

FARMERSVILLE PLANNING & ZONING COMMISSION
SPECIAL SESSION MINUTES
OCTOBER 26, 2015

The Farmersville Planning and Zoning Commission met in special session on October 26, 2015 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Chairman Bryce Thompson, Sarah Jackson-Butler, Craig Overstreet, Charles Casada, and Chad Dillard. Commissioners absent was Mark Vincent and Todd Rolen. 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) 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

Chairman Thompson opened the Public Hearing at 6:32pm and asked for those FOR the zoning change to come forward. Jeff Crannell, engineer for the project, came forward stating the revised zoning is new and improved from past submittals. The changes presented are derived from a workshop held with the Planning and Zoning Commission to resolve ongoing issues. There are 25 lots designated at Single-Family 2 (SF-2) that have 7,000 square feet scattered throughout the project and most have double frontage. These lots are along the northern border of the property which will buffer from neighbors along the borders of the property.

The developer has agreed to acquire the Texas New Mexico Power property along CR 611 upon positive progress of the project through the City. This area is designated as the main entry into the subdivision. TNMP has an offer on the table from the developer presently.

Mr. Crannell stated 3.4 acres of land is dedicated park land which is the required minimum. With an additional 2.76 acres located in the southwestern area of the property, Mr. Crannell and the developer hopes to offset the need for other parkland. The other area is a greenbelt where an existing utility line is located; however this area, according to a previous conversation, is not considered parkland.

Other lots within the subdivision have a minimum lot size of 1,500 square feet. The side yard set backs are being requested at 20' if the lot is on a corner lot. Larger lot

coverage is also requested to allow larger homes on the lots. The improvements made are hoped to support the project. The old project was approved and still viable. Mr. Crannell stated he is aware this development will have impacts on the schools, drainage, streets and other impacts; however most of these will be addressed in future processes.

With no one else coming forward FOR the zoning request, Chairman Thompson requested those OPPOSING the zoning request to come forward. John Richard Smith, residing at 617 CR 610, stated he found a few discrepancies with the presented zoning exhibit. (1) The requested zoning percentage in box 1 does not reflect equally as the ordinance found in the P&Z packet. The stated request in the exhibit is 52%, but the ordinance indicates coverage of no more than 60% for both SF-2 and SF-3 (2) Section 2 of the ordinance language states of the two the ordinance prevails, but it would be conflicting having two separate wordings; (3) Tract 3 (reflecting MF-2 retirement) states no zoning change; however the ordinance in Section 2 paragraph 2 shows Commercial Tracts 3, 4 and 5. Will the MF-2 be moved into Commercial zoning? (4) On the Zoning Exhibit 3rd box down, it shows the proposal to combine areas equaling 59.64 acres. Tract 2 is set for 18.16 acres and 9.32 acres for Multi-Family. Storage is in Commercial with 11.77 acres. General retail has 8.77 acres in Tract 5 with the right-of-way equaling 1.92 acres. The storage area has a mathematical error and would like to see the MF-2 be used as retirement and leave all the Multi-Family as presently allowed and not Commercial zoning.

Mr. Crannell answered stating the development standards were used with the basic zoning uses. A Homeowner's Association will be created to care for the open space areas and the detention ponds will be included. Mr. Smith stated if the developer stayed with the 55+ development, there will not be an issue impacting schools and probably would not have as much traffic. If the proposed zoning is allowed, the density will be greatly impacting the area as well as Farmersville. Having this many homes will also cut down on other services provided by the City.

Randy Smith, residing at 508 CR 610, stated he lives across the road from the proposed development and has the same concerns as mentioned by Richard Smith. Traffic on CR 610 and CR 611 is also a concern. By the time construction is complete, the existing street will not be functional. Mr. Smith asked if the extension of Farmersville Parkway will be completed by the time people move into this development. Same question is placed for the wastewater treatment plant that is being discussed for construction. Mr. Smith believes the majority of the traffic will be on CR 610, 611, 612. It will be hard to determine how many children will live in this subdivision which affects the school district. Mr. Smith stated he would prefer the 55+ development plan as well and felt that was the best use for this development. If the zoning is approved as presented, there will be no limit on the number of students impacting the schools and definitely no control of rental property. That leads to parking issues which Mr. Smith stated will be significant. There are plenty of storage facilities in Farmersville and does not think having a storage facility in the gateway of our community is the best use of the area. The northern boundary is small and the plans do not show if the water flow is proportionate to the detention ponds. There is an increase of 132% for Commercial zoning from the original plan in 2012. Mr. Smith stated he could live by a 55+ development and felt the cost range of \$150,000 - \$180,000 is good.

Cathy Strong, residing at 314 Woodard stated she does not understand how this development will help Farmersville. This development will disrupt everything about this small town. She questioned how the City will service all the homes planned. Ms. Strong stated even 55+ residents have school aged children. This development is too much too soon. This development is good for money but does not think citizens of Farmersville like it.

Jeff Crannell, engineer for the development, stated the City of Farmersville created a TIRZ District which will help fund back to the City for the infrastructure including the streets and drainage. The main traffic flow may be CR 610 but is hopeful most of the population will travel southward through the Industrial Park to Highway 380. Mr. Crannell stated he is hopeful the development will stir Collin College to build their campus which in turn will promote dollars back to the City. The project will be self-funding at some point. The points of discrepancies made will be corrected and synchronized with the City's ordinance for this development. Presently this is \$11,000,000 project and it is exciting to move forward. It is definite that development is moving to Farmersville. Addressing the sewer system impact, a permit cannot be issued if the proper amount of wastewater capability is not available. Mr. Crannell continued to state this project will generate revenues for the City. Growth is inevitable.

Sarah Butler questioned how and who would maintain the detention ponds. Mr. Crannell responded stating a Homeowner's Association would be created to fund and maintain the detention pond and other open space areas including the entry. Craig Overstreet was concerned the plan presented does not have curvature to the streets. Mr. Crannell offered a design to break up some of the consistency with some curves and added cul-de-sacs. There are 25 extra SF-2 lots with 7,200 square feet bringing the total of SF-2 to 75 lots.

Charles Casada expressed concern of having all houses under construction at the same time. Mr. Crannell assured the Commission the construction will be in phases; however all three points of access will be accomplished during Phase 1. Bryce Thompson questioned why the change of the detention ponds from the previous submittal. The ponds need to be deeper which reduces drainage issues. Mr. Crannell stated the project will be demand driven. He is expecting 5 – 10 homes during the first quarter of housing construction. If the Commission wants to change Tract 3, it will not be a problem based on the end user and Mr. Crannell stated he will make request for a zoning change based upon the end user.

Chairman Thompson closed the Public Hearing at 7:23pm. City Attorney Alan Lathrom indicated the notice and caption of the agenda was based upon the submittal from Crannell and Crannell on October 2nd. The notification and advertisement was based on the zoning from said submittal. If any modifications are required, a new notification and advertisement must be accomplished to notify the public of the modifications not supported in the presented submittal. The ordinance and zoning exhibit can have corrections to match according to the submittal; however the Commercial zone cannot be changed to Multi-Family for senior living purposes without advertising property to the public. Mr. Crannell stated this was not an issue until he has a firm end user. A change can be submitted in the future.

Mr. Thompson asked if the City Engineer has reviewed the zoning exhibit. City Secretary stated he has not as this is not part of the City's process. City Manager Ben

White indicated he would like to amend the City's process to include the zoning exhibits to be reviewed by the City Engineer in the future.

Chad Dillard motioned to approve the zoning with the following conditions: change Tract 3 to equal the ordinance, change the ordinance to 52% of the maximum lot coverage, include zoning classification for the right-of-way where the entry will be located on current Texas New Mexico Power property, change the maximum lots to 281 and state the minimum amount of SF-2 lots will be 75. Bryce Thompson seconded the motion. Motion carried 3 to 2 with Sarah Butler and Craig Overstreet opposing.

Item III – A) CONSIDER, DISCUSS AND ACT UPON MINUTES FROM SEPTEMBER 21, 2015 REGULAR P&Z MEETING AND SEPTEMBER 29, 2015 SPECIAL P&Z MEETING

Chad Dillard motioned to approve all the minutes as presented with Sarah Butler seconding the motion. Motion carried unanimously.

Item IV – 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) EVALUTE 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

City Manager Ben White presented a lot size mock-up with various lot requirements per the City's zoning and subdivision requirements. The direction understood was to have larger lots and not have SF-3 lots. The drawings reflected all existing requirements including sidewalks which are now required on both sides of a street. SF-2 lots are more acceptable with 2,500 square feet.

Mr. White encouraged the Commission to look at the best for Farmersville as long as the layout conforms to the zoning plan when a development is presented for review. A developer must understand there are no guarantees a specified zoning will be approved. After a plan is approved, the developer must submit a preliminary plat then a final plat.

Mr. White agreed the Comprehensive Plan and the Thoroughfare Plan needs to be brought together cohesively. Mr. White also reported the 50' right-of-way is fairly consistent with other cities guidelines. Currently Farmersville does not use collector streets since this is an older town. Cost is also a factor as the developer must include concrete sidewalks as well as concrete streets. Commission discussed the need for wider streets. A comment was made by City Attorney Alan Lathrom that sometimes wider streets are counter intuitive since speeders are more apt to travel wider streets.

Mr. White also indicated there have not been any developments since the ordinances have been in place.

Speaking of SF-3 lots, Mr. White spoke of retaining the lot dimension and limit the use or indicate the use through a Planned Development where mixed uses include SF-3 lots. When a zoning case is presented to the Commission, the Commission could deny any SF-3 lots. After discussing, the Commission opted to leave SF-3 lots in tack for now. By doing so, the zoning classification could be kept alive to avoid non-conforming uses.

Commission was satisfied with widths of streets. Commission asked to discuss alleys and approaches at the next meeting. For future developments, the Commission would like to characterize the development of a neighborhood and protect those areas. Craig Overstreet asked to see a comparison of lot sizes from other cities. Mr. Overstreet also asked for a concept showing rear entry and front entry for future discussions.

The Commission wants to have enduring quality that adds value to the development and to the City of Farmersville. Mr. Overstreet would like to have considered a street layout with character and no so linear. Also Mr. Overstreet noted a Homeowner's Association does not take over maintenance of an area until a percentage of lots are sold. The HOA must be established prior to filing the Final Plat with Collin County. The developer maintains control over maintenance of areas until said percentage of lots are sold then this authority is transferred to the HOA for responsibility of common areas, fences, detention ponds, etc. If these properties are not maintained, the City can step in and access charges to the owners of the property.

Item III) ADJOURNMENT

Craig Overstreet motioned to adjourn with Chad Dillard seconding the motion. Chairman Bryce Thompson adjourned the meeting. Commission adjourned at 8:23pm.

ATTEST:

Chairman Bryce Thompson

Edie Sims, City Secretary