



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
July 19, 2021, 6:00 P.M.**

I. PRELIMINARY MATTERS

- Chairman Joe Helmberger presided over the meeting which was called to order at 6:00 p.m. Commissioners Michael Hesse, Adam White, Leaca Caspari and John Klostermann were in attendance. Rachel Crist was not in attendance and there is one vacant seat on the Commission due to Lance Hudson being elected to City Council. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; Council liaison, Lance Hudson; and City Attorney, Michael Martin.
- Michael Hesse led the prayer and the pledges to the United States and Texas flags.

II. PUBLIC COMMENT ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEMS)

- None came forward to speak.

III. PUBLIC HEARING

- A. Public hearing to consider, discuss and act upon an application requesting a change in zoning on approximately 4.137 acres of land, more or less, from C – Commercial District Uses to PD – Planned Development District Uses with a base zoning designation of MF-2 – Multifamily Residence-2 District Uses for an apartment complex. The property is generally situated at 1904 Harvard Blvd., and located in the Murphy's Crossing Addition, Phase II, Lot 9, out of the W.B. Williams Survey, Abstract A-952, of Farmersville, Collin County, Texas.
- Chairman Helmberger opened the public hearing at 6:02 p.m.

- Sam Satterwhite who is employed by Engineering Concepts & Design stated they are asking for a PD – Planned Development with a base zoning of MF – 2 – Multifamily District. He said they are asking for a special district use for a PD – Planned Development because they want to limit the units to 72 rather than 96 that would be allowed per the Zoning Ordinance. He said he realized last time they came before the city density was a concern, so they reduced the number of units because they believe this is a great use for the site. He said the Future Land Use Map shows the site to be mixed use and multifamily would fit into that. He explained that Palladium Apartments to the south is at 100% capacity and they feel the need for multifamily is warranted. He said they would have a total of four buildings. He said three buildings would be multifamily units and the other would be an office. He indicated it would be a great market rate apartment complex for individuals and people who cannot afford a house. He said the office would employ five, full time staff members. The complex would have a pool, dog park and play ground. He stated the dog park is not guaranteed because of possible detention pond requirements. He said they will have to build over and above to be compatible with the market. He emphasized that his client is committed to excellence, so they want to use 100% masonry and have covered parking even though it is not required. He said when they plat the property they would correct the dedicated right-of-way issues on Harvard Drive. He indicated the project would be limited to three stories and would have a positive economic impact on the city. He stated he remembered there were concerns about sewer capacity and indicated if the city says a lift station has to be upgraded they would do that. He said he knows some are concerned about traffic, but with Collin Parkway having a stop light he believes that would alleviate some concerns.
- Joe Helmberger asked if anyone else wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 6:14 p.m.
- Leaca Caspari asked Sam Satterwhite why he wrote commercial on the application.
- Sam Satterwhite stated because they are currently zoned commercial and they are requesting a zoning change from C – Commercial to PD – Planned Development with a base zoning of MF – 2 – Multifamily – 2.
- Michael Hesse asked if the owner has a lot of experience building multifamily.
- Sam Satterwhite stated his family builds multifamily and this would be his first stand alone project. He is currently in the technology business. He said the owner understands he has to employ people to run the office and handle the maintenance of the facility.
- Leaca Caspari stated it looks like a quality development, but she does have concerns about changing zoning on the property. She indicated that one reason she is concerned is how they are using the PD – Planned Development designation. She does not want the city using the mixed use

designation to cram a lot of apartments in those area. She said she does not see enough commercial on the Future Land Use Map as it is.

- John Klostermann stated if the city houses more people the commercial will follow behind it.
- Leaca Caspari said she does not believe that is a valid argument anymore. She said we always have to look at each case and ask what it would do for the city.
- Joe Helmberger stated he is in favor of the apartment complex because the city needs more places for people to live and a lot of people cannot afford even a starter home. He believes there is a need for nice apartments in the city and thinks it is a good buffer from the residential.
- John Klostermann stated a lot of people do not want to maintain a yard anymore and do not have the time.
- Leaca Caspari stated she is just concerned because we have a lot of mixed use shown on the Future Land Use Map. She asked at what point would the city stop allowing apartments in mixed use. She said we seem to accommodate the people requesting the change more than we are considering the citizens. She indicated if the land use map stays the way it is they just have to be careful of what they approve. She said if you have a single use and use a PD – Planned Development zoning she has a problem with that because she does not feel that is what a PD – Planned Development is for and it almost seems like spot zoning.
- Sam Satterwhite stated he worked as a staff member for the Economic Development Department at another city and he understands their points. He said you are not going to get the commercial businesses without the density. If the property was directly on U.S. Highway 380 then he would say it should be commercial, but since this property is off of U.S. Highway 380 a bit he feels apartments would be good. He stated it could be offices or other uses because it is zoned commercial. He said they believe they are not going to have traffic issues because they are reducing the units from 96 to 72 and that saves several cars from driving. He knows that a market rate apartment complex could be a top tax payer to the city once built.
- Leaca Caspari stated she did not address the traffic issue and she knows that most everyone will use Collin Parkway once it is complete. She asked city staff if there is sufficient sewer capacity to handle the apartments if approved.
- Michael Hesse asked if they are on our electric grid or Texas-New Mexico.
- Ben White stated they would be on Texas-New Mexico.
- Joe Helmberger asked Sam Satterwhite if he received a will serve letter from the city indicating water and sewer would serve the property with no issues.
- Sam Satterwhite stated they did not.
- Joe Helmberger asked Ben White what the capacity of the sewer plant is.

- Ben White stated we are sitting at 40% to 50%, but we do have infiltration issues that come up.
- Michael Hesse asked if the sewer plant was fixed.
- Ben White stated it is currently being fixed.
 - Motion to approve made by Adam White
 - 2nd was made by John Klostermann
 - All members voted in favor, except Leaca Caspari and Michael Hesse who voted no

IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss and act upon minutes from May 17, 2021.

- Motion to approve made by Leaca Caspari
- 2nd was made by Michael Hesse
- All members voted in favor

B. Consider, discuss and act upon a concept plan for Camden Park Phase 4.

- Joe Helmberger asked if this was the property they are utilizing for single family rentals. He wanted to know why they are planning this as individual lots and not one huge parcel.
- Ben White stated they are developing the property according to the city's rules and he wants to be able to have them sold or leased on an individual basis.
- Joe Helmberger said when he sees lots like that for rent he usually sees large 10 or 12 acre parcels and not individual lots.
- Ben White explained the owner has a development in Forney like this and he also platted them as individual lots. He said the developer indicated he was renting some and selling some in Forney.
- Joe Helmberger asked if the lots had to maintain certain setbacks.
- Ben White stated they do.
- Sandra Green stated the zoning was approved as a PD – Planned Development with the base zoning as SF- 3 – Single Family Residence – 3 with 4,000 square foot lots and a reduction in width of the lot from 50 feet to 40 feet.
- Joe Helmberger asked if the concept plan matched what was approved in the PD – Planned Development zoning ordinance.
- Ben White explained the city engineer reviewed the documents and stated it did match with the zoning ordinance.

- Motion to approve made by Michael Hesse
- 2nd was made by John Klostermann
- All members voted in favor

C. Consider, discuss and act upon a preliminary plat for Camden Park Phase 4.

- Joe Helmberger stated the city engineer's letter indicated there is one issue that needs to be addressed on the plat. He said it does match the concept plan that was submitted.

- Motion to conditionally approve the preliminary plat until all conditions are addressed as noted in the letter by Dunaway|DBI dated July 16, 2021 made by John Klostermann
- 2nd was made by Adam White
- All members voted in favor

D. Consider, discuss and act upon a final plat for the Oasis RV Resort.


- Joe Helmberger stated the letter from the city engineer said the applicant needed to correct three items before the plat could be filed.
- Ben White said they are connecting to our water system because they are within our water service area.

- Motion to conditionally approve the plat until all conditions are addressed as noted in the letter by Dunaway|DBI dated July 15, 2021 made by John Klostermann
- 2nd was made by Michael Hesse
- All members voted in favor

V. ADJOURNMENT

Meeting was adjourned at 6:48 p.m.

ATTEST:



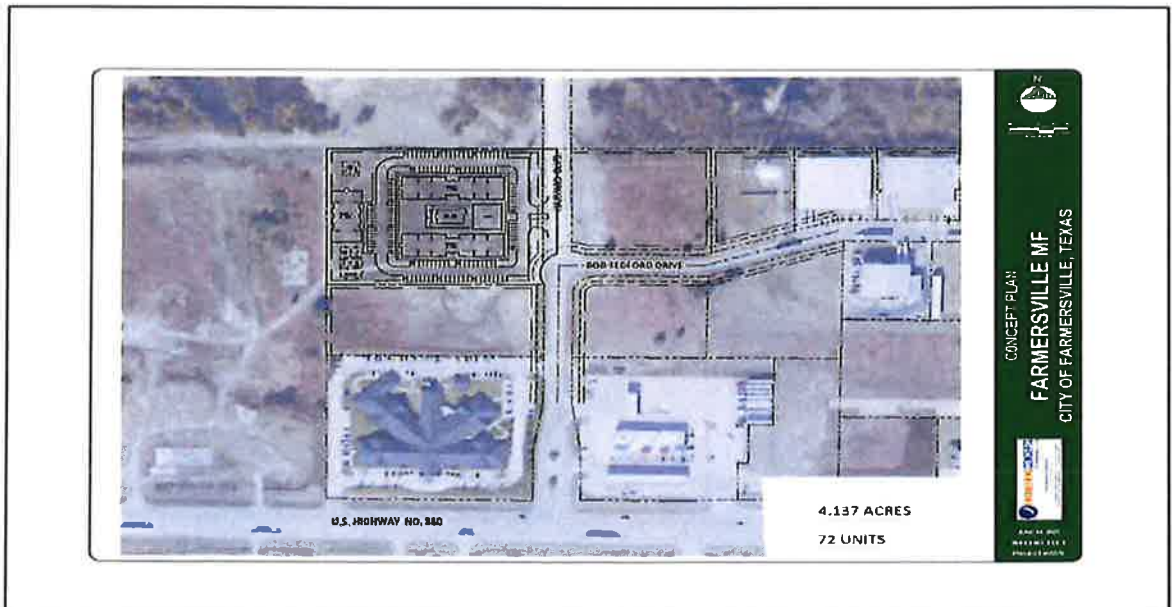
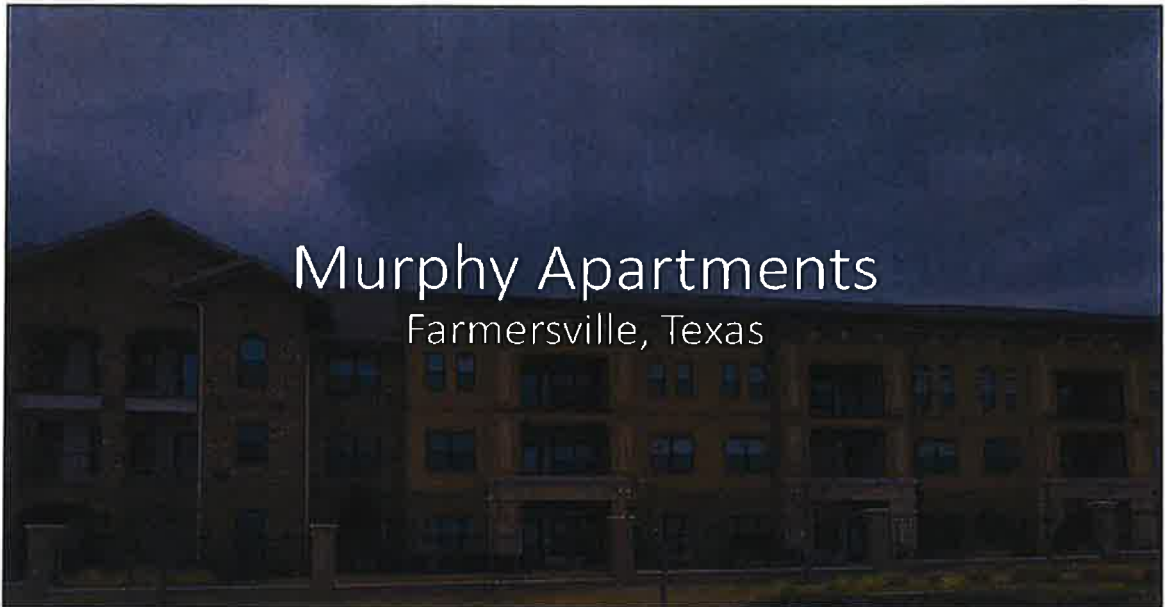
Sandra Green, TRMC, City Secretary

APPROVE:



Joe Helmberger, Chairman

Presentation from Sam Satterwhite (Public Hearing)





Commitment to Excellence

- 100% Masonry with Stone Accents
- Covered Parking
- Market-Rate
- Dedicate Right-of-Way Via Plat
- Limit Structures to 3-Stories
- Economic Impact





July 16, 2021

Mr. Ben White, P.E.
City of Farmersville
205 S. Main St.
Farmersville, Texas 75442

RE: Camden Park Phase 4 – Preliminary Plat
Dated July 8, 2021

Mr. White:

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The following items will need to be addressed prior to approval.

- The subdivision in the Owner's Dedication is referenced as 'SHG Land Investments of Anna Five, LTD.' This will need to be revised to state 'of Farmersville, LTD.'

It is recommended that the Camden Park Phase 4 Preliminary Plat be conditionally approved pending completion of the above-mentioned items. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis".

Jacob Dupuis, PE
Discipline Lead

118 McKinney Street | PO Box 606 | Farmersville, Texas 75442
972.784.7777 | dunaway.com
Firm Registration No: F-1114



July 15, 2021

Mr. Ben White, P.E.
City of Farmersville
205 S. Main St.
Farmersville, Texas 75442

RE: Oasis RV Resort
Dated July 2021

Mr. White:

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The following items will need to be addressed prior to approval:

- 50' ROW dedication is required per the thoroughfare plan
- Plat will need to be designated as a 'Minor Plat' and title will need to be updated to reflect this
- Official name of the Plat will be 'Oasis RV Park Addition' and the title will need to be updated to reflect this

It is recommended that the Oasis RV Resort be approved pending completion of the above-mentioned items. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Jacob Dupuis".

Jacob Dupuis, PE
Discipline Lead

118 McKinney Street | PO Box 606 | Farmersville, Texas 75442
972.784.7777 | dunaway.com
Firm Registration No: F-1114