

**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
SPECIAL CALLED MEETING
OCTOBER 26, 2015
6:30 P.M., COUNCIL CHAMBERS, CITY HALL**

I. PRELIMINARY MATTERS

- Call to Order, Roll Call, Prayer and Pledge of Allegiance

II. PUBLIC HEARING

- A. Public Hearing to consider, discuss and act upon a request to change the zoning on approximately 100.81 acres of land in the W.B. Williams Survey, Abstract No. 952, in the City of Farmersville, Collin County, Texas, from Planned Development (PD) District with Single-Family 3 (SF-3), Multi-Family 2 (MF-2) and Commercial (C) District uses to Planned Development District with Single-Family 2 (SF-2) District uses, Single-Family 3 (SF-3) District uses, Multi-Family 2 (MF-2) District uses and Commercial (C) District uses, and approving certain exceptions to the requirements established by the base zoning of the Single-Family 2 (SF-2) District and the Single-Family 3 (SF-3) District

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon Minutes from September 21, 2015 Regular P&Z Meeting and September 29, 2015 Special P&Z Meeting

IV. WORKSHOP

- A. Consider, discuss and review ordinances related to development in the City of Farmersville to:
- (1) Obtain greater value and enduring quality development projects within the City; and/or
 - (2) Evaluate the preferred density for residential and non-residential uses and a balance between lot size, road width, and the possible use of rear entry garages to lessen roadway congestion; and/or
 - (3) Evaluate possible changes to the minimum lot and development standards for new development with a focus on reducing the perceived negative impacts of small lot residential uses; and/or
 - (4) Evaluate the need for mandatory homeowner's associations or property owner's associations and their role in maintaining continuing and enduring quality following the build out of a particular development; and/or
 - (5) Evaluate roadway design widths and cross-sections together with the layout and potential future needs for roadways to serve the City.

V. ADJOURNMENT

The Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney).

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 October 23, 2015, by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 23rd day of October, 2015.



Bryce Thompson, Chairman



Edie Sims, City Secretary



TO: Planning and Zoning Commission

FROM: Ben White, City Manager

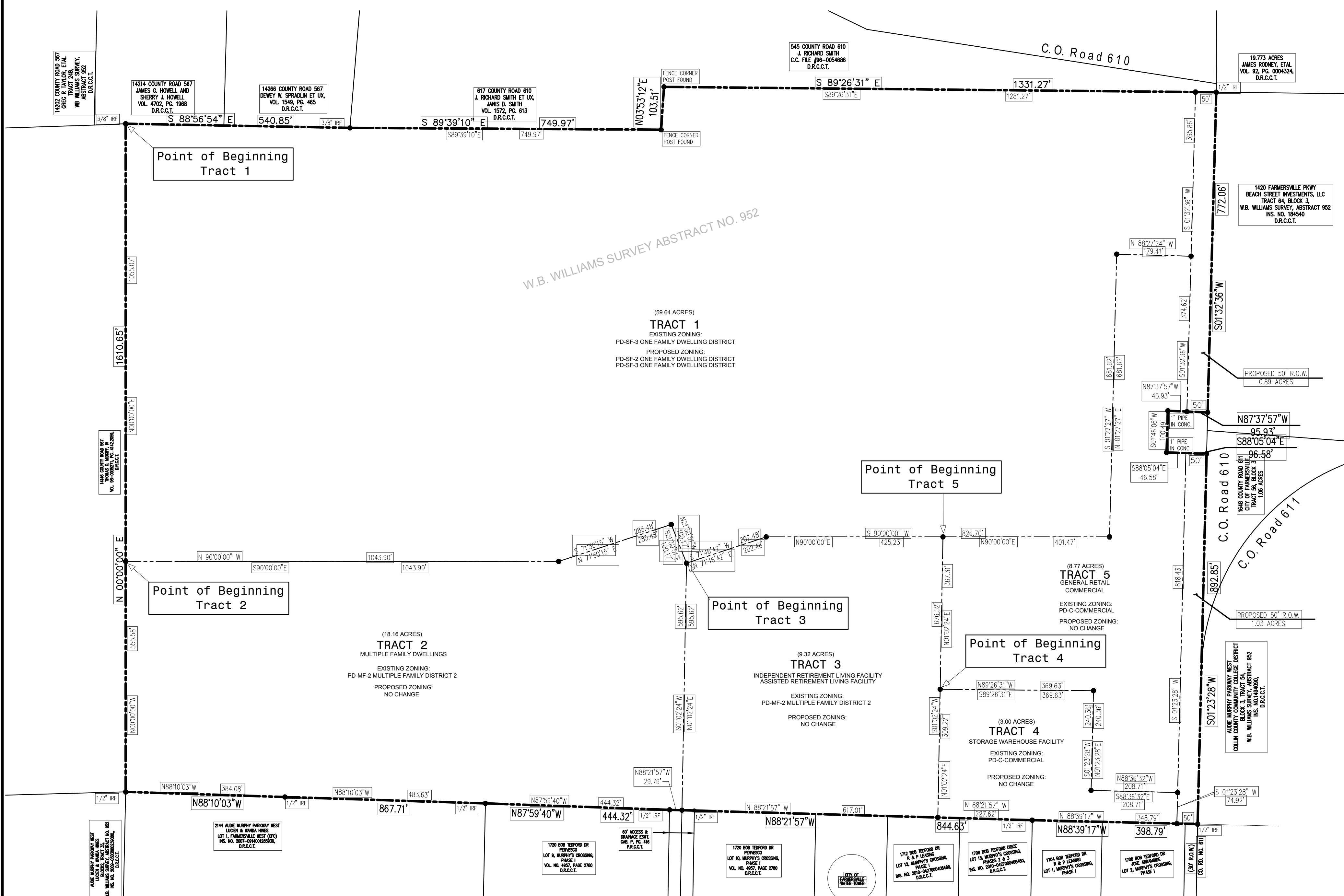
DATE: October 26, 2015

SUBJECT: Public Hearing to consider, discuss and act upon a request to change the zoning on approximately 100.81 acres of land in the W.B. Williams Survey, Abstract No. 952, in the City of Farmersville, Collin County, Texas, from Planned Development (PD) District with Single-Family 3 (SF-3), Multi-Family 2 (MF-2) and Commercial (C) District uses to Planned Development District with Single-Family 2 (SF-2) District uses, Single-Family 3 (SF-3) District uses, Multi-Family 2 (MF-2) District uses and Commercial (C) District uses, and approving certain exceptions to the requirements established by the base zoning of the Single-Family 2 (SF-2) District and the Single-Family 3 (SF-3) District

- A Zoning Exhibit will be delivered to the Commission for review. An electronic version is included with the P&Z Packet for public view.
- An ordinance is attached for review.

ACTION:

- 1) Open Public Hearing and call the time.
- 2) Ask for those FOR the zoning request to come forward.
- 3) Ask for those OPPOSING the zoning request to come forward.
- 4) Close the Public Hearing and call the time.
- 5) P&Z to discuss, approve or disapprove the zone request and make recommendation to City Council.



REQUESTED ZONING

PD-SF/MF/C
Camden Park In
Farmersville

Current Zoning:
This property is currently located in the City of Farmersville at the intersection of County Road 612 and 611. The property is currently zoned as Planned Development, SF-3 One Family Dwelling District, MF-2 Multiple Family District, C-Commercial.

Tract 1 (Single Family Dwellings, SF-2 and SF-3):

- A minimum of 50 conforming to SF-2 standards will be concentrated along the northern property line.
- Minimum home size will be 1,500 sq.ft.
- Maximum lot coverage will be 52%.

Tract 2 (Multiple Family Dwellings, MF-2):

- No zoning change

Tract 3 (Retirement Living Facilities, MF-2):

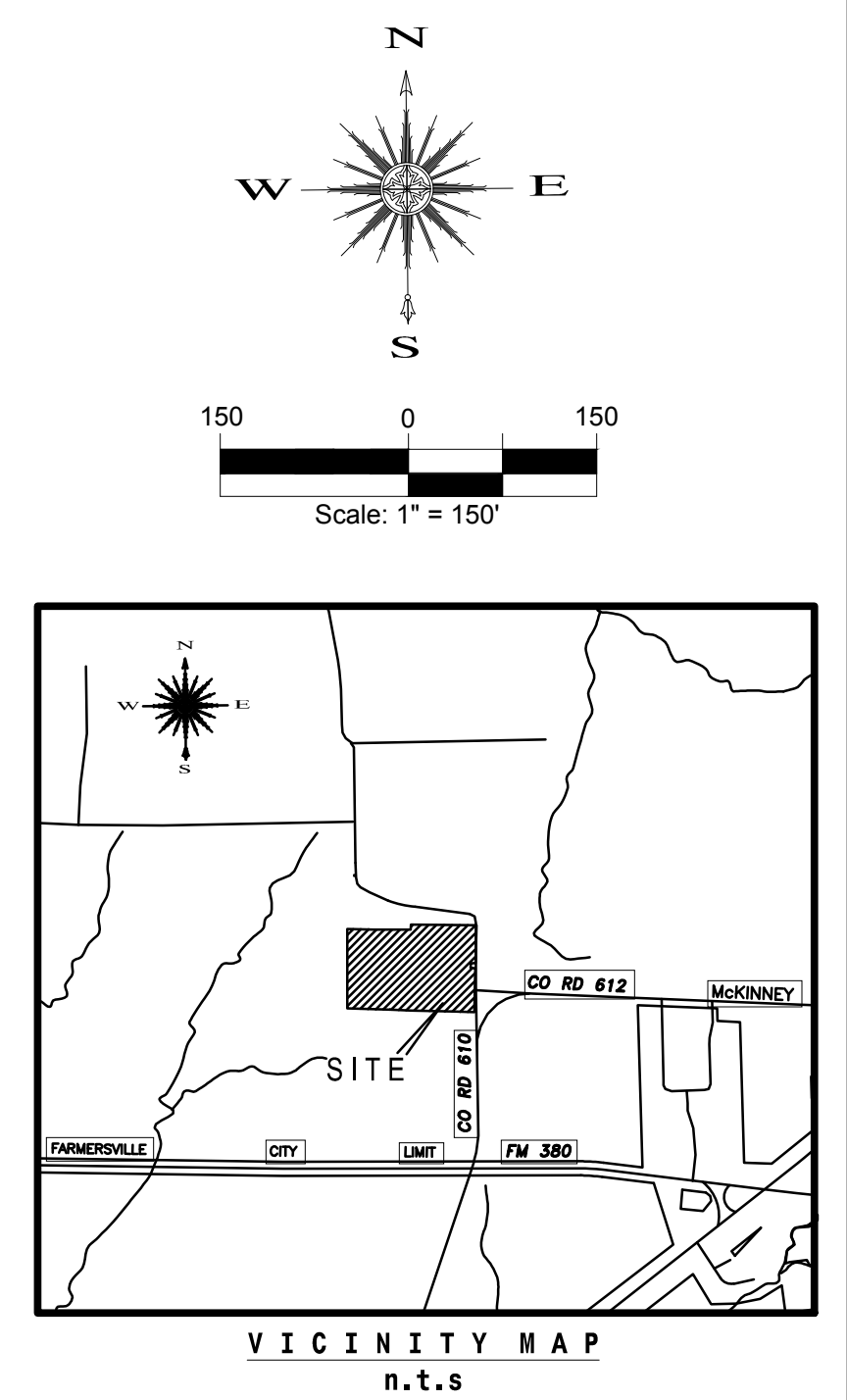
- No zoning change

Tract 4 (Storage Warehouse Facility, C):

- No zoning change

Tract 5 (General Retail, C):

- No zoning change



ZONING	EXISTING	EX. TRACT
Total Site	100.81 Acres	
Single Family 3-Zero Lot Line (SF-3)	55.11 Acres	Tract 1
Multifamily Dwellings (MF-2)	18.21 Acres	Tract 3
Retirement Living (MF-2)	10.30 Acres	Tract 4
General Retail (C)	15.27 Acres	Tract 2
Right-Of-Way Dedication	1.92 Acres	

ZONING	PROPOSED	PROP. TRACT
Total Site	100.81 Acres	
Combined Single Family 2 & 3 (SF-2 & SF-3)	59.64 Acres	Tract 1
Multifamily Dwellings (MF-2)	19.16 Acres	Tract 3
Retirement Living (MF-2)	9.32 Acres	Tract 4
Storage Warehouse (C)	11.77 Acres	Tract 2
General Retail (C)	8.77 Acres	Tract 5
Right-Of-Way Dedication	1.92 Acres	

Commercial (C) Design Standards:
This development plans to follow the City of Farmersville Comprehensive Zoning Ordinance #2004-01, Revised September 25, 2012.

Multi Family (MF-2) Design Standards:
This development plans to follow the City of Farmersville Comprehensive Zoning Ordinance #2004-01, Revised September 25, 2012.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Collin County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood). Map date June 2, 2009 Community Panel No. 48085C0320J subject lot is located in Zone X.

TRACT 1
BEING a part of a 100.81 acre tract of land situated in the W.B. Williams Survey, Abstract No. 952, in the City of FARMERSVILLE, as described by deed to SHG LAND INVESTMENTS OF FARMERSVILLE, LTD., as recorded in Instrument No. 2006-0530000726050 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and being more particularly described by the following metes and bounds:
BEGINNING AT A POINT for the northwest corner of said SHG Land Investments tract, same point being a 3/8" iron rod;
THENCE S 88°56'54" E, a distance of 540.85 feet;
THENCE S 89°39'10" E, a distance of 749.97 feet;
THENCE N 03°53'12" E a distance of 103.51 feet;
THENCE S 89°26'31" E a distance of 1281.27 feet;
THENCE S 01°32'36" W a distance of 395.86 feet;
THENCE N 88°27'24" W a distance of 179.41 feet;
THENCE S 01°27'27" W a distance of 681.62 feet;
THENCE N 90°00'00" W a distance of 826.70 feet;
THENCE S 71°46'42" West a distance of 202.48 feet;
THENCE N 21°30'51" W a distance of 100.17 feet;
THENCE S 71°50'15" West a distance of 285.48 feet;
THENCE N 90°00'00" W, a distance of 1043.90 feet;
THENCE N 00°00'00" W a distance of 1055.07 feet to the POINT OF BEGINNING and containing 2,597,918 square feet or 59.64 acres of land, more or less.

TRACT 2
BEING a part of a 100.81 acre tract of land situated in the W.B. Williams Survey, Abstract No. 952, in the City of FARMERSVILLE, as described by deed to SHG LAND INVESTMENTS OF FARMERSVILLE, LTD., as recorded in Instrument No. 2006-0530000726050 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and being more particularly described by the following metes and bounds:
BEGINNING AT A POINT for the northwest corner of Tract 2, same point being the southwest corner of Tract 1 out of said SHG Land Investments tract;
THENCE S 90°00'00" E a distance of 1043.90 feet;
THENCE N 71°50'15" E a distance of 285.48 feet;
THENCE S 01°02'24" E a distance of 595.62 feet;
THENCE N 87°59'40" W a distance of 444.32 feet;
THENCE N 88°10'03" W a distance of 483.63 feet;
THENCE N 88°10'03" W a distance of 384.08 feet;
THENCE N 00°00'00" W a distance of 555.58 feet to the POINT OF BEGINNING and containing 791,050 square feet or 18.16 acres of land, more or less.

TRACT 3
BEING a part of a 100.81 acre tract of land situated in the W.B. Williams Survey, Abstract No. 952, in the City of FARMERSVILLE, as described by deed to SHG LAND INVESTMENTS OF FARMERSVILLE, LTD., as recorded in Instrument No. 2006-0530000726050 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and being more particularly described by the following metes and bounds:
BEGINNING AT A POINT for the northwest corner of Tract 3, same point being on northeast corner of Tract 2, out of the SHG Land Investments tract;
THENCE N 71°46'42" E a distance of 202.48 feet;
THENCE N 90°00'00" E a distance of 425.23 feet;
THENCE S 01°02'24" W a distance of 676.52 feet;
THENCE N 88°21'57" W a distance of 617.01 feet;
THENCE N 01°02'24" E a distance of 701.82 feet to the POINT OF BEGINNING and containing 405,979 square feet or 9.32 acres of land, more or less.

TRACT 4
BEING a part of a 100.81 acre tract of land situated in the W.B. Williams Survey, Abstract No. 952, in the City of FARMERSVILLE, as described by deed to SHG LAND INVESTMENTS OF FARMERSVILLE, LTD., as recorded in Instrument No. 2006-0530000726050 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and being more particularly described by the following metes and bounds:
BEGINNING AT A POINT for the northwest corner of Tract 4, same point being on the east line of Tract 3 and also being the southwest corner of Tract 5 out of said SHG Land Investments tract;
THENCE S 89°26'31" E a distance of 369.63 feet;
THENCE S 01°23'28" W a distance of 240.36 feet;
THENCE S 88°36'32" E a distance of 208.71 feet;
THENCE S 01°23'28" W a distance of 74.92 feet;
THENCE N 88°39'16" W a distance of 348.79 feet;
THENCE N 88°21'57" W a distance of 227.62 feet;
THENCE N 01°02'24" E a distance of 309.22 feet;
to the POINT OF BEGINNING and containing 130,680 square feet, 3.00 Acres, more or less.

TRACT 5
BEING a part of a 100.81 acre tract of land situated in the W.B. Williams Survey, Abstract No. 952, in the City of FARMERSVILLE, as described by deed to SHG LAND INVESTMENTS OF FARMERSVILLE, LTD., as recorded in Instrument No. 2006-0530000726050 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and being more particularly described by the following metes and bounds:
BEGINNING AT A POINT for the northwest corner of said Tract 5, same point being the northeast corner of said Tract 3, same point being a point on south line of Tract 1, out of the SHG Land Investments tract;
THENCE N 90°00'00" E distance of 401.47 feet;
THENCE N 01°27'27" East a distance of 681.62 feet;
THENCE S 88°27'24" East a distance of 179.41 feet;
THENCE S 01°32'36" W a distance of 374.62 feet;
THENCE N 87°37'57" W a distance of 45.93 feet;
THENCE S 01°46'06" W a distance of 100.49 feet;
THENCE S 88°05'04" E a distance of 46.58 feet;
THENCE S 01°23'28" W a distance of 818.43 feet;
THENCE N 88°36'32" W a distance of 208.71 feet;
THENCE N 01°23'28" E a distance of 240.36 feet;
THENCE N 89°26'31" W a distance of 369.63 feet;
THENCE N 01°02'24" E distance of 367.313 feet;
to the POINT OF BEGINNING and containing 382,021 square feet, 8.77 Acres, more or less.



Residential Lots,
1 Multi-Family Tract
Commercial/Retail Lots & Open Spaces
ZONING EXHIBIT

Camden Park

A 100.81 ACRE TRACT OUT OF THE
W.B. WILLIAMS SURVEY, ABSTRACT NO. 952,
BLOCK 2, TRACT 53
CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER :
SHG LAND INVESTMENTS OF FARMERSVILLE, LTD.
9400 N. Central Expy, S. 404
Dallas, Texas 75235
972.479.8724

ENGINEER :
Crannell Crannell & Martin
Engineering Corporation
TBPE FIRM #605
2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633



TO: Planning and Zoning Commission

FROM: Ben White, City Manager

DATE: October 26, 2015

SUBJECT: Consider, discuss and act upon Minutes from September 21, 2015 Regular P&Z Meeting and September 29, 2015 Special P&Z Meeting

- Minutes are attached for review.

ACTION: Approve or disapprove the minutes as presented.

FARMERSVILLE PLANNING & ZONING COMMISSION
REGULAR SESSION MINUTES
September 21, 2015

The Farmersville Planning and Zoning Commission met in regular session on September 21, 2015 at 6:32 p.m. at the City of Farmersville Council Chambers with the following members present:, Bryce Thompson, Mark Vincent, Sarah Jackson-Butler, Charles Casada, Todd Rolan and Chad Dillard. Commissioner absent was Craig Overstreet. Staff members present were City Attorney Alan Lathrom and City Secretary Edie Sims. Council Liaison John Klostermann was present.

CALL TO ORDER AND RECOGNITION OF CITIZENS/VISITORS

Chairman Bryce Thompson called the meeting to order at 6:32pm. Edie Sims called roll and announced that a quorum was present. Edie Sims offered the invocation and led the audience in the Pledge of Allegiance to the American and Texas Flags.

Item II – A) PUBLIC HEARING TO CONSIDER, DISCUSS AND ACT A SPECIFIC USE PERMIT ON A LEASE SPACE LOCATED ON BLOCK 1, TRACT 92 OF THE D.J. JAYNES SURVEY, ABSTRACT NO. 471, AND WHICH LEASE SPACE IS MORE COMMONLY KNOWN AS 1055 WEST AUDIE MURPHY PARKWAY, SUITE 133, FARMERSVILLE, COLLIN COUNTY, TEXAS, FOR THE OPERATION OF A BANQUET/MEETING HALL

Chairman Bryce Thompson opened the Public Hearing at 6:34pm and asked for those FOR the Specific Use Permit to come forward. With no one coming forward, Mr. Thompson asked for those OPPOSING the Specific Use Permit to come forward. With no one coming forward, Mr. Thompson closed the Public Hearing at 6:34:50pm.

The Commission discussed this item with Todd Rolan questioning the maximum capacity of the space. City Manager Ben White replied the Fire Marshal sets the capacity and will be part of the process before the operator opens their business. Mark Vincent questioned if a sprinkler system is installed and the area is safe. Mr. White stated the Fire Marshal will confirm that all requirements will be met before the occupant can open their business. Charles Casada questioned if the number of parking spaces to be provided will be sufficient for all the businesses in the complex. Mr. White extended information regarding a church being located in this facility and there were more vehicles for that building space use than what will be for the requestors use.

Todd Rolan stated the drawing does not correctly reflect the appropriate location of the driveway. Chad Dillard expressed concerns and would like to limit the hours of operation. Sarah Jackson-Butler stated she had concerns if alcohol was on the premises and preferred a requirement for security. Todd Rolan expressed concern of the floor space for tables. Mr. White stated this too shall be the responsibility of the Fire Marshal's Office regarding the design and use of the space.

Sarah Jackson-Butler motioned to approve the Specific Use Permit conditioned upon limiting the hours of operation to no later than midnight and requiring security when alcohol is on the premises. Mark Vincent seconded the motion. Motion passed 4 to 1 with Todd Rolan opposing.

Item II – B) PUBLIC HEARING TO CONSIDER, DISCUSS ACT UPON A REQUEST TO CHANGE THE ZONING ON APPROXIMATELY 100.81 ACRES OF LAND IN THE

W.B. WILLIAMS SURVEY, ABSTRACT NO. 952, IN THE CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS, FROM PLANNED DEVELOPMENT (PD) DISTRICT WITH SINGLE-FAMILY 3 (SF-3), MULTI-FAMILY 2 (MF-2) AND COMMERCIAL (C) DISTRICT USES TO PLANNED DEVELOPMENT DISTRICT WITH SINGLE-FAMILY 3 (SF-3) DISTRICT USES, MULTI-FAMILY 2 (MF-2) DISTRICT USES AND COMMERCIAL (C) DISTRICT USES, AND APPROVING CERTAIN EXCEPTIONS TO THE REQUIREMENTS ESTABLISHED BY THE BASE ZONING OF SINGLE-FAMILY 3 (SF-3) DISTRICT

Chairman Thompson opened the Public Hearing at 6:44pm and asked for those FOR the zoning request to come forward. Jeff Crannell, engineer for the development, came forward stating the zoning change proposed will allow Single-Family 3 (SF-3) zoning on 2/3 of the site. The current zone from 2012 for 55+ residents is not a strong enough market therefore the request is for straight SF-3 with no changes from our current SF-3 requirements. There have been minor tweaks, but all the City's requirements have been met. On the north corner of the property, a detention pond was included with an open space area. The project is very large and hope for a positive impact to Farmersville. A regional lift station will be installed off the property and on Highway 380 to serve far more people than will be in the development. Mr. Crannell continued the plan is simple and meets all the City's ordinances.

Chairman Thompson questioned the acquisition of the Texas New Mexico property for an entry into the subdivision. This has not been purchased to date. Mr. Crannell explained there are 2 points of access and the development can be built without the "stub"; but at a later date the "stub" will be a third point of access as there is plans to purchase the TNMP property. Charles Casada asked why this portion has not been already purchased since the last approval in 2012. With only 50' of the property being utilized and the remainder will go into right-of-way, this property will be the last portion to be purchased upon an approved plan. Mr. Casada continued his questions regarding the change from 55+ restricted development to a non-restricted development. Mr. Crannell stated he is expecting some active adults to purchase homes, but the developer does not want to preclude others from living in this subdivision. The zoning of certain areas was questioned, whether remaining the same from the 2012 approved plan or not. Mr. Crannell stated the southern half of the property is remaining the same zoning from 2012.

Chairman Thompson asked for anyone else to come forward who is FOR the zoning change. With no one coming forward, Mr. Thompson asked for those OPPOSING the zoning change. Diane Piwko, residing at 200 McKinney Street, came forward stated she has attended Planning & Zoning meeting from the beginning of this project. There are issues with low drainage, city services and school being impacted. Now with smaller homes there will be more children and a limited income development. Ms. Piwko questioned why impact studies are not being required. Farmersville deserves better and needs SF-2 to be prosperous and not have starter neighborhoods. There needs to be homes that will encourage long term business owners. If these are the bare minimum standards, then the standards need to be improved.

Gwen Reynolds, residing at 5258 CR 660, stated one of the two of the principle parties for this development goes by the name of Ted Zadeh, which is real name is Mohammed Akhavizadeh. President Obama is focusing on North Texas for refugee

relocation for Muslims. Camden Park is a low income housing development. With this many homes, the economics of Farmersville will change. These homes will turn into rent houses and is not advantageous for Farmersville to build this way. Look at the development at Highways 78 and 205 in Lavon. We don't need that type of development in Farmersville. How do fire trucks get down streets? This is a bad idea, especially at this time. There has not been enough research and this is not beneficial to Farmersville. Why are we doing this to Farmersville and our kids? Is money that important?

Richard Smith, residing at 617 CR 610, stated he owns two pieces of property that adjoin the northern side of this development. Mr. Smith stated he is against the exceptions or variances. When the property was originally platted, the design was for 300+ homes and has changed to consolidate single family dwellings on 56 acres rather than 77 acres. The plans have now changed to build on 60% of the lot versus what the City's Subdivision Regulations require. In 2012, with variances, the revisions would have deed restrictions for age 55+ and now the restrictions are being lifted. The City does not have the funds to improve Farmersville Parkway and there is no guarantee the College will build on their property. Another issue is sewer capacity whether it is adequate for this amount of population. Mr. Smith stated he understood the City is working with North Texas Municipal Water District for a regional wastewater treatment facility. However, nothing has been started and how many houses will go up before a sewer plant is built. What fines must the City pay for problems brought by this development? Mr. Smith requested the Commission to reject this plat.

Bryce Thompson asked Mr. Smith if he had been contacted regarding drainage issues on his property that would come from this development. Mr. Smith stated no.

Randy Smith, residing at 508 CR 610, stated he concurred with the previous statements and added traffic is a big problem along with the impact of the school system. With 18 acres dedicated for multi-family, how many units will be built? With the City's current sewer situation, how will a liftstation accommodate all the zones presented? What about emergency services? Since the 2012 proposal will no longer be in place and the developer is proposing the 2006 proposal, it seems there are numerous proposals without approvals. Mr. Smith stated he agreed Farmersville does not need entry level housing. When the project is finished and the density as shown, how many will build high end homes? There is also a concern of rental properties.

Bryce Thompson asked Mr. Smith if he had been contacted regarding drainage issues on his property that would come from this development. Mr. Smith stated no.

With no one else coming before the Commission in opposition of the zoning request, Chairman Thompson closed the Public Hearing at 7:11:58pm.

City Attorney Alan Lathrom suggested re-opening the Public Hearing to allow a rebuttal and address the issues brought forward during the Public Hearing. Chairman Thompson re-opened the Public Hearing at 7:12:59pm. Jeff Crannell, engineer for the development, came forward stating he has asked Mr. Richard Smith to meet with him on site and will work with all the adjoining property owners. With exception of the minimum lot sizes, no requirements in the SF-3 zone have been changed.

There will be an impact on the traffic, and yes, let's hope so stated Mr. Crannell. That is why there was a change from the age restriction as the market does not show a higher need for that type of development. Mr. Crannell stated he has also spoke with

the Midkiff's, who are directly west of the development property, regarding the drainage concerns. Mr. Crannell stated he is happy to meet with anyone having concerns at any time. Market studies show smaller square footage is the desired home. If a homebuyer wants a smaller home, or a larger home, all demands can be made. The homes will be built for homeowners; however cannot stop people from buying investment properties as rental properties. The development is to build new homes and follow all the ordinances. The school has not been approached as of yet. With the development, there is great hope to improve the sewer system. The plan is for a nice neighborhood.

Chairman Thompson asked if impact studies were done regarding sewer, traffic and schools. Mr. Crannell stated the sewer will be impacted and will be placed along Highway 380 to positively impact the City. City Manager Ben White stated our wastewater system is currently having infiltration problems. If those issues are solved, this will increase our capacity to 68-70%. The City cannot grow much beyond our wastewater treatment capacity, but planning is underway. A traffic analysis will be done where the City wants to expand. Mr. Crannell stated services are added upon the need, such as firefighting. Mr. White indicated Farmersville Fire has the largest fire district in Collin County. The City does not have control over the growth within the fire district. Tax dollars are received to help cover the costs of this growth. Mr. White further stated the Police Chief and Fire Chief have reviewed the proposed plans and did not have comment.

Mr. Crannell stated regarding the school system, the developer will work with the schools to coordinate as well once the Concept Plan has been approved for Farmersville ISD to understand and start planning for the impact. Once zoned, FISD can review and prepare for the growth. Superintendent Adams has previously stated schools will be built to meet the need according to Mr. White. Currently all the information is concept exploration.

Todd Rolen stated we cannot place ourselves in the same situation as in Lincoln Heights with the streets. Mr. White stated as presented, the streets meet the current ordinance. Charles Casada stated he would like to see how the property is being zoned before he voted. Mr. White stated the proposal is before the Commission and it meets our current regulations and standards for zoning. The proposal placed before the Commission would replace the current zoning as it stands from 2012.

Mr. Crannell stated he realizes the Commission would prefer larger lot sizes and increase the minimum dwelling to no less than 1,200 square feet to allow larger homes which changes the lot coverage. Some corner lots will have issues due to set backs on two sides. Chairman Thompson stated he was all for the project, but now has concerns and not ready to go forward. City Attorney Alan Lathrom stated with a planned development, the base zoning requirements can be modified and changed to increase the lot depth from 90-100' for a deeper lot.

Charles Casada motioned to disapprove the zoning with Chad Dillard seconding the motion. Motion carried unanimously.

City Attorney Alan Lathrom informed the Commission the applicant can appeal if desires and their case has been placed on the agenda for the City Council. P&Z's recommendation will be forwarded to Council for their meeting tomorrow night.

Item III – A) CONSIDER, DISCUSS AND ACT UPON MINUTES FROM AUGUST 24, 2015 SPECIAL P&Z MEETING

Sarah Jackson-Butler motioned to approve the minutes as presented with Todd Rolen seconding the motion. Motion carried unanimously.

Item III – B) CONSIDER, DISCUSS AND ACT UPON A PRELIMINARY PLAT FOR CAMDEN PARK, A PLANNED DEVELOPMENT, CONTAINING APPROXIMATELY 100.81 ACRES OF LAND IN THE W.B. WILLIAMS SURVEY, ABSTRACT NO. 952, IN THE CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS

Sarah Jackson-Butler motioned to disapprove the Preliminary Plat for Camden Park with Todd Rolen seconding the motion. Motion carried unanimously.

Item III – C) CONSIDER, DISCUSS AND ACT UPON A FINAL PLAT INCIDENT TO THE POSSIBLE REPLATTING OF ALL OR PORTIONS OF LOTS 1 THROUGH 5, BLOCK A, OF THE ADVANCED FIXTURES ADDITION, BEGIN APPROXIMATELY 25.382 ACRES OF LAND IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 448, IN THE CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS

City Manager Ben White introduced owner Tony Ewing, and Kaley Bueth representing Kimley-Horn, engineering firm for the project. Mr. White stated the plans have been reviewed and meet all the City's requirements. There are two existing buildings on the property and a proposed third building. Fire lanes are in the middle of Lot 5 which provide fire lane access to all lots. Todd Rolen questioned the distance between the Lot 5 and the train tracks. Mr. White stated it was close to 500' distance,

Commissioners asked if plans are made for Lots 1-4 which face Highway 380. Ms. Bueth stated she is not aware of any plans at this time. Charles Casada stated this plan adds to the Industrial Park and is zoned and developing. The plan does not change the current zoning. Mark Vincent stated this will be an asset so long as all requirements are met and therefore motioned to approve the Final Plat as presented. Chad Dillard seconded the motion. Motion carried unanimously.

Item IV) WORKSHOP: CONSIDER, DISCUSS AND ACT UPON REVIEWING THE COMPREHENSIVE PLAN, THE THOROUGHFARE PLAN AND THE SUBDIVISION ORDINANCE TO: 1) CONSIDER POSSIBLE ADJUSTMENTS AND CHANGES TO SUCH DEVELOPMENT REGULATIONS TO BETTER ACCOMMODATE NEW DEVELOPMENT PROVIDING VALUE AND ENDURING QUALITY TO THE CITY; 2) MODIFY DEVELOPMENT REGULATIONS REGARDING THE DENSITY OF PROPOSED DEVELOPMENT PROJECTS AND IDENTIFYING A BALANCE BETWEEN LOT SIZE, ROAD WIDTH, AND THE POSSIBLE USE OF REAR ENTRY GARAGES TO LESSEN ROADWAY CONGESTION; 3) CONSIDER POSSIBLE CHANGES TO THE MINIMUM LOT DIMENSIONS FOR NEW DEVELOPMENT WITH A FOCUS ON REDUCTING THE PERCEIVED NEGATIVE IMPACTS OF SMALL LOT RESIDENTIAL USES; 4) CONSIDER POSSIBLE CHANGES REGARDING HOMEOWNER'S ASSOCIATIONS; AND 5) REVIEW AND CONSIDER POSSIBLE CHANGES TO THE LAYOUT OF ROADS IN THE THOROUGHFARE DEVELOPMENT PLAN TO AVOID UNUSABLE REMNANTS OF LAND

City Manager Ben White stated the overall need is to get direction and to start working on sections with proposals for changes. The first section the Commission requested to address is lot sizes. Mr. White stated together the Commission can concentrate on the tables and offer suggestions. One such suggestion was removing SF-3 altogether. Mr. White stated he will investigate other cities and present

information with similarities to Farmersville. Prosper may be a good example. Right-of-way widths will also be discussed with the lot sizes. Mr. White questioned if the Commission wanted to review residential only or to branch into other dimensions and densities, especially for Multi-Family. Charles Casada stated he would prefer to focus on one area and have it perfected before going on to another segment. The Commission agreed to work on residential as a whole first.

Cities to be researched are Murphy, Rockwall, Prosper, Anna and McKinney.

Sarah Jackson-Butler asked if Mr. Klostermann, Council Liaison for the P&Z, could request adding a P&Z Commissioner to the Zoning Board of Adjustment. City Attorney Alan Lathrom indicated we cannot circumvent State Law. No other board member may sit on the Zoning Board of Adjustment.

Item III) ADJOURNMENT

Chairman Bryce Thompson adjourned the meeting. Commission adjourned at 8:11:49pm.

ATTEST:

Chairman Bryce Thompson

Eddie Sims, City Secretary

FARMERSVILLE PLANNING & ZONING COMMISSION
SPECIAL SESSION MINUTES
September 29, 2015

The Farmersville Planning and Zoning Commission met in special session on September 29, 2015 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Sarah Jackson-Butler, Craig Overstreet, Charles Casada, Todd Rolen and Chad Dillard. Commissioners absent was Bryce Thompson and Mark Vincent. Staff members present were City Manager Ben White, City Attorney Alan Lathrom, Police Chief Mike Sullivan, Librarian Trisha Dowell and City Secretary Edie Sims. Council Liaison John Klostermann was present.

CALL TO ORDER AND RECOGNITION OF CITIZENS/VISITORS

Vice-Chairman Todd Rolen called the meeting to order at 6:34pm. Edie Sims called roll and announced that a quorum was present. Craig Overstreet offered the invocation and led the audience in the Pledge of Allegiance to the American and Texas Flags.

Item II – A) WORKSHOP DISCUSSION WITH THE OWNER/DEVELOPER TEAM AND CITY STAFF REGARDING THE EXISTING ZONING AND PERMISSIBLE DEVELOPMENT THEREUNDER OF APPROXIMATELY 100 ACRES OF LAND THAT IS GENERALLY SITUATED NORTH OF US HIGHWAY 380 AND WEST OF COUNTY ROADS 610 AND 611 AND LOCATED IN THE W.B. WILLIAMS SURVEY, ABSTRACT A952, TRACT 53, BLOCK 2 OF FARMERSVILLE, COLLIN COUNTY, TEXAS, COMMONLY REFERRED TO AS CAMDEN PARK (“PROPERTY”); THE OWNER/DEVELOPER’S PROPOSED DEVELOPMENT FOR THE PROPERTY; AND, RELATED IMPROVEMENTS

City Manager Ben White came before the Commission to give information that would hopefully help provide understanding of the lot sizes. By using current standards, a drawing to scale provided the maximum building lot coverage, rear, front and side yard setbacks, lot depth, lot width, street width, right-of-way line, utility zones and typical vehicle sizes on the roadway all for Single Family 3 (SF-3) zoning. The drawing depicted a lot area of 4,500 square feet. The minimum lot area for SF-3 is 5,000 square feet. Another drawing showed the same measurements for Single Family 2 (SF-2) zoning where the lot shown was 6,000 square feet and the minimum lot area for SF-2 is 7,200 square feet. Further drawings depicted the SF-3 lot on a collector street, a major thoroughfare sidewalk placement, secondary thoroughfare sidewalk placement, collector roadway sidewalk placement, residential sidewalk placement, the proposed SF-3 lot in Camden Park on a residential street and a residential estate street sidewalk placement.

The drawings were to show the Commission what a SF-3 zoned lot looks like with minimal dimensions. A minimum lot is 50'x100' = 5,000 square feet. Prior to the meeting, several existing streets were measured back of curb to back of curb. North Main and Maple Streets were both 27' wide. Jouette Street is 24' wide where Meadowview and College Streets are 28' feet wide. Sidewalks are required in all new developments. This information was given as the lot and street widths were an issue from the last P&Z meeting.

The last approval for Camden Park was 2012. Currently, the developer could build to the approved 2012 specifications. The developer is proposing a lot measured 40'x80'; however 50'x100' meets the square footage requirement. The biggest difference was the building percentage. The zoning was approved in 2012 with the planned development structured for a different product.

Todd Rolen stated the two streets for ingress/egress is not realistic access for the proposed traffic. Jeff Crannell, engineer for the development, stated the access points were proposed with the plan to purchase the Texas New Mexico Power property before the Final Plat. Charles Casada brought up the TNMP property is not annexed into the City and would need to follow that process before being included in the Planned Development.

Jeff Crannell stated he appreciated the Commission having the workshop so options could be discussed to allow future variations and listen to issues which will hopefully find conclusions to those issues. Mr. Crannell further stated the development is not a spec development and has been properly laid out to meet all the City's codes and guidelines. The original plat was for 333 multi-family homes and restricted so not to build out for quite some time. The reason the development has changed is due to the market for a 55+ adult living is not as strong as predicted. The Commission has asked for larger houses and an open space area. The developer went back to the drawing board and made modifications to accommodate these requests.

Mr. Crannell further explained the use of the TNMP property to be 75% right-of-way and the 100'x100' land has a contract presently, but the owner will not move forward until the City has offered an approved plan in order to move forward. Again Mr. Crannell thanked the Commission for the informal meeting to allow issues to be presented.

Craig Overstreet expressed concern of having mixed use and changing to almost all SF-3. Also the Commercial zone along the right-of-way is concerning. Adjacent land owners have expressed their concerns regarding drainage. This is the largest development this City has seen and it needs character. Mr. Overstreet stated the straight streets are a problem if Lincoln Heights is mirrored. The original plan had curvature and Mr. Overstreet expressed the need to have more SF-2 lots.

Jeff Crannell stated he and the developer will follow all the ordinances and laws regarding the drainage. Early on, the development was designed with detention ponds. Mr. Crannell continued there are 3 points of access planned; 1) off Highway 380 through the Industrial Park (which Mr. Crannell stated he felt would be the heaviest used); 2) CR 610; and 3) through the currently owned TNMP property on CR 610. The street widths are standard in most cities which is 29-31'. The proposed plan is more flexible with smaller lots with a front garage entry. A width of 50' is a standard width. Again Mr. Crannell asked for guidance from the Commission.

Charles Casada stated the street widths in Lincoln Height are not at current standards. Mr. White informed the Commission Lincoln Heights was developed before the current standards were in place. City Attorney Alan Lathrom stated the lot sizes are the same but the right-of-way was amended in 2007. Jeff Crannell stated when the plan was redeveloped in 2012, the hope was to have a 55+ adult living development, but this product is now not marketable as it once was thought. The development presented matches what other cities are developing including Princeton, McKinney, Anna and

Waxahachie where Mr. Ted Zadeh is developing. Mr. Crannell stated he can add a percentage of SF-2, but asked the Commission to give what percentage would be better received. He further continued that lot sizes do not generate the price but the homes do. The home size is what people want to buy. There will be two builders in this development with varying products. Chad Dillard questioned if the SF-2 lots would be sprinkled throughout the development or have a designated area. To have the best impact, Mr. Crannell stated it would be more beneficial to have an area zoned for SF-2, especially along the northern border.

City Manager Ben White indicated a lot on Waterford was 72'x100' with the right-of-way at the curb and no allotment for sidewalks or a place for utilities. There is no setback right-of-way room. The lots are wider and equivalent to the SF-2 widths on the Camden Park plat. The lots are shorter but wider and sidewalks are built on private property.

Currently, there is 35' from the front of the house to the curb. 4 cars can park in the driveway but the sidewalks get taken. Todd Rolen stated he is not for SF-3 for the whole development. Jeff Crannell stated he could arrange the northern border as SF-2 with lots 60'x120'. The southern part of the development would remain commercial.

Craig Overstreet expressed concern of overloading CR 610 with the traffic impact. Mr. White stated one of the two connections on CR 610 would have a traffic light at some point. TxDOT would not entertain installing another light on Highway 380 since the intersection would be so close to the existing light. Mr. Crannell stated the development is not a gated community and he does expect people would travel through the development to connect with Highway 380. Chad Dillard asked if it made sense to increase the lot sizes. Mr. Crannell stated whatever was left would go to an open space area.

Charles Casada was concerned of the acreage difference from 2012 to the current plan regarding commercial. It seems the commercial area is more than residential. Mr. Crannell stated 20 acres has been dedicated for commercial zoning which is slightly less than the original plan in 2006 which had 23 acres. Discussions were held as the possible types of commercial properties that could be built including health care facilities, independent living, and professional offices. It is expected to have one developer for the commercial properties.

Owner and developer Ted Zadeh came before the Council stating he is offering a better product. When asked to build larger homes, he contracted with a national builder. Mr. Zadeh expressed he would prefer to receive a positive direction from the P&Z, but if not, will work with what has already been approved. Competitive is the key and right now, Farmersville must be competitive with Princeton. Mr. Zadeh stated he thought by decreasing the density and offering an attractive product by a national builder the City of Farmersville would be pleased to move forward with this development. Per the conversations, there may not be a choice but to go back with the approved plans from 2012. The problem with those plans remain with the market. A development for 55+ adult seniors is not as prominent as it was in 2012. Mr. Zadeh also stated he has an offer to Texas New Mexico Power for \$12,000 to purchase their property but will not further the purchase until he has an approved plan. The property would then be turned around and donated as right-of-way and will ultimately be useless to him.

Mr. Zadeh further stated the community will eventually grow which will include schools who will build as the need occurs. A skilled nursing facility is now built and Mr. Zadeh expressed he would like to bring doctors to this area.

Charles Casada stated the zoning as approved is for 55+ adult living and was to be regulated from now on; now the zoning has a request to change. Mr. Zadeh stated he might start with 30 homes versus 100. Maybe even some structures could be duplexes. Mr. Zadeh is proposing houses under \$100,000 and is able and ready to spend money in Farmersville. Craig Overstreet offered a discussion item regarding the multi-family zoning. Mr. Zadeh stated this is a different phase of the development and is not under the initial direction. Mr. Zadeh expressed this development will bring \$25,000,000 tax base into the City, but it may take 6-8 years to build out with the approved 55+ age restricted zoning. Mr. Zadeh continued if the zoning is changed to the proposal where homes will cost \$170,000 with the existing contract with a national builder, the City will benefit greatly.

Mr. Zadeh took a moment to express he is a partner with the City of Farmersville. He chose to develop property here rather than other areas. There is more to offer in Farmersville with the quaint downtown, large expanses of land and there is more to offer with attractions. The proposal, he believes, is better and he would like to purchase more land and build more developments in this area.

Consider the school system. There are no houses for their staff. Mr. Zadeh stated he can bring a product that Farmersville will be proud of. Craig Overstreet stated he felt all bases have been touched including drainage, needing more SF-2 zoned lots, and the lineage of the streets.

Charles Casada stated he was placed on this board to look at the community as a whole and his position is to voice what the community wants. If the P&Z and Council approved a plan in 2012, why come back to re-develop and not pursue what was intended? Mr. Casada stated he cannot see where this plan is better. There are no guarantees Collin College will build on their property. This development may affect whether the College makes a decision to build here. Mr. Casada continued he does want Mr. Zadeh to make money, but he felt this development distracts from the entry into our community with commercial zoning and storage facilities. These types of construction are not attracting new people and wants the development to be the most beautiful place.

Mr. Zadeh stated he is a good businessman and has developments in Anna, Terrell, and Fort Worth. The most expensive part of the development will be the infrastructure including water, sewer, storm water and the concrete for streets. The streets will be the same amount of concrete whether for 350 homes or 260 homes. His best interest is more lots with less construction costs. A house with 2 bedrooms and 1 bath does not have as much cost as a three bedroom/2 ½ bath with granite counter tops. Mr. Zadeh would like to improve the housing situation in Farmersville. Mr. Zadeh stated he is taking on the risk, but he is hopeful for the end result. There is more money to be had with smaller lots but will also do what is best for Farmersville and give a product the community can be proud of. Mr. Zadeh continued that he will want granite inside to give a nicer touch. This development will place Farmersville on the map with beautiful elevations. Again Mr. Zadeh expressed he wanted to be a partner with the City. Another development he has worked on is in Denton by Hobson Lane with

approximately 500 homes. Another development is called Forrest Ridge at the corner of Sherman Drive and Loop 288 in Denton with 300-400 homes.

Just to clarify, the water design is regulated by the State and Mr. Zadeh stated he cannot dump water onto other adjoining properties. There will actually be less water after his development than what now exists from the Industrial Park. The southern end of his property is constantly flooded since there is not drainage from the Industrial Park. Mr. Zadeh has not complained regarding this matter simply when his development is under construction, the drainage issue will be resolved. Also, with the Mayor and City Manager being engineer's, there is yet another layer to improve upon. Again Mr. Zadeh stated he cannot arbitrarily dump water onto other properties and will observe all the laws.

Chad Dillard questioned how many SF-2 homes would the developer be willing to include on the plat. Jeff Crannell stated he would envision the entire northern end of the property. Ted Zadeh stated he will include 50 SF-2 lots and reduce the density and install a nice monument entry sign at the TNMP property for the main entry. Mr. Zadeh continued he will also include parkland to meet the open space requirements. All guidelines and specifications will be met. Mr. Zadeh stated living space of 1,500 square feet will be a minimum with the total square footage closer to 2,000 to include the garage. Some homes will be 1,800 square feet of air conditioned area. Mr. Zadeh repeated he will give 50 SF-2 lots and will add in geometry with the entire row of SF-2 lots.

Charles Casada stated the topography lines stop at the corner of the property on the top left of the plat which looks like the water would dump into an existing creek. Jeff Crannell stated he has met with adjoining property owners, including the Midkiff's who live in Round Rock but have property here. The drainage has been designed to carry the increase of water and send to a detention pond. There the detention pond will handle the velocity of erosion. The majority of the issues already exist from the Industrial Park which has no detention pond. The Industrial Park has 80% run-off where the anticipated run-off on this development will be 40% but will continue to mitigate drainage issues along with concerns of adjoining property owners.

Jeff Crannell stated he understands the request and will re-draw the project to reflect 1/3 of the property changed to SF-2. He will also work on finding a better location for the Commercial zone. Today the market is for a single family component that drives this development. The first driving force will be the residential properties which then drives other needs such as the commercial properties.

Mr. Crannell re-enforced the drainage, traffic and utility issues will be addressed and will follow all the City's guidelines and regulations. City Manager Ben White requested Mr. Crannell to repeat what he understood from the P&Z Commissioners' discussion. The changes will include the access point where the property is currently owned by TNMP; add curb and curvature to the streets; add SF-2 (50 additional); increase the square footage; character to the entryway; and extend the road to the South in the Industrial Park.

Ted Zadeh stated if the development proceeds, the wastewater treatment will serve more on Highway 380 where currently none exists. This addition will increase activity along Highway 380 which is a major incentive to other development. Mr. Zadeh stated he has worked with the City regarding rearranging the monies to be spent on

sewer to extend a gravity line which is more cost effective. By making this adjustment, all the area can have sewer with little cost to the City, but sewer capacity on prime frontage property. Also, all the electric lines will be underground and internal to the development.

Item III) ADJOURNMENT

Chairman Bryce Thompson adjourned the meeting. Commission adjourned at 8:10pm.

ATTEST:

Chairman Bryce Thompson

Edie Sims, City Secretary

DRAFT



TO: Planning and Zoning Commission

FROM: Ben White, City Manager

DATE: October 26, 2015

SUBJECT: WORKSHOP: Consider, discuss and review ordinances related to development in the City of Farmersville to:

- (1) Obtain greater value and enduring quality development projects within the City; and/or
- (2) Evaluate the preferred density for residential and non-residential uses and a balance between lot size, road width, and the possible use of rear entry garages to lessen roadway congestion; and/or
- (3) Evaluate possible changes to the minimum lot and development standards for new development with a focus on reducing the perceived negative impacts of small lot residential uses; and/or
- (4) Evaluate the need for mandatory homeowner's associations or property owner's associations and their role in maintaining continuing and enduring quality following the build out of a particular development; and/or
- (5) Evaluate roadway design widths and cross-sections together with the layout and potential future needs for roadways to serve the City.

- Information is presented from the Thoroughfare Plan, Comprehensive Plan and the Code of Ordinances including the Subdivision Plan
- Click on the following link for the Comprehensive Plan:
http://www.farmersvilletx.com/government/comprehensive_planning/docs/Completed_Final_Copy_of_Comprehensive_Plan_2013_2.pdf
- Click on the following link for the Thoroughfare Plan:
http://www.farmersvilletx.com/government/city_maps/docs/Proposed_Thoroughfare_Plan_RS.jpg
- Click on the following link for the Subdivision Ordinance:
https://www.municode.com/library/tx/farmersville/codes/code_of_ordinances?nodeId=COOR_CH65SU

ACTION: Offer direction to staff.