the legend on the thoroughfare map to match up to those standards. He explained that he is recommending that the principal arterial road be changed for 4 – 6 lanes to just to 6 lanes on the legend.

- Motion to approve with the changes mentioned by Ben White made by Lance Hudson
- 2<sup>nd</sup> to approve made by Adam White
- All members voted in favor

B. Public hearing to consider, discuss and act upon text amendments to Chapter 77, “Zoning,” by amending Sections 77-66, “Accessory Building Regulations,” and Section 77-67 “Exterior Construction Standards for Structures,” to modify the minimum and maximum requirements for accessory buildings and accessory structures.

- Ben White stated he was looking for recommendations from the Planning & Zoning Commission on how they want to change the ordinance. He suggested they look particularly at the height of the structures and the roof pitch. He would also like to have the structures more architecturally consistent with the main structure on the property.
- Chairman Helmberger opened the public hearing at 6:17 p.m. He asked if anyone wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 6:17 p.m.
- Lance Hudson stated that ten feet is too low and if you are looking for them to match the main house or structure some of the older homes roof pitches are steep.
- Chairman Helmberger asked what Ben White’s recommendation would be.
- Ben White stated he would like to modify the height of the structures and the roof pitch requirements and bring it back to the Commission in the form of an ordinance at the next meeting. He explained if they had any other changes they wanted to make they could do so.

- Chairman Helmberger asked the Commission height should be recommended.
  - Lance Hudson said he would expect people to come in with a 16-foot structure.
  - Ben White suggested they look at the height of the plate and then consider the appropriate roof pitch for that.
  - Lance Hudson stated that might be easier than just giving a maximum height.
  - Mike Henry stated they may want to consider a roof pitch of 6:12 and then base the structure height on the dimensions of the structure.
  - Adam White asked how long it takes someone to be granted a variance if they request it. He asked why they could not shorten the process of the variance and leave it as a case-by-case situation.
  - Sandra Green stated that variances could take up to a month depending on when they applied for it. She indicated variances have to be noticed in the newspaper and property owner notices mailed out for a public hearing 15 days prior to the meeting.
  - Joe Helmberger stated he was okay with making the height ten feet to the top plat and a 6:12 roof pitch.
  - Lance Hudson and Adam White agreed with that.
  - Alan Lathrom stated the detached garages section in the ordinance states that a minimum roof pitch of 4:12 if required, whereas everything else required 6:12.
  - Joe Helmberger stated he was okay with having the structures have a 6:12 pitch or having the accessory structure match the roof pitch of the house.
  - Ben White stated those changes will be incorporated and brought back to the Commission at the next meeting.
- C. Public hearing to consider, discuss and act upon text amendments to the Comprehensive Zoning Ordinance that may change the zoning classification names and will amend the land uses and related land development standards currently identified as the "Light Industrial," "Heavy Industrial," and "High Impact Industrial" zoning classifications set out in Sections 77-53(e)-(g) of the Farmersville Code together with any related amendments necessary to Section 77-46, "Schedule of Permitted Uses," regarding uses to be allowed in such land use classifications, as they may be amended, together with any necessary additions, changes or deletions to Section 77-29, "Definitions," as they may apply to any one or more of the land use classifications set out in Sections 77-53(e)-(g) of the Farmersville Code, as they may be amended.
- Chairman Helmberger stated they were going to table this item until the next meeting in order to give the Commission time to go through it and study it.

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

A. Consider, discuss and act upon minutes from December 15, 2020.

- Motion to approve made by John Klostermann
- 2<sup>nd</sup> to approve made by Lance Hudson
- All members voted in favor

B. Consider, discuss and act upon the development plat of the Brunswick Addition, Lot 1 & 2, Block A.

- Chairman Helmberger stated there is a letter in the agenda packet where DBI Engineering is recommending denial until the items listed in the letter are corrected.
- Ben White stated the major one is the variance for the fire flow protection.

- Motion to deny made by Lance Hudson
- 2<sup>nd</sup> made by John Klostermann
- All members voted in favor

C. Consider, discuss and act upon the final plat of the Hall 613 Addition, Lot 1 & 2, and Block 1.

- Chairman Helmberger stated DBI Engineering is recommending denial of the plat until the items on their letter are addressed.

- Motion to deny made by Adam White
- 2<sup>nd</sup> made by Rachel Crist
- All members voted in favor

## V. ADJOURNMENT

Meeting was adjourned at 6:39 p.m.



ATTEST:

  
Sandra Green, TRMC, City Secretary

APPROVE:

  
Joe Helmberger, Chairman



January 21, 2021

RE: Brunswick Addition – Development Plat  
Dated September 3, 2020

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The comments listed below will need to be addressed:

- Plat should be designated as a Minor Plat.
- Owner's Certificate should state this is an addition to the ETJ of the City of Farmersville.
- A 15' Utility Easement will need to be dedicated along the road frontage.
- A variance will need to be requested from the City required Fire Flow Protection.

Based on the above mentioned comments, it is recommended that the Brunswick Addition Development Plat be denied.

If you should have any questions, please contact Sandra Green at the City of Farmersville at 972-782-6151.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis". The signature is written in a cursive style with a large initial "J".

Jacob Dupuis, P.E.

DANIEL & BROWN INC.  
118 MCKINNEY STREET | PO BOX 606 | FARMERSVILLE, TEXAS 75442  
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FIRM REGISTRATION NO: F-002225



January 21, 2021

RE: Hall 613 Addition – Final Plat  
Dated January 2021

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The comments listed below will need to be addressed:

- Plat should be designated as a Minor Plat.
- The North Farmersville WSC utility service letter only references one meter. A revised letter stating they have the capacity to serve an additional meter will be needed.
- The City of Farmersville ETJ boundary goes through the middle of this property. The Owner will either have to plat in both the City and County or they can incorporate the entire property into the City's ETJ.
- A variance will need to be requested from the City required Fire Flow Protection.

Based on the above mentioned comments, it is recommended that the Hall 613 Addition Final Plat be denied.

If you should have any questions, please contact Sandra Green at the City of Farmersville at 972-782-6151.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis". The signature is written in a cursive style.

Jacob Dupuis, P.E.

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