

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

I. PRELIMINARY MATTERS

- Call to Order, Roll Call, Prayer and Pledge of Allegiance
- Welcome guests and visitors: Anyone wanting to speak on any items that are not the subject of a Public Hearing on this agenda is asked to speak at this time, with an individual time limit of 3 minutes. This forum is limited to a total of 30 minutes. Please note that the Planning and Zoning Commission cannot comment or take any action on this item.

II. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon minutes from March 2, 2015 P&Z Meeting
- 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
- 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

III. WORKSHOP

- A. Discuss amending the Comprehensive Zoning Ordinance to allow manufacturing with a store front in the Central Area District

IV. 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 April 3, 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 3rd day of April, 2015.



Bryce Thompson, Chairman



Edie Sims, City Secretary



TO: Planning and Zoning Commission
FROM: Ben White, City Manager
DATE: April 6, 2015
SUBJECT: Consider, discuss and act upon minutes from March 2, 2015 Regular P&Z Meeting

Electronic minutes are found at the following link:

http://www.farmersvilletx.com/government/agendas_and_minutes/planning_and_zoning_commission_meetings.php#revize_document_center_rz1088

ACTION: Approve or disapprove minutes as presented.

FARMERSVILLE PLANNING & ZONING COMMISSION
SPECIAL SESSION MINUTES
March 2, 2015

The Farmersville Planning and Zoning Commission met in special session on March 2, 2015 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Bryce Thompson (arrived late), Mark Vincent, Patti Ford, Todd Rolen, Craig Overstreet, Charles Casada and Chad Dillard. 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

Vice-Chairman Todd Rolen 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 PLAT FOR THE FARMERSVILLE ISD STADIUM

Vice-Chairman Todd Rolen opened the Public Hearing at 6:33pm asking for those FOR the plat to step forward. Ronny Klingbeil, engineer for the Fisd stadium project, came before the Commission. Mr. Klingbeil noted a 10' building line adjustment on the plat to accommodate the proposed concession stand. The setback line per the City's ordinances is 35' therefore a variance has been requested. If approved, the building will be 11' from the property line but not sure the distance from the building to the actual roadside of Highway 78; however the right-of-way is very wide.

The record shall reflect Bryce Thompson, Chairman, arrived at 6:35pm. Craig Overstreet questioned if the Fire Marshal has reviewed the plat as the fire lanes were being questioned. City Manager Ben White indicated the Fire Marshal is in the process of reviewing but has not submitted his comments. Mr. White also noted the fire lanes are not required to be platted and this is not a problem with Single Family 1 (SF-1) zoning which is the zoning of the School District.

Chairman Bryce Thompson asked for those OPPOSING the stadium plat to come forward. With no one opposing the plat, Chairman Thompson closed the Public Hearing at 6:40pm.

City Manager Ben White offered the Commission understanding the plat has gone through all the review processes and only one issue with an easement has been found. Along the south side of the property approximately 300' long should have an easement as it contains all the water meters and fire hydrants. The plat meets all the requirements with the exception of said utility easement. Mr. White recommended approving the plat conditioned upon including the utility easement as stated to allow fire hydrants every 300'. Fire hydrants exist on the end of the line at the Administration Building and the Football Field. The water line is presently 6" and needs to be 8" to support fire suppression activities. By having the easement included on the plat, future improvements can be planned for the property.

Charles Casada motioned to postpone approving the plat until all changes have been made. City Attorney Alan Lathrom informed the Commission due to platting statutes, the Commission does not have the ability to postpone. The plat must be either approved or disapproved. The Commission can approve the plat with the contingency as stated by the City Manager. Mr. Casada rescinded his motion.

Craig Overstreet motioned to approve the plat with compliance contingencies as described by the City Manager regarding utility issues with Patti Ford seconding the motion. Motion carried unanimously.

Item III – A) CONSIDER, DISCUSS AND ACT UPON MINUTES FROM DECEMBER 15, 2014 P&Z MEETING

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

Item IV – A) DISCUSS AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO ALLOW PAWN SHOPS IN THE HIGHWAY COMMERCIAL ZONING DISTRICT City

Manager Ben White stated City Council reviewed a request to allow pawn shops in Highway Commercial zoning and submitted it to Planning & Zoning Commission to review and make a recommendation. In the agenda packet, a letter of request was made to the Commission requesting a zoning variance to allow a pawn shop located at 676 W Audie Murphy Parkway.

Presently pawn shops are allowed in Commercial, Light Industrial and Heavy Industrial Zoning. City Attorney Alan Lathrom indicated pawn shops are highly regulated under the Finance Code and the City, by statute, cannot impose further restrictions on pawn shops. Also the Commission cannot give a variance for the use as this is unlawful. The only way to allow pawn shops in a non-zoned specified area is to change the zoning to allow pawn shops in Highway Commercial by right.

Craig Overstreet stated he was on the Planning and Zoning Commission when these rules were first implemented. Four areas were created to allow pawn shops to operate within the City of Farmersville. Mr. Overstreet expressed he did not feel a need to change our zoning ordinance to allow pawn shops in other areas other than where already designated.

Commission members questioned what comments were made and the direction from City Council. John Klostermann, Council Liaison, stated the Council concurred zoning allowances were already in place. There were no specific directions from the Council for the Planning and Zoning Commission.

Chad Dillard motioned to leave the zoning for pawn shops as is and recommended not making a change to the Comprehensive Zoning Ordinance with Todd Rolen seconding the motion. Patti Ford opposed while all other Commission members voted for the motion. Motion carried, 6 to 1.

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

Manager Ben White indicated this issue was presented to the City Council who requested the Planning and Zoning Commission review and make a recommendation. Mr. White also indicated this issue has been brought before the P&Z in the not far past with Rex Thain. Presently there are no allowances for light manufacturing in the Central Area downtown district. Other manufacturing businesses, such as brew pubs and coffee bean roasting, have expressed interest in operating their businesses in the downtown area, but zoning prohibits this type of business in this particular zone. Another example is Fancy Fibers who takes wool from alpacas and Angora goats and uses the fibers to spin into yarn which is used for all types of textiles. The businesses described are small in nature with an artisan craft.

From the original Council meeting, Councilman Jim Foy wanted to know if different wording could be crafted into the Zoning Ordinance to allow artisan craft type businesses. The Commission would be tasked with choosing very carefully the types of non-objectionable businesses that would fit within the Central Area District.

Craig Overstreet stated he was on the Planning and Zoning Commission when the Zoning Ordinance was being created. A great deal of thought went into the types of businesses that would be appropriate for our downtown area. Items considered included heavier trucks for deliveries, forklifts, noise abatement issues, chemicals, firefighting access, lack of docks, common walls, waste disposal, among other topics.

Patti Ford questioned if other cities allow this type of use in their downtown area. Mr. White stated the allowances could be scaled back using a boot and shoe repair shop as an example. Craig Overstreet stated we are limited as we have an older downtown area. Mark

Vincent motioned to direct City Attorney Alan Lathrom to check into the possibility of changing the ordinance and how it would affect the downtown area with Todd Rolen seconding the motion. Motion carried unanimously.

Item V) ADJOURNMENT

With no further business, Craig Overstreet motioned to adjourn with Chad Dillard seconding the motion. Commission adjourned at 7:18pm.

ATTEST:

Chairman Bryce Thompson

Patti Ford, Secretary



TO: Planning and Zoning Commission

FROM: Ben White, City Manager

DATE: April 6, 2015

SUBJECT: 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

- A proposal to build a Four-plex on the property
- Lot dimensions and copy of plat as of 10/11/2013
- Proposed land use with drawing

ACTION: Discuss and offer direction.

Farmersville Proposal

April 2015

John and Nancy Gooch

Four-plex

Lincoln Street @ Candy St. in Farmersville, Texas

Purpose is to provide affordable, highly efficiency housing that is senior adult assessable/friendly and/or small family suitable

Pending approval by Farmersville, Tx. Planning and Zoning Committee

N 90°00'00" E 181.72'

171.72'

10' BUILDING LINE

LOT 1

0.741 ACRES
32,290 SQ. FT.

W. B. WILLIAMS SURVEY, A-952

Zone: SF2

← 168.04' Net →

← 181.72' Net →

10' BUILDING LINE

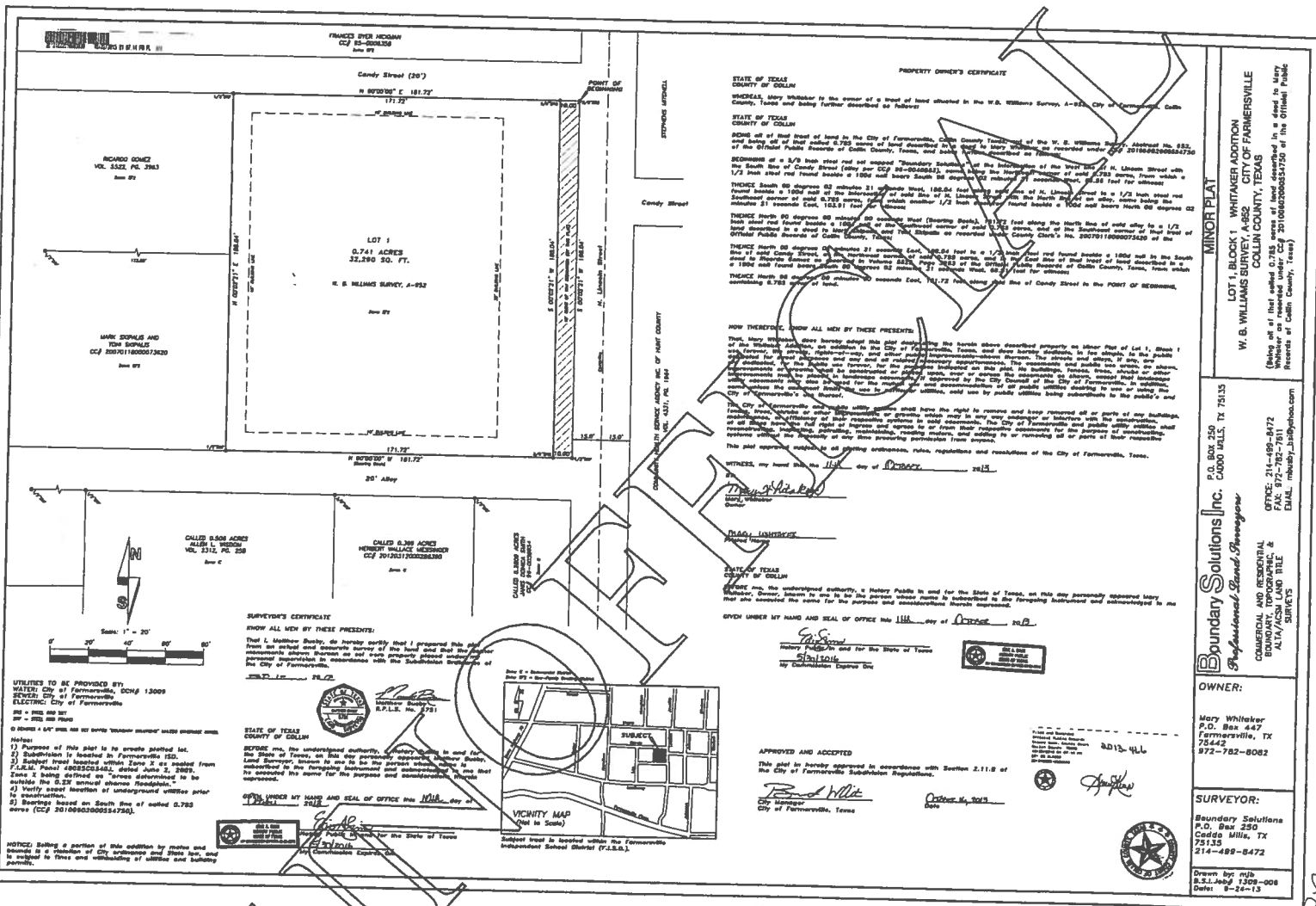
171.72'

N 90°00'00" W 181.72'
(Bearing Basis)

20' Alley

S 00°02'21" W 188.04'

5/8"



Property Tax Record

Kenneth L. Maun
Collin County Tax Assessor Collector
2300 Bloomdale Rd. Ste 2324
McKinney, TX 75071
Ph: 972-547-5020

 [Print Friendly Version](#)

New Search

Account: R1045500100101

APD: 2697406

Location: 0000000N LINCOLN ST

Legal: WHITAKER (CFC), BLK 1, LOT 1,
0.741 ACRES

Owner: WHITAKER MARY LOUISE
PO BOX 447
FARMERSVILLE TX 75442--044

Acres: 0.741

Yr Built: 0

Sq Ft: 0

Def. Start: NONE

Def. End: NONE

Roll: R

UDI: 100%

2014 Values

Land Non-Home Site

32000

2014 Exemptions

Click on the e-Statement button to view Total Tax Due.

Click on the e-Payment button to make a credit card or eCheck payment.

Current status

All years

Tax Estimator

e-Payment

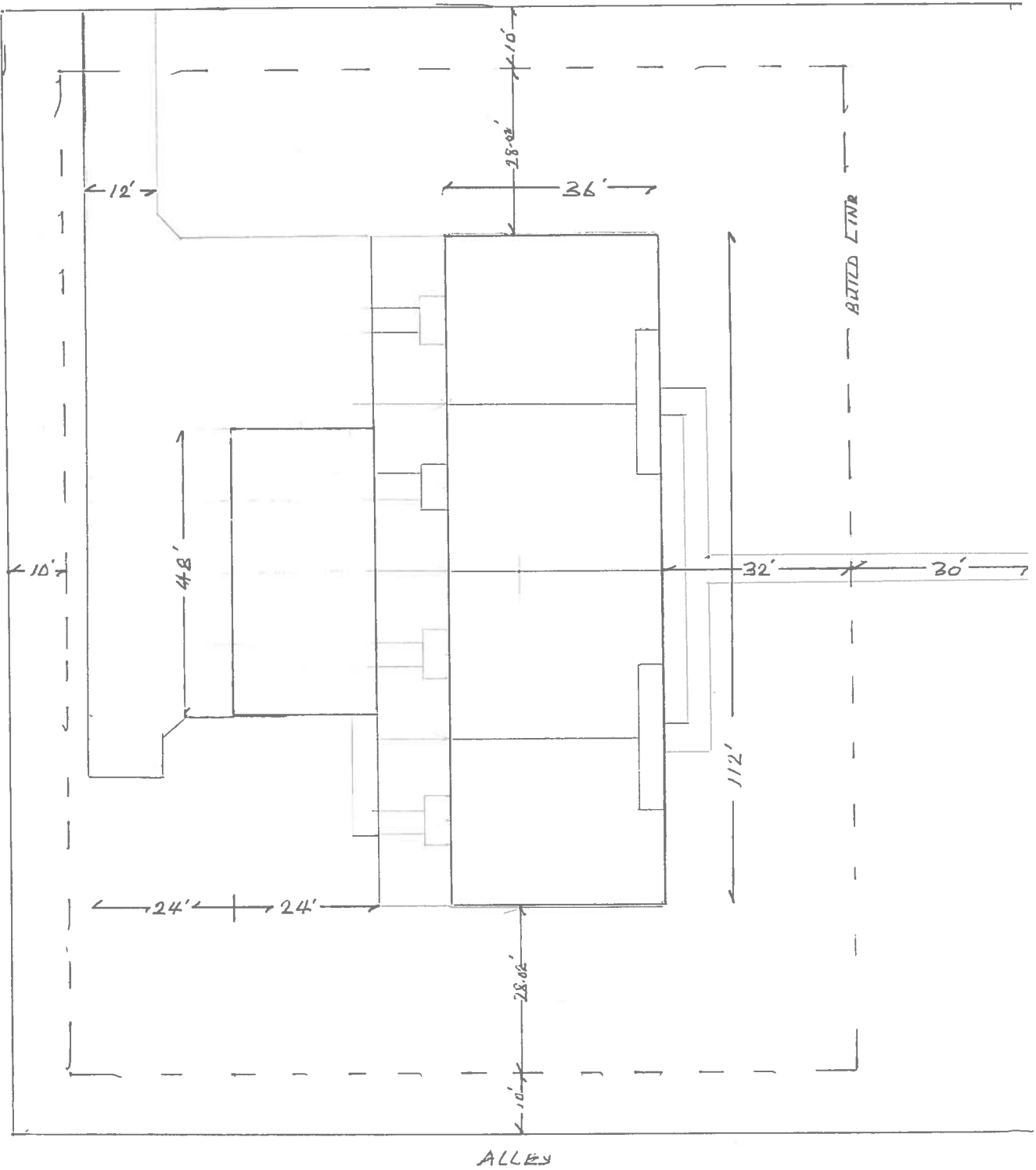
e-Statement

Year Unit	Levy Amount	Amount Paid	Levy Due	Penalty	Interest	Col Penalty	Total Due	Receipt Date
2014 01	75.20	75.20	0.00	0.00	0.00	0.00	0.00	12/31/2014
2014 11	251.44	251.44	0.00	0.00	0.00	0.00	0.00	12/31/2014
2014 55	457.89	457.89	0.00	0.00	0.00	0.00	0.00	12/31/2014
2014 60	26.23	26.23	0.00	0.00	0.00	0.00	0.00	12/31/2014
2014 Totals	810.76	810.76	0.00	0.00	0.00	0.00	0.00	

Gooch, NJ
03-15-15

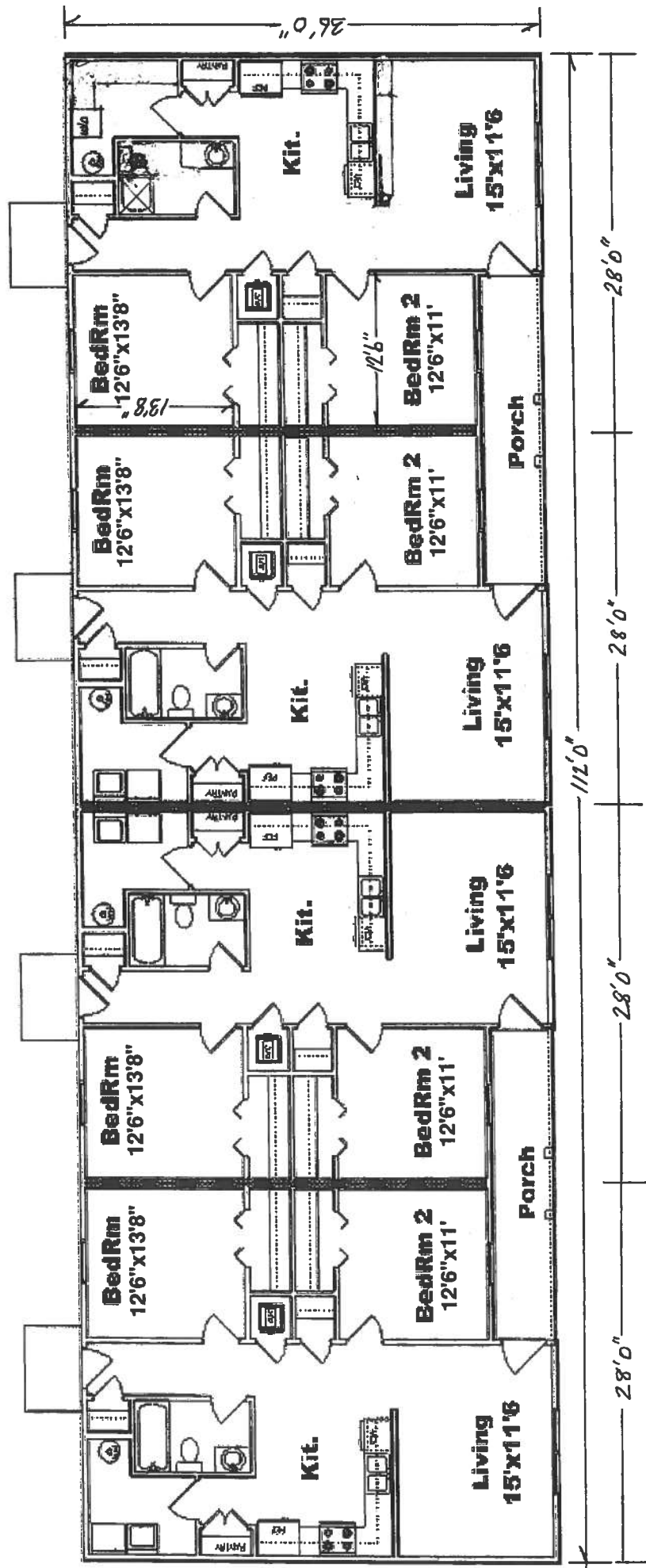
$\frac{1}{16}'' = 1'$

Canaly St.

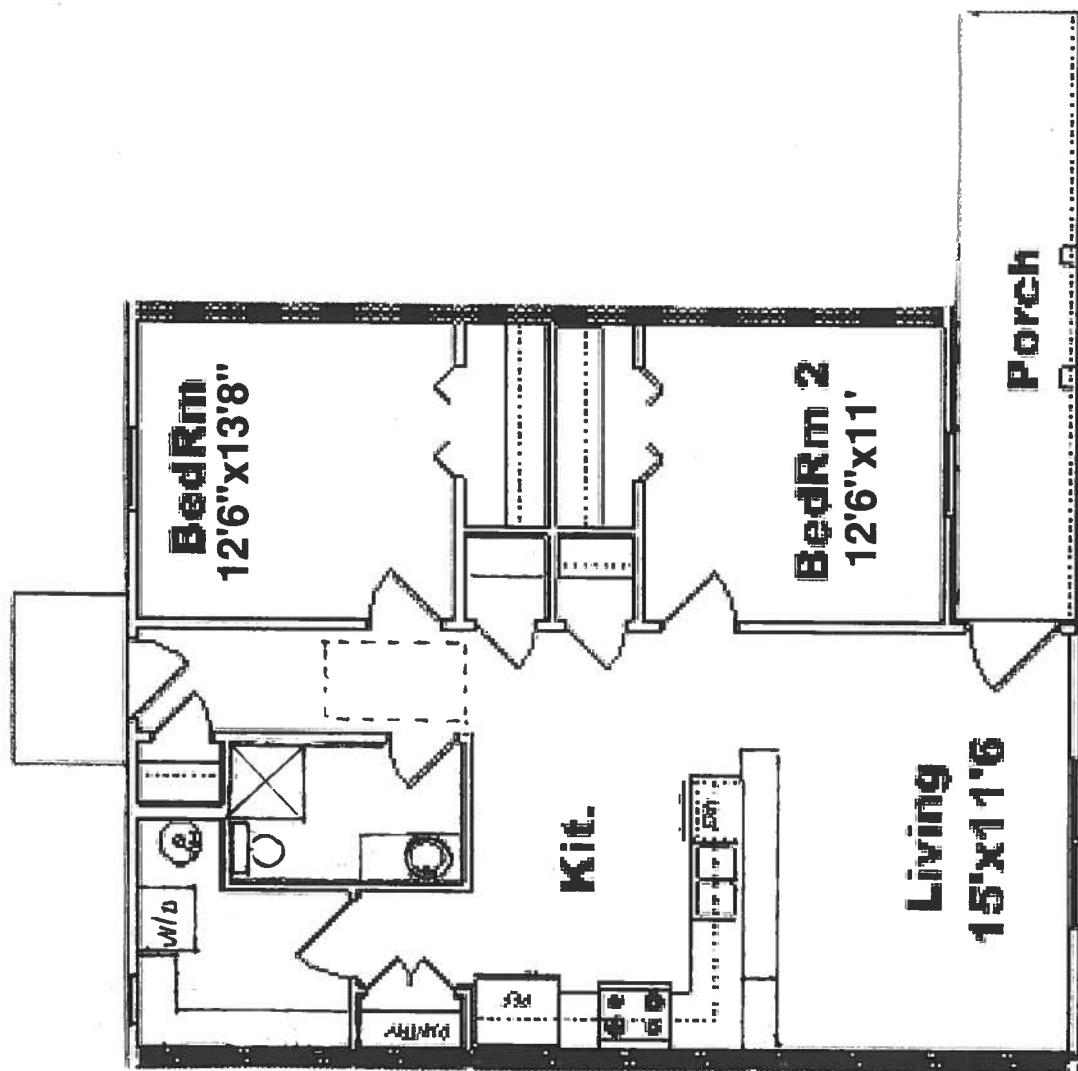




NJ Good H
03-22-15



NS G000CH
03-22-15
1/8" = 1' approx.



NJ Goodch
03-22-15



TO: Planning and Zoning Commission

FROM: Ben White, City Manager

DATE: April 6, 2015

SUBJECT: 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

- Subdivision application is attached for review
- Example of lot with photos
- Letter of intent with land use examples

ACTION: Discuss, act and offer direction



SUBDIVISION APPLICATION FORM

City of Farmersville, Texas

Please Type or Print Information

This form shall be completed by the Applicant and submitted to the City Secretary's Office along with 6 copies of the respective plat, fees, and all other required information.

In order for a completed package to be considered for a Planning and Zoning Board meeting all application materials will need to be turned into the City staff at least 3 weeks prior. The package will need to be technically complete 6 working days prior to the Planning and Zoning Board meeting.

The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.

The submission of plans/drawings, calculations, etc., along with this application, makes such items public record and the Applicant understands that they may be viewed and/or reproduced by the general public.

For a list of fees associated see the City of Farmersville Master Fee Schedule. Fees shall be collected for the purpose of defraying the costs of administrative, clerical, engineering, legal, planning, inspection, and other services deemed necessary to properly review and investigate plats and subdivision construction.

Exemptions to the platting process are listed in section 1.5 of the Subdivision Ordinance.

Subdivision Ordinance variances/waivers may be granted by following the steps outlined in section 1.10 of the Subdivision Ordinance.

Public infrastructure requirements established by the respective code (example, International Fire Code) and interpreted by the code official may be appealed based on a claim of incorrect interpretation, code applicability, or equivalent methodology. Code requirements cannot be waived.

Place "X" or check mark in appropriate box. All answers must be "Yes" to submit application.

Pre-Application Requirements		
Yes	No	Requirement
✓		Attended Pre-Application Conference
✓		Plat described by metes and bounds
✓		Plat located with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part
N/A		Dimensions of plat and of each street, alley, square, park, or other part of the plat intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part
✓		Plat is located in Collin County
		Plat is located in Hunt County
		Plat is located within the City of Farmersville corporate limits or Extra-Territorial Jurisdiction (ETJ) limits

Subdivision Application Form

Place "X" or check mark in appropriate box. Use the N/A (not applicable) box if a line item is not applicable. Double asterisk items are required for all applications. Where separate documents are requested attach them to this submission.

Required Submission Materials			
Yes	No	N/A	Item Description
✓			** Six copies of plat. Dimensions should be 24" X 36".
		✓	* * Original certified tax certificate
		✓	** Utility service provider letters
			** Proof of land ownership document
			** Electronic version of plat on CD (.PDF and .DWG)
			** Fees with appropriate retainer as required
		✓	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
			Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
		✓	Two copies of engineering plans
		✓	On-Site Sanitary Sewer Facility (OSSF) certification document
		✓	Engineer's Summary Report
		✓	Development schedule
		✓	Development agreement
		✓	Copy of covenants, conditions, restrictions, and agreements
		✓	Geotechnical report
		✓	Traffic study
		✓	Application letter for proposed street names

Place "X" or check mark in appropriate box. Only one box may be indicated.

Type of Plat Document Submittal	
✓	Concept Plan
	Preliminary Plat
	Final Plat
	Development Plat
	Replat
	Amending Plat
	Minor Plat
	Vacated Plat

Subdivision Application Form

Place information in all spaces that apply. Depending on the situation some spaces may be left empty.

Property Owner Information	
Name	SHG LAND INVESTMENTS OF FARMERSVILLE
Address	9400 N. CENTRAL EXPRESSWAY #404
City	DALLAS
State	TX
Zip	75231
Work Phone Number	972 479-8724
Facsimile Number	
Mobile Phone Number	214 384 8486
Email Address	TZADEH@MTACO.COM
Applicant/Responsible Party Information	
Name	SAME AS ABOVE
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Engineer Information	
Name	CRANNELL CRANNELL AND MARTIN
Address	2570 JUSTIN ROAD #209
City	HIGHLAND VILLAGE
State	TX
Zip	75077
Work Phone Number	972 691 6633
Facsimile Number	972 691 6628
Mobile Phone Number	214 727 9013
Email Address	JEFF@CCM-ENG.COM
Surveyor Information	
Name	SAME AS ABOVE
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	

Subdivision Application Form

General Application Information	
Proposed Name of Subdivision	CAMDEN PARK
Total Acreage of Development	100.81
Physical Location of Property	COUNTY ROAD 610 NORTH OF 380
Legal Description of Property	W.B. WILLIAMS SURVEY ABSTRACT 952
Number of Lots	274

Place "X" or check mark in appropriate box indicating the form provided for proof of land ownership. Attach document to this submission.

Type of Plat Document Submittal	
<input checked="" type="checkbox"/>	General Warranty Deed
<input type="checkbox"/>	Special Warranty Deed
<input type="checkbox"/>	Title Policy
<input type="checkbox"/>	Other (approved by City Manager):

Place "X" or check mark in appropriate box indicating the current zoning districts comprising the land. Depending on the situation more than one box may be indicated.

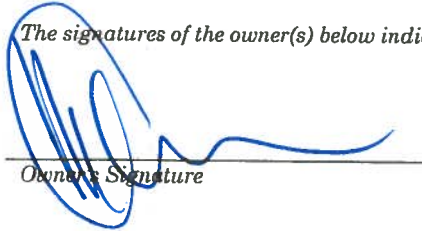
Current Zoning	
<input type="checkbox"/>	A Agricultural District
<input type="checkbox"/>	SF-1 One-Family Dwelling District
<input type="checkbox"/>	SF-2 One-Family Dwelling District
<input type="checkbox"/>	SF-3 One-Family Dwelling District
<input type="checkbox"/>	2F Two-Family Dwelling District
<input type="checkbox"/>	MF-1 Multiple-Family Dwelling District-1
<input type="checkbox"/>	MF-2 Multiple-Family Dwelling District-2
<input type="checkbox"/>	P Parking District
<input type="checkbox"/>	O Office District
<input type="checkbox"/>	NS Neighborhood Service District
<input type="checkbox"/>	GR General Retail District
<input type="checkbox"/>	C Commercial District
<input type="checkbox"/>	HC Highway Commercial
<input type="checkbox"/>	CA Central Area District
<input type="checkbox"/>	I-1 Light Industrial District
<input type="checkbox"/>	I-2 Heavy Industrial District
<input checked="" type="checkbox"/>	PD Planned Development District
<input type="checkbox"/>	Extra-Territorial Jurisdiction

Subdivision Application Form

Indicate the utility provider's name for the property in the space provided.

Utility Providers	
Description of Service	Name
Electrical Service Provider	TEXAS NEW MEXICO
Water Supplier	CITY OF FARMERSVILLE
Sewage Disposal	CITY OF FARMERSVILLE
Telephone Service	AT&T
Cable TV Service	TIME WARNER CABLE
Gas Service	ATMOS
Refuse Pick-Up	PROGRESSIVE

The signatures of the owner(s) below indicate intention to follow through with the platting/subdivision process.


Owner's Signature

M.T. Akhizadeh
Owner's Name (Printed)

20515
Date

Co-Owner's Signature

Co-Owner's Name (Printed)

Date

Co-Owner's Signature

Co-Owner's Name (Printed)

Date

City of Farmersville Staff Only


(Applicant, do not mark in spaces below)

Description	Response
Name of City Staff Worker Receiving Application	Gabe Sims
Fee Amount	1,000. ⁰⁰
Check Number	1176
Date Received	2-06-15
City Receipt Number	009034
City Asset Account Number	


Property Search

Property ID: 2122359 - Tax Year: 2015

General Information

Property ID	2122359
Property Status	Active
Geographic ID	R-6952-002-0530-1
Property Type	Real
Property Address	325 County Road 610 Farmersville, TX 75442
Total Land Area	100.8070 acres
Total Improvement Main Area	n/a
Abstract/Subdivision	 W B Williams Survey
Primary State Code	D1 (Qualified Open-space Ag Land)
Legal Description	Abs A0952 W B Williams Survey, Blk 2, Tract 53, 100.807 Acres

Owner Information

Owner ID	670578
Owner Name(s)	 Shg Land Investments Of Farmersville Ltd
Exemptions	None
Percent Ownership	100.00%
Mailing Address	9400 N Central Expy Ste 404 Dallas, TX 75231-0831

2015 Value Information

Value information for Property ID 2122359 in the 2015 tax year is unavailable. Value information for prior years may be available in the [Value History](#) section below.

Entities & Exemptions

Taxing Entity	Exemptions	Amount	Taxable Value	Tax Rate	Tax Ceiling	Collected By
CFC (Farmersville City)		-	-	0.785736 (2014 Rate)	-	Collin County Tax Office
GCN (Collin County)		-	-	0.235000 (2014 Rate)	-	Collin County Tax Office
JCN (Collin College)		-	-	0.081960 (2014 Rate)	-	Collin County Tax Office
SFC (Farmersville ISD)		-	-	1.430895 (2014 Rate)	-	Collin County Tax Office

Improvements

Our records don't show any improvement data for Property ID 2122359 in the year 2015.

Land Segments

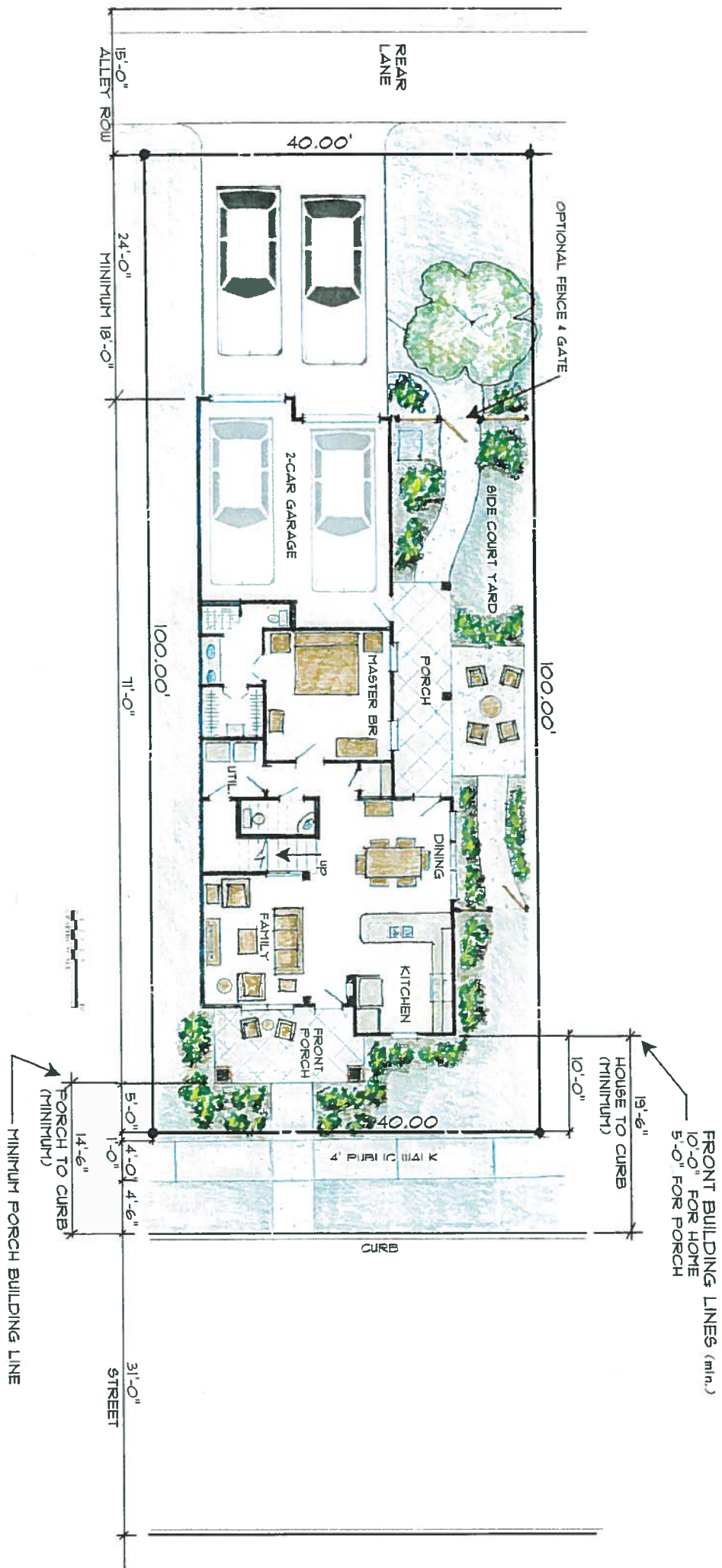
Land Segment #1	Improved Pasture
State Code	D1 (Qualified Open-space Ag Land)
Homesite	No
Market Value	
Ag Use Value	1D1
Land Size	100.8070 acres 4,391,153 sq. ft.

Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2014	\$0	\$1,008,070	\$1,008,070	\$997,586	\$10,484	\$0	\$10,484
2013	\$0	\$1,008,070	\$1,008,070	\$997,687	\$10,383	\$0	\$10,383
2012	\$88,449	\$1,008,070	\$1,098,519	\$987,989	\$108,530	\$0	\$108,530
2011	\$90,387	\$1,008,070	\$1,098,437	\$988,389	\$110,048	\$0	\$110,048
2010	\$91,382	\$1,008,070	\$1,099,452	\$988,389	\$111,063	\$0	\$111,063

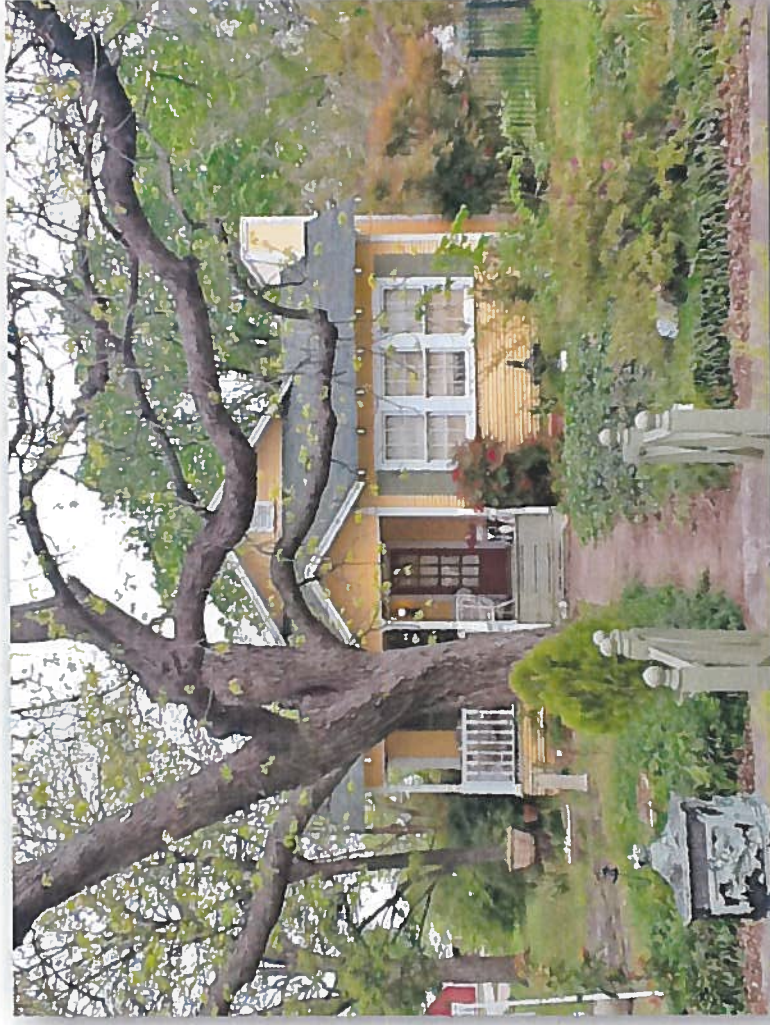
Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page
05/25/2006	HOLMGREN GARY L	SHG LAND INVESTMENTS OF FARMERSVILLE LTD	728050	



Forney, Texas
Brooklyn
Village

*The historic homes in Forney
will provide the inspiration for
our designs.*



Critical Elements Required to Re-create a Traditional Neighborhood:

- 1) Front porches - large enough to be functional
- 2) Thoughtful use of exterior materials
- 3) No garage doors facing the main street

Forney, Texas
Brooklyn
Village



Front Porches become *essential* when creating a pedestrian-friendly neighborhood....

Each home in Brooklyn Village will have one!

Forney, Texas
Brooklyn
Village

Thoughtful use of materials

The appropriate combination of durable cement-fiber siding in light pastel colors and brick accents provides an appealing exterior design.

Proposed materials:

Masonry: 20% to 55%

Cement fiberboard
(Hardie-plank): 45% to 80%



Thoughtful use of materials



Proposed Brooklyn Village Homes
Combining brick, stone, and cement-fiber siding

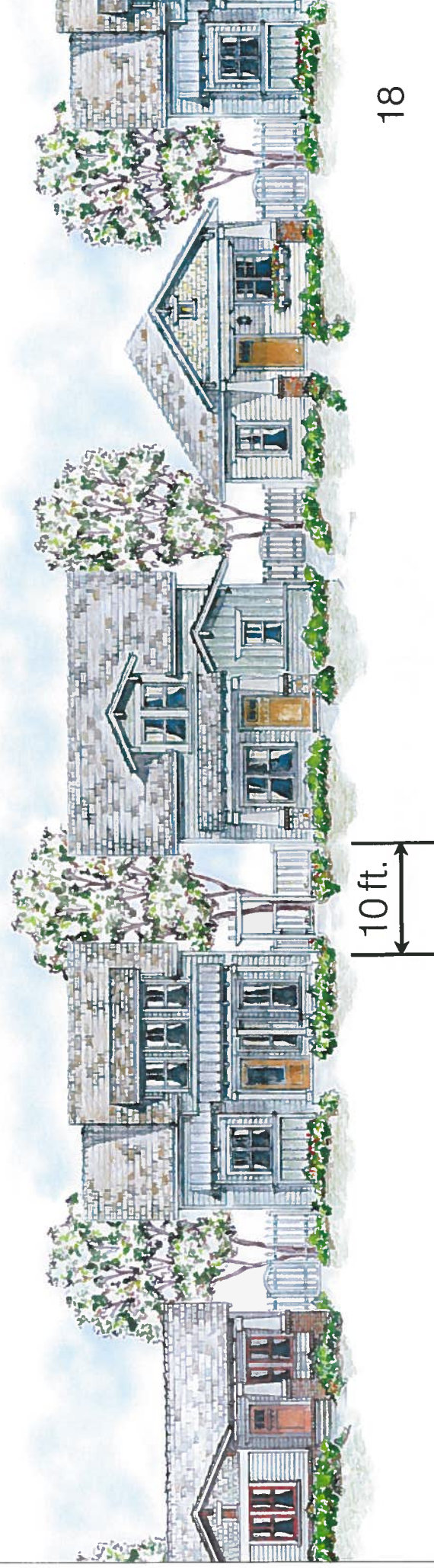
Proposed Lot Sizes and Building Lines:

Front yard: 20 ft.

Rear yard: 5 ft.

Minimum driveway and garage door setback: 5 ft.

Side yard: 5 ft.



CRANNELL, CRANNELL & MARTIN CORPORATION
P.O. Box 295429, Lewisville, TX 75029-5429
Office: 972-691-6605 Fax: 972-691-6628

Ms. Edie Sims
City Manager, Town of Farmersville
205 S> Main Street
Farmersville, Texas 75442

Ref: Letter of Intent for
Camden Park Mixed Use Development
County Road 611 north of Murphy's Crossing Industrial Park
Town of Farmersville, Texas

Dear Ms. Sims,

Please accept this letter as our letter of intent for the development of Camden Park in Farmersville. This project contains approximately 100.81 acres of land and is located on the west side of County Road 611 and north of Murphys Crossing industrial park. The property was re-zoned recently in 2012. At that time, the developer proposed a mixed use development containing the following:

Tract 1 – 55.13 acres of land zoned PD-SF-3 for zero lot line single family houses that would be age restricted to 55 years old and above. A senior center was proposed located near the eastern entrance to the subdivision.

Tract 2 – 15.27 acres zoned PD-Commercial for future commercial development on the property along County Road 611.

Tract 3 – 18.21 acres of land zoned PD-MF-2, for multifamily located at the southwest corner of the property.

Tract 4 – 10.30 acres of land PD-MF-2 for an Assisted Living Facility located at the southern portion of the site.

Currently the developer has plans to modify the current zoning as follows:

Tract 1 – The front (east) portion of the tract will be constructed as standard single family lots and houses with no age restriction. The senior center will be deleted. The west portion of the lot is 16.82 acres and this will be developed as the PD-zero lot line houses with the age restriction of 55 or older. A small portion of the original commercial zoning that was the senior center will now be part of the single family zoning. This tract is 2.94 acres and shown highlighted pink on the attached Exhibit "C".

Ms. Edie Sims
City Manager, Town of Farmersville
Page Two
March 30, 2015

Tract 2 – This tract is zoned PD-Commercial and this zoning will remain unchanged, except that 2.94 acres of this tract will be re-zoned to PD-SF-3 and 3.00 acres will be re-zoned to PD-Light Industrial (See Tract 5 below).

Tract 3 – This tract is zoned PD-MF-2 and no changes are proposed for this tract.

Tract 4 – This tract is zoned PD-MF-2 for an assisted living center and no changes are proposed for this tract.

Tract 5 - is a new parcel that is 3.00 acres in size and a self storage facility is proposed for this tract. A proposed zoning of PD-Light Industrial is proposed. The tract is shaded pink on the attached Exhibit "B".

The following exhibits are attached:

Exhibit "A" – This exhibit shows the current zoning for the property

Exhibit "B" – This exhibit shows the proposed zoning for the property with Tract 5 self storage property shown shaded pink.

Exhibit "C" – This exhibit shows the current zoning with a shaded tract showing the 2.94 acres of PD-Commercial property that is being changed to PD-SF-3.

Exhibit "D" – This is our Preliminary Plat that shows all of the proposed single family PD-SF-3 lots and the PD-Zero Lot Line age restricted lots. This drawing also shows a rough layout for the self storage facility at the southeast corner.

This project will be phased and Phase 1 will include up to 100 SF-3 single family lots within the eastern portion of Tract 1.

Should you have any questions or comments, please feel free to contact me.

Sincerely,

Jeff D. Crannell, P.E., C.F.M.
President--Crannell, Crannell & Martin



FLOOD CERTIFICATE
As evidenced by the FLOOD INSURANCE RATE MAPS
for Colfax County, Texas, the subject property does not
lie within a Special Flood Hazard Area (SFHA) Zone
Flood Map date June 2, 2009 Community Flood No.
58000-0101 (subject lot) is located in Zone A.



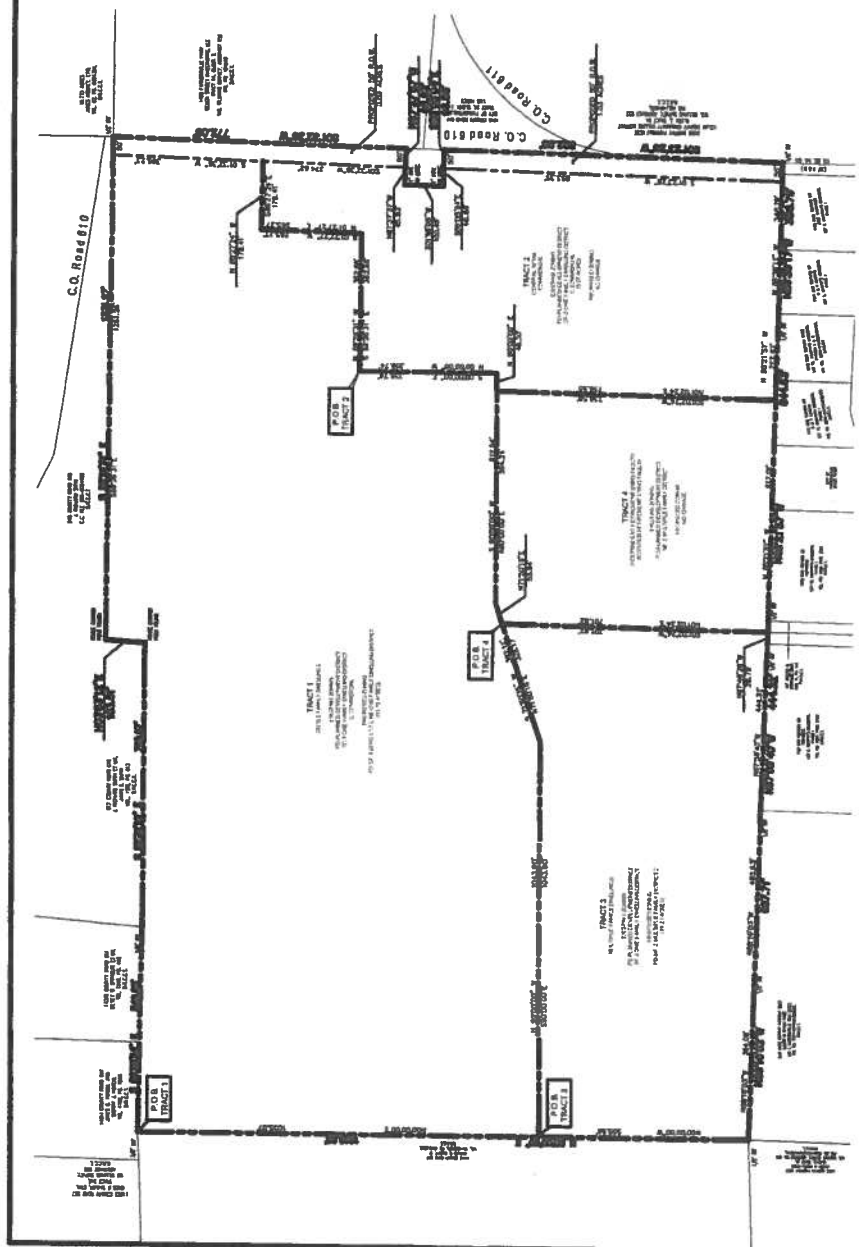
ZONING EXHIBIT
RESIDENTIAL LOTS
1 MULTI-FAMILY TRACT
COMMERCIAL/RETAIL LOTS & OPEN

Camden Park

A 100.81 ACRE TRACT OUT OF THE
W.B. WILLIAMS SURVEY, ABSTRACT NO. 952
CITY OF FARMERSVILLE, COLLIN COUNTY, TEXA
UNREGISTERED
G LAND INVESTMENTS OF FARMERSVILLE,
12225 GREENVILLE AVE., SUITE 123
DALLAS, TEXAS 75243
(972) 479-8724 (ON) (972) 479-8806 (FAX)



Sept. 18, 2012



TEACH FOR

TRACT NAME
 SURVEY A PART OF A 2000 AC. TRACT 2000, TOWNSHIP 20N, RANGE 10E, SECTION 10, T10N, R10E, S10E

1992

TRACT ONE

[illegible][illegible][illegible][illegible]

Exhibit A

EXHIBIT B



Scale: 1" = 100'

PREPARED BY:
Camden Park
 100.81 ACRE TRACT OUT OF THE
 W.B. WILLIAMS SURVEY, ABSTRACT NO. 982
 CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS

FOR LAND INVESTMENTS OF FARMERSVILLE, LTD.
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 W.B. WILLIAMS SURVEY, ABSTRACT NO. 982
 CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS

RECEIVED BY:
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COMMERCIAL/RETAIL LOTS & OPEN SPACES

Camden Park

A 100.81 ACRE TRACT OUT OF THE
W.B. WILLIAMS SURVEY, ABSTRACT NO. 852
CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER
SHG LAND INVESTMENTS OF FARMERSVILLE, LTD.

12225 GREENVILLE AVE., SUITE 123
DALLAS, TEXAS 75243
(772) 479-9724 (Off) (972) 479-8895 (Fax)

BY _____

Engineering Corporation
9570 FM 407, Suite 200
Highland Village, Texas 75077
Tel. 817/691-6913 Fax 817/691-6919
Telex 950000

1987

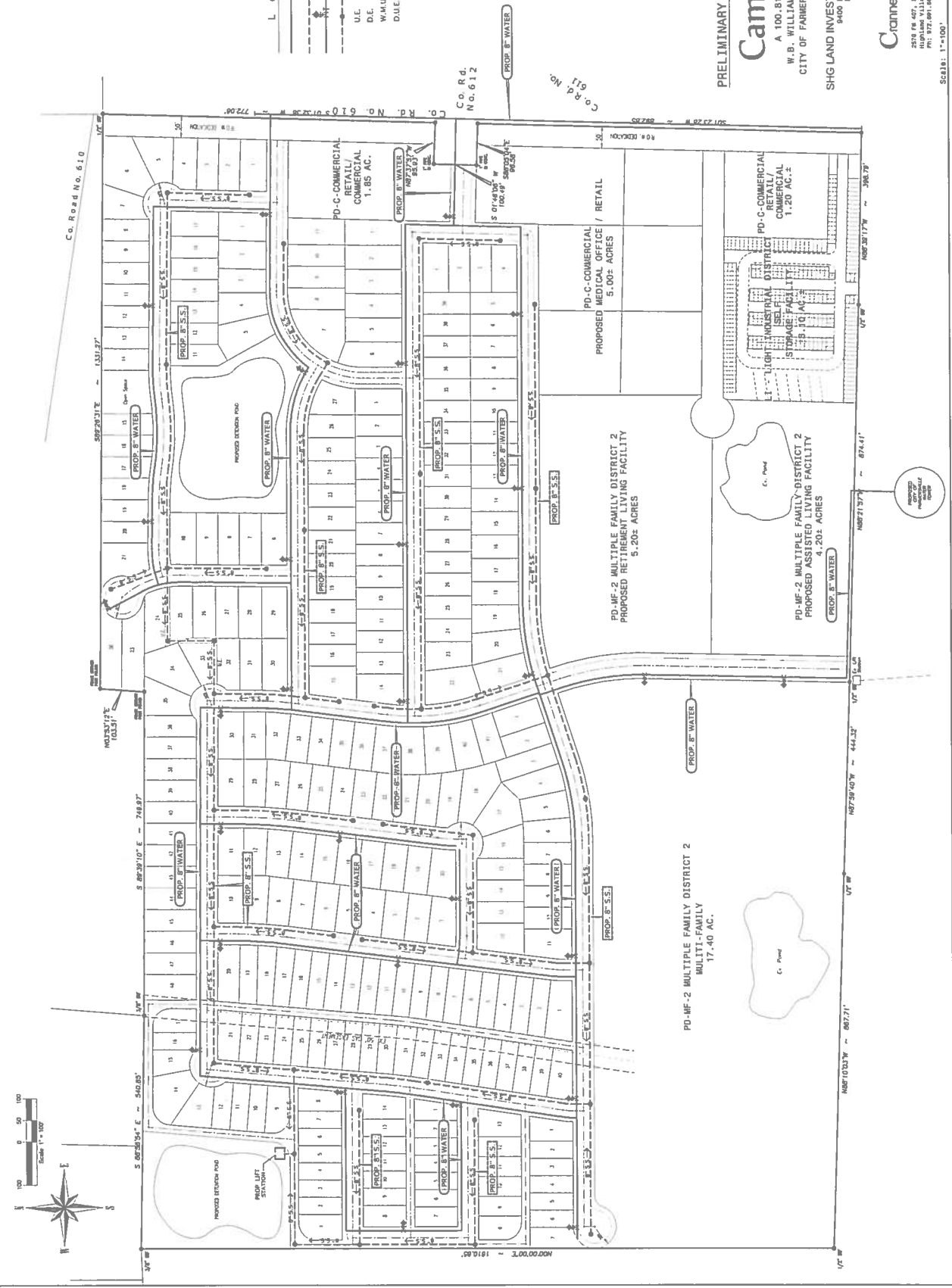
EXHIBIT C



VICINITY MAP

Legend

- Prop. Water
- Prop. San. Sewer
- Prop. F.H.
- Prop. S.S. M.H.
- U.E.
- Drainage Easement
- Water Main Unit. Exmt.
- D.U.E.
- Drain. & Unit. Exmt.



PRELIMINARY WATER & SANITARY SEWER

Camden Park

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

OWNER/DEVELOPER:
SHG LAND INVESTMENTS OF FARMERSVILLE, LTD.
9400 Dallas, Texas 75238
972.479.8724

ENGINEER:
Cannell & Martin
Civil Engineers
2500 W. 42nd St., Suite 100
Farmersville, Texas 75440
PH: 972.691.6832 FAX: 972.691.7807

LEGEND

DRAINAGE CALCULATION		10 YEAR	
DATE	5 YEAR	10 YEAR	10 YEAR
1	1.0	1.0	1.0
2	1.1	1.1	1.1
3	1.2	1.2	1.2
4	1.3	1.3	1.3
5	1.4	1.4	1.4
6	1.5	1.5	1.5
7	1.6	1.6	1.6
8	1.7	1.7	1.7
9	1.8	1.8	1.8
10	1.9	1.9	1.9
11	2.0	2.0	2.0
12	2.1	2.1	2.1
13	2.2	2.2	2.2
14	2.3	2.3	2.3
15	2.4	2.4	2.4
16	2.5	2.5	2.5
17	2.6	2.6	2.6
18	2.7	2.7	2.7
19	2.8	2.8	2.8
20	2.9	2.9	2.9
21	3.0	3.0	3.0
22	3.1	3.1	3.1
23	3.2	3.2	3.2
24	3.3	3.3	3.3
25	3.4	3.4	3.4
26	3.5	3.5	3.5
27	3.6	3.6	3.6
28	3.7	3.7	3.7
29	3.8	3.8	3.8
30	3.9	3.9	3.9
31	4.0	4.0	4.0
32	4.1	4.1	4.1
33	4.2	4.2	4.2
34	4.3	4.3	4.3
35	4.4	4.4	4.4
36	4.5	4.5	4.5
37	4.6	4.6	4.6
38	4.7	4.7	4.7
39	4.8	4.8	4.8
40	4.9	4.9	4.9
41	5.0	5.0	5.0
42	5.1	5.1	5.1
43	5.2	5.2	5.2
44	5.3	5.3	5.3
45	5.4	5.4	5.4
46	5.5	5.5	5.5
47	5.6	5.6	5.6
48	5.7	5.7	5.7
49	5.8	5.8	5.8
50	5.9	5.9	5.9
51	6.0	6.0	6.0
52	6.1	6.1	6.1
53	6.2	6.2	6.2
54	6.3	6.3	6.3
55	6.4	6.4	6.4
56	6.5	6.5	6.5
57	6.6	6.6	6.6
58	6.7	6.7	6.7
59	6.8	6.8	6.8
60	6.9	6.9	6.9
61	7.0	7.0	7.0
62	7.1	7.1	7.1
63	7.2	7.2	7.2
64	7.3	7.3	7.3
65	7.4	7.4	7.4
66	7.5	7.5	7.5
67	7.6	7.6	7.6
68	7.7	7.7	7.7
69	7.8	7.8	7.8
70	7.9	7.9	7.9
71	8.0	8.0	8.0
72	8.1	8.1	8.1
73	8.2	8.2	8.2
74	8.3	8.3	8.3
75	8.4	8.4	8.4
76	8.5	8.5	8.5
77	8.6	8.6	8.6
78	8.7	8.7	8.7
79	8.8	8.8	8.8
80	8.9	8.9	8.9
81	9.0	9.0	9.0
82	9.1	9.1	9.1
83	9.2	9.2	9.2
84	9.3	9.3	9.3
85	9.4	9.4	9.4
86	9.5	9.5	9.5
87	9.6	9.6	9.6
88	9.7	9.7	9.7
89	9.8	9.8	9.8
90	9.9	9.9	9.9
91	10.0	10.0	10.0
92	10.1	10.1	10.1
93	10.2	10.2	10.2
94	10.3	10.3	10.3
95	10.4	10.4	10.4
96			

PRELIMINARY DRAINAGE PLAN

Camden Park

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

OWNER/DEVELOPER : SHG 1 AND INVESTMENTS OF FARMERSVILLE, LTD.

Central Exp
illas, Texas

072.479.572
ENGINEER :

U

Engineer in

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76183 75077

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TO: Planning and Zoning Commission
FROM: Ben White, City Manager
DATE: April 6, 2015
SUBJECT: Discuss amending the Comprehensive Zoning Ordinance to allow manufacturing with a store front in the Central Area District

- City Attorney will provide information on this topic

ACTION: Discuss and offer direction