



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
April 19, 2021, 6:00 P.M.
205 S. Main St.**

WATCH THE LIVE BROADCAST

This meeting will be broadcast live through the City's website and by telephone. Members of the public who wish to watch this meeting, and not speak or participate in the discussion, may watch the live broadcast by

1. Going to the City's website;
2. Clicking on "GOVERNMENT";
3. Clicking on "AGENDAS AND MINUTES";
4. Clicking on the "[click here](#)" link that is located to the right of "LIVE STREAMING."

SPEAKING DURING PUBLIC COMMENTS

Members of the public wishing to speak during Public Comments or a public hearing may join the meeting by going online to www.blizz.com, and following the online prompts to input the "Dial-in Phone Number" and the "Meeting ID."

Members of the public wishing to speak during Public Comments or a public hearing may also join the meeting by calling-in to the telephone number listed below, and inserting the Meeting ID listed below: Those members of the public calling in will not be able to participate through video and will only have an audio feed of the meeting on their telephone.

1. **Dial-in Phone Number: [\(646\) 769-9101](tel:6467699101)**
Please note that if you dial a toll number, your carrier rates will apply.
2. You will be prompted to enter the Meeting ID.
The Meeting ID for this meeting is [238-920-95](tel:23892095)
3. Please listen closely to the directions and follow the directions to gain access to the Blizz meeting.

I. PRELIMINARY MATTERS

- Call to Order, Roll Call, Prayer and Pledge of Allegiance

II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEMS)

Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the Planning & Zoning Commission regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Chairman may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

III. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon an application requesting a change in zoning on approximately 37 acres of land, more or less, from A – Agricultural District Uses to PD – Planned Development District with a base zoning designation of C – Commercial District Uses on approximately 15.26 acres of land and a base zoning designation of MF-2 -- Multifamily Residence-2 District Uses on approximately 21.74 acres of land. The property is generally situated along the south side of County Road 611 and the north side of the access road between State Highway 78 and westbound Audie Murphy Parkway (U.S. Highway 380) and the northwestern side of a portion of State Highway 78, in the W.B. Williams Survey, Abstract A-952, in the City of Farmersville, Collin County, Texas.

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon minutes from March 15, 2021.

V. ADJOURNMENT

The Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney).

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972-782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Handicap Parking is available in the front and rear parking lot of the building.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place

and manner convenient and readily accessible to the general public at all times, and said Notice was posted on April 15, 2021, by 6:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 15th day of April, 2021.



Sandra Green, TRMC
City Secretary



I. Preliminary Matters

II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEMS)

III. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon an application requesting a change in zoning on approximately 37 acres of land, more or less, from A – Agricultural District Uses to PD – Planned Development District with a base zoning designation of C – Commercial District Uses on approximately 15.26 acres of land and a base zoning designation of MF-2 -- Multifamily Residence-2 District Uses on approximately 21.74 acres of land. The property is generally situated along the south side of County Road 611 and the north side of the access road between State Highway 78 and westbound Audie Murphy Parkway (U.S. Highway 380) and the northwestern side of a portion of State Highway 78, in the W.B. Williams Survey, Abstract A-952, in the City of Farmersville, Collin County, Texas.



DEVELOPMENT APPLICATION

- | | | |
|---|--|--|
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Replat |
| <input type="checkbox"/> Amended Plat | <input type="checkbox"/> Minor Plat | <input type="checkbox"/> Development Plat |
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Specific Use Permit | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Annexation | | <input checked="" type="checkbox"/> Rezoning |

Fees:

A retainer fee of \$1,000.00 is required for submittal. Once the plans have been reviewed the money will be refunded back to the applicant if all the \$1,000.00 is not used and will be billed if the amount exceeds the initial \$1,000.00. (Note: All engineering inspection fees will be billed at the time of service.)

The application fee of \$ _____, to be paid to the City of Farmersville, is enclosed with this application.

A. Description of Property

- Addition Name WB Williams Survey
- Total Acreage 37
- Current Zoning Classification(s) Ag
- Proposed Zoning Classification(s) Planned Development
- Total Number of Lots, by Type 2,
- Proposed Use of Property Commerical/Multi-Family
- Location of Property S State Hwy 78 Farmersville TX 75442
- Geographic (Tax) ID Number R- 695200307001 R- 695200324201

B. Applicants: (List those persons you wish to be contacted about this request.)

PLEASE PRINT BOKF, NA dab Bank of Texas as Trustee
of the Henry & Elizabeth

- | | |
|--|---|
| 1. Owner <u>DonagheyFoundation</u> | 2. Applicant/Representative <u>Matt Moore</u> |
| Address <u>Po Box 24128</u> | Address <u>301 S. Coleman, Suite 40</u> |
| City, State, Zip <u>Oklahoma City, OK 73124-0128</u> | City, State, Zip <u>Prosper, TX 75078</u> |
| Phone <u>817.348.5780</u> | Phone <u>817.201.6982</u> |
| Email <u>jrodriguez@bokf.com</u> | Email <u>Matt@claymooreeng.com</u> |

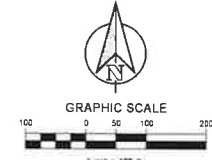
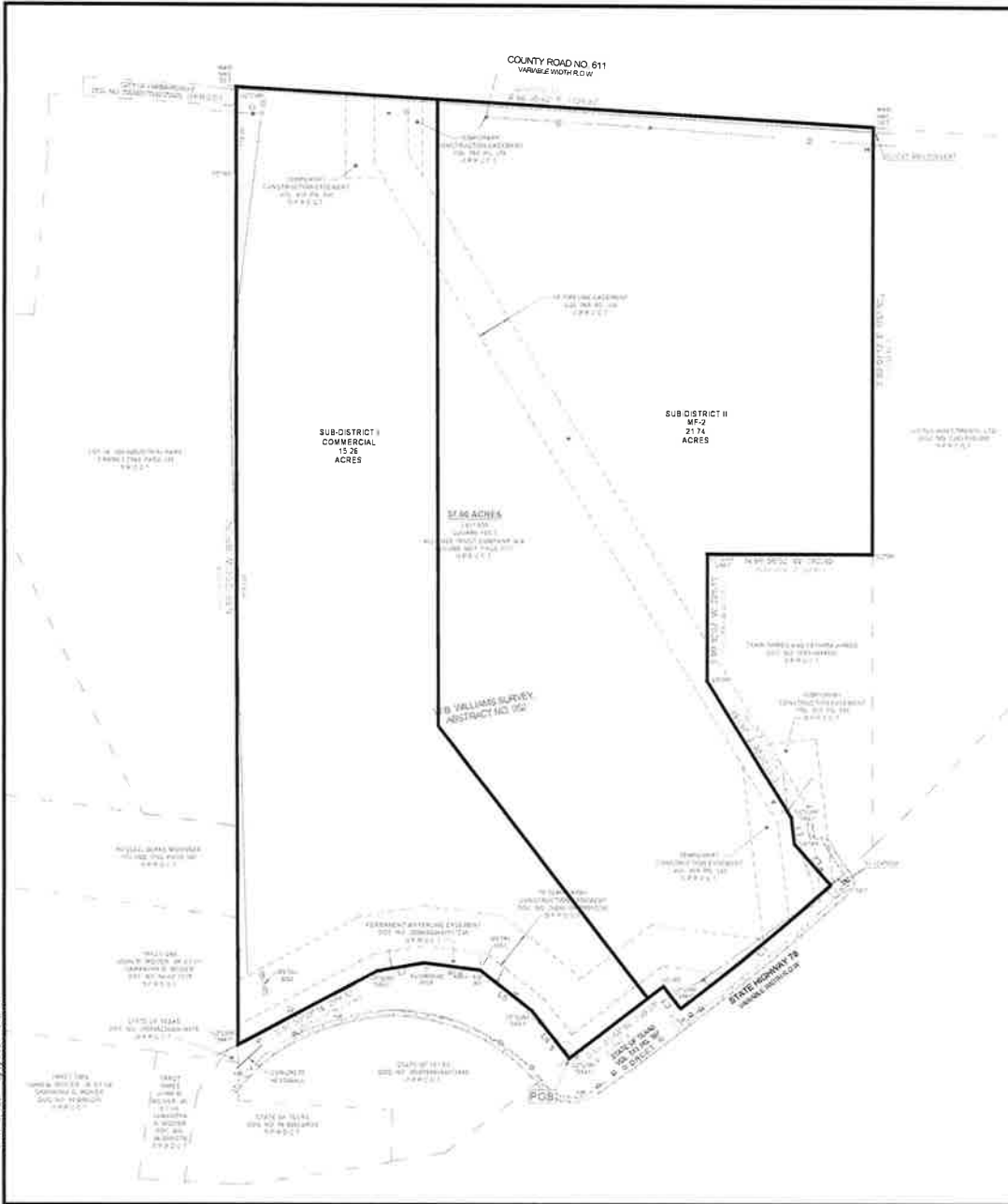
C. Variance Request: Yes No If yes, describe: _____

"I hereby certify that I am the owner, or duly authorized agent of the owner for the purposes of this application, of the property herein described, that all information submitted herein is true and correct."

DocuSigned by:
Judy L. Rodriguez, Senior Vice President
Applicant/Owner: Judy L. Rodriguez
52547C781F74BC

Date: 3/4/2021

PLOTTED BY: DREW DODDSON, J. L.S.
 DATE: 3/10/2021
 LAST SAVED: 3/10/2021, 4:43 PM



LEGAL DESCRIPTION

BEING a 37.00 acre tract of land situated in the W B Williams Survey, Abstract Number 352, Collin County, Texas and being a portion of a called 40.763 acre tract of land described in deed to Alliance Trust Company, N.A. recorded in Document Number 47-0520726 of the Official Public Records of Collin County, Texas and being more particularly described by means and bounds as follows:

BEGINNING at a 1/2" iron rod with cap stamped "3941" found in the South line of said called 40.763 acre tract and at the East corner of a tract of land described in deed to the State of Texas, recorded in Document Number 200606000097960 of the Official Public Records of Collin County, Texas and also being at the Northwest Right of Way (R.O.W.) line of State Highway 78 (a variable width R.O.W.) mentioned in Volume 313, Page 387 of the Deed Records of Collin County, Texas;

THENCE with the North line of said State of Texas tract the following courses and distances:

North 38°01'42" West, a distance of 106.84 feet to a 1/2" iron rod with cap stamped "3941" found;

North 51°00'48" West, a distance of 116.82 feet to a 5/8" iron rod found;

North 82°33'35" West, a distance of 100.00 feet to a 3" aluminum disk found;

South 60°05'10" West, a distance of 83.82 feet to a 1/2" iron rod with cap stamped "3941" found;

South 61°54'09" West, a distance of 279.32 feet to a 1/2" iron rod with cap stamped "3941" found in the West line of said called 40.763 acre tract and the common East line of a tract of land described as "TRACT ONE" in deed to John W. McKiver, Jr., Et Ux, Samantha G. McKiver, recorded in Document Number 34-0055270 of the Official Public Records of Collin County, Texas, also being at the Northwest corner of said State of Texas tract and the common Northeast corner of a tract of land described in deed to the State of Texas, recorded in Document Number 20060258000638410 of the Official Public Records of Collin County, Texas;

THENCE North 07°12'04" West with the West line said called 40.763 acre tract, the common East line of said "TRACT ONE", the common East line of a tract of land described in deed to Russel Blaine Mowbray, recorded in Volume 1185, Page 390 of the Official Public Records of Collin County, Texas, the common East line of Lot 1A, 380 Industrial Park, recorded in Cabinet 2029, Page 374 of the Plat Records of Collin County, Texas, and the common East line of a tract of land described in deed to the City of Farmersville, recorded in Document Number 20090217000173920 of the Official Public Records of Collin County, Texas, passing a 1/2" iron rod with cap (logbook) found at a distance of 1868.88 feet and continuing a total distance of 1997.96 feet to a Mag Nail set at the Northwest corner of said called 40.763 acre tract and the common Northeast corner of said City of Farmersville tract and in County Road 611;

THENCE South 85°35'42" East with the North line of said called 40.763 acre tract and along said County Road 611, a distance of 1129.87 feet to a Mag Nail set at the Northeast corner of said called 40.763 acre tract and the common Northwest corner of a tract of land described in deed to Lovell Investments, LTD. recorded in Document Number 2005 0106368 of the Official Public Records of Collin County, Texas;

THENCE South 00°01'12" East with the East line of said called 40.763 acre tract and the common West line of said Lovell Investments tract, a distance of 757.52 feet to a 1/2" iron rod found at an angle point in the East line of said called 40.763 acre tract and at the Northeast corner of a tract of land described in deed to Zaher Ahmed and Fatima Ahmed, recorded in Document Number 2003-004436 of the Official Public Records of Collin County, Texas;

THENCE North 89°58'52" West continuing with the East line of said called 40.763 acre tract and the common North line of said Ahmed tract, a distance of 292.45 feet to a 1/2" iron rod with cap stamped "3941" found at the Northwest corner of said Ahmed tract;

THENCE continuing with the East line of said called 40.763 acre tract and the West line of said Ahmed tract the following courses and distances:

South 05°02'32" West, a distance of 225.11 feet to a 3/8" iron rod found;

South 31°28'26" East, a distance of 285.58 feet to a 1/2" iron rod with cap stamped "3941" found;

South 06°50'23" East, a distance of 47.01 feet to a 3/8" iron rod found;

South 41°45'41" East, a distance of 97.14 feet to a Xcel wire in concrete at the Southeast corner of said called 40.763 acre tract and the common Southwest corner of said Ahmed tract and in the North R.O.W. line of State Highway 78;

THENCE with the South line of said called 40.763 acre tract and the common North R.O.W. line of said State Highway 78 the following courses and distances:

With a non-tangent curve to the right having a radius of 4281.29 feet, a central angle of 04°39'10", a chord bearing of South 50°20'48" West, a chord length of 345.95 feet, and an arc length of 340.94 feet, to a 1/2" iron rod with cap stamped "3941" found;

North 37°20'24" West, a distance of 43.55 feet to a 5/8" iron rod found;

South 52°31'48" West, a distance of 210.35 feet to the point of beginning and containing 37.00 acres of land more or less.



BCREA FARMERSVILLE
 FARMERSVILLE, TEXAS

ZONING EXHIBIT
 SHEET
 Z-1

ZONING EXHIBIT A
37 ACRES
ALLIANCE TRUST COMPANY, N.A.
VOLUME 3871, PAGE 1315
O.P.R.C.C.T.

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss and act upon minutes from March 15, 2021.



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
March 15, 2021, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Chairman Joe Helmberger presided over the meeting which was called to order at 6:00 p.m. Commissioners Michael Hesse (via teleconference), Adam White, Lance Hudson, Rachel Crist (via teleconference), Leaca Caspari and John Klostermann were in attendance. Also, in attendance were staff liaison, Sandra Green; City Manager, Ben White; Council liaison, Mike Henry; and City Attorney, Alan Lathrom.
- Lance Hudson 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 an application requesting a change in zoning on approximately 4.137 acres of land, more or less, from C – Commercial District Uses to MF-2 – Multifamily Residence-2 District Uses for an apartment complex. The property is generally situated at 1904 Harvard Blvd., and located in the Murphy's Crossing Addition, Phase II, Lot 9, out of the W.B. Williams Survey, Abstract A-952, of Farmersville, Collin County, Texas.

- Joe Helmberger opened the public hearing at 6:03 p.m.
- Sam Satterwhite, who resides at 202 Cedar Ridge in Wylie, came forward and presented for the developer. He explained they are requesting a zoning change from Commercial to MF-2 – Multi-family - 2. He stated the property is

currently under contract because they are waiting to see if the rezoning request was approved. He indicated they want to incorporate Murphy in the name of the apartments in reference to Audie Murphy. He stated they are not going to compare themselves to Palladium, but Palladium is currently full and there is a demand for apartments. He went over the amenities the facility would have and explained they would have a mix of one bedroom and two bedroom units. He said they will exceed the number of parking spaces required by the zoning ordinance. They are going to limit the height of the buildings to three stories even though the zoning ordinance allows up to four stories. He discussed how he wanted a development agreement that would state how they are going to make the facility nice and 100% masonry. He explained it would be an \$11.5 million investment. He said approximately \$96,000.00 a year would go to the city for ad valorem taxes.

- Adam White asked what the projected rent would be.
- Sam Satterwhite stated they would be set at market rates, so a little over \$1,000.00 for a one bedroom and around \$1,200.00 for a two bedroom.
- Alex Cavender, who represents 380 Lake View Development, stated he is the developer of the property located just west of the proposed site. He explained one of the concerns he has is the lift station and if this development could cause a strain on the sewer lines if the zoning was approved. He said they are afraid it would take the capacity away from their development.
- Chairman Helmberger asked if anyone else wanted to speak for or against the rezoning request. No one came forward so he closed the public hearing at 6:20 p.m.
- Chairman Helmberger stated it sounded like it would be a great product. He said Brookshire's is thriving because of the Palladium apartments and he believes it would bring more people to Farmersville.
- Leaca Caspari asked if we have sewer capacity and she is worried about traffic that would be added.
- Ben White stated the lift station was designed for future growth and has three pumps. He said he does not see any issues with capacity. He explained we have increased the capacity recently and we are also in the process of putting in a new trickling arm filter which will allow us to receive 250,000 more gallons of capacity.
- Rachel Crist asked about the traffic and roadways to get on to U.S. Highway 380.
- Ben White explained that most people would go to the stop light on Collin Parkway once the road is complete and not use Harvard as much. He said Collin Parkway will be completed in April.
- Sam Satterwhite explained the development would take at least 18 months to two years to occupy. He said they felt most people would go to the stop light if they were going to the east and would only take Harvard if they were getting on U.S. Highway 380 to go west.

- Rachel Crist asked if the city thought another stop light would be added at Harvard Boulevard in the future.
- Joe Helmberger stated that in Princeton they are adding a fifth and sixth lane to U.S. Highway 380 which will start in 2022. He said they are also building a reliever street south of town. He indicated that you have to have more traffic on the road before TxDOT would speed money to study it.
- Michael Hesse asked what kind of experience the developer has in building these types of units. He said he is in favor of this development if it is the right kind of development. He asked how the cost of building materials would now affect their plans for this site.
- Sam Satterwhite explained the project would be the client's first venture by himself, but his family has done multi-family for years. He is planning on the units having granite counter tops, 100% masonry and his client knows the price of everything is going up. He said if they receive the rezoning approval they would go straight into the engineering phase and then into building.
- Michael Hesse asked what uses could be there for commercial zoning now.
- Sandra Green explained that almost anything could be in a commercial zoning district, except residential or multi-family. She indicated office space, retail, and any other similar uses could go there currently.
- Michael Hesse asked city staff what they would consider the best choice for the property, commercial or multi-family.
- Joe Helmberger stated it would be a good buffer from commercial to residential.
- Ben White stated with commercial you need the residential to support it. He said that commercial buildings are not growing as much as living units because a lot of retail is being ordered online.
 - Motion to approve made by Adam White
 - 2nd to approve made by John Klostermann
 - All members voted in favor, except Rachel Crist and Michael Hesse who voted no.

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.

- Chairman Helmberger opened the public hearing 6:41 p.m.
- Tony Strickland, who represented Nelson Brothers Ready Mix, stated he owns property in this area and wants to operate a batch plant in the future. He said they would need this zoning in place in order to build their operation. He said they typically like to operate by right, but they are wanting to move forward pending the outcome of this item.
- Chairman Helmberger asked if anyone else wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 6:43 p.m.
- Ben White stated staff decided to change from a High Impact District to Heavy Industrial 2. He also said they added more prohibited uses to the ordinance. He discussed how the specific use permit in the Heavy Industrial 2 zoning district listed the 20 year automatic term with 10 year extension for concrete batch plants.
- Leaca Caspari explained her main concerns with the ordinance. She indicated that concrete kilns should be a prohibited use. She also stated she was confused as to why two-family duplexes would be allowed in the Light Industrial zone.
- Alan Lathrom stated that two-family duplexes are allowed in the current zoning ordinance in Light Industrial zones. He said he did not change that in the ordinance, but it could be taken out.
- Leaca Caspari said she does not believe we should grant a specific use permit for an automatic 20 years. She stated she researched other cities and no one does that. She said some cities do give automatic extensions, but they are given notice. She explained if property owners around the area have to be notified and there is a legitimate concern, then they should have to go through the SUP process again. She believes an SUP is put in place to help protect the property owners around the area.
- Alan Lathrom said that most specific use permits run with the land and there are no time restraints or time restrictions. Most SUP's are terminated when the use ends. He said in Farmersville the city required time restrictions on game rooms. He restated that SUP's usually run with the land and may be particular to a specific owner or operator of the business or the land. He said it runs indefinitely.
- Chairman Helmberger asked if the SUP process in general has changed.
- Alan Lathrom stated the paperwork process and submittal has not changed. He explained there are some things in the ordinance that would be required to be part of the submittal for concrete batch plants, such as landscaping, screening and lighting.
- Leaca Caspari stated SUP's have a purpose and they are there to protect. She said there has to be something in place that gives us the ability to address any issues that come up. She understands that when people invest

here they need a return, but she also thinks the Commission needs to protect neighboring properties.

- Adam White stated the plan was to get rid of the term high impact. He said the idea in this case was keeping the zoning more restrictive and allowing only certain uses in this zone. He indicated that changing up the SUP time frame was to give the business owner's assurance, because the time restraints were a main concern for them.
- Leaca Caspari stated she understands that the business owner's want assurances, but she knows that protecting the property owner's around them is important. She said the time frame of 20 years with an automatic renewal of 10 years is way too much time and not reasonable.
- Adam White said if it was the same businesses that were operating it for the whole time period then it should not make a difference.
- Joe Helmberger stated that TCEQ regulates the concrete businesses very well and people could file complaints constantly with the TCEQ.
- Leaca Caspari pointed out that high impact was referenced in the document in a few places and wanted to know why.
- Alan Lathrom stated they were in the documents by error and could be removed.
- Leaca Caspari stated that at one point Ben White said he learned over time that if an SUP is granted long term it still allows us to control the area up front. She said the Heavy Industrial – 2 zoning would be allowed in any of the areas called out as Heavy Industrial on the Future Land Use Map.
- Ben White stated areas would be subject to the Future Land Use Map, but it would not be granted automatically. He said the Planning & Zoning Commission and City Council would have to approve the zoning on a case by case basis. We were trying to purposely create a zoning category that would make it harder to get a batch plant in the city. He said they could zone the whole area as Heavy Industrial and never grant a Heavy Industrial – 2 use. The old rules allowed batch plants in Heavy Industrial with an SUP and they could be scattered throughout the whole region. He said now we are only allowing them in Heavy Industrial – 2. They would have to get the Heavy Industrial – 2 zoning granted and also an SUP.
- Leaca Caspari asked why you could not just do all that with an SUP.
- Ben White stated they were trying to make getting a batch plant in the city harder to do. Under the new set of rules, you could not put in a batch plant in Heavy Industrial -1. They would have to rezone to Heavy Industrial - 2.
- Leaca Caspari stated that 6,000 acres is a lot of land and she can see situations that would have a large amount of area for High Industrial - 2.
- Ben White said anyone else would have a hard time coming into the city under that zoning in the future.
- Michael Hesse stated he believes we have the ordinance right.

- Rachel Crist said she has received calls from concerned people. She said she feels that we are just giving the ordinance a face over and trying to approve it from the High Impact Ordinance.
- Adam White asked what amount of the High Impact Ordinance is actually carried over into the ordinance they are reviewing now. His concern is that there is just wordsmithing to change this ordinance.
- Alan Lathrom stated there is a current definition of the high impact in the zoning ordinance. The zoning ordinance is an exclusionary ordinance and if it does not call out a permitted use then it is not allowed. If someone wanted to conduct a use that is not listed they would have to request the zoning ordinance be changed to add the use. He said we took out the high impact definitions and uses from the ordinance all together. We have looked at each of the uses in High Industrial - 1, High Industrial - 2, and Light Industrial to make sure we have the uses in the appropriate settings. He said we added in comments that were heard during the public hearing process in regards to the exclusions. The list of exclusions is not necessary, but we placed it in there so the citizens could see what is excluded.
- Joe Helmberger stated that years from now some of those uses may change and it would be up to the city to allow it.
- Lance Hudson explained they had stripped the High Impact Ordinance down to where it only allowed concrete batch plants. He said the definition of high impact caused a lot of issues and that is why they were trying to get away from that term.
- Adam White stated the unforeseen was his main concern. He said the specific use permit maintains leverage for the city in the future for any uses that may come to the city.
- Leaca Caspari said the list of exclusions just causes confusion, because people believe that if it is not listed then it is allowed.
- Alan Lathrom stated they can add a cement kiln in the exclusionary list if that is the desire of the Commission.
- Joe Helmberger summarized Leaca Caspari's concerns. He said she pointed out there are two references to high impact that needed to be removed from the ordinance. He said adding cement kiln to the exclusionary list and she wanted to remove the two-family residential dwelling that was permitted in Light Industrial. He said he would be more than happy to take out the section of prohibited uses since the ordinance is exclusionary anyway.
- Alan Lathrom stated that he could add language stating that the ordinance is exclusionary and if it is not shown as a permitted use then it is not allowed. He said that would allow them to delete the prohibited use list.
- Leaca Caspari stated that Chairman Helmberger did not address her main concern of the time limits set on the specific use permit.

- Rachel Crist asked who originally requested the change in the zoning ordinance to include a high impact zone.
- Chairman Helmberger said the Commission cannot act on something that does not come down from Council.
- Leaca Caspari stated she believes it was written specifically for an industry.
- Rachel Crist stated she agreed.
- Ben White stated it was presented to Council and they recommended it be sent to the Planning & Zoning Commission to review and revise the ordinance.
 - Motion to approve with the changes of removing the references to high impact, removing the permitted use of two-family dwelling in Light Industrial and deleting the prohibited uses list made by Lance Hudson
 - 2nd made by John Klostermann
 - All members voted in favor, except Leaca Caspari and Rachel Crist who voted no

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon minutes from February 22, 2021.
 - Motion to approve made by Leaca Caspari
 - 2nd to approve made by Rachel Crist
 - All members voted in favor

- B. Discussion and direction regarding scope and goals for the Historic Preservation Ad Hoc Committee in relations to the Historic Preservation Ordinance and the Sign Ordinance.
 - Paul Kelly, Chairman of the Historic Preservation Ad Hoc Committee, came forward and wanted direction from the Planning & Zoning Commission as to what the Ad Hoc Committee was supposed to be doing. He stated the committee is unclear of the direction they are suppose to take on the two documents they are reviewing.
 - Mike Henry stated the change in the sign ordinance was reviewed by the Council and he said it was recommended that the Historic Preservation Ad Hoc Committee review it regarding the possible change of painting on walls. He said Council wanted them to decide on how they wanted signage on the downtown buildings to look.
 - Paul Kelly stated it was his understanding that the changes to the sign ordinance and the Historic Preservation Ordinance were to be reviewed to

determine if they were going to sign off on them or make recommendations for changes.

- Chairman Helmberger stated the city does not have an approved Historic Preservation Ordinance. He said the Planning & Zoning Commission reviewed the same document they did and came to the conclusion that we need one that fits Farmersville. He said he needs the Ad Hoc Committee to get in to the weeds and say what the ordinance should be.
- Alan Lathrom stated the ordinance they have to review is a mash up from the recommended ordinance from the Texas Historical Commission, City of Arlington, City of McKinney and from the City of Forney.
- Ben White stated the ordinance was in the making for several years. He said it was also reviewed and vetted by the City of McKinney Historic Preservation Officer. He said it was then presented to the Planning & Zoning Commission and it did not move forward then.
- Chairman Helmberger stated when he first read it he did not feel it was for Farmersville. He said he has too much government reach already in his life. He wants the ordinance to be written for Farmersville.
- Paul Kelly clarified that the document they have is a guide to get us to move forward. He also asked about a time lime.
- Chairman Helmberger stated he believes it will take at least 6 months if not longer.
- Allison Mathers stated the document that was presented as a Historical Preservation Ordinance draft scared everyone. She said the ordinance that is pressing is the sign and mural ordinance that was sent down to them.

V. ADJOURNMENT

Meeting was adjourned at 7:58 p.m.

ATTEST:

APPROVE:

Sandra Green, TRMC, City Secretary

Joe Helmberger, Chairman

V. Adjournment