



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION AGENDA  
REGULAR CALLED MEETING  
January 16, 2024, 6:00 P.M.  
205 S. Main St.**

**WATCH THE LIVE BROADCAST**

This meeting will be broadcast live through the City's website. 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."

**I. PRELIMINARY MATTERS**

- Call to Order, Roll Call.
- Welcome the newly appointed P&Z Commissioner, John Cooper.
- 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 HEARINGS**

"Public Hearing to consider, discuss and act upon text amendments to Chapter 77, "Zoning," of the Farmersville Code, as previously amended, by amending Section 77-46, "Schedule of Permitted Uses," by amending Chart (d), "Accessory and Incidental Uses,"

to add "Above-Ground Fuel Storage Tanks and Pumps (Governmental Use)" as an allowable accessory use to be added into said Chart in alphabetical order, by amending section 77-49, "Use-Specific Regulations," by deleting paragraph (g) entitled "Fuel Pumps (Accessory Use) in its entirety and replacing said paragraph with a new paragraph (g) also entitled "Fuel Pumps (Accessory Use)" to recognize a government use exception, and by adding a new paragraph (o) entitled "Above-Ground Storage Tanks and Pumps (Governmental Use)."

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

- A. Consider, discuss, and act upon P&Z minutes from the December 19, 2023, meeting.
- B. Consider, discuss, and act upon a Preliminary Plat for Advance Fixtures (AFI), State Highway 380, Farmersville, Texas.
- C. Consider, discuss, and act upon changing the regular monthly meeting dates/times of the Farmersville Planning and Zoning Commission.

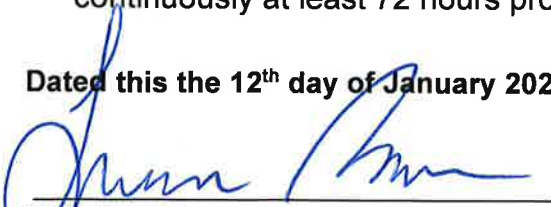
#### **ADJOURNMENT**

***The Planning and Zoning Commission reserves the right adjourn into Executive Session at any time during the course of this meeting to discuss any Work Session, Special or Regular Session agenda items requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed) listed on the agenda, as authorized by Texas Government Code Section 551.071(a) ("Consultation with Attorney, Closed Meeting").***

*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 January 12, 2024, by 11:30 A.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 12<sup>th</sup> day of January 2024.

  
\_\_\_\_\_  
Tabatha Monk, City Secretary



## **I. PRELIMINARY MATTERS**

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

### **III. PUBLIC HEARING**

Planning & Zoning Commission

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Farmersville Planning & Zoning Commission will hold a public hearing at 6:00 p.m. on Tuesday, January 16, 2024 in the City Hall Council Chambers at 205 S. Main Street, Farmersville, Texas 75442 to consider, discuss and act upon text amendments to Chapter 77, "Zoning," of the Farmersville Code, as previously amended, by amending Section 77-46, "Schedule of Permitted Uses," by amending Chart (d), "Accessory and Incidental Uses," to add "Above-Ground Fuel Storage Tanks and Pumps (Governmental Use)" as an allowable accessory use to be added into said Chart in alphabetical order, by amending section 77-49, "Use-Specific Regulations," by deleting paragraph (g) entitled "Fuel Pumps (Accessory Use) in its entirety and replacing said paragraph with a new paragraph (g) also entitled "Fuel Pumps (Accessory Use)" to recognize a government use exception, and by adding a new paragraph (o) entitled "Above-Ground Storage Tanks and Pumps (Governmental Use)."

All interested citizens are hereby notified of their right to appear and be heard on the matter. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing.

City Council

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Farmersville City Council will hold a public hearing at 6:00 p.m. on Tuesday, January 23, 2024 in the City Hall Council Chambers at 205 S. Main Street, Farmersville, Texas 75442 to consider, discuss and act upon text amendments to Chapter 77, "Zoning," of the Farmersville Code, as previously amended, by amending Section 77-46, "Schedule of Permitted Uses," by amending Chart (d), "Accessory and Incidental Uses," to add "Above-Ground Fuel Storage Tanks and Pumps (Governmental Use)" as an allowable accessory use to be added into said Chart in alphabetical order, by amending section 77-49, "Use-Specific Regulations," by deleting paragraph (g) entitled "Fuel Pumps (Accessory Use) in its entirety and replacing said paragraph with a new paragraph (g) also entitled "Fuel Pumps (Accessory Use)" to recognize a government use exception, and by adding a new paragraph (o) entitled "Above-Ground Storage Tanks and Pumps (Governmental Use)."

All interested citizens are hereby notified of their right to appear and be heard on the matter. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing.

**V. ITEMS FOR DISCUSSION AND  
POSSIBLE ACTION**

**A. P&Z MINUTES (DECEMBER 19, 2023)**





**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION MINUTES  
REGULAR SESSION MEETING  
December 19, 2023, 6:00 P.M.**

**I. PRELIMINARY MATTERS**

- Commissioner John Klostermann presided over the meeting which was called to order at 6:11 p.m. Commissioners Michael Hesse, Adam White, John Klostermann, and Sue Williams were present. Commissioner James Riley was absent and there are currently 2 vacancies on the board. City Council Liaison, Lance Hudson; was present. City Staff in attendance were City Manager, Ben White, City Secretary, Tabatha Monk, and City Attorney Alan Lathrom was available by phone.
- Commissioner Klostermann gave the prayer and led the pledges to the United States and Texas flags.

**II. REORGANIZATION OF COMMISSION**

Commissioner Klostermann opened this item for discussion and the following nominations were made.:

**A. Election of Chairman: Commissioner Hesse nominated John Klostermann as the Chairman. Commissioner Williams seconded the motion.**

**B. Election of Vice-Chairman: Commissioner Hesse nominated Adam White as the Vice Chairman. Commissioner Williams seconded the motion.**

**C. Election of Secretary: Commissioner Hesse nominated Sue Williams as the Secretary. Commissioner Klostermann seconded the motion.**

**All the motions passed unanimously (4-0).**

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

- No one came forward to speak.

#### **IV. PUBLIC HEARINGS**

“Public Hearing to consider, discuss and act upon text amendments to Chapter 77, “Zoning,” of the Farmersville Code, as previously amended, by amending Section 77-46, “Schedule of Permitted Uses,” by amending Chart (d), “Accessory and Incidental Uses,” to add “Above-Ground Fuel Storage Tanks and Pumps (Governmental Use)” as an allowable accessory use to be added into said Chart in alphabetical order, by amending section 77-49, “Use-Specific Regulations,” by deleting paragraph (g) entitled “Fuel Pumps (Accessory Use) in its entirety and replacing said paragraph with a new paragraph (g) also entitled “Fuel Pumps (Accessory Use)” to recognize a government use exception, and by adding a new paragraph (o) entitled “Above-Ground Storage Tanks and Pumps (Governmental Use).” **No action was taken.**

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

- A. “Consider, discuss and act upon the P&Z minutes from the October 17, 2023, meeting.”
  - **Commissioner Williams made a motion to approve.**
  - **Commissioner Hesse seconded the motion.**
  - **The motion passed unanimously (4-0).**
  
- B. “Consider, discuss and act upon the P&Z minutes from the December 11, 2023, meeting.”
  - **Commissioner Williams made a motion to approve.**
  - **Commissioner Hesse seconded the motion.**
  - **The motion passed unanimously (4-0).**
  
- C. “Consider, discuss and act upon a Final Plat for Lakehaven Phase 3, Farmersville, Texas.”
  - **Chairman Klostermann** opened this item for discussion.
  - Mr. White advised there was a representative there for questions if so needed.
  - Brian Honeycutt with Kimley Horn came forward and answered the P&Z board’s questions.
  - **Commissioner White made a motion to recommend approval.**
  - **Commissioner Hesse seconded the motion.**
  - **The motion passed unanimously (4-0).**

#### **ADJOURNMENT**

**Chairman Klostermann** adjourned the meeting at 6:22 p.m.

ATTEST:

APPROVE:

\_\_\_\_\_  
Tabatha Monk, City Secretary

\_\_\_\_\_  
John Klostermann, Chairman

**B. PRELIMINARY PLAT FOR ADVANCE  
FIXTURES (AFI)**



January 11, 2024

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

RE: AFI Expansion Preliminary Plat

Mr. White:

The AFI Expansion Preliminary Plat has been submitted for approval by the City of Farmersville. The Preliminary Plat has been reviewed according to the ordinances of the City of Farmersville and been found to be compliant subject to the dedication of the existing lift station site to the City and subject to the dedication of the required easements to the City to create a continuous 15-20 foot easement path on the south side of the proposed plat adjacent to US Hwy 380.

It is recommended that the AFI Expansion Preliminary Plat be approved contingent upon the site and easement dedications noted above. If you should have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Eddy W. Daniel".

Eddy W. Daniel, PE  
Senior Line of Business Manager

**C. DISCUSSION FOR POSSIBLE CHANGING  
OF REGULAR MONTHLY P&Z MEETING.**

**ADJOURNMENT**