



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION MINUTES  
REGULAR SESSION MEETING  
February 22, 2021, 6:00 P.M.**

**I. PRELIMINARY MATTERS**

- Vice-Chairman Michael Hesse presided over the meeting which was called to order at 6:02 p.m. Commissioners Lance Hudson, Rachel Crist (via teleconference), Leaca Caspari and John Klostermann were in attendance. Joe Helmberger and Adam White 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.
  
- Mike Henry 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 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.
- Michael Hesse opened the public hearing at 6:05 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 6:05 p.m.
  - Ben White stated we changed the requirement for the height of the structures and the roof pitch.

- Alan Lathrom stated the height was changed to be ten foot to the face plate and then the roof could be higher than that. He said we created an exception where the roof pitch has to be 6:12 unless the house is different and then they would need to meet the roof pitch of the house.
  - Mike Henry asked if the facade materials were called out.
  - Alan Lathrom stated there was nothing included about materials.
    - Motion to approve made by John Klostermann
    - 2<sup>nd</sup> to approve made by Lance Hudson
    - All members voted in favor
- B. 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.
- Michael Hesse opened the public hearing at 6:14 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 6:15 p.m.
  - Rachel Crist stated that Guy Anderson was on the line and wanted to speak via teleconference.
  - Michael Hesse reopened the public hearing.
  - There were issues with people being heard on the phone line.
  - Leaca Caspari suggested they table the item until the technical difficulties are fixed.
  - Alan Lathrom explained that since we had the item posted for people to join the meeting via teleconference and they were not able to speak at the public hearing, he recommended they table the item to a future meeting.
    - Motion to table the public hearing until March 15<sup>th</sup> made by John Klostermann
    - 2<sup>nd</sup> made by Leaca Caspari
    - All members voted in favor
  - Alan Lathrom stated this would table and continue the public hearing and action on the item to the March 15<sup>th</sup> meeting.
  - Michael Hesse stated he never closed the public hearing the second time.

- Alan Lathrom stated he was okay with that considering the circumstances and the public hearing would be reopened on March 15<sup>th</sup> anyway.
- Michael Hesse went back to Item II on the agenda and asked if anyone wanted to speak on a non-public hearing item.
- No one came forward to speak.

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

A. Consider, discuss and act upon minutes from January 25, 2021.

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

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

- Motion to conditionally approve pending the completion of the items requested in DBI Engineering's letter made by Leaca Caspari
- 2<sup>nd</sup> made by Lance Hudson
- All members voted in favor

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

- Motion to conditionally approve pending the completion of the items requested in DBI Engineering's letter made by Lance Hudson
- 2<sup>nd</sup> made by John Klostermann
- All members voted in favor

D. Consider, discuss and act upon the final plat of the Mosley 2194 Addition, Lot 1, Block 1.

- Motion to conditionally approve pending the completion of the items requested in DBI Engineering's letter made by John Klostermann
- 2<sup>nd</sup> made by Leaca Caspari
- All members voted in favor

E. Consider, discuss and act upon the concept plan for the Rikepur Addition.

- Michael Hesse stated that DBI Engineering's letter showed there were several items that needed to be addressed before the plan could be approved. He said that DBI was recommending denial until the items could be addressed.

- Motion to deny subject to compliance with the conditions identified by DBI made by Lance Hudson
- 2<sup>nd</sup> made by Leaca Caspari
- All members voted in favor

F. Consider, discuss and act upon the preliminary plat for the Rikepur Addition.

- Motion to disapprove subject to compliance with the conditions identified by DBI made by Lance Hudson
- 2<sup>nd</sup> made by John Klostermann
- All members voted in favor

G. Consider, discuss and act upon the concept plan for Camden Park Phase 4.

- Michael Hesse stated the letter from DBI Engineering showed they still had several items that needed to be addressed. He explained that DBI was recommending denial until the issues were addressed.

- Motion to deny subject to compliance with the conditions identified by DBI made by John Klostermann
- 2<sup>nd</sup> made by Lance Hudson
- All members voted in favor

H. Consider, discuss and act upon the preliminary plat for Camden Park Phase 4.

- Motion to deny subject to compliance with the conditions identified by DBI made by John Klostermann
- 2<sup>nd</sup> made by Lance Hudson
- All members voted in favor


## **V. ADJOURNMENT**

Meeting was adjourned at 6:38 p.m.

ATTEST:

  
Sandra Green, TRMC, City Secretary

APPROVE:

  
Joe Helmberger, Chairman





February 17, 2021

Mr. Ben White, P.E.  
City of Farmersville  
205 S. Main St.  
Farmersville, Texas 75442

RE: Brunswick Addition – Minor Plat  
Dated February 3, 2021

Mr. White,

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

- The property owner will be required to sign an ETJ Facilities Agreement with the City.

It is recommended that the Minor Plat be conditionally approved pending the completion of the above mentioned items. Please contact me if you should have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis".

Jacob Dupuis, P.E.

DANIEL & BROWN INC.  
118 MCKINNEY STREET | PO Box 606 | FARMERSVILLE, TEXAS 75442  
OFFICE 972-784-7777 | WWW.DBICONSULTANTS.COM  
FIRM REGISTRATION NO: F-002225



February 17, 2021

Mr. Ben White, P.E.  
City of Farmersville  
205 S. Main St.  
Farmersville, Texas 75442

RE: Hall 613 Addition – Minor Plat  
Dated February 2021

Mr. White,

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:

- 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 property owner will be required to sign an ETJ Facilities Agreement with the City.

It is recommended that the Minor Plat be conditionally approved pending the completion of the above mentioned items. Please contact me if you should have any questions or need additional information.

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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February 18, 2021

Mr. Ben White, P.E.  
City of Farmersville  
205 S. Main St.  
Farmersville, Texas 75442

RE: Mosley 2194 Addition – Final Plat  
Dated January 2021

Mr. White,

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 property owner will be required to sign an ETJ Facilities Agreement with the City.

It is recommended that the Mosley 2194 Addition be conditionally approved pending the completion of the above mentioned items. Please contact me if you should have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis".

Jacob Dupuis, P.E.

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February 18, 2021

Mr. Ben White, P.E.  
City of Farmersville  
205 S. Main St.  
Farmersville, Texas 75442

RE: Rikepur Addition – Concept Plan, Preliminary Plat, & Engineering Plans  
Dated January 27, 2021

Mr. White,

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:

- Concept Plan
  - Include metes & bounds description for entire tract.
- Preliminary Plat
  - The metes & bounds description for Rikepur Addition should include streets and right-of-way. This will create one contiguous boundary instead of having three separate tracts. The total acreage needs to reflect the right-of-way limits also.
  - Subdivisions involving 5 or more lots are subject to dedication of 5% of gross area for park land dedication. Developer has indicated paying Park Fees.
  - ROW dedication for Orange St will be required.
  - Vicinity Map needs to be revised to include additional lots.
  - Include notes about
    - Utility providers
    - Zoning classification
    - “Notice: Selling a portion of this addition by metes & bounds...”
  - Block A Lot 1 lot lines were changed to account for existing building, but adjacent lots were not revised with it. Adjacent lot bearings & lengths will need to reflect these changes.
  - Additional 25’ right-of-way shown east of new lots. Lots are not allowed double frontage of this kind. There is no existing street or note on the City thoroughfare plan for a road to be here so it is not a requirement.
- Drainage
  - Curb inlets should be added on Herron Street prior to intersection with Orange Street so that all runoff can be caught and sent directly to proposed box culvert.
  - Pre drain area total is 12.32 acres but post drain area is only 12.12.

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- Pre drain basin 'A' appears to incorporate post drain basins 'A', 'E', and 'F'. Please use same nomenclature throughout for comparison. Subdivide 'A' into 'A1', 'A2', etc. like the other basins.
- Storm Line 1 outfalls as a point leading directly to unplatted remainder tract, which is not allowed.
- Lots should not be graded to drain to unplatted remainder tract.
- Paving
  - S. Rike Street end pavement elevation is almost 4' above existing grade, what grading is planned for this?
  - Curb return on north side of Herron Street encroaches on neighboring lot. Since no right-of-way dedication exists on this lot, this radius should be modified so it will stay inside the proposed right-of-way limits.
- Grading
  - Will there be ditch grading for culvert at Orange St? None is indicated.
  - Will there be a retaining wall? Lot grades are much higher than surrounding area.
- Utility Plan
  - Relocate tee/GV/FH near lot 1 Block C further south so fitting is not under pavement.
  - Extend 8-inch waterline further north just past Herron Street. Install 8" x 6" tee, 6-inch GV, 6-inch waterline to the west, and connect to existing 6-inch with a 90° bend. Install 8-inch plug on north side of tee.

Based on the items above, it is recommended that the Concept Plan & Preliminary Plat be denied. Please contact me if you should have any questions or need additional information.

Sincerely,



Jacob Dupuis, P.E.



February 18, 2021

Mr. Ben White, P.E.  
City of Farmersville  
205 S. Main St.  
Farmersville, Texas 75442

RE: Camden Park Phase 4 – Concept Plan & Preliminary Plat  
Dated February 3, 2021

Mr. White,

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:

- Concept Plan
  - Rename 'Site Plan' to 'Concept Plan'
  - Concept plan will need to follow requirements listed in subdivision ordinances Sec 65-28.
- Preliminary Plat
  - Indicate Point of Beginning
  - Legal description does not match metes & bounds shown on plan.
  - No Park Land dedication is shown. Developer has stated they will pay Park Fees.
  - Street names are to be reviewed and approved at time of Preliminary Plat submittal.
  - Include notes about:
    - Utility providers
    - Zoning
    - "Notice: Selling a portion of this addition by metes & bounds..."
  - Engineering plans are to be submitted and reviewed at time of Preliminary Plat submittal. Developer has indicated they will be submitted with the Final Plat.
  - Note 8 mentions Developer will comply with open space requirements during phase 1. Please clarify as there is only 1 phase indicated.
  - Note 9 mentions an offsite sanitary sewer lift station. Please clarify if this pertains to Camden Phase 4.

Based on the items above, it is recommended that the Concept Plan & Preliminary Plat be denied. Please contact me if you should have any questions or need additional information.

Sincerely,

  
Jacob Dupuis, P.E.

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