

Agenda Section	Public Hearing
Section Number	V.A
Subject	Public hearing to consider, discuss and act upon a recommendation from the Planning & Zoning Commission and proposed Ordinance #O-2019-0827-001 regarding a requested change in the zoning of two abutting tracts of land located in an area that is north of West Audie Murphy Parkway (U.S. 380), east of County Road 611, and south of Farmersville Parkway, containing a total of approximately 77.419 acres of land in the W. B. Williams Survey, Abstract No. 952, in the City of Farmersville, Collin County, Texas, from A - Agricultural district to PD - Planned Development District (PD#1901-C) with a base zoning district classification of C - Commercial District on both tracts of land and approving certain exceptions to the requirements established by the base zoning district of C - Commercial District for a Collin College Campus.
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 27, 2019
Attachment(s)	<ol style="list-style-type: none"> 1. Staff Report (with copies of Farmerville Code) 2. O-2019-0827-001 3. Application for rezoning 4. Development Agreement with Collin College 5. Collin College Phase 1 Overall Building & Concept Plan 6. Traffic Study
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action



CITY COUNCIL AGENDA ITEM

SUBJECT: Collin College Planned Development

MEETING DATE: August 27, 2019

DEPARTMENT: Planning

CONTACT: Sandra Green, City Secretary

RECOMMENDED CITY COUNCIL ACTION:

Public hearing to consider, discuss and act upon a recommendation from the Planning & Zoning Commission and Ordinance #O-2019-0827-001 regarding a requested change in the zoning of two abutting tracts of land located in an area that is north of West Audie Murphy Parkway (U.S. 380), east of County Road 611, and south of Farmersville Parkway, containing a total of approximately 77.419 acres of land in the W. B. Williams Survey, Abstract No. 952, in the City of Farmersville, Collin County, Texas, from A - Agricultural district to PD - Planned Development District (PD#1901-C) with a base zoning district classification of C - Commercial District on both tracts of land and approving certain exceptions to the requirements established by the base zoning district of C - Commercial District for a Collin College Campus.

ITEM SUMMARY:

- The College is requesting to rezone the property from Agriculture (A) District Uses to a Planned Development District (PD#1901-C) with a base zoning district classification of C – Commercial District on both tracts of land. They asked for some modifications to the requirements of the base zoning district of C – Commercial District relating to grass, landscaping, parking, off-street loading, roof pitch, sloped roof materials, and prohibited exterior materials. See the proposed ordinance for a more detailed explanation. Also, please reference the attached copies of the Farmersville Code requirements for each item requesting to be modified.
- The item was heard at the August 19, 2019 Planning & Zoning Commission Meeting. The Commission members agreed to all the modifications, except they removed the parking requirement of an additional parking space for each classroom, laboratory, or instruction area. They voted unanimously to recommend the Planned Development Ordinance as written to the City Council with the only change being to the parking as noted above.

Sec. 77-71. - Landscaping requirements.

- (a) *Purpose.* It is the purpose of this section to establish certain regulations pertaining to landscaping within the city. These regulations provide standards and criteria for new landscaping which are intended to promote the value of property, enhance the welfare, and improve the physical appearance of the city.
- (b) *Scope.* The standards and criteria contained within this section are deemed to be minimum standards and shall apply to all new construction or any existing development, which is altered by increasing the floor area by 30 percent or more of the originally approved floor area, either by a single expansion or by the cumulative effect of a series of expansions.
 - (1) All existing structures, which are a conversion or change in use requiring the expansion of or significant improvements to meet parking standards shall upgrade landscaping on the site and meet these requirements to the extent practical. The planning and zoning commission shall have the ability to waive landscape requirements on a case-by-case basis if unique circumstances exist on the property that makes application of these regulations unduly burdensome on the applicant. Requested waivers of specific portions of these regulations may be granted only if there will be no adverse impact on current or future development and will have no adverse impact on the public health, safety, and general welfare.
 - (2) Uses within the downtown CA—Central Area District shall be exempt from the landscape requirements set forth herein, unless it is determined by the city manager that these standards are achievable and would contribute to the historic appearance and/or qualities that are inherent to the district.
- (c) *Enforcement.* The provisions of this section shall be administered and enforced by the city manager or his designee.
 - (1) If, at any time after the issuance of a certificate of occupancy, the approved landscaping is found to be in nonconformance to the standards and criteria as approved on the landscape plan, the city manager shall issue notice to the owner, citing the violation and describing what action is required to comply with this section.
 - (2) The owner, tenant, or agent shall make reasonable progress within the first 30 days from the date of said notice to restore the landscaping as required and shall have a total of 90 days to completely restore the landscaping as required.
 - (3) Two 30-day extensions may be granted by the city manager upon the applicant's request if a hardship due to extreme seasonal conditions can be demonstrated by the owner, tenant, and/or agent.
 - (4) If the landscaping is not restored within the allotted time, such person shall be in violation of this section.
- (d) *Permits.*
 - (1) No permits shall be issued for building, paving, grading or construction until a landscape plan is submitted and approved by the city manager or his designee. In the event that the proposed development requires an approved subdivision plat, site plan, or development plan, no final approval shall be granted unless a landscape plan is submitted and approved.
 - (2) Prior to the issuance of a certificate of occupancy for any building or structure, all screening and landscaping shall be in place in accordance with the landscape plan and a digital copy of the landscaping as installed shall be provided to the planning department for permanent record.
 - (3) In any case in which a certificate of occupancy is sought at a season of the year in which the city manager determines that it would be impractical to plant trees, shrubs, or grass, or to lay turf, a certificate of occupancy may be issued notwithstanding the fact that the landscaping required by the landscape plan has not been completed, provided the applicant deposits cash in an escrow account with the city in the amount equal to 120 percent of the estimated cost of installing such landscaping which escrow will remain in effect until the landscape plan is installed and accepted or approved by the city. Such escrow deposit shall be conditioned upon the installation of all landscaping required by the plan within six months of the date of the application and shall give the applicant the right to draw upon the escrow deposit to complete the said landscaping.

- (4) Failure to timely install the landscaping required by the landscape plan within six months of the date of the application shall be deemed a violation of this chapter and the certificate of occupancy may be revoked without liability to the city. The city shall have the right to determine the landscaping required at the time the certificate of occupancy is issued.
- (e) *Landscape plans.* Prior to the issuance of a building, paving, grading or construction permit for any use other than residential uses within the downtown CA—Central Area District, a landscape plan shall be submitted to the city for approval. The city manager or a designee shall review such plans and shall approve same if the plans are in accordance with the criteria of these regulations. If the plans are not in accord, they shall be disapproved and shall be accompanied by a written statement setting forth the changes necessary for compliance.

Landscape plans shall be prepared by a landscape architect or landscape contractor who belongs to a bona fide nurseryman's association. Landscape plans shall, at a minimum, contain the following information:

- (1) Minimum scale of one-inch equals 50 feet or the same scale as the associated site plan;
 - (2) The location, size, and species of all trees to be preserved and planted — tree stamps shall not be used unless they indicate the true size and location of trees;
 - (3) The location of all plant and landscaping material to be used including plants, paving, benches, screens, fountains, statues, earthen berms, ponds (to include depth of water), or other landscape features;
 - (4) The species, size, spacing and quantities of all plant material to be used in a tabular form;
 - (5) An affidavit on the plan stating that all required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and evapotranspiration (ET) weather based controllers and said irrigation system shall be designed by a qualified professional and installed by an irrigator licensed by the state;
 - (6) Layout and description of irrigation, sprinkler or water systems including placement of water sources;
 - (7) Description of maintenance provisions for the landscape plan;
 - (8) The person responsible for the preparation of the landscape plan, including affidavit of their qualifications to prepare said plan;
 - (9) The mark indicating north;
 - (10) The date of the landscape plan, including any revision dates;
 - (11) The planting details percentage of total site in permanent landscaping;
 - (12) The percentage of street yard in permanent landscaping;
 - (13) The dimensions of all landscape areas;
 - (14) The number of required trees and number of trees provided;
 - (15) The location of all existing and planned overhead and underground utilities shall be shown on the landscape plan or on an accompanying utility plan drawn at the same scale, if necessary for clarity; and
 - (16) Additional information as deemed necessary to adequately evaluate the landscape plan.
- (f) *Maintenance.* The owner, tenant and his or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing of grass six inches or higher, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size within the time period provided by subsection (c).

(g) General standards.

- (1) The following criteria and standards shall apply to landscape materials and installation. For the purposes of

this section, the term caliper shall be defined as the diameter measurement of a tree trunk.

- a. *Quality.* Plant materials used in conformance with the provisions of this section shall conform to the standards of the American Standards for Nursery Stock, or their equal. Grass seed, sod and other material shall be clean and free of weeds and noxious pests and insects.
 - b. *Ornamental trees.* Trees referred to in this section shall be chosen from the approved plant palette located in Table 1. Trees shall have an average spread or crown of greater than 15 feet at maturity. Trees having lesser average mature crown of 15 feet may be substituted by grouping the same so as to create the equivalent of 15 feet of crown width. At time of planting, ornamental trees shall be approximately two inches in caliper, measured six inches above the ground, and a minimum of six feet in height.
 - c. *Canopy trees.* Canopy trees shall have a minimum spread of crown of 25 feet at maturity. Canopy trees shall be a minimum of two inches in caliper as measured six inches above the ground and eight feet in height at the time of planting.
 - d. *Shrubs.* Shrubs not of the dwarf variety shall be a minimum of one-foot in height when measured immediately after planting and shall be chosen from the approved plant palette located in Table 1. Shrubs acceptable for six-foot screening, when installed, shall be a minimum of three feet in height when measured immediately after planting and shall be planted no further apart than three feet on center unless otherwise approved by the City Manager, and maintained so as to form a continuous, unbroken, solid visual screen which will be six feet high within two years after time of planting.
 - e. *Hedges.* Hedges where installed for buffering or screening purposes shall be planted and maintained so as to form a continuous, unbroken, solid visual screen which will be three feet high within one year after time of planting.
 - f. *Evergreen vines.* Evergreen vines not intended as ground cover shall be a minimum of two feet in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet screening requirements as specified herein and as approved by the city manager. Vine material shall be chosen from the approved plant palette located in Table 1.
 - g. *Ground cover.* Ground cover used in lieu of grass, in whole or in part, shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within one year of planting. Groundcover material shall be chosen from the approved plant palette located in Table 1.
 - h. *Lawn grass.* Grass areas may be sodded, plugged, sprigged, hydro-mulched, or seeded except that solid sod shall be used in swales, berms, or other areas subject to erosion. Grass areas shall be established with 100 percent coverage and 70 percent density with an approved perennial grass prior to the issuance of a certificate of occupancy.
 - i. *Credit for existing trees.* Any trees preserved on a site meeting the specifications herein shall be credited toward meeting the tree requirement of any landscaping provision of this section. Trees of exceptional quality due to size, large canopy cover, trunk diameter, rareness, age or species may, at the discretion of the city manager, be credited as two trees to meet the minimum requirement.
- (2) All required landscape areas shall be provided with an automatic underground irrigation system, except for required landscaping in single-family or two-family developments. Any new irrigation system installed on or after September 1, 2007, must be equipped with rain and freeze sensors and an evapotranspiration (ET) weather based controller. Said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator after receiving a permit, as may be required under the construction code. Irrigation systems shall comply with the city's water conservation ordinance as it exists or may be amended.
 - (3) Earthen berms shall have side slopes not to exceed three feet of horizontal distance for each one foot of height. All berms shall contain necessary drainage provisions, as may be required by the city manager.
 - (4) No tree shall be planted closer than four feet to a right-of-way line nor closer than eight feet to a public utility

line (water or sewer), unless no other alternative is available. Further, a landscape area in which trees are to be provided shall not conflict with a utility easement, unless no alternative is available.

- (5) No tree that has a mature height of 25 feet or greater shall be planted beneath an existing or proposed overhead utility line. Where canopy trees are required adjacent to or underneath overhead utility lines, ornamental trees (approximately two inches in caliper as measured six inches above the ground) shall be provided instead of the required canopy trees.
- (6) All landscape areas shall be protected by a monolithic curb or wheel stops and remain free of trash, litter, and car bumper overhangs.
- (h) *Minimum landscaping requirements.*
 - (1) For all non-residential and multiple family parcels, at least 15 percent of the street yard shall be permanent landscape area. The term street yard shall be defined as the area between the front property line and the minimum front set back line.
 - (2) For all non-residential and multiple family parcels located at the intersection of two dedicated public streets (rights-of-way), a 30-foot corner clip shall be provided adjacent and parallel to the right-of-way dedication as a landscape buffer, which can be counted toward the 15 percent requirement.
 - (3) For all non-residential and multiple family parcels, a minimum of ten percent of the entire site shall be devoted to living landscape, which shall include grass, ground cover, plants, shrubs, or trees.
 - (4) For all non-residential and multiple family parcels, developers shall be required to plant one canopy tree per 40 linear feet, or portion thereof, of street frontage. These required trees must be planted within the associated landscape setback along thoroughfares, unless otherwise approved by the city manager or his designee. Trees may be grouped or clustered to facilitate site design.
 - (5) Landscape areas within parking lots must be at least one parking space in size (162 square feet).
 - (6) No landscape area counting toward minimum landscaping requirements shall be less than 25 square feet in area or less than five feet in width.
 - (7) For all non-residential and multiple family parcels, internal landscape areas shall:
 - a. Have a landscaped area with at least one tree within 65 feet of every parking space; and
 - b. Have a minimum of one tree planted in the parking area for every 10 parking spaces within parking lots with more than 20 spaces.
 - (8) Within parking lots, landscape areas with curbs and gutters must be provided to define parking areas and assist in clarifying appropriate circulation patterns.
 - (9) A landscape island shall be located at the terminus of each parking row, and should contain at least one canopy tree.
 - (10) All existing trees that are to be considered for credit shall be provided with a permeable surface (a surface that does not impede the absorption of water) within a minimum five-foot radius from the trunk of the tree. All new trees shall be provided with a permeable surface within a minimum two and one-half-foot radius from the trunk of the tree.
 - (11) At least 75 percent of the frontage of parking lots, adjacent to a public right-of-way, within the street yard shall be screened from public streets with evergreen shrubs attaining a minimum height of three feet, an earthen berm of a minimum height of three feet, a low masonry wall of a minimum height of three feet, or a combination of the above with a minimum combined height of three feet. A wall used for parking lot screening should be accompanied with landscape planting in the form of low shrubs and groundcover to soften the appearance of the wall.
 - (12) A minimum of 50 percent of the total trees required for the property shall be canopy trees as specified on the approved plant list.

- (13) Necessary driveways from the public right-of-way shall be allowed through all required landscaping areas in accordance with regulations. Shared driveways shall be allowed through perimeter landscape areas.
- (14) For all non-residential and multiple family parcels, whenever an off-street parking area or vehicular use area abuts an adjacent property line, a perimeter landscape area at least five feet wide shall be maintained along and between the edge of the parking area and the adjacent property line.
- (15) Whenever a non-residential use or multiple family use is adjacent to a property used or zoned for single-family or duplex residential uses, the more intensive land use shall provide a landscaped area of at least ten feet in width along the common property line planted with one canopy tree for each 40 linear feet or portion thereof of adjacent exposure. These trees may not be clustered.
- (16) For all single-family and duplex parcels, builders shall be required to plant two canopy trees per lot, prior to obtaining a certificate of occupancy. At least one of the trees shall be located in the front yard. An existing quality tree of approximately four-inch caliper size located on the lot may be counted towards the requirement for an approximately two-inch caliper tree, if appropriate tree protection measures have been followed.

- (i) **Approved plant list for new plantings or replacements.** The following is a required list of trees for new plantings or replacements of existing trees. Other species may be acceptable for new plantings; however, their suitability for the proposed planting area shall be approved by the zoning administrator.

Overstory Trees: Range: 30'—60'	
Bald Cypress	<i>Taxodium distichum</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Pecan	<i>Carya illinoensis</i>
Chinese Pistache	<i>Pistacia chinensis</i>
Bur Oak	<i>Quercus macrocarpa</i>
Shumard's Oak	<i>Quercus shumardii</i>
Sweet Gum	<i>Liquidambar styraciflua</i>
Catalpa	<i>Catalpa bignonioides</i>
Honey Locust Green	<i>Gleditsia triacanthos</i>
Ash	<i>Fraxinus pennsylvanica</i>
Live Oak	<i>Quercus virginiana</i>
Western Soapberry	<i>Sapindus drummondii</i>
Accent Trees: 10'—20'	

Redbud	<i>Cercis canadensis</i>
Crape Myrtle	<i>Lagerstroemia indica</i>
Yaupon Holly	<i>Ilex vomitoria</i>
Texas Sophora	<i>Sophora affinis</i>
Wild Plum	<i>Prunus americana</i>
Crabapple	<i>Malus angustifolia</i>
Deciduous Holly	<i>Ilex decidua</i>
Flameleaf Sumac	<i>Rhus Copallina</i>
Cherry-Laurel	<i>Prunus caroliniana</i>
Chaste Tree	<i>Vitex Agnus-castus</i>
Shrubs: Range: 3'—5'	
Dwarf Crape Myrtle	<i>Lagerstroemia indica nana</i>
Dwarf Burford Holly	<i>Ilex comuta 'Barfordii Nana'</i>
Dwarf Chinese Holly	<i>Ilex comuta 'Rotunda'</i>
Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>
Fraser's Photinia	<i>Photinia Fraseri</i>
Purple Sage	<i>Leucophyllum frutescens</i>
Purple Leaf Japanese Barberry	<i>Berberis Thunbergii 'Atropurpurea'</i>
Pampas Grass	<i>Cortaderia Selloana</i>
Nandina	<i>Nandina domestica</i>
Juniper Supp.	<i>Juniperus chinensis</i>
Cattail	<i>Typha latifolia</i>
Ground Cover: Range: 18"	

Juniper Supp.	<i>Juniperus horizontalis or procumbens</i>
Periwinkle	<i>Vinca major</i>
Liriope	<i>Liriope Muscari</i>
Asian Jasmine	<i>Trachyclopermum asiaticum</i>
Vines	
Coral Honeysuckle	<i>Lonicera sempervirens</i>
Carolina Yellow Jessamine	<i>Gelsemium sempervirens</i>
Lady Banksia Rose	<i>Rosa Banksiae</i>
Cross Vine	<i>Bignonia Capreolata Clematis</i>
Sweet Autumn Clematis	<i>Paniculata</i>

(j) *Tree preservation.*

- (1) Any trees preserved on a site meeting the herein specifications may be credited toward meeting the tree requirement of any landscaping provision of this section for that area within which they are located, according to the following table:

Caliper of existing tree	Credit against tree requirement
6" to 8"	2 trees
9" to 15"	3 trees
16" to 30"	4 trees
31" to 46"	5 trees
47" or more	8 trees

For purposes of this section, caliper measurement shall be taken at a height of four and one-half feet above the ground, and shall be rounded to the nearest whole number.

- (2) Existing trees may receive credit if they are not on the city's approved plant material list but approved by the City Manager or designee; however, trees must be located within the landscape area to which credit is applied.

- (3) Any tree preservation proposed shall designate the species, size, and general location of all trees on the general landscape plan. The species, size, and exact location shall be shown on the landscape plan.
 - (4) During any construction or land development, the developer shall clearly mark all trees to be maintained and may be required to erect and maintain protective barriers around all such trees or groups of trees. The developer shall not allow the movement of heavy equipment or the storage of equipment, materials, debris, or fill to be placed within the drip line of any trees. This is not intended to prohibit the normal construction required within parking lots.
 - (5) During the construction stage of development, the developer shall not allow cleaning of equipment or material under the canopy of any tree or group of trees to remain. Neither shall the developer allow the disposal of any waste material such as, but not limited to, paint, oil, solvents, asphalt, concrete, mortar, etc., under the canopy of any tree or groups of trees to remain. No attachment or wires of any kind, other than those of a protective nature, shall be attached to any tree.
- (k) *Sight distance and visibility.*
- (1) Rigid compliance with these landscaping requirements shall not be such as to cause visibility obstructions and/or blind corners at intersections. Whenever an intersection of two or more streets or driveways occur, a triangular visibility area, as described below, shall be created. Landscaping within the triangular visibility area shall be designed to provide unobstructed cross visibility at a level between two feet and seven feet. Trees may be permitted in this area provided they are trimmed in such a manner that no limbs or foliage extend into the cross visibility area.
 - (2) In the event other visibility obstructions are apparent in the proposed landscape plan, as determined by the city manager, the requirements set forth herein may be modified to eliminate the conflict.

(Ord. No. 2018-0508-001, § 3, 5-8-2018)

Sec. 77-70. - Off-street parking, stacking and loading.**(a) General.**

(1) Except as otherwise provided for in this article, off-street parking shall be provided as follows:

- a. In all districts except CA, in connection with every business, institution, recreational, residential, manufacturing, research laboratory, public building, or any other use, there shall be provided, at the time any building or structure is erected or is enlarged or increased in capacity, off-street parking spaces, in accordance with the requirements set forth in subsection (c).
- b. In all districts except CA, there shall be provided, at the time any use is changed, off-street parking spaces in accordance with the requirements set forth in subsection (c).

(2) Off-Street loading shall be provided in accordance with subsection (f).

(3) Following are parking requirements for new or unlisted uses:

- a. Where questions arise concerning the minimum off-street parking requirements for any use not specifically listed, the requirements may be interpreted as those of a similar listed use.
- b. Where a determination of the minimum parking requirements cannot be readily ascertained for new or unlisted uses according to subsection (h), or where uncertainty exists, the minimum off-street parking requirements shall be established by the same process as provided in section 77-47 for classifying new and unlisted uses.

(b) *Offsite parking.* Offsite, off-street parking space may be permitted with site plan approval in any district subject to all of the following requirements:

- (1) That a permanent and irrevocable easement of the parking facilities in favor of the premises to be benefited thereby shall be dedicated and recorded as a condition of such use.
- (2) That the nearest point of the premises utilized for such parking spaces shall be not more than 300 feet in a straight line from the nearest point of the premises to be benefited thereby.
- (3) No such parking space may be located on the same lot as a residential dwelling.

(c) Off-street parking schedule.

- (1) The minimum required number of off-street parking spaces shall be in accordance with the parking schedules and ratios that follow this section. Where calculation in accordance with following results in requiring a fractional space, any fraction less than

one-half shall be disregarded, and any fraction of one-half or more shall require one space.

(2) Parking space schedule for residential uses.

Zoning Districts or Uses	Minimum Required Off-Street Parking or Spaces for Residential Uses
Agricultural	2 spaces for each dwelling unit
Estate Development	2 spaces for each dwelling unit
Single-Family or Two-Family Dwellings	2 spaces for each dwelling unit
Single-Family Attached	2.25 spaces for each dwelling unit
Multifamily Dwelling	1 per studio; 1.5 per 1 bedroom; 2.0 per 2 bedroom; 2.5 per 3 bedroom; 2.5 + .5 for each bedroom more than 3
HUD-Code manufactured home/Mobile home	2 spaces for each dwelling unit

(3) Parking space schedule for nonresidential uses.

Zoning Districts or Uses	Minimum Required Off-Street Parking or Spaces for Residential Uses
Bank, savings and loan or similar financial establishment	One space for each 300 square feet of floor area
Banquet/meeting hall	Ten spaces for each 1,000 square feet of gross floor area not including the kitchen or restrooms. Said gross floor area should be equal to the event floor area.

Bed and breakfast inn	One space for owner/operator and one for each guest bedroom
Bowling alley	Six spaces for each lane
Clinic or doctors' offices	One space for each 200 square feet of floor area (minimum of five spaces)
Churches	One space for each three seats in the main sanctuary
College or university	One space for each 2 students, plus one space for each classroom, laboratory, or instruction area
Commercial indoor amusement (other than listed)	One space for each 3 persons accommodated (design capacity)
Commercial outdoor amusement	30 spaces plus one space for each 100 square feet of floor area over 2,000 square feet
Convalescent home or assisted living facility	One space for every 2 rooms or beds, whichever is greater
Day Care, Day Nursery, or Kindergarten School	One space per 5 pupils (design capacity); Parking for this use will not be required when such facilities are located within a single-user structure as an accessory use as a service to its employees
Fueling Station, automobile	Minimum of six spaces

Garden center/nursery	One space for each 300 square feet of floor area plus one space for each 5,000 square feet of exterior sales area
Golf course	5 spaces for each green
Hardware store	One space per 200 square feet of floor area
Hospitals	One space for every two beds
Hotel or motel	One space for each room, unit, or guest accommodation of a hotel/motel with no restaurant, private club, meeting facilities, and/or recreational facility other than a swimming pool; 1.25 spaces for each room, unit, or guest accommodation of a hotel/motel with restaurant, private club, meeting facilities, and/or recreational facility other than a swimming pool
Independent living facility	One space per dwelling unit
Institutions of a philanthropic nature	Ten spaces, plus one space for each employee
Library or museum	Ten spaces, plus one space for each 300 square feet of floor area
Long-term care facility	One space for each 2 rooms or beds, whichever is greater
Manufacturing, processing or repairing	One space for each two employees or one space for each 1,000 square feet of floor area, whichever is greater

Mini-warehouse	One space for each 20 storage cubicles plus required parking for the office and caretaker's quarters. Parking spaces to be rented shall not be included in this requirement.
Mortuary	One space for each 2 persons normally accommodated in services or one space per 200 square feet, whichever is greater
Offices, general	One space for each 300 square feet of floor area (minimum five spaces)
Offices, medical	One space for each 250 square feet of floor area
Recreational area or building, private or commercial (other than listed)	One space for every two persons to be normally accommodated in the establishment
Residential amenity center	Minimum ten (10) spaces
Restaurant or cafeterias	One space for every 100 square feet of floor area, except as noted for Retail or Shopping Center
Restaurant or food shop, take-out and delivery	One space for every 300 square feet of floor area

Retail or shopping center	<ul style="list-style-type: none"> • Retail uses or shopping centers 50,000 square feet in area or less — One space per 200 square feet • Retail uses or shopping centers greater than 50,000 square feet — One space per 250 square feet • Restaurants, cafeterias, and private clubs that are inline lease spaces and do not exceed 10 percent of the shopping center floor area (excluding single occupant, free-standing buildings) may utilize the required minimum parking ratio
Schools, elementary or junior high	Two per classroom
Schools, high school	Six per classroom and one per 300 square feet of administrative office space
Service retail	One space for each 200 square feet of retail sales area plus one space for each 400 square feet of service area
Storage or warehousing	One space for each two employees or one space for each 1,000 square feet of floor area, whichever is greater
Theaters, meeting rooms and places of public assembly	One space for every three seats
Vehicle repair garage	3 spaces per service bay, plus one space per employee (maximum shift), plus one space per tow truck or other service vehicle

(4) Parking space schedule for other nonresidential uses not listed in subsection (d).

Zoning Districts or Uses	Minimum Required Off-Street Parking or Spaces for Residential Uses
Accessory and Incidental Uses	One space per employee
Automobile and Related Uses	One space per employee plus one space per stored vehicle
Commercial and Professional Uses	One space per 400 square feet of gross floor area
Educational, Institutional, and Public Uses	One space per employee
Entertainment and Recreational Uses	Same as Commercial Indoor and Commercial Outdoor Amusement, above
Industrial and Wholesale Uses	Same as Manufacturing, processing or repairing/ Storage or warehousing, above
Retail and Service Uses	Same as Retail or Shopping Center, above
Transportation, Utility, and Communications Uses	One space per employee plus one space per stored vehicle

- (5) In addition to the required off-street parking identified in this section, accessible parking shall be provided for multi-family and all non-residential uses in accordance with the Americans with Disabilities Act and the Texas Accessibility Standards.

(d) *Special off-street parking regulations.* The following special off-street parking regulations shall apply:

- (1) In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements for each class of use included in the building for development.
- (2) In the ED, SF-1, SF-2, SF-3, 2F, MF-1, MF-2, and NS Districts, no parking space, garage, or carport or other automobile storage space or structure shall be used for the storage of

any truck, truck trailer, or vans except for panel and pickup trucks not exceeding a one-ton capacity.

- (3) Floor area of a structure devoted to off-street parking of vehicles shall be excluded in computing the off-street parking requirements of any use.
- (4) No off-street parking space shall be located so as to permit any part of a parked vehicle to extend across the property line nor shall any portion of a parked vehicle be located so as to be nearer than ten feet to any street curb. Physical barriers shall be installed on all off-street parking areas to ensure that the above dimensions are maintained.
- (5) In the NS, GR, C, CA, LI, and HI Districts, parking areas and driveways will be six inch minimum reinforced concrete, 3,600 PSI. Loading docks will be six inch concrete with No. 4 rebar, 3,600 PSI. The zoning administrator may approve the use of a porous paving system or other materials.
- (6) All permanent parking areas and loading berths, whether required or provided in addition to the requirements of this section, shall have an all-weather surface, and shall be connected by an all-weather surfaced driveway to a street or alley.
- (7) Residential parking standards.
 - a. An enclosed two-car garage is required for all single-family detached, single-family attached, and duplex dwellings. The garage must be a minimum of 390 square feet in area.
 - b. Only one carport may be allowed as long as it falls within the building setback lines for garages and within the impervious surface requirements for the respective zoning district and sit on a concrete pad sized for the area. A building permit is required to install the carport.
 - c. Required parking must be paved concrete. The zoning administrator may approve the use of a porous paving system or other materials.
- (e) *Stacking requirements for drive-through facilities.* The following standards shall apply to businesses that contain a drive-through establishment, regardless if the drive-through is part of another use (e.g., restaurant or financial institution) or if it is a stand-alone use (e.g., automatic teller machine).
 - (1) *Location of stacking lanes and use of audible electronic devices.*
 - a. Stacking lanes shall not be located between the building and the street rights-of-way.
 - b. Audible electronic devices such as loudspeakers, automobile service order devices, and similar instruments shall not be audible beyond the property line of the site.
 - c. No service shall be rendered, deliveries made, or sales conducted within the required front yard or corner side yard; customers served in vehicles shall be parked to the sides and/or rear of the principal building.

- d. All drive-through areas, including but not limited to menu boards, stacking lanes, trash receptacles, loudspeakers, drive up windows, and other objects associated with the drive-through area shall be located in the side or rear yard of a property to the maximum extent feasible, and shall not cross, interfere with, or impede any public right-of-way.

(2) *Stacking space and lane requirements.*

- a. A stacking space shall be a minimum of nine feet in width and 20 feet in length and shall not be located within or interfere with any other circulation driveway, parking space, fire lane, or maneuvering area.
- b. The number of required stacking spaces shall be as provided in accordance with the following schedule:

Activity	Minimum Stacking Spaces
Bank, Financial Institution, or Automated Teller Machine (ATM)	5 per window, service lane, or ATM lane
Automobile oil change and similar establishments	3 per bay
Car wash, full service	3 per bay
Car wash, self-service	3 per bay (automated); 2 per bay (open bay)
Child-care, kindergartens, day schools, and similar child training and care establishments	1 per 20 students on a through "circular" drive
Dry cleaning	3 per lane from the first service window, order board, or other stopping point
Restaurant with drive-through	5 per lane from closest of the first service window, order board, or other stopping point

- c. A single stacking space shall be provided after the final window, order board, or

stopping point to allow vehicles to pull clear of the transaction area prior to entering an intersecting on-site driveway or maneuvering aisle.

- d. An escape lane shall be provided for any use containing a drive-through facility.
 1. An escape lane shall be nine feet in width and shall provide access around the drive-through facility.
 2. An escape lane may be part of a circulation aisle.

(f) Off-street loading.

- (1) Except in the CA District, all structures for retail, commercial, industrial and service establishments shall provide and maintain off-street facilities for receiving and loading merchandise, supplies and materials within a building or on the lot or tract. Such off-street loading space may be adjacent to a public alley or private service drive or may consist of a truck berth within the structure. Such off-street loading space or truck berth shall consist of a minimum area of ten feet by 45 feet, and such spaces or berths shall be provided in accordance with the following schedule:

Square Feet of Gross Floor Area In Structure	Minimum Required Spaces or Berths
0 to 5,000	None
5,000 to 15,000	1
15,000 to 40,000	2
40,000 to 65,000	3
65,000 to 100,000	4
Each additional 50,000	1 additional

- (2) For hotels, office buildings, restaurants and similar establishments, off-street loading facilities shall be provided in accordance with the following schedule:

Square Feet of Gross Floor Area In Structure	Minimum Required Spaces or Berths
0 to 10,000	None

10,000 to 50,000	1
50,000 to 100,000	2
100,000 to 200,000	3
Each additional 200,000	1 additional

(3) Trucks may not be parked on public streets, alleys, or adjacent private property for the purpose of receiving or loading merchandise, supplies or materials to or from a business entity.

(4) Loading docks must be located on the side or at the rear of a building.

(Ord. No. 2018-0508-001, § 3, 5-8-2018)

Sec. 77-67. - Exterior construction standards for structures.**(a) Residential structures.**

- (1) Exterior wall construction for residential structures shall consist of a minimum of 75 percent of the following masonry materials on the first floor and 50 percent of stories other than the first story. This coverage calculation does not include doors, windows, recessed entries, chimneys, dormers, window box-outs, bay windows that do not extend to the foundation, or any other exterior wall that does not bear on the foundation.
 - a. Stone or brick laid up unit by unit and set in mortar,
 - b. Cultured stone, or
 - c. Three-step stucco, or
 - d. An equivalent, permanent architecturally finished material with a minimum 30-year warranty period is also acceptable.
- (2) Exterior walls of chimneys, dormers, window box-outs, bay windows that do not extend to the foundation, or any other exterior wall that does not bear on the foundation, shall be constructed of masonry materials or any other sustainable material with a minimum 30-year warranty period, such as: fiber cement siding, seamless steel siding, vinyl siding with a flat or low gloss embossed finish and at least 0.04-inch thick, three-coat stucco, or EIFS. Fascia may be constructed of sustainable materials with a minimum 20-year warranty period covering the product and its coating, such as: fiber cement siding, aluminum coil with vinyl coating, cedar wood, redwood, treated engineered wood, or treated dimensional lumber. Prohibited materials include wood (except as noted above), plywood, hardwood, and untreated engineered/manufactured wood.
- (3) All main structures within the multifamily residential districts must have a minimum of 80 percent masonry on the first and second floors and 50 percent on all other floors.
- (4) Alternate materials and designs may be considered by the planning and zoning commission for meritorious exceptions in accordance with section 77-67(h).

(b) Non-residential structures.

- (1) Except for the LI and HI districts, and as otherwise regulated by this chapter, exterior wall construction for nonresidential structures shall consist of a minimum of 75 percent masonry, three-step stucco, glass, or combination of these materials, with no single wall face of any structure containing less than 50 percent of its exposed surface of masonry construction. A maximum of ten percent of any exposed exterior wall may consist of EIFS.
- (2) No more than 80 percent of the ground floor of any exterior wall (to the first plate) shall be comprised of windows or glass. No more than 50 percent of any exterior wall above the ground floor shall be comprised of windows or glass. Glass walls shall include glass curtain walls or glass block construction. Glass curtain wall shall be defined as an exterior wall which carries no structural loads, and which may consist of the combination of metal, glass, or other surfacing material supported in a metal framework.

- (3) Reflective glass with an exterior reflectance in excess of 27 percent shall not be permitted.
- (4) Exterior Construction Standards for Central Area (CA), Neighborhood Service (NS), General Retail (GR), and Commercial (C) Districts.
 - a. All non-residential buildings shall be architecturally finished on all four sides with the same materials and detailing (e.g., tiles, moldings, cornices, wainscoting, etc.).
 - b. The rear façade of a building, which is not adjacent to or does not face a public right-of-way, park or residential district, shall not be required to comply with the above requirement.
 - c. All entrances of a building along any street shall incorporate arcades, roofs, alcoves, porticoes and awnings that protect pedestrians from the sun and weather. Minimum awning size shall be four feet by four feet.
 - d. All buildings facing a public right-of-way, park, or residential zoning district shall meet the following articulation requirements:
 - 1. Façade articulation of at least three feet in depth or offset shall be required for every 30 feet in horizontal surface length.
 - 2. Buildings greater than two stories or taller than 20 feet shall be designed to reduce apparent mass by including a clearly identifiable base, middle, and top, with horizontal elements separating these components.
 - 3. A well-defined cornice or fascia shall be located at the top of the storefront and at the roofline.
- (5) All buildings and structures in the Central Area (CA) District shall be of exterior fire resistant construction, having 100 percent of the total exterior walls, excluding doors and windows, be constructed of brick, stone, or brick veneer.
- (6) In Industrial Districts (LI and HI) any exterior wall visible from a public thoroughfare or residential zoning district must be of 100 percent masonry, exclusive of doors and windows.
 - a. Up to 100 percent of any exposed exterior wall may consist of metal if the exterior wall is not visible from a public thoroughfare or residential zoning district.
- (7) Procedure for determining alternative exterior materials.
 - a. Exceptions to the material requirements may be permitted on a case by case basis.
 - 1. All requests for alternative exterior building materials shall be noted and described on a site plan with elevation drawings to be submitted to the planning and zoning commission for approval.
 - b. The planning and zoning commission may approve an alternative exterior material if it is determined it is equivalent or better than masonry according to the criteria listed in section 77-67(b).
 - c. Consideration for exceptions to the above requirements shall be based only on the following:

1. Architectural design and creativity;
2. Compatibility with surrounding developed properties.

(c) *Accessory structures.*

- (1) *Exterior façades.* Any accessory building or storage building that is greater than 200 square feet in floor area which is allowed under this chapter shall be of like appearance to the primary building.
- (2) *Exceptions to exterior façades.*
 - a. Any accessory building or storage building that is 200 square feet or less in area, which is allowed under this chapter, may be constructed of materials having a different appearance from the primary building provided that the building shall be the same color as the primary building.
 - b. Fiber cement siding may be used to fulfill masonry requirements for an accessory structure or structure of 200 square feet or less in a single family or two family district.
 - c. Metal or wood may be used as an exterior construction material for an accessory structure or structure of 120 square feet or less in a single family or two family district.
 - d. Fiber cement siding may be used to fulfill masonry requirements for structures accessory to an existing structure constructed entirely of wood or vinyl siding.
 - e. In nonresidential districts, accessory structures with pervious roofs (e.g., pergola) may be constructed of Cedar, Douglas Fir, or other material impervious to rotting, provided masonry, matching the material of the primary building or structure, wraps around the base of each column for a minimum three feet above grade.
- (3) *Foundation requirements.*
 - a. Attached accessory buildings shall conform to the regulations applicable to the main building to which they are attached. Attached buildings are defined as any building sharing a common roof with the primary structure.
 - b. Foundation requirements for detached accessory buildings (except barns) are as follows:
 1. *Buildings 200 square feet and less.* The building may be placed on the ground without a foundation provided that the building is anchored to the ground. This must be done to resist wind loads.
 2. *Buildings greater than 200 square feet.* The building shall have a permanent foundation in accordance with the current city building codes, the plans for which shall be prepared and sealed by a professional engineer licensed by the state. Foundations higher than 12 inches above ground level shall be required to have a foundation fascia consisting of the same material that covers the exterior wall directly above the foundation, so that no more than 12 inches of the foundation is exposed.

(d) *Prohibited exterior materials.* The following materials and products shall not be used for exterior

walls or exterior accents, unless otherwise permitted by this article: metal panels, wood siding, Masonite, particle board, stucco foam insulation systems, and aluminum siding.

(e) *Roofing requirements.*

- (1) The implied visible purpose of the roof form is to perform those functions associated with a roof. That is to provide sunshade or shed water. A roof, which exists only to conceal mechanical equipment, is not allowed. The guidelines for roofs are as follows:
- (2) Roof massing. Roofs (pitched or flat) shall be massed with an orderly sequence of subordinate roofs extending from a dominant roof mass. Where more complex building design creates multiple roof forms, there shall be a logical relationship of the roof composition. Single roof forms, other than flat roofs, which articulate the entire plate size of the structure, are not allowed. It is the intent of this guideline to encourage roof forms (other than flat roofs) with compositional components rather than the entire mass of the structure itself. When pitched roof forms are used in conformance with these guidelines, roof forms must be simple hipped or gable roofs. This guideline is not meant to limit the use of flat roofs in subordinate mass situations and where such a roof is necessary to attain an appropriate perception of span. A flat roof shall be concealed behind a parapet (or an extension of the wall plane).
- (3) Roof projections. No plumbing stacks, venting stacks or roof mounted attic ventilators (except gable and or dormer vents) shall penetrate the roof surfaces facing the street. Roof projections must be mounted straight and perpendicular to the ground plane and be painted to blend with the roof color. Roof projections and HVAC equipment mounted on the roof shall be screened from view and shall not be visible from any streets abutting or adjacent to the structure.
- (4) Roof span. Care must be taken in the design of new development to create (or give the illusion of) spans that are compatible with pedestrian scaled development and residential uses. Roof spans should not be larger than 45 feet unless a dominant span (larger in size) is made more complex and obscured by subordinate roof masses extending from it.
- (5) Flat roofs. Flat roofs shall include parapets that adhere to articulation requirements for the main face of the structure. The average height of the parapet shall not exceed 15 percent of the height of the supporting wall, unless rooftop equipment cannot be sufficiently screened. A three-dimensional cornice treatment is encouraged for parapets. Parapets shall look complete from all sides if visible at any distance from the ground. Parapets shall be constructed of the same material as the primary façade.
- (6) **Roof pitch.** Pitched roofs shall have a minimum pitch of 6:12 for all structures. This requirement excludes roofs for entries and dormers.
- (7) **Sloped roof materials.** Sloped roof materials shall be one of the following:
 - a. Metal R panel;
 - b. Natural slate;

- c. High quality clay or concrete tile (including such slate like products as Hardislate or equal or dark earth tone color range;
 - d. High quality composition shingle with a 30-year warranty with a gray, dark chocolate, or weathered blend color or other dark color;
 - e. All roof colors shall be limited to a Verde, dark bronze or naturally weathered or earth tone color.
- (8) Flat roofs may be constructed of any industry-standard material, unless prohibited by this section.
- (9) Wood shingles, corrugated metal, tar paper, and brightly colored asphalt shingle roof materials are prohibited on all roof types. Corrugated metal roofs on non-residential structures within the downtown historical area of the city shall be allowed.
- (10) A pitched roof with a minimum 6:12 pitch shall be required on at least 75 percent of the roof of each single-family and two-family dwelling.
- (11) All single-family and two-family dwellings erected after the adoption of the ordinance from which this section is derived shall be required to have a pitched roof with a minimum 6:12 pitch on at least 75 percent of the roof.
- (12) Detached garages, sheds, porticos and accessory structures on the same lot as a single-family or two-family dwelling shall have a minimum 4:12 pitched roof.
- (f) *Foundation requirements.*
 - (1) All single-family and two-family dwellings shall have a permanent foundation the plans for which shall be prepared and sealed by a professional engineer licensed by the state. Foundations higher than 12 inches above ground level shall be required to have a foundation fascia consisting of the same material that covers the exterior wall directly above the foundation, so that no more than 12 inches of the foundation is exposed.
- (g) *Limited waivers for expansion or reconstruction of existing buildings.* The planning and zoning commission may, upon request by the applicant, authorize a waiver from specific requirements for exterior materials set out in section 77-67, if:
 - (1) Strict compliance with these standards would result in significantly inconsistent appearance between existing and proposed sections of the building; or,
 - (2) If the proposed expansion or reconstruction has been mandated as a condition to the applicant's ability to continue operating a franchise, or license, to conduct business in the existing building; and
 - (3) The expansion or reconstruction does not increase the square footage of the existing building by more than 50 percent; and
 - (4) The applicant proposes the use of high quality materials in the expansion or reconstruction of the existing building that significantly improve the quality and appearance of the existing building.
 - (5) The applicant shall submit detailed information to the city manager as required in

subsection (g) regarding meritorious exceptions. The city manager shall review the application, prepare a report of findings and refer the request for a waiver to the planning and zoning commission for a decision according to procedures outlined in subsection (g). The applicant may appeal the decision of the planning and zoning commission to the city council according to the procedures outlined in subsection (g) regarding meritorious exceptions.

- (h) *Meritorious exception.* It is not the intent of this section to discourage innovation. An architectural and site design that does not conform with the specific requirements of this section, but which has merit by making a positive contribution to the visual environment and which is appropriate to the site and use, may be submitted for consideration as a meritorious exception. Such proposals shall be fairly and seriously considered by the planning and zoning commission through the approval process outlined in this section.

- (1) An applicant for a meritorious exception shall submit:

- a. All items required for the review of required architectural and site standards;
- b. A written description of the nature of the meritorious exception and the compelling reasons that prevent the applicant from meeting the minimum standards set forth herein; and
- c. Color renderings of all elevations.

- (2) The application for a meritorious exception shall be reviewed by the city manager and a report of findings shall be prepared and submitted to the planning and zoning commission. If the applicant is not in agreement with the decision of the planning and zoning commission, the applicant may, within 21 days of the planning and zoning commission action, request in writing to the city manager that the meritorious exception be appealed to the city council. Prior to consideration of an application for a meritorious exception, the planning and zoning commission shall hold a public hearing, with notice given according to the procedure for a change in a zoning district location or boundary. In considering the request, the planning and zoning commission shall consider the following factors in determining the extent of any exception granted:

- a. The extent to which the application meets other specific standards of this article;
- b. The extent to which the application meets the spirit and intent of this article through the use of building materials, colors, and façade design to create a building of exceptional quality and appearance;
- c. The positive or negative impact of the proposed project on surrounding property use and property values, in comparison to the expected impact of a project, which could be built in conformance with the standards of this article; and
- d. The extent to which the proposed project accomplishes city goals as stated in the comprehensive plan or other approved document.
- e. A meritorious exception shall not be granted to serve solely as a convenience to the

applicant, or for reasons related solely to economic hardship.

- (i) *Variances.* When a property owner can show that a strict application of the terms of this article relating to architectural or site standards will impose upon him unusual and practical difficulties or particular hardship, including instances where an applicant has previously built in strict conformance with approved architectural and site standards plans and such approval was erroneously granted by the city manager or his designee, a variance from the strict application of this section may be granted by the board of adjustment; provided that:
- (1) The variance requested is in harmony with the general purpose and intent of this section;
 - (2) The board of adjustment is satisfied that a granting of such variance will not merely serve as a convenience to the applicant, but will alleviate a demonstrable and unusual hardship or difficulty; and
 - (3) The board of adjustment is satisfied that there will be no adverse impact on surrounding property.

(Ord. No. 2018-0508-001, § 3, 5-8-2018)

**CITY OF FARMERSVILLE
ORDINANCE #2019-0827-001**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE COMPREHENSIVE ZONING ORDINANCE, ORDINANCE NO. 2018-0508-001, AS AMENDED, BY CHANGING THE ZONING ON TWO TRACTS OF LAND CONTAINING A TOTAL OF APPROXIMATELY 77.419 ACRES OF LAND IN THE W. B. WILLIAMS SURVEY, ABSTRACT NO. 952, IN THE CITY OF FARMERSVILLE, COLLIN COUNTY, TEXAS, FROM A -- AGRICULTURAL DISTRICT TO PD -- PLANNED DEVELOPMENT DISTRICT (PD#1901-C) WITH A BASE ZONING DISTRICT CLASSIFICATION OF C -- COMMERCIAL DISTRICT ON BOTH TRACTS OF LAND AND APPROVING CERTAIN EXCEPTIONS TO THE REQUIREMENTS ESTABLISHED BY THE BASE ZONING DISTRICT OF C -- COMMERCIAL DISTRICT AS PROVIDED HEREINBELOW AND THE EXHIBITS ATTACHED HERETO; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; DIRECTING A CHANGE ACCORDINGLY IN THE OFFICIAL ZONING MAP OF THE CITY; AND PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the City of Farmersville, Texas, has recommended a change in zoning classification of the property described herein and has recommended amending the official zoning map of the City of Farmersville, Texas, regarding the rezoning of the property hereinafter described; and

WHEREAS, all legal requirements, conditions, and prerequisites have been complied with prior to this case coming before the City Council of the City of Farmersville; and

WHEREAS, the City Council of the City of Farmersville, after public notice and public hearing as required by law, and upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission of the City of Farmersville and of all testimony and information submitted during said public hearings, has determined that in the public's best interest and in support of the health, safety, morals, and general welfare of the citizens of the City, the zoning of the property described herein shall be changed as hereinafter provided and that the official zoning map of the City of Farmersville, Texas, should be amended to reflect the rezoning of the property herein described;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS, THAT:

SECTION I. All of the above premises are found to be true and correct legislative and factual determinations of the City of Farmersville and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION II. From and after the effective date of this Ordinance, the property described herein shall be rezoned as set forth in this section, and the Official Zoning Map of the Comprehensive Zoning Ordinance, Ordinance No. 2018-0508-001, as amended, of the City of Farmersville, Texas, is hereby amended and changed in the following particulars to reflect the action taken herein, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of the City's Zoning Ordinance are not amended but shall remain intact and are hereby ratified, verified, and affirmed, in order to create a change in the zoning classification of the property described herein, as follows:

Those certain tracts of land containing approximately 77.419 acres of land in the W. B. Williams Survey, Abstract No. 952, identified as Tract 1 containing approximately 76.356 acres of land and Tract 2 containing approximately 1.063 acres of land and as more fully described in Exhibit "A" attached hereto and incorporated herein for all purposes allowed by law (collectively the "Property"), with Tract 1 and Tract 2 both being presently zoned A -- Agricultural District are hereby rezoned to PD -- Planned Development District (PD#1901-C) with a base zoning district of C -- Commercial District uses, as such tracts of land are also generally depicted and described on Exhibit "B" (Zoning Exhibit) in accordance with the City's Master Plan and Zoning Ordinance, and in accordance with Exhibit "C" (Development Standards) and Exhibit "D" (Concept Plan) all of which exhibits are attached hereto and incorporated herein by reference for all purposes allowed by law. In the event of any conflict between any exhibit attached hereto and this Ordinance, the language and contents of this Ordinance shall control.

SECTION III. It is hereby directed that the official zoning map of the City of Farmersville be changed to reflect the zoning classification established by this Ordinance.

SECTION IV. It is further directed that the following modifications to the requirements of the base zoning district of C -- Commercial District are approved through the adoption of this PD -- Planned Development District (PD#1901-C):

- (a) Section 77-71(g), "General Standards," is hereby modified by modifying Paragraph (1)(h) "Lawn grass" to:
 - (i) require the use of sod or swale seed mixes with erosion control blankets only in those areas where swales are situated; and
 - (ii) allowing all other areas that are being regraded and/or disturbed such that they are subject to erosion to be hydro-mulched with an approved turf grass reinforcement placed around such areas rather than being fully sodded; and
 - (iii) allowing for the use of a temporary irrigation system to re-establish grass in such areas to the extent that any of those areas is not considered to be a "required landscape area."

- (b) Sections 77-71, "Landscaping Requirements," is hereby modified by modifying Paragraph (i), "Approved Plant List for New Plantings or Replacements," to include the following plant species as being allowed as alternate species of landscaping:

TREES		
Common Name	Scientific Name	Size
Chinese Pistache	<i>Pistacia chinensis</i> 'Male Only'	200 gal – 6" caliper
Eve's Necklace	<i>Sophora affinis</i>	100 gal
Desert Willow	<i>Chilopsis linearis</i>	100 gal – multi trunk
Chinquapin Oak	<i>Quercus muehlenbergii</i>	3" caliper
Red Maple	<i>Acer rubrum</i> 'October Glory'	3" caliper
Ginkgo	<i>Ginkgo biloba</i>	3" caliper
Texas Mountain Laurel	<i>Sophora secundiflora</i>	3" caliper
Deodar Cedar	<i>Cedrus deodara</i>	3" caliper
Dogwood	<i>Cornus florida</i>	3" caliper
SHRUBS/PERENNIALS		
Common Name	Scientific Name	Size
Compact Texas Sage	<i>Leucophyllum frutescens</i> 'Compacta'	5 gal
Autumn Sage	<i>Salvia greggi</i>	5 gal
Mealy Blue Sage	<i>Salvia farinacea</i>	1 gal
Gulf Muhly	<i>Muhlenbergia capillaris</i>	3 gal
Red Yucca	<i>Hesperaloe parviflora</i>	5 gal
May Night Salvia	<i>Salvia x Sylvestris</i> 'May Night'	3 gal
Inland Sea Oats	<i>Chasmanthium latifolium</i>	3 gal

- (c) Section 77-70(c)(3), "Parking Space Schedule for Nonresidential Uses," is hereby modified to allow a reduction in the number of onsite parking spaces required for a college or university from a requirement of one (1) parking space for each 2 students, plus one (1) space for each classroom, laboratory, or instruction area to a requirement of one (1) parking space for every four (4) students for Phase 1, only, of the Collin College Campus based on a projected enrollment of eight hundred (800) students set out in a parking study submitted by Collin College. A new parking analysis will be required prior to the construction of the second and any additional Phases to verify that the ratio of one (1) parking space for every four (4) students is sufficient.

- (d) Section 77-70(f)(1), "Off-Street Loading," is hereby modified to decrease the number of off-street loading spaces or truck berths required for a college or university to one such off-street loading space or truck berth per building.
- (e) Section 77-67(e)(6), "Roof Pitch," is hereby modified to allow the roof pitch to be reduced to a 3:12 pitch.
- (f) Section 77-67(e)(7), "Sloped Roof Materials," is hereby modified to add standing seam metal roof as an allowable sloped roof material.
- (g) Section 77-67(d), "Prohibited Exterior Materials," is hereby modified through the approval of a meritorious exception pursuant to Section 77-67(h), "Meritorious Exception," to allow for wood soffits in conjunction with the gabled roofs.

SECTION V. All provisions of the ordinances of the City of Farmersville in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the ordinances of the City of Farmersville not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

SECTION VI. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section, and said remaining portions shall remain in full force and effect.

SECTION VII. Any person, firm or corporation violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Farmersville, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION VIII. This ordinance shall be in full force and effect from and after its passage, approval, recording, and publication as provided by law.

[Remainder of page intentionally left blank.]

PASSED on first and final reading on the ____ day of _____, 2019, at a properly scheduled meeting of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

APPROVED THIS ____ DAY OF _____, 2019.

APPROVED:

Jack Randall Rice, Mayor

ATTEST:

Sandra Green, City Secretary

Exhibit "A"
Property Description

LEGAL DESCRIPTION
TRACT 1

BEING a tract of land situated in the W. B. Williams Survey, Abstract No. 952, City of Farmersville, Collin County, Texas and being all of a called 76.337 acre tract conveyed to Collin County Community College District as recorded in County Clerks No. 20061017001494090, Land Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with yellow plastic capped stamped "4613" set for corner at the southeast corner of said 76.337 acre tract, said iron rod being in the north Right Of Way line of S.H. No. 380;

THENCE N 84°19'05" W following the north Right Of Way line of S.H. No. 380 a distance of 380.15' to a 1/2" iron rod with yellow plastic capped stamped "4613" set for corner;

THENCE N 74°12'16" W following the north Right Of Way line of S.H. No. 380 a distance of 102.00' to a 1/2" iron rod with yellow plastic capped stamped "4613" set for corner;

THENCE N 86°45'16" W following the north Right Of Way line of S.H. No. 380 a distance of 400.27' to a 1/2" iron rod with yellow plastic capped stamped "4613" set for corner;

THENCE S 86°32'33" W following the north Right Of Way line of S.H. No. 380 a distance of 222.42' to a TXDOT aluminum cap found for corner;

THENCE N 88°50'57" W following the north Right Of Way line of S.H. No. 380 a distance of 577.28' to a "X" cut set for corner in a concrete channel;

THENCE N 49°39'24" W following the north Right Of Way line of S.H. No. 380 a distance of 158.39' to a 1/2" iron rod with yellow plastic capped stamped "4613" set for corner;

THENCE N 84°18'35" W following the north Right Of Way line of S.H. No. 380 a distance of 29.97' to a mag nail set for corner in the center of County Road No. 611 at the beginning of a non tangent curve to the left;

THENCE along said curve to the left following the center of County Road No. 611 through a central angle of 14°33'05", a radius of 1067.29', an arc length of 271.06', with a chord bearing of N 07°05'37" E, and a chord length of 270.33' to a mag nail set for corner;

THENCE N 00°10'56" W following the center of County Road No. 611 a distance of 947.03' to a mag nail set for corner at the beginning of a curve to the right;

THENCE along said curve to the right following the center of County Road No. 611 through a central angle of 93°31'25", a radius of 575.00', an arc length of 938.57', with a chord bearing of N 46°34'46" E, and a chord length of 837.79' to a mag nail set for corner;

THENCE S 86°39'24" E following the center of County Road No. 611 a distance of 1189.53' to a mag nail set for corner;

THENCE S 00°01'05" W a distance of 1913.52 to the POINT OF BEGINNING and containing 3,326,082 Square Feet or 76.356 Acres of land.

LEGAL DESCRIPTION
TRACT 2

BEING a tract of land situated in the W. B. Williams Survey, Abstract No. 952, City of Farmersville, Collin County, Texas and being all of a called 1.063 acre tract conveyed to the City of Farmersville as recorded in County Clerks No. 20090220000194210, Land Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with yellow plastic capped stamped "4613" set for corner at the south line of County Road No. 611 and the east line of County Road No. 610;

THENCE S 86°24'08" E following the south line of said C.R. No. 611 a distance of 358.34' to a 1/2" iron rod found for corner;

THENCE S 65°08'52" W a distance of 167.20' to a 1/2" iron rod with yellow plastic capped stamped "4613" set for corner;

THENCE S 50°06'52" W a distance of 97.34' to a 1/2" iron rod with yellow plastic capped stamped "4613" set for corner;

THENCE S 39°17'52" W a distance of 129.80' to a 1/2" iron rod with yellow plastic capped stamped "4613" set for corner;

THENCE S 25°55'52" W a distance of 117.60' to a 1/2" iron rod with yellow plastic capped stamped "4613" set for corner in the east line of C.R. No. 610;

THENCE N 00°22'52" E following the east line of said C.R. No. 610 a distance of 361.39' to the POINT OF BEGINNING and containing 46,297 Square Feet or 1.063 Acres of land.

Exhibit "B" **Zoning Exhibit**

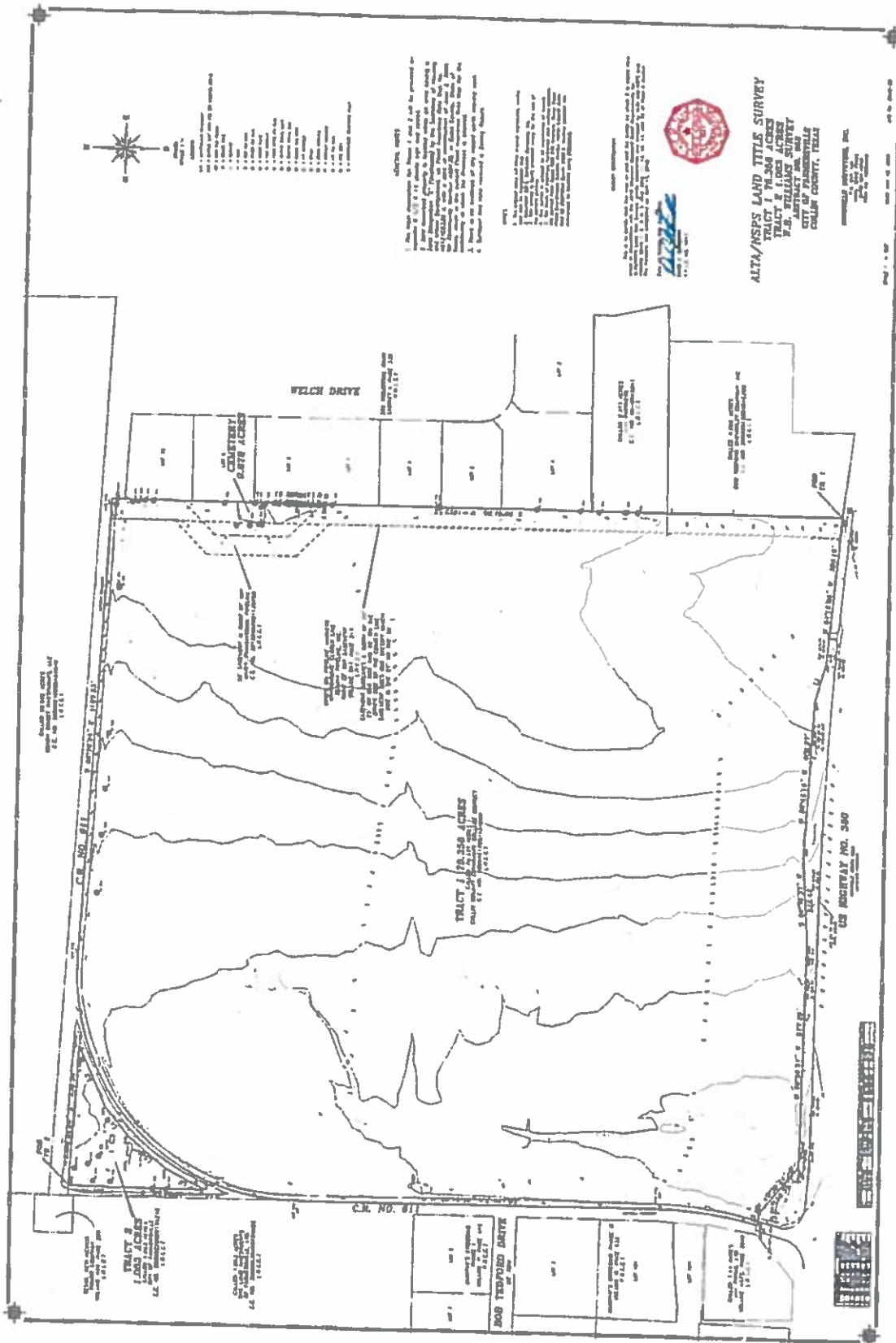


Exhibit "C"
Development Standards

COLLIN COLLEGE

The Planned Development District depicted in Exhibit "C" shall be developed in accordance with the City of Farmersville's Zoning Ordinance, Subdivision Regulations and other applicable ordinances, as amended, and shall be subject to the following requirements and conditions.

A. TRACTS 1 & 2: BASE ZONING DISTRICT OF C -- COMMERCIAL DISTRICT USES.

The areas identified as Tract 1 and Tract 2 on Exhibit "B" (Zoning Exhibit), attached hereto, containing approximately 77.419± acres shall be developed in compliance with all regulations applicable to C -- Commercial District uses contained in the Farmersville Code, as amended, save and except only to the extent otherwise specifically provided to the contrary in this Ordinance. The following uses are allowed on the Property pursuant to this Planned Development Ordinance:

1. Permitted Uses: All uses as identified and defined in Sections 77-53(c), "C — Commercial District," and 77-46, "Schedule of Permitted Uses," of the Farmersville Code as being a permitted use in the C – Commercial District.
2. Specific Uses. None are permitted.
3. Temporary Uses. None are permitted.
4. Minimum and Maximum Dimensions. The minimum and maximum dimensions for development in the C -- Commercial District uses shall be as provided in the Farmersville Code save and except only to the extent specifically modified in Sections IV and V of this Ordinance.
5. Prohibited Uses. Any use not indicated as being an allowable use within the Permitted Uses, Specific Uses, or Temporary Uses above are prohibited in this Planned Development District.

Exhibit "D"
Concept Plan



INCOMPLETE DOCUMENTS
FOR INTERIM REVIEW
ONLY NOT FOR
REGULATORY APPROVAL
PERMIT OR CONSTRUCTION

General Information	
Item	Description
1. Project Name	Collin College - Farmersville Campus
2. Project Location	11111 Highway 111, Farmersville, TX 77834
3. Project Owner	Collin College
4. Project Manager	John Doe
5. Project Date	10/1/2019
6. Project Status	Concept Plan

**COLLIN COLLEGE -
FARMERSVILLE
CAMPUS**

**OVERALL
CONCEPT PLAN**

Exhibit "E"
Landscape

MATERIALS

ITEM	DESCRIPTION	QUANTITY
1	Concrete Slab (4" thick)	1000 sq ft
2	Rebar (4" dia) (10' long)	1000 lbs
3	Formwork (4" thick)	1000 sq ft
4	Gravel (4" dia)	1000 cu yd
5	Asphalt (4" thick)	1000 sq ft
6	Concrete Slab (8" thick)	1000 sq ft
7	Rebar (4" dia) (10' long)	1000 lbs
8	Formwork (4" thick)	1000 sq ft
9	Gravel (4" dia)	1000 cu yd
10	Asphalt (4" thick)	1000 sq ft

LIGHTING SCHEDULE

ITEM	DESCRIPTION	QUANTITY
1	Light Fixture (4" dia)	1000
2	Light Fixture (8" dia)	1000
3	Light Fixture (12" dia)	1000
4	Light Fixture (16" dia)	1000
5	Light Fixture (20" dia)	1000
6	Light Fixture (24" dia)	1000
7	Light Fixture (28" dia)	1000
8	Light Fixture (32" dia)	1000
9	Light Fixture (36" dia)	1000
10	Light Fixture (40" dia)	1000

PLANTING

ITEM	DESCRIPTION	QUANTITY
1	Planting (4" dia)	1000
2	Planting (8" dia)	1000
3	Planting (12" dia)	1000
4	Planting (16" dia)	1000
5	Planting (20" dia)	1000
6	Planting (24" dia)	1000
7	Planting (28" dia)	1000
8	Planting (32" dia)	1000
9	Planting (36" dia)	1000
10	Planting (40" dia)	1000

ABBREVIATIONS

ITEM	DESCRIPTION	QUANTITY
1	Abbreviation (4" dia)	1000
2	Abbreviation (8" dia)	1000
3	Abbreviation (12" dia)	1000
4	Abbreviation (16" dia)	1000
5	Abbreviation (20" dia)	1000
6	Abbreviation (24" dia)	1000
7	Abbreviation (28" dia)	1000
8	Abbreviation (32" dia)	1000
9	Abbreviation (36" dia)	1000
10	Abbreviation (40" dia)	1000

CC FARMERSVILLE CAMPUS PROPOSED PLANT LIST

ITEM	DESCRIPTION	QUANTITY
1	Planting (4" dia)	1000
2	Planting (8" dia)	1000
3	Planting (12" dia)	1000
4	Planting (16" dia)	1000
5	Planting (20" dia)	1000
6	Planting (24" dia)	1000
7	Planting (28" dia)	1000
8	Planting (32" dia)	1000
9	Planting (36" dia)	1000
10	Planting (40" dia)	1000

Notes: 1. All quantities are in square feet. 2. All quantities are in cubic yards. 3. All quantities are in pounds. 4. All quantities are in feet. 5. All quantities are in inches. 6. All quantities are in centimeters. 7. All quantities are in millimeters. 8. All quantities are in micrometers. 9. All quantities are in nanometers. 10. All quantities are in picometers.

GENERAL NOTES

ITEM	DESCRIPTION	QUANTITY
1	Note (4" dia)	1000
2	Note (8" dia)	1000
3	Note (12" dia)	1000
4	Note (16" dia)	1000
5	Note (20" dia)	1000
6	Note (24" dia)	1000
7	Note (28" dia)	1000
8	Note (32" dia)	1000
9	Note (36" dia)	1000
10	Note (40" dia)	1000



NOTES: 1. All quantities are in square feet. 2. All quantities are in cubic yards. 3. All quantities are in pounds. 4. All quantities are in feet. 5. All quantities are in inches. 6. All quantities are in centimeters. 7. All quantities are in millimeters. 8. All quantities are in micrometers. 9. All quantities are in nanometers. 10. All quantities are in picometers.

ITEM	DESCRIPTION	QUANTITY
1	Table (4" dia)	1000
2	Table (8" dia)	1000
3	Table (12" dia)	1000
4	Table (16" dia)	1000
5	Table (20" dia)	1000
6	Table (24" dia)	1000
7	Table (28" dia)	1000
8	Table (32" dia)	1000
9	Table (36" dia)	1000
10	Table (40" dia)	1000

COLLIN COLLEGE
FARMERSVILLE
PHASE 1

INDEX, NOTES
AND LEGENDS

11/14/20 10.01



Project Name: COLLIN COLLEGE
Project Number: 13.00
Project Location: FARMERSVILLE
Project Date: 10/1/2013
Project Status: IN PROGRESS

PROJECT LOCATION
FARMERSVILLE, TEXAS
PROJECT NUMBER
13.00
PROJECT DATE
10/1/2013
PROJECT STATUS
IN PROGRESS

Item	Description	Quantity
1	Planting	1000
2	Planting	1000
3	Planting	1000
4	Planting	1000
5	Planting	1000
6	Planting	1000
7	Planting	1000
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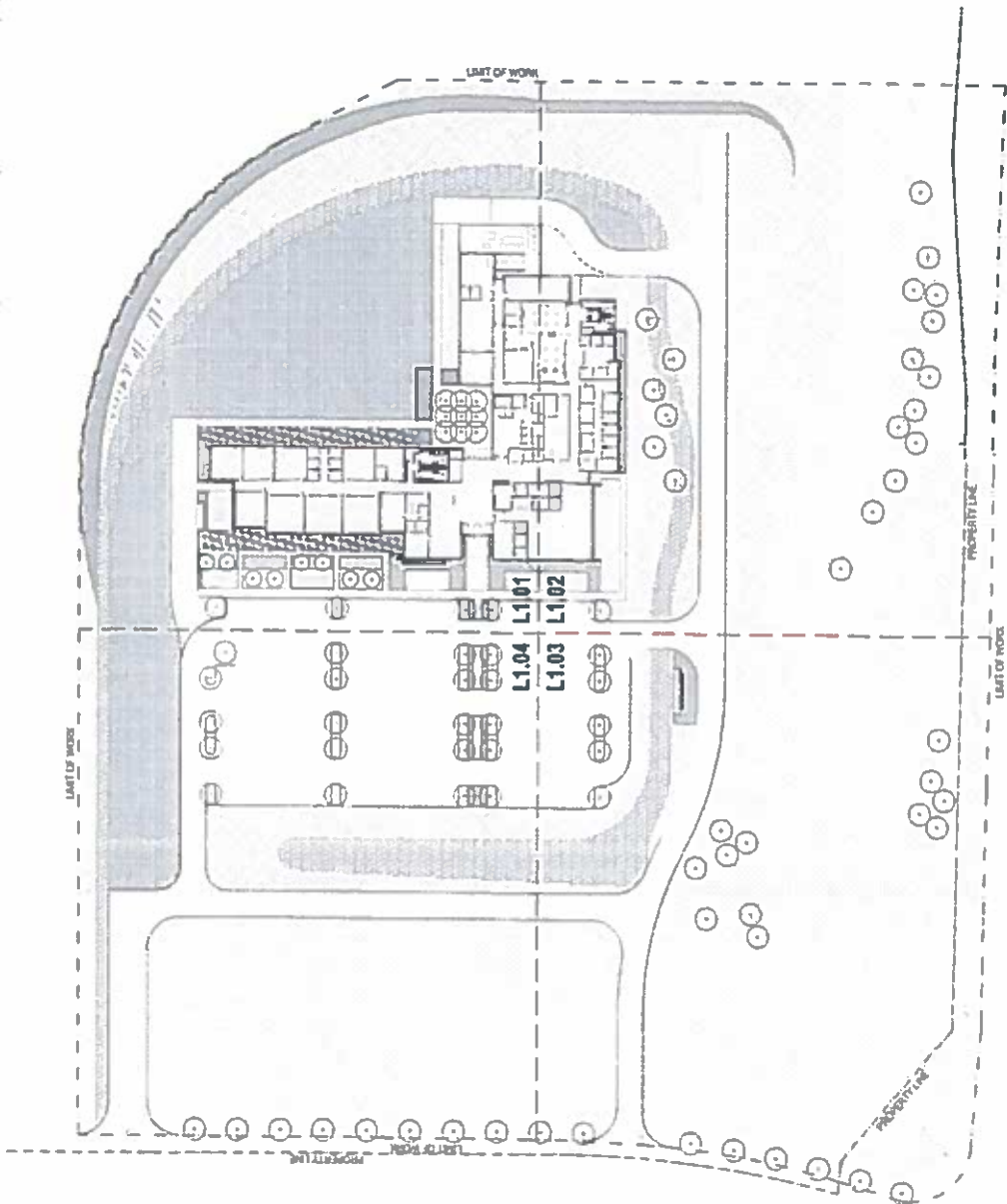
COLLIN COLLEGE
FARMERSVILLE -
PHASE 1

PLANTING PLAN

Scale: 1" = 40'
Date: 10/1/2013
Sheet: 13.00

PLANTING

Item	Description	Quantity
1	Planting	1000
2	Planting	1000
3	Planting	1000
4	Planting	1000
5	Planting	1000
6	Planting	1000
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18	Planting	1000
19	Planting	1000
20	Planting	1000



U.S. HIGHWAY 380

Scale: 1" = 40'
Date: 10/1/2013
Sheet: 13.00



COLLIN COLLEGE
 2100 W. LBJ Fwy
 Irving, TX 75039
 972.496.2000
 www.collin.edu



RECEIVED
 10/15/2019

RECEIVED
 10/15/2019

NO.	DESCRIPTION	DATE
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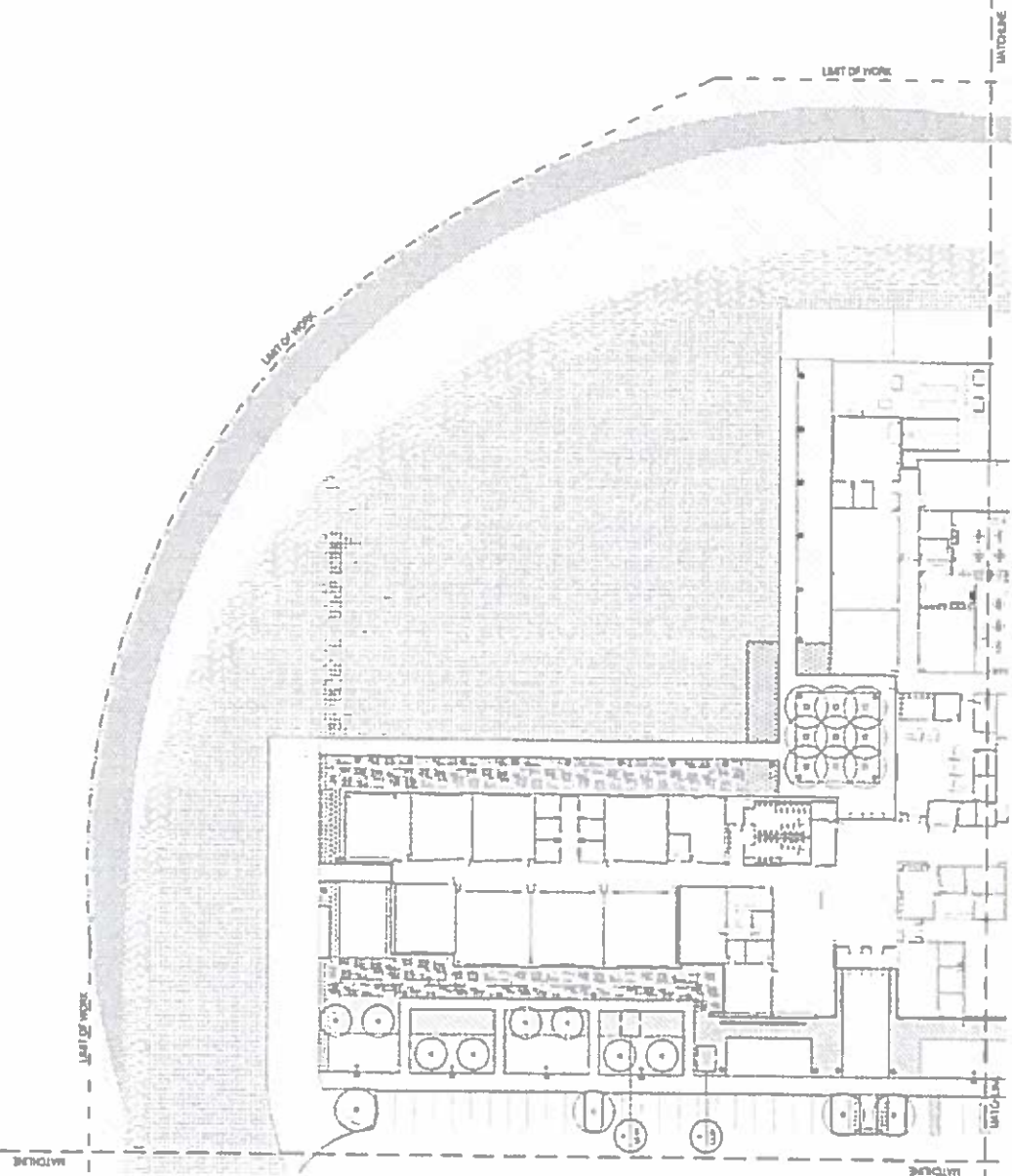
COLLIN COLLEGE
 FARMERSVILLE
 PHASE 1

MATERIALS AND
 LAYOUT PLAN

DATE: 10/15/2019
 L3.01

PLANTING

NO.	DESCRIPTION
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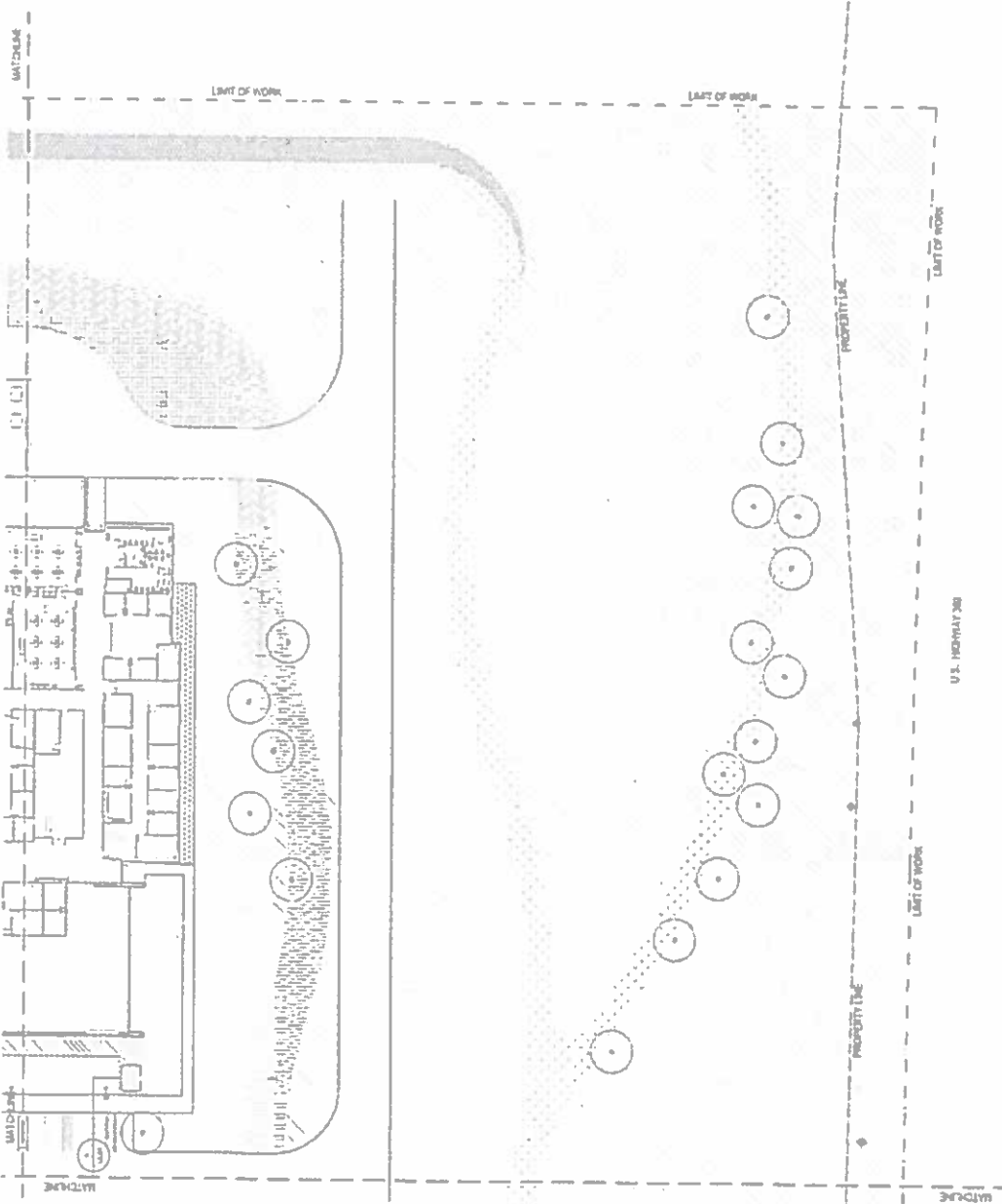


DATE: 10/15/2019
 L3.01

DATE: 10/15/2019
 L3.01

PLANTING

Symbol	Description
Circle with dot	1" - 2" Caliper Tree (Shrub)
Circle with cross	2" - 4" Caliper Tree (Shrub)
Circle with dot and cross	4" - 6" Caliper Tree (Shrub)
Circle with dot and cross (larger)	6" - 8" Caliper Tree (Shrub)
Circle with dot and cross (largest)	8" - 10" Caliper Tree (Shrub)
Circle with dot and cross (largest)	10" - 12" Caliper Tree (Shrub)
Circle with dot and cross (largest)	12" - 14" Caliper Tree (Shrub)
Circle with dot and cross (largest)	14" - 16" Caliper Tree (Shrub)
Circle with dot and cross (largest)	16" - 18" Caliper Tree (Shrub)
Circle with dot and cross (largest)	18" - 20" Caliper Tree (Shrub)
Circle with dot and cross (largest)	20" - 22" Caliper Tree (Shrub)
Circle with dot and cross (largest)	22" - 24" Caliper Tree (Shrub)
Circle with dot and cross (largest)	24" - 26" Caliper Tree (Shrub)
Circle with dot and cross (largest)	26" - 28" Caliper Tree (Shrub)
Circle with dot and cross (largest)	28" - 30" Caliper Tree (Shrub)
Circle with dot and cross (largest)	30" - 32" Caliper Tree (Shrub)
Circle with dot and cross (largest)	32" - 34" Caliper Tree (Shrub)
Circle with dot and cross (largest)	34" - 36" Caliper Tree (Shrub)
Circle with dot and cross (largest)	36" - 38" Caliper Tree (Shrub)
Circle with dot and cross (largest)	38" - 40" Caliper Tree (Shrub)
Circle with dot and cross (largest)	40" - 42" Caliper Tree (Shrub)
Circle with dot and cross (largest)	42" - 44" Caliper Tree (Shrub)
Circle with dot and cross (largest)	44" - 46" Caliper Tree (Shrub)
Circle with dot and cross (largest)	46" - 48" Caliper Tree (Shrub)
Circle with dot and cross (largest)	48" - 50" Caliper Tree (Shrub)
Circle with dot and cross (largest)	50" - 52" Caliper Tree (Shrub)
Circle with dot and cross (largest)	52" - 54" Caliper Tree (Shrub)
Circle with dot and cross (largest)	54" - 56" Caliper Tree (Shrub)
Circle with dot and cross (largest)	56" - 58" Caliper Tree (Shrub)
Circle with dot and cross (largest)	58" - 60" Caliper Tree (Shrub)
Circle with dot and cross (largest)	60" - 62" Caliper Tree (Shrub)
Circle with dot and cross (largest)	62" - 64" Caliper Tree (Shrub)
Circle with dot and cross (largest)	64" - 66" Caliper Tree (Shrub)
Circle with dot and cross (largest)	66" - 68" Caliper Tree (Shrub)
Circle with dot and cross (largest)	68" - 70" Caliper Tree (Shrub)
Circle with dot and cross (largest)	70" - 72" Caliper Tree (Shrub)
Circle with dot and cross (largest)	72" - 74" Caliper Tree (Shrub)
Circle with dot and cross (largest)	74" - 76" Caliper Tree (Shrub)
Circle with dot and cross (largest)	76" - 78" Caliper Tree (Shrub)
Circle with dot and cross (largest)	78" - 80" Caliper Tree (Shrub)
Circle with dot and cross (largest)	80" - 82" Caliper Tree (Shrub)
Circle with dot and cross (largest)	82" - 84" Caliper Tree (Shrub)
Circle with dot and cross (largest)	84" - 86" Caliper Tree (Shrub)
Circle with dot and cross (largest)	86" - 88" Caliper Tree (Shrub)
Circle with dot and cross (largest)	88" - 90" Caliper Tree (Shrub)
Circle with dot and cross (largest)	90" - 92" Caliper Tree (Shrub)
Circle with dot and cross (largest)	92" - 94" Caliper Tree (Shrub)
Circle with dot and cross (largest)	94" - 96" Caliper Tree (Shrub)
Circle with dot and cross (largest)	96" - 98" Caliper Tree (Shrub)
Circle with dot and cross (largest)	98" - 100" Caliper Tree (Shrub)



COLLIN COLLEGE
FARMERSVILLE
PHASE 1

NOTES
1. COMPLETE EXCAVATION FOR INTERIOR REVISIONS AND REVISIONS TO EXISTING FOUNDATION.
2. COMPLETE EXCAVATION FOR INTERIOR REVISIONS AND REVISIONS TO EXISTING FOUNDATION.
3. COMPLETE EXCAVATION FOR INTERIOR REVISIONS AND REVISIONS TO EXISTING FOUNDATION.

Item	Description	Quantity	Unit	Price	Total
1	Excavation	100	cu yd	10.00	1000.00
2	Foundation	100	sq ft	10.00	1000.00
3	Interior Revision	100	sq ft	10.00	1000.00
4	Foundation	100	sq ft	10.00	1000.00
5	Interior Revision	100	sq ft	10.00	1000.00
6	Foundation	100	sq ft	10.00	1000.00
7	Interior Revision	100	sq ft	10.00	1000.00
8	Foundation	100	sq ft	10.00	1000.00
9	Interior Revision	100	sq ft	10.00	1000.00
10	Foundation	100	sq ft	10.00	1000.00

COLLIN COLLEGE
FARMERSVILLE
PHASE 1

MATERIALS AND LAYOUT PLAN

17.1450 13.02

1" = 10' 0"



UNIVERSITY OF EASTERN CALIFORNIA
COLLEGE OF THE SOUTHERN
SACRAMENTO

UNIVERSITY OF EASTERN CALIFORNIA
COLLEGE OF THE SOUTHERN
SACRAMENTO

PLANTING

SYMBOL	DESCRIPTION
(Symbol)	1. Tree
(Symbol)	2. Shrub
(Symbol)	3. Flowering Shrub
(Symbol)	4. Ground Cover
(Symbol)	5. Lawn Area
(Symbol)	6. Walkway
(Symbol)	7. Driveway
(Symbol)	8. Parking Area
(Symbol)	9. Fencing
(Symbol)	10. Retaining Wall
(Symbol)	11. Fencing
(Symbol)	12. Fencing
(Symbol)	13. Fencing
(Symbol)	14. Fencing
(Symbol)	15. Fencing
(Symbol)	16. Fencing
(Symbol)	17. Fencing
(Symbol)	18. Fencing
(Symbol)	19. Fencing
(Symbol)	20. Fencing

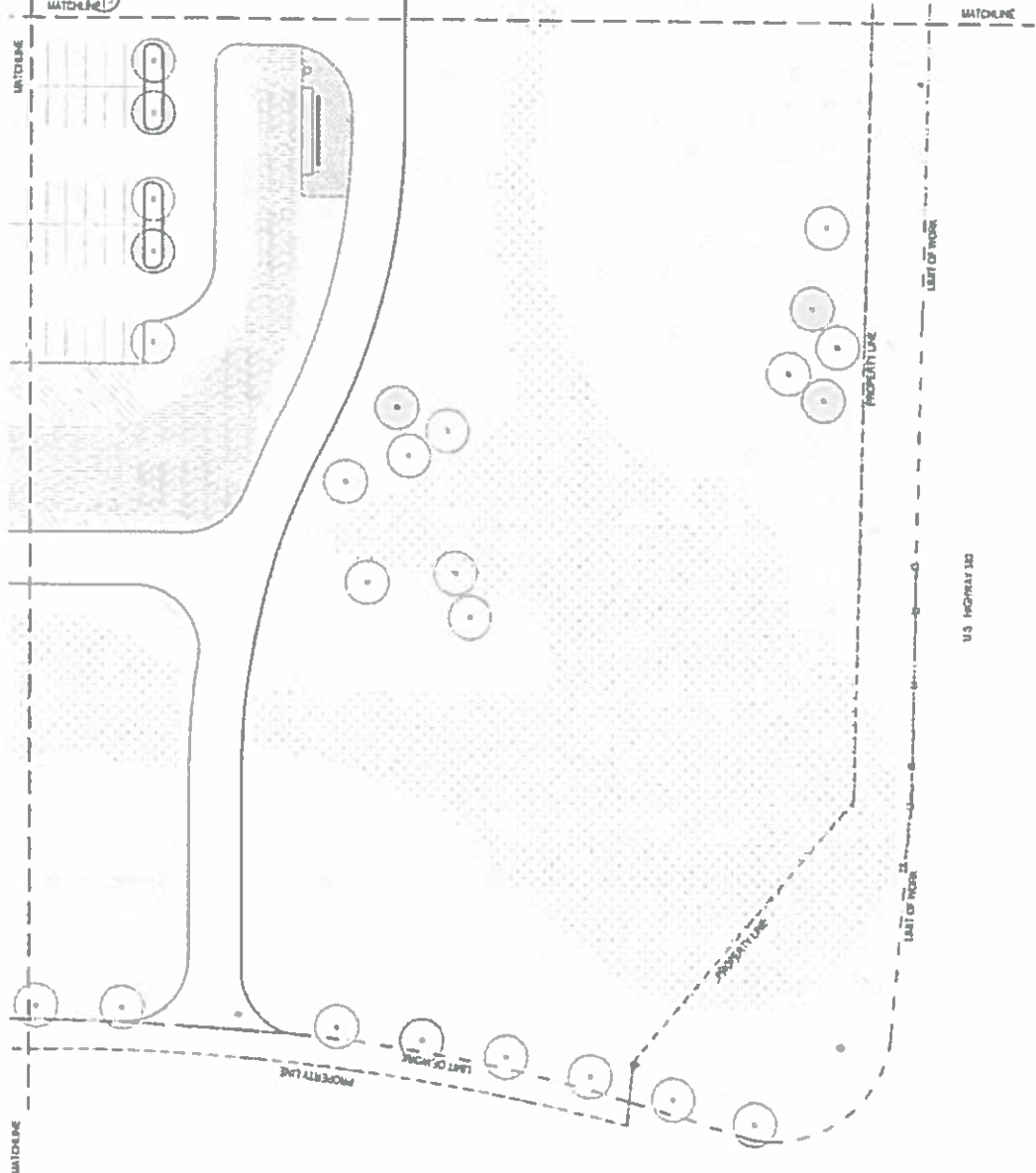
UNIVERSITY OF EASTERN CALIFORNIA
COLLEGE OF THE SOUTHERN
SACRAMENTO

DATE	DESCRIPTION
11/14/23	1. Tree
11/14/23	2. Shrub
11/14/23	3. Flowering Shrub
11/14/23	4. Ground Cover
11/14/23	5. Lawn Area
11/14/23	6. Walkway
11/14/23	7. Driveway
11/14/23	8. Parking Area
11/14/23	9. Fencing
11/14/23	10. Retaining Wall
11/14/23	11. Fencing
11/14/23	12. Fencing
11/14/23	13. Fencing
11/14/23	14. Fencing
11/14/23	15. Fencing
11/14/23	16. Fencing
11/14/23	17. Fencing
11/14/23	18. Fencing
11/14/23	19. Fencing
11/14/23	20. Fencing

COLLIN COLLEGE
FARMERSVILLE
PHASE 1

MATERIALS AND
LAYOUT PLAN

11/14/23
L3.03



Scale: 1" = 20' 0"



THE COLLEGE OF TEXAS
COLLIN COLLEGE
1100 W. LBJ Fwy
Ft. Worth, TX 76102
817.255.5000
www.collin.edu

PROJECT NAME
COLLEGE EQUIPMENT 1

PROJECT NUMBER
1

PROJECT DATE
11/14/20

PROJECT LOCATION
1100 W. LBJ Fwy
Ft. Worth, TX 76102

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT
11	ISSUED FOR PERMIT
12	ISSUED FOR PERMIT
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16	ISSUED FOR PERMIT
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19	ISSUED FOR PERMIT
20	ISSUED FOR PERMIT

COLLIN COLLEGE
FARMERSVILLE -
PHASE 3

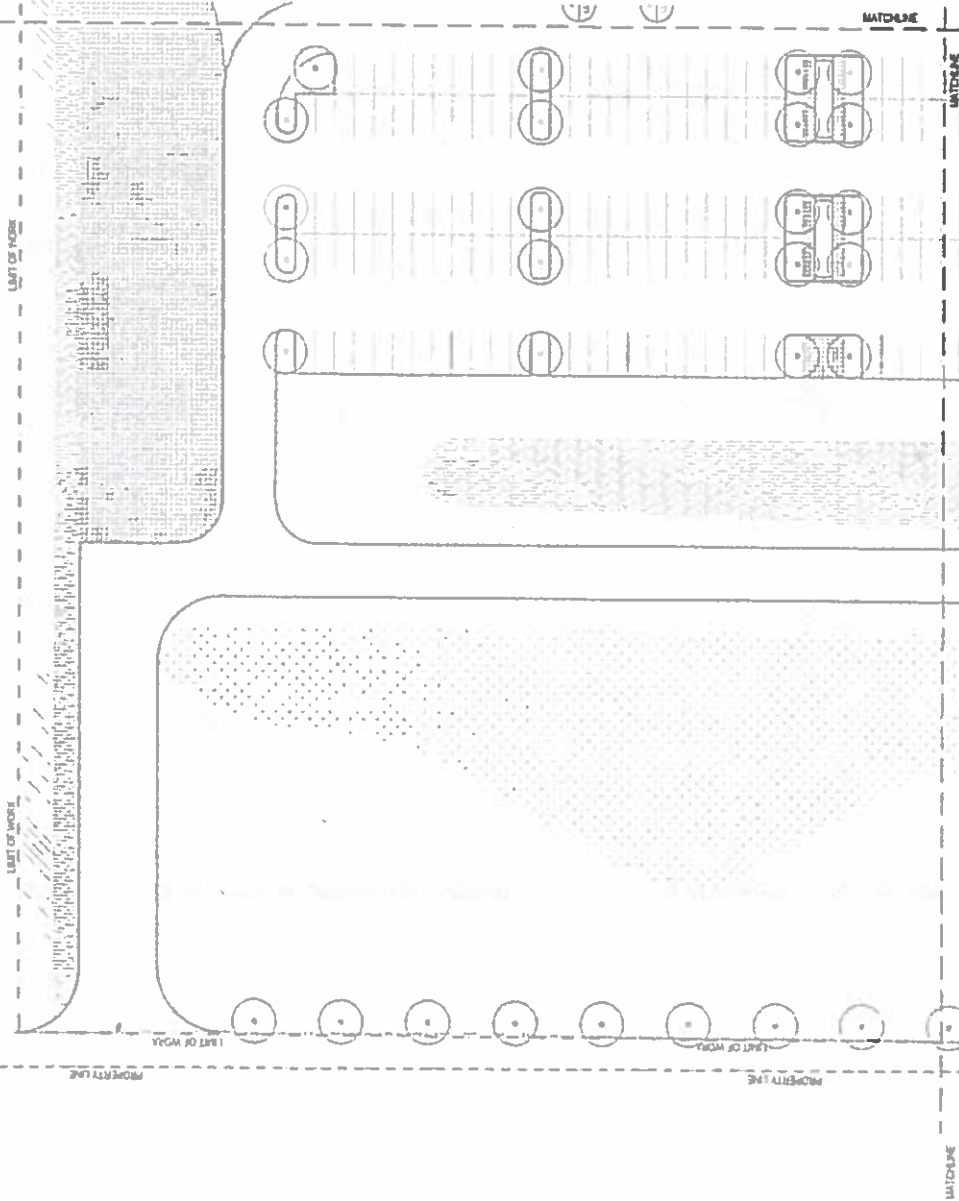
MATERIALS AND
LAYOUT PLAN

11/14/20
L3.04

PLANTING

NO.	DESCRIPTION
1	1" x 6" x 8" SYP
2	2" x 6" x 8" SYP
3	3" x 6" x 8" SYP
4	4" x 6" x 8" SYP
5	5" x 6" x 8" SYP
6	6" x 6" x 8" SYP
7	7" x 6" x 8" SYP
8	8" x 6" x 8" SYP
9	9" x 6" x 8" SYP
10	10" x 6" x 8" SYP
11	11" x 6" x 8" SYP
12	12" x 6" x 8" SYP
13	13" x 6" x 8" SYP
14	14" x 6" x 8" SYP
15	15" x 6" x 8" SYP
16	16" x 6" x 8" SYP
17	17" x 6" x 8" SYP
18	18" x 6" x 8" SYP
19	19" x 6" x 8" SYP
20	20" x 6" x 8" SYP

MATCHLINE



MATCHLINE

MATCHLINE



1" = 20'

[illegible]

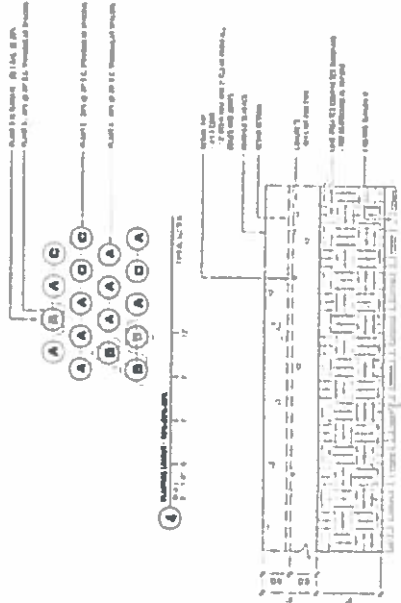
PROPAGATION

171443	14.00
100 00	14.00

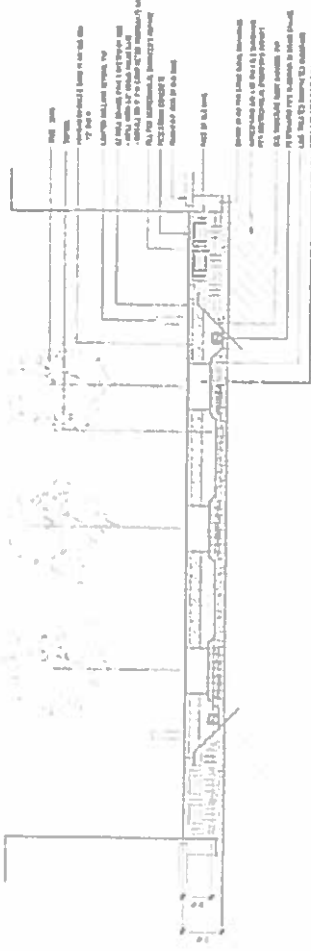
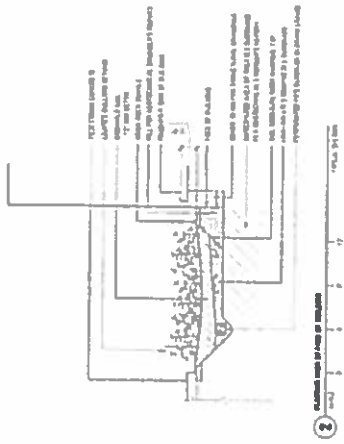
Figure 1



RECEIVED
COLLIN COLLEGE
11/14/2019



11/14/2019
11/14/2019
11/14/2019



11/14/2019
11/14/2019
11/14/2019

FOR INTERVIEW
DAY FOR
REVISIONS
POINT OF CONSTRUCTION

NO.	DESCRIPTION	DATE
1	REVISIONS	11/14/2019
2	REVISIONS	11/14/2019
3	REVISIONS	11/14/2019
4	REVISIONS	11/14/2019
5	REVISIONS	11/14/2019
6	REVISIONS	11/14/2019
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97	REVISIONS	11/14/2019
98	REVISIONS	11/14/2019
99	REVISIONS	11/14/2019
100	REVISIONS	11/14/2019

COLLIN COLLEGE
FAIRMONTVILLE
PHASE 1

DETAILS

11/14/2019
11/14/2019
11/14/2019

[illegible]



Project Number: _____

Zoning Change Application

Today's Date: 05/20/2019

Contact Information

Property Location: NE Corner of HWY 380 & CR611

(street address)

Subdivision: Tracts 1 & 2 of W. B. Williams Survey Lot: N/A Block: N/A

Acreage: (if acreage, provide separate metes and bounds description) See attached meets & bounds

Existing Use and Current Zoning of Property: Agriculture

Property Owner/Applicant Owner: Collin County Community College District 3452 Spur 399 McKinney, TX 75069
(Name) (Address) (City, State, & Zip Code)

Property Owner Signature: Julie Bradley, Interim CFO

Julie Bradley

Digitally signed by Julie Bradley
DN: cn=Julie Bradley, o=Collin
College, ou=Administrative Services,
email=jbradley@collin.edu, c=US
Date: 2019.05.20 15:42:10 -0500

jbradley@collin.edu

(Email)

(972) 758 Juli-3821

(Phone)

REQUEST

PLEASE DESCRIBE YOUR REQUEST IN DETAIL.

The owner requests to rezone the property from an Agriculture District to a Planned Development District similar to the Highway Commercial Overlay & Commercial Districts with the amendments attached.

NOTICE: This publication can be made available upon request in alternative formats, such as, Braille, large print, audiotape or computer disk. Requests can be made by calling 972-782-6151 (Voice) or email j.green@farmersvilletx.com. Please allow at least 48 hours for your request to be processed.

Required Ordinance Variances

Collin College Farmersville

Differences between Highway Commercial Overlay District and Project Design

Category	Ordinance Requires	Currently Designed	Comments
Landscaping	Solid sod shall be used in swales, berms or other areas subject to erosion. Also, all required landscape areas shall be provided with an automatic underground irrigation system.	Only sod in the swale areas, hydro-mulch with turf reinforcement & temporary irrigation elsewhere.	Most of the phase 1 side is being regraded/disturbed and is therefore subject to erosion. The cost and maintenance of sod and permanent irrigation covering this area would be unreasonable and unnecessary. The plant species selection is part of an overall branding and landscape maintenance strategy for multiple Collin College Campuses. In addition, we think the combination of evergreen shrubs with perennial plantings creates a more inviting approach with year round interest for both students and faculty as well as the surrounding community.
Landscaping	Using only species from the approved planting list	Some alternate species have been selected by both the Landscape architect and Collin College. See attached Landscape Drawings & specifications	
Parking	1 space for every 2 students plus one for each lab, classroom, or instruction area. 1250 students, 6 Labs, 2 other = 640 spaces for a 40,000-65,000 sqft building, three (3) 10'x45' spaces.	200 spaces provided for phase 1 in keeping with the initial expected enrollment and traffic study results.	A detailed traffic and parking study of all of Collin College's campuses recommended 200-250 parking spaces for phase 1. (attached)
Off-Street Loading	Can be adjacent to public alley, private service drive, or truck berth within structure.	One loading dock integrated with the building and concealed within an equipment yard.	One concealed loading dock is all that the college requires since they are not a retail establishment that with be taking large deliveries on a regular basis.
Roof	Pitched roofs shall have a minimum pitch of 6:12 for all structures	Gabled roof over entry and Learning Resource Center is a 3:12 pitch	6:12 pitch makes more sense for a residential or small commercial structure but would make a roof of this size unnecessarily tall and expensive.
Roof	Acceptable roofing materials for sloped roofs: Metal R Panel, Natural slate, High quality clay or concrete tile, and High quality shingle.	Gabled roof is currently a standing seam metal roof. Though it is not wood siding, the gabled roof is currently designed to have a wood soffit between structural members.	Metal R panel is more typically used on pre-engineered metal buildings. A standing seam metal roofs offers a similar look but with a more quality product.
Exterior Materials	Prohibited exterior materials include metal panels, wood siding, masonry, particle board, stucco foam insulation systems, and aluminum siding		It is our belief that the wood soffits elevate the design instead of detract from it. See the attached renderings.

COPY

DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF FARMERSVILLE
AND COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

THIS Agreement is made and entered into by and between Collin County Community College District, a political subdivision of the State of Texas, hereinafter referred to as the "District," and the City of Farmersville, a political subdivision located within Collin County, Texas, duly organized and authorized under the laws of the State of Texas, hereinafter referred to as the "City" ("Agreement").

WHEREAS, the District owns 76.337 acres of land located in City's extraterritorial jurisdiction ("ETJ") with the intent to build an education facility at a time to be determined by the District's Board of Trustees; and

WHEREAS, the District will petition for annexation of said 76.337 acres of land into the City's corporate limits within 90 days after execution of this Agreement by the parties; and

WHEREAS, the District and City desire to plan for the construction of certain roads and the conveyance of certain rights-of-way for said roads; and

WHEREAS, District and City desire to plan for the extension of sewer and water infrastructure and gas, electric and other utilities, as identified herein, to serve the Property; and

WHEREAS, the District and the City are authorized to enter into this Agreement by Section 212.172, TEX. LOCAL GOVT. CODE, which provides authorization to contract regarding annexation of property and providing infrastructure to property; and

WHEREAS, the City, in paying for the performance of its obligations hereunder, shall make payments therefore from then-current revenues legally available to the City.

NOW, THEREFORE, the District and the City, for the mutual consideration hereinafter stated, agree and understand as follows:

1. Land Subject to Agreement. The land that is subject to this Agreement is approximately 76.337 acres of land, more or less, located in the W.B. Williams Survey, Abstract No. 952, Collin County, Texas and more particularly described in Exhibit "A", attached hereto and incorporated herein for all purposes (the "Property").

2. Annexation of Property. The District will petition for annexation of said 76.337 acres of land into the City's corporate limits within 90 days after execution of this Agreement by the parties.

3. Rights-of-Way for Roads.

A. Farmersville Parkway. Farmersville Parkway (currently known as County Road 611) shall be improved by the City to be a 4-lane divided concrete thoroughfare along the entire length of the north and west boundaries of the Property. At the time of this Agreement, Farmersville Parkway is known as County Road 611. County Road 611 runs from State Highway 78 westward to United States Highway 380 bounding the Property on the north and west sides. County Road 611 currently makes a sweeping curve to the south from an east – west alignment along the west side of the Property to a north – south alignment. The sweeping curve does not comply with today's standards and poses a potential traffic hazard for increased traffic volumes on such roadway. Farmersville Parkway Phase II will be designed and constructed eliminating this sweeping curve forming a "T" intersection with County Road 610. In the future, the roadway north of the intersection will be known as County Road 610 and the roadway south of the intersection will be known by another designation or name. Upon the request of the City, the District shall dedicate one-half of the right-of-way needed for Farmersville Parkway directly adjacent to the Property to the City, and in exchange therefore, the City shall remove County Road 611 and will convey any interest the City possesses in the former County Road 611 right-of-way and also will convey title in the land extending northwest from the County Road 611 right-of-way to the right-of-way for the "T" intersection of Farmersville Parkway to the District. The improvements described herein are described in the depiction shown on Exhibit "B", attached hereto and incorporated herein for all purposes.

B. United States Highway 380. The City has acquired all right-of-way identified by the Texas Department of Transportation ("TxDOT") as being required from the City adjacent to the Property for the United States Highway 380 re-construction project prior to the execution of this Agreement.

4. Construction of Farmersville Parkway. At its sole cost and expense, City shall design and construct Farmersville Parkway as a four-lane divided concrete thoroughfare in compliance with the subdivision ordinances and thoroughfare standards of the City. City shall use its best efforts to begin construction, and diligently perform until completion, on Farmersville Parkway no later than the date a building permit is issued to the District for construction of a facility on the Property. City shall not withhold a certificate of occupancy for any facility constructed on the Property based upon Farmersville Parkway not being completed provided that fire and emergency services access is otherwise available to the Property.

5. Re-Construction of United States Highway 380. City and District specifically understand and agree that re-construction of United States Highway 380 adjacent to the Property is within the sole control of TxDOT. Re-Construction began around September 2009 to widen United States Highway 380 adjacent to the south side of the Property from the existing two lanes to four lanes. Construction is currently scheduled to be completed by September 2011. The intersection of County Road 611 (future extension of Farmersville Parkway) and United States Highway 380 is currently signalized with plans for such signalization to remain after the re-construction. District will not be required by the City to make any dedications or contributions towards the construction of United States Highway 380 or the signalized intersection. City shall

not withhold a certificate of occupancy for any facility constructed on the Property based upon the widening of United States Highway 380 not being completed provided that fire and emergency services access is otherwise available to the Property.

6. Construction of Infrastructure and Utility Connections.

A. Sewer. There is an existing lift station and six-inch diameter force main that serve the property (City sewer). The City shall provide the District sanitary sewer capacity sufficient to serve the facilities constructed by District on the Property. The District shall provide City with information on District's anticipated flows so that City can determine the scope of upgrades, if any, City needs to make, at City's sole cost and expense, to said City Sewer. District shall construct all internal sewer lines located on the Property needed by the District to connect its facilities to the City Sewer.

B. Water. The City has already installed a twelve-inch diameter water line along County Road 611 on the north and west sides of the Property with sufficient capacity to serve the Property and a recently constructed 300,000 gallon elevated water tower west of the Property ("City Water"). The City shall provide the District water capacity sufficient to serve the facilities constructed by District. District shall construct all internal water lines located on the Property needed by the District to connect its facilities to City Water. City shall construct any other improvements, if needed, for District to connect its internal water lines to City Water.

C. Gas. At its sole cost and expense, City shall install a three-inch diameter gas line to the Property. District shall construct all internal gas lines located on the Property needed by District to connect its facilities to the three-inch diameter gas line to be constructed by the City.

D. Electric. At its sole cost and expense, City shall install three-phase electric power to the eastern boundary of the Property. District shall construct all internal electric lines located on the Property needed by District to connect its facilities to the three-phase electric power to be constructed by the City.

7. Impact Fees/Park Dedication and Building Permits.

A. The City will not assess water, sewer or thoroughfare impact fees against the District, in relation to development of the Property by the District for a community college campus. The City specifically reserves its right to assess and collect water, sewer and/or thoroughfare impact fees from any future third-party owners and any use of the Property for residential purposes or any other purpose other than the purely educational mission of a community college campus.

B. The City will not assess park dedication fees against the District or impose park land dedication requirements against the District in relation to development of the Property by the District for a community college campus. The City specifically reserves its right to assess and collect park dedication fees or land dedication requirements from any future third-party

owners and any use of the Property for residential purposes or any other purpose other than the purely educational mission of a community college campus.

C. As of the Effective Date of this Agreement, the City is performing building permit and inspection services using a third-party contractor. The City shall charge District only the City's actual cost of receiving building permit and inspection services from its third-party contractor. However, if the City is performing building permit and inspection services "in-house" at the time the District receives building permit and inspection services, the City will not assess the District any fees relating to building permits or inspection services. The City specifically reserves its right to assess and collect building permit and inspection fees as to any future third-party owners (but only for building permit and inspection fees accruing after a transfer of the Property to such third-party owners).

8. Participation in Economic Development Incentives. District agrees that it will consider participation in establishing and utilizing available economic development tools and incentives, such as the creation of a tax increment reinvestment zone to include the Property, whereby additional financing alternatives might be made available for infrastructure and the development of the area around, about and in the vicinity of the Property. Provided, however, that the District shall have no obligation to participate in any such activities and programs.

9. Attorney's Fees. In any legal proceeding brought to enforce the terms of this Agreement the prevailing party may recover its reasonable and necessary attorneys' fees from the non-prevailing party as permitted by Section 271.159 of the Texas Local Government Code and other applicable law.

10. Default. In the event any party fails to comply with the terms of this Agreement, the other party has the right to enforce the terms of this Agreement by specific performance or by any other remedy available to it at law or in equity.

11. Notice. Any notice to be given or to be served upon a party hereto in connection with this Agreement must be in writing and may be given by certified or registered mail and shall be deemed to have been given and received when a certified or registered letter containing such notice, properly addressed with postage prepaid, is deposited in the United States mail, and if given otherwise than by certified or registered mail, it shall be deemed to have been given and delivered to and received by the party (or such party's agent or representative) to whom it is addressed. Such notice shall be given to the parties hereto at the address set forth below. Any party hereto may, at any time by giving two (2) days written notice to the other parties, designate any other address in substitution of the foregoing address to which such notice shall be given.

If Notice to District:

Dr. Cary Israel
Collin County Community College District
Courtyard Center
4800 Preston Park Blvd.
Plano, TX 75093

With a copy to:

Strasburger & Price
Attn: Paul Sander
2801 Network Blvd. Ste. 600
Frisco, TX 75034

If Notice to City:

John Moran
City Manager
City of Farmersville
205 S. Main St.
Farmersville, Texas 75442

With a Copy to:

Alan Lathrom
Brown & Hoffmeister, LLP
740 East Campbell Road, Suite 800
Richardson, Texas 75081

12. Venue. This Agreement shall be construed under and in accordance with the laws of the State of Texas and payment and other obligations of this Agreement are specifically performable in Collin County, Texas. Exclusive venue shall be in state district court in Collin County, Texas.

13. Severability. In case any one or more provisions contained in this Agreement shall be for any reason held invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not effect any other provision hereof, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

14. No Waiver of Governmental Immunity. Nothing contained in this Agreement shall be construed as a waiver by City or District of its governmental immunity.

15. Authority. Each of the parties represents and warrants to the other that they have the full power and authority to enter into and fulfill the obligations of this Agreement.

16. Term. The term of this Agreement shall be fifteen (15) years after the effective date below. This Agreement shall automatically renew for one (1) additional fifteen (15) year term if development of the Property by the District has not then occurred or is still ongoing. No term of this Agreement shall be affected by completion of annexation of the Property

17. Miscellaneous.

A. This Agreement contains the entire agreement of the parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the parties to this Agreement.

B. This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply.

C. Time is of the essence in this Agreement.

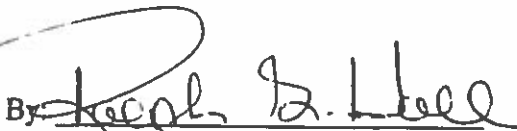
D. This Agreement is executed by the parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

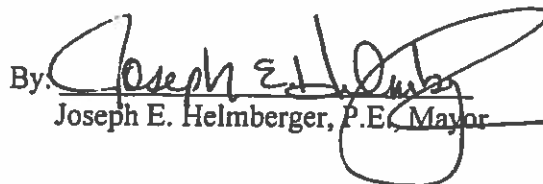
E. This Agreement is drafted for the benefit of the parties, and does not and shall not confer or extend any benefit or privilege to any third party.

F. This Agreement is not assignable, except upon receipt of the advanced written consent of the non-assigning party.

G. This Agreement is specific to the parties hereto, shall not be recorded in the land records and does not run with the land.

EFFECTIVE this the 24 day of February, 2011.

By: 
Ralph G. Hall, District Vice President
Of Administration and CFO

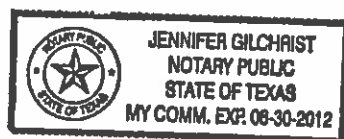
By: 
Joseph E. Helmberger, P.E., Mayor

APPROVED AS TO FORM:

By: [Signature]
City Attorney

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 31 day of January, 2011 by Ralph G. Hall, District Vice President of Administration and CFO of the Collin County Community College District on behalf of said District.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on February 8, 2011, by Joseph E. Helmberger, P.E., Mayor of the City of Farmersville, Texas on behalf of said City.

[Signature]
Notary Public, State of Texas

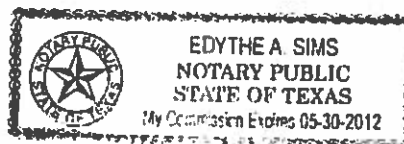


EXHIBIT "A"

BEING a tract of land situated in the W.B. WILLIAMS SURVEY, ABSTRACT NO. 952, Collin County, Texas and being a portion of a tract of land described in a deed to Lovell Investments, Ltd. as recorded in Volume 5974, Page 2175 of the Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 60d-Nail set at the intersection of the northerly right-of-way line of US HIGHWAY 380 and in the center of COUNTY ROAD 611 for the beginning of a curve to the left having a radius of 1067.29 feet, a chord bearing of North 06°01'57" East and a chord distance of 270.33 feet;

THENCE departing the northerly right-of-way line of said US HIGHWAY 380 and along the center of said COUNTY ROAD 611 as follows:

Along said curve to the left through a central angle of 14°33'04" for an arc length of 271.05 feet to a 60d-Nail set for corner;

North 01°14'36" West, a distance of 947.03 feet to a 60d-Nail set for the beginning of a curve to the right having a radius of 575.00 feet, a chord bearing of North 06°01'57" East and a chord distance of 837.80 feet;

Along said curve to the right through a central angle of 93°31'32" for an arc length of 938.57 feet to a 60d-Nail set for corner;

South 87°43'04" East, a distance of 1189.53 feet to a 60d-Nail set for corner;

THENCE departing the center of aforementioned COUNTY ROAD 611, South 01°02'35" East (Reference Line), a distance of 1913.52 feet to a 5/8 inch iron rod stamped "FORESIGHT" set in the northerly right-of-way line of aforementioned US HIGHWAY 380 for the beginning of a curve to left having a radius of 11,518.78 feet, a chord bearing of North 85°22'45" West and a chord distance of 380.15 feet;

THENCE along the northerly right-of-way line of said US HIGHWAY 380 as follows:

Along said curve to the left through a central angle of 01°53'28" for an arc length of 380.16 feet to a 5/8 inch iron rod stamped "FORESIGHT" set for corner;

North 75°15'56" West, a distance of 102.00 feet to a 5/8 inch iron rod stamped "FORESIGHT" set for the beginning of a curve to left having a radius of 11,538.78 feet, a chord bearing of North 87°48'56" West and a chord distance of 400.27 feet;

Along said curve to the left through a central angle of 01°59'15" for an arc length of 400.28 feet to a 5/8 inch iron rod stamped "FORESIGHT" set for corner;

South 85°28'53" West, a distance of 222.42 feet to a concrete monument found for corner;

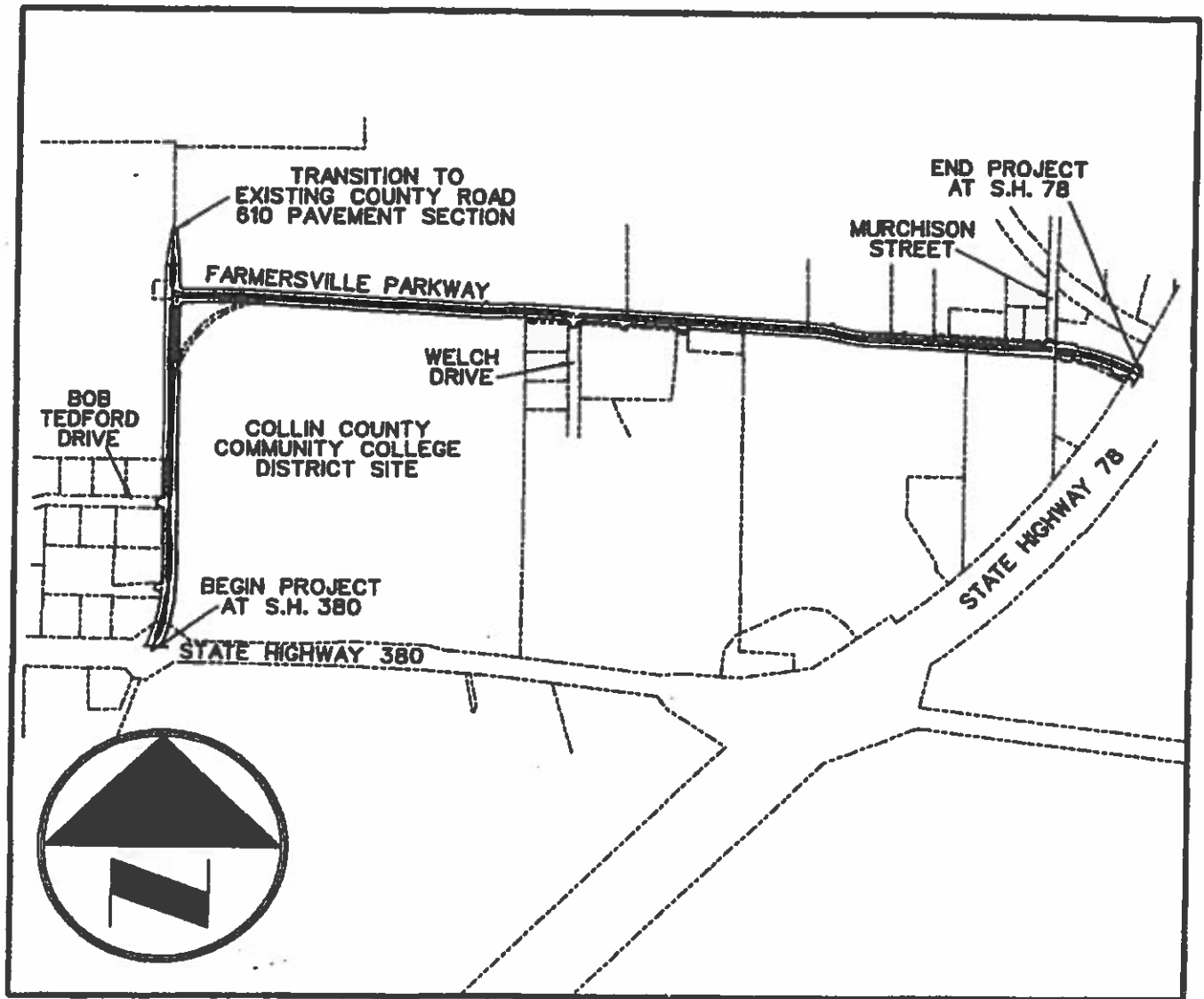
North 89°54'37" West, a distance of 577.28 feet to an aluminum monument found for corner;

North 50°43'04" West, a distance of 158.39 feet to a concrete monument found for corner;

North 85°22'15" West, a distance of 30.00 feet to the POINT OF BEGINNING and containing a computed 76.337 acres or 3,325,255 square feet of land, more or less, of which 110,058 square feet is within aforementioned County Road 611.

EXHIBIT "B"

Roadway Improvements





**Submissions:
PLANNED DEVELOPMENT
MAY 17, 2019**

Project No: 171483

[illegible]

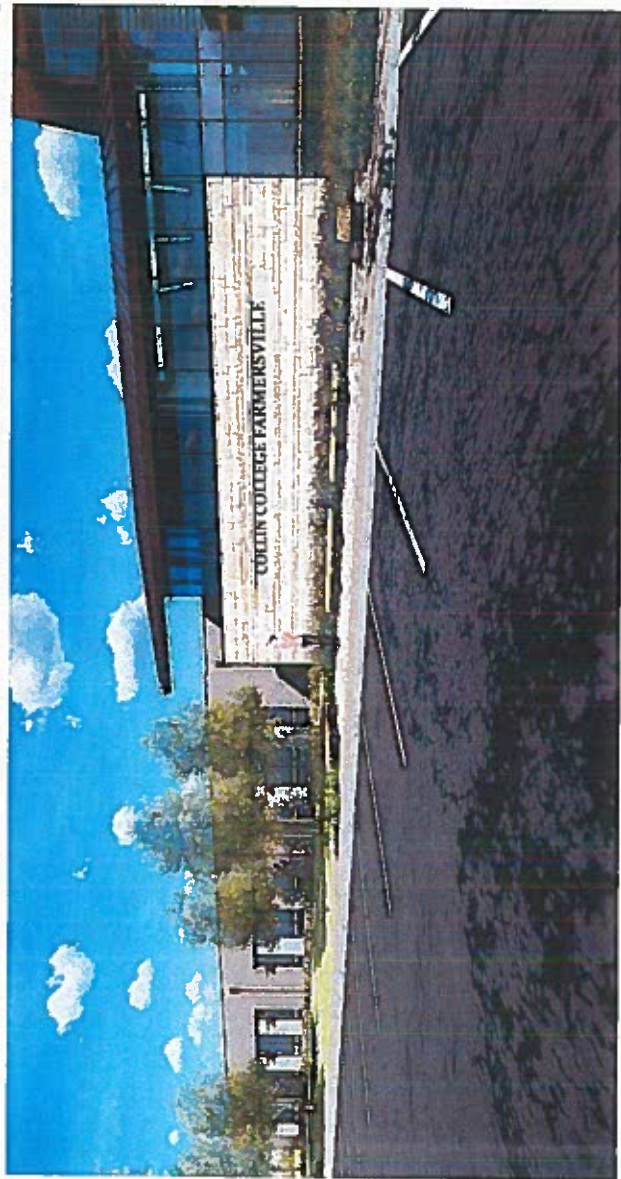
Submissions
 1001 8th Street
 Floor 32
 Dallas, TX 75201
 PHONE: 214-464-6172
 Fax Number: 214-464-6173
 E-mail: info@fpa.net
 Internet: www.fpa.net
 Site: www.fpa.net
 Download: www.fpa.net
 News: www.fpa.net
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[illegible]

**COLLIN COLLEGE -
FARMERSVILLE
CAMPUS - PHASE 1**

COVER SHEET

971483	A0.00
PCB 403	5487



ARCHITECT WANTED
STAFF REQUIRED NOW - 6
INCOMPLETE DOCUMENTS
FOR INTERIM REVIEW
ONLY. NOT FOR
REGULATORY APPROVAL.
PERMIT OR CONSTRUCTION

[illegible]

COLLIN COLLEGE -
FARMERSVILLE
CAMPUS - PHASE 1

EXTERIOR RENDERINGS

17143 A2.00





deck

1. Longitudinal Data
From 1970-1980

INCOMPLETE DOCUMENTS
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ONLY. NOT FOR
REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

NOV 17 1994

DATE	DESCRIPTION
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12/31/10	12/31/10

**COLLIN COLLEGE -
FARMERSVILLE
CAMPUS - PHASE 1**

OVERALL CONCEPT PLAN

11143 A2.00





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PERMIT, OR CONSTRUCTION**

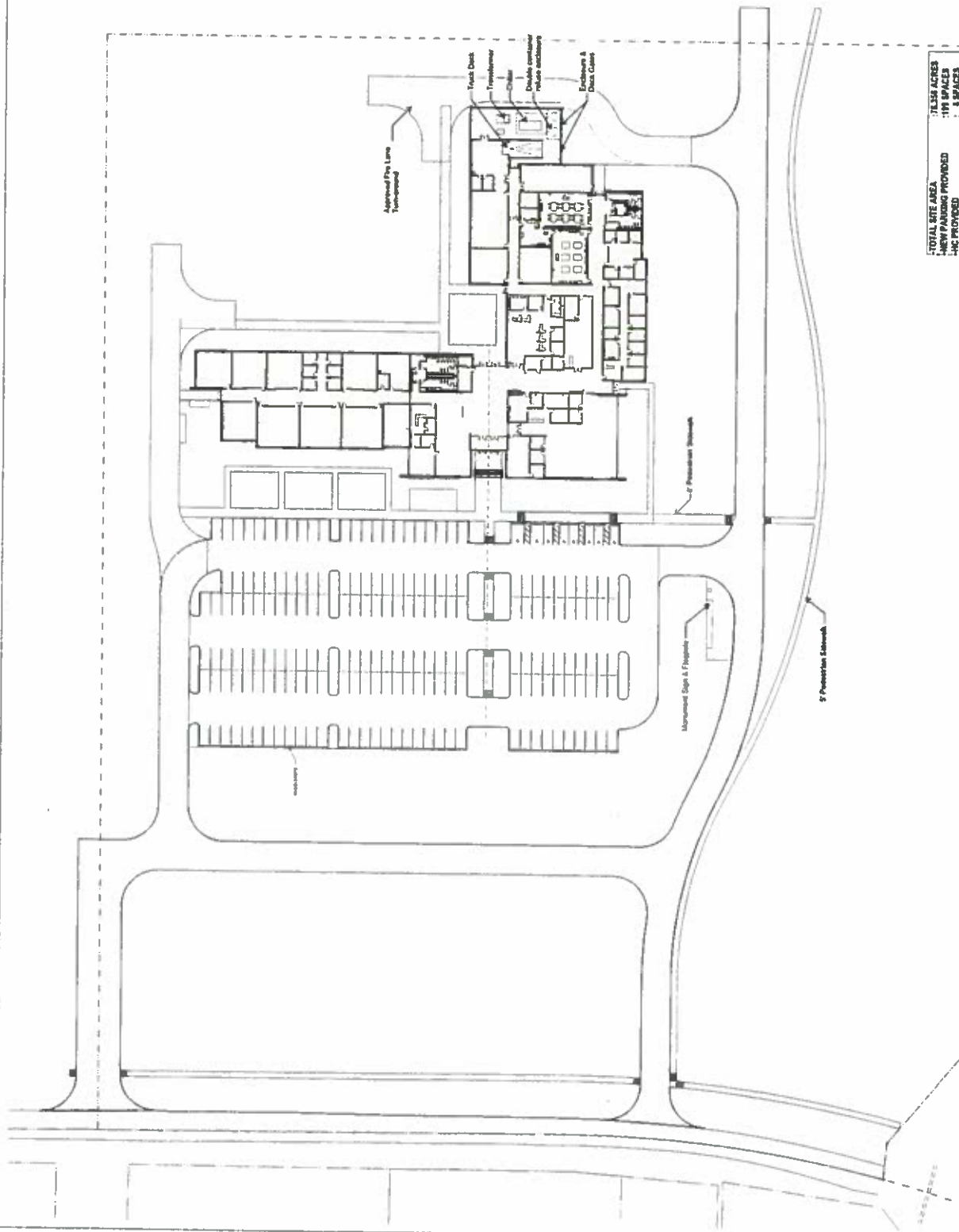
RECEIVED JUL 1 20 1967

Classified Substances		Design Descriptions	
P	IR	Substance	Design Description
A	100-100	Aluminum	Aluminum
B	100-100	Aluminum	Aluminum
C	100-100	Aluminum	Aluminum
D	100-100	Aluminum	Aluminum
E	100-100	Aluminum	Aluminum
F	100-100	Aluminum	Aluminum
G	100-100	Aluminum	Aluminum
H	100-100	Aluminum	Aluminum
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O	100-100	Aluminum	Aluminum
P	100-100	Aluminum	Aluminum
Q	100-100	Aluminum	Aluminum
R	100-100	Aluminum	Aluminum
S	100-100	Aluminum	Aluminum
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U	100-100	Aluminum	Aluminum
V	100-100	Aluminum	Aluminum
W	100-100	Aluminum	Aluminum
X	100-100	Aluminum	Aluminum
Y	100-100	Aluminum	Aluminum
Z	100-100	Aluminum	Aluminum

**COLLIN COLLEGE -
FARMERSVILLE
CAMPUS - PHASE 1**

ARCHITECTURAL SITE
PLAN

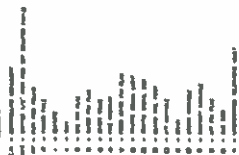
A1.10



TOTAL SITE AREA
: 71.56 ACRES
NEW PARKING PROVIDED
: 191 SPACES
PAC PROVIDED
: 1 SPACES

1. $\pm 30^\circ$

01 | ARCHITECTURAL SITE PLAN



EXERCISES

1. The legal descriptions for Tracts 1 and 2 will be provided on separate 8 1/2 x 11 sheets kept and sealed.
2. Said described property is located within an area having a Zone Designation "Z" (Industrial) by the Secretary of Housing and Urban Development, an Flood Insurance Rate Map No. 48127C0326 at with a note of jurisdiction of June 2, 2009, Center Community Number 480710, in Collin County, State of Texas, which is the current Flood Insurance Rate Map for the community as such per documents attached.
3. There is no evidence of any recent sales involving said property nor has anyone received a zoning report.

23

- 1 the current survey of 4000 young politicians, there
2 said on television that
3 Cambridge 2011, Cambridge University, UK
4 this survey is being presented early on the eve of
5 the current spring
6 1 this survey is subject to a number of issues
7 the names of teachers, teachers and various students
8 are checked before being sent to the school, from which
9 the Cambridge University, small area Cambridge
10 and 11 (Cambridge) from 2011 to 2012 and various students on
11 increased in 100,000 students (Cambridge)

QUALITY CERTIFICATION

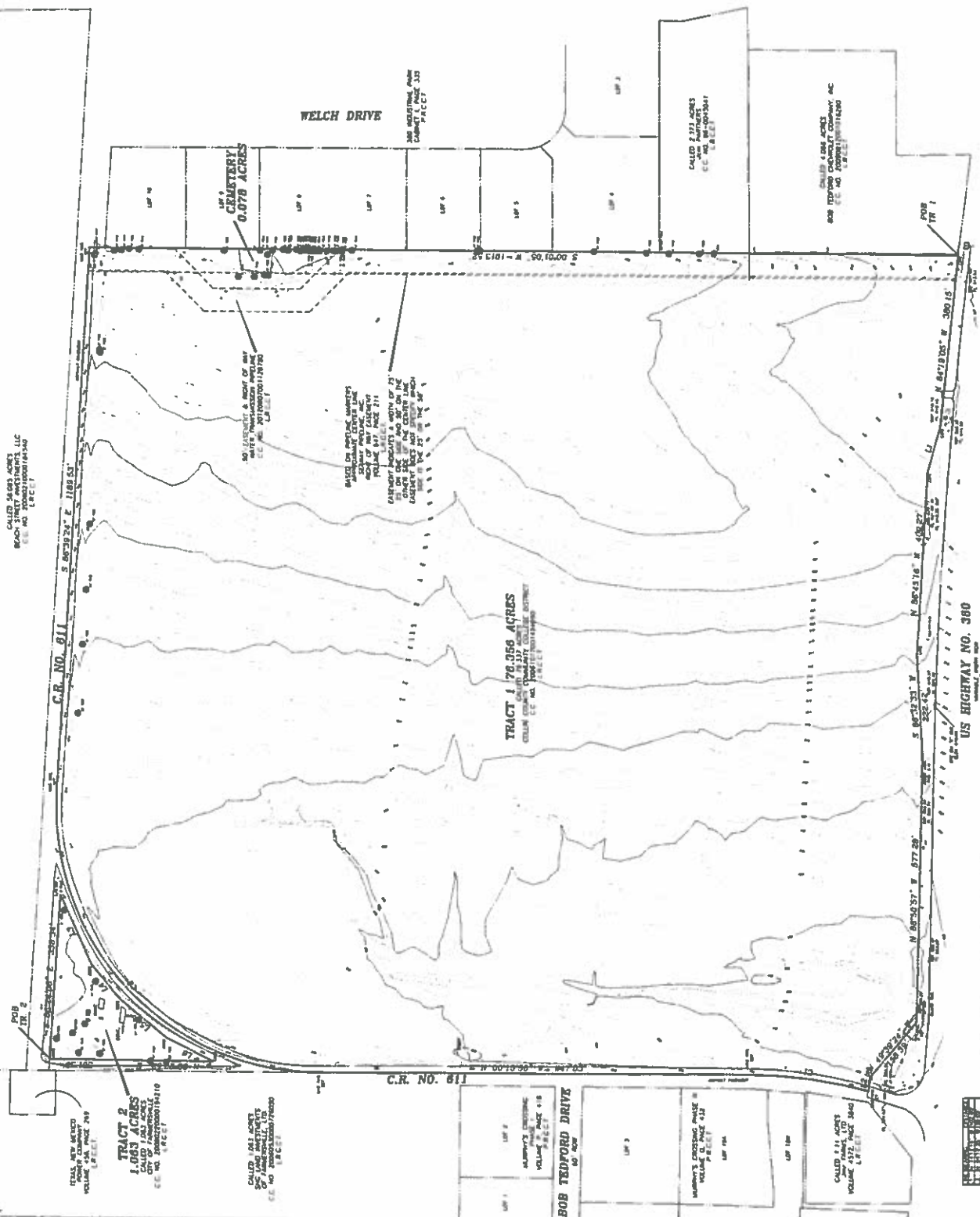
[illegible]

DATE: 11/11/10
BY: [Signature]
P.L.S. NO. 44/2

ALTA/NSPS LAND TITLE SURVEY
TRACT 1 76.386 ACRES
TRACT 2 1.063 ACRES
W.B. WILLIAMS SURVEY
ABSTRACT NO. 968
CITY OF FARMERSVILLE
COLLIN COUNTY, TEXAS

P.O. Box 144
 Ames, Iowa 50010
 (717) 234-8200
 Fax: 717 234-8200

DATE OF LAST COPY





Collin County Community College District Parking Study

Project No. 064514302 | May 2019

Submitted to:



Submitted by:

Kimley»Horn



COLLIN COUNTY COMMUNITY COLLEGE DISTRICT PARKING AND TRAFFIC STUDY

Collin County

Prepared for:

Collin County Community College District

Prepared By:

Kimley»Horn

Texas Firm Registration Number F-928

5750 Genesis Court, Suite 200

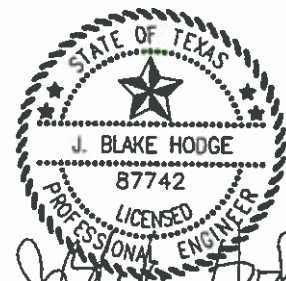
Frisco, Texas 75034

972.335.3580

Contact: J. Blake Hodge, P.E.



FOR TRAFFIC IMPACT
ANALYSIS SCOPE OF
WORK



05-03-2019

FOR PARKING SUPPLY/
DEMAND ANALYSIS SCOPE
OF WORK

May 2019 | FINAL

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FARMERSVILLE CAMPUS

Located just off Highway 380 in the city of Farmersville, the Farmersville Campus is anticipated to open in 2021 with enrollments of 500 to 800 students by 2025. As shown in **Figure P59**, the campus is proposed to consist of approximately 50,000 to 60,000 square feet of instructional, administrative, and student support spaces.



As outlined in the Long-Range Master Plan, these facilities are planned to be phased over two or more stages over the course of more than 10 years. **Table P25** summarizes the phasing of the development of the Farmersville Campus.

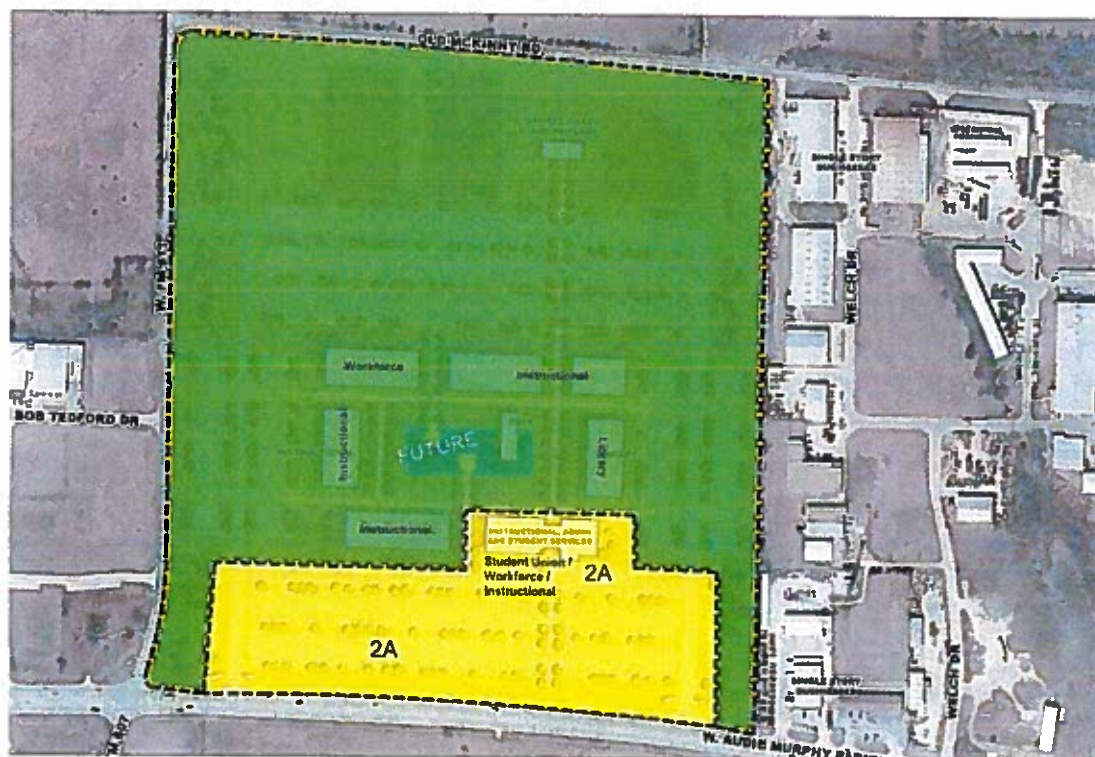


Figure P59: Farmersville Campus

Table P25: Farmersville Campus Master Plan Phasing

Proposed Building/Improvement	Phase	Year
Instructional/Workforce/Student Union Building	2A	4
Library	NA	Future
Instructional Buildings	NA	Future
Workforce Building	NA	Future
Café	NA	Future

Sitting in a main street community with a population of less than 5,000, the Farmersville Campus is anticipated to exhibit similar parking behaviors and demands as those observed on the Preston Ridge campus, more so than other campuses located along Highway 75. With an estimated parking demand of 0.25 spaces per student, and a projection of up to 800 students, parking supplies of 200-250 spaces are anticipated to meet the needs of the campus while operating at effective capacity.

CELINA CAMPUS

The Celina Campus is anticipated to open in 2021, with enrollments of 1,000 to 3,000 students by 2025, is proposed to consist of approximately 100,000 square feet of instructional, administrative, and research space. As outlined in the Long-Range Master Plan, these facilities are planned to be phased over three or more stages over the course of more than 10 years, with the majority of the campus development anticipated to occur in the later stages of development as shown in **Figure P60** below. **Table P26** summarizes the phasing of the development of the Celina Campus.

Traffic Impact Analysis – Farmersville Campus

Executive Summary

The Farmersville Campus of Collin College will be located on the north side of Audie Murphy Parkway (US 380), between Old McKinney Road and Texas State Highway 78 in Farmersville, Texas. According to the 2016 Collin College Master Plan, the new campus is anticipated to have between 500 and 800 students by the fall semester of 2025. The campus is planned to open in Year 4 of the Collin County Long-Range Master Plan, which is projected to be Fall 2022. The campus will open with a Student Union, Workforce, and Instructional Building. This study is intended to identify traffic generation characteristics, identify potential traffic related impacts on the local street system, and to develop mitigation measures required for identified impacts.

The following existing intersection were selected to be part of this study:

- Audie Murphy Parkway (US 380) and Old McKinney Road

The analysis also included the following driveways having access in and out of the site:

- Southwest Driveway, which is a full-access driveway to Audie Murphy Parkway; and
- Southeast Driveway, which is a full access driveway to Audie Murphy Parkway.

Based on the analysis presented in this report, the Farmersville Campus, located on the north side of Audie Murphy Parkway (US 380), between Old McKinney Road and Texas State Highway 78 in Farmersville, Texas, can be successfully incorporated into the surrounding roadway network. The proposed site driveways provide the appropriate level of access for the development. The site-generated traffic does not have a disproportionate effect on the existing vehicle traffic operations.

The traffic study identified on-site improvements to better serve the site and reduce impact to the surrounding roadways for the 2025 Study Year and Ultimate conditions. The following improvements are recommended for the site and are incorporated into the proposal:

2025 Study Year Improvements

1. Southwest Driveway was analyzed with one outbound and one inbound lane. However, because of the anticipated growth of the campus in the future and high speeds on Audie Murphy Parkway, it is recommended to have two outbound lanes to improve driveway operations. The two lanes should be marked and signed as a left-turn only and right-turn only lane.

2. Southeast Driveway was analyzed with one outbound and one inbound lane. However, because of the anticipated growth of the campus in the future and high speeds on Audie Murphy Parkway, it is recommended have two outbound lanes to improve driveway operations. The two lanes should be marked and signed as a left-turn only and right-turn only lane.
3. The westbound approaches of Audie Murphy Parkway at the Southeast Driveway and at the Southwest Driveway of the site should be constructed with right-turn deceleration lanes. The peak hour right-turning volumes does not exceed the TxDOT volume threshold in the right-turn analysis for the study year 2025; however, constructing the decelerations lane now will provide for future growth and safer access from Audie Murphy Parkway.
4. The Southwest Driveway located 330 feet east of Old McKinney Road should be relocated approximately 100 feet to the east to meet TxDOT's access spacing criteria. The driveway needs to be located at least 425 feet from the intersection of Audie Murphy Parkway and Old McKinney Road.

Ultimate Improvements

The southbound approach at the intersection of Audie Murphy Parkway and Old McKinney Road currently is a one lane approach. With the anticipation of Background and Site traffic growth, this approach will need to be widened to accommodate two lanes. The capacity will be needed as traffic increases on Audie Murphy Parkway and it becomes widened to its planned six-lane roadway configuration.

INTRODUCTION

Purpose

Kimley-Horn was retained to conduct a Traffic Impact Analysis (TIA) of future traffic conditions associated with the Collin College Farmersville Campus located on the north side of Audie Murphy Parkway (US 380), between Old McKinney Road and State Highway (SH) 78 in Farmersville, Texas. A site vicinity map is provided as **Exhibit T15**. **Exhibit T16** shows the campus site plan. This study is intended to identify traffic generation characteristics, identify potential traffic related impacts on the local street system, and to develop mitigation measures required for identified impacts.

Methodology

Traffic operations were analyzed at the study intersections for AM and PM peak hours for the following scenarios:

- 2018 existing traffic
- 2025 background traffic
- 2025 background plus site traffic

The capacity analyses were conducted using the *Synchro*™ software package and the *Highway Capacity Manual, 6th Edition* reports for the study intersections.



North
↑
Not To Scale

EXHIBIT T15

Vicinity Map
Farmersville Campus Traffic Impact Analysis

Kimley»Horn



EXISTING AND FUTURE AREA CONDITIONS

Roadway Characteristics

The following signalized intersections were evaluated as part of this study:

- Audie Murphy Parkway (US 380) and Old McKinney Road

Other than campus driveways, there were no other unsignalized intersections evaluated as part of this study.

The major study area roadways are described in **Appendix A**.

Exhibit T17 illustrates the existing intersection geometry used for the traffic analysis.

Existing Study Area

The site area is currently an undeveloped agricultural lot of approximately 75 acres. To the east of the site is a light industrial development and to the west is a residential development currently under construction.

Proposed Campus Conditions

Based on projections provided by Collin College, by 2025, the Farmersville Campus is expected to serve between 500 and 800 students. The 2025 study year site will have a Student Union, Workforce, and Instructional Building, that will serve all functions of the campus. In the future, the campus is anticipated to occupy the entire parcel. However, the initial development will only occupy the southern portion of the parcel.

As shown in **Exhibit T17**, the campus will have two driveways onto Audie Murphy Parkway. As the campus expands a third driveway will be added that will have access to Old McKinney Road, that driveway was not analyzed in this traffic study. The driveways to be modelled in this analysis are as follows:

Southwest Driveway – is an new full-access driveway to Audie Murphy Parkway (US 380) located 330 feet west Old McKinney Road. The driveway was modelled with one inbound and one outbound lane.

Southeast Driveway – is an new full-access driveway to Audie Murphy Parkway (US 380) located 1,550 feet west Old McKinney Road. The driveway was modelled with one inbound and one outbound lane.

West Driveway – is planned to be a full-access driveway to Old McKinney Road. The driveway was not modelled in this analysis and is only mentioned for informational purposes.

Intersection sight distance at the proposed driveways is acceptable, with each on relatively straight and flat segments of their respective roadway.

Existing Traffic Volumes

Exhibit T18 shows the existing weekday AM and PM peak hour traffic volumes for the study intersections. The raw count sheets, as well as a comparison between the 24-hour volumes collected and previous 24-hour counts, are provided in **Volume 2** of this report.

The 24-hour count showed the daily volume on the roadway link as follows:

- Audie Murphy Parkway east of Old McKinney Road: 8,371 vehicles per day (vpd)
- Old McKinney Road, north of Audie Murphy Parkway: 1,473 vehicles per day (vpd)

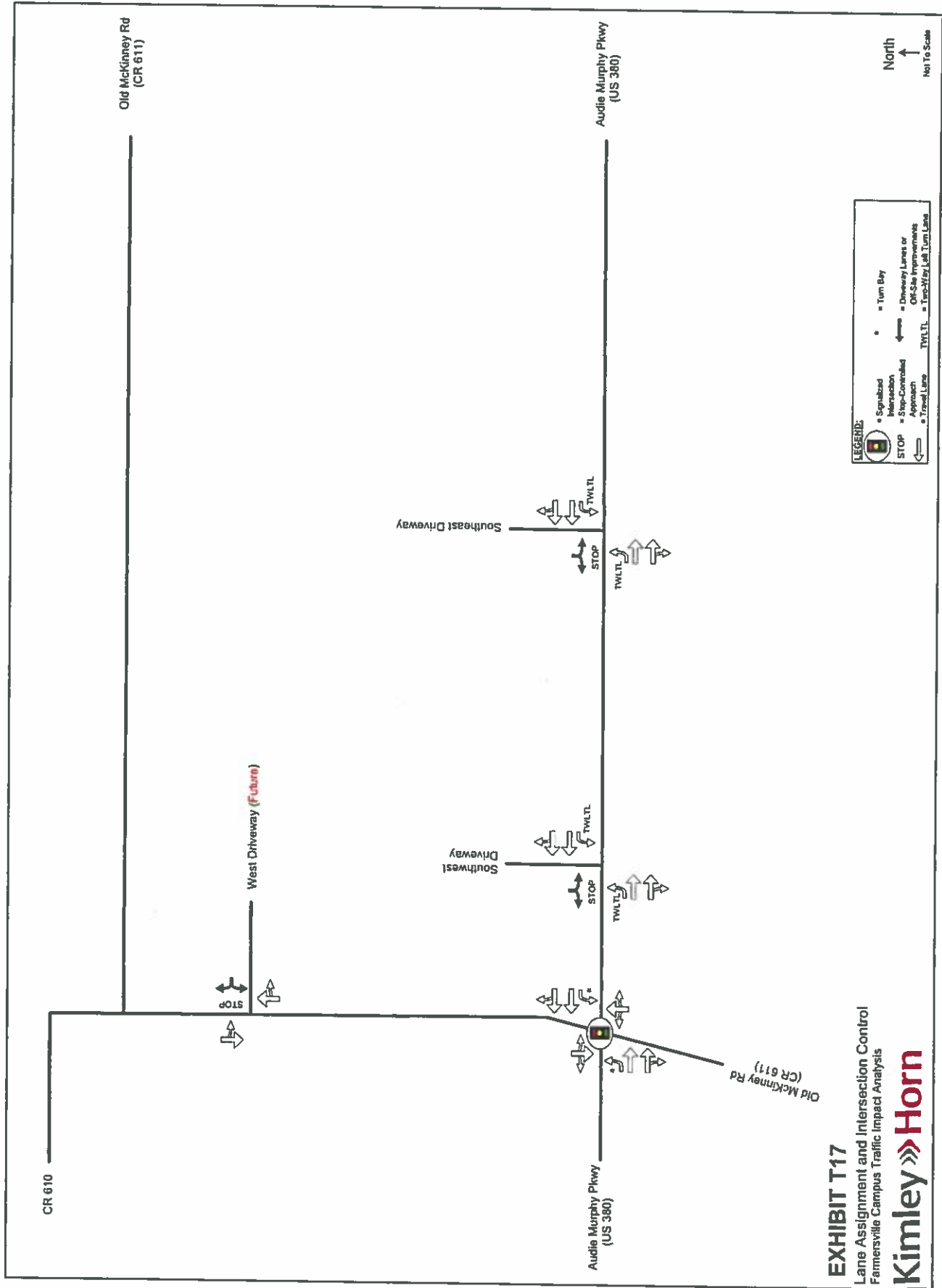
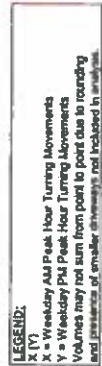


EXHIBIT T17

Lane Assignment and Intersection Control
Farmersville Campus Traffic Impact Analysis

Kimley»Horn



PROJECT TRAFFIC CHARACTERISTICS

Site-Generated Traffic

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the 9th edition of Trip Generation Manual published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. The trips indicated are actually one-way trips or trip ends, where one vehicle entering and exiting the site is counted as one inbound trip and one outbound trip.

Site-generated traffic estimates were based on the number of students expected by the year 2025. The projected attendance from the 2016 Collin College Masterplan for the Farmersville campus is expected to be between 500 and 800 students by the fall semester of 2025. In this analysis, 800 students were assumed.

No reductions were taken for internal capture, pass-by trips, or multimodal use.

Table T9 shows the resulting Daily, and weekday AM and PM peak hour trip generation for the proposed development.

Table T9: Site Generated Traffic

Land Uses	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Collin College - Farmersville Campus	800	Student(s)	540	920	71	17	88	49	39	88

Trip Generation rates based on ITE's Trip Generation Manual, 10th Edition.

Background Site-Generated Traffic

Background sites are planned developments nearby the Farmersville Campus development. Two sites have been identified to include in the background traffic for this site. The Palladium Apartments is a planned development of 80 units, located on the west side of Old McKinney Road, south of Audie Murphy Parkway. Table T10 shows the background sites and their respective site-generated traffic.

Table T10: Background Site Generated Traffic

Land Uses	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Camden Park - Single Family Detached Housing	277	DU	210	1,126	21	61	82	69	41	110
Palladium Apartments - Multifamily Housing	80	Units	220	586	9	28	37	28	17	45

Trip Generation rates based on ITE's Trip Generation Manual, 10th Edition.

Trip Distribution and Assignment

The distribution of the site-generated traffic volumes into and out of the site driveways and onto the street system was based on the area street system characteristics, existing traffic patterns, and the locations of the proposed driveway access to/from the site. **Table T11** displays the general directional distribution percentages assumed for the site.

Table T11: General Directional Distribution

Direction (To/From)	Percent of Site Traffic
North (Old McKinney Road)	5%
East (Audie Murphy Parkway)	50%
South (Old McKinney Road)	15%
West (Audie Murphy Parkway)	30%

The corresponding inbound and outbound traffic assignment, where the directional distribution in **Table T11** is applied using the most probable paths to and from the site, can be found in **Exhibit T19**.

Exhibit T20 shows the resulting site-generated weekday AM and weekday PM peak hour turning movements after multiplying the new external trip generation for each use by the traffic assignment percentages.

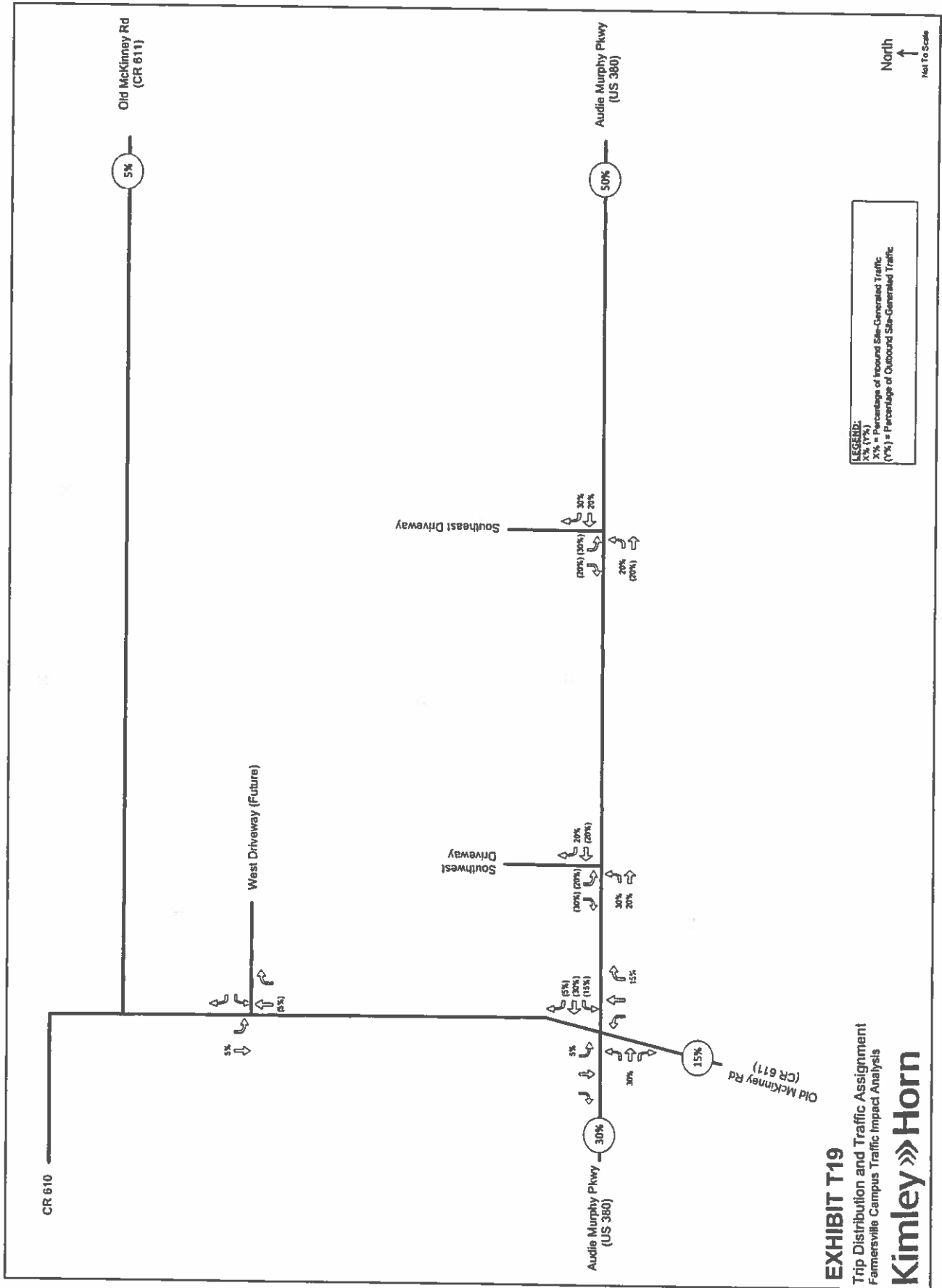
Following these same principles, the background sites development traffic of Camden Park and Palladium Apartments were also modeled. The trip generation, traffic assignment, and resulting site-generated volumes can be found in the **Appendix**.

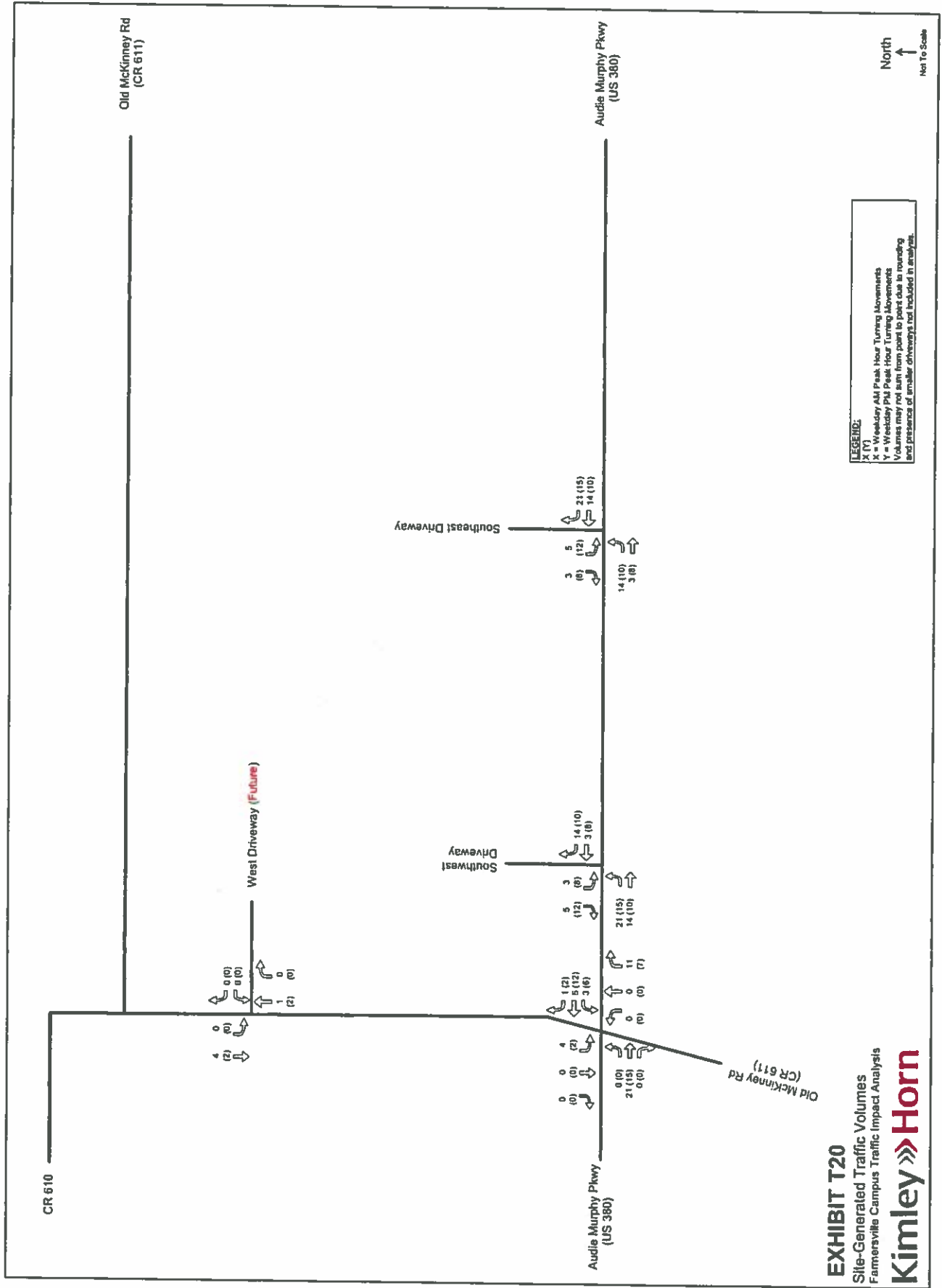
Development of 2025 Background Traffic

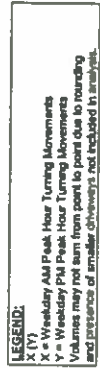
To determine 2025 background traffic, existing traffic counts and historic counts near the site were compared to find expected growth trends within the study area. Based on the recent growth in the area, an annual growth rate of 4% was assumed for the background traffic through 2025. To calculate the 2025 background traffic, the existing 2018 traffic counts were grown by 4% annually for seven years. The two background sites, Camden Park and the Palladium apartments, were also included in the development of the 2025 background traffic volumes. The resulting 2025 background weekday AM and PM peak hour traffic volumes are shown in **Exhibit T21**.

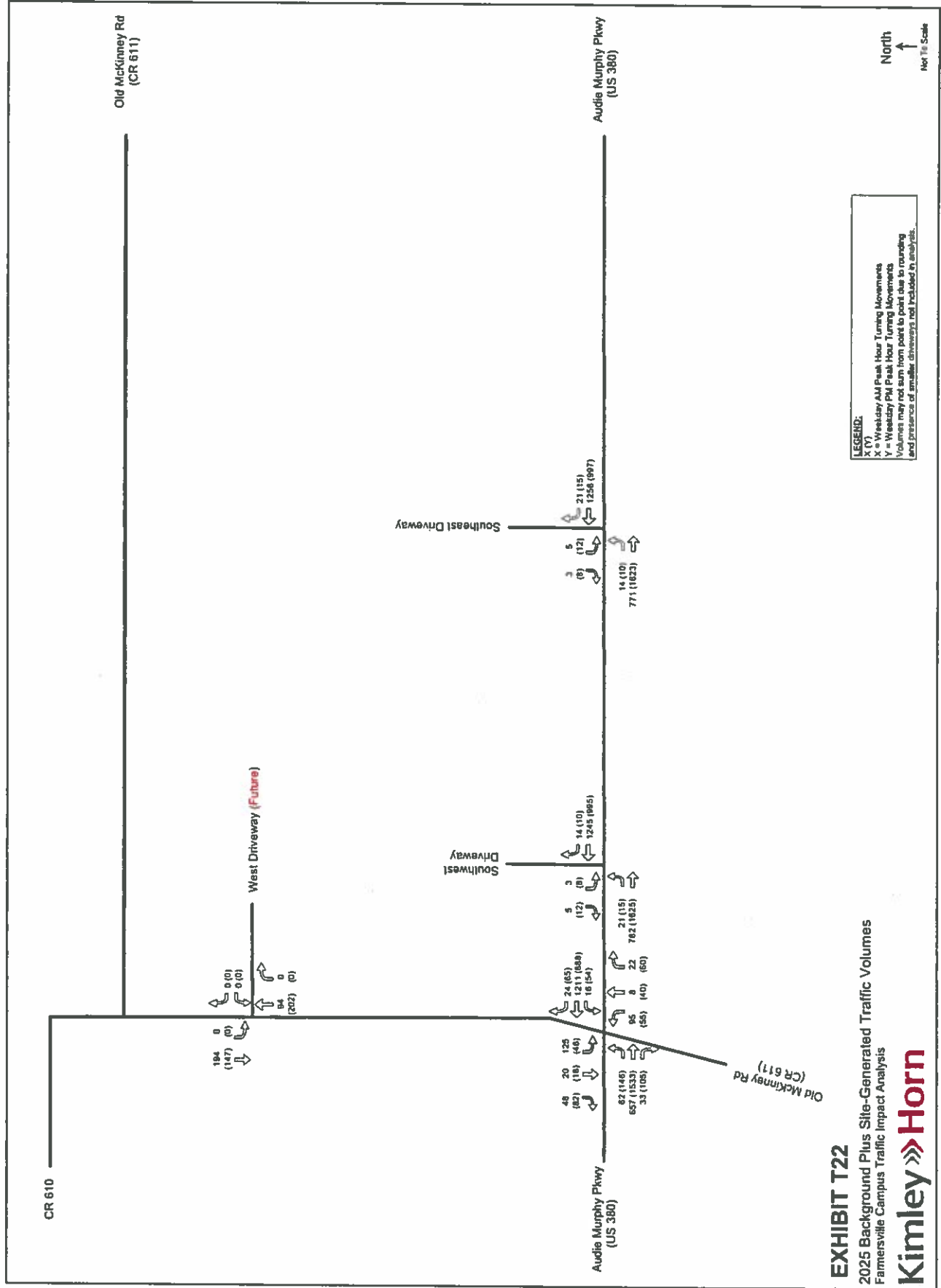
Development of 2025 Background plus Site Traffic

Site traffic volumes were added to the background volumes to represent the estimated total (background plus site-generated) traffic conditions for the 2025 study year after completion of the proposed development. **Exhibit T22** shows the resulting 2025 weekday AM and PM peak hour total traffic volumes.









TRAFFIC OPERATIONS ANALYSIS

Kimley-Horn conducted a traffic operations analysis to determine potential capacity deficiencies in the 2018 and 2025 study years at the study intersections. The acknowledged source for determining overall capacity is the current edition of the *Highway Capacity Manual*.

Analysis Methodology

Capacity analysis results are listed in terms of Level of Service (LOS). LOS is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. It ranges from A (very little delay) to F (long delays and congestion). **Table T12** shows the definition of level of service for signalized and unsignalized intersections.

Table T12: Level of Service Definitions

Level of Service	Signalized Intersection Average Total Delay (sec/veh)	Unsignalized Intersection Average Total Delay (sec/veh)
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

Definitions provided from the Highway Capacity Manual, Special Report 209, Transportation Research Board, 2010.

Study area intersections were analyzed based on average total delay analysis for signalized and unsignalized intersections. For the unsignalized analysis, the level of service (LOS) for a two-way stop-controlled intersection is defined for each movement. Unlike signalized intersections which define LOS for each approach and for the intersection as a whole, LOS for two-way stop-controlled intersections is not defined as a whole.

Calculations for the level of service at the key intersections identified for study are provided in **Volume 2** of this report. The analyses assumed the lane geometry and intersection control shown in **Exhibit T17**.

Table T13: Traffic Operational Results – Weekday AM Peak Hour

INTERSECTION	APPROACH	2018 Existing Traffic		2025 Background Traffic		2025 Background plus Site Traffic	
		AM Peak Hour		AM Peak Hour		AM Peak Hour	
		DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS
Old McKinney Road (FM 611) @ Audie Murphy Parkway (US 380)	EB	13.1	B	12.3	B	12.5	B
	WB	17.6	B	18.8	B	18.8	B
	NB	13.8	B	20.6	C	20.9	C
	SB	13.5	B	22.2	C	22.4	C
	Overall	15.8	B	17.1	B	17.2	B
Audie Murphy Parkway (US 380) @ Southwest Driveway	EBL	-	-	-	-	12.6	B
	SB*	-	-	-	-	20.1	C
Audie Murphy Parkway (US 380) @ Southeast Driveway	EBL	-	-	-	-	12.6	B
	SB*	-	-	-	-	23.9	C
* Stop-Controlled Approach				Signalized		Unsignalized	

Table T14: Traffic Operational Results – Weekday PM Peak Hour

INTERSECTION	APPROACH	2018 Existing Traffic		2025 Background Traffic		2025 Background plus Site Traffic	
		PM Peak Hour		PM Peak Hour		PM Peak Hour	
		DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS
Old McKinney Road (FM 611) @ Audie Murphy Parkway (US 380)	EB	15.6	B	16.8	B	17.2	B
	WB	13.8	B	12.4	B	12.4	B
	NB	18.4	B	28.0	C	28.8	C
	SB	17.5	B	28.1	C	28.6	C
	Overall	15.2	B	16.5	B	16.7	B
Audie Murphy Parkway (US 380) @ Southwest Driveway	EBL	-	-	-	-	10.8	B
	SB*	-	-	-	-	19.6	C
Audie Murphy Parkway (US 380) @ Southeast Driveway	EBL	-	-	-	-	10.8	B
	SB*	-	-	-	-	23.1	C
* Stop-Controlled Approach				Signalized		Unsignalized	

2018 Existing Traffic Operations

The analysis of the 2018 existing traffic operations shows that the signalized intersection of Old McKinney Road and Audie Murphy Parkway operates with short delays. All approaches at the intersection operate at LOS B during both peak hours, functioning favorably for vehicular traffic with excess capacity.

No unsignalized approaches were analyzed in this scenario.

2025 Background Traffic Operations

The intersection of Old McKinney Road and Audie Murphy Parkway experiences a slight increase in delay with seven years of 4% background traffic growth added to the network. The intersections overall level-of-service continues to operate at LOS B in both peak hours and the overall delay increased 1.3 seconds in both peak hours. The northbound and southbound approaches in both peak hours change from LOS B to LOS C. The change of level-of-service is caused by the development of the two background sites, Camden Park and the Palladium Apartments, which has a significant portion of their traffic utilizing the northbound and southbound approaches.

No unsignalized approaches were analyzed in this scenario.

2025 Background Plus Site-Generated Traffic Operations

The intersection of Old McKinney Road and Audie Murphy Parkway experiences a slight increase in delay with the additional site-generated traffic. The intersections overall level-of-service continues to operate at LOS B in both peak hours. All approaches at the intersection also operate at LOS B during both peak hours, functioning favorably for vehicular traffic with excess capacity.

The driveway intersections were evaluated in the 2025 scenario with the addition of site-generated traffic into and out of the Farmersville Campus. The driveways were modeled with the lane configuration of one inbound and one outbound vehicle lane. In this configuration, the southbound approaches had moderate delays turning onto Audie Murphy Parkway and operate at LOS C in both the AM and PM peak hours. Although the driveways operate at acceptable levels-of-service with one outbound lane; two outbound lanes would be ideal to serve the campus ultimately. The westbound vehicles experience effectively no delays turning right into the site, and the eastbound vehicles experience short delays turning left into the site. The eastbound left-turn movements operate at a LOS B in both peak hours. The site traffic does not negatively affect the traffic on Audie Murphy Parkway.

Link Volume Analysis

The link capacity analysis examines the operating conditions of roadway links rather than intersections, using the peak hour volumes passing a fixed point. The operating condition is defined by the ratio of link volume to link capacity, or V/C. The V/C of the different roadway links that would be impacted by the proposed development's traffic was calculated for the 2025 background and background plus site traffic scenarios. The daily link capacity for each roadway is taken from the NCTCOG model capacity volumes, with a capacity of 1,075 vehicles per hour per lane (vphpl) for principal arterials, such as Audie Murphy Parkway, and a capacity of 875 vphpl for undivided arterials such as Old McKinney Road.

Table T15 summarizes the directional link volumes and volume-to-capacity ratios for the scenarios. The sections shown were selected because it was the sections directly adjacent to the site on each roadway.

Table T15: Link Operational Results

Roadway	Segment	Number of Lanes	Capacity	AM Peak Hour						
				Direction of Travel	Background Volume	V/C	LOS	Back+Site Volume	V/C	LOS
2025 Scenario										
Audie Murphy Parkway (US 380)	East of Old McKinney Road	2	2,050	EB	768	0.37	A/B	804	0.39	A/B
	West of State Highway 78	2	2,050	WB	1,242	0.61	C	1,251	0.61	C
Old McKinney Road (CR 611)	North of Audie Murphy Parkway	1	875	NB	93	0.11	A/B	94	0.11	A/B
	South of CR 610	1	875	SB	189	0.22	A/B	193	0.22	A/B

Roadway	Segment	Number of Lanes	Capacity	PM Peak Hour						
				Direction of Travel	Background Volume	V/C	LOS	Back+Site Volume	V/C	LOS
2025 Scenario										
Audie Murphy Parkway (US 380)	East of Old McKinney Road	2	2,050	EB	1,615	0.79	D	1,639	0.80	D
	West of Link End	2	2,050	WB	987	0.48	C	1,007	0.49	C
Old McKinney Road (CR 611)	North of Audie Murphy Parkway	1	875	NB	249	0.28	A/B	251	0.29	A/B
	South of CR 606	1	875	SB	144	0.16	A/B	146	0.17	A/B

The link analysis shows that Old McKinney Road operates at LOS A/B in both 2025 scenarios. After the site-generated traffic is added to the background traffic, the roadway uses less than 22% and less than 29% of its total capacity in the AM and PM peak hour, respectively.

Audie Murphy Parkway is modeled to have minimal delays, primarily caused by anticipated 4% growth of background traffic over the next 7 years. The highest utilization of capacity is anticipated to be observed in the eastbound direction during the PM peak hour, operating at LOS D. Audie Murphy parkway is planned to be expanded in the future to a six-lane arterial which will increase the capacity and reduce delays along the roadway.

Right-Turn Deceleration Lanes

TxDOT's Access Management Manual sets forth criteria for auxiliary lanes. Per Table 6.3 (Auxiliary Lane Thresholds), a right-turn deceleration lane should be considered on roads with a posted speed of 45 mph or less if the projected right-turn volume into a driveway is projected to be greater than 60 vehicles per hour (vph). Alternatively, a road with a posted speed limit greater than 45 mph warrants a right-turn deceleration lane if the projected right-turn volume into a driveway is projected to be greater than 50 vehicles per hour.

These criteria were applied to all access driveways along Audie Murphy Parkway (posted 50 mph) considering the volumes projected in the 2025 study year of the Farmersville Campus development (**Exhibit T22**). Considering the criteria set by TxDOT, there are no right-turn volumes along the access driveways that are projected to meet the respective thresholds, as shown in **Table T16**. Therefore, no right-turn deceleration lanes are required at either driveway. However, due to the anticipation of future growth at the site it is recommended that both driveways be constructed with auxiliary right-turn lanes. The addition of right-turn lanes will also make accessing the site safer as vehicles will not need to slow down within the travel lane along Audie Murphy Parkway.

Table T16: Right-Turn Lane Analysis

Intersection	Direction	Volume		Volume Threshold	Required?	Recommended?
		AM	PM			
Audie Murphy Parkway @ Southwest Driveway	WBR	14	10	50 vph	NO	YES
Audie Murphy Parkway @ Southeast Driveway	WBR	21	15	50 vph	NO	YES

Access Spacing

The TxDOT *Access Management Manual* defines desirable connection spacing as 425' for state highways with a posted speed equal to or greater than 50 MPH. As shown on the conceptual site plan in **Exhibit T16**, the preliminary location for Southeast is approximately 330 feet east of the intersection of Audie Murphy Parkway and Old McKinney Road. Efforts should be made to relocate the southwest driveway approximately 100 feet to the east to conform with TxDOT access spacing criteria. The southeast driveway is approximately 1,550 feet east of the intersection of Audie Murphy Parkway and Old McKinney Road, meeting TxDOT spacing requirement.

CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis presented in this report, the Farmersville Campus, located on the north side of Audie Murphy Parkway (US 380), between Old McKinney Road and Texas State Highway 78 in Farmersville, Texas, can be successfully incorporated into the surrounding roadway network. The proposed site driveways provide the appropriate level of access for the development. The site-generated traffic does not have a disproportionate effect on the existing vehicle traffic operations.

The traffic study identified on-site improvements to better serve the site and reduce impact to the surrounding roadways for the 2025 Study Year and Ultimate conditions. The following improvements are recommended for the site and are incorporated into the proposal:

2025 Study Year Improvements

5. Southwest Driveway was analyzed with one outbound and one inbound lane. However, because of the anticipated growth of the campus in the future and high speeds on Audie Murphy Parkway, it is recommended to have two outbound lanes to improve driveway operations. The two lanes should be marked and signed as a left-turn only and right-turn only lane.
6. Southeast Driveway was analyzed with one outbound and one inbound lane. However, because of the anticipated growth of the campus in the future and high speeds on Audie Murphy Parkway, it is recommended have two outbound lanes to improve driveway operations. The two lanes should be marked and signed as a left-turn only and right-turn only lane.
7. The westbound approaches of Audie Murphy Parkway at the Southeast Driveway and at the Southwest Driveway of the site should be constructed with right-turn deceleration lanes. The peak hour right-turning volumes does not exceed the TxDOT volume threshold in the right-turn analysis for the study year 2025; however, constructing the decelerations lanes now will provide for future growth and safer access from Audie Murphy Parkway.
8. The Southwest Driveway located 330 feet east of Old McKinney Road should be relocated approximately 100 feet to the east to meet TxDOT's access spacing criteria. The driveway needs to be located at least 425 feet from the intersection of Audie Murphy Parkway and Old McKinney Road.

Ultimate Improvements

1. The southbound approach at the intersection of Audie Murphy Parkway and Old McKinney Road currently is a one lane approach. With the anticipation of Background and Site traffic growth, this approach will need to be widened to accommodate two lanes. The capacity will be needed as traffic increases on Audie Murphy Parkway and it becomes widened to its planned six-lane roadway configuration.

VI. Regular Agenda

Agenda Section	Regular Agenda
Section Number	VI.A
Subject	Consider, discuss and act upon mini city-wide cleanups.
To	Mayor and Council Members
From	Ben White, City Manager
Date	August 27, 2019
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	<ul style="list-style-type: none"> • City Council discussion as required
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to another agenda. _____ • No motion, no action