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**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
December 21, 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 Leaca Caspari, Adam White, John Klostermann and Michael Hesse were present. Commissioners James Riley II absent and there is one vacant seat on the Commission. Also in attendance were City Manager, Ben White and City Secretary, Tabatha Monk.
- Chairmen Helmberger led the prayer and 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 November 16, 2021.

**Commissioner Leaca Caspari made a motion to approve.
Commissioner Adam White seconded the motion to approve.
The motion carried unanimously (4-0).**

- B. Public hearing to consider, discuss and act upon a request to amend the Zoning Ordinance of the City of Farmersville by amending Section 77-29, "Definitions," by amending the definitions for "Artisan's Workshop," "Auto Parts and Accessory Sales (Indoor)," "Automobile Repair, Minor," and "Motorcycle Sales/Service," and adding new definitions for the uses "Custom Handcrafting," "Specialty Food Processing," and "Specialty or Custom Fabrication of Certain Motorcycle Parts";

Processing,” and “Specialty or Custom Fabrication of Certain Motorcycle Parts”; and by amending Subsection (k), “Retail and Service Uses,” of Section 77-46, “Schedule of Uses,” by adding the uses “Custom Handcrafting,” “Specialty Food Processing,” and “Specialty or Custom Fabrication of Certain Motorcycle Parts” as being allowed only in the CA – Central Area District.

Chairman Helmberger opened the public hearing at 6:05 p.m.

- Elliott Glinski spoke in favor of this item. He gave his thanks for making him feel welcome in Farmersville. Mr. Glinski stated that Black Bike Wheel Shop makes custom wheels, all primarily spoke wheels that are handcrafted. He plans on restoring the part of the building that is on College St. and maybe 2 doors down on Main St. He is going to have shops that are artesian in nature.
- Charlie Whitaker spoke in favor of this item. Mr. Whitaker stated this company is coming from California and really excited to be in Farmersville. He thinks this will be a great fit for what is downtown and will be a great improvement over what is there now.

Chairman Helmberger closed the public hearing at 6:10 p.m.

- City attorney, Alan Latham, advised P&Z that the ordinance amends the definitions in the Zoning Ordinance. The first thing it does is adds to the definition of an artisan workshop. Mr. Latham wasn't sure exactly what type of amendments we needed to allow for Black Bike Wheel to go into Cello-Wrap, so he made more changes than what may be necessary so that we would have the right place to fit them as the ordinance had started being drafted before he knew exactly what activities they were engaged in. Mr. Latham then went on to go over the definitions and language used on the ordinance. Manager Ben White advised representative from Kimley-Horn and Greenbrick (developer) to answer any questions.
- The next definition Mr. Latham brought to the P&Z attention was he amended auto parts and accessories sales indoor, on that one he just inserted motorcycles so that auto parts and accessories sales could include motorcycles along with automobiles.
- The next definition he dropped in was under the automobile repair (minor), he dropped in motorcycle throughout the definition.
- Then under motorcycle sales and service he added customization.
- In section 3, Mr. Latham added in custom hand crafting definition.
- Mr. Latham then added in the special food processing definition for roasting.
- Then lastly, he added a definition for specialty or custom fabrication for certain motorcycle parts.

- Then in section 4 on retail and service uses, he added the uses for custom hand crafting, specialty food processing and specialty or custom hand crafting of certain motorcycle parts as being allowed in the central area (CA) with the specific use permit.
- Commissioner Caspari asked Mr. Glinski to please clarify what their handcrafting would be.
- Mr. Glinski advised there would be some machines, but 90% of what they do is hand assemble, hand polished, hand grinded and hand engraved.
- Commissioner White asked if they had any C&C machines. Mr. Glinski advised, they do have small C&C machines but most everything they do is hands on.
- Mr. Glinski advised he will set the workshop up to have an open door policy where people can come in and watch the wheels being hand crafted.
- Mr. Whitaker stated that Black Bike Wheel does not do mass production, they take custom orders from individuals for companies such as Harley Davidson and crafts custom wheels.

Commissioner John Klostermann made a motion to approve.

Commissioner Adam White seconded the motion to approve.

The motion carried unanimously (4-0).

- C. Consider, discuss and act upon a request to change the zoning on the property identified as Lots 41 and 42B, Block 11 of the Howell Addition (CFC) more commonly known as 110 N. Main Street, Farmersville, Texas from Central Area (CA) District uses to CA – Central Area District uses subject to a Specific Use Permit for a Specialty or Custom Fabrication of Certain Motorcycle Parts business together with and including Retail Sales allowed by right in the Central Area (CA) District in the front of the building on the Property.

Chairman Helmberger opened the public hearing at 6:28 p.m.

Chairman Helmberger closed the public hearing at 6:28 p.m.

- Mr. Latham advised this authorizes the granting of specific use permit. It would be a specific use permit for a specialty or custom fabrication of certain motorcycle parts business and including retail sales by right in the CA district in the front of the building. Mr. Latham then went over some of the items in the ordinance.
- Chairman Helmberger pointed out that number 1 stated the property is owned by Charlie Whitaker. Mr. Latham advised even with the sale of the property the right to the SUP will continue with the land to the successor/owner of the property.

**Commissioner Adam White made a motion to approve.
Commissioner John Klostermann seconded the motion to approve.
The motion carried unanimously (4-0).**

- D. Consider, discuss, and act upon a request for approval of the Minor Plat for the Vamvakas Estates, and possibly regarding satisfactory completion of any required public improvements.
- Mr. White stated in the letter recommending approval from DBI pending change to a bullet point, the 4th one under the health department certification, that there are no easements other than the pipeline easement and the utility easement on the final plat. Staff recommends conditional approval pending the change recommended by DBI in the letter.

**Commissioner Leaca Caspari made a motion to conditional approval.
Commissioner Adam White seconded the motion.
The motion carried unanimously (4-0).**


- E. Consider, discuss, and act upon a request for approval of the Final Plat for the HCG Addition, Lots 1 and 2, Block A, and possibly regarding satisfactory completion of any required public improvements.
- Chairman Helmberger recused himself from this item due to a conflict of interest but remained in the building for the meeting.
 - Commissioner Klostermann presided over this item of the meeting.
 - City Manager, Ben White, advised all requirements have been met and the City is recommending approval.

**Commissioner Leaca Caspari made a motion to approve.
Commissioner Adam White seconded the motion.
The motion carried (3-0).**

IV. ADJOURNMENT

Chairman Joe Helmberger adjourned the meeting at 6:40 p.m.

ATTEST:



Tabatha Monk, City Secretary

APPROVE:



Joe Helmberger, Chairman

