

FARMERSVILLE PLANNING & ZONING COMMISSION
SPECIAL SESSION MINUTES
April 6, 2015

The Farmersville Planning and Zoning Commission met in special session on April 6, 2015 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Bryce Thompson, Mark Vincent, Todd Rolen, Craig Overstreet and Chad Dillard. Commission member absent was Charles Casada. Commission member Patti Ford has resigned from the Commission. Staff members present were City Manager Ben White, 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 6:30pm. 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) CONSIDER, DISCUSS AND ACT UPON MINUTES FROM MARCH 2, 2015 P&Z MEETING

Craig Overstreet motioned to approve the minutes as presented with Todd Rolen seconding the motion. Motion carried unanimously.

Item II – B) CONSIDER, DISCUSS AND ACT UPON A SUBDIVISION CONCEPT PLAN, SUBMITTED PURSUANT TO SECTIONS 65-126 THROUGH 65-131 OF THE FARMERSVILLE CODE, FOR A DEVELOPMENT LOCATED AT THE SOUTHEAST CORNER OF LINCOLN AND CANDY STREETS ALSO KNOWN AS WHITAKER ADDITION, BLOCK 1, LOT 1

John and Nancy Gooch came before the Commission with their Concept Plan for a four-plex on the Whitaker Addition lot. This lot has been re-platted to one lot. Mr. Gooch understands the zoning will need to be changed to accommodate multi-family versus single family but does not foresee an issue. An analysis will probably need to be done to ensure the existing water line will accommodate the residents of the four-plex; however three residents had previously lived on the property when it was platted as three separate lots. City Manager Ben White indicated the water line, if required to have improved, could be accessed and tapped to McKinney Street or Lee Street. The City currently has plans of improving the water line at Candy and Lee Streets. The existing 6" sewer line is sufficient for the development per Mr. White.

The one issue outstanding is the need for a variance regarding Lincoln Street. Currently both ends of the street is confined and currently Mr. White expressed the need does not exist to expand the street in front of the four-plex development only. Parking would be the only consideration. In general, Mr. White stated the Concept Plan meets the regulations and does not foresee any insurmountable issues. Again the water line may be the only issue since the line may be galvanized and require improving. Craig Overstreet relayed the need for housing is great. Mr. Overstreet was curious why this particular lot. Mr. Gooch stated his plan is encompassing 50+ age group that offers walking distance to downtown, including Dollar General, Post Office, bank, pharmacy and two local churches. The area is ideal for senior adults which is also a viable clientele.

Bryce Thompson expressed concern regarding the parking situation. Mr. Gooch stated the parking will be in the rear with 4 spaces under a covered area and other parking in the open. Also Mr. Gooch stated he plans for a green space with a common garden area. The apartments will also be wheelchair accessible.

Mr. Thompson also questioned the improvement of both Candy and Lincoln Streets. Candy Street is alleyway size and the same was true for Lincoln Street. Houses were

constructed facing both streets which caused over time to be designated as City streets. Realistically, if either street were widened, it would only be widened in front of and to the side of this development as the other entries are confined which would basically become a parking area. Mr. White indicated the real issue would be having the right-of-way designation on the Site Plan for future development. Craig Overstreet motioned to move forward with the project with Todd Rolen seconding the motion. Motion carried unanimously.

Item II – C) CONSIDER, DISCUSS AND ACT UPON A SUBDIVISION CONCEPT PLAN, SUBMITTED PURSUANT TO SECTIONS 65-126 THROUGH 65-131 OF THE FARMERSVILLE CODE, FOR CAMDEN PARK, A PLANNED DEVELOPMENT, LOCATED AT THE INTERSECTION OF COUNTY ROAD 610 AND FARMERSVILLE PARKWAY ON THE WEST SIDE

Jeff Crannell, engineer of the project with Crannell Engineering, came before the Commission describing a change from the previous submittal for the Planned Development. The main difference is the zoning changes from senior housing minimal sized lots to Single-Family with current lot sizes. The western portion of the property will remain in the minimal lot size for senior adult housing. The developer would like to have the development under construction by the end of this year. The last concept meeting the needs of senior adults is still a concern; however the dynamics of the development have changed to meet all types of housing needs. According to Mr. Crannell, the need for schools has not been included in this development.

The right-of-way has been dedicated per the Thoroughfare Plan. Storage facilities have also been added to allow for storage facilities and medical/retail facilities. This area will need to be rezoned from Multi-Family 2 to Light-Industrial/Commercial. City Manager Ben White recommended processing these issues during the Preliminary Platting process and approve the Concept Plan in order to proceed to the next level. The water is adequate for this development but the route of force main for sewage would need to be detailed further. Mr. White encouraged and supports this project. Mark Vincent expressed concern of our current infrastructure handling this large of development. Mr. Vincent was given information the developer would be responsible of planning and applying the gravity flow so it comes to our wastewater treatment plant properly. Mr. Vincent expressed concern of the water needs since this area has been under a severe drought for several years and water has been a commodity to conserve. Mr. White informed the Commission of North Texas Municipal Water District's (NTMWD) plan of constructing another reservoir called Bois D' Arc that will also supply water to Lake Lavon and ultimately the City of Farmersville.

NTMWD does not foresee problems with growth in this area and is planning for such growth. Another planning effort is the wastewater treatment plant. Currently the City experiences inflow and infiltration issues that are being resolved as they are found. By resolving these issues, capacity is increased.

Diane Piwko, residing at 200 McKinney Street, questioned the average size home and price range and if minimal standards would be applied. Mr. Crannell stated the development is planned for a range from a small 1,200 square foot home to as large as the homeowner would like to build. The price range would be commensurate to the home. The plan is to build beyond the minimal requirements. The development is slated to have a mixture of standard and high end homes.

Mr. Crannell indicated the previous plan included a large area of greenbelt districts. The proposal presented today has removed those greenbelt areas and filled with homes.

Mr. White pointed out the change of the senior adult housing which changed from frontage style to alley style driveways. This promotes the property in a better light. Bryce Thompson motioned to approve the Concept Plan with Chad Dillard seconding the motion. Motion carried unanimously.

Item III – A) DISCUSS AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO ALLOW MANUFACTURING WITH A STORE FRONT IN THE CENTRAL AREA DISTRICT

City Manager Ben White offered things to be considered regarding this issue to include: offensive or any type of odors, effluents, noise, light pollution, delivery needs, etc. Mr. White offered an ordinance be crafted and used as a guide. Other items to be considered are parking, trucks, noise, odor, and customer inflow. Craig Overstreet stated he was on the Planning and Zoning Commission when these rules were initiated. With the dynamics of our world changing, it may be time to consider making this allowance in the downtown district and he wants to be proactive and see if we can go forward with this change. However, we are still faced with the physical issues that cannot be resolved.

Randy Clark, property owner of 201 McKinney Street, stated he has a viable building in the downtown district for light manufacturing but with the current rules, this type of business is not allowed. Mr. Clark requested the Commission to consider making the change to allow light manufacturing in the downtown area.

Jim Terrell, owner and operator of Happy Cucumber, expressed his desire to rent the building of Randy Clark's at 201 McKinney Street and operate a light manufacturing canning business. Mr. Terrell explained his family's operation includes pickling and canning items and selling mostly at Farmers Markets. In order to operate, Mr. Terrell stated he must have a commercial style kitchen. He intends to have an area to sell to the public in a retail setting. He is currently selling to 7 Farmers Markets and would like to expand his business.

Diane Piwko, residing at 200 McKinney Street, stated she would like to have the trash and odor issues considered. When the establishment was Tony's Mexican Restaurant, the odor from the trash and the trash itself became a huge issue.

Commission concurred to bring an ordinance for consideration to the next meeting, but to withhold from a public hearing until the ordinance is perfected.

Item V) ADJOURNMENT

With no further business, Todd Rolen motioned to adjourn with Chad Dillard seconding the motion. Commission adjourned at 7:42pm.

ATTEST:



Chairman Bryce Thompson



Edie Sims, City Secretary