



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
November 16, 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, Commissioner Adam White and Commissioner James Riley II, were in attendance. Commissioner Leaca Caspari and Commissioner John Klostermann were not in attendance and there is one vacant seat on the Commission due to Lance Hudson being elected to City Council. Also, in attendance were City Manager, Ben White; staff liaison, Paula Jackson; City Secretary, Tabatha Monk; Council liaison, Lance Hudson; and City Attorney, Alan Lathrom.
- Commissioner Hesse 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)

- No one came forward to speak.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon the minutes from October 18, 2021.

**Commissioner Michael Hesse made a motion to approve this item.
Commissioner Adam White seconded the motion to approve.
The motion carried unanimously (4-0).**

- B. Consider, discuss and act upon Concept Plan and Preliminary Plat for Lakehaven MUD.

- Chairman Helmberger recused himself from this item due to a conflict of interest, as the engineer of record for Lakehaven MUD works in a different office but the same company as Chairman Helmberger.
- Commissioner Hesse presided over this item of the meeting.
- City Manager Ben White advised representative from Kimley-Horn and Greenbrick (developer) to answer any questions.
- City Manager White advised the Preliminary Plat had previously been approved but now the developer is wanting to move around some of the lots within the development which changed the Concept plan. This is the reason for bringing the Concept plan back before the board and the Preliminary plat as well. The only change is they are wanting to mix the lots within the development as opposed to having all the same size lots in different areas.
- Commissioner Hesse asked about the timeline of the project.
- Brian with Greenbrick advised they are looking to start in in 2 months so that puts them at January on Phase 1 and that it will take about 10 months for Phase 1 to be complete. They are looking at completing a phase each year. Brian advised if things stayed the way they are they are looking at build out being in approximately 6 years.
- Commissioner Hesse asked City Manager White how close this development is to the wastewater facility that is coming in. City Manager advised this is very close and we have received a letter giving approval to get going on this and we are working to get the coordination meeting with Kimley – Horn and DBI under way so that we can get this contracted and get it built.
- City Manager advised staff recommends approval.

**Commissioner Adam White made a motion to approve this item.
 Commissioner James Riley seconded the motion to approve.
 The motion carried unanimously (3-0).**

C. Consider, discuss and act upon Concept Plan and Preliminary Plat for Rikepur Addition.

- Chairman Helmberger read the item.
- City Manager, Ben White, advised there is a letter from Dunaway DBI recommending approval of this item. Staff also recommends approval.
- Commissioner Hesse and Chairman Helmberger asked how many lots are there in this Addition.
- Mr. Kahn, Civil Engineer for this project, spoke before the board. Mr. Kahn advised the board there were 12 lots.


- Commissioner Adam White, asked what the houses were going to look like, as in what materials for the façade and such.
- Mr. Mohamad along with Mr. Kahn told the board there will be some one story and some two story homes, but they will be primarily brick.

**Commissioner Michael Hesse made a motion to approve this item.
Commissioner James Riley seconded the motion to approve.
The motion carried unanimously (4-0).**

IV. ADJOURNMENT

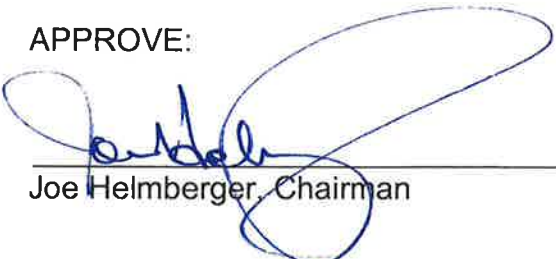
Chairman Joe Helmberger adjourned the meeting at 6:22 p.m.

ATTEST:



Tabatha Monk, City Secretary

APPROVE:



Joe Helmberger, Chairman

