

FARMERSVILLE PLANNING & ZONING COMMISSION
SPECIAL SESSION MINUTES
September 29, 2015

The Farmersville Planning and Zoning Commission met in special session on September 29, 2015 at 6:30 p.m. at the City of Farmersville Council Chambers with the following members present: Sarah Jackson-Butler, Craig Overstreet, Charles Casada, Todd Rolen and Chad Dillard. Commissioners absent was Bryce Thompson and Mark Vincent. Staff members present were City Manager Ben White, City Attorney Alan Lathrom, Police Chief Mike Sullivan, Librarian Trisha Dowell 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 6:34pm. 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) WORKSHOP DISCUSSION WITH THE OWNER/DEVELOPER TEAM AND CITY STAFF REGARDING THE EXISTING ZONING AND PERMISSIBLE DEVELOPMENT THEREUNDER OF APPROXIMATELY 100 ACRES OF LAND THAT IS GENERALLY SITUATED NORTH OF US HIGHWAY 380 AND WEST OF COUNTY ROADS 610 AND 611 AND LOCATED IN THE W.B. WILLIAMS SURVEY, ABSTRACT A952, TRACT 53, BLOCK 2 OF FARMERSVILLE, COLLIN COUNTY, TEXAS, COMMONLY REFERRED TO AS CAMDEN PARK (“PROPERTY”); THE OWNER/DEVELOPER’S PROPOSED DEVELOPMENT FOR THE PROPERTY; AND, RELATED IMPROVEMENTS

City Manager Ben White came before the Commission to give information that would hopefully help provide understanding of the lot sizes. By using current standards, a drawing to scale provided the maximum building lot coverage, rear, front and side yard setbacks, lot depth, lot width, street width, right-of-way line, utility zones and typical vehicle sizes on the roadway all for Single Family 3 (SF-3) zoning. The drawing depicted a lot area of 4,500 square feet. The minimum lot area for SF-3 is 5,000 square feet. Another drawing showed the same measurements for Single Family 2 (SF-2) zoning where the lot shown was 6,000 square feet and the minimum lot area for SF-2 is 7,200 square feet. Further drawings depicted the SF-3 lot on a collector street, a major thoroughfare sidewalk placement, secondary thoroughfare sidewalk placement, collector roadway sidewalk placement, residential sidewalk placement, the proposed SF-3 lot in Camden Park on a residential street and a residential estate street sidewalk placement.

The drawings were to show the Commission what a SF-3 zoned lot looks like with minimal dimensions. A minimum lot is 50'x100' = 5,000 square feet. Prior to the meeting, several existing streets were measured back of curb to back of curb. North Main and Maple Streets were both 27' wide. Jouette Street is 24' wide where Meadowview and College Streets are 28' feet wide. Sidewalks are required in all new developments. This information was given as the lot and street widths were an issue from the last P&Z meeting.

The last approval for Camden Park was 2012. Currently, the developer could build to the approved 2012 specifications. The developer is proposing a lot measured 40'x80'; however 50'x100' meets the square footage requirement. The biggest difference was the building percentage. The zoning was approved in 2012 with the planned development structured for a different product.

Todd Rolen stated the two streets for ingress/egress is not realistic access for the proposed traffic. Jeff Crannell, engineer for the development, stated the access points were proposed with the plan to purchase the Texas New Mexico Power property before the Final Plat. Charles Casada brought up the TNMP property is not annexed into the City and would need to follow that process before being included in the Planned Development.

Jeff Crannell stated he appreciated the Commission having the workshop so options could be discussed to allow future variations and listen to issues which will hopefully find conclusions to those issues. Mr. Crannell further stated the development is not a spec development and has been properly laid out to meet all the City's codes and guidelines. The original plat was for 333 multi-family homes and restricted so not to build out for quite some time. The reason the development has changed is due to the market for a 55+ adult living is not as strong as predicted. The Commission has asked for larger houses and an open space area. The developer went back to the drawing board and made modifications to accommodate these requests.

Mr. Crannell further explained the use of the TNMP property to be 75% right-of-way and the 100'x100' land has a contract presently, but the owner will not move forward until the City has offered an approved plan in order to move forward. Again Mr. Crannell thanked the Commission for the informal meeting to allow issues to be presented.

Craig Overstreet expressed concern of having mixed use and changing to almost all SF-3. Also the Commercial zone along the right-of-way is concerning. Adjacent land owners have expressed their concerns regarding drainage. This is the largest development this City has seen and it needs character. Mr. Overstreet stated the straight streets are a problem if Lincoln Heights is mirrored. The original plan had curvature and Mr. Overstreet expressed the need to have more SF-2 lots.

Jeff Crannell stated he and the developer will follow all the ordinances and laws regarding the drainage. Early on, the development was designed with detention ponds. Mr. Crannell continued there are 3 points of access planned; 1) off Highway 380 through the Industrial Park (which Mr. Crannell stated he felt would be the heaviest used); 2) CR 610; and 3) through the currently owned TNMP property on CR 610. The street widths are standard in most cities which is 29-31'. The proposed plan is more flexible with smaller lots with a front garage entry. A width of 50' is a standard width. Again Mr. Crannell asked for guidance from the Commission.

Charles Casada stated the street widths in Lincoln Height are not at current standards. Mr. White informed the Commission Lincoln Heights was developed before the current standards were in place. City Attorney Alan Lathrom stated the lot sizes are the same but the right-of-way was amended in 2007. Jeff Crannell stated when the plan was redeveloped in 2012, the hope was to have a 55+ adult living development, but this product is now not marketable as it once was thought. The development presented matches what other cities are developing including Princeton, McKinney,

Anna and Waxahachie where Mr. Ted Zadeh is developing. Mr. Crannell stated he can add a percentage of SF-2, but asked the Commission to give what percentage would be better received. He further continued that lot sizes do not generate the price but the homes do. The home size is what people want to buy. There will be two builders in this development with varying products. Chad Dillard questioned if the SF-2 lots would be sprinkled throughout the development or have a designated area. To have the best impact, Mr. Crannell stated it would be more beneficial to have an area zoned for SF-2, especially along the northern border.

City Manager Ben White indicated a lot on Waterford was 72'x100' with the right-of-way at the curb and no allotment for sidewalks or a place for utilities. There is no setback right-of-way room. The lots are wider and equivalent to the SF-2 widths on the Camden Park plat. The lots are shorter but wider and sidewalks are built on private property.

Currently, there is 35' from the front of the house to the curb. 4 cars can park in the driveway but the sidewalks get taken. Todd Rolen stated he is not for SF-3 for the whole development. Jeff Crannell stated he could arrange the northern border as SF-2 with lots 60'x120'. The southern part of the development would remain commercial.

Craig Overstreet expressed concern of overloading CR 610 with the traffic impact. Mr. White stated one of the two connections on CR 610 would have a traffic light at some point. TxDOT would not entertain installing another light on Highway 380 since the intersection would be so close to the existing light. Mr. Crannell stated the development is not a gated community and he does expect people would travel through the development to connect with Highway 380. Chad Dillard asked if it made sense to increase the lot sizes. Mr. Crannell stated whatever was left would go to an open space area.

Charles Casada was concerned of the acreage difference from 2012 to the current plan regarding commercial. It seems the commercial area is more than residential. Mr. Crannell stated 20 acres has been dedicated for commercial zoning which is slightly less than the original plan in 2006 which had 23 acres. Discussions were held as the possible types of commercial properties that could be built including health care facilities, independent living, and professional offices. It is expected to have one developer for the commercial properties.

Owner and developer Ted Zadeh came before the Council stating he is offering a better product. When asked to build larger homes, he contracted with a national builder. Mr. Zadeh expressed he would prefer to receive a positive direction from the P&Z, but if not, will work with what has already been approved. Competitive is the key and right now, Farmersville must be competitive with Princeton. Mr. Zadeh stated he thought by decreasing the density and offering an attractive product by a national builder the City of Farmersville would be pleased to move forward with this development. Per the conversations, there may not be a choice but to go back with the approved plans from 2012. The problem with those plans remain with the market. A development for 55+ adult seniors is not as prominent as it was in 2012. Mr. Zadeh also stated he has an offer to Texas New Mexico Power for \$12,000 to purchase their property but will not further the purchase until he has an approved plan. The property would then be turned around and donated as right-of-way and will ultimately be useless to him.

Mr. Zadeh further stated the community will eventually grow which will include schools who will build as the need occurs. A skilled nursing facility is now built and Mr. Zadeh expressed he would like to bring doctors to this area.

Charles Casada stated the zoning as approved is for 55+ adult living and was to be regulated from now on; now the zoning has a request to change. Mr. Zadeh stated he might start with 30 homes versus 100. Maybe even some structures could be duplexes. Mr. Zadeh is proposing houses under \$100,000 and is able and ready to spend money in Farmersville. Craig Overstreet offered a discussion item regarding the multi-family zoning. Mr. Zadeh stated this is a different phase of the development and is not under the initial direction. Mr. Zadeh expressed this development will bring \$25,000,000 tax base into the City, but it may take 6-8 years to build out with the approved 55+ age restricted zoning. Mr. Zadeh continued if the zoning is changed to the proposal where homes will cost \$170,000 with the existing contract with a national builder, the City will benefit greatly.

Mr. Zadeh took a moment to express he is a partner with the City of Farmersville. He chose to develop property here rather than other areas. There is more to offer in Farmersville with the quaint downtown, large expanses of land and there is more to offer with attractions. The proposal, he believes, is better and he would like to purchase more land and build more developments in this area.

Consider the school system. There are no houses for their staff. Mr. Zadeh stated he can bring a product that Farmersville will be proud of. Craig Overstreet stated he felt all bases have been touched including drainage, needing more SF-2 zoned lots, and the lineage of the streets.

Charles Casada stated he was placed on this board to look at the community as a whole and his position is to voice what the community wants. If the P&Z and Council approved a plan in 2012, why come back to re-develop and not pursue what was intended? Mr. Casada stated he cannot see where this plan is better. There are no guarantees Collin College will build on their property. This development may affect whether the College makes a decision to build here. Mr. Casada continued he does want Mr. Zadeh to make money, but he felt this development distracts from the entry into our community with commercial zoning and storage facilities. These types of construction are not attracting new people and wants the development to be the most beautiful place.

Mr. Zadeh stated he is a good businessman and has developments in Anna, Terrell, and Fort Worth. The most expensive part of the development will be the infrastructure including water, sewer, storm water and the concrete for streets. The streets will be the same amount of concrete whether for 350 homes or 260 homes. His best interest is more lots with less construction costs. A house with 2 bedrooms and 1 bath does not have as much cost as a three bedroom/2 ½ bath with granite counter tops. Mr. Zadeh would like to improve the housing situation in Farmersville. Mr. Zadeh stated he is taking on the risk, but he is hopeful for the end result. There is more money to be had with smaller lots but will also do what is best for Farmersville and give a product the community can be proud of. Mr. Zadeh continued that he will want granite inside to give a nicer touch. This development will place Farmersville on the map with beautiful elevations. Again Mr. Zadeh expressed he wanted to be a partner with the City. Another development he has worked on is in Denton by Hobson Lane

with approximately 500 homes. Another development is called Forrest Ridge at the corner of Sherman Drive and Loop 288 in Denton with 300-400 homes.

Just to clarify, the water design is regulated by the State and Mr. Zadeh stated he cannot dump water onto other adjoining properties. There will actually be less water after his development than what now exists from the Industrial Park. The southern end of his property is constantly flooded since there is not drainage from the Industrial Park. Mr. Zadeh has not complained regarding this matter simply when his development is under construction, the drainage issue will be resolved. Also, with the Mayor and City Manager being engineer's, there is yet another layer to improve upon. Again Mr. Zadeh stated he cannot arbitrarily dump water onto other properties and will observe all the laws.

Chad Dillard questioned how many SF-2 homes would the developer be willing to include on the plat. Jeff Crannell stated he would envision the entire northern end of the property. Ted Zadeh stated he will include 50 SF-2 lots and reduce the density and install a nice monument entry sign at the TNMP property for the main entry. Mr. Zadeh continued he will also include parkland to meet the open space requirements. All guidelines and specifications will be met. Mr. Zadeh stated living space of 1,500 square feet will be a minimum with the total square footage closer to 2,000 to include the garage. Some homes will be 1,800 square feet of air conditioned area. Mr. Zadeh repeated he will give 50 SF-2 lots and will add in geometry with the entire row of SF-2 lots.

Charles Casada stated the topography lines stop at the corner of the property on the top left of the plat which looks like the water would dump into an existing creek. Jeff Crannell stated he has met with adjoining property owners, including the Midkiff's who live in Round Rock but have property here. The drainage has been designed to carry the increase of water and send to a detention pond. There the detention pond will handle the velocity of erosion. The majority of the issues already exist from the Industrial Park which has no detention pond. The Industrial Park has 80% run-off where the anticipated run-off on this development will be 40% but will continue to mitigate drainage issues along with concerns of adjoining property owners.

Jeff Crannell stated he understands the request and will re-draw the project to reflect 1/3 of the property changed to SF-2. He will also work on finding a better location for the Commercial zone. Today the market is for a single family component that drives this development. The first driving force will be the residential properties which then drives other needs such as the commercial properties.

Mr. Crannell re-enforced the drainage, traffic and utility issues will be addressed and will follow all the City's guidelines and regulations. City Manager Ben White requested Mr. Crannell to repeat what he understood from the P&Z Commissioners' discussion. The changes will include the access point where the property is currently owned by TNMP; add curb and curvature to the streets; add SF-2 (50 additional); increase the square footage; character to the entryway; and extend the road to the South in the Industrial Park.

Ted Zadeh stated if the development proceeds, the wastewater treatment will serve more on Highway 380 where currently none exists. This addition will increase activity along Highway 380 which is a major incentive to other development. Mr. Zadeh stated he has worked with the City regarding rearranging the monies to be spent on

sewer to extend a gravity line which is more cost effective. By making this adjustment, all the area can have sewer with little cost to the City, but sewer capacity on prime frontage property. Also, all the electric lines will be underground and internal to the development.


Item III) ADJOURNMENT

Chairman Bryce Thompson adjourned the meeting. Commission adjourned at 8:10pm.

ATTEST:



Chairman Bryce Thompson



Edie Sims, City Secretary