



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION MINUTES  
REGULAR SESSION MEETING  
May 17, 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, Adam White, Leaca Caspari and John Klostermann were in attendance. Rachel Crist was not in attendance. Lance Hudson was not present due to being elected to City Council. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; Council liaison, Mike Henry; and City Attorney, Alan Lathrom.
- Michael 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)**

- None came forward to speak.

**III. PUBLIC HEARING**

- A. Public hearing to consider, discuss and act upon an application requesting a change in zoning on approximately 12 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 the back of 2144 West Audie Murphy Parkway., and generally located in the Farmersville West Addition, being a portion of Lot 1, out of the W.B. Williams Survey, Abstract-952, of Farmersville, Collin County, Texas.
- Chairman Helmberger opened the public hearing at 6:03 p.m.
  - Traci Gardner stated she is the owner and realtor of the property. She said they are setting the property up like a planned development. She indicated

the frontage of the property is zoned HC – Highway Commercial and she intends to bring in a medical facility, a hotel, restaurants and commercial retail. She said the development will be overseen by Alex Cavender and she wanted him to speak more regarding the details of the development.

- Alex Cavender, with Cavender Homes, stated they are planning to build 240 units on the 12 acre property with 2 to 1 parking spaces per unit. He explained they would have one and two bedroom units that would be market rates and approximately 1,300 – 1,800 square feet. He said they will be building them and selling them to a national apartment company.
- 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 6:05 p.m.
- Ben White stated it is a zoning case on 12 acres and the portion they are requesting to be multifamily sits back off of U.S. Highway 380 a bit.
- Joe Helmberger asked what the maximum height of the apartments could be.
- Alex Cavender stated they are only building a two story apartment complex. He said they have done a traffic analysis and they did not want to impact the traffic flow in the area.
- Ben White indicated the zoning ordinance allows for three stories.
- Sandra Green stated in the MF-2 zoning four stories are allowed.
- Leaca Caspari asked about access to the property.
- Traci Gardner explained she has three entrances onto the entire property currently. She indicated she has a shared use entrance to the west off of U.S. Highway 380 which will most likely be used for the multifamily. She stated that might change depending on the development site plan.
- Alex Cavender explained they will work with TxDOT to try and get a traffic light for the middle entrance off of U.S. Highway 380 to help with the flow of traffic.
- Traci Gardner stated she has an Atmos gas line that runs through her property and she is making that a nature walking path and will have it conform to the hike & bike trail plan of the city.
- Chairman Helmberger stated if the Commission recommended approval as MF-2 the owner could come back and build the apartment complex four stories high instead of two.
- Mike Henry asked since they are saying they are only going to build two stories, can the Commission place a caveat in the approval stating it can only be two stories.
- Chairman Helmberger stated they could not do that with straight zoning. He asked how many stories MF-1 allows someone to build.
- Sandra Green said three stories.
- Chairman Helmberger asked the owner why they did not apply for MF-1 instead of MF-2.

- Traci Gardner explained the zoning ordinance allows 24 units per acre with MF-2, while MF-1 allows 18. She said they could build up to 288 units, but they are keeping it at 240 to allow for parking and other items.
- Leaca Caspari asked why a planned development was not considered instead of a straight zoning.
- Traci Gardner explained the front of the property is already zoned HC – Highway Commercial and what they are wanting to place there is allowed. She said the only portion that was not an allowed use was the multifamily, and that is why they are asking for the rezoning on that portion which would make the development complete.
- Ben White stated planned developments allow the city to place restrictions on the property and straight zoning does not. He asked Sandra Green if a planned development zoning was discussed in meetings with the owner.
- Sandra Green explained the applicant was given both options of straight zoning and a planned development, but she chose to go with the straight zoning.
- Alex Cavender said the first business that was going to be built on the other parts of the property was the urgent care facility. He explained they would build up the businesses, then the apartments would be built along the way.
- Adam White asked what retail uses they were thinking about bringing to the site.
- Traci Gardner stated they are considering a hotel with a convention center, retail shopping centers, an ER care facility and restaurants.
- Chairman Helmberger stated the Future Land Use Map showed the property to be mixed use. He said there is nothing holding the applicant to the density and the two stories, so he asked if they would come back and do a planned development on the 12 acres they are proposing.
- Traci Gardner explained the back of the property has an eight feet drop down so they are going to build the commercial lots up higher than the apartments in the back and that is why they are only building them two stories high. She said she does not want to do a planned development because she has been approached to sell this property several times and for it to work it has to be multifamily in the back and commercial in the front. She said she does not feel she needs to zone the property as a planned development.
- Leaca Caspari stated legally the Planning & Zoning Commission cannot place restrictions on the property unless it is being zoned as a planned development. She said if they approve it as MF-2 the city has to live with that zoning on property as the zoning ordinance allows.
  - Motion to approve made by John Klostermann
  - 2<sup>nd</sup> was made by Adam White
  - All members voted in favor, except Michael Hesse who voted no

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

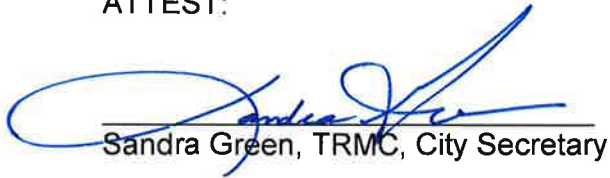
- A. Consider, discuss and act upon minutes from April 19, 2021.
- Motion to approve made by Leaca Caspari
  - 2<sup>nd</sup> was made by Michael Hesse
  - All members voted in favor
- B. Consider, discuss and act upon a concept plan for Lakehaven MUD.
- Ben White stated the original concept plan expired along with the preliminary plat. He explained they had to resubmit both items in order to move forward with the project. He said there were a few modifications from the plan that was previously submitted and approved. He stated the city engineer has recommended conditional approval until the Traffic Impact Analysis (TIA) has been completed.
    - Motion to conditionally approve until the traffic impact analysis is completed as noted in the letter by Dunaway/DBI dated May 13, 2021 made by Michael Hesse
    - 2<sup>nd</sup> was made by Leaca Caspari
    - All members voted in favor
- C. Consider, discuss and act upon a preliminary plat for Lakehaven MUD.
- Chairman Helmberger stated the plat is before the Commission again because it had previously expired.
    - Motion to conditionally approve until the traffic impact analysis is completed as noted in the letter by Dunaway/DBI dated May 13, 2021 made by Michael Hesse
    - 2<sup>nd</sup> was made by John Klostermann
    - All members voted in favor
  - Chairman Helmberger stated he was going to recuse himself due to a conflict of interest. He explained his firm completed the civil plans for the next item on the agenda.
- D. Consider, discuss and act upon a preliminary plat for the HCG Addition, Lot 1 & 2 Block A.

- Ben White stated this was another plat that expired due to inactivity on the project. He said they reapplied with the same information as before. He stated the letter from the city engineer was recommending approval.
  - Motion to approve made by John Klostermann
  - 2<sup>nd</sup> was made by Leaca Caspari
  - All members voted in favor

**V. ADJOURNMENT**

Meeting was adjourned at 6:31p.m.

ATTEST:

  
Sandra Green, TRMC, City Secretary

APPROVE:

  
Joe Helmberger, Chairman





May 13, 2021

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

RE: Lakehaven MUD, Concept Plan & Preliminary Plat  
Dated May 2021

Mr. White:

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The following items will need to be addressed prior to final approval.

A Traffic Impact Analysis (TIA) is required for a development of this size. The developer has indicated a TIA will be provided once they begin working on final engineering plans. Once received, any necessary traffic requirements would be addressed.

It is recommended that the Concept Plan and Preliminary Plat be conditionally approved pending the completion of the above mentioned items. Please contact me if you should have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads 'Jacob Dupuis'.

Jacob Dupuis, P.E.

118 McKinney Street // PO Box 606 // Farmersville, Texas 75442  
972.784.7777 | dunaway.com  
Firm Registration No: F-1114