

FARMERSVILLE PLANNING & ZONING COMMISSION
REGULAR SESSION MINUTES
JULY 16, 2012

The Farmersville Planning and Zoning Commission met in regular session on July 16, 2012 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Bill Nerwich, Craig Overstreet, Betty Sergent, Lee Warren, Tom Waitschies and Bryce Thompson. Stanley Treadwell was absent. Staff members present was City Manager Ben White, City Attorney Alan Lathrom and City Secretary Edie Sims.

CALL TO ORDER AND RECOGNITION OF CITIZENS/VISITORS

Chairman Tom Waitschies called the meeting to order at 6:30pm. Edie Sims called roll and announced that a quorum was present.

Chairman Waitschies informed the audience that the United Methodist Church has sent 35 youth into our community doing mission projects.

DISCUSS, APPROVE OR DISAPPROVE MINUTES FROM MAY 21, 2012

Craig Overstreet motioned to approve the minutes as presented from May 21, 2012 with Lee Warren seconding the motion. Motion carried unanimously.

CONSIDER, DISCUSS AND ACT UPON A CONCEPT PLAN FOR CAMDEN PARK LOCATED AT THE INTERSECTION OF COUNTY ROAD 610 AND FARMERSVILLE PARKWAY ON THE WEST SIDE

Chairman Waitschies opened the topic to discussion with Jeff Crannell, engineer of the project and Ted Zadeh, owner of the property present. Jeff Crannell stated this particular project was initiated several years ago as a residential community. The project has resurfaced but now as an adult life community. With an older population, lifestyles and needs are changing. The project presented will accommodate such a lifestyle change which is a real market. The community will be designed and accommodating 55 + age group. The property will begin as a continuation of Farmersville Parkway and lead directly into the project of 100 acres. A large portion of the project will be single family homes, multi-family being a component to the project and utilizing the commercial zoning for retail and medical offices. This will be planned as a homogeneous area. The middle lower section of the property will be used for assisted living. The single family homes will be set on small zero lot line lots designed for little to very low maintenance which is a key component and goal.

The layout of the community is to have trails and walking paths which will bring people together and be able to walk to the neighborhood pharmacy or medical area. The plan is to have a rotation available from a single family unit to move to a multi family independent living, then on to assisted living, all within the same area for utilization of care and facilities.

Per Mr. Crannell, market studies are showing the need for this product. The plans are developed to have a "twin home" which is equal to a duplex or a zero lot line home with no change in the size of the lots. The community is set for flexibility for how the market is driven.

The single family area has intermittent areas throughout with trails that connect to an open greenbelt space. The intent is to have walking area with park benches where people travel on foot and will meet and greet. The houses are being built facing the back to view the greenbelt rather than inward to the street. Every house will connect to the trail system and facing each other for congregation. The original draw was the Senior Center. Ted Zadeh interjected that the cost of the homes will range from \$150-180,000.

Lee Warren questioned if this project was similar to Robson Ranch? Mr. Zadeh stated he is banking on the Senior Center being the center, but it will have a similar feel to Robson Ranch with a concentration of medical facilities as the main incentive.

There will be one main entrance which will be directly off of Farmersville Parkway. A second entrance will be an extension from Bob Tedford Drive. These are the only two entrances proposed for this project. The effort is to minimize the traffic and the developer believes two entrances are adequate.

Craig Overstreet questioned screening between the different uses with Jeff Crannell stating he was hoping screening will not become a necessity. The project is unique in that screening was not planned. There are enough natural buffers that will provide a low maintenance screening effect without prohibiting the flow of the project. However, there will be screening between the retail and residential. Fencing on each lot became a question as well. If a resident has a dog or wants to have a garden fenced off, there is enough area to do so; however the restrictions will be minimal fencing as backyard fencing will not be capable due to the design of the project. The residents will not own the backyard as it will be designated as the greenbelt. Ted Zadeh stated he does not want fencing so that this development has an atmosphere of inclusion.

Craig Overstreet also asked if the ponds are for aesthetics only. Jeff Crannell stated the ponds are for aesthetics and for retention and drainage purposes.

Tom Waitschies was concerned of security of the residents with all the homes facing a greenbelt and a trail that intertwines all the homes. Mr. Zadeh and Mr. Crannell felt confident that crime is not a huge concern. Key factors for this result from low crime rates in Farmersville and the Farmersville area for the past several years. If lighting would help, will accommodate, but the effort is to keep this development open.

Mr. Crannell stated this project will be in phases with the first phase being 60-65 single family homes. There is risk involved for the developer since this is not a normal subdivision. Medical offices are planned to front CR 611. In order for this development to be successful, there must be rooftops. Mr. Zadeh stated that he is hoping to see benefits from being in the newly developed TIRZ District.

Questions were asked regarding the age group for this development. Mr. Zadeh stated the homeowners will be required to be 55 +. Mr. Crannell interjected that the plan will not have intermixed age groups and will have deed restrictions; perhaps a Homeowners Association will be created to enforce.

Lee Warren indicated the lots do not fit according to the current zoning. Mr. Warren expressed he is not a fan of having smaller lots than what is already established by our Zoning Ordinance. Mr. Crannell replied the lots designed will work at this level. If the lots are any larger, it will take away from the open space and not be as effective. Ted Zadeh stated his major objective is to create a full service medical center to provide medical services to those living in the development and the surrounding areas. If the concentration of people is here, it will be more attractive to doctors to place their services here.

City Manager Ben White expressed a concern regarding the western extension of CR 612 which is in conflict with property owned by a Community Public Service which was also listed as a concern by the City Engineer. The developer stated he may have to move the entrance to accommodate; otherwise Texas New Mexico Power will be contacted to make other propositions to purchase the land.

Street width also become a topic of discussion. Currently the interior streets show a 50' width for right-of-way and 60' width for the main entrances. No deviations of the street widths are expected. Mr. White informed the developer that sidewalks are required and will need to have the sidewalks indicated on the Site Plan.

Lee Warren again stated he is not a fan of smaller lot sizes but because of the type of development, he can see the benefits of no to little maintenance.

The main questions discussed were the 20' lot setback and the distance between the homes being 5' on a zero lot line. From a safety factor, it seems the buildings should be free of obstacles and safely have 10' between the homes. Mr. White stated the zoning will need to be adjusted for this Planned Development which is specific to Camden Park. Alan Lathrom stated the Concept Plan must conform to the City's Ordinances and the Concept Plan can be approved subject to stipulations or conditions which will meet the City's current zoning ordinances. Section 77-136 allows the Commission to grant a deviation of the zoning for planned development regarding lot depth, width and setbacks as long as the deviation is spelled out in an ordinance. Multi-family zoning has flipped from being on the southeast corner to the southwest corner which will also be required to change by ordinance. This will all be subject to approval of the modifications to the Thoroughfare Plan.

Bill Nerwich stated he does not have a problem with a 3200 square foot lot, will be very nice on a zero lot line. However, there is concern of 20' setback versus 25' setback. The 20' setback does not have enough room. The garage usually establishes the setback. Vehicles that are parked in front of a garage is a foreseen problem. Side yard setbacks are fine. Lee Warren discussed that it would be a rare occasion to have more than 1 vehicle according to the type of homeowners. His issue is the 5' side yard setback and being able to fight a fire between homes. Bill Nerwich stated he would like to have statistics comparing the safety of 5' side yard versus a 10' side yard. Bill Nerwich stated he is for smaller lots and a necessity with this type of development but doesn't know if an extra 5' side yard would make a difference. Mr. Crannell stated the ordinance allows 5' side yards. He would be glad to incorporate 22' front setback. The deed restrictions can be written to keep cars off the streets and keep all vehicles on the driveways. Mr. White indicated the Commission be mindful of the corner lots and those setback requirements.

The discussion continued regarding "twin homes" which are otherwise known as duplexes or townhomes. These homes will have a shared firewall and have 10' side yard setbacks.

Bill Nerwich motioned to approve the Concept Plan with 22' front setback and include deed restrictions for the parking situation. The side yard setbacks will be reviewed to ensure the Fire Code is met.

Lee Warren stated he will accept the City Manager's recommendation to accept the changes as requested on the Concept Plan Sheet and update the Thoroughfare Plan to reflect Camden Park Concept Plan via the Comprehensive Planning process; and to accept the commercial zoning for storage facilities and medical retail; and to conditional approval to remove utility interest from the right-of-way; and finally to increase the 50' right-of-way to 60' right-of-way on the east entrance to the Senior Center. Mr. Warren stated he would agree to grant a variance regarding the lot width of 40' and a lot square footage of 3200 square feet on a zero lot line. Mr. Warren further stated he would agree to 22' setback for the front and reject the 5' side yard and making the space 10' between the structures. Mr. Crannell would like a

recommendation from the Fire Department. Mr. White stated he will follow up regarding the requirements.

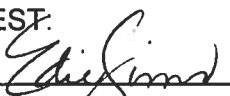
Until further investigation of the side yard setbacks, the zoning is recommended to be placed on hold then amended based on the facts found. Notice of 16 days must be given to adjoining property owners and subject to an amendment of the Planned Development Ordinance along with the Thoroughfare Plan must be accomplished prior to approval by the City Council. Mr. White clarified that per his recommendation letter, items 1-5 could be approved with a change of 22' front setbacks. Item #7 must be conditional based on the Fire Code. Items 5 and 6 must come back to P&Z with changes to the Concept Plan. Item #7 has safety requirements that if 5' side yard setbacks are proven approved, then the Plan can go to the next step; however this must be brought back to the Commission to make a final decision and recommendation to the Council.

Bill Nerwich amended his motion to have the Concept Plan revised to accommodate recommendations from the City Manager for a recommendation to change the Planned Development Ordinance to allow zoning changes for zero lot line lots of 40 width and 3200 square foot; and a minimum of 20' front setback; and finally confirming the side yard minimum on a zero lot line lot. Lee Warren seconded the motion. Motion carried unanimously.

ADJOURNMENT

Lee Warren motioned to adjourn with Craig Overstreet seconding the motion. P&Z Commission adjourned at 8:00 p.m.

ATTEST:



Edie Sims, City Secretary



Tom Waitschies, Chairman

