

City of Farmersville  
Planning Commission Agenda  
November 9, 2016 • 6:00 p.m.

1. Call to Order. *The Chairperson calls the meeting to order.*
2. Roll Call: *The Chairperson asks for roll call.*  
Becerra: \_\_\_ Casas: \_\_\_ Lopez: \_\_\_ Llamas: \_\_\_ Luna: \_\_\_
3. Pledge of Allegiance. *The Chairperson leads the Pledge of Allegiance.*
4. Approval of Minutes: September 21, 2016. *The Chairperson asks for a motion to approve the minutes, as well as a second.*  
Motion: \_\_\_ Second: \_\_\_ All in Favor: \_\_\_ All Against: \_\_\_
5. Public Comments. *The Chairperson should ask for any public comments (that are not related to items listed on the agenda).*

*This portion of the agenda is reserved for persons wishing to address the Planning Commission on any matter that is not listed for review on the agenda. Individuals must give their name and address and limit their comments to three minutes. Issues raised during Public Comments are informational only and the Planning Commission cannot take action at this time. All comments shall be directed towards the Chairperson and not to individual Commissioners or staff.*

6. Public Hearings
  - A. **Variance 2016-01 (Rite Aid).** A request for approval in the size of wall signage at the Rite Aid store located at 1710 N. Farmersville Boulevard. (Resolution 2016-10).
    1. *The Chairperson asks for a presentation from staff.*
    2. *The Chairperson asks for comments/questions from Commissioners*
    3. *The Chairperson opens the public hearing for comments.*
    4. *The Chairperson closes the public hearing and asks for any final questions or comments from the Commission.*
    5. *The Chairperson asks for a motion and a second to adopt the Resolution*Motion: \_\_\_; Second: \_\_\_  
Becerra: \_\_\_ Casas: \_\_\_ Lopez: \_\_\_ Llamas: \_\_\_ Luna: \_\_\_
  - B. **Amendment to Parcel Map 2015-01 (Rite Aid).** A request to amend a condition of approval of Parcel Map 2015-01 requiring a cross-access easement

at the Rite Aid store located at 1710 N. Farmersville Boulevard. (Resolution 2016-11).

1. *The Chairperson asks for a presentation from staff.*
2. *The Chairperson asks for comments/questions from Commissioners*
3. *The Chairperson opens the public hearing for comments.*
4. *The Chairperson closes the public hearing and asks for any final questions or comments from the Commission.*
5. *The Chairperson asks for a motion and a second to adopt the Resolution*

Motion: \_\_\_\_; Second: \_\_\_\_

Becerra: \_\_\_\_ Casas: \_\_\_\_ Lopez: \_\_\_\_ Llamas: \_\_\_\_ Luna: \_\_\_\_

7. Director's Comments, Commissioner Comments. *The Chairperson asks for a report from the Director; Following that, the Chairperson asks for any comments from the Commission.*
8. Adjournment. *The Chairperson asks for a motion to adjourn the meeting and then a second.*

Motion: \_\_\_\_ Second: \_\_\_\_ All in Favor: \_\_\_\_ All Against: \_\_\_\_

Next Planning Commission Meeting: Tentatively scheduled for December 21, 2016.

Next Resolution number: 2016-12.

*Approved for Posting:*  
*J. James 11-4-16*

City of Farmersville  
Planning Commission Minutes  
September 21, 2016

1. Call to Order. The Chairperson called the meeting to order at 6:00 pm.

2. Roll Call:

Present: Becerra, Casas, Lopez, Llamas, Luna

Absent: None

3. Pledge of Allegiance. Commissioner Luna led the Pledge of Allegiance.

4. Approval of Minutes: August 17, 2016.

A motion was made by Commissioner Luna, second by Commissioner Becerra to adopt the minutes of the August 17, 2016 Planning Commission meeting as presented. The motion carried unanimously

5. Public Comments.

There were no public comments.

6. New Business

A. **Extension of Time for Conditional Use Permit 2015-06 (Ross).** A request for a one year extension of time for Conditional Use Permit 2015-06 (Ross) - a proposed equipment storage yard to be established at 251 W. Terry Ave. (Resolution 2016-09).

Karl Schoettler gave the staff report, noting the Planning Commission had approved this C.U.P. in October of 2015 and due to health reasons the applicant has not been able to move forward with construction on the site, and is therefore requesting a one year extension of the C.U.P.

After brief discussion a motion was made by Commissioner Luna, second by Commissioner Becerra to adopt Resolution 2016-09.

AYES: Becerra, Casas, Lopez, Llamas, Luna

NOES: None

ABSENT: None

ABSTAIN: None

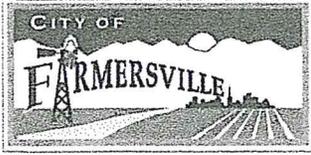
7. Director's Comments, Commissioner Comments.

Mr. Schoettler noted that the City is expecting a Variance application from Rite Aid for signage, and is also working on a Conditional Use Permit for a parking lot that was installed without permits adjacent to Mercado Sol Del Valle.

The Commission also reviewed an update of current City issues, events and projects that was prepared by the City Manager.

8. Adjournment.

A motion to adjourn the meeting at 6:20 pm was made by Commissioner Llamas, second by Commissioner Luna. The motion carried unanimously.



City of Farmersville  
Planning Commission  
Meeting of October 19, 2016

Cancelled

NOTICE IS HEREBY GIVEN that the Farmersville Planning Commission meeting of October 19, 2016 is cancelled.

The next regularly scheduled meeting will be on November 16, 2016 at 6:00 PM.

By: 10-19-16

A handwritten signature in black ink, appearing to be "Matt Sisk", is written over a horizontal line. The signature is stylized and somewhat cursive.

**STAFF REPORT**

**FARMERSVILLE PLANNING COMMISSION**

Date: November 9, 2016  
To: Farmersville Planning Commission  
From: Karl Schoettler, Planning Consultant  
Subject: Variance 2016-01, (Coast Sign (Rite Aid))

**Recommendation**

The request is a Variance to allow an increase in the size of wall signage for the recently established Rite Aid store at the northwest corner of Farmersville Boulevard and Walnut Avenue. It is recommended the Planning Commission approve the Variance by adopting Resolution 2016-10.

**Discussion/Analysis**

The applicant is seeking a Variance to allow an increase in the amount of wall signage (over that allowed by the Zoning Ordinance) at the Rite Aid store located at 1710 N. Farmersville Boulevard (see Map 1).

The Zoning Ordinance includes regulations that control the size, number, height and placement of signs for various types of land uses in the City. The point of these regulations is to allow businesses to advertise themselves in an attractive fashion that does not create visual clutter and blight.

For uses in the CG (General Commercial) zone, the zoning ordinance has a formula for wall signs that determines the maximum size of signage on the primary wall of a store. The formula is  $0.9 \times \text{"o.f."}$  (where "o.f." is the occupancy frontage or length of the wall).

The front wall of the Rite Aid is 78.2 feet, so the formula is  $78.2 \times 0.9 = 70.4$  square feet. This means that the maximum permitted wall sign size is 70.4 square feet on the west wall of the Rite Aid store. The sign ordinance also provides that wall signs are measured by drawing a rectangle around the sign and all of its elements. The existing wall sign that says "Rite Aid" and includes a logo, measures approximately 68 square feet.

The applicant is requesting approval for an additional sign band on the front wall that has two separate "sub signs" that say "Drive Thru" and "Thrifty Ice Cream". These signs are within a graphic band across the front of the wall (see Exhibits 1 and 2). This band contains a total of 126.4 square feet. The addition of the "band" sign will increase the overall sign size on the wall to 194.4 square feet. Therefore the Variance is a request to exceed the maximum amount of signage by approximately 124 square feet.

Map 1: Project Location

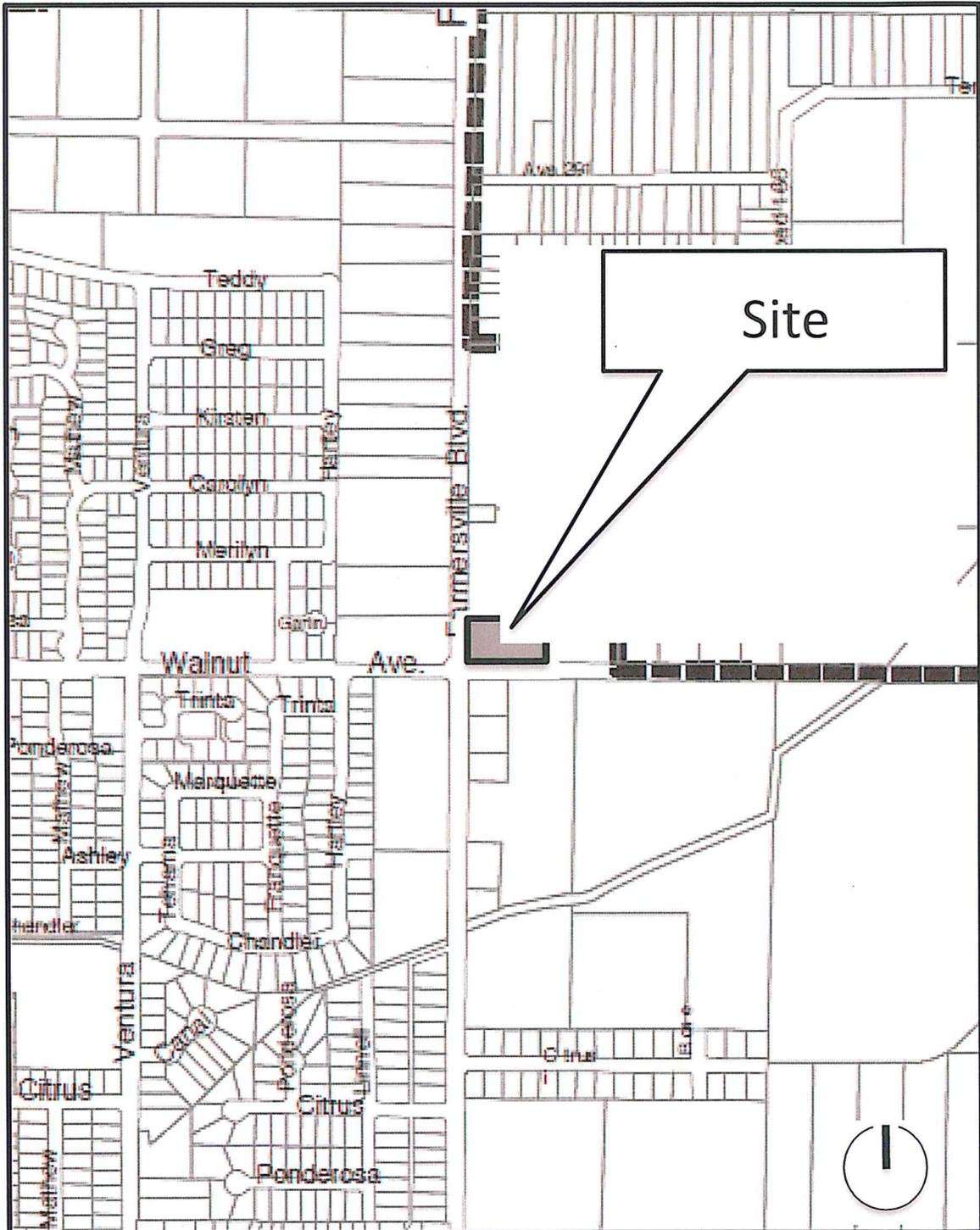


Exhibit 1: Proposed Wall Sign location

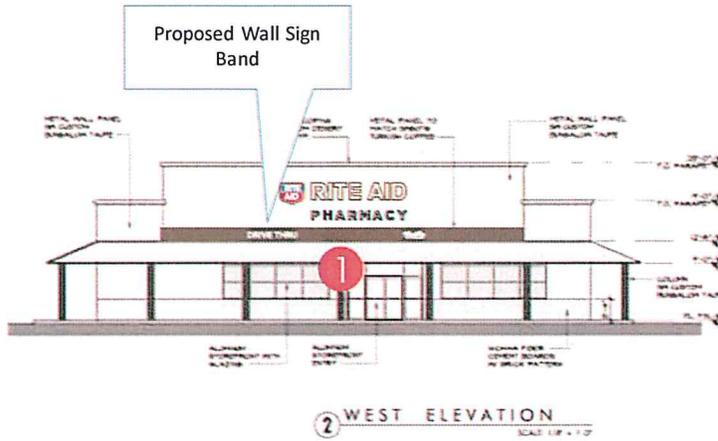
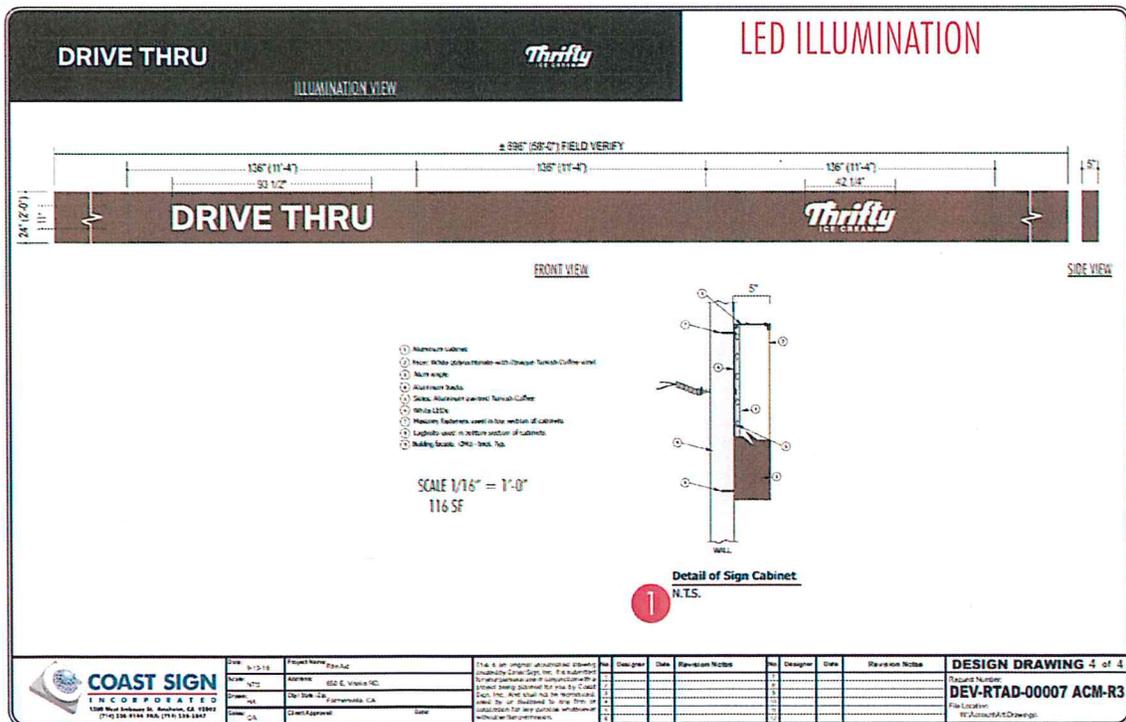


Exhibit 2: Proposed Wall Sign



Report to Farmersville Planning Commission  
Variance 2016-01 (Coast Sign (Rite Aid))

There are several factors to take in consideration regarding this request:

1. The Rite Aid is a new type of store for Farmersville. National chain stores are more frequently requesting additional wall signage to announce specific services and products they provide/sell. In this case the additional signage is announcing that the pharmacy has a drive thru and also the store sells "Thrifty" ice cream. Staff has noticed this additional signage has been approved at stores in other communities, including Visalia and Exeter.
2. The actual signs are applied within a larger graphic "band" and the sign lettering is much smaller than the overall band. Together these two signs contain just over 10 square feet of area. However the sign ordinance requires that all elements of a sign be counted in determining size, including lettering, logos and backgrounds. This requires that the entire sign band be counted and that makes the overall sign area 126.4 square feet.

In order to grant a Variance the Planning Commission must make five findings. The findings and staff's analysis of each is as follows:

- Finding 1.** *“That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is located”.*
- Finding 2.** *“That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the zoning regulation is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under the same zone classification”.*
- Finding 3.** *“That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or the zone in which the subject property is located”.*
- Finding 4.** *“That the granting of such variance will be in conformity with the general purpose and intent of the Farmersville Zoning Ordinance and the Farmersville General Plan”.*
- Finding 5.** *“A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zoning regulations governing the parcel of property”.*

**Conclusion**

The Planning Commission will need to deliberate to determine whether they can make the findings required to grant a Variance. Given the mitigating factors in items #1 and #2 above, staff believes the Variance can be granted.

**ATTACHMENTS**

Resolution 2016-10

**BACKGROUND INFORMATION**

Applicant: David Ford, Coast Sign, Inc.  
124 Allimore Court  
Roseville, CA 95747

Owner: Halferty Development Co., LLC  
199 S. Los Robles Avenue #840  
Pasadena, CA 91101

Location: The project site is located on the northeast corner of Farmersville Blvd and Walnut Avenue. The Assessor Parcel Number is 111-290-013.

Request: The applicant is requesting approval of a Variance to exceed the amount of wall signage allowed by the Zoning Ordinance for a commercial building. The additional signage will be a "strip" of signage along the front (west facing) wall, below the main "Rite Aid" sign. The additional signage will contain 126.4 square feet in a long band that includes the words "DRIVE THRU" and "Thrifty Ice Cream". This will be in addition to the main "Rite Aid" sign that contains approximately 68 square feet.

The formula for permitted wall sign area for the primary wall is "o.f. x 0.9" (where "o.f." is the occupancy frontage, or length of the wall). The front wall of the Rite Aid is 78.2 feet, so the formula is  $78.2' \times 0.9 = 70.4$  square feet. Therefore 70.4 square feet is the maximum size for wall signage on the west wall. The ordinance stipulates that the area of signs is measured by a rectangle that encloses all elements of the sign, including lettering, logos and the background. The addition of the "band" sign will increase the overall sign size to 194.4 square feet. Therefore the Variance is a request to exceed the maximum amount of signage by 124 square feet.

Zone: The subject property is zoned CG (General Commercial). Adjacent properties are zoned as follows:

Report to Farmersville Planning Commission  
Variance 2016-01 (Coast Sign (Rite Aid))

East: CG (General Commercial) zone  
South: CG zone  
West: CS (Service Commercial) zone  
North: CG zone

Standards: The CG (General Commercial) zone district permits a wide variety of commercial uses. General development standards are as follows:

Lot size: 6,000 square feet, minimum  
Setbacks  
Front: 4 feet, minimum for building; parking lot must be set back at least ten feet  
Side: No requirement, except parking lot must be set back 10 feet  
Rear: No requirement  
Space between buildings on same lot: 10 feet, minimum  
Height: 40 feet, maximum  
Parking: For retail commercial uses one parking space per 300 square feet of building space is required.

Gen. Plan: The subject site is designated "General Commercial" by the Land Use Map of the 2025 Farmersville General Plan. The CG zone is consistent with this designation.

Land Use: The site is currently vacant. Surrounding land uses are as follows:

North: Vacant land  
South: Commercial: Fast food restaurant  
East: Vacant land and single family dwellings  
West: Commercial: Auto parts/repair and vacant land

Circulation: The site is bordered by Farmersville Boulevard and Walnut Avenue.

Infrast: The site is served by City water and sewer lines. Storm drainage is handled by an on site storm drainage basin.

Services: Police and fire protection is provided by the City of Farmersville.

Environ.: The project has been reviewed and determined to be exempt from review for environmental impacts under Section 15305 (Minor alterations in land use limitations such as setback variances).

History: The Planning Commission approved a Conditional Use Permit to establish the store on May 20, 2015.

**Draft RESOLUTION 2016-10**

**BEFORE THE PLANNING COMMISSION  
CITY OF FARMERSVILLE, COUNTY OF TULARE  
STATE OF CALIFORNIA**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
FARMERSVILLE APPROVING VARIANCE 2016-10 (COAST SIGN (RITE AID))**

WHEREAS, a Variance application was filed by David Ford, Coast Sign, Inc., 124 Allimore Court, Roseville, CA 95747 for a Variance for signage that exceeds the permitted area for wall signage at a Rite Aid store located at 1710 N. Farmersville Boulevard. The Assessor Parcel Number is 111-290-013, and

WHEREAS, the subject site is zoned CG (General Commercial) and is subject to standards for signs within Section 17.84 of the Farmersville Municipal Code, and

WHEREAS, the sign ordinance establishes a standard that results in a maximum allowed area of approximately 70.4 square feet for wall signage on the primary wall of the store (the west wall that faces Farmersville Boulevard), and

WHEREAS, there is an existing sign that contains approximately 68 square feet of area, and the applicant desires to add 126.4 square feet of additional signage for a total sign area of 194.4 square feet, thereby exceeded the permitted area of 70.4 square feet by 124 square feet, and

WHEREAS, property owners within 300 feet of the subject site were notified of the meeting and a public hearing notice was published ten (10) days prior to the Planning Commission's meeting, and

WHEREAS, the Planning Department has prepared a staff report and declared the proposed project categorically exempt from the California Environmental Quality Act (CEQA), and

WHEREAS, the Planning Commission held a public hearing on this Variance request and accepted testimony.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this amendment:

1. The variance is categorically exempt under the California Environmental Quality Act (CEQA (Section 15305 of the CEQA Guidelines)).

Farmersville Planning Commission  
Resolution 2016-10  
Variance 2016-01 (Coast Sign (Rite Aid))

2. The variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is located.
3. Strict application of the zoning regulation would deprive the subject property of privileges enjoyed by other properties in the vicinity and under the same zone classification.
4. Granting of a variance would not be materially detrimental to the public welfare or could be injurious to the property or improvements in the vicinity or the zone in which the subject property is located.
5. Granting of the variance conforms with the general purpose and intent of the Farmersville Zoning Ordinance and the Farmersville General Plan.
6. Granting of the variance would not authorize a use or activity which is not otherwise expressly authorized by the zoning regulations governing the parcel of property.
7. The Planning Commission's action may be appealed to the City Council by any aggrieved party, by filing an appeal within ten days of the Planning Commission's decision, consistent with the procedure established in Section 17.100.050. If no appeal is filed within the ten day period the applicant may proceed to apply for a building permit for the project.

Farmersville Planning Commission  
Resolution 2016-10  
Variance 2016-01 (Coast Sign (Rite Aid))

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Variance 2016-01. The foregoing resolution was adopted upon a motion of Commissioner \_\_\_\_\_, second by Commissioner \_\_\_\_\_, at a Special meeting of the Farmersville Planning Commission on the 9th of November, 2016, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Chairperson, Farmersville Planning Commission

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Secretary, Farmersville Planning Commission

**STAFF REPORT**

**FARMERSVILLE PLANNING COMMISSION**

Date: November 9, 2016  
To: Farmersville Planning Commission  
From: Karl Schoettler, Planning Consultant  
Subject: Amendment to Parcel Map 2015-01 (Halferty Development (Rite Aid))

**Summary/Recommendation**

The applicant is requesting an amendment to the parcel map that was previously approved for the Rite Aid site, to remove the requirement for a reciprocal-access easement to provide direct access to and from the parcel to the north. Resolution 2016-11 is provided for the Planning Commission's consideration.

**Analysis**

The Planning Commission approved a parcel map for the Rite Aid site on November 18, 2016. This created a parcel specifically for the Rite Aid development and left a second parcel for the remainder of the 9.3 acre site, on the northeast corner of Farmersville Blvd. and Walnut Avenue (see Map 1).

One of the conditions of approval for the Parcel Map required the applicant to establish a reciprocal-access easement with the parcel to the north. Specifically, condition #12 of Resolution 2015-07 reads:

12. A reciprocal access easement shall be recorded on Parcel A allowing access between and across both parcels, along with recordation of the Tentative Parcel Map. A reciprocal access easement shall be required for Parcel "B" at the time a building permit is requested and shall conform to the approved east-west drive aisle entrance width and extend to the eastern edge of the proposed north-south drive isle.

The purpose of this condition is to allow cars to be able to travel from one site to the next without having to go onto Farmersville Boulevard. This strategy works to help reduce traffic and congestion on the street and can have side benefits such as reducing air pollution.

The Rite Aid site was developed to honor this condition, with a "curb cut" and barricade in the northwest corner of the parking lot. The intention is that when the site to the north develops, the parking lots would connect to one another, and direct access allowed without cars having to go onto the street.

The applicant agreed to the requirement but apparently has since been unable to get the property owner to the north to agree to the easement. Apparently this is causing the Rite Aid corporation to have concerns about "accepting" the site for their use (even though the store has already opened). The property owner has voiced concern that Rite Aid could threaten to close the store and leave the property if the easement cannot be secured. Because of this, the property owner is requesting that the requirement for the easement be eliminated from the parcel map.

Rite Aid also apparently has concerns over potential uses that could be developed on the property to the north. However, cross-access easements are a common requirement in most cities for commercial development, and this was not originally expressed as a concern.

The applicant has agreed to leave the barricade and curb cut in place, so that when the site to the north is developed, the City can work to require the cross access easement at that time.

The Planning Commission will need to deliberate and hear the applicant's argument in favor of his request. A resolution has been supplied to approve the request, however this resolution could be amended in the event the Commission wishes to deny.

#### ATTACHMENTS

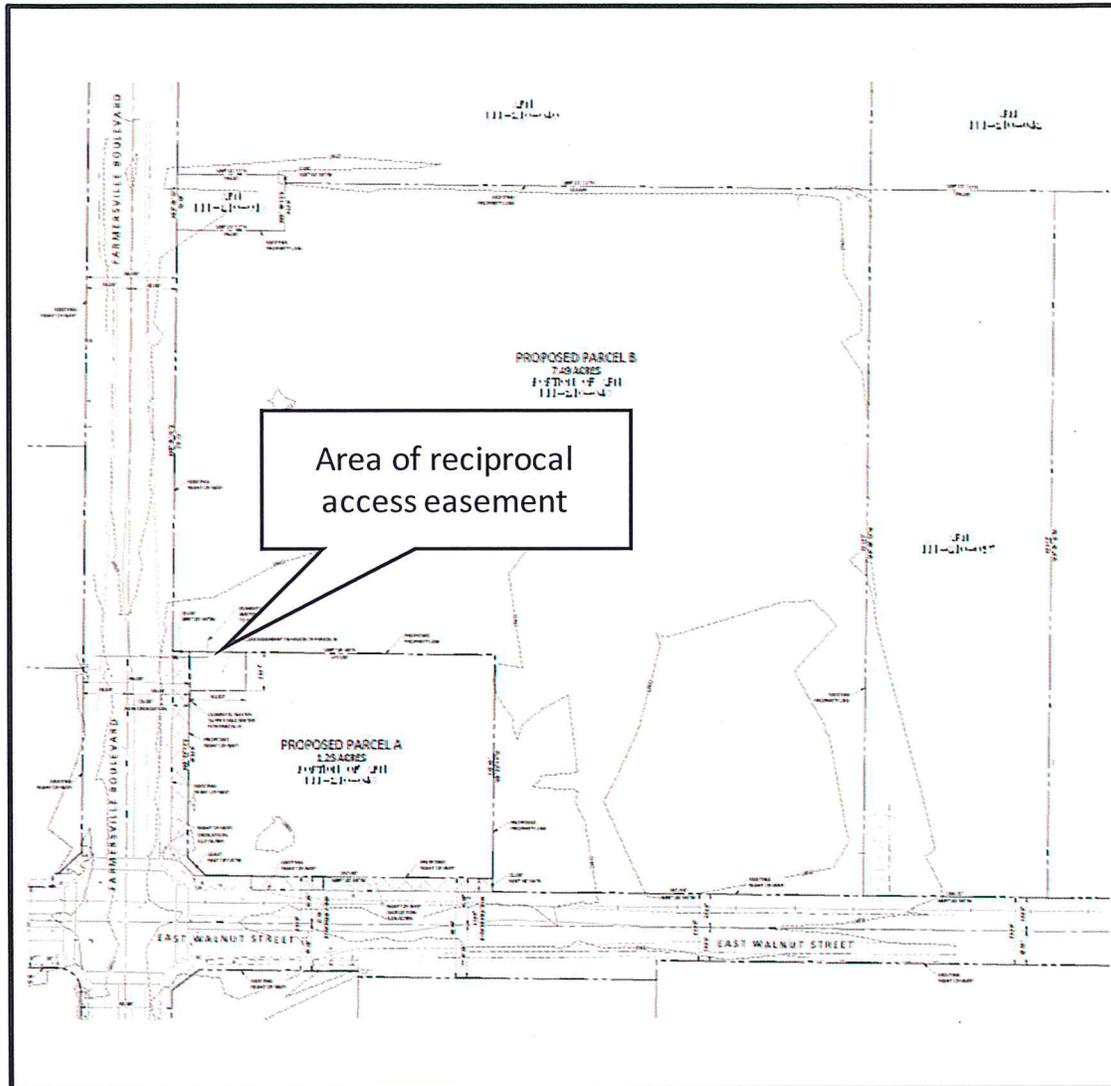
- Location Map
- Parcel Map
- Resolution 2016-11



Project Location  
Parcel Map 2015-01  
(Halferty Development)

Map No. 1  
City of Farmersville

**Exhibit 1: Parcel Map with Cross-Access area shown**



**BACKGROUND INFORMATION**

Report to Farmersville Planning Commission (11/9/2016)  
Amendment to Parcel Map 2015-01 (Halferty Development (Rite Aid))

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- Applicant/Property Owner: Halferty Development Co., LLC  
199 S. Los Robles Avenue #840  
Pasadena, CA 91101
- Location: The project site is located on the northeast corner of Farmersville Blvd and Walnut Avenue. The Assessor Parcel Number is 111-210-049.
- Request: The applicant is requesting an amendment to Parcel Map 2015-01 to eliminate the requirement for a reciprocal-access easement to allow direct travel between the Rite Aid site and future development to the north.
- Zone: The subject property is zoned CG (General Commercial). Adjacent properties are zoned as follows:  
  
East: County Agricultural zoning  
South: CG zone  
West: CS (Service Commercial) zone  
North: CG zone
- Standards: The CG (General Commercial) zone district permits a wide variety of commercial uses. General development standards are as follows:  
  
Lot size: 6,000 square feet, minimum  
Setbacks  
Front: 4 feet, minimum for building; parking lot must be set back at least ten feet  
Side: No requirement, except parking lot must be set back 10 feet  
Rear: No requirement  
Space between buildings on same lot: 10 feet, minimum  
Height: 40 feet, maximum  
Parking: For retail commercial uses one parking space per 300 square feet of building space is required.
- Gen. Plan: The subject site is designated "General Commercial" by the Land Use Map of the 2025 Farmersville General Plan. The CG zone is consistent with this designation.
- Land Use: The site is developed with a Rite Aid pharmacy and variety store. Surrounding land uses are as follows:  
  
North: Vacant land  
South: Commercial: Fast food restaurant  
East: Vacant land and single family dwellings

West: Commercial: Auto parts/repair and vacant land

Circulation: The site is bordered by Farmersville Boulevard and Walnut Avenue. Farmersville Boulevard is designated as an “Arterial” roadway in the Circulation Element of the General Plan, while Walnut is designated a Collector Street. The intersection of Walnut and Farmersville Boulevard is controlled by a traffic signal.

Infrastructure: The Rite Aid site is connected to City water and sewer systems. The site has a stormwater basin for drainage purposes.

Services: Police and fire protection is provided by the City of Farmersville.

Environ.: The project has been reviewed and determined to be exempt from review for environmental impacts under Section 15315 (Minor Land Divisions)

**Draft RESOLUTION 2016-11**

**BEFORE THE PLANNING COMMISSION  
CITY OF FARMERSVILLE  
COUNTY OF TULARE, STATE OF CALIFORNIA**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
FARMERSVILLE APPROVING AN AMENDMENT TO PARCEL MAP 2015-01  
(HALFERTY DEVELOPMENT (RITE AID)).**

WHEREAS, an amendment to Parcel Map was requested by Halferty Development Co., LLC 199 S. Los Robles Avenue #840, Pasadena, CA 91101 for Parcel Map 2015-01, located on the northeast corner of Farmersville Boulevard and Walnut Avenue. The Assessor Parcel Number is 111-210-049, and

WHEREAS, the parcel map created two parcels: Parcel "A" is situated in the southwest corner of the site and contains 1.25 acres; Parcel "B" covers the remainder of the site and contains 7.49 acres, and

WHEREAS, Condition #12 required the establishment of a reciprocal access easement between the two parcels to allow vehicles to transition from one parcel to the other, to reduce on street traffic and congestion as well as to improve air quality, and

WHEREAS, the Parcel Map was approved by the Planning Commission on November 18, 2015 and a final map was subsequently accepted by the City and recorded, and

WHEREAS, more recently the applicant has informed the City they have been unable to get the owner of Parcel B to agree to the reciprocal access easement. This has caused the Rite Aid Corporation to not accept the site (even though they have occupied the site), and

WHEREAS, Condition #12 reads as follows:

12. A reciprocal access easement shall be recorded on Parcel A allowing access between and across both parcels, along with recordation of the Tentative Parcel Map. A reciprocal access easement shall be required for Parcel "B" at the time a building permit is requested and shall conform to the approved east-west drive aisle entrance width and extend to the eastern edge of the proposed north-south drive isle.

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Amendment to Parcel Map 2015-01 (Halferty Development (Rite Aid))

WHEREAS, the Planning Department has prepared a staff report and environmental finding, and

WHEREAS, property owners within 300 feet of the subject site were notified of the Planning Commission's meeting and a public hearing notice was published ten (10) days prior to the Planning Commission's meeting, and

WHEREAS, the Planning Commission reviewed the proposed Parcel Map and accepted testimony.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this request:

1. The project is consistent with the Farmersville General Plan and the Farmersville Zoning Ordinance.
2. The project will not have a significant impact on the environment and is exempt from review under Section 15315 (Minor Land Divisions) of the Guidelines of the California Environmental Quality Act (CEQA).
3. The project will not have an adverse impact on the health, safety and welfare of residents in the neighborhood or community.

NOW, THEREFORE BE IT RESOLVED THAT an amendment to Parcel Map 2015-01, is approved subject to the following conditions:

1. Elimination of the reciprocal access easement on Parcel "A" and Parcel "B" is approved subject to the submittal of appropriate documents for review and acceptance by the City Engineer.
2. Final approval of the action is subject to payment for time and materials by the City Engineer.
3. The existing barricade and curb cut leading from the parking lot of Parcel A to Parcel B shall be retained to enable establishment of cross-access at that point in the future when Parcel B is developed.

Farmersville Planning Commission  
Resolution 2016-11  
Amendment to Parcel Map 2015-01 (Halferty Development (Rite Aid))

The foregoing resolution was adopted upon a motion of Commissioner \_\_\_\_\_,  
second by Commissioner \_\_\_\_\_, at a Special meeting of the Farmersville  
Planning Commission on the 9th of November, 2016, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Chairperson, Farmersville Planning Commission

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Secretary, Farmersville Planning Commission