

FARMERSVILLE PLANNING & ZONING COMMISSION
REGULAR SESSION MINUTES
NOVEMBER 16, 2015

The Farmersville Planning and Zoning Commission met in regular session on November 16, 2015 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Sarah Jackson-Butler, Mark Vincent, Craig Overstreet, Charles Casada, and Chad Dillard. Commissioner Todd Rolan submitted his resignation from the Commission same date as the meeting. Chairman Bryce Thompson arrived at 6:43pm. 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

Commissioner Craig Overstreet presided over the meeting and called the meeting to order at 6:33pm. 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 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

Chairman Overstreet opened the item for discussion by the Planning and Zoning Commission. Mr. Overstreet questioned Note #7 on the Preliminary Plat Exhibit where there are 2 points of ingress and egress for the development; however both points of access are not in the same phase. Jeff Crannell, engineer for the development, stepped forward stating the Note on the Exhibit was incorrect and the correct number of access points is 3. One is through the Industrial Park to the South of the development. One is on CR 610 and the third will be through the currently owned Texas New Mexico Power property which will be purchased upon approval of the project.

Charles Casada expressed concern regarding Note #10 which states “The City wants to consider placing the sanitary sewer lift station closer to Highway 380 to serve as a regional lift station. The developer is agreeable to this option as long as the city pays for any additional costs for this new location.” City Manager Ben White stated this is the prime opportunity to plan for the future along Highway 380 and this developer is willing to work with the City. The City does agree to pay for additional costs beyond normal, such as placing a manhole in front of Homegrown Plants (2675 West Audie Murphy Parkway). Mr. Casada also noted Phase 1 has changed from the last submittal. Mr. Crannell informed the Commission due to the cost of concrete, the developer decided to utilize his costs to have the same number of lots. Mr. Casada also noted there are only 2 SF-2 houses in Phase 1 as shown and the remainder are in Phase 2.

Chairman Bryce Thompson arrived and presided over the meeting.

Mr. Crannell continued by stating the market will drive when the next phases of the project will begin. Street names will be another layer that will be started with the final engineering plans. Mr. Crannell stated the developer is working to meet the front

end costs for infrastructure of the development including concrete streets, and the lift station.

Mark Vincent questioned if the development will be visible from Highway 380. Not much of the development will be visible and the developer is wanting to preserve the tree line on the south side of the development adjacent to the Industrial Park.

Commissioners requested a correction to show Street "E" to be Street "A" and strike Note 7. Craig Overstreet motioned to approve the plat conditionally by removing Note 7 and correct the Street labels and recommend approval with conditions to City Council. Mark Vincent seconded the motion.

Further discussion ensued with City Manager Ben White stating an ordinance or agreement will be in place for the developer to pay for road construction along the development boundaries. Mr. White is cognizant of the condition of CR 610 and CR 611. A traffic study will need to be performed in order for the developer to base his proportion. Chairman Thompson stated he would like to have the other utility letters on file prior to filing the Final Plat. Charles Casada strongly opposed the development and asked for the vote to be reconsidered.

Craig Overstreet motioned to reconsider the vote with Chad Dillard seconding the motion. Motion carried unanimously.

City Manager Ben White reminded the Commission of roadway requirements which are adjacent to a major street and how the streets are impacted by the Comprehensive Plan. The cost of the improvements will be based upon a traffic study due to the burden from the development. Mr. Crannell stated he does not see this development requiring a 4 lane road; but rather would request turn lanes dependent upon the traffic study results.

Craig Overstreet redirected the discussion to the lack of SF-2 homes in Phase 1. All Commissioner's showed disappointment with this decision by the developer. Mr. Crannell expressed his disappointment as well, but felt this was the best solution to meet the developer's request and the City's request. Mr. Crannell stated 100 homes equates to \$10,000,000. All want to see this development successful. Bryce Thompson stated he will vote no if SF-2 lots are not included. Further discussion was made regarding amending zoning areas; however the zoning has been approved and the development must follow the zoning as approved. Mr. Crannell stated he is willing to move the Phase 1 line to include Street "K" on both sides which are all SF-2 lots.

Craig Overstreet motioned to strike Note 7; Change Street "E" to "A" in Phase 1; enlarge Phase 1 to include both sides of Street "K" with 13 corresponding lots; acknowledge phone and utility service letters; and add cost of construction to CR 610 in documentation before Final Plat. Chad Dillard seconded the motion. Motion carried 5 to 1 with Charles Casada opposing.

Item III – A) CONSIDER, DISCUSS AND ACT UPON REVIEWING THE COMPREHENSIVE PLAN, THE THOROUGHFARE PLAN AND THE SUBDIVISION ORDINANCE TO CONSIDER POSSIBLE CHANGES TO THE MINIMUM LOT DEMINSIONS FOR NEW DEVELOPMENT WITH A FOCUS ON REDUCING THE PERCEIVED NEGATIVE IMPACTS OF SMALL LOT RESIDENTIAL USES; ALLEYS AND APPROACHES

City Manager presented comparisons of other cities regarding SF-2 and SF-1 lots. The City of Farmersville comparison to other cities is commensurate. After review

of the comparison sheet, Commissioners agreed to have a draft provision and redesign the setbacks to 1,600 square feet dwelling size and include a garage as part of the whole structure for SF-2. Commissioner's also requested the term dwelling not be used.

Item III) ADJOURNMENT

Commission adjourned at 7:49pm.

ATTEST:

Chairman Bryce Thompson

Edie Sims, City Secretary

DRAFT