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# 1 INTRODUCTION

**Farmersville is a city characterized by a rich history and small-town feel. Residents enjoy the accessibility to large employment centers along with the amenities offered by the city's rural setting. The City's investments in its quality of life – including a revitalized downtown, Chaparral Trail, parks and pedestrian amenities – diverse economy, and high-quality schools are helping to draw new residents and visitors alike. With the planned development of a Collin County Community College campus located along the western edge of Farmersville along with new housing and employment opportunities, the city of Farmersville can expect many changes over the coming years.**

## 1.1 Comprehensive Planning

A comprehensive plan is a document that articulates a vision for the future of a community and outlines a set of goals, objectives, and actions to achieve the desired vision. It provides guidance to city staff, leaders, decision makers, property owners, businesses, developers, and residents in the choices and decisions they make.

A comprehensive plan:

- Provides detailed information about what a city looks like and how it functions;
- Articulates a vision of how residents and other community members want the city to grow as it looks to the future;
- Identifies specific goals and actions to help achieve the vision;
- Provides a framework for policy decisions and physical development;
- Covers a long-term time frame of 10 to 20 years; and
- Is integrated with other planning documents, studies, and initiatives carried out by the city and region.



Although Texas' cities are not required by Texas Statute to adopt comprehensive plans, comprehensive plans do provide legal and political support for zoning, subdivision, and other city development processes. A comprehensive plan defines a city's reasons for adoption and implementation of land use regulations and provides information for budgeting, capital improvements programs, and other regulatory documents of the city.

Just as important as the planning document itself is the process by which it is made. Workshops, discussions, and meetings in which community members reflect on their needs and desires for the future, help to provide the vision and direction for the plan. Bringing community members together to discuss the issues affecting their city can bring new issues to light that residents were unaware of while also creating consensus among those members of the community.

Once complete, a comprehensive plan represents not only a sophisticated set of data about a city but also a set of priorities and specific projects established by the community that the city's leadership can use to move the city into the future.

## 1.2 Farmersville Comprehensive Plan

The city of Farmersville received funding in 2015 from the Texas Department of Agriculture's Office of Rural Affairs to conduct planning activities including base studies and maps (population, housing, and land use), infrastructure studies and maps (including water, sewer, drainage, and streets), and other studies including thoroughfares, economic development, and parks and recreation. The plan is funded through federal money allocated to the State of Texas through the U.S. Department of Housing and Urban Development and specifically earmarked by the Texas Department of Agriculture for funding planning activities.

The following plan can be read in different ways:

1. Each chapter presents detailed background data, general information about the topics covered, and a discussion of recommended activities. Those who are interested in the details of a topic should read the chapter covering that topic from beginning to end.
2. For those who are more interested in the recommended projects than the detailed analysis, an implementation table at the end of each chapter contains a list of all recommended projects.



3. A master implementation table summarizing the projects located at the end of all chapters will be provided in *Chapter 14: Strategic Implementation Plan*. The implementation table derives from data collected from each planning study, engineering analysis, planning analysis, and public input collected through workshops, interviews, and written surveys.

## 1.3 Community Goals and Objectives

Community goals and objectives guide the actions recommended throughout the Comprehensive Plan. Farmersville residents' goals and objectives were developed through public hearings, presentations, and interviews. On June 1, 2017 Farmersville held a planning workshop at City Hall. The purpose of the workshop was to identify, organize, and analyze goals and objectives for the community. The conclusions from the workshop can be expressed as a community vision statement that describes residents' hopes for what Farmersville might be like in 2027.

### **CITY OF FARMERSVILLE VISION STATEMENT**

Farmersville seeks to build on its rich history of community connections and retain its small town feel while looking forward to a future of responsible commercial and residential growth and revitalization. The city strives to offer a variety of housing types and jobs built around a culture of an active, healthy, family-friendly lifestyle where residents have many natural area recreation opportunities in their day-to-day living.





The planning workshop gathered information from Farmersville residents using an effective, established process known as the Goals Grid Method.<sup>1</sup> The following questions were presented to those in attendance:

1. What are you trying to achieve?
2. What are you trying to preserve?
3. What are you trying to avoid?
4. What are you trying to eliminate?

Residents responded as follows:

## **PRESERVE/ACHIEVE**

### **Capital Improvements to Water/Sewer**

- Upgrade existing wastewater treatment plants and make plans for additional plant to accommodate future growth
- Address infiltration of wastewater lines through repair and replacement
- Improve water distribution network

### **More housing choices**

- More housing types including smaller single-family homes, duplexes, townhomes and apartments
- Housing aimed at students and seniors
- More rental housing
- Apply for HOME program
- Housing that is affordable to all segments of the population
- More housing in downtown, above existing stores

### **Land Use**

- Focus on infill development

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<sup>1</sup> Nichols, Fred (2000) The Goals Grid: A Tool for Clarifying Goals and Objectives

- Increased parking behind police station
- Need medical facilities including more medical offices – particularly optometrist – and a possible urgent/emergency care
- Build along Farmersville Parkway – undeveloped area next to old cotton mill, cotton mill itself – with mixed-use housing and commercial uses.
- Keep commercial areas near downtown and along commercial corridors such as 380 and 78

### **Economic Development**

- Draw more people to downtown through more retail and activities that draw people at night
- Host more youth sporting events at Spain Complex and more community events downtown and at the Onion Shed
- Utilize Chaparral Trail to draw more fitness oriented people to city and downtown
- Add hotel or Bed & Breakfast downtown
- Add ecologically friendly light industrial and manufacturing facilities to east side of town

### **Increase park space and increase maintenance of City parks**

- Ensure close relationship between City and ISD for park access
- Hold tournaments at Spain complex to attract more people to city for events
- Add swimming pool
- Make updates to Spain complex
- Add restrooms, ADA accessibility, concession, more lighting
- More parking – temporary parking possibly
- Double-size of the Spain complex and add soccer fields
- Add small playground at Spain Complex
- Improve boat ramp access at South Lake Park
- Create motor-home parking for Texas Snowbirds at Southlake Park



- Add showers at Chaparral Trailhead
- City Park needs toddler swings
- Expand events held at Southlake Park

### **Streets/Drainage**

- Street conditions need improvement in areas around popular destinations, like Spain complex
- Eastern section of city, streets are in poorer condition
- Need to ensure easy access to US 380
- Need a pedestrian pathway from 380 to downtown

### **AVOID/ELIMINATE**

#### **Housing Concerns**

- Limited housing stock
- Dilapidated homes

#### **Economic Development**

- Vacant retail shops
- Big box retail
- Growth that is not in-line with the character of the city

#### **Quality of Life/Infrastructure Concerns**

- Loss of small town charm and character
- Presence of trash and junk on private property and in public right of way gives the City a bad image
- Some City maintained roads in poor condition
- Water and sewer system leaks and breaks



## **1.4 Implementation: Goals & Objectives Framework**

The results of the Goals Grid Method were used in conjunction with field work and background research to define specific implementation plans for each area of the Comprehensive Plan. Each implementation plan contains long-term goals and specifically defined objectives, timelines, involved parties, and estimated costs.

## **1.5 Commitment to Fair Housing**

In recognition of fair housing as important to all aspects of community planning, these studies include analyses of protected classes in Farmersville and of how Farmersville policies, procedures, and investments impact protected classes in the city.



## 2 POPULATION ANALYSIS

**Comprehensive plans include estimates of current and future population because the size and rate of a community's growth affects planning for community facilities and services. Information for the population analysis comes from the United States Census Bureau, from the Texas State Data Center, and from a survey of the community's occupied houses.**

### 2.1 Highlights

Farmersville was founded in 1849 as a settlement on the Jefferson-McKinney Road, and named for the occupation of its founders.<sup>2</sup> The city was incorporated in 1873. Since its founding, Farmersville has steadily gained population – though that growth is marked by a decade of population loss, between 1940 and 1950 – to reach a current level of 3,570 residents. This study projects that Farmersville's population will continue to steadily increase over the next 10 years, reaching approximately 4,400 residents in 2027.

**Table 2A: Population 1960 - 2010**

Year	Farmersville	Collin County	State of Texas
1960	2,021	41,247	9,579,677
1970	2,311	66,920	11,196,730
1980	2,360	144,576	14,229,191
1990	2,640	264,036	16,986,540
2000	3,118	491,675	20,851,820
2010	3,301	782,341	25,145,561
2017 (estimate)	3,570 <sup>3</sup>		

Between 2000 and 2010, the age distribution of Farmersville's residents remained quite stable, with a slight increase in the population aged 45-64 years and a slight decrease in the senior population. Farmersville is 79% White and 8% African-American with 24% of residents identifying as

<sup>2</sup> Texas State Historical Association. <http://www.tshaonline.org/handbook/online/articles/hgm01>

<sup>3</sup> The City's 2017 population estimate was derived from the Housing Unit Method, defined in *Appendix 2A*.



Hispanic/Latino. While the Hispanic/Latino population of Farmersville is greater than that of the county, the county has a significant Asian population that is not present in Farmersville.

## 2.2 Conditions & Forecast

### POPULATION COUNTS

According to US Census counts, Farmersville's population has grown steadily since its founding, as has the population of Collin County.

**Chart 2A: Population Change 1960 – 2010 (percent change)**

### RACE AND ETHNICITY

As shown in *Table 3B* (next page), Farmersville has a smaller minority population than Collin County, but a higher Hispanic/Latino population. By U.S. Census definitions, racial minorities include all non-white residents, while ethnicity is defined as Hispanic/Latino or non-Hispanic/Latino. Hispanic/Latino



residents comprise 24% of the population, and racially non-White residents comprise 21% of the population. The minority population in Farmersville has increased since 2000 primarily due to the increase in the Hispanic/Latino population, those residents identifying as Other, and to a lesser extent the Asian and American Indian population. At the same time the White population has decreased in percentage and the African-American population has declined both in percentage and in overall residents.

As shown on *Map 3A: Population Distribution 2017 and 2027* and discussed further in *Chapter 3A: Housing*, the city of Farmersville has no areas of high minority concentration. An “Area of High Minority Concentration” is defined by the State of Texas as “a census block group that consists of 65% or more of minorities. Minorities include all racial and ethnic population groups other than ‘White, non-Hispanic (Anglo)’”. Census data is not available to map the locations of other protected classes for towns with fewer than 20,000 residents.

Additional population composition data is included in *Appendix 3A: Project Beneficiaries*.

**Table 2B: Population by Race & Ethnicity, 2000 – 2010**

Characteristic	Farmersville				Collin County	
	2000		2010		2010	
	Number	%	Number	%	Number	%
<b>Total Population</b>	<b>3,118</b>	<b>100%</b>	<b>3,301</b>	<b>100%</b>	<b>782,341</b>	<b>100%</b>
<b>Race</b>						
White	2,569	82%	2,597	79%	560,036	72%
Black or African American	315	10%	279	8%	66,387	8%
American Indian, Alaskan Native	13	0%	32	1%	4,448	1%
Asian	2	0%	21	1%	87,752	11%
Native Hawaiian / Other Pacific Islander	0	0%	0	0%	448	0%
Other	165	5%	281	9%	40,087	5%
Two or More Races	54	2%	91	3%	23,183	3%
<b>Ethnicity</b>						
Hispanic or Latino	503	16%	800	24%	115,354	15%
Not Hispanic or Latino	2,615	84%	2,501	76%	666,987	85%

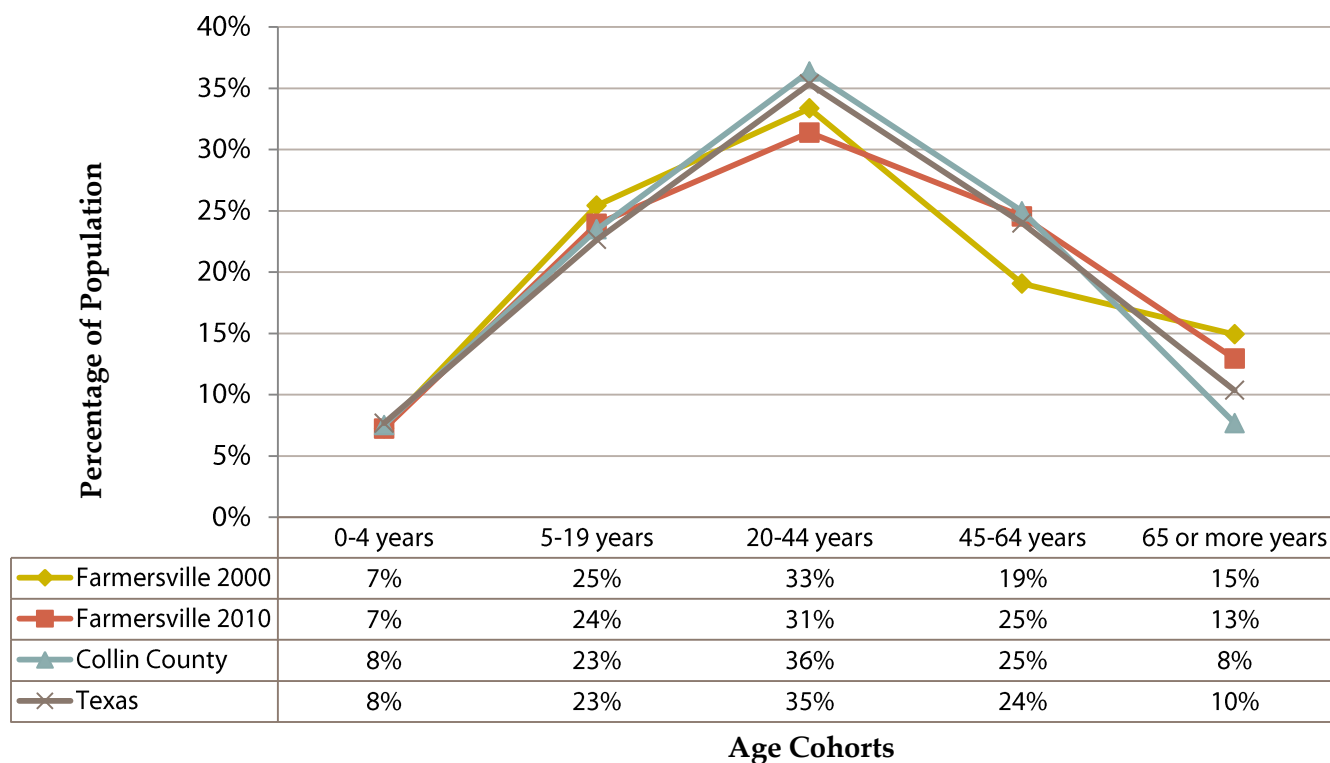
*Note: figures may be rounded to next whole number*

*Source: U.S. Census Bureau.*

## AGE

Since 2000, Farmersville's population has gained residents in only two age groups, young children and middle-aged adults, with middle-aged adults (45-64 years of age) representing the only cohort to experience significant growth (216 residents accounting for an increase from 19% to 25% of the population). The remaining cohorts experienced the following: 1) seniors – whose actual numbers declined during that time period – dropped their percentage of the population from 15% down to 13%; 2) older children went from 793 to 790 residents and dropped from 25% to 24% of the population; and 3) young adults who dropped from 33% to 31% of the population. Compared with the age distribution of Texas as a whole, Farmersville's age distribution is similar, differing from the state in having a slightly higher percentage of seniors.

**Chart 2B: Population by Age Group, 2000 – 2010**



Source: 2000 and 2010 Census of Population and Housing, Summary Population and Housing

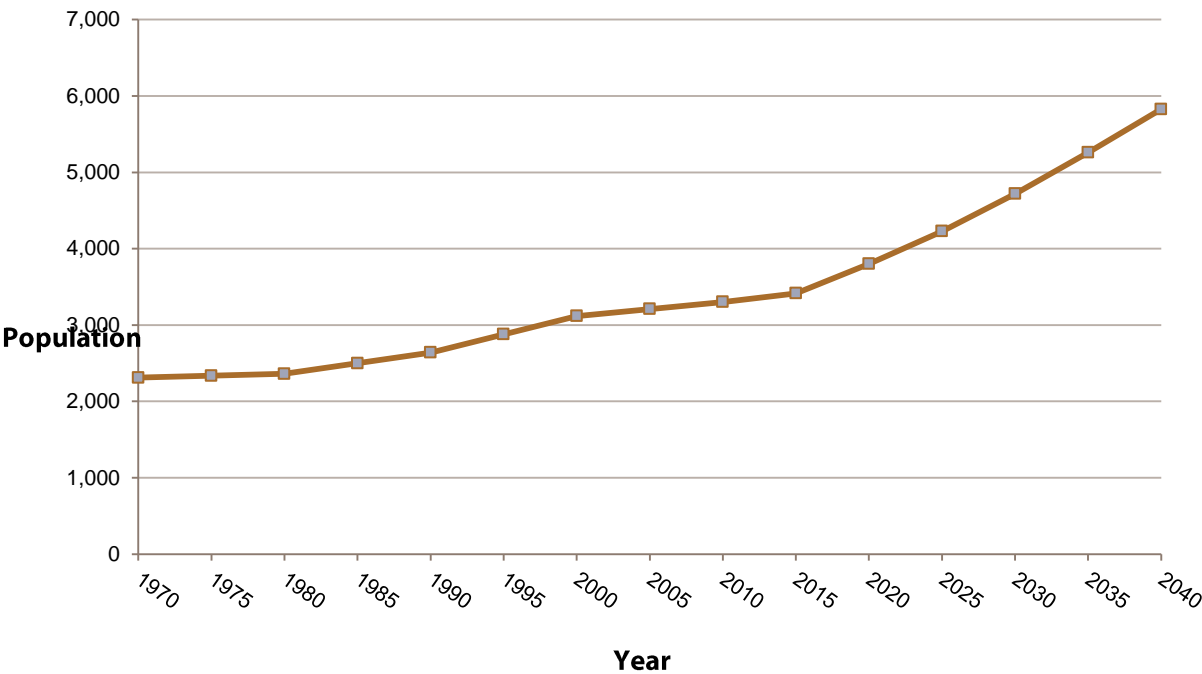


## POPULATION PROJECTION

Population projections are used to make federal, state, and local funding decisions about facilities such as highways, sewage treatment plants, and schools.

Farmersville’s population forecast was created using county level data projections from the Texas State Data Center (TSDC), housing unit counts, and information from the City. The TSDC projections forecast moderate growth for Collin County. More detailed discussion of the TSDC’s projection methodology and the analysis for this Plan can be found in *Appendix 3B*. **Farmersville’s population estimate for 2027 is 4,400 residents.** This figure is contingent on many factors that are difficult to predict at the present including the future growth of the Dallas-Fort Worth metroplex, in addition to policies and initiatives undertaken by the City and County governments that may affect growth. *Map 3A* shows the expected locations of Farmersville’s population in 2027.

Chart 2C: Farmersville Population 1980 - 2040



## 2.3 Appendix 2A: Project Beneficiaries

Table 2A.1 contains information required by the U.S. Department of Housing and Urban Development in the fulfillment of this planning grant. The numbers detailed for project beneficiaries below may not correspond exactly to the numbers presented in Table 2B above. That is because HUD grant programs generally require at least a 51% low to moderate community income level to qualify for funding, but income levels are not collected from all Census respondents. Census income levels are derived from a 1-in-6 sample and weighted to represent the total population. Race beneficiary numbers are then mathematically derived to correspond to income beneficiary numbers. When Census income level estimates seem too high, supplementary door-to-door surveys are conducted in communities to verify a 51% low to moderate income level. Because the income tabulation is slightly different for the grant application, the resulting numbers generally do not correspond to the 100% population samples that are represented in Table 2A.1.

**Table 2A.1: Beneficiary Report**

Total Project Beneficiaries 3,140 Male 1,500 Female 1,640

Race	Non-Hispanic	Hispanic Ethnicity also	Total
White	2,194	351	2,545
Black/African American	46	0	46
Asian	0	0	0
American Indian/Alaskan Native	0	0	0
Native Hawaiian/Other Pacific Islander	0	0	0
American Indian/Alaskan Native & White	23	5	28
Asian & White	0	0	0
Black/African American & White	6	1	7
American Indian/Alaskan Native & Black/African American	0	0	0
Other Multi-Racial	15	499	514
		<b>Grand Total</b>	<b>3,140</b>

Income Level	No. of Persons
Very Low (at or below 30% of the AMFI)	N/A
Low (31-50% of the AMFI)	N/A
Moderate (51-80% of the AMFI)	N/A
Non-Low/Moderate (above 80% of AMFI)	1,525
<b>Total</b>	<b>3,140</b>
Subtotal – All Low/Mod	1,615
Percent Low/Mod	51.43%

## 2.4 Appendix 2B: Population Forecast

Population estimates identify changes to the city's population and provide a benchmark to guide population projections and forecasts. The Texas State Data Center periodically issues population estimates for all incorporated places in the state, and the Center's system provides a baseline for the estimate produced as part of this study. The Center uses a combination of the symptomatic, cohort component and housing unit methods to calculate estimates and projections. Descriptions of these methods are as follows:

- The **Ratio-Correlation Method** is based on factors such as county-level birth and death data, public and private school enrollment, voter registration and vehicle registration. The method utilizes multiple regression techniques with the ratio of variable values for adjacent time periods rather than simply the variable values themselves being used as independent and dependent variables.
- The **Cohort-Component Method** bases its calculations on each age group, or cohort, used in the census process. Projections rely on data that describe county-level birth and death rates and elementary school enrollments.
- The **Housing Unit Method** employs the formula  $P = (H * PPH) + GQ$ . Where P = total population, H = occupied housing units, PPH = average number of persons per household,

and GQ = population in group quarters. The Texas State Data Center's housing unit method also considers building permit and demolition data in cities and counties that issue building permits. For cities and counties that do not issue building permits, the TSDC estimates housing changes using Census estimates and housing changes in nearby areas to arrive at a projection.

The TSDC produces three possible growth patterns that project population based on different assumed migration patterns. These include a projection that assumes no growth because in-migration and out-migration are equal (0.0); a pattern that assumes half the growth the county experienced between 2000 and 2010 (0.5); and a pattern that assumes the same growth as the county experienced from 2000 to 2010 (1.0). For Farmersville the 0.5 Scenario was selected. That scenario was modified with an updated housing unit count and a linear regression model that projects future growth based on historical growth patterns. Regression analysis can be used to compensate for short-term changes in population trends by assessing a locality's growth over its entire history.

Additional factors that were considered when adjusting TSDC's County-level data to forecast Farmersville's future population, included:

- Farmersville 2015 population estimate
- Public facilities
- Location along routes to employment centers
- Ability to annex surrounding areas located in the ETJ
- Expected new subdivisions/developments



## 3 HOUSING STUDY

**The Housing Study analyzes the location and condition of Farmersville’s housing stock. It identifies the various types of housing, including multifamily (apartments, duplexes, etc. and government-funded units), single-family (the typical house), and mobile/manufactured homes, and examines fair housing-related characteristics of the city’s housing stock. The study lists particular issues that need to be addressed, actions the City should take, and resources available for improving local housing.**

### 3.1 Highlights

The city’s housing supply is relatively limited. Vacancy rates, according to the 2015 American Community Survey, are at 10.9%<sup>4</sup> though a windshield survey of the city conducted in early 2017 found a vacancy rate of 4.2%. This study uses an average of those two numbers to arrive at an estimated vacancy rate of 7.5%. Multi-family housing, which accounts for roughly 15% of units in the city, is available for both seniors and families. One large complex, the Oak Grove apartments – which contained 24 income-restricted units – was closed in March after the owners went into foreclosure. A foreclosure sale for the complex is expected in June, 2017. At the writing of this plan there were only two (2) available units out of a total of 195 units for rent.

Most of the housing stock in the city is in standard condition; however roughly one third are in deteriorating or dilapidated condition; 5% (68) of occupied homes in the city have significant problems (e.g. holes in exterior walls, missing window panes, cracked foundation, etc.), while 29% (362) are in deteriorated condition. Only 3% of single family homes in the city limits are mobile or manufactured. Mobile or manufactured homes can be expected to deteriorate more quickly than stick-frame construction. The location of housing units by type and condition is shown on *Map 3A: Housing Conditions 2017*.

The City has worked to improve housing stock in Farmersville through application for HOME program grants (though the last grants received by the City were completed in 2007), through

<sup>4</sup> According to the 2010 Census, vacancy rate is 11.3%. According to the windshield housing survey, the vacancy rate is 1.0%.



helping owners of dilapidated buildings with voluntary removal, and through updating and enforcing ordinances to ensure that manufactured housing meets high standards.

## 3.2 Context: History & Community Input

### PREVIOUS STUDIES

A housing study was conducted in 2004 as part of a comprehensive planning study funded through TxCDBG. *Table 3A* shows changes in basic housing characteristics within the city limits between 2004 and 2017.

**Table 3A: Change in Housing Conditions, 2004-2017**

	2004	2017
Total # of Housing Units	1,109	1,260
# of single family units	981	1,065
# of multifamily units	128	195
# stick-frame	964	1,022
# mobile/manufactured	17	43
Total in standard condition	1,045 (94%)	830 (66%)
Total in deteriorated condition	470 (4%)	362 (29%)
Total in dilapidated condition	17 (2%)	68 (5%)
Vacancy Rate	1.3%	4.2%

The goals expressed at the conclusion of the 2004 housing study are listed below:

- **Goal:** Ensure every resident has housing that offers full plumbing and kitchen facilities, potable water, adequate sewage disposal, and adequate shelter.
- **Goal:** Encourage the provision of housing at rents or homeowner costs that are affordable to every member of the community.
- **Goal:** Encourage fair housing practices and fight discrimination in housing throughout the community.
- **Goal:** Encourage development of home ownership opportunities for residents of all income levels.
- **Goal:** Encourage clearance of debris and unsafe structures from the city.



## COMMUNITY INPUT

Housing goals as expressed by residents in *Chapter 1: Introduction*:

Achieve/Preserve	
<ul style="list-style-type: none"> <li>▪ Larger variety of housing types</li> <li>▪ Housing aimed at students and seniors</li> <li>▪ More rental housing</li> </ul>	<ul style="list-style-type: none"> <li>▪ Housing rehabilitation</li> <li>▪ Housing that is affordable to all</li> <li>▪ More housing in downtown</li> </ul>
Avoid/Eliminate	
<ul style="list-style-type: none"> <li>▪ Limited housing stock</li> </ul>	<ul style="list-style-type: none"> <li>▪ Dilapidated homes</li> </ul>

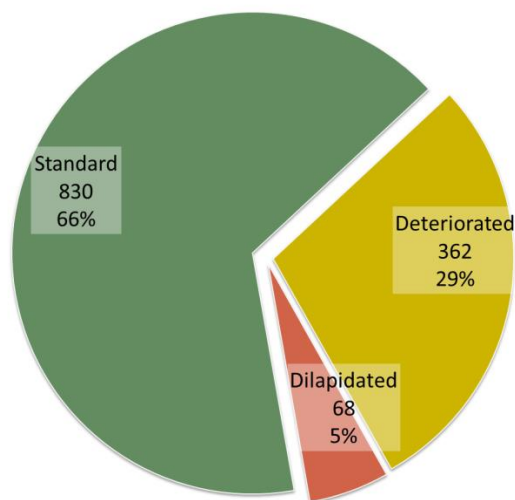
## 3.3 Inventory & Forecast

### HOUSING CONDITION

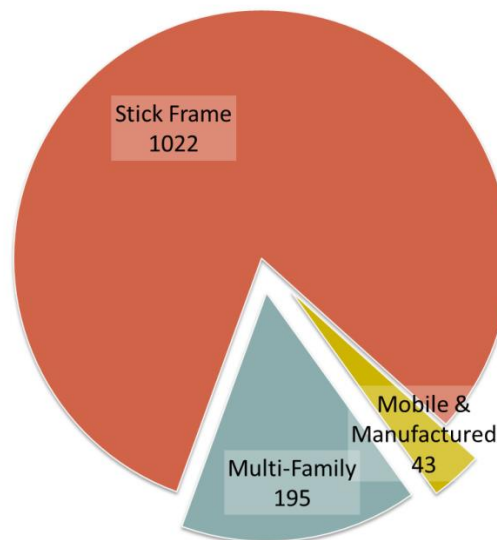
With 379 occupied units rated as either deteriorated or dilapidated, approximately 1-in-3 homes in Farmersville are in substandard condition. A detailed tabulation of all housing units by type, condition, occupancy, and location (city and ETJ) is located in *Appendix 3A*.

**Table 3B: Condition and Occupancy Rates of Farmersville Homes**

Type and Condition	# by Condition	Occupied Homes	
Stick-frame		#	%
Standard	705	703	100%
Deteriorated	261	255	98%
Dilapidated	56	37	66%
Mobile/Manufactured			
Standard	12	12	100%
Deteriorated	19	19	100%
Dilapidated	12	12	100%
Multifamily (Excluding Institutional)			
Standard	113	113	100%
Deteriorated	82	56	68%
Dilapidated	0	0	-
<b>Total</b>	<b>1260</b>	<b>1207</b>	<b>96%</b>



**Chart 3A: Housing Condition**



**Chart 3B: Housing Type**

## MULTIFAMILY HOUSING

There are 195 multifamily units in the city. Of those, 113 units are in standard condition while 82 are deteriorated. The stock of multi-family housing is comprised of 49 units of housing provided by the Farmersville Housing Authority, 56 units of privately-owned income-restricted housing, 82 units of market rate apartments, and four duplexes containing 8 units. Of the 195 available units, 169 units are occupied (owing to the closing of the Oak Grove Apartments). With regard to income limited affordable housing, the Farmersville Housing Authority manages 49 units available to very low income residents; an additional 56 units of privately-managed units are funded through USDA Rural Development funds and Low Income Housing Tax Credits and are restricted to low-income residents. However, as of March 1, 2017, the Oak Grove apartments – which account for 24 units – are closed due to a water leak and foreclosure. A sale of the property is scheduled for June of 2017. As of this writing it is not known when those units will be made available again.

With regard to ADA accessibility, three of the public housing units are accessible. Residents would like to see an increase in high-quality, affordable multifamily housing, especially for young families who cannot afford stick-frame homes and are limited to either rentals or manufactured housing.



**Table 3C: Condition and Occupancy Rates of Multi-Family Housing**

Name	Condition	# of Units	Occupied	Vacant	# Income-limited
Crossroad Terrace Apartments	Standard	36	36	0	0
Shady Oaks Apartments	Deteriorated	32	32	0	32
Oak Grove Apartments	Deteriorated	24	0	24	24
The Hilltop Apartments	Deteriorated	24	22	2	0
Summit Place Apartments	Standard	12	12	0	0
Baker Street	Standard	10	10	0	0
PHA - S. Johnson	Standard	21	21	0	21
PHA - Neathery Street	Standard	8	8	0	8
PHA - Candy Street	Standard	6	6	0	6
PHA - Santa Fe Street	Standard	14	14	0	14
Duplex - N Washington	Standard	2	2	0	0
Duplex - Sycamore	Standard	2	2	0	0
Duplex - Beech Street	Deteriorated	2	2	0	0
Duplex - S Washington	Standard	2	2	0	0
<b>Total Standard</b>		<b>113</b>	<b>113</b>	<b>0</b>	<b>49</b>
<b>Total Deteriorated</b>		<b>82</b>	<b>56</b>	<b>26</b>	<b>56</b>
<b>Total Dilapidated</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Multi Family Units</b>		<b>195</b>	<b>169</b>	<b>26</b>	<b>105</b>

## HOUSING AFFORDABILITY<sup>5</sup>

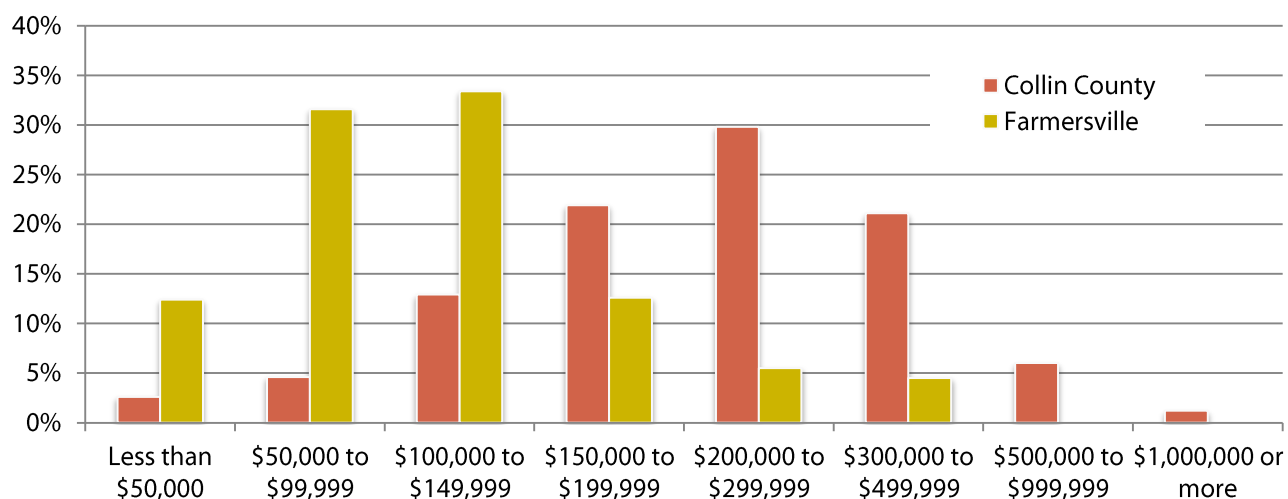
Homes in Farmersville are cheaper than those in the county or state, as shown by Census data; in addition, residents of the city spend less of their monthly income on housing than the county as a whole or the state, largely due to the low cost of housing in the city. Homes are considered to be affordable when they consume less than 30% of a household's monthly income. Monthly owner-occupied housing costs (for those with a mortgage) constitute roughly 35% of monthly median household income in Farmersville. That number drops to 10% for those without a mortgage; approximately 66% of homeowners in Farmersville do not have a mortgage.

Monthly renter-occupied housing costs are approximately one fifth of Median household income in Farmersville, somewhat higher than the 16% spent on rental housing at the county level. Median home value – at \$113,000 – is approximately \$111,000 lower in the city than in the county and approximately \$24,000 lower in the city than in the state. The age of houses in Farmersville likely contributes to the low cost of homes; the median year houses were built in Farmersville is 1970 compared with 1996 for the county and 1984 for the state. *Chart 3C* details the breakdown of home

<sup>5</sup> Affordability data comes from the 2011-2015 American Community Survey.

values in Farmersville and Collin County. Detailed tables and methodology regarding affordability calculations for housing are located in *Appendix 3B*.

**Chart 3C: Occupied Home Values, Farmersville and Collin County**

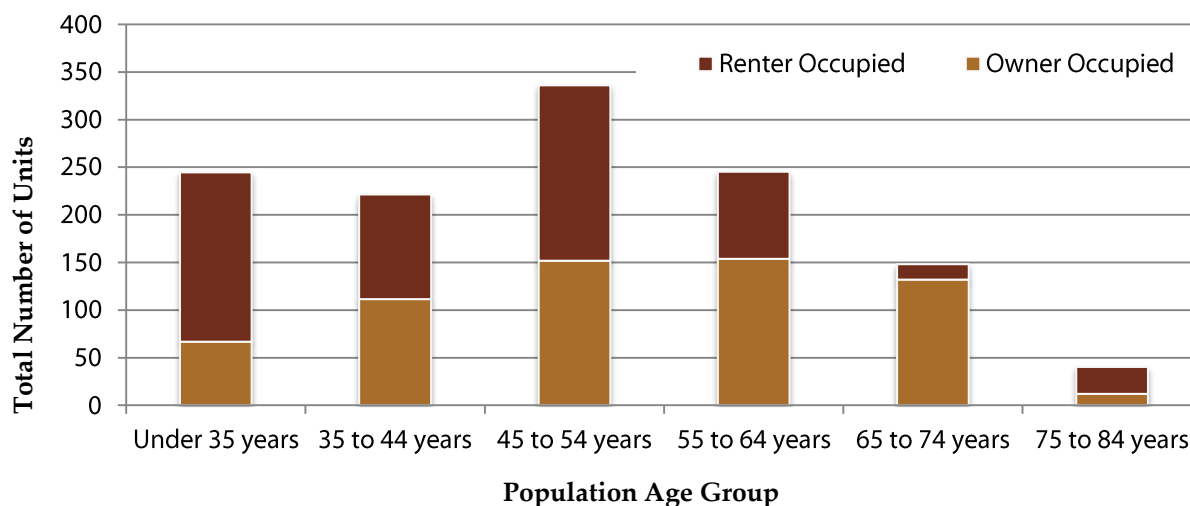


Source: 2011-2015 American Community Survey 5-Year Estimates, Table DP04

## HOME OWNERSHIP

Home ownership in Farmersville increases as residents' age increases, a trend common in all U.S. cities.

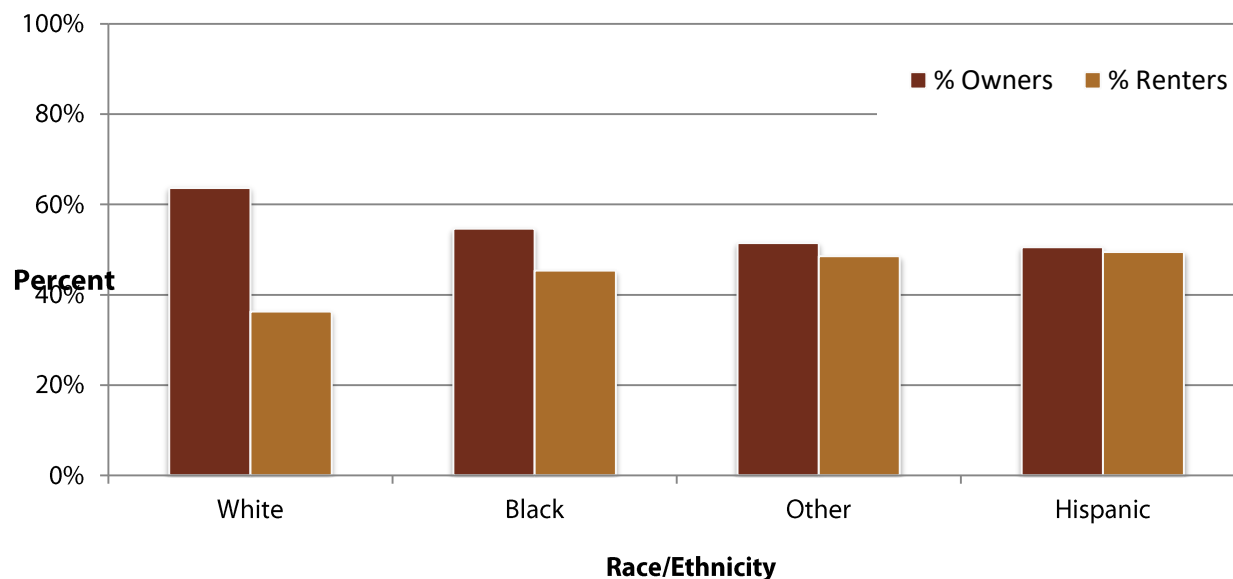
**Chart 3D: Renters vs. Owners by Age**



Source: 2011-2015 American Community Survey 5-Year Estimates, Table S2502

Homeownership is more common among all racial/ethnic groups than renting with those identifying as White having the highest rate of homeownership at 64%, followed by African-Americans at 55%, and Other and Hispanic/Latino at 51% each.

**Chart 3E: Renters vs. Owners by Race/Ethnicity**



Source: 2010 Census, Table QT-H1

## FAIR HOUSING

In conjunction with acceptance of grant funds from the TxCDBG program of the U.S. Department of Housing and Urban Development (HUD), the City stated that it would affirmatively further fair housing (AFFH) and uphold the 1968 Fair Housing Act. The Fair Housing Act prohibits discrimination based on disability, familial status, race, color, religion, sex, or national origin. *Table 3D* provides basic data on the availability of housing types to those protected classes. A discussion of each protected class follows the table.



**Table 3D: Fair Housing Data**

Housing by Type/Location (Field Survey 2017)					
	Units	% of all Units in City*	ADA Accessible	2+ Bedroom**	Location
<b>Multifamily Units (Occupied and Vacant)</b>					
Crossroad Terrace Apartments	36	3%	0	28	West Farmersville
Shady Oaks Apartments	32	3%	N/A	16	West Farmersville
Oak Grove Apartments	24	2%	N/A	16	Northwest Farmersville
The Hilltop Apartments	24	2%	0	23	West Farmersville
Summit Place Apartments	12	1%	N/A	N/A	Southeast Farmersville
Baker Street	10	1%	N/A	N/A	Central Farmersville
PHA - S. Johnson	21	2%	1	6	Southcentral Farmersville
PHA - Neathery Street	8	1%	0	6	Southcentral Farmersville
PHA - Candy Street	6	0%	1	0	Central Farmersville
PHA - Santa Fe Street	14	1%	1	0	Southcentral Farmersville
Duplex - N. Washington	2	0%	N/A	N/A	Central Farmersville
Duplex - Sycamore	2	0%	N/A	N/A	Northcentral Farmersville
Duplex - Beech Street	2	0%	N/A	N/A	Southcentral Farmersville
Duplex - S. Washington	2	0%	N/A	N/A	Southcentral Farmersville
<b>Total MF Units</b>	195	0%	0	95	
<b>Houses (Occupied and Vacant)</b>					
Single Family Rentals***	256	20%	N/A	182	Throughout City
Single Family Owned	782	62%	N/A	556	Throughout City
Single Family Vacant	27	2%	N/A	19	Throughout City
<b>Total Units</b>	1,260				
* Percentage derived from 1262 total housing units in City from Plan field survey (occupied and vacant)					
** 2+ bedroom generated from interviews with property managers					
<b>Housing by Race/Ethnicity (Census 2010)</b>					
<b>Ownership by Race****</b>					
% White Owned	626	64%	% Asian Owned	3	60%
% White Rented	357	36%	% Asian Rented	2	40%
% Black Owned	59	55%	% Other Owned	35	51%
% Black Rented	49	45%	% Other Rented	33	49%
% Amer Indian or Alaskan Native Owned	5	50%	% Two or more Owned	14	74%
% Amer Indian or Alaskan Native Rented	5	50%	% Two or more Rented	5	26%
<b>Ownership by Ethnicity</b>					
% Hispanic Owned	99	51%			
% Hispanic Rented	97	49%			
***Number is estimated based on total number of rentals counted in the Census minus number of apartments counted in field survey.					
**** Source: Census 2010, Sf-1 Data, Quick Table Hi (QTH1)					

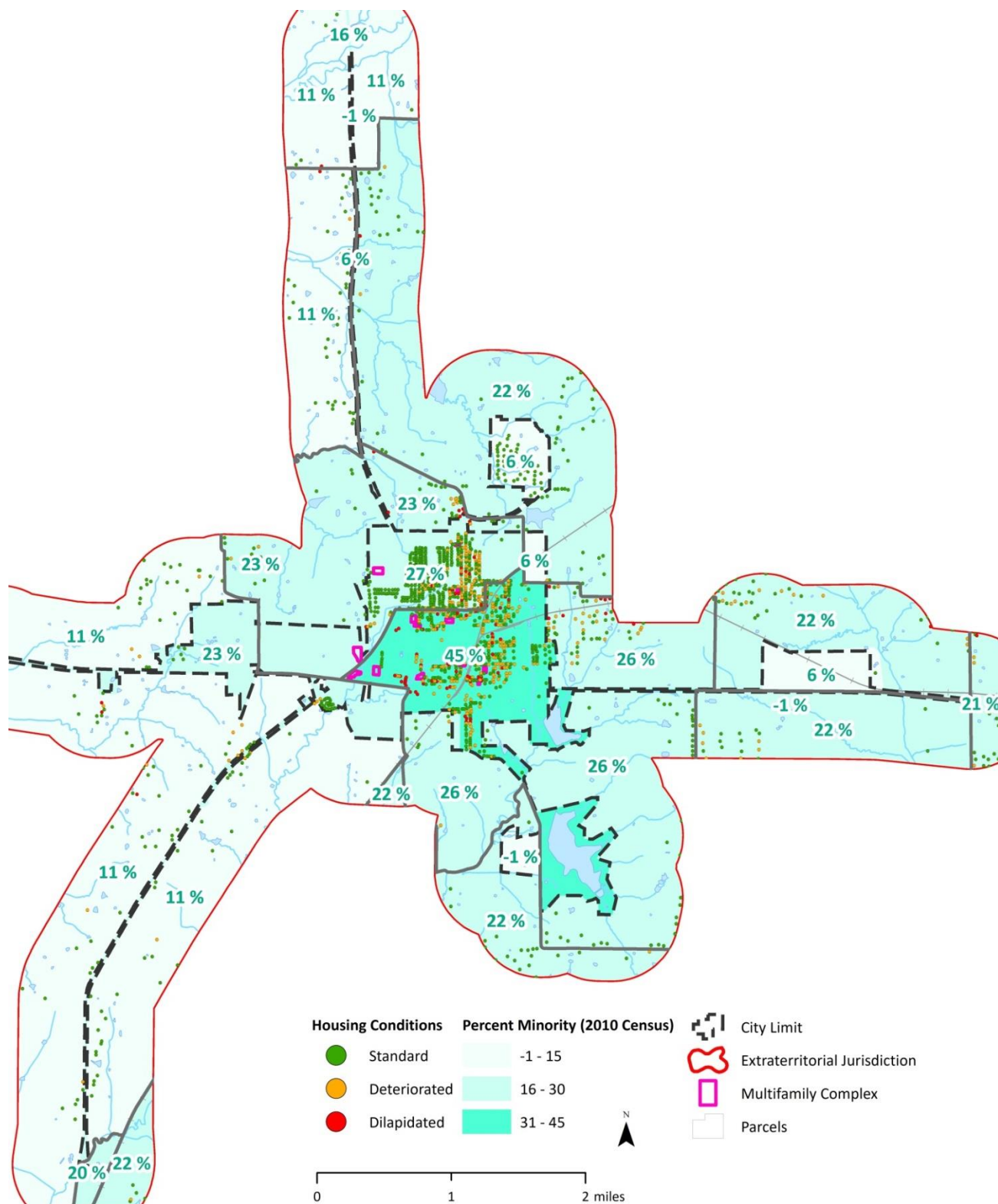


- **Disability:** According to the ACS approximately 638 Farmersville residents (18.6%) reported having some type of disability.<sup>6</sup> That is higher than the 11.6% reported by all Texas residents. Field surveys in 2017 found 3 accessible rental housing units in developments managed by the Housing Authority. It is not known how many single-family homes meet ADA accessibility standards.
- **Familial Status:** As measured by the number of bedrooms available, a variety of rental properties and homes for ownership are available to accommodate families as well as single occupants.
- **Race & Ethnicity:** As shown in *Figure 3A*, there are no Census areas that have at least 65% minority population, which is the threshold used by the State of Texas for defining an area of “minority concentration.” Homes in both good and poor condition and multifamily housing units are located throughout the community.

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<sup>6</sup> The American Communities Survey classifies individuals as disabled if they have a hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, or an independent living difficulty.

Figure 3A: Distribution of Minority Residents





## FUTURE HOUSING NEEDS

Based on existing housing conditions and a 2027 projected city population of 4,400 residents, Farmersville will need to make an additional 313 units of housing available by 2027. This can be accomplished through constructing 294 brand new units, 125 of which will consist of multifamily units and 169 of which will consist of single family homes, and removing and replacing 19 vacant/substandard homes with new single-family homes. In addition, 343 units of deteriorated stick-frame single family homes and multifamily units need to be repaired and 68 units of occupied but dilapidated homes need to be removed and replaced.

Because of the city's moderate vacancy rate, moderate expected growth, and large number of older and deteriorated homes, Farmersville is expected to need significant new single and multifamily housing construction over the 10-year planning period. In addition to concentrating on new construction, the City should focus on assisting residents with home repair (e.g. through grant applications and dissemination of information on organizations able to assist individuals) and with removal of dilapidated structures.

**Table 3E: Future Housing Needs**

Housing Need	Single Family	Multifamily	Total
Occupied Housing in 2017	1,038	169	1,207
Total Housing in 2017	1,065	195	1,260
<i>Total needed in 2027</i>	<i>1,226</i>	<i>294</i>	<i>1,520</i>
<i>Total needed in 2037</i>	<i>1,742</i>	<i>451</i>	<i>2,193</i>
<b>Future Housing Strategy (2017-2027)</b>			
Need to repair (deteriorated SF homes)	261	82	343
Need to remove & replace ( <b>Occupied:</b> dilapidated MH & SF homes, deteriorated MH)	68	0	87
Need to remove & replace ( <b>Vacant:</b> dilapidated MH & SF homes, deteriorated MH)	19	0	19
New construction needed	169	125	294





## 3.4 Key Housing Considerations

Based on the community input and local housing data described above, the city of Farmersville and its residents should focus on the following key issues related to housing.

### 3.4.1 Focus on creating new housing for diverse income levels and different stages of life

As discussed above, houses in Farmersville are more affordable than housing in the greater county, and – accounting for residents’ income – more affordable to city residents compared with the county as a whole. However, the low cost of housing in Farmersville is primarily a product of the age of homes in the city which are, on average, older than those in the county and state. Additionally, the multi-family rental market has high demand – given the large number of renters in the city – and very low vacancy. This could be one more reason why the population of younger residents – who are more likely to rent – fell between 2000 and 2010. Given the low inventory of for-sale homes and rental properties, and limited selection of housing types, Farmersville should follow the below strategies to generate the variety of housing needed to meet the affordability needs of its residents.

#### **PROMOTE RESIDENTIAL INFILL DEVELOPMENT**

A component of housing affordability is costs associated with utility bills and property taxes. These costs tend to rise when a city issues municipal bond debt. Bond debt is a common tool used to finance large scale infrastructure improvements that result from growth and development. One way to limit the need for increased infrastructure costs that result from growth is to encourage residential infill development on vacant, subdivided land within the city. Of the 2,903 parcels within the city limits there are 197 semi-developed parcels (parcels without an above-ground structure or an accessory structure only) under one acre and an additional 88 semi-developed parcels over one acre. Since these lots are served by existing infrastructure systems, new development would not require significant infrastructure expansion and would allow the City to focus on existing system maintenance and improvements. Strategies to promote infill development and a map showing the location of developable properties ideal for infill development are found in *Chapter 4: Land Use Study*.





## **ATTRACT DEVELOPERS TO CREATE MORE AFFORDABLE RENTAL HOUSING AND SENIOR HOUSING**

Between 2000 and 2010 the only age cohorts in Farmersville that gained population were the under 5 and 45-64 demographic cohorts. While this data is somewhat old, the most recent American Communities Survey (2011-2015) largely corroborates this trend, with the exception of the 20-44 cohort, which showed a large increase and the under 5 cohort showing a large decrease. A definitive analysis will have to wait until the release of the 2020 Census. The implication of this cohort shift, however, is that households are having fewer children or delaying having kids, even as the number of households with members at child-bearing age increases. This may be an after-effect of the Great Recession, during which many couples and individuals held off on having children. Regardless of the cause, in order to create and maintain a vibrant city, Farmersville should work to develop a housing stock that caters to singles, young families, and seniors.

Currently, the city contains several facilities that serve the needs of seniors including an assisted living facility, nursing home and rehab center, and medical offices. In order to retain and attract more seniors Farmersville should work with developers to increase the supply of affordable housing specifically for seniors, which is currently limited.

To attract younger singles and couples, the City should look to add more high quality multi-family rental housing to Farmersville. To do so the City should look to attract developers with experience developing housing using Low-Income Housing Tax Credits and USDA Rural Development funds. The income limits for this type of housing varies depending on family size but is targeted at those making less than 80% of the county area median family income; median family income for Collin County is \$73,400, while the HUD generated 80% limit for an individual is \$41,100 and \$58,700 for a family of four. Farmersville's median family income (\$52,054) is significantly lower than the county, however, because income limits for affordable housing are based on county-level metrics, subsidized affordable housing would be available to local residents earning more than 80% of the city median family income. At present, the two existing affordable (non-Housing Authority) properties in Farmersville are both in deteriorated condition, with one development, Oak Grove, currently closed due to foreclosure. This highlights the need for the City to contact other cities with affordable properties that are well-managed to identify capable property managers and ensure that future developers hire effective management companies that can ensure the upkeep of these future properties.

Young couples looking to start families will likely be in search of single-family homes that can accommodate children. As mentioned above, the city has many semi-developed lots that are appropriate for infill single-family development. The challenge in developing these lots is to do so affordably yet without subsidy. To accomplish this, the City should generate an inventory of these lots (based on *Map 4A: Existing Land Use and the Developable Land* map in Chapter 4 and the digital appendices), contact the owners of those properties to gauge their interest in developing their lots, and then pursue developers with this list of potential development opportunities. The City is more likely to garner the interest of larger developers – those who can develop properties at more affordable price points by developing larger volumes of homes – if developers are presented with a large number of sites that are ready to be developed.

To attract these developers, Farmersville should pursue four strategies to raise the city's profile and make it easier for potential developers to understand the advantages of working in Farmersville.

**1. Collect information:** The City should collect inquiries received about available single-family and multi-family housing opportunities and keep records of these inquiries to make the city more appealing to housing developers. When that type of basic legwork has been done by city staff and residents, it makes a city more appealing for consideration because: a) the developer does not have to spend as much time on research and b) such work builds trust that residents and city staff members are able and willing to work with development groups. Information collection would include:

- Keeping records of requests made to city hall for rental housing information
- Keeping records of occupancy and vacancy rates in rental housing (including PHA, RV park, single-family homes)
- Providing information on land available for lease or purchase
- Providing information on city utility rates and capacities (the city currently provides water and sewage rates on the city of Farmersville website)

**2. Make information easily accessible:** Ideally, the City, EDC, or other group interested in marketing housing development opportunities in Farmersville should compile a marketing package that includes the above information, demographic and economic information from this housing study and *Chapter 9: Economic Development*, and information on quality of life advantages to living in Farmersville that may not be obvious to non-residents. For example, local baseball and softball leagues, volunteer groups, church activities, senior activities, access



to parks and trails, as well as nearby colleges and universities, etc. The marketing package should be available at City Hall and online via the city website.

**3. Network:** Currently, Farmersville is most appealing to niche developers who work in rural Texas and in the low income and senior housing markets. Recruiting those developers would require networking, consulting with potential developers about their needs, and providing information about the city to as many people as possible. *Appendix 4C* describes several organizations that provide general information, grants, and loans for housing development and access to networks of housing developers:

- Texas Affiliation of Affordable Housing Providers (TAAHP)
- Texas State Affordable Housing Corporation (TSAHC)
- Texas Department of Housing and Community Affairs (TDHCA)
- U.S. Department of Agriculture Rural Development (USDA-RD)

**4. Adopt a revised future land use map and amend the City's zoning ordinance and map.** A future land use map can illustrate the City's land use goals and identify locations the community has deemed ideal for various types of land uses, including housing development. The zoning ordinance and map are the regulatory tools that can help implement the goals expressed in the future land use map. Recommended changes to the zoning map and ordinance, as it pertains to housing, include:

- Expand the Central Area district to encompass the entire Central Business District, allowing for higher-density residential uses along with commercial uses.
- Amend the Highway Commercial district to set design guidelines and allowed uses that are designed to enhance the aesthetic and functional characteristics of US 380.

These changes will result in an ordinance and map that provide more opportunities for a variety of housing types that serve the social and financial interests of the city. See *Chapter 4: Land Use* for more information on the relationship between the future land use map and zoning ordinance/map.

With continued economic development in and around the Dallas metro area, the number and type of developers interested in Farmersville may change as demand rises for communities in the region that have available land and a pro-development mindset. A pro-development mindset is demonstrated in part by making a marketing package available, establishing a strong website that makes information about the community easily accessible, and ensuring that city ordinances and processes are transparent and do not slow developers' schedules.

### 3.4.2 Occupied substandard homes need to be renovated or replaced

Within the city limits, Farmersville has 261 single-family stick-frame homes in deteriorated condition that need renovation, 37 occupied dilapidated houses that need to be replaced, and 19 vacant, dilapidated homes that need to be removed. In addition the city has 19 deteriorated and 12 dilapidated manufactured houses that, due to their age and condition, should be replaced with new stick-frame or HUD-Code manufactured homes, as well as 82 units of multifamily housing in need of repairs. Common causes of home deterioration include:

- A change in financial circumstances that makes an owner unable to pay for home repairs;
- Elderly residents no longer attentive to or able to maintain their homes;
- Lack of motivation by rental property owners to maintain their properties (because of low renter expectations, desire to maximize profit, living out of town, lack of enforcement by the city, etc.); and
- Lack of pride in property.

The effects of deteriorated and dilapidated houses impact the entire community, and it is worth community investment to address the problem. Effects include:

- Health risks to residents of deteriorated and dilapidated structures.
- Reluctance of future homeowners to move to an area with large numbers of deteriorated or dilapidated houses.
- Downward pressure on property values.



Figure 3B: Deteriorated Homes





The City has two methods for assisting residents with single-family housing condition: HOME program grants and enforcement of city ordinances.

## **HOME PROGRAM**

This is the most common grant program for rehabilitation or replacement of single family homes. It is managed by the Texas Department of Housing and Community Affairs (TDHCA) and funded by the U.S. Department of Housing and Urban Development (HUD). Program details change year to year, but the resident must meet income limits and have clear title to the property and land, and the City has to provide a cash or labor/materials match of 1%. In 2006, the City assisted seven (7) income-eligible homeowners in getting new homes through the HOME program. The City currently has no active HOME contracts.

The HOME program is an important component of housing improvement over time, and the City should start applying again for grants under the program. Program rules change regularly, and there have been application periods when the rules made the program unfeasible.

A number of additional grant programs and resources that city officials should be aware of and make residents aware of are listed in *Appendix 3C: Community Housing Organizations and Grant Programs*.

## **EXISTING ORDINANCE ENFORCEMENT**

Farmersville should continue to actively enforce existing ordinances that regulate the safety and quality of homes within the city. It should do so using the following ordinances that directly impact housing condition:

### **Minimum Building and Property Standards Ordinance**

This ordinance was adopted in 1999. The ordinance outlines minimum standards for both property and buildings that owners must maintain in order to promote the health, safety and welfare of the citizens. Property standards include limits on grass height, the presence of rubbish or unsanitary matter, stagnant water, and the maintenance of property elements that could pose a danger of injury to a person. Building standards include provisions to ensure that structures meet adopted building codes and provide for safe and well-maintained habitations. This ordinance also created the



Building Standards Commission which oversees the implementation of the ordinance. Approximately 12-15 buildings go before the Commission each year.

### **Flood Control Ordinance**

This ordinance was adopted on April 14, 2009. The ordinance follows the model ordinances provided by the Texas Water Development Board (TWDB) and makes Farmersville eligible to participate in the National Flood Insurance Program (NFIP). The ordinance sets standards for construction in flood hazard areas identified by the Federal Emergency Management Agency (FEMA).

The Flood Damage Prevention standards require houses in the flood plain to be constructed a minimum of two feet above the base flood elevation and set standards for construction to minimize flood damage, but ideally, new construction in the flood plain should be entirely prohibited.

The vast majority of homes in Farmersville have been built outside of FEMA's 100 year floodplain, with only 4 homes falling squarely in the floodplain (though several come close). Most of the land that falls within the floodplain is undeveloped. Total prohibition of floodplain construction is usually politically unfeasible because it eliminates property value, but the City should continue to educate residents about the costs of floodplain development and post floodplain maps in visible locations at City Hall, at the library, and on a city website.

### **NEW ORDINANCE ADOPTION**

#### **Mobile Home, Modular Home and HUD-Coded Manufactured Home Ordinance**

The City's zoning code limits the placement of Manufactured Housing and Mobile Homes to Planned Developments, effectively preventing their placement in other residential areas. To ensure compliance with state laws regarding placement of Manufactured Homes and federal Fair Housing laws the City should discuss this restriction with an attorney.

The City may also consider adopting a HUD-Code Manufactured Home ordinance, which ensures that all new Manufactured Homes and mobile home replacements meet HUD-Code standards. Though only 3% of Farmersville's single-family housing stock is mobile/manufactured homes, when in compliance with HUD and building codes, manufactured homes can provide affordable, safe housing. One of the most common complaints about manufactured homes is that their appearance negatively impacts surrounding property values. Manufactured homes are growing increasingly

similar to stick-frame homes in design, and when located on single-family lots with landscaping, masonry skirts, and regular maintenance, can be near-indistinguishable from stick-frame.



**Figure 3C: New Manufactured Home<sup>7</sup>**

### **3.4.3 The City should continue to support Fair Housing initiatives**

The City has adopted or agreed to adopt a number of policies and undertake actions to increase local awareness of fair housing issues and increase availability of housing choices to protected classes. The City must consider whether its policy and budget decisions intentionally or unintentionally sanction segregation or limit free housing choice, if it has sufficiently educated the public about the Fair Housing Act, and if it has taken proper steps to uphold the Act.

The fair housing analysis in this Plan is guided by the State of Texas Analysis of Impediments and the Fair Housing Activities Statement of Texas (FHA<sup>ST</sup>), both of which provide standards for analyzing fair housing in a community. The FHA<sup>ST</sup> often combines reference to protected classes with reference to low-income because there is a high correlation between the two; therefore, the following analysis also references income-related assistance.

The City has at least three tools by which it can affect fair housing:

- Grant applications: With the exception of HOME (described above), many grant applications that would help residents with home repair and rehabilitation must be initiated by individuals

<sup>7</sup> [www.manufacturedhomesource.com](http://www.manufacturedhomesource.com)

or non-city organizations. The City can publicize and provide contact information for such grants. A complete list of grant programs and area organizations that work on housing assistance can be found in *Appendix 3C*.

- **Ordinance adoption and enforcement:** The City's ordinances do not appear to contain fair housing impediments. The following review assesses how fair housing is affected by the City's Flood Control Ordinance and Minimum Building and Property Standards Ordinance.
  - *Flood Damage Prevention Ordinance:* The City's Flood Ordinance permits construction of structures in flood prone areas provided that the construction meets damage-prevention and safety standards. The ordinance applies equally to all residential structures in the 100-Year Floodplain. Only four homes are found in the 100-Year Floodplain.
  - *Minimum Building and Property Standards Ordinance:* Homes of varying condition are located throughout the city and the ordinance applies equally to all such housing. The ordinance would be improved if combined with assistance to owners who are unable to repair or replace their homes (primarily through HOME grants and other grant resources listed in *Appendix 3C*).
- **Policy adoption and community education:** The City has regularly published the following ad in its newspaper of record in conjunction with TxCDBG grants.

To promote fair housing practices, the city of Farmersville encourages potential homeowners and renters to be aware of their rights under the National Fair Housing Law. Title VIII of the Civil Rights Act of 1968, as amended, prohibits discrimination against any person on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale or rental of units in the housing market. For more information on fair housing or to report possible fair housing discrimination, call the U.S. Department of Housing and Urban Development's toll-free hotline at 1-800-669-9777.

The City posts provisions of the National Fair Housing Laws and the process for filing a complaint regarding housing discrimination at City Hall.

In addition, the City should:

1. Provide at City Hall:
  - Local, state, and federal contacts for reporting a fair housing complaint
  - A copy of the City's Fair Housing policy and complaint procedures



- A copy of the Federal Fair Housing Act<sup>8</sup>
  - A copy of the Texas Accessibility Standards<sup>9</sup> and Construction Requirements for Single-Family Affordable Housing (Texas Government Code, Section 2306.514<sup>10</sup>)
2. Adopt, update, and annually review City fair housing ordinances, resolutions, and policies, including:
    - A Fair Housing Ordinance based on HUD model ordinances.
    - A policy explicitly requiring that all non-federally funded projects in the City follow State and Federal laws regarding special-needs construction standards.
    - A policy preventing the concentration of undesirable infrastructure (e.g. sewer plant, solid waste dump, etc.) in location(s) that would unfairly impact protected classes.
    - A resolution designating April as Fair Housing Month.
  3. Provide annual fair housing training to all senior staff<sup>11</sup>.
  4. Establish a procedure for city staff to keep logs and records of fair housing complaints and referrals.
  5. Coordinate housing grant applications with other grant applications so that housing quality in an area is improved at the same time as water, sewer, streets, and drainage.
  6. Develop an anti-NIMBYism action plan to disseminate timely and accurate information to residents and other concerned parties during the planning and execution of fair housing projects and developments.
  7. Continue to support private development of affordable and mixed-income housing.

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<sup>8</sup> Available at the Department of Justice Civil Rights Division website: [www.justice.gov/crt/about/hce/title8.php](http://www.justice.gov/crt/about/hce/title8.php)

<sup>9</sup> Available at [www.tdlr.state.tx.us/ab/abtas.htm](http://www.tdlr.state.tx.us/ab/abtas.htm)

<sup>10</sup> Available at [www.statutes.legis.state.tx.us/Docs/GV/htm/GV.2306.htm#2306.514](http://www.statutes.legis.state.tx.us/Docs/GV/htm/GV.2306.htm#2306.514)

<sup>11</sup> Annual training is expected to be offered through the Texas Department of Agriculture beginning in 2013 for CDBG grantees.



## 3.5 Implementation Plan

The Implementation Plan organizes the action items recommended to address each issue identified in the above sections into a timeline for completion. The actions are prioritized by date.

**Table 3F: Implementation Plan 2017-2027**

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2017-2020	2021-2024	2025-2027			
Goal 3.1 Substandard housing has been renovated or replaced						
Reconstruct at least 3 houses per year with HOME grants	x	x	x	City	Up to \$255,000	GEN, TDHCA
Continue dilapidated building removal program; remove at least 2 dilapidated house per year	x	x	x	City	Varies	GEN, Local
Keep up-to-date information on housing assistance organizations at city hall, on a city website, at the library, and at local churches (see Appendix 3C for a list of organizations)	x	x	x	City	Staff	GEN
Keep up-to-date information on grant programs at city hall, on a city website, at the library, and at local churches (see Appendix 3C for a list of programs)	x	x	x	City	Staff	GEN
Goal 3.2 Pursue Rental Housing Development						
Collect information on Farmersville’s population and housing needs (e.g. rental housing requests, occupancy rates, demographics)	x	x	x	City	Variable	GEN, Local
Create a website and marketing package to make information about Farmersville easily accessible to potential developers	x	x		City	Variable	GEN, Local
Network with housing organizations	x	x	x	City	Variable	GEN, Local
Goal 3.3 The City continues to support Fair Housing initiatives						
Adopt and conduct annual reviews of ordinances, resolutions, and policies that support fair housing	x	x	x	City	Staff	GEN



Keep up-to-date information on Fair Housing laws, policies, complaint procedures, and ADA construction standards at city hall, on a city website, and at the library	x	x	x	City	Staff	GEN
Provide annual fair housing training to all senior staff		x	x	TDA, Staff	Staff	GEN
Establish a procedure for city staff to keep logs and records of fair housing complaints and referrals		x		Staff	Staff	GEN
Develop an anti-NIMBYism action plan to disseminate timely and accurate information to residents during the planning of fair housing developments		x	x	City	Staff	GEN
<b>Goal 3.4 The city attracts orderly and economically stable residential developments</b>						
Adopt updated future land use map	x			City	Staff	GEN
Adopt amendments to residential districts in the City's zoning ordinance and map as are described in <i>Chapter 16: Zoning</i>	x			City	\$2,000 (legal)	GEN
Create a marketing package to make information about Farmersville easily accessible to potential developers	x	x		City, Economic Development Committee	Variable	GEN, Local
Maintain information on semi-developed properties, contact owners regarding future plans and work to bundle properties for development	x	x	x	City, Economic Development Committee	Staff	GEN
Collect information on Farmersville's population and housing needs (e.g. rental housing requests, occupancy rates, demographics)	x	x	x	City, PHA	Variable	GEN, Local
<i>GEN = Municipal funds; Staff = Staff time; LOCAL = donations of time/money/goods from private citizens, charitable organizations, and local businesses; TDHCA = Texas Department of Housing and Community Affairs; UTILITY = City's utility fund</i>						

### 3.6 Appendix 3A: Detailed Housing Data

An exterior/windshield survey of all residential buildings in Farmersville was conducted in February 2017 to determine the physical condition of each housing unit in the City and ETJ (extraterritorial jurisdiction). A housing unit can be a single-family detached house, a mobile/manufactured home, or a multifamily unit such as an apartment, condominium, or town home. The survey rates the condition of each housing unit on a scale from “standard” to “dilapidated” as defined in *Table 3A.1*.

**Table 3A.1: Housing Condition Survey Classifications and Criteria**

Criteria	
<b>Standard</b>	<p>Few or no minor visible exterior defects such as:</p> <ul style="list-style-type: none"> <li>• cracked, peeling, or missing paint</li> <li>• cracked, sagging, rotting, or missing siding, steps, porch planks, or other wooden surfaces</li> <li>• cracked or broken window panes</li> <li>• cracked masonry, brick, or mortar surfaces</li> <li>• missing or damaged roof shingles</li> <li>• small rust spots on mobile homes</li> </ul> <p>Generally meets local building codes No detriment to health and safety present</p>
<b>Deteriorating</b>	<p>Few visible exterior defects requiring repair beyond routine maintenance such as:</p> <ul style="list-style-type: none"> <li>• missing or damaged wooden surfaces that could cause injury if walked upon or leaned against</li> <li>• missing window panes</li> <li>• badly deteriorated window frames</li> <li>• major holes in exterior walls, up to one (1) foot across and/or penetrate through the interior walls</li> <li>• roof missing many shingles or has holes up to six (6) inches across</li> <li>• chimney bricks missing</li> <li>• extensive rusting, joint separation on mobile home exterior</li> </ul> <p>Rehabilitation is economically feasible</p>
<b>Dilapidated</b>	<p>Fails to provide safe shelter Several of the major defects listed under Deteriorating Any major structural damage such as:</p> <ul style="list-style-type: none"> <li>• sagging foundation</li> </ul>

- sagging roof
- slanted or tilted exterior walls
- missing doors
- collapsed chimney or porch
- fire or severe water damage

Rehabilitation is not economically feasible

All non-HUD Code (pre-June 15, 1976) mobile homes are considered dilapidated

Occupancy and vacancy was determined by a visual inspection of each house. Each house was checked for: wired electric meter, yard maintenance, intact blinds and/or visible furniture, undamaged or secured windows, and the condition of yard furniture. *Table 4A.2* tabulates the complete survey results.

**Table 3A.2: Housing Data from Windshield Survey**

Type / Condition		Occupancy	City	ETJ	Total Region
Stick Frame	Standard	Occupied	703	316	1,019
		Vacant	2	5	7
	Deteriorated	Occupied	255	35	290
		Vacant	6	0	6
	Dilapidated	Occupied	37	6	43
		Vacant	19	9	28
	Total (Occupied)		995	357	1,352
	Total (Vacant)		27	14	41
	Subtotal - Stick Frame Homes		1022	371	1,393
Type / Condition		Occupancy	City	ETJ	Total Region
Mobile & Manufactured	Standard	Occupied	12	68	80
		Vacant	0	0	0
	Deteriorated	Occupied	19	45	64
		Vacant	0	3	3
	Dilapidated	Occupied	12	7	19
		Vacant	0	3	3
	Total (Occupied)		43	120	163
	Total (Vacant)		0	6	6
	Subtotal - Mobile/Manufactured Homes		43	126	169
Subtotal - Single Family Units		1,065	497	1,562	
Type / Condition		Occupancy	City	ETJ	Total Region



Multi-Family	Standard	Occupied	113	0	113
		Vacant	0	0	0
	Deteriorated	Occupied	56	0	56
		Vacant	26	0	26
	Dilapidated	Occupied	0	0	0
		Vacant	0	0	0
	Total (Occupied)		169	0	169
	Total (Vacant)		26	0	26
	Subtotal - Multi-Family Homes		195	0	195
Type / ConditionOccupancyCityETJTotal Region					
Total Housing Conditions	Standard	Occupied	828	384	1,212
		Vacant	2	5	7
		Total Standard	830	389	1,219
	Deteriorated	Occupied	330	80	410
		Vacant	32	3	35
		Total Deteriorated	362	83	445
	Dilapidated	Occupied	49	13	62
		Vacant	19	12	31
		Total Dilapidated	68	25	93
	Total (Occupied)		1,207	477	1,684
	Total (Vacant)		53	20	73
Total Housing Units		1,260	497	1,757	

Source: Grantworks, Inc., 2017 Fieldwork Study

### 3.7 Appendix 3B: Housing Affordability Calculations

Housing is considered affordable when monthly costs are less than 30% of monthly income. *Table 3B.1: Housing Tenure Data* tabulates the median monthly income, total number of owner and renter occupied housing units and the housing costs as a percentage of income for both renters and home owners.

**Table 3B.1: Housing Tenure Data, 2015**

	City	County
Owner Occupied	Total Occupied Housing Units	1,351
	# of Units	305,827
	% of Total	709
		203,314
		52%
		66%
	# Housing Units w/mortgage	240
	Monthly \$ w/Mortgage (median)	152,497
Rental Units	% of monthly income	\$1,412
		\$1,884
		35%
		27%
	# Housing Units w/o mortgage	469
	Monthly \$ w/o Mortgage (median)	50,817
	% of Income	\$385
		\$725
		10%
		10%
	Number of Units	642
	% of total units	102,513
	Median monthly rent	48%
		34%
	% of monthly income	\$823
		\$1,119
		20%
		16%

Source: U.S. Census Bureau; American Community Survey 2011-2015, Tables DP04; American FactFinder <<http://factfinder.census.gov>>

\* The City housing unit count is from the ACS and does not include additional houses counted in the field survey.

Another affordability measure for housing, and a key component of mortgage lending decisions, is the price-to-income ratio. The price to income ratio is the disparity between median income and median housing value. It provides a measure to answer the question “Is a median priced home affordable for a median income earner?” *Table 3B.2* shows that Farmersville’s price to income ratio is lower than that of the county and the state. The ratio for all three geographies is considered affordable.

**Table 3B.2: Median Household Income and Housing Values**

	City	County	State
Median Household Income	\$48,258	\$84,735	\$53,207
Median Household Monthly Income	\$4,022	\$7,061	\$4,434
Median Home Value	\$112,200	\$223,400	\$136,000
Median Home Value / Median Household Income	2.3	2.6	2.6

Source: U.S. Census Bureau; American Community Survey 2011-2015, Tables B19013, B25077; American FactFinder <<http://factfinder.census.gov>>



## **3.8 Appendix 3C: Community Housing Organizations and Grant Programs**

Detailed information regarding programs that serve housing needs in Reeves County and Farmersville are listed below. Additional information on state and federal programs that may be useful to Farmersville's residents may be found by contacting local offices and reviewing individual organizations' websites.

### **3.8.1 Services Currently Available/Active in Farmersville**

#### **Farmersville Housing Authority**

The Farmersville Housing Authority (PHA) maintains and administers public housing in Farmersville. The Farmersville PHA has 49 units, of which 3 are ADA compliant. The units are a mix of one, two and three bedrooms.

Main Office:

Farmersville Housing Authority, a member of Texoma Housing Partners  
800 W. 16th Street  
Bonham, Texas 75418  
(903) 583-3336

#### **North Central Texas Council of Governments**

Council of governments (COGs), are voluntary associations of local governments formed under Texas law. These associations address problems and planning needs that require regional attention or that cross the boundaries of individual local governments. COGs coordinate planning and provide a regional approach to problem-solving through cooperative action and may provide direct services at the local level.

The North Central Texas Council of Governments conducts planning activities, applies for grants for local communities, and administers programs such as the Area Agency on Aging, solid waste planning, coordination, and project implementation, and is an Economic Development District (established in 1973).

Main Office:

North Central Texas Council of Governments  
616 Six Flags Drive P.O. Box 5888





Arlington, TX 76005-5888

(817) 640-3300

Counties Served: Collin, Dallas, Denton, Ellis, Erath, Hood, Hunt, Johnson, Kaufman, Navarro, Palo Pinto, Parker, Rockwall, Somervell, Tarrant, Wise

### **Area Agency on Aging**

Local area agencies on aging (AAAs) are affiliated with the Texas Department on Aging and receive state and federal funds to help coordinate local elderly care for those over age 60. Services the agency provides include: Nursing Home Ombudsman, Benefits Counseling (legal information), Care Coordination (in-home assistance with meals, minor repair, health care, etc.), Caregiver Support Program (counseling/assistance to caregivers), and some additional services (nutrition, legal assistance, transportation, etc.). The North Central Council of Governments administers the program in Collin County.

Counties Served: Collin, Dallas, Denton, Ellis, Erath, Hood, Hunt, Johnson, Kaufman, Navarro, Palo Pinto, Parker, Rockwall, Somervell, Tarrant, Wise.

Main Office:

North Central Texas Area Agency on Aging

616 Six Flags Drive P.O. Box 5888

Arlington, TX 76005-5888

(817) 695-9274

Local Senior Center:

Farmersville Senior Center

209 Orange St

Farmersville, TX 75442

Phone: 972-782-8231

## **3.8.2 Grants/Loans and Organizational Resources Available to the City**

### **Texas Department of Housing and Community Affairs (TDHCA)**

TDHCA is the state agency responsible for promoting and preserving homeownership, and financing the development of affordable rental housing. The agency has programs to build and to rehabilitate single-family and multifamily housing. The City can apply for funding to:

- Assist with multifamily unit rehabilitation projects; (*Rental Housing Development Program*);



- Assist renters, including veterans and persons with disabilities, with utility and security deposits (Tenant Based Rental Assistance Program, Tenant Based Rental Assistance Program for Persons with Disabilities, and the Veterans Housing Support Program);
- Provide down payment assistance to individuals who have not owned a home in three years or who are first-time home buyers (*Texas HOMEbuyer Assistance Programs*);
- Repair or replace substandard homes for low-to-moderate income residents (*HOME Rehabilitation Program and Homeownership Assistance Program*); and
- Construct home accessibility projects for disabled residents (*Amy Young Barrier Removal Program*)

Contact:

[www.tdhca.state.tx.us](http://www.tdhca.state.tx.us)

Phone: (512) 475-3800

or (800) 525-0657

### **U.S. Department of Agriculture Rural Development (USDA-RD)**

The mission of USDA-RD is to improve the economy and quality of life in rural America. USDA programs include homeownership opportunities, owner-occupied housing assistance, rental assistance, rental housing development, community development activities, business development, and technical assistance in rural areas of the state (generally considered areas with a population of less than 20,000 people). Programs include:

- Loan Program: USDA-RD Guaranteed Rural Housing Loans for Single-family Dwellings offers help for people who want to own a home but cannot pay a down payment. Low and moderate-income applicants can have closing costs associated with purchasing a house financed into the loan up to the appraised value of the property. Loans can be for new or existing homes. The Guaranteed Rural Housing Program charges a 1.5% guarantee fee that is due at closing. Generally, the program targets communities with populations of 10,000 or less in locations not closely associated with urban areas.
- Direct Loan program: Individuals can apply for direct loans through the area office located in McKinney.
- Rural Repair and Rehabilitation loans: Used to modernize existing homes by adding bathrooms, central heating, modern kitchens, and other improvements such as driveways



and foundation plantings. Individuals who meet the requirements should contact USDA directly for these loans. The USDA Rural Development McKinney office accepts applicants from Farmersville. Some seniors may be eligible for grants of up to \$7,500 for home repairs.

Programs are explained at <https://www.rd.usda.gov/programs-services/all-programs> or the following offices can be contacted.

**Local Office:**

McKinney Area Office

1404 N. McDonald, Suite 300, McKinney, TX 75071

Phone: (972) 542-0081 Ext. 4

Fax: (844) 496-8032

**State Office:**

Daniel Torres, USDA Rural Development Housing Programs Director

101 S. Main, Ste. 102

Temple, TX 76501

(254) 742-9780

daniel.torres@tx.usda.gov

### **Texas Affiliation of Affordable Housing Providers (TAAHP)**

TAAHP is a non-profit association of affordable housing developers, financiers, and designers throughout Texas. The goal of TAAHP is to “increase the supply and quality of affordable housing for Texans with limited incomes and special needs,” and the organization’s primary focus is on education and lobbying. The group is a good starting place for communities interested in affordable housing projects. It provides communities with networking opportunities (through conferences and newsletters) to market available land, seek financing information, and/or discuss changes to state laws that could bring more affordable housing to their towns.

**Contact information:**

221 E. 9th Street, Ste. 408

Austin, TX 78701

tel 512.476.9901

fax 512.476.9903

<http://taahp.org>



### **Rural Rental Housing Association of Texas (RRHA)**

RRHA is a non-profit association of professionals involved in the development and management of rental housing in rural Texas. Like TAAHP, the organization provides communities with networking opportunities and lobbying for the industry as well as technical assistance and training for housing providers.

Contact information:  
417-C West Central Temple,  
Texas 76501  
PHONE 254.778.6111  
FAX 254.778.6110  
[www.rrhatx.com](http://www.rrhatx.com)

### **3.8.3 Grants/Loans and Organizational Resources Available to Residents** **Community Services, Inc.**

Community Services, Inc. is the delivery system for federal and state antipoverty programs. Community Services, Inc. provides families with assistance related to education, health, disabilities, nutrition, and other family services. Programs available through Community Services, Inc. include:

- Head Start: a child development program available to low-income, disabled, or language disadvantaged children
- Housing Initiatives: Down Payment Assistance; Homebuyer education and counseling; and Subdivision/housing developments
- Community Outreach: Comprehensive Energy Assistance Program (CEAP) and Weatherization Assistance Program

Community Services Inc. (main office):  
401 E 6th Ave  
Corsicana Tx 75110  
(903) 872-2401  
[support@csicorsicana.org](mailto:support@csicorsicana.org)

Farmersville Head Start:  
405 N Washington St  
Farmersville, TX - 75442  
(972) 784-7305



## **Texas State Affordable Housing Corporation (TSAHC)**

TSAHC is a self-supporting, not-for-profit organization created by state statute in 1994 to provide safe, decent and affordable housing for low-income Texans and other underserved populations. TSAHC provides a variety of affordable housing programs that range from First-time Homebuyer Programs for individuals and families. Programs provide low-interest financing to individuals, particularly first-time homebuyers, teachers, paid firefighters, EMS personnel, peace officers, correction of juvenile corrections officers, county jailers and public security officers. It also provides various financing options for developers of both single-family and multifamily housing, portions of which would serve low-to-moderate income tenants. Programs are listed on the agency website at [www.tsahc.org](http://www.tsahc.org). The agency can be reached at 512-477-3555 or 888-638-3555.

## **Aging in Place**

Aging in Place is a joint program of Partners for Livable Communities and the National Association of Area Agencies on Aging. It provides regional workshops and jumpstart grants to facilitate conversations and form action plans that address issues of aging in place within a community. Past JumpStart grants have been used to create programs that assist seniors with home maintenance and lawn care, provide paratransit services to help senior residents remain an active part of their community, and create “return visit” programs where nurses/social workers visit regularly to identify possible issues that may impair the individual’s ability to remain in their home. For information, contact Penny Cuff, Vice President of Programs for Partners for Livable Communities by emailing [pcuff@livable.org](mailto:pcuff@livable.org) or calling (202) 887-5990. Website: [www.aginginplaceinitiative.org](http://www.aginginplaceinitiative.org)

Additional resources on aging in place can be found through national networks:

National Aging in Place Council ([www.ageinplace.org](http://www.ageinplace.org))

Senior Resource ([www.seniorresource.com/ageinpl.htm](http://www.seniorresource.com/ageinpl.htm))

## **Texas Ramp Project**

Texas Ramp Project is a non-profit agency that relies on volunteers, foundations, civic organizations, and corporate partners to build ramps for low income elderly and disabled residents. Since it was established in 2006, the organization has built over 3,428 ramps throughout the state. The organization accepts client referrals from social service agencies through its 19 service areas. Social service agencies can refer clients by submitting an online form to their respective service area. The Texas Ramp Project currently serves the North Central Texas region, including Collin County.



Central Administration Office:  
PO Box 832065  
Richardson, TX 75083  
Phone: (214) 675-1230  
[www.texasramps.org](http://www.texasramps.org)

### **Legal Aid Services**

Local legal aid organizations provide civil legal representation and advice at little or no cost to low income individuals who cannot afford a lawyer. Legal aid focuses on legal issues relating to basic needs, self-sufficiency, children and families, elderly and disability, and housing and homelessness prevention.

Legal Aid of Northwest Texas (<https://internet.lanwt.org/>) serves communities around Texas with legal aid in housing, family, health, public benefits, education, employment, individual rights, fair housing, and many other areas.

Legal Aid of Northwest Texas–McKinney Office:  
901 N. McDonald Street, Ste. 702  
McKinney TX 75069  
972-542-9405  
Counties Served: 144 counties in North and West Texas

### **Leader Dog for the Blind**

Leader Dog works to improve the mobility and independence of blind or visually impaired individuals by partnering them with a guide dog. Applicants complete a 26 day residential training program and must be 16 years or older and in good mental and physical health. The training program is located in Rochester Hills, Michigan and is offered at no cost. Room and board and transportation costs to and from the training program for clients traveling within the United States are also provided free of charge. The organization also offers orientation and mobility and GPS programs to professionals and clients. Applicants can apply online at [www.leaderdog.org](http://www.leaderdog.org) or can download an application to print and mail.

Contact:  
Leader Dogs for the Blind  
1039 S. Rochester Rd.  
Rochester Hills, MI 48307  
Phone: (248) 651-9011 or 888-777-5332



## 4 LAND USE STUDY

**The location and extent of land uses in a community affect property values, city service expenditures, traffic flow, aesthetics, and economic development potential. The Existing Land Use Map (Map 4A) shows land development patterns within the city limits and extraterritorial jurisdiction (ETJ).<sup>12</sup> The Future Land Use Map (Map 4B) and Land Use Study provide legal support for the City's Zoning Map, showing desired future land uses according to the Comprehensive Plan. The Future Land Use Map also helps the community plan for infrastructure to guide the desired direction of future growth.**

### 4.1 Highlights

Approximately 60% of the land in Farmersville is made up of Agriculture/Undeveloped, Single-Family, or Semi-Developed land, with each accounting for roughly 20% of total land area. The next largest land-use category is Right of Way with 16.5% and Water at 7.75%. Farmersville has more land than usual for a city of its size devoted to transportation because almost 1.13 miles of railroad run through the city. The rail line also means that the city has a higher than average number of dead end streets separating the western and eastern halves of the central city. Recreational, Commercial, Industrial, Institutional and Public land uses all account for under 5%.

Farmersville's Commercial/Retail activities are concentrated in three areas: within the downtown central business district, along SH 78 at its intersections with US 380 and CR 611, and along the western section of US 380 within the city limits.

As Farmersville has grown beyond its original town square the rectilinear street network at the heart of the city has given way to a pattern of dead end streets and neighborhoods that are relatively isolated from one another. The primary natural barriers to construction are streams and floodplain, and shrink-swell from changing water content in the soil.

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<sup>12</sup> The City's ETJ is the area within ½ mile of the city limits within which the City can control land development patterns through its subdivision ordinance





### **Residents are interested in these primary areas of land use improvement:**

- Focus on infill development
- Preservation of the downtown’s historic origins and traditional use as a commercial center (discussed below); and
- An increase in specific land uses: increased residential development of moderately priced single-family housing, more multi-family housing of a variety of types, more commercial uses along main thoroughfares, increased park space at the Spain Athletic Complex, and more job-creating industries.

All of the above uses are represented in *Map 4B: Future Land Use 2027* as: increased residential and multifamily development in existing residential neighborhoods; the addition of a mixed-use land-use allowing for ground-floor commercial and second-floor residential within and adjacent to the Central Business District; the addition of recreational space on parcels adjacent to the Spain Athletic Complex in the Northeastern section of the city; increased commercial development along U.S. 380 and U.S. 78; and increased industrial development along U.S. 380 in the eastern section of the city.

## **4.2 Context: History & Community Input**

### **PREVIOUS STUDIES**

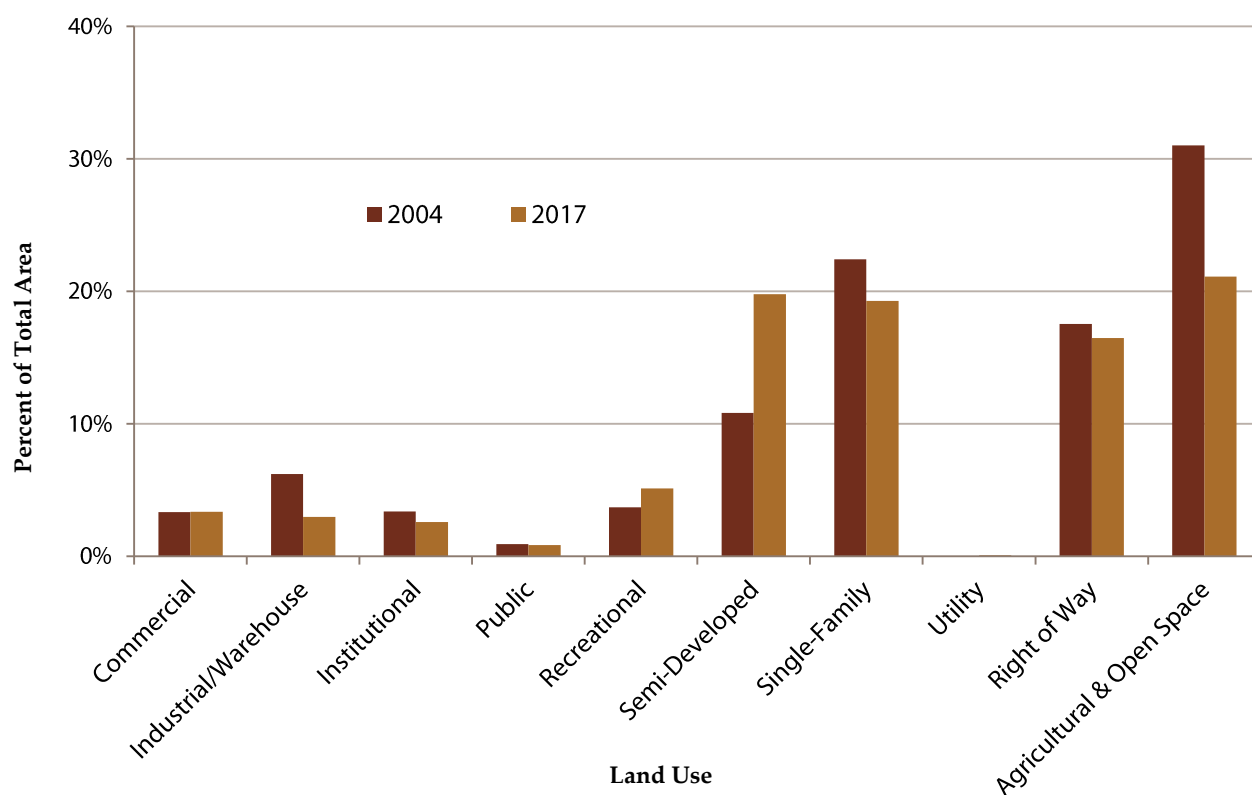
A land use study for the city of Farmersville was conducted in 2004 and 2012 as part of two comprehensive planning processes. Due to the short period of time that has passed since the 2012 study, *Chart 4A* compares changes in basic land use characteristics within the city limits of Farmersville between 2004 and 2017; however, for some land-use categories a direct comparison between 2004 and 2017 cannot be made due to differing definitions of those categories. Both Utility and Cemetery uses – categories utilized in the 2017 study – were incorporated into other categories in the 2004 study, while certain parcels have been categorized differently in the more recent study to better reflect their actual land use. The most significant changes since the completion of the 2004 Comprehensive Plan include:



- Annexation of approximately 319 acres of land along U.S. 380 in the western portion of the city. The addition includes the future Collin County Community College branch campus and Camden Park housing development north of U.S. 380
- The largest change in land use came from the Industrial/Warehouse sector which declined from 141 acres to 77.
- Commercial land uses increased by 11 acres to 87, while single-family declined by 10 acres for a total of 500 acres.

The 2017 data is discussed in more detail below.

**Chart 4A: Land Use Change 2004 – 2017**





## COMMUNITY INPUT

A detailed discussion of community input collection is located in *Chapter 1: Introduction*. The particular concerns expressed by residents that relate to land use are:

### Achieve/Preserve

- More infill development throughout the city
- Preservation and improvement of the Historic Downtown
- Increased commercial development along main arterials
- More housing – moderately-priced single-family and multifamily rental
- More light-industrial uses in the east side of the city

### Avoid/Eliminate

- Out of control growth with no character
- Vacant commercial properties downtown

## 4.3 Inventory & Forecast

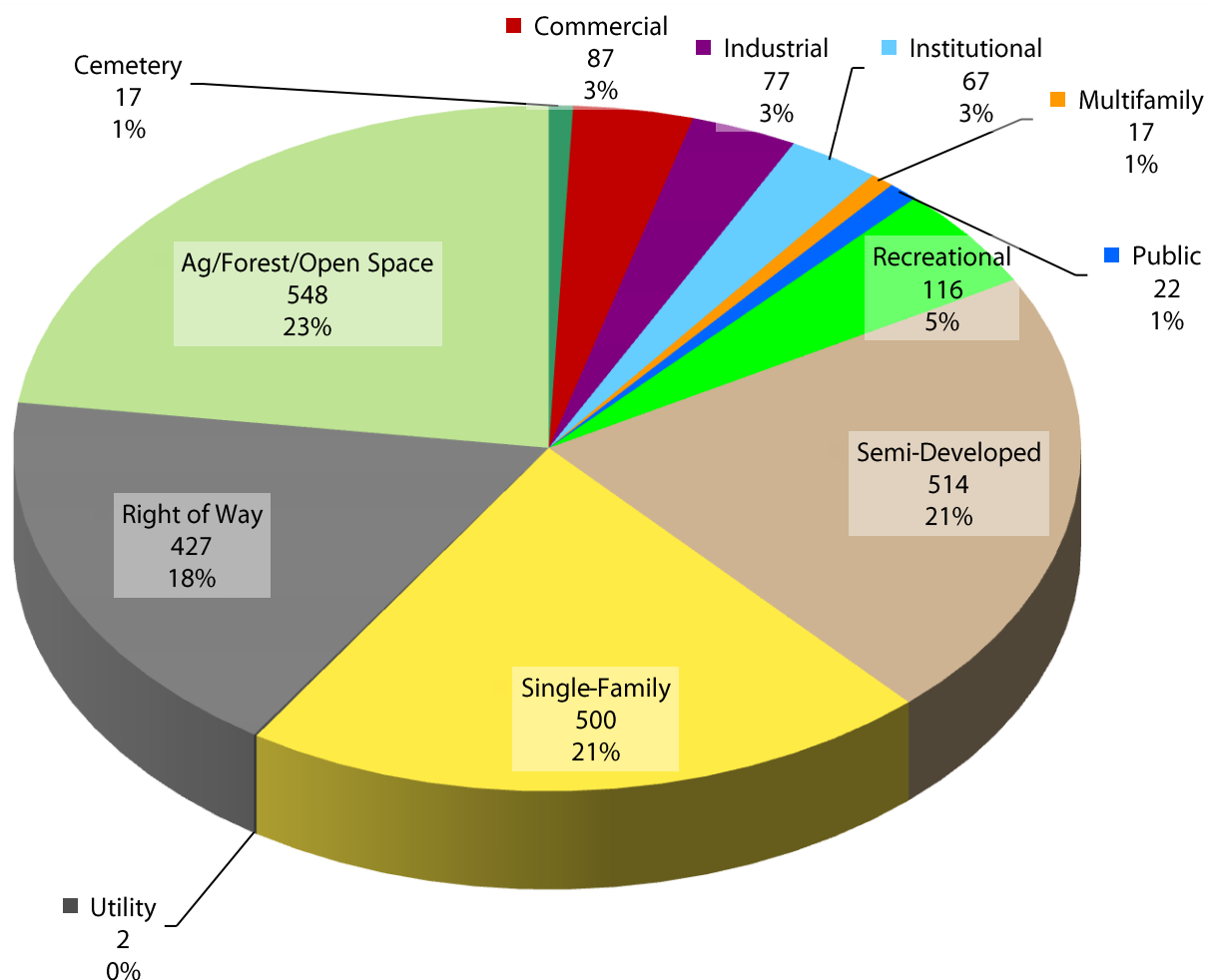
### EXISTING LAND USE

Farmersville's land use in 2017 is characterized by:

- Approximately 2,594 acres in the city limits; approximately 1,061 acres semi-developed,<sup>13</sup> undeveloped, or agriculture.
- Approximately 500 acres of single-family residential land (an average 0.47 acres per house).
- Approximately 427 acres of right-of-way.
- Separation of commercial, residential, and industrial land uses (see *Map 4A*). Residents do not feel that there are conflicts between land uses within the City.
- Almost no mixed-use property.

<sup>13</sup> Subdivided and provided with city services, but no building on the property

**Chart 4B: Land Use Percentages in the City**



Definitions, detailed tables, and an explanation of the methodology used to calculate land use can be found in *Appendix 4A*.

## ENVIRONMENTAL FACTORS

Environmental factors affecting construction include streams and canals, floodplain, and soil type. Those factors do not prevent construction, but they can make initial costs and/or long-term maintenance more expensive.

Approximately 144 acres within the city limits are located in the 100-year floodplain, though this includes the North Lake reservoir. Floodplain property includes agricultural/undeveloped land,



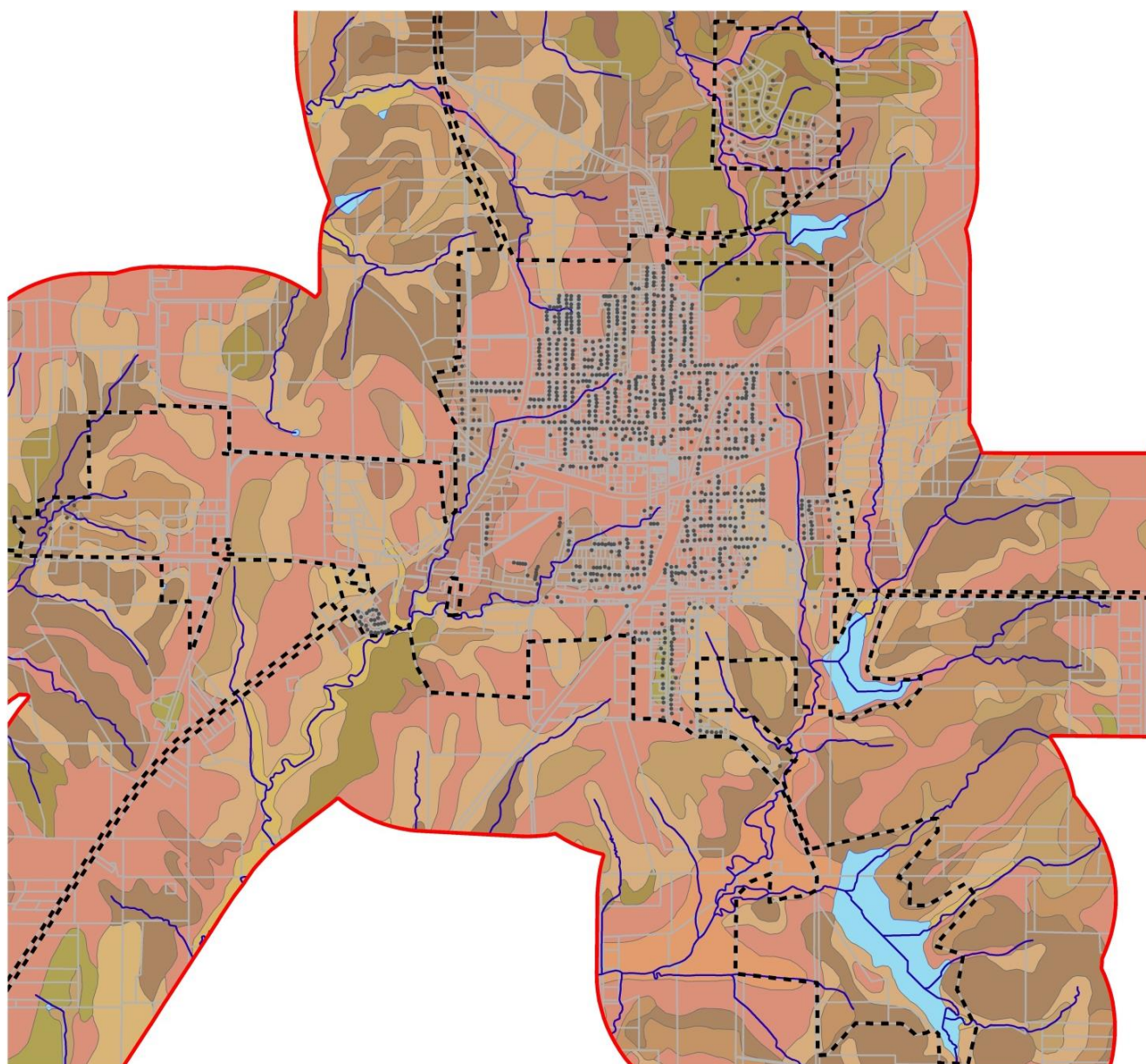
public land, recreational land, and residential property. Within the city limits, 55 homes are located on properties that intersect with the floodplain. The floodplain also crosses highways U.S. 380 and S.H. 78.

The primary limiting soil factors in Farmersville are drainability and depth to saturated zone. The presence of limiting factors does not prevent construction, but it can make initial development and long-term maintenance more expensive. Many houses in Farmersville have been constructed in areas with some soil limitations on construction of streets, small commercial buildings, or 1-3 story single-family homes (orange or red in *Figure 4B*). Detailed soil data is available through the U.S. Department of Agriculture – Natural Resources Conservation Service.<sup>14</sup> Floodplain construction issues are discussed in *Chapter 3: Housing Study*.

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<sup>14</sup> <http://datagateway.nrcs.usda.gov/GDGOrder.aspx>

Figure 4A: Soil Types



**Legend**

- House
- City Limits
- ETJ
- Stream
- Lots

**Soils**

- Altoga silty clay, 5-8% slopes, eroded
- Burleson clay, 1-3% slopes
- Crockett soils, 2-5% slopes, eroded

- Engle clay loam, 1-3% slopes
- Engle clay loam, 3-5% slopes, eroded
- Ferris-Heiden clay, 5-12% slopes, severely eroded
- Frio clay loam, frequently flooded
- Heiden clay, 3-5% slopes eroded
- Heiden clay, 5-8% slopes eroded
- Houston Black clay, 0-1% slopes
- Houston Black clay, 1-3% slopes
- Houston Black clay, 2-4% slopes, eroded

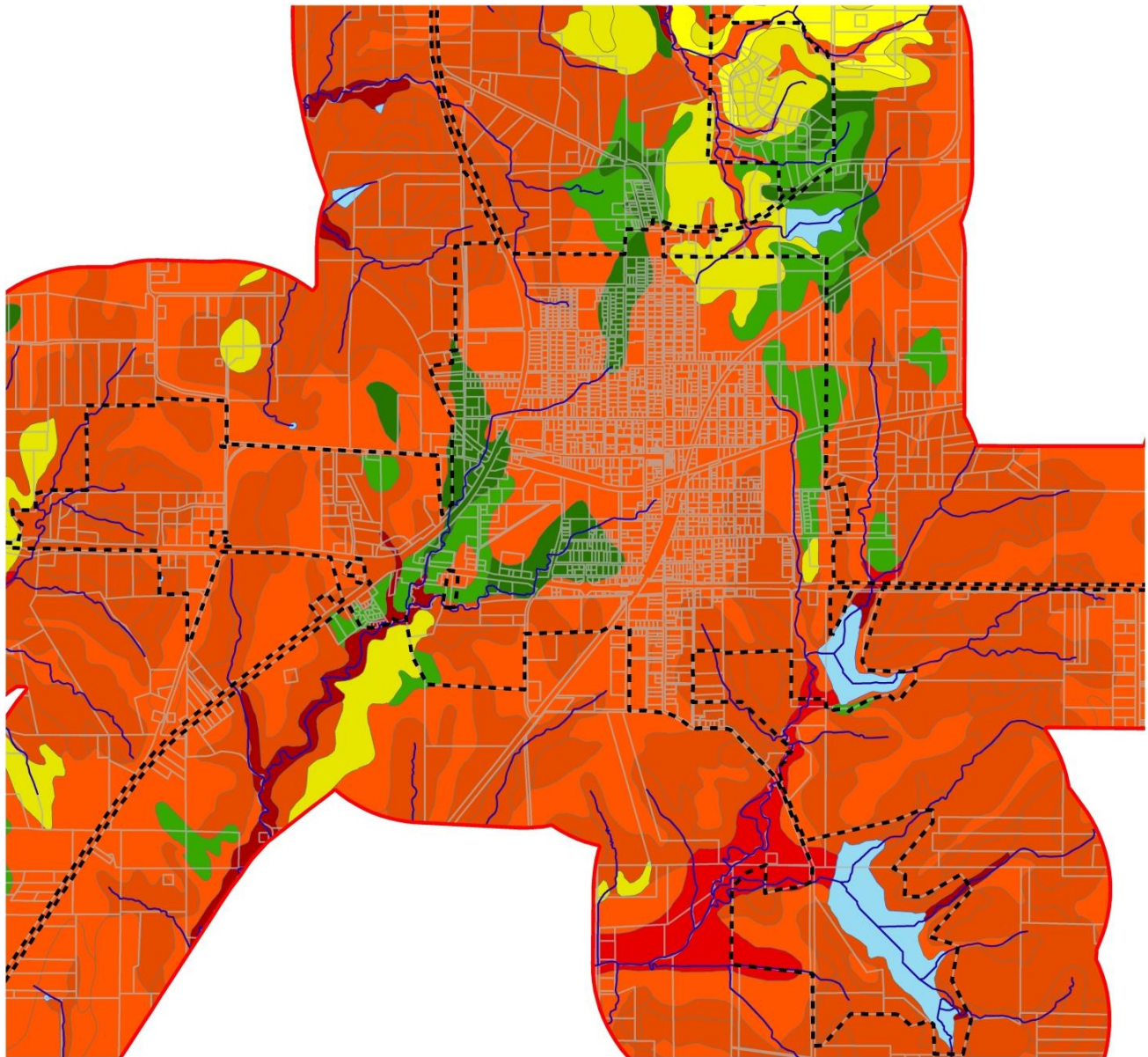
- Lamar clay loam, 3-5% slopes, eroded
- Lamar clay loam, 5-12% slopes, severely eroded
- Lamar clay loam, 5-8% slopes, eroded
- Lewisville silty clay, 3-5% slopes, eroded
- Tinn clay, frequently flooded
- Trinity clay, occasionally flooded
- Wilson clay loam, 1-3% slopes
- Water

0 0.3 0.6 1.2 Miles





Figure 4B: Soil Types & Buildability



**Legend**

 City Limits


 ETJ


 Stream


 Lots


Soils


 0:Water

 3:Tinn clay, frequently flooded


 3:Frio clay loam, frequently flooded


 3:Trinity clay, occasionally flooded

 3:Ferris-Heiden clay, 5-12% slopes, severely eroded

 3:Heiden clay, 5-8% slopes eroded

 3:Lewisville silty clay, 3- 5% slopes, eroded

 3:Heiden clay, 3-5% slopes eroded

 3:Crockett soils, 2-5% slopes, eroded


 3:Houston Black clay, 2-4% slopes, eroded

 3:Houston Black clay, 1-3% slopes

 3:Houston Black clay, 0-1% slopes

 3:Wilson clay loam, 1-3% slopes

 3:Burleson clay, 1-3% slopes


 5:Lamar clay loam, 5-12% slopes, severely eroded

 5:Altoga silty clay, 5-8% slopes, eroded

 5:Lamar clay loam, 5-8% slopes, eroded

 5:Lamar clay loam, 3-5% slopes, eroded

 9:Engle clay loam, 3-5% slopes, eroded

 9:Engle clay loam, 1-3% slopes



0 0.3 0.6 1.2 Miles



## **FUTURE LAND USE**

Farmersville is expected to experience some changes in land use patterns over the next 10 years based on a forecasted population increase from 3,570 to 4,400 residents (increase of 830). The city's proximity to the Dallas-Fort Worth metroplex is expected to contribute to population growth over the planning period. The limitations to land development are primarily the poor soil conditions and the need for additional wastewater processing capacity.

Within the city limits, the large numbers of semi-developed lots present development opportunities for infill development of single family and multifamily homes, mixed-use and commercial properties, and future recreation/open space (see *Figure 4D: Developable Land*). New development in the ETJ is likely to locate along the major highways and within existing platted subdivisions. All changes are shown on *Map 4B*.

### **4.4 Key Land Use Considerations**

Based on the community input and local land use data described above, the City of Farmersville and its residents should focus on the following key issues related to land use.

#### **4.4.1 Guide future growth to ensure Farmersville develops in a manner that is sustainable and retains the character of the city**

As growth from the Dallas-Fort Worth metroplex begins to apply pressure to Farmersville, it is important for the City to take steps to preserve its small-town atmosphere while allowing for new growth that is in line with the existing character of the city. Residents and city officials would like see commercial development focused within the downtown and along the main commercial corridors within the city, U.S. 380 and S.H. 78, and to see increased residential development (of various typologies) within the central city. To achieve this, the City should adopt a revised future land use map, zoning ordinance, and subdivision ordinance to provide the conceptual and legal framework to shape future development.

Amendments to the zoning code should include:



- Adding mixed-use walkable districts to allow mixed use development by right in desired locations with consideration being given to the integration of uses in multi-story buildings or in separate use buildings on a single site that are designed to support one another.
- Amendment of Highway Commercial district to allow for wider array of uses along with site guidelines that enforce maximum setbacks and encourage structures built closer to lot lines.
- Allowing for alternative cluster development that preserves the natural character and open space and environmentally sensitive areas.
- Incorporating development standards to ensure that industrial uses are adequately buffered and screened from adjacent uses and public view.

In addition, the City should establish a regular schedule for reviewing and amending the Future Land Use Map and zoning ordinance to adjust to changing conditions.

#### **4.4.2 Infill development should be encouraged in order to: minimize infrastructure costs, preserve hunting and agriculture land, maintain housing affordability, and revitalize downtown**

To encourage infill development during the planning period, the City should focus on the following concepts:

#### **ENCOURAGE THE DEVELOPMENT OF SEMI DEVELOPED LOTS INSIDE THE CITY LIMITS**

There is enough semi-developed land in the city limits to accommodate the anticipated future population over the planning period including new single and multi-family housing construction, and new commercial or mixed-use highway development.

Within the city limits of Farmersville, there are 178 acres that are:

- Semi-developed
- Within 100 linear feet of water and sewer distribution lines
- Located adjacent to public right of way and paved or dirt streets





To facilitate infill development, the City should:

- Discourage new subdivisions and developments that are located in the floodplain by a) posting the FEMA Flood Insurance Rate Map at city hall and on the City website; and b) partnering with area non-profits to develop a land exchange, conservation easement, or development rights transfer program to eliminate development in the floodplain (long-term project);
- Limit extension of services beyond the city limits;
- Adopt a future land use map that illustrates where infill development will occur and what type of infill development is prioritized by the community. Amend the zoning ordinance and zoning map that can be used to achieve future land use goals.

### **ATTRACT DEVELOPMENT TO THE CITY LIMITS**

- Continue to focus on downtown revitalization to make the historic central business district a local destination for tourists and residents alike.
- Network with non-profit and for-profit developers and provide information to developers regarding semi- and undeveloped land in Farmersville fit for infill development (*discussed in Chapter 3: Housing*).
- Carry out improvements recommended in *Chapters 5-8* covering the infrastructure systems within the city.
- Carry out the projects discussed in *Chapter 11: Recreation and Open Space* to improve the City's recreation facilities and open spaces.
- Carry out the projects discussed in *Chapter 9: Thoroughfares Study* to improve the appearance of properties along major thoroughfares. Development along Farmersville's thoroughfares serves as the publicity for the city and determines the first impression of potential residents and investors.

Amending what the City requires and encourages of development on the main thoroughfare would, over time, contribute to local efforts to increase residents' pride and encourage new business and population growth. Accordingly, the City should change the design guidelines and allowed uses of the Highway Commercial District along US 380 to set standards that are designed to enhance the



aesthetic and functional characteristics of this transportation corridor. Changes include restricting or prohibiting auto-oriented uses, regulating building and façade materials, dictating building orientation, location of entrances, and setting landscape requirements.

#### **4.4.3 Alternative development types should be permitted and encouraged**

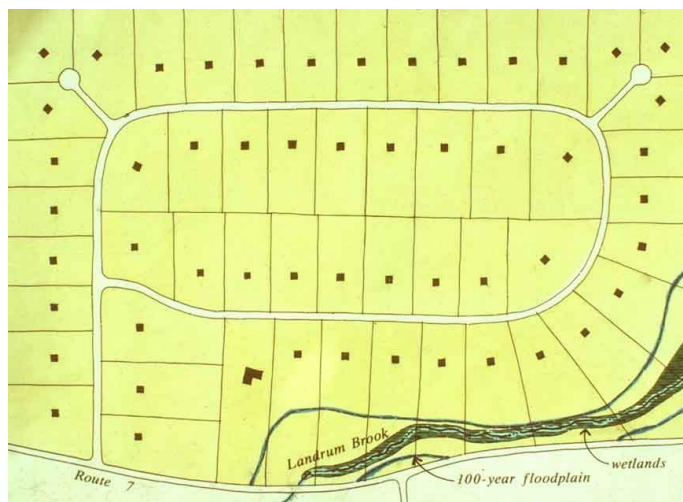
Planned Unit Developments and Cluster Developments are two types of development that many municipalities are encouraging as alternatives to traditional suburban development.

*Planned Unit Development (PUD):* The city of Farmersville currently has a Planned Development zoning classification.

*Cluster Development:* Cluster developments, also known as conservation subdivisions, are residential subdivisions that have been designed to maximize contiguous open space in order to:

- Provide habitat for wildlife;
- Provide shared open space for recreation;
- Enhance community spirit;
- Reduce infrastructure maintenance costs (fewer miles of pavement and utility lines);
- Reduce flooding and road deterioration (less water enters the drainage system); and
- Preserve the City's rural character (by preserving open space).

As shown in *Figures 4D-4E*, a piece of land subdivided as a cluster development allows for the same number of houses as a traditional development. While each individual lot is smaller in the cluster development, the remaining land becomes common open space that can be used for recreation, utilities such as storm water detention ponds, and for public gardens or agriculture.



**Figure 4D: Standard subdivision**

130 acre site with 55, 2 acre home sites<sup>15</sup>



**Figure 4E: Cluster subdivision**

Same 130 acre site with 55, 3/4 acre home sites; 81 acres preserved as common open space.

The city of Pearland has adopted a provision for cluster developments and could be contacted for guidance on adopting an appropriate ordinance amendment and encouraging their construction.<sup>16</sup> A fact sheet on cluster developments has been created by Ohio State University and is included with the digital appendices to this plan<sup>17</sup>.

A number of non-profit groups are working with cities, developers, and individuals throughout the country to promote energetic, livable cities through design and would be a good source for technical information on various design features, community education, and funding as relates to both alternative subdivision design (PUDs and cluster developments) and thoroughfare design elements. These include the USDA Office of Sustainable Development ([www.usda.gov](http://www.usda.gov)), the Congress for New Urbanism (<http://www.cnu.org/>), the Urban Land Institute ([www.uli.org](http://www.uli.org)) and Smart Growth Online (<http://www.smartgrowth.org/>).

#### 4.4.4 Ensure orderly and timely expansion through targeted annexation

While promoting infill development is a priority for Farmersville, the City should also consider targeted annexation in order to bring adjacent developed properties onto the city tax-roles, and to

<sup>15</sup> Images retrieved from [www.landchoices.org](http://www.landchoices.org). Extensive information available on that site and from the University of Minnesota Extension office [www.extension.umn.edu/](http://www.extension.umn.edu/)

<sup>16</sup> See City of Pearland website at [www.cityofpearland.com](http://www.cityofpearland.com) and digital appendices to this study

<sup>17</sup> The fact sheet is also available at <http://ohioline.osu.edu/cd-fact/1270.html>





manage future growth. The city is not bordered by any competing jurisdictions; therefore, there are no jurisdictional constraints to growth. However, due to the cost of providing services to newly annexed areas, the City should focus future annexation to the west along U.S. 380 to capture properties abutting the highway that are not already within the city limits.

The purpose of annexing land is to bring urbanizing areas into a system where development can be regulated to ensure public health, safety and welfare. Annexation is also a way to shape and manage future growth. Land to annex must be contiguous with the current corporate limits, must be located within the city's ETJ, and cannot be in the ETJ of another municipality. After annexation, the city must provide full municipal services, including water and sewer, within a designated time frame.

Two primary forms of annexation are available to Farmersville: voluntary annexation based on a petition by residents of the area(s) to be annexed or involuntary (unilateral) annexation, which is eligible to General Law towns if certain criteria are met. The following provides information on these two options but should not be considered a substitute for legal counsel.

### **Voluntary annexation**

In this voluntary situation, residents can file an affidavit with the mayor of the town certifying that a vote by the majority of qualified voters in the area to be annexed approves the annexation. Once the affidavit has been certified, the City Council can annex the area by ordinance. This type of annexation would likely require a city initiated education campaign and door-to-door vote/petition of residents. Essential to the process would be demonstrating cost savings associated with living in the corporate limits.

### **Unilateral annexation**

General Law cities are able to unilaterally annex property if the city meets specific requirements, including<sup>18</sup>:

1. Municipality has a population of 1,000 or more and is not eligible to adopt a home-rule charter;
2. Procedural rules under local government code Chapter 43 are met;

<sup>18</sup> Summarized from: Houston, Scott N., Municipal Annexation in Texas: "Is it Really that Complicated". 2012; included in the digital appendices to this comprehensive plan. See Texas Local Government Code, Section 43.033 for requirements for general law cities to annex unilaterally.



3. Municipality provides the area with water or sewer service;

4. The area:

a) does not include unoccupied territory in excess of one acre for each water and sewer service address;

or

b) is entirely surrounded by the town and the town is a type A general-law city.

5. Service plan requires police and fire protection at a level consistent with protection provided within the municipality within 10 days after the annexation effective date;

6. The municipality and affected landowners have not entered into an agreement to not annex the area for a defined period of time

7. If the area is appraised for ad valorem tax purposes as land for agricultural or wildlife management use:

a) The city offers to make a development agreement with the landowner that would:

- Guarantee continuation of the extraterritorial status of the area; and
- Authorize the enforcement of all regulations and planning authority of the municipality that do not interfere with the agricultural or wildlife management use of the area

If, after one year but before three years<sup>19</sup> of the passage of an ordinance annexing an area under this section, a majority of the landowners or registered voters in the area vote by petition submitted to the municipality for deannexation, the municipality shall immediately deannex the area. If the municipality deannexes the area under this subsection, the municipality may discontinue providing the area with water and sewer service.

Farmersville should consider the costs and benefits of annexation under the above requirements. In particular, a financial analysis would need to be made to determine:

<sup>19</sup> Carefully review Chapter 43. Municipal Annexation Subchapter Z. Miscellaneous Provisions, §43.901.

Sec. 43.901. CIRCUMSTANCES IN WHICH CONSENT TO BOUNDARIES OR ANNEXATION IS PRESUMED. A municipal ordinance defining boundaries of or annexing area to a municipality is conclusively presumed to have been adopted with the consent of all appropriate persons, except another municipality, if:

(1) two years have expired after the date of the adoption of the ordinance; and

(2) an action to annul or review the adoption of the ordinance has not been initiated in that two-year period.



- Whether the provision and maintenance of water, sewer, street, drainage, and police and fire services would be adequately paid for by fees and taxes on those served over the long-term (i.e. including replacement of lines and pavement at 30-year intervals).
- Whether the legal fees necessary for a lawyer to manage the annexation process (especially in the case of a unilateral annexation) can be raised by the city. That may require creating a separate fund for the purpose and saving money over several years. Many municipalities do not hire legal counsel for annexation procedures; but in instances where annexation is unilateral, procedural mistakes and legal challenges have the potential to consume staff time and exacerbate local conflict.

Due to the vagueness of the statute allowing unilateral annexation, unilateral annexation is not recommended without significant legal counselling. According to a 2009 paper published by the law firm Akers & Boulware-Wells<sup>20</sup>, the terms “unoccupied” and “service address” have not been clearly defined. Trying to determine whether or not a proposed annexation area meets the requirement of not including unoccupied territory in excess of one acre per service address is therefore extremely tricky, and would likely leave the City open to legal challenges. However, if the City decides to pursue unilateral annexation, in December 2014 the law firm Bojorquez Law Firm, PC published an extensive explanation<sup>21</sup> of annexation procedures and requirements. For further information, see the Texas Municipal Law and Procedure Manual.<sup>22</sup>

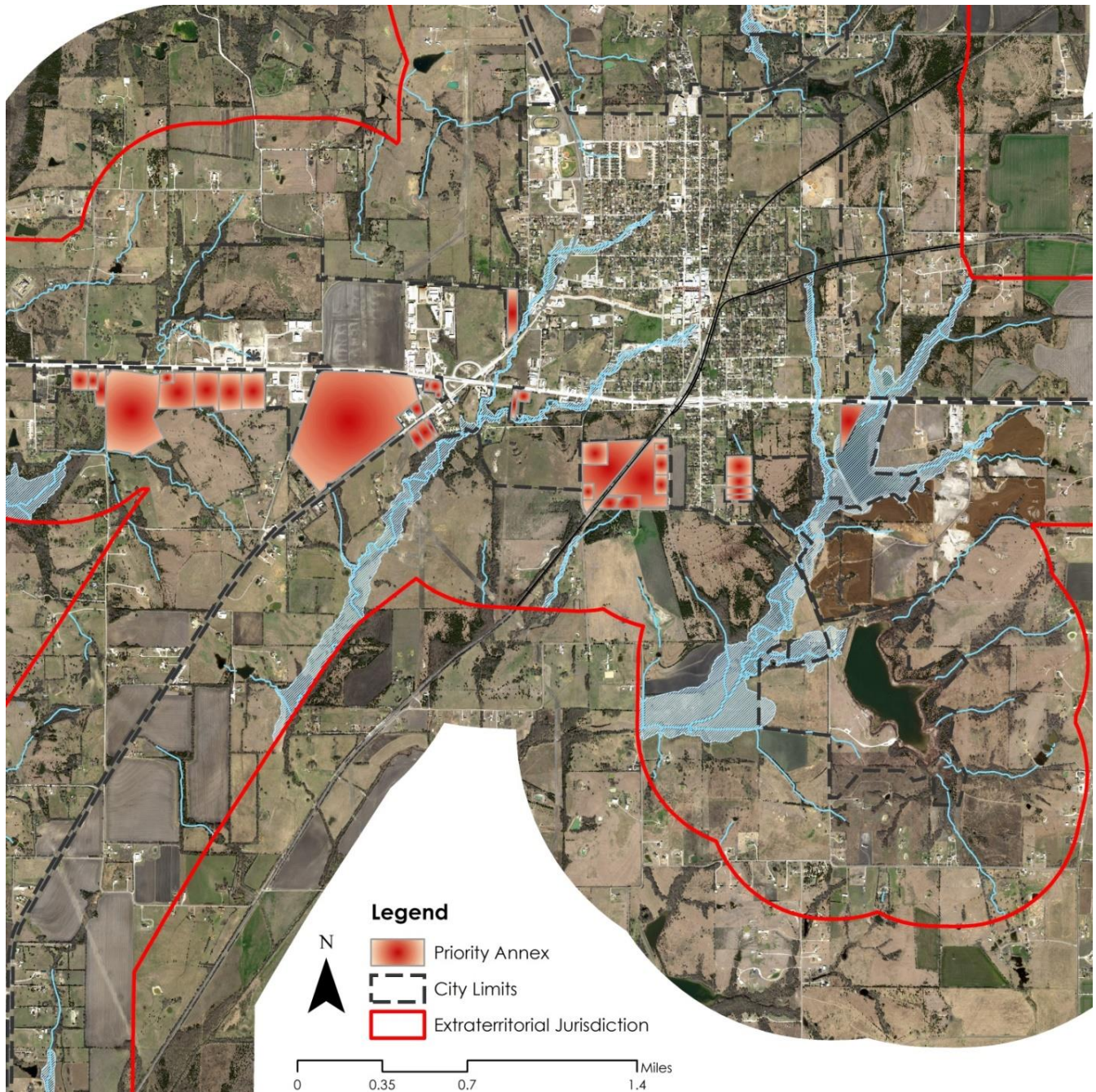
<sup>20</sup> “Municipal Law 101”, Akers & Boulware-Wells. Full text is included in the digital appendix

<sup>21</sup> “Municipal Annexation”, Alan Bojorquez. Full text is included in the digital appendix

<sup>22</sup> <http://municlerks.unt.edu/>



Figure 4F: Priority Annexation Areas







## 4.5 Implementation Plan

The Implementation Plan organizes the action items recommended to address each issue identified in the above sections into a timeline for completion. The actions are prioritized by date.

**Table 4A: Implementation Plan**

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2017-2020	2021-2024	2025-2027			
Goal 4.1 Future growth fits city's desired development patterns						
Adopt revised future land use map	x			City	\$500 (legal)	GEN
Adopt new zoning code that allows for greater mix of uses and preserves small town charm	x			City	\$500 (legal)	GEN
Update subdivision and zoning ordinances to include provisions for cluster developments	x			City	\$500 (legal)	GEN
Goal 4.2 Infill development occurs instead of greenfield development, and as a result, the City spends less on infrastructure costs, the rural character of the area is preserved, housing remains affordable, and the downtown investment increases.						
Post the FEMA FIRM at city hall and on the City's website	x	x	x	City	Staff	N/A
Adopt Future Land Use Map showing desired development areas	x			City	\$500 (legal)	GEN
Amend and enforce recommended amendments to the HC District in the zoning ordinance	x			City	\$500 (legal)	GEN
Consider a land exchange, conservation easement, or development rights transfer program to eliminate development in the floodplain	x	x	x	City	Variable	GEN
Goal 4.3 Orderly and timely expansion through annexation of existing development broadens tax base and ensures high development standards						
Limit extension of city services beyond the city limits	x	x	x	City	N/A	N/A
Annex land along highways to encompass existing development	x	x		City	\$2,000 (legal)	GEN

GEN = Municipal funds; Staff = Staff time; LOCAL = donations of time/money/goods from private citizens, charitable organizations, and local businesses; Chamber = Chamber of Commerce

## 4.6 Appendix 4A: Land Use Methodology

GrantWorks, Inc. conducted a land use survey in Farmersville in March 2017. Land use data was collected by driving by every property in the City and ETJ, using aerial imagery available from the Texas Natural Resources Information System ([www.tnris.org](http://www.tnris.org)), and consulting with city staff. *Table 4A.1: Land Use Classifications* defines the land uses that were chosen to describe property in Farmersville.

**Table 4A.1: Land Use Classifications**

Classification	Examples
Agricultural / Undeveloped	Fields, farms, woodlands, open flood plain
Single-Family Residential	Single-family houses, mobile homes
Multifamily Residential	Duplexes, triplexes, apartments, condominiums
Mixed Use	Apartment over office or store, home occupation with store/office front
Commercial	Stores, mini-storage businesses, offices, including medical offices, and commercial parking lots/facilities
Industrial	Factories, salvage yards, mines, large warehouses, industrial yards and refineries
Institutional	Educational and religious institutions, and hospitals, jails, prisons, and nursing homes, including associated parking lots and recreation/park areas for the institutional use only
Recreational	Developed recreational or open space (public or private), not associated with other uses
Public	Government offices and facilities, water and wastewater facilities, public utilities
ROW	Highway and street right-of-way, railroad right of way
Utility	Private utility, including cell phone towers, electrical stations, transformer stations, etc.
Semi-Developed	Vacant subdivided lots of less than 10 acres in areas with or very near water, sewer, and street infrastructure



**Table 4A.2: Detailed Land Use Tabulation**

City Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Agricultural - Processing	0	0%	0.00%	0.0
Airport	0	0%	0.00%	0.0
Cemetery	19	0.8%	0.68%	0.4
Commercial	214	9.3%	7.69%	4.8
Industrial	26	1%	0.94%	0.6
Institutional	186	8%	6.69%	4.2
Multifamily	21	1%	0.77%	0.5
Oil Field	0	0%	0.00%	0.0
Public	185	8.1%	6.65%	4.2
Recreational	247	11%	8.90%	5.6
Semi-Developed	319	14%	11.48%	7.2
Single-Family	771	34%	27.77%	17.4
Utility	22	1%	0.79%	0.5
Right of Way	279	12%	10.07%	6.3
<b>Total for Developed Areas</b>	<b>2,288</b>	<b>100%</b>	<b>82.43%</b>	<b>51.6</b>
Agricultural, Forest, other Open Space	467	20%	16.81%	10.5
Water	21		0.76%	0.5
<i>Citywide Total</i>	<i>2,776</i>		<i>100%</i>	<i>73</i>

ETJ Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Agricultural - Processing	0	0%	0%	0.0
Airport	0	0%	0%	0.0
Cemetery	0	0.0%	0%	0.0
Commercial	51	4.0%	1%	25.6
Industrial	22	2%	0%	10.8
Institutional	9	1%	0%	4.4
Multifamily	0	0%	0%	0.0
Oil Field	0	0%	0%	0.0
Public	3	0.2%	0%	1.6
Recreational	0	0%	0%	0.0
Semi-Developed	320	25%	7%	160.0



Single-Family	857	68%	19%	428.4
Utility	0	0%	0%	0.1
Right of Way	3	0%	0%	1.4
<b>Total for Developed Areas</b>	<b>1,264</b>	<b>100%</b>	<b>29%</b>	<b>632.2</b>
Agricultural, Forest, other Open Space	3,162		91%	1580.8
Water	0		0%	0.0
<b>ETJ Total</b>	<b>4,426</b>		<b>100%</b>	<b>976</b>

Regional Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Agricultural - Processing	0	0%	0%	0.0
Airport	0	0%	0%	0.0
Cemetery	19	0.5%	2%	0.4
Commercial	265	7.5%	4%	5.7
Industrial	48	1%	1%	1.0
Institutional	194	5%	3%	4.2
Multifamily	21	1%	0%	0.5
Oil Field	0	0%	0%	0.0
Public	188	5.3%	3%	4.1
Recreational	247	7%	3%	5.3
Semi-Developed	639	18%	9%	13.8
Single-Family	1,628	46%	23%	35.1
Utility	22	1%	0%	0.5
Right of Way	282	8%	4%	6.1
<b>Total for Developed Areas</b>	<b>3,552</b>	<b>100%</b>	<b>49%</b>	<b>76.7</b>
Agricultural, Forest, other Open Space	3,628		50%	78.3
Water	21		0%	0.5
<b>Regional Total</b>	<b>7,202</b>		<b>100%</b>	<b>314</b>

Source: GrantWorks, Inc. Field Survey, 2017  
Note: Values may be rounded to next whole number



## 5 WATER SUPPLY & DISTRIBUTION STUDY

### 5.1 Review of Prior Studies and Existing Data

The approximate date of the original construction of the city of Farmersville's water distribution system is 1965. Original line material consists of cast iron (CI), galvanized steel and PVC. The staff of the City has indicated that approximately 2 percent of the system is original. A formal analysis of the water system and the most recent maps of the system were prepared by Daniel & Brown Engineering.

There has been one major system improvement project implemented over the past 10 years using funds from Texas Department of Agriculture (TDA) Grant Programs (Office of Rural Affairs – formerly Texas Department of Rural Affairs, now administered by TDA). This project, completed in 2005, involved the construction of 12,500 linear feet of 12-inch PVC waterline and associated appurtenances on various streets in downtown area.

The city of Farmersville is a purchased treated water system under direct pressure that consists of an interconnection with the North Texas Municipal Water District (NTMWD), ground storage tank, four (4) elevated storage tanks, pump station, and the distribution network. Per the most recent Texas Commission of Environmental Quality (TCEQ) Comprehensive Compliance Investigation on April 7, 2016, the 1999 Purchase Agreement with NTMWD sets a maximum purchase rate of 623.6 gallons per minute (gpm), but does not set a limit for the maximum daily purchase amount of treated water and is currently under review by TCEQ for compliance with Chapter 290 rules. In addition, the City also provides wholesale water service to North Farmersville Water Supply Corporation (WSC), Caddo Basin Special Utility District (SUD), and Copeville SUD. The water system is operated by city staff.

## 5.2 Water System Inventory

The following sections provide an inventory of the major components of the City's water system as of the date of this Comprehensive Plan. The plan will also identify areas of operation in which system improvements should be implemented to improve the safety, efficiency, and economy of the treatment and distribution operations. The plan will conclude by providing a prioritized summary of the needed improvements and their estimated costs.

Table 5A and 5B show the inventory and locations of the various components associated with the water treatment, storage, and distribution system.

**Table 5A: Major Water System Components**

Component	Location	Capacity or Size
Ground Storage Tank	209B S.H. 78	0.5 MG
Elevated Storage Tank	400 Live Oak	0.2 MG
Elevated Storage Tank	500 Jackson	0.2 MG
Elevated Storage Tank	Bob Tedford Dr.	0.3 MG
Elevated Storage Tank	2655 E. Audie Murphy Pkwy	0.3 MG
Pump Station	209B S.H. 78	1900 gpm

**Table 5B: Water Distribution System Components**

Component	Linear Feet (LF)	Component	# Of Units
1" Line	6,574	Fire hydrants	211
1-1/2" Line	3,029	Gate Valves	301
2" Line	26,608		
4" Line	13,105	Service connections	1,415 (City Data)
6" Line	120,418		
8" Line	62,333		
10" Line	4,717		
12" Line	14,096		
14" Line	5,059		
24" Line	4,509		

## 5.3 Water System Analysis

### STANDARDS AND CRITERIA

The Texas Commission of Environmental Quality (TCEQ), the American Water Works Association (AWWA), and the U.S. Environmental Protection Agency (EPA) have established regulations and standards for the safe treatment, storage, and distribution of potable water to the public. All Public Water Supply (PWS) systems operating within the State of Texas must adhere to these regulations and standards.

TCEQ has adopted the following engineering standards that apply to the minimum production and supply capacities for public water systems and according to copies of recent routine compliance reports from the TCEQ, the City's water supply system provides the following capacities:

**Table 5C: Minimum Water System Standards**

Facility or Measure	TCEQ / Engineering Standard	City of Farmersville
Well & Surface Water Capacity (GPM/Connection)	0.6	0.44***
Total Storage – TCEQ (gal/connection)	200	1,060***
Elevated Storage/Pressure Tank Capacity (gal/connection)	100	707***
Service Pump (GPM/Connection)	0.6/2.0	1.34
Normal Operating Pressure (psi)	35	+/-65
"C" Certified Operators*	1	2
Minimum Main Size**	2"	1"

Sources: TCEQ, City Data and Texas State Data Center Population Estimates for 2009 and plan fieldwork

\*Depends on system type and size, according to TCEQ 30 TAC 290, Subchapter D: Rules and Regulations for Public Water Systems, S

\*\* According to TCEQ 30 TAC 290, Subchapter D: Rules and Regulations for Public Water Systems, no new waterline under two inches be allowed to be installed in a public water system distribution system. These minimum line sizes do not apply to individual custom

\*\*\* Calculated using TCEQ Water Utility Database information and City records indicating a total of 1415 connections to the system, maximum purchase rate of 623.6 gallons per minute as reported in the CCI Report # 1330857 – 4/7/2016

\*\*\*\* If Elevated Storage Capacity is > 200 Gallons/Connection, Service Pump Capacity is 0.6 GPM/Connection. If Elevated Storage Capacity is < 200 Gallons/Connection, Service Pump Capacity is 2.0 GPM/Connection. The minimum Elevated Storage Capacity requirement is always 100 Gallons/Connection

Table 5C indicates that the city of Farmersville is operating in accordance with the established standards for minimum production and supply capacities in all categories, except for Purchase



Capacity. As noted in Section 5.1 above, TCEQ is reviewing this aspect for compliance. The information indicates the City may need to seek alternative minimum capacity requirements from TCEQ or increase the purchase rate, if TCEQ determines that the City's contract with NTMWD is not in compliance with Chapter 290 rules, or the City experiences significant growth in the near future, as anticipated. To meet the 0.6 GPM/connection for the current number of connections, the City's maximum daily purchase rate would need to be set at 1.22 MGD based on 1,415 connections.

## **WATER SUPPLY**

The water supply source for the City of Farmersville is purchased treated water under direct pressure from NTMWD. The water is drawn through a master meter on the west side of City to the ground storage tank at 209B SH 78. From the ground storage tank the water enters the distribution system via the pump station at the same location which provides the lift to fill the elevated storage tanks in the system. The water quality is described as good by the City operating staff.

## **WATER STORAGE**

For purchased water systems with more than 250 connections, The Texas Administrative Code, Title 30, Chapter 290, Subchapter D, Section 290.45 requires storage capacity equal to or greater than: a) 200 gallons of total storage per connection; and, b) 100 gallons of elevated storage per connection or a pressure tank capacity of 20 gallons per connection. According to the City records, the City has 1415 total connections.

The city of Farmersville meets the established minimum standards for water storage capacity with 1,060 Gallons/connection of total storage and 707 Gallons/connection of elevated storage. Though the wholesaler, NTMWD, is generally required to provide storage and the purchaser is required to purchase the production capacity, the agreement between these two entities may not meet the purchase capacity requirements for the City as noted above, and is currently under review by TCEQ.

The City owns and operates one 500,000 gallon ground storage tank and four elevated storage tanks that provide 1,000,000 gallons of elevated storage. City staff describes the storage tanks as being in fair condition, but noted the need to recoat the elevated storage tanks.





## **WATER DISTRIBUTION SYSTEM**

Water system pipes in the city of Farmersville range in size from 1" to 24" in diameter. The system is comprised of approximately 260,000 linear feet (LF) of distribution lines. The materials contained in the original lines are primarily cast iron (CI) and galvanized steel. The newer replacement lines are C-900 PVC.

The City does not have an established program for routine line replacement nor does the City dedicate specific revenues such as a water utility fund for annual repair and maintenance. Instead, the City replaces lines periodically when required by events such as line breakage, valve malfunctions, or other related system failures.

2" and smaller diameter lines represent roughly 13.9% (36,210 LF) of the water distribution system in city of Farmersville. Lines of 4" diameter comprise about 5.0% (13,100 LF) of its water system. Undersized water lines limit both volume and pressure within the distribution system. The Texas Administrative Code (TAC), Subchapter D, Section 290.44(c) prohibits the installation of new water lines smaller than 2". The standards permit more than ten (10) connections on existing water mains only when a licensed professional engineer deems it necessary. There are many segments of 2" and smaller diameter pipe in the distribution system. Some are located at the periphery of the system where the intensity of development is low but most are located within established residential neighborhoods in the downtown area and have numerous single-family connections.

The city of Farmersville does not currently have any specific water line replacement programs. City staff has indicated that the City is interested in developing a routine line replacement program if the appropriate funding mechanism can be established.

## **SYSTEM WATER PRESSURE**

The City's water system operates at a normal working pressure of approximately 68 psi. This is sufficient to operate the system effectively. The pressure at the pump station and the four elevated storage tanks provide this operating pressure.



## FUTURE DEVELOPMENT CONSIDERATIONS

The city of Farmersville is projected to experience approximately 150%<sup>23</sup> growth during this planning period. There are growth opportunities throughout the Farmersville area.

The Texas Administrative Code (TAC) Title 30, Chapter 291 states that when a water utility that requires a Certificate of Convenience and Necessity (CCN) reaches 85% utilization of the minimum capacity requirements for the system it must submit to the TCEQ Director a planning report indicating how the utility plans to expand its capacity to meet future demands. According to the information contained in *Tables 5C and 5D*, the City's system will support the number of new connections before reaching the 85% threshold as shown below:

**Table 5D: Capacity for New Connections**

Measure	Required	Provided	# New Connections
Purchase Capacity	0.6	0.44*	-532*
Total Storage	200	644	4,960
Elevated Storage	100	259	7,085
Service Pump Capacity	0.6	1.34	1,277

*\* Based on the instantaneous maximum purchase rate of 623.6 gallons per minute in City's agreement with NTMWD, as reported in the CCI Report # 1330857 – 4/7/2016. The contract is currently being reviewed by TCEQ for compliance with Chapter 290 rules with respect to Maximum Daily Purchase Limit.*

As shown in *Table 5D*, the most restrictive elements in the City's water system regarding the capacity for future growth are the maximum purchase capacity and service pump capacity. With a 150.0% growth rate over the next ten (10) years, the City is projected to add approximately 2,120 new connections.

In order to stay below the 85% threshold, the City would need the capacity to purchase enough water on a daily basis to provide the future connection count of 3,538 connections with 0.6 GPM per connection (unless an alternative capacity requirement is authorized by TCEQ), or 2,123 GPM, plus enough surplus so that the 2,123 GPM represented less than 85% of the purchase capacity. In other words, the City will need to have a maximum purchase capacity of 2,497 GPM to comply with the 0.6 GPM standard and still be below the 85% threshold that would trigger planning requirements for expansion. 2,497 GPM equates to approximately 3.6 MG per day.

<sup>23</sup> Based on the Texas Water Development Board's population projections, which differ from those of this study

The other limiting factor is the “service pump” capacity. *Table 5D* indicates that the City can serve sixty percent of the projected additional connections within the planning period before reaching the 85% planning threshold. The standards call for a minimum service pump capacity of 2.0 GPM per connection if the elevated storage capacity is less than 200 Gallons per connection. However, the standard also allows a lesser capacity if the system has a total service pump capacity of 1,000 GPM and the ability to meet peak demand with the largest pump out of service. The ability to meet peak demand in a future scenario can only be determined by establishing a future peak demand for the system, which requires a detailed study that is beyond the scope of this plan.

## **FIRE PROTECTION CONSIDERATIONS**

The primary consideration for fire protection issues is whether or not the system is capable of delivering sufficient flow volume at sufficient pressure to effectively respond to emergencies.

The standards for adequate fire protection are established in the International Fire Code (IFC). The code recommends minimum flow volume, flow pressure, hydrant spacing, and construction standards. Examples of the IFC recommendations are as follows:

1. Every building in a community should be located no more than 500’ from a fire hydrant; and
2. All fire hydrants should be installed on water mains no smaller than 6” in diameter; and
3. Each hydrant should provide a minimum flow volume of 1,500 GPM; and
4. The minimum flow volume should be delivered at a minimum residual pressure of 20 psi.

Fire departments perform individual hydrant flow tests to determine if adequate pressure and flow rates are available at specified hydrant locations. Testing every hydrant is usually beyond the capabilities of most small communities, but field-testing at selected hydrants can give the City some preliminary information on water system fire-fighting capabilities. When any major new subdivision construction is proposed, a computer-aided water system model of the existing conditions and the effects of the proposed development should be prepared by the consulting engineer. This model will assist the City and its representatives to evaluate the existing system’s capacity to provide adequate flow volume at sufficient pressure to effectively respond to emergencies.

There are a few homes within the city of Farmersville that are not within 500 feet of a hydrant connected to a 6” water main. A 4” line will provide adequate flow volume and pressure for fire-



fighting purposes under ideal conditions, but the configuration is usually not effective. A smaller line cannot provide adequate flow and pressure for fire-fighting purposes under any conditions. This plan will recommend several line replacement projects that will replace aging, deteriorating, and/or undersized lines. All of these line replacement projects will include lines of sufficient size to provide adequate flow and pressure for fire-fighting purposes. These projects will also include fire hydrants at the appropriate locations.

## SYSTEM OPERATIONS

TCEQ conducted a Comprehensive Compliance Investigation (CCI) in April, 2016. TCEQ records indicate that any minor violations have been resolved. The last CCI indicated that the system was operating at an average pressure of 65 psi with a residual chlorine level of 2.8 mg/L.

## WATER SYSTEM REVENUES

The city of Farmersville has adopted a monthly rate schedule as of September 2016 as follows:

**Table 5E: Water/Sewer Revenues & Expenses**

Meter Size	Inside City*	Outside City*
<=3/4"	\$13.35	\$20.03
1"	\$21.55	\$32.33
1-1/2"	\$42.07	\$63.11
2"	\$66.68	\$100.02
3"	\$74.89	\$112.34
4"	\$206.18	\$309.27
6"	\$411.32	\$616.98
<b>Consumption Fee for each 1,000 of water metered</b>		
1,001-10,000	\$6.49	\$9.74
10,001-20,000	\$8.34	\$12.51
>20,001	\$10.17	\$15.26

*\* Meter charge includes 1,000 gallons per month*



According to the City Audit for the year ending in September 2016, the Business Activities cash flow from revenue exceeded the Business Activities cash flow from expenses by approximately \$1,038,800.

## **WATER LOSSES**

Unmetered water usage and/or unaccounted for usage affects the cost to provide water services. City staff has indicated that unbilled water is used for flushing hydrants only. The data available on the actual number of gallons purchased compared with actual gallons billed indicates an approximate water loss of 3.5% annually. A typical value of acceptable water loss ranges from 6% - 11%. Major sources of water loss include:

- Line breaks
- Aging or faulty meters
- Inaccurate or incomplete record keeping

The City is planning to replace aging lines and meters as funding becomes available.

## **REGIONAL AND DROUGHT PLANNING**

In 1999, the 75th Texas Legislature passed Senate Bill 1. This legislation requires that all entities providing public water supplies must develop drought contingency plans. These plans must be implemented during periods of severe water shortages and drought. A drought contingency plan often combines several strategies designed to achieve long-term advancements in the efficient use of water.

The plans require the development of specific response measures aimed at avoiding, minimizing, or mitigating the risks and impacts of drought-related water shortages and other emergencies. The plan adopted by a water provider should ensure the provider's capability of providing adequate water supplies under drought conditions.

The City of Farmersville adopted a Water Management Plan in June 2012, Ordinance No. O-2012-0626-001. The plan includes a Water Conservation section and a Drought Contingency and Emergency Water Demand Management Plan.



The Drought Contingency Plan contains four (4) stages of water demand that provides detailed information on the process that should occur in extended periods of low rainfall.

The Region C 2016 Regional Water Plan projects that the water supplies for the City of Farmersville will increase from 883 acre-feet (AC-ft.) to 2,310 Ac-ft. during the planning period. The City of Farmersville is classified as a Retail Provider as it purchases all its water through NTMWD and passes it through the system to wholesale customers including North Farmersville WSC, Caddo Basin SUD, and Copeville SUD.

As the City of Farmersville grows by the estimated amount described previously, the City may attempt to develop some water conservation methods as part of the development standards. These standards may include the following:

- Require recirculation equipment for all new swimming pool installations and insulation of hot water piping for all new construction;
- Require builders to utilize low demand fixtures and appliances;
- Implement a conservation water rate structure in which the rates increase as the water consumption increases;
- Implement testing of all meters;
- Require sub-dividers and builders to include low water demand landscaping items in their development plans;
- Reduce unaccounted for water by 5% per year for the first two (2) years and 2% per year for the remainder of this Planning period.

Texas water law requires that revised and updated Regional and State Water Plans be prepared every five years. The 2016 Plans have been adopted and may be found at the TWDB web site.

The Farmersville Comprehensive Plan places a high priority on a continuing program of replacing old and undersized system lines and aging facilities to help ensure that the City and the surrounding area continue to meet local water supply demand.



## PRIORITIZED PROBLEMS

City leaders, residents, operating staff, and consulting engineers have identified the following areas of concern regarding the water system:

- A need to replace aging, deteriorated, and undersized lines throughout the system that are susceptible to leaks and breaks;
- A need to replace aging meters throughout the system.
- A need to repaint and rehabilitate the elevated towers to ensure adequate service in the future;
- A need to add new fire hydrants.

## GOALS AND OBJECTIVES FOR THE WATER SYSTEM

### **Goal 1: A local water system that operates efficiently and cost-effectively.**

#### **Objective 1.1: By 2027, reduce operating costs.**

*Policy 1.1.1: Promote and exercise preventative maintenance by inspecting all facilities once per year.*

*Policy 1.1.2: Maintain a monitoring plan and report on a timely basis.*

#### **Objective 1.2: Reduce system water loss by 40% by 2027.**

*Policy 1.2.1: Implement methods to classify meters and replace meters that are damaged or leaking.*

*Policy 1.2.2: Replace deteriorated lines throughout system, with priority given to those made of obsolete materials.*

*Policy 1.2.3: By 2019, enact procedures to document water used but not billed.*

#### **Objective 1.3: The City is financially able to maintain and improve the system to improve quality of life for residents and enable growth.**

*Policy 1.3.1: By 2020, evaluate rate structure and usage characteristics to determine if a rate increase would be feasible and enable the City to complete more line replacement projects.*





*Policy 1.3.2: Beginning in 2017 and continuing throughout the planning period, regularly apply for available grants through the Texas Department of Agriculture to fund replacement of aging, deteriorated water lines.*

## **Goal 2: City and area residents have clean, safe, potable water.**

**Objective 2.1: Over the planning period, deteriorated lines and equipment are replaced and/or improved.**

*Policy 2.1.1: Continue maintaining and inspecting the existing system facilities according to a regular schedule and providing repairs as the need arises.*

*Policy 2.1.2: In phases throughout the planning period, replace deteriorated and undersized lines with PVC lines 6" or larger in diameter.*

*Policy 2.1.3: In phases throughout the planning period, replace defective meters.*

## **Goal 3: Customers have access to a sustainable water supply that provides sufficient pressure and fire protection, particularly in times of drought.**

**Objective 3.1: By 2027, upgrade the system to ensure adequate pressure and coverage for fire safety.**

*Policy 3.1.1: Recoat and Rehabilitate existing elevated water towers.*

*Policy 3.1.2: Install fire hydrants and upgrade lines in areas with inadequate fire protection coverage.*

## **5.4 Water Supply & Distribution System Improvement Projects**

### **PROPOSED SYSTEM IMPROVEMENTS – PLANNING PERIOD 2017-2027:**

The following section describes a series of proposed improvements to the existing water treatment, storage, and distribution system. The improvement projects are presented as phased improvements that are suggested for implementation over the 10-year planning period encompassed by this Comprehensive Plan.

The projects are listed in a sequence that represents just one of several possible approaches, all of which should lead to the achievement of the long-term goals adopted by the City for the operation and maintenance of the water treatment, storage and distribution system. The sequence shown in this plan is a logical, step-by-step process intended to increase the safety, efficiency, and economy of the water system operations. The sequence is intended only as a suggested program of phased improvements, and alternative sequences are recommended if funding availability requires significant changes.

*Table 5F* contains the estimated projected costs for each phase of the improvements program. These costs are based on current costs of record for similar projects in north Texas. Every effort has been made to include appropriate cost factors such as inflation, variations in the market, and advances in water treatment, storage, and distribution technology. These cost estimates are predicated on several assumptions related to the scope of each phase. These assumptions are as follows:

- The choice of specific lines to be replaced within each area – The cost estimates assume that lines less than six (6) inches in diameter within the area of interest will be replaced with 6"-8" C-900 DR 18 PVC pipe and fire hydrants at the appropriate spacing. The priority is placed on replacing the smaller lines, but each individual project evaluation may identify segments of larger lines that need replacement. In that event, the funding should be applied to replacing the lines with the greatest need for repair, regardless of size;
- Fire hydrants – Fire hydrants are included in the estimates. However, when replacing lines of six (6) inches and larger, the estimates will assume that approximately 50% of the existing fire hydrants, if any, can be re-used;
- Service re-connects, valves, and appurtenances – Service re-connects, valves, and appurtenances are estimated at 12%-15% of the line costs, depending on the housing density and complexity of the proposed improvements;
- Street and Pavement Repair – Streets, driveways, and pavement repair is estimated at 5%-10% of the line costs, depending on the housing density and the presence of curb & gutter in the area of interest;
- Engineering and Surveying – Engineering and surveying services are estimated at 15% of the estimated construction costs of the combined elements described above.



The suggested phases for the system improvements are as follows:

- **Phase 1 (2017-2019)** – Obtain funding for a leak detection study to guide subsequent line replacements and create a water system model and perform a fire demand analysis to evaluate fire suppression capabilities and guide additional hydrant and line replacements. In addition, the project will also include installation of chloramine injection facilities to ensure adequate chlorine residuals at the North, South, and East elevated storage tanks. Project will also include administration, Engineering and survey services;
- **Phase 2 (2019-2021)** – Obtain funding to re-coat and re-condition the North elevated storage tank and install chloramine injection facilities at the West elevated storage tank. Project will also include administration, and Engineering & Survey services;
- **Phase 3 (2021-2023)** – Obtain funding to re-coat and re-condition the South elevated storage tank and replace approximately 2,700 LF of undersized, aging, and deteriorated water lines along N. Windom St. from Sycamore to 400 feet south of Gaddy St. The project will include approximately 2 fire hydrants at appropriate locations, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services.
- **Phase 4 (2023-2025)** – Obtain funding to replace approximately 2,700 LF of undersized, aging, and deteriorated water lines along N. Rike St. from Murchison to Prospect, Maple St. from Wilcoxson to SH 78, and Jackson St. from 7th to Sycamore. The project will also include approximately 1,100 LF of new 12-inch waterline from the South EST to US 380. The project will include approximately 6 fire hydrants at appropriate locations, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services.
- **Phase 5 (2025-2027)** – Obtain funding to replace approximately 1,380 LF of undersized, aging, and deteriorated water lines along Jouett St. from Pendleton to Gaddy, and Jouett St. from Maple to Pendleton. The project will also include approximately 2,500 LF of new 12-inch waterline along Hamilton St. from McKinney to US 380. The project will include approximately 7 fire hydrants at appropriate locations, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services.

## 5.5 Implementation Plan

The City strives to provide a safe, efficient, and uninterrupted water supply while meeting all applicable water system standards. These goals can be accomplished by implementing the improvements described above over the planning period of 2017 through 2027. The estimated costs for the proposed improvements to the water system are as follows:

**Table 5F: Water System Improvement Plan Projects: 2017-2027**

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate*	Funding Sources
	2017-2020	2021-2024	2025-2027			
<i>Goal 5.1 Deteriorated lines and equipment are replaced and/or improved so city and area residents have access to clean, safe, potable water</i>						
<b>Phase 1 (2017-2019):</b> Obtain funding for a leak detection study to guide subsequent line replacements and create a water system model and perform a fire demand analysis to evaluate fire suppression capabilities and guide additional hydrant and line replacements. In addition, the project will also include installation of chloramine injection facilities to ensure adequate chlorine residuals at the North, South, and East elevated storage tanks. Project will also include administration, Engineering and survey services	x			City	\$325,100	TxCDBG, GEN (General Obligation Bond), USDA, TWDB loan, City Utility Fund (Rev Bond)
<b>Phase 2 (2019-2021):</b> Obtain funding to re-coat and re-condition the North elevated storage tank and install chloramine injection facilities at the West elevated storage tank. Project will also include administration, and Engineering & Survey services	x	x		City	\$281,800	TxCDBG, GEN (General Obligation Bond), USDA, TWDB loan, City Utility Fund (Rev Bond)
<b>Phase 3 (2021-2023):</b> Obtain funding to re-coat and re-condition the South elevated storage tank and replace approximately 2,700 LF of undersized, aging, and deteriorated water lines along N. Windom St. from Sycamore to 400 feet south of Gaddy St. The project will include approximately 2 fire hydrants at appropriate locations, service re-connects, valves, street, pavement, and driveway repair, administration, and			x	City	\$257,200	TxCDBG, GEN (General Obligation Bond), USDA, TWDB loan, City Utility Fund (Rev Bond)



#### Engineering & Survey services

<b>Phase 4 (2023-2025):</b> Obtain funding to replace approximately 2,700 LF of undersized, aging, and deteriorated water lines along N. Rike St. from Murchison to Prospect, Maple St. from Wilcoxson to SH 78, and Jackson St. from 7th to Sycamore. The project will also include approximately 1,100 LF of new 12-inch waterline from the South EST to US 380. The project will include approximately 6 fire hydrants at appropriate locations, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services	x	x		City	\$233,000	TxCDBG, GEN (General Obligation Bond), USDA, TWDB loan, City Utility Fund (Rev Bond)
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<b>Phase 5 (2025-2027):</b> Obtain funding to replace approximately 1,380 LF of undersized, aging, and deteriorated water lines along Jouett St. from Pendleton to Gaddy, and Jouett St. from Maple to Pendleton. The project will also include approximately 2,500 LF of new 12-inch waterline along Hamilton St. from McKinney to US 380. The project will include approximately 7 fire hydrants at appropriate locations, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services		x		City	\$245,100	TxCDBG, GEN (General Obligation Bond), USDA, TWDB loan, City Utility Fund (Rev Bond)
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#### *Goal 5.2 A local water system that operates efficiently, cost-effectively, and in compliance with TCEQ requirements*

Exercise preventative maintenance by inspecting all facilities once per year	x	x	x	City	Variable	GEN, Utility
Seek funding to address TCEQ issues	x	x	x	City	N/A	N/A
Evaluate rate structure and usage characteristics to determine if rate increase would be feasible and enable the system operator to complete more line replacement projects	x	x	x	City	N/A	N/A
Regularly apply for TxCDBG grants to fund replacement of aging, deteriorated water lines	x	x	x	City	N/A	N/A

#### *Goal 5.3 Customers have access to a sustainable water supply that provides sufficient pressure and fire protection, particularly in times of drought*

Replace as many lines 3" or less in diameter, giving priority to those with more than 10 connections	x	x	x	City	Variable	TxCDBG, GEN, USDA, TWDB, Utility
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Replace as many lines 4" in diameter that connect to at least one fire hydrant	x	x	x	City	Variable	TxCDBG, GEN, USDA, TWDB, Utility
Install fire hydrants in areas with inadequate fire protection coverage	x	x	x	City	Variable	TxCDBG, GEN, USDA, TWDB, Utility
Continue City's participation and mention in the Region C Regional Water Plan	x	x	x	City	\$1,000 annually	GEN, Utility

*Sources: USDA= USDA Rural Development; GEN = General Funds of the City of Farmersville; TxCDBG=Texas Community Development Block Grant program; TCF = Texas Capital Fund; TWDB = Texas Water Development Board*



## 6 WASTEWATER COLLECTION & TREATMENT SYSTEM STUDY

### 6.1 Review of Prior Studies and Existing Data

Most of the city of Farmersville's existing sewage collection system was installed in the 1920s according to the City staff's best estimate. There are currently two wastewater treatment facilities (WWTFs) which have a 0.225 million gallons per day (MGD) and 0.53 MGD permitted discharge limit. A formal analysis of the system was completed by engineers Daniel & Brown, Inc. That analysis also produced the current set of system maps.

The most recent Comprehensive Compliance Investigation (CCI) reports for both WWTPs indicate that there were several effluent limitation violations from the previous investigations but all violations had been resolved at the time. No other violations were found during that investigation.

Through various upgrades and small improvements over the years, only 5% of the original system now remains. Some of the enhancements to the systems were made in part with funds acquired through the Texas Community Development Block Grant (TCDBG) program. Recent collection system improvements include:

- **2014** – Replacement of 3,470 LF of sewer line, three (3) manholes, and service reconnections to bring City into compliance with TCEQ permit limits.
- **2009** – Rehabilitation of forty-one (41) manholes and installation of 3,700 LF of sewer line to mitigate the problems caused by excessive infiltration in the City's sewer collection system.
- **2001** – Installation of 4,600 LF of sewer line, one (1) lift station, manholes, and valves and fittings to correct the stoppage in the sewer collection system in the South Main Street area.





## 6.2 Wastewater Collection System Inventory

The quantity of the collection lines and lift stations associated with the collection system operated by the city of Farmersville are shown by size, total length, and percentage of the system as a whole in *Table 6A*. The lift station inventory is shown in *Table 6B*.

**Table 6A: Major Sewer Collection System Components**

Sewer Lines			
	Diameter	Length (ft.)	Percent
<b>Force Mains</b>			
	4" FM	1,390	0.87%
	6" FM	7,390	4.64%
	8" FM	9,920	6.23%
Subtotal – Force Main		18,700	11.74%
	Diameter	Length (ft.)	Percent
<b>Gravity Feed</b>			
	4"	4,900	3.08%
	6"	91,930	57.72%
	8"	28,300	17.77%
	10" - 12"	15,430	9.69%
Subtotal – Gravity Feed		140,560	88.26%
Total Sewer Lines		159,260	100%



**Table 6B: Lift Station Inventory**

Lift Stations			
Name	Pump Capacity (gpm)	Year Built	Condition
Murphy's Crossing	150	Unknown	Poor
Brookshires	150	Unknown	Poor
CR 611	250	Unknown	Poor
FISD Field House	700	Unknown	Poor
College Heights	250	Unknown	Poor
S-Main	300	Unknown	Poor
Orange St.	225	Unknown	Poor
Floyd St.	800	Unknown	Poor
HWY 380 Gas Plant	275	Unknown	Poor
HWY 380 Old Davis Barn	400	Unknown	Poor
HWY 380 Gerdav Steel	325	Unknown	Poor
HWY 380 AFI	300	Unknown	Poor

## 6.3 Wastewater System Analysis

The wastewater system analysis evaluates the system components with respect to the applicable standards and criteria as described in the previous sections. This analysis will consider the following elements:

1. Standards and Criteria;
2. The wastewater treatment facilities;
3. Industrial waste and special treatment facilities;
4. Collection system conditions;
5. Unserved/underserved areas;
6. Manhole conditions;
7. The characteristics of the soil and terrain affecting the collection facilities;
8. Lift station conditions;

9. Infiltration/inflow problems; and

10. Operational procedures.

## STANDARDS AND CRITERIA

The U.S. Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ) outline the standards or criteria applicable to the design and operation of municipal wastewater systems. The standards address influent quality, collection, treatment, and effluent quality. The TCEQ guidelines were originally set forth in Title 30 Part 1 Chapter 317 of the Texas Administrative Code *"Design Criteria for Sewerage Systems"*. The State of Texas has revised the standards and replaced Chapter 317 with Chapter 217, *"Design Criteria for Domestic Wastewater Systems"*, which outlines system design and operations in all respects. EPA requirements mainly relate to discharge limitations and industrial wastewater treatment.

For wastewater treatment facilities, the TCEQ standards provide detailed information concerning design flows and design loadings expected at the treatment facility for the average municipal wastewater effluent stream. The authorized effluent discharge quality limitations are established in the individual municipality or operator's Permit to Discharge Waste, and will vary based on local conditions. Typically, effluent strength entering the treatment facility should not exceed approximately 200-350 mg/L BOD-5, depending on the characteristics of the influent stream and the source of the wastewater stream. BOD5 and TSS values higher than 200 mg/L would likely be the result of wastewater demand from industrial sources that should be pretreated or eliminated.

The average quantity of wastewater flow set forth by the standards depends on the source. For example, a residential subdivision would have a design flow of 75-100 gallons per capita per day, while a hospital design flow is approximately 200 gallons per capita per day. For another example, the design flow criteria for a facility with expected flows of less than 1.0 MGD establishes the permitted flow as the maximum 30-day average flow. This permitted flow is estimated by multiplying the average annual flow by a factor of at least 1.5, and dividing that value by 12. When site-specific data is unavailable, the two-hour peak flow must be estimated by multiplying the permitted flow described above by a factor of 4.0.

The criteria for sewage treatment facilities are based on process type and address the individual system components. The design standards take into account design flow, peak flow, influent

characteristics, and required discharge quality. The criteria are comprehensive and consider most treatment technologies currently in common use.

When a public sewer system experiences average daily flows in excess of 75% of its permitted capacity for three or more consecutive months TCEQ regulations require that the system owner begin planning for plant expansion or replacement. When average daily flows exceed 90% for three or more consecutive months, TCEQ requires that the owner of the facility begin construction on a new or expanded treatment facility.

Design criteria for collection systems include standards for pipe size, horizontal and vertical spacing, gradient, manhole spacing, lift station connections, and allowable infiltration/inflow. The standards require a minimum diameter of six (6) inches for gravity collection mains. The standards also specify minimum gradients for various pipe sizes that will be required to achieve a flow velocity of at least two (2) feet per second (fps). The grade requirements and pipe size minimums that should be required within the City's system are listed in *Table 6C*.

**Table 6C: Sewer Gradient Standards**

Main Size (inches)	Fall in Feet per 100' of line
6	0.50
8	0.33
10	0.25
12	0.20

The typical manhole spacing for 6" to 15" main sizes with straight alignment and uniform grades is 500 feet (maximum). Reduced spacing may be necessary based on a system's ability to clean and maintain its sewer with available equipment.

Lift station design criteria establishes general requirements that include, but are not limited to, the following:

1. The raw wastewater pump, with the exception of a grinder pump, must be capable of passing a sphere of 2.5 inches or greater;
2. The raw wastewater pump must have suction and discharge openings of at least 3.0 inches in diameter;



3. The lift station pumping capacity must have a firm pumping capacity equal to or greater than the expected peak flow;
4. For a lift station with more than two (2) pumps, a force main in excess of one-half mile, or firm pumping capacity of 100 GPM or greater, system curves must be provided for both the normal and peak operating conditions at C values for proposed and existing pipe;
5. A collection system lift station must be equipped with a tested quick-connect mechanism or a transfer switch properly sized to connect to a portable generator, if not equipped with an onsite generator;
6. Lift stations must include an audiovisual alarm system and the system must transmit all alarm conditions to a continuously monitored location;
7. A lift station must be fully accessible during a 25-year 24-hour rainfall event;
8. A force main must be a minimum of 4.0 inches in diameter, unless it is used in conjunction with a grinder pump station;
9. For a duplex pump station, the minimum velocity is 3.0 feet per second with one pump in operation;
10. For a pump station with three or more pumps, the minimum velocity is 2.0 feet per second with only the smallest pump in operation. The use of pipe or fittings rated at a working pressure of less than 150 pounds per square inch is prohibited.

## **WASTEWATER TREATMENT FACILITIES**

The city of Farmersville owns and operates the two (2) WWTP currently serving the system. Both plants utilize gas chlorination to disinfect the effluent prior to any discharge. WWTP #1 consists of a bar screen, splitter box, clarigester, trickling filter, and a second clarifier where chlorination is applied in the center well. The effluent is returned to the wet well and “retreated” through the system. Sludge from the clarigester is either sent to one of the three drying beds or belt press. WWTP #2 consists of a bar screen, splitter box, oxidation ditch (racetrack), secondary clarifier, and chlorine contact chamber. Sludge from the clarifier is either returned to the oxidation ditch or mixed with sludge from WWTP #1 to be dewatered via belt press or drying beds.



Both WWTP #1 and WWTP #2 have a Permit to Discharge Wastes (WQ0010442001 and WQ0010442002) that authorizes the discharge of treated waste to an unnamed tributary where it flows into the Elm Creek Arm of Lavon Lake in Segment No. 0821 of the Trinity River Basin. WWTP #1 is limited to a daily average effluent flow of 0.225 MGD while WWTP #2 has an effluent limit of 0.53 MGD. The permitted 2-hour peak flows are 0.68 and 1.59 MGD for WWTP#1 and #2, respectively. The City has reportedly experienced a 2-hour peak flow of 0.254 MGD, which is well within the effluent limitations set by their permits.

The latest TCEQ Compliance Investigations for both facilities have indicated that the WWTP #1 did not had any effluent permit violations due to the lack of discharge; and that WWTP #2 meets TCEQ permitted levels for effluent quality with regard to five day Biochemical Oxygen Demand (CBOD-5), single grab limit of 35 mg/l, a single grab limit of 15 mg/l for Ammonia Nitrogen, and a single grab limit of 394 MPN/100 ml of *E.Coli*. The City plans to increase the capacity of the two current plants and build a third treatment facility within the next 5 years.

## **INDUSTRIAL WASTE AND SPECIAL TREATMENT FACILITIES**

The Cello-Wrap Printing Company is located in the city of Farmersville and contributes industrial waste to the system. Per the latest CCI report, the influence on the WWTP can be seen by noting the different colored dyes entering the plant.

## **COLLECTION SYSTEM LINES**

There are twelve (12) lift stations in the collection system that discharge through approximately 18,700 LF of force mains ranging from 4" to 8". There are about 140,560 LF of gravity sewer mains ranging in diameter from 4" to 12" and are located in the street Right-of-Ways (ROW), alleys, and along the edge of a stream bed as it runs from the City to the WWTP to the southwest. Per city staff, the original collection lines are made of clay and PVC.



## **UNSERVED/UNDERSERVED AREAS**

The homes in the following areas of the city of Farmersville do not currently receive sewer service: Bus 78N, FM 2194, Willow Brook Estates, and Caddo Park area. Some of these areas are located within the city limits while others are located within the ETJ.

## **MANHOLES AND CLEANOUTS**

There are approximately two-hundred ninety-nine (299) manholes and forty-nine (49) cleanouts within the collection system. The manholes and clean outs are distributed throughout the collection system as presented on *Map 6A: Existing Sewer System Map*. The city of Farmersville staff is regularly inspecting the many cleanout and manholes throughout the city. They have recently replaced and/or cleaned various manholes and will continue to inspect and replace these items as needed.

## **SOIL CONDITIONS**

The integrity of wastewater systems may be affected by soil and topography with respect to system infiltration and inflow, pipe breakage, and other construction issues. For example, soils with high porosity characteristics may contribute to higher system infiltration rates than soils with low infiltration rates, particularly when collection lines and manholes have deteriorated due to age and breakage. Soils that absorb water and swell, like fat clays, can crack sewer pipes and manholes, particularly when these components have been constructed with improper bedding material or techniques. In areas that include septic systems, certain soils may be unsuitable for septic systems if they do not have suitable porosity and percolation characteristics.

According to current system maps, the city of Farmersville provides centralized sewer collection service to all residents within the corporate city limits so the porosity and percolation characteristics of the local soils are not relevant. In addition, the collection system is relatively young in terms of service life and was installed in the late 1970's. Modern regulations require pipe installation to be constructed with engineered bedding materials that surround the pipe. These bedding techniques essentially remove the effects of swelling and shrinking clay soils and render the nature of the soil irrelevant.



## **LIFT STATIONS**

There are twelve (12) lift stations operating within the collection system. Although, the exact age and condition of each of the lift stations is unknown, the City states that some of the lift stations are very old and in need of upgrades. Various lift stations do not have SCADA systems or backup generators. The city hopes to do a complete overhaul of the lift stations in the near future.

## **INFLOW & INFILTRATION (I/I)**

Inflow and Infiltration (I/I) are terms used to describe the flow of surface water or ground water into a wastewater collection system. Primary causes include deteriorated manholes that are no longer watertight, cracked or collapsed pipes, disjointed pipe connections, and inadvertent stormwater flows into the sanitary system via storm drains (cross-connections). I/I can be a serious, continuous, and cumulative problem that has a significant adverse effect on the operation costs and efficiency of a wastewater treatment facility. The City experienced an increase in peak flow to 1.18 MGD to the WWTPs during storm events.

In general, acceptable levels of I/I are determined by applying the standard of 200 gallons per inch of diameter per mile of pipe per day. Using information collected in the system inventory, the allowable I/I for the city of Farmersville would conservatively be about 0.036 MGD. The City is aware that there is a major I/I issue and is currently taking steps to mitigate the problem by making repairs to the deteriorated components in the system.

## **OPERATIONAL PROCEDURES**

The City currently has one (1) certified Class “C” licensed Wastewater Treatment Operator and one (1) licensed Wastewater Collection Operator II. This satisfies the minimum requirement set forth by TCEQ for the collection and treatment systems of the type and capacity currently owned and operated by the City. In the area of operational procedures, there are several issues that all sewer systems should address concerning its treatment and collection systems that require a minimum of capital outlay. These issues are continuous and should be addressed by routine, scheduled operational procedures such as the following:

- Establish and follow proper operation and maintenance procedures in order to avoid potential TCEQ violations;

- Establish and maintain flow meter calibration procedures and schedule in order to avoid potential TCEQ violations;
- Establish a program for routine scheduled maintenance of plant mechanical equipment;
- Monitor influent and effluent quality on a regularly scheduled basis, with appropriate recording and reporting procedures;
- Establish a routine line and manhole inspection schedule and a plan for the required line and manhole replacement and/or rehabilitation.

In many systems these operational/maintenance practices occur in the form of repair as opposed to preventive maintenance. This situation appears to have occurred frequently in the city of Farmersville.

## **PRIORITIZED PROBLEMS**

In summary, the wastewater system analysis and input from City staff has identified the following problems with the current municipal wastewater collection and treatment system:

1. Need repairs to one or more of the lift stations;
2. Need to eventually replace aging and/or broken collection lines throughout the City;
3. Need to reduce potential system infiltration in large rain events due to:
  - a. Presence of brick and mortar manholes in the system that may contribute to excessive inflow and infiltration in the future;
  - b. Presence of aging and/or broken collection lines in the system.

## **6.4 Wastewater Collection & Treatment System Improvement Projects**

The following section describes a series of proposed improvements to the existing wastewater collection and treatment system. The improvement projects are presented as phased improvements



that are suggested for implementation over the 10-year planning period encompassed by this Comprehensive Plan.

The projects are listed in a sequence that represents just one of several possible avenues, all of which should lead to the achievement of the long-term goals adopted by the city of Farmersville for the operation and maintenance of the wastewater collection and treatment system. The sequence shown in this plan is a logical, step-by-step process intended to increase the safety, efficiency, and economy of the wastewater system operations. The sequence is intended only as a suggested program of phased improvements, and alternative sequences are recommended if funding availability requires significant changes to this proposed system improvements program.

*Table 6D: Implementation Plan (Section 6.4)* contains the estimated projected costs for each construction phase of the improvements program. These costs are based on current costs of record for similar projects in the same geographical area of the state. Every effort has been made to include appropriate cost factors such as inflation, variations in the market, and advances in wastewater technology.

The suggested phases for the system improvements are as follows:

- **Phase 1 (2017-2019):** Obtain funding for a Sewer System Evaluation Study including an I/I analysis, manhole vacuum testing, TV and smoke testing of major trunk lines (approximately 60,000 LF) and associated manholes within the collection system with administrative, engineering, and survey services;
- **Phase 2 (2019-2022):** Obtain funding for constructing improvement recommended in the Sewer System Evaluation Study including point repair, manhole replacement, and manhole rehabilitation in the west and northwestern part of the system. The project will involve approximately 6 new manholes, rehabilitation of 32 manholes, 14 point repairs, service re-connects, street and pavement repair, and administrative, engineering, and survey services; and
- **Phase 3 (2022-2025):** Obtain funding for constructing improvement recommended in the Sewer System Evaluation Study including point repair, manhole replacement, and manhole rehabilitation in the central and western part of the system. The project will involve approximately 4 new manholes, rehabilitation of 28 manholes, 12 point repairs, service re-connects, street and pavement repair, and administrative, engineering, and survey services; and



- **Phase 4 (2025-2027):** Obtain funding for constructing improvement recommended in the Sewer System Evaluation Study including point repair, manhole replacement, and manhole rehabilitation in the east and southeastern part of the system. The project will involve approximately 4 new manholes, rehabilitation of 25 manholes, 10 point repairs, service re-connects, street and pavement repair, and administrative, engineering, and survey services.

## 6.5 Implementation Plan

The City strives to provide a safe, efficient, and sanitary wastewater collection and treatment system while meeting all applicable wastewater system standards. These goals can be accomplished by implementing the actions and improvement projects outlined in *Table 6D* below.

**Table 6D: Wastewater System Improvement Plan Projects: 2017-2027**

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2017-2020	2021-2024	2025-2027			
<b>Goal 6.1 Deteriorated lines and equipment are replaced to increase the efficiency of the wastewater system and to minimize operational and maintenance costs.</b>						
<b>Phase 1 (2017-2019):</b> Obtain funding for a Sewer System Evaluation Study including an I/I analysis, manhole vacuum testing, TV and smoke testing of major trunk lines (approximately 60,000 LF) and associated manholes within the collection system with administrative, engineering, and survey services	x			City	\$307,600	TxCDBG, GEN, USDA, TWDB, Utility
<b>Phase 2 (2019-2022):</b> Obtain funding for constructing improvements recommended in the Sewer System Evaluation Study including point repair, manhole replacement, and manhole rehabilitation in the west and northwestern part of the system. The project will involve approximately 6 new manholes, rehabilitation of 32 manholes, 14 point repairs, service re-connects, street and pavement repair, and administrative, engineering, and survey services	x	x		City	\$291,700	TxCDBG, GEN, USDA, TWDB, Utility
<b>Phase 3 (2022-2025):</b> Obtain funding for constructing improvement recommended in		x	x	City	\$248,400	TxCDBG, GEN, USDA, TWDB,



the Sewer System Evaluation Study including point repair, manhole replacement, and manhole rehabilitation in the central and western part of the system. The project will involve approximately 4 new manholes, rehabilitation of 28 manholes, 12 point repairs, service re-connects, street and pavement repair, and administrative, engineering, and survey services

Utility

**Phase 4 (2025-2027):** Obtain funding for constructing improvement recommended in the Sewer System Evaluation Study including point repair, manhole replacement, and manhole rehabilitation in the east and southeastern part of the system. The project will involve approximately 4 new manholes, rehabilitation of 25 manholes, 10 point repairs, service re-connects, street and pavement repair, and administrative, engineering, and survey services

x

City

\$219,700

TxCDBG, GEN, USDA, TWDB, Utility

Apply for grants and/or loans from the TxCDBG program, USDA Rural Development, and other sources to keep costs of system improvements at a minimum

x

x

x

City

N/A

TxCDBG, USDA

### *Goal 6.2 An annual program to check for safety hazards will be implemented to ensure a safe and sanitary wastewater disposal system*

After major improvements are made according to the phased projects in this report, begin an annual program to smoke test and pressure test all existing manholes and cleanouts for leakage. Install waterproofing and seals as needed.

x

x

x

City

variable

GEN, Utility

*\*Includes any associated engineering, administration, and/or acquisition costs*

Sources: TxCDBG = Texas Community Development Block Grant Program, administered through the Texas Department of Agriculture (TDA); TWDB = Texas Water Development Board; UTILITY = Municipal Water & Sewer Fund; USDA = US Department of Agriculture – Rural Development



## 7 STORM DRAINAGE SYSTEM STUDY

Storm drainage facilities prevent or minimize damage resulting from overland flows or pooling of water during and following periods of rainfall. They collect and channel the runoff from heavy rainfalls or other surface water into a natural stream course or other body of water. A community's storm drainage system might include creeks, rivers, canals, reservoirs, lakes, marshes or wetlands, channels, culverts, enclosed pipe storm sewers, and ditches.

### 7.1 Review of Prior Studies and Existing Data

A drainage study was conducted in 2004 as part of a comprehensive planning study funded through TxCDBG. That study found that Farmersville contained 117,973 linear feet of curb and gutter drainage, accounting for 75% of the central city streets. *Table 7A* below details the number, type, and condition of drainage structures found throughout the city, as well as the entity responsible for maintaining those structures.

**Table 7A: Drainage Structures Located in the City Limits**

City Limits						
City Maintained			Blocked			Damaged
	Count	%	>60%	60 - 30%	<30%	
CMP	33	70%	5	7	2	8
RCP	5	11%	0	0	0	0
RCBC	9	19%	0	1	2	0
<b>Subtotal</b>	<b>47</b>	<b>100%</b>	<b>5</b>	<b>8</b>	<b>4</b>	<b>8</b>
TxDOT/Railroad Maintained			Blocked			Damaged
	Count	%	>60%	60 - 30%	<30%	
CMP	7	16%	0	2	0	0
RCP	26	59%	0	6	0	0
RCBC	11	25%	1	2	2	0
<b>Subtotal</b>	<b>44</b>	<b>100%</b>	<b>1</b>	<b>10</b>	<b>2</b>	<b>0</b>
<b>Total</b>	<b>91</b>	<b>-</b>	<b>6</b>	<b>18</b>	<b>6</b>	<b>8</b>



The fieldwork associated with this plan will produce a map of the roadside ditches, curb and gutter sections, and channels.

This Plan recommends that the City attempt to obtain funding for problem drainage mitigation projects, establish a routine program to clean out culverts, grade ditches, regularly maintain drainage facilities, replace selected damaged culverts, replace undersized culverts, re-grade associated ditches where necessary, and adopt a streets and drainage construction manual/ordinance.

## 7.2 Storm Drainage System Inventory

### FIELD SURVEY

In the winter of 2017, GrantWorks, Inc. conducted a field survey of the stormwater drainage system in the city of Farmersville. The survey identified the location, type, size, condition and level of blockage or damage (when applicable) for all the drainage features including curb and gutter (if applicable), channels & roadside ditches, bridges and culverts. That information is illustrated on *Map 7A: Existing Drainage System 2017*.

The drainage system elements serving the city of Farmersville are controlled by three (3) separate entities: Collin County, the Texas Department of Transportation (TxDOT), and the city of Farmersville. The City's drainage system capabilities are subject to the jurisdiction of those three entities, so it does not control all of the decisions related to the scope, location, or timing of drainage system improvements. The City is responsible for minor roadside ditch and culvert maintenance and major structures that are located within the City limits on roads and properties maintained by the City. Collin County is responsible for structures in the ETJ not located on US Highways or on TxDOT farm-to-market roads (FM) such as CR 609 and CR 648. TxDOT maintains the roadside drainage system along US Hwy 380, SH 78, and FM 2194. The vast majority of drainage ditches are located along TxDOT and County ROW, while the majority of culverts are City-maintained. Most City-maintained local streets are served by curb and gutter or drainage ditch facilities.

Drainage systems typically consist of curb and gutter, inlets, enclosed underground pipes, culvert pipes, roadside ditches, channels, creeks, and bridges that use the natural topography or grade of the land to convey storm water from the community to a nearby creek, river, or reservoir. The city of Farmersville relies on a system of curb and gutter, underground storm pipes, culvert pipes, roadside ditches, channels, and creeks to control excess storm water and convey it away from the City.



The different types of culvert pipes found throughout the City and ETJ of Farmersville include Corrugated Metal Pipe (CMP), Cast Iron Pipe (CI), High Density PolyEthylene (HDPE), Reinforced Concrete Pipe (RCP) and Reinforced Concrete Box Culverts (RCBC). The field survey recorded 59 culverts within the city limits and ETJ. Of those, forty five (45) were the responsibility of the City for maintenance. Farmersville is not responsible for the maintenance of any culverts utilized for the drainage of TxDOT or County maintained right of ways. Altogether, TxDOT and Collin County are responsible for maintaining 14 of the 59 culverts located throughout the municipal region of Farmersville. The culverts were inventoried and are shown on *Map 7A: Existing Drainage System 2017*.

## 7.3 Storm Drainage System Analysis

### GEOGRAPHIC CONTEXT

Farmersville is located in the Elm Creek sub-basin of the Trinity River Basin. Unnamed tributaries of Elm Creek run southwest to its mouth on Lake Lavon in the Trinity River Basin.

The city of Farmersville has moderate terrain topography, with a maximum elevation near 670 feet MSL in the northeast area of the City to around 570 feet MSL along Elm Creek in the southwest near the wastewater treatment plant. Most building's finished floor elevations are between 571 and 671 feet above sea level.

### EXISTING DRAINAGE FACILITIES

The City's drainage system was developed over the course of the city's growth. The system does not function well in some areas in its present configuration. The existing roadside ditches and culverts serve as the primary roadway drainage infrastructure in the City. In some cases these ditches do not have adequate capacity to convey runoff during average rainfall events and many do not drain well after the event. The inadequate ditches also do not provide positive drainage for the pavement resulting in pavement subgrade and surface deterioration. Moreover, localized flooding occurs due to the lack of ditches and culverts alongside local streets. The sections below examine the state of each type of drainage facility in more detail.

## Curb and Gutter

The city of Farmersville maintains approximately 185,087 LF of curb and gutter along local streets throughout the city.



Figure 7A: Curb and Gutter

## Roadside Ditches/Drainage Channels

Roadside drainage ditches line mainly the state roads within the City to convey stormwater to the unnamed tributaries and named creeks that surround the City. Channel types are shown in *Table 7B*. The vast majority of roadside ditches within the City and its ETJ are maintained by TxDOT and Collin County with the City maintaining approximately 40,000 LF of ditch primarily along streets on the periphery of the City.

Table 7B: Drainage Channel Type and Length, City Limits & ETJ

Drainage Channel Type	LF
Roadside Ditch	408,506
Concrete Lined Channel	275
Natural Lined Channel	N/A

Source: 2017 Fieldwork

## Underground storm drainage system

According to the best information available at this time, there is an extensive underground drainage network in the city of Farmersville that works in conjunction with curb, area, and grate inlets. However, there is currently no information on the age, length, material, and sizes of the underground sewer pipe.



**Figure 7B: Curb and Area Inlet**

## Culverts

The most significant problems with Farmersville's culvert facilities are their inadequate sizing in some locations and their lack of maintenance. The maintenance of the vast majority (45) of the fifty-nine (59) culverts located in the vicinity is the City's responsibility, while TxDOT and Collin County are responsible for seven (7) culverts each. Of the forty five (45) city maintained culverts, 17 are damaged, 9 are mostly blocked, and 6 are both damaged and mostly blocked.

The most common problem encountered with culvert pipes is either blockage from the accumulation of silt, vegetation, and other debris, or damaged ends from vehicle traffic. The reduction in storm water movement caused by the blocked culverts may lead to standing water and mosquito problems for residents, although there have been occasional reports of buildings flooding.

Culvert damage can result from several factors including but not limited to: insufficient turning radii of pavement sections at intersections; insufficient pavement width at intersections; high velocities of the runoff in the ditches, channels, and streams; and the absence of protective headwalls or end treatments for the culvert pipes. Those factors cause vehicular traffic, particularly truck traffic, to pass



over and crush the unprotected ends of the pipes in the process of turning. High water velocities within the ditches, channels, and streams can cause erosion and undermining of the culvert pipes, which can damage or significantly reduce their bearing capacity.



**Figure 7C: Culvert with minor damage**



**Figure 7D: Culvert with headwall**

### **Drainage Problem Areas**

According to City staff, the primary areas in which property flooding and nuisance ponding occur are located in the central and west central parts of the downtown, mainly along tributaries of Elm Creek as they traverse downtown. There are occasional cases of nuisance ponding throughout the City during average rainfall events that result in minor property damage and standing water is always detrimental to road surfaces. The areas are:

- 1.** Maple St., west of SH 78;
- 2.** Main St. across from City Hall;
- 3.** McKinney St. between Hamilton St. and Baker Ln.

## 7.4 Flood Planning and Policies

### NATIONAL FLOOD INSURANCE PROGRAM

The National Flood Insurance Program (NFIP) is a FEMA program that provides federally backed flood insurance to members of communities that carry out measures to reduce the risk of flood damage. While NFIP participation is voluntary, federally backed flood insurance is not available for structures in non-participating communities, and disaster assistance as well as federal grants and loans are not available for structures in FEMA designated special flood hazard areas (SFHAs) of non-participating communities. Various requirements and caveats apply to the obligations of lenders and property owners with respect to flood insurance, and specific questions should be addressed to FEMA or the Texas Water Development Board NFIP division.

The City does participate in the National Flood Insurance Program (NFIP). Among many other services, the U.S. National Flood Insurance Program provides flood insurance rate maps that depict the 100-year and 500-year special flood hazard areas (SFHA's) for many communities, including the City of Farmersville. There are a few SFHA's within the city of Farmersville, mostly along the banks of Elm Creek and within the ETJ north of the city limits along Groves Creek. The effective date of the most recent Flood Insurance Rate Map (FIRM # 48085C0340J) for Farmersville is June 2, 2009. The special flood hazard areas of the City are shown on *Map 7A: Existing Drainage System 2017*.

## 7.5 Storm Drainage System Plan

This report is an evaluation, analysis and planning report rather than a design study, and detailed design data for individual construction projects has not been developed as a part of the report. The construction of improvements to the storm drainage system should be preceded by a detailed engineering design analysis, plans, and specifications. This report is intended solely to provide the city of Farmersville with guidance in the planning of future storm drainage improvements.

### PRIORITIZED PROBLEMS

City staff and consulting engineers have identified the following areas of concern with regard to the storm-water system.

1. Damage to the existing culverts;
2. Some residential culverts are smaller than optimum size;
3. Need for the City to use a consistent method for sizing culverts and drainage infrastructure to ensure new structures function efficiently;
4. Need to maintain ditches and control erosion and sedimentation build-up that impedes the function of drainage infrastructure.

Like many rural cities, the city of Farmersville faces a difficult predicament with respect to drainage problems. There is little grant money available to make improvements to the drainage systems of rural cities. Routine maintenance is the only viable route available to many cities to address various drainage problems. The following plan framework outlines a specific set of actions to meet the City's drainage system needs with local resources.

### **Goal 1: A Citywide drainage system that prevents flooding of private property.**

#### **Objective 1.1: Mitigate all nuisance ponding areas over the planning period.**

*Policy 1.1.1: Between 2017 and 2027 budget annually to revise drainage structures in identified nuisance ponding areas and engaging engineers to properly size culverts and design ditches.*

*Policy 1.1.2: Between 2017 and 2027, determine if nuisance ponding areas can be addressed as water and sewer improvements are made.*

*Policy 1.1.3: Continue to communicate regularly with TxDOT and Collin County to provide for on-going, semi-annual routine maintenance of all culvert pipes, drainage channels, and roadside ditches by removing silt, debris, and vegetation that impede the flow of water.*

**Objective 1.2: By 2022, commission and adopt a basic street and drainage construction manual/ordinance specifying required width and depth of drainage channels and diameter of culverts for use by current and future City staff and contractors hired to construct improvements.**

### **Goal 2: Maintain a functional Citywide drainage system that limits sedimentation loading to nearby creeks.**





**Objective 2.1: Improve drainage system between 2017 and 2027 to alleviate nuisance ponding areas.**

**Objective 2.2: Decrease opportunities for introducing sediment into the City's drainage system.**

*Policy 2.2.1: Educate City public works staff on and increase annual funding to the public works department to construct properly sized drainage channels and culverts.*

## 7.6 Storm Drainage System Improvement Projects

The following section describes a series of proposed improvements to the existing drainage infrastructure. The improvement projects are presented as phased improvements that are suggested for implementation over the 10-year planning period encompassed by this Comprehensive Plan.

The projects are listed in a sequence that represents just one of several possible avenues, all of which should lead to the achievement of the long-term goals adopted by the city of Farmersville for the maintenance of the drainage infrastructure. The sequence shown in this plan is a logical, step-by-step process intended to increase the safety, and efficiency of the drainage infrastructure. The sequence is intended only as a suggested program of phased improvements, and alternative sequences are recommended if funding availability requires significant changes to this proposed infrastructure improvements program.

Table 7C contains the estimated projected costs for each phase of the improvements program. These costs are based on current costs of record for similar projects in the same geographical area of the state. Every effort has been made to include appropriate cost factors such as inflation, variations in the market, and advances in stormwater technology.

These cost estimates are predicated on several assumptions related to the scope of each phase. These assumptions are as follows:

1. Culvert pipe replacements costs are based on using Reinforced Concrete Pipe (RCP);
2. Culvert replacements are estimated for a pipe size increase of one standard size over the existing size. Standard sizes are defined as those sizes that are readily available from a local supplier;
3. The culverts that are identified as damaged are assumed to require 100% replacement;



4. For City maintained culverts, the addition of a standard TxDOT-type Safety End Treatment (SET) at each end of the pipe is assumed for culverts scheduled for replacement;
5. The cost estimates include grading to “daylight” at each end in order to ensure positive drainage;
6. Culvert replacement includes driveway and pavement repair assuming a pavement cut of 4' in width, ROW width minus 20' in length, and a 2" depth of HMAc pavement placement;
7. New and existing roadside ditches assumes a full depth excavation with a triangular cross-section of a 3.0' top width and a 1.0' depth at center;
8. Existing drainage channel maintenance assumes a one-half depth excavation with a trapezoidal cross-section of a 7.0' top width, 1.0 bottom width, 3.0' depth at center, and 1:1 side slope;
9. Engineering and Surveying – Engineering and surveying services are estimated at 20%-35% of the estimated construction costs of an element as described above.



### **The proposed phases of future drainage system improvements are as follows:**

**Phase 1 (2017-2020)** – Obtain funding to commission a comprehensive Engineering Study with appropriate surveys to fully define the specific problems in the problem drainage areas, develop hydrology and hydraulic studies for the drainage sub-basins in problem areas within the City, and propose detailed remedial methods to mitigate the issues. Study will include detailed cost estimates for each project with prioritization according to potential impact. Project will also include 30,000 LF of ditch maintenance throughout the City along City-maintained roads, Administration, Engineering & Surveying services

**Phase 2 (2021-2023)** - Obtain funding to replace four grated inlets with curb inlets, construct 2 new curb inlets, underground storm drain piping, and street grading near City Hall as detailed in the Engineering Study. Project will include curb inlets, street re-grading, new pavement, curb & gutter, and Administration, Engineering, & Surveying services

**Phase 3 (2024-2027)** – Continue to obtain funding to replace undersized culvert under Maple St. west of SH 78 with a skewed box as detailed in the Engineering Study. Project will include culvert replacement, headwalls and SET's at both ends of culvert replacement, re-grading of existing roadside ditches, pavement repair, and Administration, Engineering, & Surveying services



## 7.7 Implementation Plan

The following table outlines a specific set of actions to meet the city's drainage system needs with local resources. The estimated costs for the actions and improvement projects are as follows:

**Table 7C: Drainage System Improvement Plan Projects, 2017 - 2027**

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate*	Funding Sources**
	2017-2020	2021-2024	2025-2027			
<i>Goal 7.1 A citywide drainage system that prevents flooding of private property</i>						
<b>Phase 1:</b> Obtain funding to commission a comprehensive Engineering Study (\$65,000) with appropriate surveys to fully define the specific problems in the problem drainage areas, including City Hall area, develop hydrology and hydraulic studies for the drainage sub-basins in problem areas within the City, and propose detailed remedial methods to mitigate the issues. Study will include detailed cost estimates for each project with prioritization according to potential impact. Project will also include 30,000 LF of ditch maintenance throughout the City along City Maintained roads, Administration, Engineering & Surveying services	x			City	\$247,900	GEN, TxCDBG, TWDB,USDA, FMA, DR
<b>Phase 2:</b> Obtain funding to replace four grated inlets with curb inlets, construct 2 new curb inlets, underground storm drain piping, and street grading near City Hall as detailed in the Engineering Study. Project will include curb inlets, street re-grading, new pavement, curb & gutter, and Administration, Engineering, & Surveying services		x		City	\$189,800	GEN, TxCDBG, TWDB,USDA, FMA, DR
<b>Phase 3:</b> Continue to obtain funding to replace undersized culvert under Maple St. west of SH 78 with a skewed box as detailed in the Engineering Study. Project will include culvert replacement, headwalls and SET's at both ends of culvert replacement, re-grading of existing roadside ditches, pavement repair, and Administration, Engineering, & Surveying services			x	City	\$151,900	GEN, TxCDBG, TWDB,USDA, FMA, DR

\* Negotiate a cost sharing agreement that provides equipment, labor, and materials for drainage maintenance.

\*\* Refer to NFIP information concerning available funding through the program.

TWDB=Texas Water Development Board Flood Protection Planning; FMA=Flood Mitigation Assistance program through the TWDB for NFIP members only; USDA= USDA Rural Development; GEN = General Funds of the City of Farmersville; Private=Land donation, COUNTY=Collin



County Road and Bridge; TxCDBG=Texas Community Development Block Grant program if area is involved in project where street/curb and gutter repair is required; TxCDBG DR=TxCDBG Disaster Relief funds.

## 7.8 Appendix 7A: National Flood Insurance Program

The following describes regulations set by FEMA with which NFIP members must comply. The text derives primarily from NFIP Legislation and Regulation Guidance Documents (sections 59-61, available at [www.fema.gov/plan/prevent/fhm/frm\\_docs.shtm](http://www.fema.gov/plan/prevent/fhm/frm_docs.shtm))

**Federal “100-year” Standard:** The NFIP has used a comprehensive study by a group of experts to advise the agency as to the best standard to be used as the basis for risk assessment, insurance rating, and floodplain management for the Program. After extensive study and coordination with Federal and State agencies, this group recommended the 1-percent-annual-chance flood (also referred to as the 100-year or “Base Flood”) be used as the standard for the NFIP.

The 1-percent-annual-chance flood was chosen on the basis that it provides a higher level of protection while not imposing overly stringent requirements or the burden of excessive costs on property owners. The 1-percent-annual-chance flood (or 100-year flood) represents a magnitude and frequency that has a statistical probability of being equaled or exceeded in any given year, or, stated alternatively, the 100-year flood has a 26 percent (or 1 in 4) chance of occurring over the life of a 30-year mortgage. The regulatory flood plains cover areas that would most likely be inundated by the largest storm events that typically occur in the area. While these storm events are referred to as 100-year or 500-year events, the designation actually refers to the probability of a storm of that particular magnitude occurring in any given year. As mentioned before, the “100-year” storm has a 1% chance of occurring in any given year, and the “500-year” storm has a 0.2% chance of occurring in any given year.

**Identifying and Mapping Flood-Prone Areas:** Under the NFIP, Flood Hazard Boundary Maps (FHBM), which delineated the boundaries of the community’s Special Flood Hazard Areas (SFHAs), have been prepared using approximate methods prior to completion of a community’s Flood



Insurance Study (FIS), These methods identify on an approximate basis a 1-percent-annual-chance floodplain, but do not include the determination of Base Flood Elevations (BFEs) (100-year flood elevations), flood depths, or floodways. The Flood Hazard Boundary Map is intended to assist communities that do not have current FIRMs in managing floodplain development, and to assist insurance agents and property owners in identifying those areas where the purchase of flood insurance was advisable.

FISs that use detailed hydrologic and hydraulic analyses to develop BFEs and designate floodways and risk zones for developed areas of the floodplain have been subsequently produced for most NFIP communities. Once more detailed risk data was provided to communities, the community could then enter the Regular Program whereby the community is required to adopt more comprehensive floodplain management requirements and owners of structures could purchase higher amounts of insurance.

An FIS usually generates the following flood hazard information:

- BFEs are presented as either water-surface elevations or average depths of flow above the ground surface. These elevations and depths are usually referenced to either the National Geodetic Vertical Datum of 1929 (NGVD29) or the North American Vertical Datum of 1988 (NAVD88).
- Water-surface elevations for the 10-year (10-percent-annual-chance), 50-year (2-percent-annual-chance), 100-year (1-percent-annual-chance), and 500-year (0.2-percent-annual-chance) floods.
- Boundaries of the regulatory 100-year floodway. The regulatory floodway is defined as the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the entire Base Flood (100-year flood) discharge can be conveyed with no greater than a 1.0-foot increase in the BFE.
- The boundaries of the 100- and 500-year floodplains. The 100-year floodplain is referred to as the Special Flood Hazard Area (SFHA).

**Floodplain Management:** The Congressional Acts that created the NFIP prohibit the Federal Emergency Management Agency (FEMA) from providing flood insurance to property owners unless the community adopts and enforces floodplain management criteria established under the authority



of Section 1361(c) of the Act. These criteria are established in the NFIP regulations at 44 CFR §60.3. The community must adopt a floodplain management ordinance that meets or exceeds the minimum NFIP criteria. Under the NFIP, “community” is defined as:

“any State, or area or political subdivision thereof, or any Indian tribe or authorized tribal organization, or Alaska Native village or authorized native organization, which has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction.”

The power to regulate development in the floodplain, including requiring and approving permits, inspecting property, and citing violations, is granted to communities under a State’s police powers. FEMA has no direct involvement in the administration of local floodplain management ordinances.

**Minimum NFIP Floodplain Management Requirements:** Under the NFIP, the minimum floodplain management requirements that a community must adopt depend on the type of flood risk data (detailed FIS and FIRMs with BFEs or approximate A Zones and V Zones without BFEs) that the community has been provided by FEMA. Under the NFIP regulations, participating NFIP communities are required to regulate all development in SFHAs. “Development” is defined as:

“Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.”

Before a property owner can undertake any development in the SFHA, a permit must be obtained from the community. The community is responsible for reviewing the proposed development to ensure that it complies with the community’s floodplain management ordinance. Communities are also required to review proposed development in SFHAs to ensure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, such as 404 wetland permits from the Army Corps of Engineers or permits under the Endangered Species Act.

Under the NFIP, communities must review subdivision proposals and other proposed new development, including manufactured home parks or subdivisions to ensure that these development proposals are reasonably safe from flooding and that utilities and facilities servicing these subdivisions or other development are constructed to minimize or eliminate flood damage.



In general, the NFIP minimum floodplain management regulations require that new construction or substantially improved or substantially damaged existing buildings in A Zones must have their lowest floor (including basement) elevated to or above the Base Flood Elevation (BFE). Non-residential structures in A Zones can be either elevated or dry-floodproofed. In V Zones, the building must be elevated on piles and columns and the bottom of the lowest horizontal structural member of the lowest floor of all new construction or substantially improved existing buildings must be elevated to or above the BFE. The minimum floodplain management requirements are further described below:

- For all new and substantially improved buildings in A Zones:
- All new construction and substantial improvements of residential buildings must have the lowest floor (including basement) elevated to or above the BFE.
- All new construction and substantial improvements of non-residential buildings must either have the lowest floor (including basement) elevated to or above the BFE or dry-floodproofed to the BFE. Dry floodproofing means that the building must be designed and constructed to be watertight, substantially impermeable to floodwaters.
- Buildings can be elevated to or above the BFE using fill, or they can be elevated on extended foundation walls or other enclosure walls, on piles, or on columns.
- Because extended foundation or other enclosure walls will be exposed to flood forces, they must be designed and constructed to withstand hydrostatic pressure otherwise the walls can fail and the building can be damaged. The NFIP regulations require that foundation and enclosure walls that are subject to the 100-year flood be constructed with flood-resistant materials and contain openings that will permit the automatic entry and exit of floodwaters. These openings allow floodwaters to reach equal levels on both sides of the walls and thereby lessen the potential for damage. Any enclosed area below the BFE can only be used for the parking of vehicles, building access, or storage.

In addition, to the above requirements, communities are required to select and adopt a regulatory floodway in riverine A Zones. The area chosen for the regulatory floodway must be designed to carry the waters of the 1-percent-annual-chance flood without increasing the water surface elevation of that flood more than one foot at any point. Once the floodway is designated, the community must



prohibit development within that floodway which would cause any increase in flood heights. The floodway generally includes the river channel and adjacent floodplain areas that often contain forests and wetlands. This requirement has the effect of limiting development in the most hazardous and environmentally sensitive part of the floodplain.

**Ordinance Adoption:** Once FEMA provides a community with the flood hazard information upon which floodplain management regulations are based, the community is required to adopt a floodplain management ordinance that meets or exceeds the minimum NFIP requirements. FEMA can suspend communities from the Program for failure to adopt once the community is notified of being flood-prone or for failure to maintain a floodplain management ordinance that meets or exceeds the minimum requirements of the NFIP. The procedures for suspending a community from the Program for failure to adopt or maintain a floodplain management ordinance that meets or exceeds the minimum requirements of the NFIP are established in the NFIP regulations at 44 CFR §59.24(a) and (d).

Prior to filing an application for NFIP participation, the community would have to adopt a resolution stating it wishes to become an NFIP participant and designating a Floodplain Administrator. The 77th Legislature of the State of Texas amended Subchapter I, Chapter 16, Water Code, by adding Section 16.3145 to read as follows:

"The governing body of each city and county shall adopt ordinances or orders, as appropriate, necessary for the city or county to be eligible to participate in the National Flood Insurance Program...., not later than January 1, 2001"

Model ordinances and sample permit forms are available online at [www.twdb.state.tx.us/wrpi/flood/nfip.htm](http://www.twdb.state.tx.us/wrpi/flood/nfip.htm). Flood prevention ordinances often require or encourage appropriate development in flood prone areas and/or set zoning standards for areas to restrict the use or density of floodplain development. They also vest a designated Flood Administrator with the responsibility of delineating areas of special flood hazard; providing information about inhabited floodplain areas; maintaining FEMA flood maps; and cooperating with federal, state and local officials and private firms in undertaking to study, survey, map and identify floodplain. The Administrator is also to assist with the development and implementation of floodplain management measures.

**Community Rating System:** The NFIP's Community Rating System (CRS) provides discounts on flood insurance premiums in those communities that establish floodplain management programs

that go beyond NFIP minimum requirements. Under the CRS, communities receive credit for more restrictive regulations, acquisition, relocation, or floodproofing of flood-prone buildings, preservation of open space, and other measures that reduce flood damages or protect the natural resources and functions of floodplains.

Under the CRS, flood insurance premium rates are adjusted to reflect the reduced flood risk resulting from community activities that meet the three goals of the CRS:

1. Reduce flood losses, i.e.,
  - a. Protect public health and safety,
  - b. Reduce damage to property,
  - c. Prevent increases in flood damage from new construction,
  - d. Reduce the risk of erosion damage, and
  - e. Protect natural and beneficial floodplain functions;
2. Facilitate accurate insurance rating; and
3. Promote the awareness of flood insurance.

There are 10 CRS classes: Class 1 requires the most credit points and gives the largest premium reduction; Class 10 receives no premium reduction. CRS premium discounts on flood insurance range from 5 percent for Class 9 communities up to 45 percent for Class 1 communities. The CRS recognizes 18 creditable activities, organized under four categories: Public Information, Mapping and Regulations, Flood Damage Reduction, and Flood Preparedness.

For example, credits are provided for use of future conditions hydrology and more restrictive floodway standards, prohibiting fill in the floodway, and adopting compensatory storage regulations, innovative land development criteria, stormwater management regulations, other higher regulatory standards, and local floodplain management plans. Credits are also provided in the CRS for preserving open space in their natural state and for low-density zoning and for acquiring and clearing buildings from the floodplain and returning the area to open space. The 2002 *CRS Coordinator's Manual* includes a new section, "Land Development Criteria," which specifically credits community land development regulations that limit development in the floodplain or provide incentives to limit floodplain development. Communities receive credits for adopting smart growth land development criteria and for creating open space through their land development process.



## 7.9 Appendix 7B: NFIP Community Rating System

### The National Flood Insurance Program Community Rating System

Information from: <http://training.fema.gov/EMIWeb/CRS/>

The Community Rating System (CRS) is a part of the NFIP. The CRS reduces flood insurance premiums to reflect what a community does above and beyond the NFIP's minimum standards for floodplain regulation. The objective of the CRS is to reward communities for what they are doing, as well as to provide an incentive for new flood protection activities. The reduction in flood insurance premium rates is provided according to a community's CRS classification, as shown in the chart.

Community participation in the CRS is VOLUNTARY.

To apply for CRS participation, a community submits documentation that shows what it is doing and that its activities deserve at least 500 points. The documentation is attached to the appropriate worksheet pages in this CRS Application. The application is submitted to the ISO/CRS Specialist. The ISO/CRS Specialist is an employee of the Insurance Services Office, Inc. (ISO). ISO works on behalf of the Federal Emergency Management Agency (FEMA) and the insurance companies to review CRS applications, verify the communities' credit points, and perform program improvement tasks.

#### A Quick Check of a Community's Potential CRS Credit

##### a. Purpose

A minimum of 500 points is needed to receive a CRS classification of Class 9, which will reduce premium rates. This quick check provides some basic information for local officials to determine if their communities will have enough points to attain Class 9.

If a community does not qualify for at least 500 points, it may want to initiate some new activities in order to attain Class 9. For example, some of the public information activities can be implemented for a very low start-up cost. The quick check can identify where points can be earned for new activities.

##### b. Quick Check Instructions

The section numbering system is used throughout all CRS publications. Sections 300 through 600 describe the 18 creditable activities. Activity 310 (Elevation Certificates) is required of all CRS communities and Activity 510 (Floodplain Management Planning) is required of designated



repetitive loss communities. The rest of the activities are optional. Only the elements most frequently applied for are listed.

If the activity is applicable, the average community score (which is in parentheses) should be entered in the blank to the left to provide a rough estimate of the community's initial credit points.

### c. Minimum Requirements

**Section 211 (Prerequisites):** The community must be in the Regular Phase of the NFIP and be in full compliance with the minimum requirements of the NFIP. The application must include a letter from the Federal Emergency Management Agency (FEMA) Regional Office confirming that the community is meeting all of the latest NFIP requirements.

**Activity 310 (Elevation Certificates):** All CRS communities must maintain FEMA's elevation certificates for all new and substantially improved construction in the floodplain after the date of application for CRS classification.

**Sections 501–503 (Repetitive Loss Areas):** A community with properties that have received repeated flood insurance claim payments must map the areas affected. Communities with 10 or more such properties must prepare, adopt, and implement a plan to reduce damage in repetitive loss areas. The FEMA Regional Office can tell whether this applies to any given community.

### d. Other Activities

If the activity is applicable, the average community score (which is in parentheses) should be entered in the blank at left to provide a rough estimate of the community's initial credit points.

### Public Information Activities (Series 300)

- (69) 310 (Elevation Certificates) Maintain FEMA elevation certificates for all new construction. Maintaining them after the date of CRS application is a minimum requirement for any CRS credit.
- (138) 320 (Map Information) Respond to inquiries to identify a property's FIRM zone and publicize this service.
- (90) 330 (Outreach Projects) Send information about the flood hazard, flood insurance, and flood protection measures to floodprone residents or all residents of the

community.

- (19) 340 (Hazard Disclosure) Real estate agents advise potential purchasers of floodprone property about the flood hazard; or regulations require a notice of the flood hazard.
- (24) 350 (Flood Protection Information) The public library maintains references on flood insurance and flood protection.
- (53) 360 (Flood Protection Assistance) Give inquiring property owners technical advice on protecting their buildings from flooding, and publicize this service.

### **Mapping and Regulatory Activities (Series 400)**

- (86) 410 (Additional Flood Data) Develop new flood elevations, floodway delineations, wave heights, or other regulatory flood hazard data for an area that was not mapped in detail by the flood insurance study; or have the flood insurance study's hydrology or allowable floodway surcharge based on a higher state or local standard.
- (191) 420 (Open Space Preservation) Guarantee that a portion of currently vacant floodplain will be kept free from development.
- (166) 430 (Higher Regulatory Standards) Require freeboard; require soil tests or engineered foundations; require compensatory storage; zone the floodplain for minimum lot sizes of 1 acre or larger; regulate to protect sand dunes; or have regulations tailored to protect critical facilities or areas subject to special flood hazards (e.g., alluvial fans, ice jams, or subsidence).
- (79) 440 (Flood Data Maintenance) Keep flood and property data on computer records; use better base maps; or maintain elevation reference marks.
- (98) 450 (Stormwater Management) Regulate new development throughout the watershed to ensure that post-development runoff is no worse than pre-development runoff.



### **Flood Damage Reduction Activities (Series 500)**

- (115) 510 (Floodplain Management Planning) Prepare, adopt, implement, and update a comprehensive plan using a standard planning process.
- (213) 520 (Acquisition and Relocation) Acquire and/or relocate floodprone buildings so that they are out of the floodplain.
- (93) 530 (Flood Protection) Document floodproofed or elevated pre-FIRM buildings.
- (232) 540 (Drainage System Maintenance) Conduct periodic inspections of all channels and retention basins and perform maintenance as needed.

### **Flood Preparedness Activities (Series 600)**

- (93) 610 (Flood Warning Program) Provide early flood warnings to the public and have a detailed flood response plan keyed to flood crest predictions.
- (198) 620 (Levee Safety) Maintain levees that are not credited with providing base flood protection.
- (66) 630 (Dam Safety) All communities in a State with an approved dam safety program receive credit.

TOTAL ESTIMATED POINTS FOR THE COMMUNITY





## 8 STREET SYSTEM STUDY

Streets are in some ways the most difficult capital improvement to budget for because they are expensive, not usually related to imminent health and safety concerns, and not often fundable through grants. This study assesses existing street condition and makes recommendations for the timing and funding of needed improvements.

### 8.1 Review of Prior Studies and Existing Data

The comprehensive plan for Farmersville completed in 2004 included a Street System Study that provided an analysis of street conditions and an implementation plan for investment in the street system. At the time of that study Farmersville contained a total of 46.6 miles of streets in the following conditions:

**Table 8A: 2004 street conditions**

City with ETJ				City Limits			City Limits (City Maintained Only)		
CONDITION	LF	Miles	%	LF	Miles	%	LF	Miles	%
<b>Asphalt</b>				<b>Asphalt</b>			<b>Asphalt</b>		
<b>AG</b>	267,685	51	67%	172,142	32.6	70%	79,125	14.99	52%
<b>AF</b>	35,431	7	9%	14,638	2.77	6%	14,638	2.77	10%
<b>AP</b>	16,277	3	4%	5,671	1.07	2%	5,671	1.07	4%
<b>Subtotal</b>	<b>319,393</b>	<b>60</b>	<b>80%</b>	<b>192,451</b>	<b>36.45</b>	<b>78%</b>	<b>99,434</b>	<b>18.83</b>	<b>65%</b>
<b>Concrete</b>				<b>Concrete</b>			<b>Concrete</b>		
<b>CG</b>	32,016	6	8%	31,959	6	13%	31,959	6.05	21%
<b>CF</b>	0	0	0%	0	0	0%	0	0	0%
<b>CP</b>	0	0	0%	0	0	0%	0	0	0%
<b>Subtotal</b>	<b>32,016</b>	<b>6</b>	<b>8%</b>	<b>31,959</b>	<b>6</b>	<b>13%</b>	<b>31,959</b>	<b>6.05</b>	<b>21%</b>
<b>Dirt &amp; Gravel</b>				<b>Dirt &amp; Gravel</b>			<b>Dirt &amp; Gravel</b>		
<b>D&amp;GG</b>	3,003	0.57	1%	855	0.16	0%	855	0.16	1%



<b>D&amp;GF</b>	18,178	3.44	5%		4,929	0.93	2%		4,929	0.93	3%
<b>D&amp;GP</b>	21,491	4.07	5%		15,619	2.96	6%		15,619	2.96	10%
<b>Subtotal</b>	<b>42,672</b>	<b>8</b>	<b>10%</b>		<b>21,403</b>	<b>4.05</b>	<b>9%</b>		<b>21,403</b>	<b>4.05</b>	<b>14%</b>
<b>Caliche</b>					<b>Caliche</b>				<b>Caliche</b>		
<b>KG</b>	0	0	0%		0	0	0		0	0	0%
<b>KF</b>	4,402	0.83	1%		0	0	0		0	0	0%
<b>KP</b>	3,550	0.67	1%		236	0.04	0.10%		236	0.04	0.20%
<b>Subtotal</b>	<b>7,952</b>	<b>2</b>	<b>2%</b>		<b>236</b>	<b>0.04</b>	<b>0.10%</b>		<b>236</b>	<b>0.04</b>	<b>0%</b>
<b>TOTAL</b>	<b>402,033</b>	<b>75.57</b>	<b>100%</b>		<b>246,049</b>	<b>46.6</b>	<b>100%</b>		<b>153,032</b>	<b>28.98</b>	<b>100%</b>

## 8.2 Street System Inventory

In March of 2017, surveys of the existing street system were conducted and the following information was collected:

- The dimension of each street, both the width and right-of-way;
- The surface material (e.g. asphalt, caliche, or gravel/dirt);
- A rating of the condition of each street's surface to determine its classification. The classifications are:

Good Condition	Few surface cracks or potholes, little edge deterioration
Fair Condition	Surface cracks less than 1/2 inch wide, potholes less than 2 inches in diameter or $\leq 2''$ in depth, crumbling edges extend less than 1 inch from street edge
Poor Condition	Surface cracks more than 1/2 inch wide, potholes greater than 2 inches in diameter or $\geq 2''$ in depth, crumbling edges extend more than 1 inch from street edge

- The location of existing curbs and gutters or similar drainage (all drainage structures are identified in *Chapter 7: Drainage Study*).



**Figure 8A. Main Street.**  
Good condition



**Figure 8B. Windom Street.**  
Fair condition



**Figure 8C. Abbey Road**  
Poor condition

The results of the field survey are tabulated in *Table 8B: Street Inventory*. The street system is delineated within the table by maintenance (City), condition (good, fair, poor), and material (asphalt, etc.). That provides a clear outline of the streets' characteristics and condition and a basis for further



analysis. *Map 8A: Existing Street System* illustrates the information for spatial analysis and includes street location, condition, right-of-way and width. *Map 8A* also shows un-built right of way.

**Table 8B: Street Inventory**

Inventory by Street Material						
All Streets (City & ETJ)				City Maintained Streets		
CONDITION	LF	Miles	%	LF	Miles	%
<b>Asphalt</b>				<b>Asphalt</b>		
Good	198,228	38	47%	15,405	3	10%
Fair	81,859	16	19%	32,471	6	22%
Poor	56,742	11	13%	42,238	8	29%
<i>Subtotal</i>	<i>336,829</i>	<i>64</i>	<i>80%</i>	<i>90,114</i>	<i>17</i>	<i>61%</i>
<b>Concrete</b>				<b>Concrete</b>		
Good	39,311	7	9%	22,715	4	15%
Fair	17,179	3	4%	17,179	3	12%
Poor	3,136	1	1%	3,136	1	2%
<i>Subtotal</i>	<i>59,626</i>	<i>11</i>	<i>13%</i>	<i>43,030</i>	<i>8</i>	<i>29%</i>
<b>Dirt</b>				<b>Dirt</b>		
Good	0	0	0%	0	0	0%
Fair	0	0	0%	0	0	0%
Poor	11,639	2	3%	5,582	1	4%
<i>Subtotal</i>	<i>11,639</i>	<i>2</i>	<i>3%</i>	<i>5,582</i>	<i>1</i>	<i>4%</i>
<b>Gravel</b>				<b>Gravel</b>		
Good	0	0	0%	0	0	0%
Fair	8,181	2	2%	6,794	1	5%
Poor	3,012	1	1%	1,305	0	1%
<i>Subtotal</i>	<i>11,192</i>	<i>2</i>	<i>3%</i>	<i>8,099</i>	<i>2</i>	<i>5%</i>
<b>Brick</b>				<b>Brick</b>		
Good	0	0	0%	0	0	0%
Fair	1,820	0	0%	432	0	0%
Poor	0	0	0%	0	0	0%
<i>Subtotal</i>	<i>1,820</i>	<i>0</i>	<i>0%</i>	<i>432</i>	<i>0</i>	<i>0%</i>
<b>TOTAL</b>	<b>421,106</b>	<b>79.75</b>	<b>100%</b>	<b>147,257</b>	<b>27.89</b>	<b>100%</b>

Inventory by Condition	
All Streets (City & ETJ)	City Maintained Streets



CONDITION	LF	Miles	%	LF	Miles	%
<b>Good</b>	237,539	45	56%	38,120	7	26%
<b>Fair</b>	109,039	21	26%	56,876	11	39%
<b>Poor</b>	74,528	14	18%	52,260	10	35%
<b>TOTAL</b>	<b>421,106</b>	<b>79.75</b>	<b>100%</b>	<b>147,257</b>	<b>27.89</b>	<b>100%</b>

Conditions by Type						
All Streets (City & ETJ)				City Maintained Streets		
CONDITION	LF	Miles	%	LF	Miles	%
<b>Paved</b>	<b>398,275</b>	<b>75</b>	<b>95%</b>	<b>133,576</b>	<b>25</b>	<b>91%</b>
Good	237,539	45	56%	38,120	7	26%
Fair	100,858	19	24%	50,083	9	34%
Poor	59,877	11	14%	45,373	9	31%
<b>Unpaved</b>	<b>22,831</b>	<b>4</b>	<b>5%</b>	<b>13,681</b>	<b>3</b>	<b>9%</b>
Good	0	0	0%	0	0	0%
Fair	8,181	2	2%	6,794	1	5%
Poor	14,651	3	3%	6,887	1	5%
<b>TOTAL</b>	<b>421,106</b>	<b>79.75</b>	<b>100%</b>	<b>147,257</b>	<b>27.89</b>	<b>100%</b>

Source: GrantWorks 2017 Fieldwork

## 8.3 Street System Analysis

The street system analysis determines the adequacy of the system to meet existing and forecasted needs and makes recommendations for any needed improvements concerning traffic flow and street conditions.

### 8.3.1 Street Condition

As detailed above, most city streets are paved. Of the paved streets, 29% are in good condition, 37% are in fair condition, and the remaining 34% are in poor condition. The area most in need of maintenance is central Farmersville where street conditions are worst.

Four standard street repair options are available to improve and maintain the condition of city streets:

- **Point Repairs:** Excavation of failed pavement sections to the base course, back-filled with cold mix asphalt and compacted to existing grade. Surface sealant is optional. This method is used



to treat potholes and other imperfections and roadway hazards, and constitutes a portion of annual, ongoing maintenance.

- *Seal Coat: (Also known as chip seal)* Application of asphalt cement; cover with pre-coated aggregate at about one cubic yard of aggregate per 90 square yards. Ideally, this treatment is used once every three to five years to maintain streets and forestall more costly repairs. Using recent engineering cost estimates, chip seal coating would cost an estimated \$2.5 per square yard.
- *Overlay:* Depending on the severity of wear, approximately one inch of surface is milled off the existing street in order to level depressions in the pavement. The remaining surface material is overlaid with a minimum of 1.5- to 2-inches of hot mix asphaltic concrete (HMAC) or hot mix/cold laid asphaltic concrete, followed by a surface treatment (two-course). This treatment is used to completely replace the surface material of a street to address pavement deterioration and extend street life. Overlay should be done every 10-20 years, depending on the traffic load and environmental conditions. Two-course overlay increases the life of the pavement, and would require additional milling. Using recent engineering cost estimates, overlay projects would cost an estimated \$13 per square yard, depending on processes chosen.
- *Reclaim/Reconstruct:* Remove existing base to a minimum depth of six inches. Mix emulsified asphalt with recycled asphalt to create road way base. Apply two-course of asphalt cement to create bearing surface. Base is proof-rolled at each course. Surface sealant optional. Streets receiving the reclamation treatment will last 12 to 20 years, depending on the traffic load and environmental conditions. The cost of this method also approximates costs for paving a gravel road. Cost estimates would be higher than for overlay methods, at about \$40 per square yard.

Before seal coat, overlay, or reconstruct activities are undertaken, an engineer should assess the condition of the road and kind of construction needed. Road base condition cannot always be accurately determined by driving condition, and choosing the wrong construction type will increase city costs over time.

Street repairs should also always occur in conjunction with or shortly following water, sewer, and other underground utility line projects in order to avoid duplication of effort. When street repairs are





not consciously phased with line projects, it is not uncommon for a street to be paved, torn up for line replacement, and then repaved within the space of five years.

### 8.3.2 Street Maintenance Costs

The initial cost of streets is usually paid for by the developer and new residents, and that can make it easy to ignore the cost implications of street design. However, as street maintenance and reconstruction is typically paid for through taxes rather than grants or special funding, it is important to consider the long-term cost implications of short-term construction decisions.

Two primary considerations impact street costs over time: a) initial street design and b) maintenance policies. When considering policies that set standards for street design and maintenance, the City should consider the costs/benefits of each criterion.

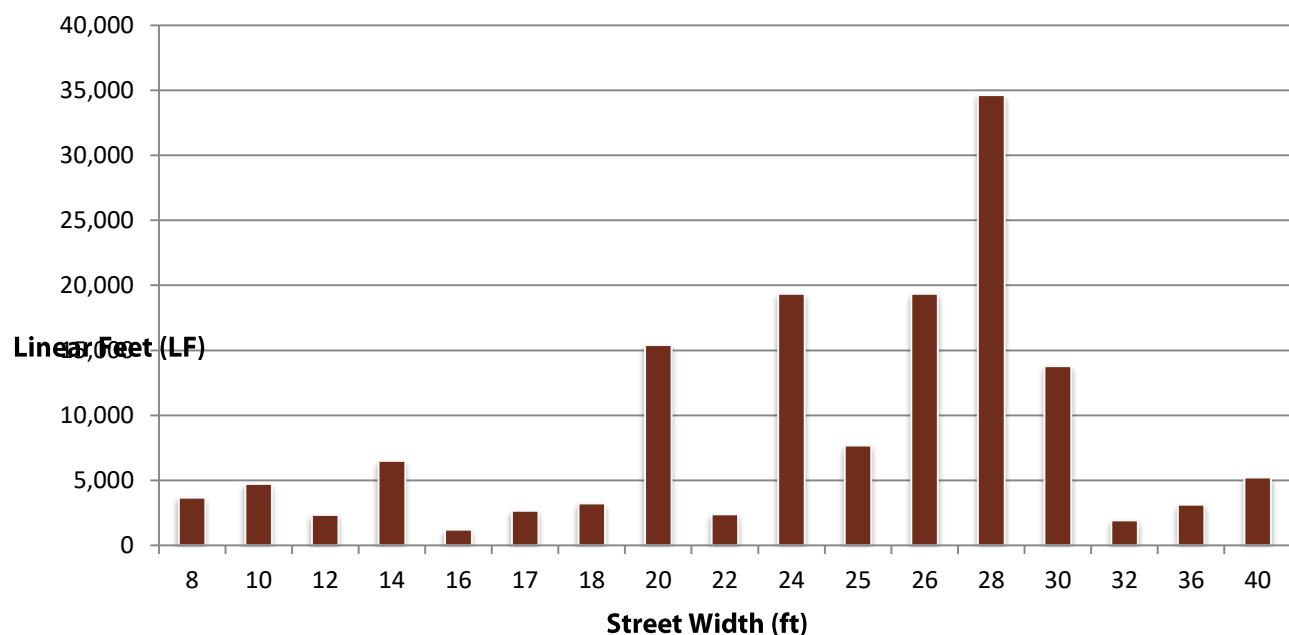
#### INITIAL STREET DESIGN

Unlike many cities of a similar size, Farmersville does not have a strong grid system of streets that provide multiple routes throughout city and create ease of access for drivers. Rather, the highways serve as the city's primary thoroughfares, and local streets extend from the highways to form small neighborhoods on both a traditional grid system (Farmersville's downtown) and in a suburban, cul-de-sac layout. This creates greater traffic along those main thoroughfares while limiting route options for those traveling within the city.

- **Width:** The width of City-maintained streets ranges from 8 feet to 40 feet. Widths below 14 feet can limit automobiles' ability to pass each other easily on two-way streets. *Chart 8A* shows the number of linear feet of roadway for each range of road width; the majority of streets are in excess of 14 feet in width.

**Chart 8A: Street Width Distribution**





In general, roads should be built to a minimum of 14 feet wide with 25 feet the maximum width preferred for high-traffic areas, including dense residential neighborhoods. “The wider the better” is often an accepted standard for street width, and subdivision ordinances often reflect that sentiment. However, at and beyond 25 feet, problems related to speeding, on-street parking (which can be a hazard to children in residential areas without sidewalks), heat-island effects, and maintenance of street and drainage systems increase. Farmersville’s Street Design Standards require a minimum right-of-way on residential streets of 50 feet and a minimum pavement width of 31 feet; the Standards also make the provision of sidewalks in residential districts mandatory for new development. These regulations are close to recommended design standards. To both promote safer streets and reduce developer costs it is recommended that *maximum* street widths for residential streets without sidewalks be no more than 25 feet wide. Because Farmersville mandates sidewalks, the 31 foot width is acceptable, though a slight reduction could help to slow traffic to the intended design speed of 25 mph for residential streets.

- **Unbuilt Right of Way:** Throughout the city, sections of right-of-way were dedicated when the land was platted, but streets were never constructed. There are two common reasons for that: 1) the developments were never completely built out; or, 2) topographic barriers made construction of the streets impractical. While cul-de-sacs are appropriate where topography limits through streets, if new development does not incorporate connections with existing



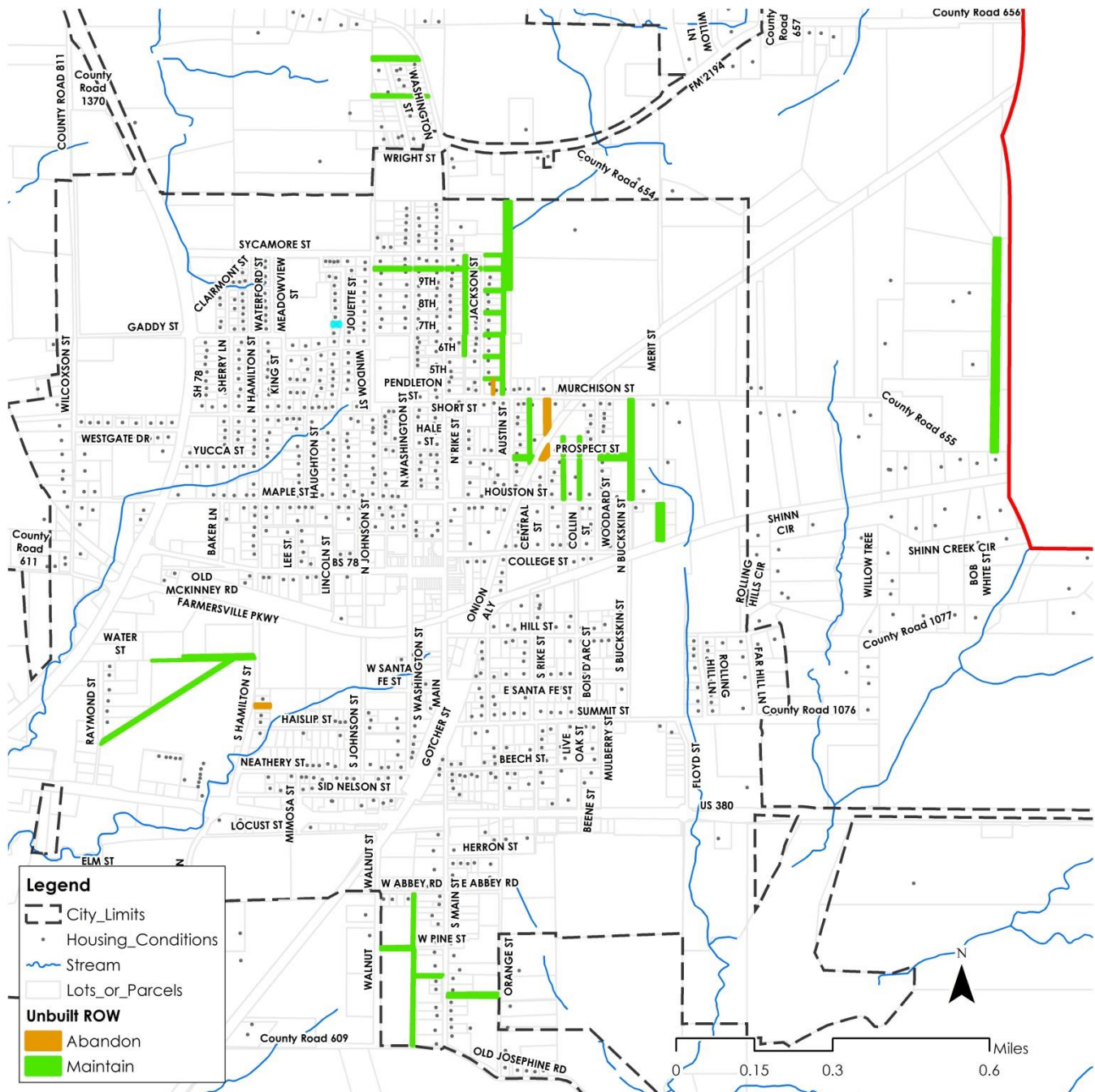
local streets, the high number of dead ends will increase congestion and speed road deterioration.

Street layout is usually established within a subdivision ordinance, although, like street width, it can also be controlled through zoning or through a construction manual. It is suggested that Farmersville emphasize street connectivity in its subdivision ordinance.

*Figure 8D* illustrates which sections of unbuilt right of way should be maintained to enable connections with future development and which sections should be abandoned. Sections that should be abandoned have either already been occupied by residential yards or structures or are considered poor locations for development because they run into railroad tracks or do not connect to other streets. In general law cities, an abutting street may not be closed or vacated without consent of the adjoining property owners.

Farmersville has very little unbuilt ROW, with most of it occurring in the northern half of the central city. *Figure 8D* proposes maintaining most of the unbuilt ROW for future development and street connections.

Figure 8D: Unbuilt ROW

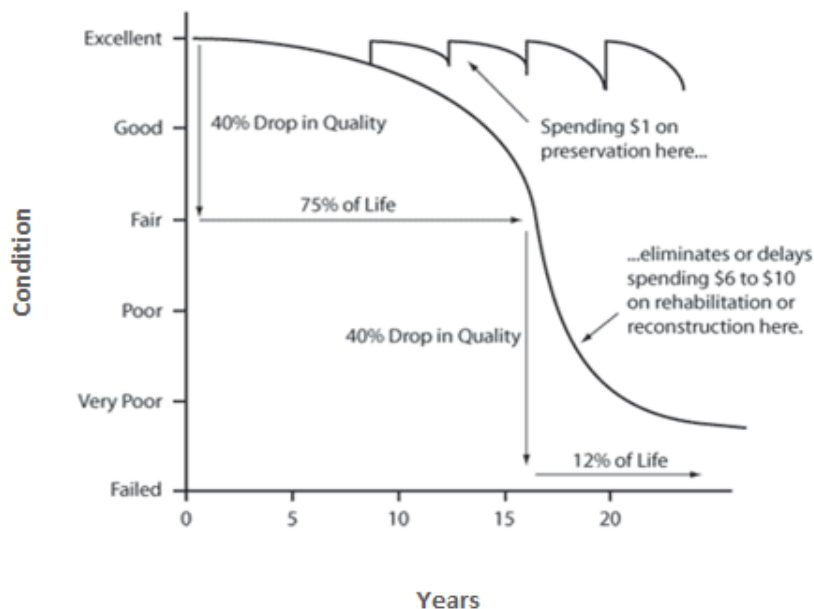


### 8.3.3 Maintenance Policies

The City has an interlocal agreement with TxDOT which renders responsibility for maintenance of numbered State Roads, including SH 78 and US 380, to TxDOT. In addition, the county manages all the County Roads surrounding the city. In addition to regular street maintenance, keeping drainage infrastructure maintained will be essential to keeping Farmersville's streets in good condition.

Delayed maintenance, substandard materials, and inadequate drainage are factors that decrease the surface life of paved roads. Routine maintenance extends the life of city streets, delays higher cost improvements, and can save the city money in the long run. *Figure 8E* illustrates how \$1 of preventative maintenance saves (or delays) on average, \$6 to \$10 in rehabilitation or reconstruction, by extending a street's surface life.

**Figure 8E: Preventative Street Maintenance Savings**



Source: Federal Highway Administration [www.fhwa.dot.gov/pavement/preservation/ppc0621.cfm](http://www.fhwa.dot.gov/pavement/preservation/ppc0621.cfm)

Developers will sometimes attempt to cut construction costs by installing inferior quality materials at sub-standard design in cities that do not have minimum design standards and/or that do not require regular inspection during construction by a licensed engineer. The City should consider developing a public works construction manual and should continue to enforce its subdivision ordinance, which has specific warranty and testing requirements for new street construction. That ensures that new



streets and roadside drainage features, which are generally maintained by the city after installation, are of standard quality.

An ideal maintenance schedule addresses road deterioration as it occurs so that roads never fall below “fair” condition. Roads receive annual pot hole and crack sealing, a seal coat every 8-10 years, an overlay every 20 years, and reconstruction every 30 years. Seal coat and overlay repairs extend the life of the road and forestall more expensive maintenance. A delayed maintenance schedule only addresses roads that have fallen into fair or poor condition. Because of surface and road base deterioration, cheaper maintenance options will only have a temporary effect on roads in fair to poor condition.

Using the standards in *Table 8C* and the percentages of asphalt streets maintained by the City of Farmersville, an ideal city-wide road maintenance program would cost approximately \$358,923 per year.

Widening city-maintained streets by only one (1) foot raises the cost of an ideal maintenance program by \$33,500 per year.

**Table 8C: City-Wide Street Maintenance Costs**

Repair Type	Repair Frequency	\$ per square yard	Ideal Maintenance Schedule (annual price at existing average street width of 24 feet)	Annual price per each additional foot of road width*
Seal Coat (asphalt)	10 years (10% per year)	\$2.5	\$99,701	\$3,988
Overlay (asphalt)	20 years (5% per year)	\$13	\$259,222	\$10,369
Preventative Maintenance (e.g. pot holes)	Annual, city-wide, as-needed	N/A	\$2,500/mile	N/A
<b>Total</b>			<b>\$358,923</b>	<b>\$33,500</b>

\*Estimate in 2016 dollars using 2016 costs; does not include inflation, cost fluctuation or other variables, and \$/yard estimate is included to facilitate re-calculation using adjusted numbers.



## FUNDING

To fund street improvements, some cities adopt a 4B Sales Tax which is a locally implemented program that allows municipalities to create economic development corporations that manage projects funded by local sales tax. Farmersville has already established a 4B Economic Development Corporation that helps to fund several activities throughout the city. Should funding street maintenance out of general revenues become problematic in the future, the City could turn to the EDC to help cover some of those costs.

A second alternative to the city's general fund for street maintenance costs is a Street Maintenance Tax. Like the 4B Sales Tax, the Street Maintenance Tax is established by vote and cannot bring the local total sales tax above 2%. However, the City of Farmersville has reached this statutory limit. Unlike the 4B Sales Tax, the Street Maintenance Tax is capped at 0.25%, all revenues are dedicated to street maintenance, the tax must be re-established every four years, and no development corporation is required.

Extensive information on both types of tax is available from the Texas State Comptroller's website at <http://texasahead.org>.

## 8.4 Share the Road

Biking and walking are not just for dense, urban areas. Active transportation has many benefits for rural Americans and data shows that not only are rural Americans interested in walking and biking, they are already doing it at higher rates than previously believed.<sup>24</sup>

Investing in active transportation like bike facilities, sidewalks and trails can improve the safety, health and happiness of a community. These projects are much less expensive to build compared to road projects and can help mitigate traffic congestion. Transportation is the biggest expense for American families after housing. Safe and comfortable bike facilities encourage beginner bicyclists who might otherwise feel too unsafe or intimidated to ride a bike in the city. Providing bike facilities can help residents save money while staying active and healthy.

The city of Farmersville can encourage or enforce the development of bike facilities in several ways, including:

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<sup>24</sup> U.S. DOT 2009 Omnibus Household Survey





- Include bicycle facilities development in the subdivision ordinance
- Adopt a Complete Streets Ordinance
- Adopt a Bicycle Parking Ordinance
- Adopt a Vulnerable Road Users or Safe Passing Ordinance
- Work with NCTCOG and Collin County on project funding
- Apply for grants
- Educational programming and outreach to motorists and bicyclists on rules of the road and bicycle safety
- Promote Bike to Work Day
- Organize bicycle events like ciclovias

The Rails to Trails Conservancy is an excellent resource for cities regarding walking and bicycling. Their *Active Transportation Beyond Urban Centers: Walking and Bicycling in Small Towns and Rural America* report is included in the *Digital Appendix* of this plan for reference.

A great resource for bicycle facilities design is the National Association of City Transportation Officials (NACTO) Urban Bikeway Design Guide.

## **FEDERAL FUNDING**

Bicycle facilities projects are eligible for funding under several federal programs, including different programs under the Centers for Disease Control's Division of Community Health. Yet, probably the most significant source of federal funding comes from the U.S. Department of Transportation.

In 2015 Congress passed the FAST (Fixing America's Surface Transportation) Act, a five-year transportation bill that replaces the MAP-21 Act. The FAST Act eliminates the MAP-21 Transportation Alternatives Program (TAP) and replaces it with a set-aside of Surface Transportation Block Grant (STBG) program funding for transportation alternatives.

Changes include:

- TAP is now a set-aside source of bicycle and pedestrian funds





- Regional transportation organizations have the ability to transfer out half of their TAP funds for other uses
- Nonprofit organizations are now eligible to receive funding.
- Funding for TAP will grow from \$819 million/year to \$835 million in 2016 and 2017 to \$850 million in 2018 through 2020
- Unless the state's governor opts out of the plan, funding for the Recreational Trails Program (RTP) will remain the same
- Bicycle and pedestrian projects are eligible to receive funding from the Congestion Mitigation and Air Quality (CMAQ) program, the Highway Safety Improvement Program (HSIP) and general STBG funds
- Agencies must report annually to the DOT on project applications and projects that are awarded TA funding, including the RTP set-aside

The FHWA apportions STBG funds to each state, and then that amount is sub-allocated to each Metropolitan Planning Organization (MPO). The Capital Area Metropolitan Planning Organization represents the region that includes Farmersville.

## 8.5 Prioritized Problems

### PRIORITIZED PROBLEMS

The problems with the City's street system are ranked and listed as follows:

- Local streets in fair to poor condition are in need of repaving or reconstruction
- The City needs to pursue an ongoing maintenance program to limit long-term costs
- Lack of drainage infrastructure contributes to poor street conditions

## 8.6 Street System Improvement Projects

The following section describes a series of proposed improvements to the existing street system. The improvement projects are presented as phased improvements that are suggested for implementation over the 10-year planning period encompassed by this Comprehensive Plan.

*Table 8D: Implementation Plan (Section 8.4)* contains the estimated costs for each construction phase of the improvements program. The costs are based on current costs of record for similar projects in the same geographical area of the state. The costs of each type of construction and the linear feet and cubic yards for each street have been included in *Table 8D* to facilitate adjustments to the cost estimates. As with all planning documents, the costs are estimates only, provided to inform city staff and council members on approximate amounts required for city-wide street improvements. Exact prices cannot be known until specific proposals have been created and construction bids have been received.

The projects below are sequenced to coordinate with the recommended water and wastewater line replacement projects in *Chapter 5* and *Chapter 6*. Street repairs should occur in conjunction with or shortly following line projects in order to avoid duplicate street construction/paving caused by damages from line projects. Changes to water and wastewater project phasing (commonly due to funding availability and changes in project priorities) would result in changes to street project phasing.

The construction phases below average approximately \$249,587 per year. The construction phases are expected to be modified based on fund availability and actual construction bids.

The construction phasing reflects an effort to address streets in fair to poor condition by 2027 and to execute an ongoing system of street maintenance for local roads. Construction phases are illustrated on *Map 8B: Proposed Street Improvements 2017-27*.

### **The proposed phases of future drainage system improvements are as follows:**

**Phase 1 (2017-2020):** Repair 22,186 linear feet of streets in fair and poor conditions that correspond with phase 1 & 2 improvements for water and wastewater and routes that direct traffic to highly travelled destinations, including the schools, the parks, and the central business district. The repair operations should include an overlay process for the sections of the paved streets that can be salvaged and new pavement sections for those areas that are currently dirt. Cost could be minimized



by keeping gravel roads unpaved, instead adding a new layer of gravel and oil to minimize dust, and converting concrete roads to asphalt.

**Phase 2 (2021-2024):** Repair 27,291 linear feet of streets in fair and poor conditions that correspond with phase 3 improvements for water and wastewater; routes that direct traffic to or connect to routes that are highly travelled destinations, including the schools, the parks, and the central business district; and dirt roads in need of paving. The repair operations should include an overlay process for the sections of the paved streets that can be salvaged and new pavement sections for those areas that are currently dirt. Cost could be minimized by keeping gravel roads unpaved, instead adding a new layer of gravel and oil to minimize dust, and converting concrete roads to asphalt.

**Phase 3 (2025-2027):** Repair 54,077 linear feet of streets in fair and poor conditions that correspond with phase 4 and 5 improvements for water and wastewater and dirt roads in need of paving. The repair operations should include an overlay process for the sections of the paved streets that can be salvaged and new pavement sections for those areas that are currently dirt. Cost could be minimized by keeping gravel roads unpaved, instead adding a new layer of gravel and oil to minimize dust, and converting concrete roads to asphalt.

## 8.7 Implementation Plan

The following table outlines a specific set of actions and improvement projects to achieve a functional street system that improves the quality of life in Farmersville. The estimated costs for the actions and improvement projects are as follows:

**Table 8D: Street Improvement Plan Projects, 2017 - 2027**

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources*
	2017-2020	2021-2024	2025-2027			
Goal 8.1 A safe, well-maintained and functional community street system						
By 2018, establish a system for maintaining street system on an overlapping, rotating basis by following a program of chip seal coating, overlay, and reclamation projects to keep paved surfaces in good condition.	x			City	N/A	N/A



By 2016, amend subdivision ordinance amendments requiring developers to provide interconnectivity between new development and the existing street system.

x

City

\$500  
(legal)

GEN

**Phase 1:** Repair or replace 22,186 linear feet of streets in fair and poor conditions that correspond with phase 1 & 2 improvements for water and wastewater and routes that direct traffic to highly travelled destinations, including the schools, the parks, and the central business district.

x

City

\$748,570  
(\$249,523/  
year)

GEN

**Phase 2:** Repair or replace 27,291 linear feet of streets in fair and poor conditions that correspond with phase 3 improvements for water and wastewater; routes that direct traffic to or connect to routes that are highly travelled destinations, including the schools, the parks, and the central business district; and dirt roads in need of paving.

x

City

\$1,194,464  
(\$298,616/  
year)

GEN

**Phase 3:** Repair or replace 54,077 linear feet of streets in fair and poor conditions that correspond with phase 4 and 5 improvements for water and wastewater and dirt roads in need of paving

x

City

\$1,524,210  
(\$508,070/  
year)

GEN

Annual seal coat 10% of city streets in good condition; and annual overlay (5% of city streets) and reconstruct (3% of city streets) of streets in fair to poor condition are Incorporated into the above construction phases.

x

x

x

City

\$358,923/  
year

GEN

Implement drainage projects in *Chapter 7: Storm Drainage System Study* to prevent ponding of water on roadways.

x

x

x

City

\$524,600  
(total all  
projects)

City,  
TxDOT

*Source of Funds\*: City of Farmersville General Fund (GEN), including funds from any new street maintenance or related tax; Texas Department of Transportation (TxDOT). Some street segments may require associated curb and gutter construction. Those prices are not included in the costs on this table.*



**Table 8E: Farmersville Street Improvements by Construction Phase**

10-Year Plan									
Phase	Street	From	To	Condition	Material	Linear Feet	Proposed Width	Square Yards	Cost
2017-2020									
Phase 1	Pendleton St	Haughton	Jouette	Poor	Asphalt	184	28	572	\$7,436.00
Phase 1	N Johnson St	Maple	Candy	Poor	Asphalt	322	30	1,074	\$13,966.93
Phase 1	Pendleton St	Sherry	Hamilton	Poor	Asphalt	295	28	917	\$11,919.31
Phase 1	Yucca St	SH 78	Sherry	Poor	Asphalt	556	26	1,607	\$20,886.23
Phase 1	Pendleton St	SH 78	Sherry	Poor	Asphalt	467	28	1,454	\$18,896.87
Phase 1	Candy St	Johnson	Windom	Poor	Asphalt	306	20	681	\$8,853.44
Phase 1	Lincoln St	Candy	McKinney	Poor	Asphalt	460	12	613	\$7,973.54
Phase 1	Maple St	Wilcoxson	SH 78	Poor	Asphalt	893	20	1,985	\$25,810.08
Phase 1	Haughton St	Pendleton	Maple	Poor	Asphalt	620	26	1,792	\$23,301.10
Phase 1	Haughton St	Park	Pendleton	Poor	Asphalt	292	28	909	\$11,812.38
Phase 1	Yucca St	Sherry	Hamilton	Poor	Asphalt	301	26	868	\$11,285.90
Phase 1	Lee St	Candy	McKinney	Poor	Asphalt	456	24	1,216	\$15,803.28
Phase 1	Pendleton St	Hamilton	King	Poor	Asphalt	236	28	736	\$9,562.65
Phase 1	Maple St	Hamilton	Haughton	Poor	Concrete	452	26	1,306	\$39,194.79
Phase 1	Maple St	Windom	Washington	Poor	Concrete	281	26	813	\$24,393.29
Phase 1	Wilcoxson St	Farmersville Parkway	Maple	Poor	Asphalt	745	24	1,986	\$25,817.56
Phase 1	Candy St	Lincoln	Johnson	Poor	Asphalt	215	14	334	\$4,340.88
Phase 1	Park St	King	Haughton	Poor	Asphalt	294	26	850	\$11,053.80
Phase 1	Raymond St	SH 78	Raymond	Poor	Asphalt	273	20	607	\$7,887.84
Phase 1	Pendleton St	King	Haughton	Poor	Asphalt	215	28	669	\$8,698.00
Phase 1	Candy St	Hamilton	Lee	Poor	Asphalt	220	12	294	\$3,815.99
Phase 1	Candy St	Windom	Washington	Poor	Asphalt	237	18	474	\$6,159.98
Phase 1	Sherry Ln	Gaddy	Pendleton	Poor	Asphalt	797	26	2,302	\$29,926.54
Phase 1	Gaddy St	Haughton	Jouette	Poor	Asphalt	284	26	820	\$10,660.90
Phase 1	Maple St	Haughton	Jouette	Poor	Concrete	354	26	1,022	\$30,664.74
Phase 1	Maple St	Johnson	Windom	Poor	Concrete	306	26	885	\$26,560.46



Phase 1	Lincoln St	Maple	Candy	Poor	Asphalt	247	12	329	\$4,277.92
Phase 1	Maple St	Baker	Hamilton	Poor	Concrete	385	26	1,111	\$33,330.67
Phase 1	Maple St	Jouette	Johnson	Poor	Concrete	163	26	470	\$14,097.19
Phase 1	Haughton St	Gaddy	Park	Poor	Asphalt	336	28	1,044	\$13,577.77
Phase 1	Sherry Ln	Pendleton	Yucca	Poor	Asphalt	466	26	1,346	\$17,495.01
Phase 1	Gaddy St	King	Haughton	Poor	Asphalt	306	26	885	\$11,499.28
Phase 1	N Johnson St	Candy	McKinney	Poor	Asphalt	386	30	1,287	\$16,730.69
Phase 1	King St	Gaddy	Park	Fair	Asphalt	321	24	857	\$2,142.81
Phase 1	Wilcoxson St	SH 78	Gaddy	Fair	Asphalt	1640	24	4,374	\$10,934.57
Phase 1	King St	Gaddy	Gaddy	Fair	Asphalt	183	24	488	\$1,220.01
Phase 1	Sycamore St	Waterford	Meadowview	Fair	Concrete	222	28	692	\$13,836.70
Phase 1	King St	Park	Pendleton	Fair	Asphalt	291	24	775	\$1,937.01
Phase 1	Wilcoxson St	Westgate	Maple	Fair	Asphalt	206	24	550	\$1,375.45
Phase 1	Sycamore St	Meadowview	Jouette	Fair	Concrete	498	28	1,551	\$31,015.95
Phase 1	Sycamore St	SH 78	Waterford	Fair	Concrete	726	28	2,259	\$45,185.31
Phase 1	Sycamore St	Jouette	Windom	Fair	Concrete	512	28	1,594	\$31,873.68
Phase 1	Raymond St	Water	south to mid-block	Fair	Asphalt	860	24	2,294	\$5,734.72
Phase 1	Windom St	Maple	Candy	Fair	Asphalt	321	14	500	\$1,249.59
Phase 1	Candy St	Pendleton	Maple	Fair	Gravel	386	8	344	\$13,741.67
Phase 1	Wilcoxson St	Gaddy	Westgate	Fair	Asphalt	932	24	2,485	\$6,212.71
Phase 1	Wilcoxson St	Westgate	Maple	Fair	Asphalt	503	24	1,341	\$3,352.78
Phase 1	Raymond St	US 380	north to mid-block	Fair	Asphalt	467	24	1,246	\$3,115.50
Phase 1	Gaddy St	Wilcoxson	SH 78	Fair	Asphalt	1156	40	5,139	\$12,847.95
Phase 1	Maple St	SH 78	Baker	Fair	Concrete	608	26	1,755	\$35,102.15
<b>Subtotal</b>						<b>22,186</b>		<b>61,502</b>	<b>\$748,569.59</b>

Phase	Street	From	To	Condition	Material	Linear Feet	Proposed Width	Square Yards	Cost
<b>2021-2024</b>									
Phase 2	Prospect St	Rike	Austin	Poor	Asphalt	484	28	1,504	\$19,555.38
Phase 2	S Johnson St	Santa Fe	Haslip	Poor	Asphalt	385	28	1,198	\$15,575.57
Phase 2	S Johnson St	Neathery	north to mid-	Poor	Asphalt	232	28	722	\$9,381.27



			block						
Phase 2	Orange St	Santa Fe	Summit	Poor	Asphalt	424	28	1,319	\$17,151.75
Phase 2	S Rike St	Santa Fe	Summit	Poor	Asphalt	412	28	1,282	\$16,667.82
Phase 2	N Washington St	Sycamore	north to dead end	Poor	Asphalt	535	26	1,545	\$20,078.92
Phase 2	Hale St	Washington	Main	Poor	Asphalt	315	28	981	\$12,751.66
Phase 2	Orange St	Santa Fe	north to mid-block	Poor	Asphalt	191	30	637	\$8,278.95
Phase 2	Neathery St	Johnson	Washington	Poor	Concrete	457	28	1,423	\$42,686.23
Phase 2	S Johnson St	Farmersville Parkway	Santa Fe	Poor	Asphalt	587	26	1,696	\$22,044.51
Phase 2	Austin St	Prospect	Houston	Poor	Asphalt	503	26	1,454	\$18,896.61
Phase 2	Murchison St	Main	Rike	Poor	Asphalt	204	26	590	\$7,668.58
Phase 2	S Rike St	Hill	north to dead end	Poor	Asphalt	435	28	1,352	\$17,575.33
Phase 2	Houston St	Main	east to mid-block	Poor	Concrete	88	26	254	\$7,631.50
Phase 2	Gaddy St	Jouette	Windom	Poor	Asphalt	312	8	277	\$3,601.18
Phase 2	N Rike St	Houston	College	Poor	Gravel	544	28	1,693	\$67,710.07
Phase 2	Houston St	Rike	Austin	Poor	Asphalt	364	24	971	\$12,619.40
Phase 2	S Rike St	College	to train tracks	Poor	Asphalt	583	26	1,684	\$21,894.66
Phase 2	Murchison St	Jackson	Austin	Poor	Asphalt	297	26	859	\$11,168.56
Phase 2	S Rike St	Hill	Santa Fe	Poor	Asphalt	464	10	516	\$6,705.87
Phase 2	5Th	Washington	Main	Poor	Asphalt	326	26	942	\$12,250.97
Phase 2	Hale St	Windom	Washington	Poor	Asphalt	321	26	928	\$12,067.88
Phase 2	Murchison St	Rike	Jackson	Poor	Asphalt	182	30	605	\$7,865.29
Phase 2	Neathery St	Mimosa	Johnson	Poor	Concrete	649	26	1,875	\$56,250.36
Phase 2	Austin St	Murchison	Propsect	Poor	Asphalt	615	28	1,915	\$24,890.77
Phase 2	S Johnson St	Haislip	south to mid-block	Poor	Asphalt	212	20	471	\$6,124.89
Phase 2	Haislip St	Hamilton	Johnson	Poor	Asphalt	1141	24	3,043	\$39,554.68
Phase 2	E Santa Fe St	Rike	Bois D'Arc	Poor	Asphalt	462	30	1,542	\$20,040.70
Phase 2	E Santa Fe St	Orange	Rike	Poor	Asphalt	445	24	1,187	\$15,425.09
Phase 2	N Washington St	Hale	Maple	Poor	Asphalt	520	28	1,618	\$21,040.14
Phase 2	Houston St	Rike	west to mid-block	Poor	Asphalt	105	25	292	\$3,799.11
Phase 2	Hill St	Rike	Bois D'Arc	Poor	Asphalt	455	25	1,265	\$16,445.54





Phase 2	Hill St	Rike	west to mid-block	Poor	Asphalt	348	20	773	\$10,052.41
Phase 2	E Santa Fe St	Orange	west to train tracks	Poor	Gravel	215	28	669	\$26,755.56
Phase 2	Sycamore St	Washington	Main	Fair	Concrete	319	30	1,063	\$21,256.52
Phase 2	Main	Hill	Santa Fe	Fair	Concrete	556	8	494	\$9,876.14
Phase 2	8Th	Main	Jackson	Fair	Gravel	390	28	1,213	\$48,509.29
Phase 2	Sycamore St	Windom	Washington	Fair	Concrete	414	30	1,380	\$27,593.42
Phase 2	Main	Onion	Farmersville Parkway	Fair	Concrete	42	30	139	\$2,780.24
Phase 2	Gotcher St	Santa Fe	Neathery	Fair	Concrete	932	12	1,243	\$24,865.63
Phase 2	7Th	Windom	Washington	Fair	Asphalt	404	30	1,348	\$3,369.71
Phase 2	S Washington St	Farmersville Parkway	south to mid-block	Fair	Concrete	308	30	1,028	\$20,554.45
Phase 2	Mimosa St	Sid Nelson	US 380	Fair	Concrete	212	26	613	\$12,258.38
Phase 2	Austin St	College	north to dead end	Fair	Concrete	279	8	248	\$4,967.57
Phase 2	8Th	Washington	Main	Fair	Gravel	319	30	1,064	\$42,570.65
Phase 2	Summit St	Orange	Rike	Fair	Concrete	310	16	552	\$11,031.28
Phase 2	S Johnson St	Neathery	Sid Nelson	Fair	Gravel	237	10	263	\$10,538.62
Phase 2	Old McKinney Rd	McKinney	dead end	Fair	Asphalt	808	30	2,693	\$6,732.90
Phase 2	Windom St	9th	8th	Fair	Asphalt	223	30	742	\$1,854.74
Phase 2	Summit St	Main	Orange	Fair	Concrete	429	28	1,335	\$26,691.60
Phase 2	S Washington St	McKinney	south to mid-block	Fair	Brick	103	30	343	\$857.13
Phase 2	Main	Farmersville Parkway	Hill	Fair	Concrete	176	30	587	\$11,748.97
Phase 2	Neathery St	Hamilton	Mimosa	Fair	Concrete	602	30	2,007	\$40,131.91
Phase 2	Windom St	Sycamore	9th	Fair	Asphalt	375	30	1,251	\$3,126.96
Phase 2	Windom St	8th	7th	Fair	Asphalt	222	8	198	\$494.09
Phase 2	9Th	Washington	Main	Fair	Gravel	319	8	284	\$11,346.40
Phase 2	9Th	Main	Jackson	Fair	Gravel	390	30	1,299	\$51,974.24
Phase 2	Windom St	Pendleton	Hale	Fair	Asphalt	324	30	1,079	\$2,698.67
Phase 2	Windom St	Gaddy	Pendleton	Fair	Asphalt	578	30	1,928	\$4,820.08
Phase 2	Windom St	Pendleton	Pendleton	Fair	Asphalt	111	8	98	\$245.60
Phase 2	8Th	Windom	Washington	Fair	Gravel	413	30	1,378	\$55,129.25



Phase 2	Mimosa St	Neathery	Sid Nelson	Fair	Concrete	237	30	790	\$15,807.38
Phase 2	Main	McKinney	south to mid-block	Fair	Brick	329	30	1,098	\$2,744.23
Phase 2	Windom St	Hale	Maple	Fair	Asphalt	574	26	1,658	\$4,145.85
Phase 2	Windom St	Wright	Sycamore	Fair	Asphalt	1059	30	3,531	\$8,827.46
Phase 2	Summit St	Orange	Orange	Fair	Concrete	135	30	450	\$8,997.89
Phase 2	Windom St	7th	Gaddy	Fair	Asphalt	130	8	115	\$288.45
Phase 2	9Th	Windom	Washington	Fair	Gravel	414	30	1,379	\$55,150.88
Phase 2	Main	Onion	north to mid-block	Fair	Concrete	97	20	215	\$4,309.96
Phase 2	Wright St	Windom	east to mid-block	Fair	Asphalt	412	20	915	\$2,287.60
Phase 2	Wright St	Main	west to mid-block	Fair	Asphalt	218	20	484	\$1,210.01
Phase 2	Wright St	Main	middle of block	Fair	Asphalt	76	22	185	\$462.87
<b>Subtotal</b>						<b>27,291</b>		<b>75,772</b>	<b>\$1,194,464.18</b>

Phase	Street	From	To	Condition	Material	Linear Feet	Proposed Width	Square Yards	Cost
<b>2025-2027</b>									
Phase 3	W Abbey Rd	Walnut	east to mid-block	Poor	Asphalt	31	22	75	\$976.97
Phase 3	Walnut St	Abbey	north to mid-block	Poor	Asphalt	15	18	29	\$383.12
Phase 3	Walnut	Abbey	south to mid-block	Poor	Asphalt	452	18	904	\$11,756.70
Phase 3	Walnut St	Locust	Abbey	Poor	Asphalt	607	18	1,214	\$15,780.55
Phase 3	Summit St	Rolling Hill	Far Hill	Poor	Asphalt	502	24	1,338	\$17,399.11
Phase 3	S Hamilton St	McKinney	Farmersville Parkway	Poor	Asphalt	345	26	996	\$12,949.23
Phase 3	Hill St	Rolling Hill	Far Hill	Poor	Asphalt	487	24	1,298	\$16,871.18
Phase 3	E Santa Fe St	Bois D'Arc	Buckskin	Poor	Asphalt	518	16	921	\$11,969.88
Phase 3	S Buckskin St	College	Hill	Poor	Asphalt	835	20	1,855	\$24,109.20
Phase 3	Woodard St	Prospect	Houston	Poor	Asphalt	444	28	1,382	\$17,971.02
Phase 3	Beene St	Beech	US 380	Poor	Asphalt	475	14	739	\$9,608.48
Phase 3	Mulberry St	Summit	Beech	Poor	Asphalt	462	14	719	\$9,347.09
Phase 3	Houston St	Woodard	Buckskin	Poor	Asphalt	337	20	749	\$9,738.41



Phase 3	S Rike St	Summit	Beech	Poor	Asphalt	458	28	1,424	\$18,512.44
Phase 3	W Abbey Rd	Walnut	Main	Poor	Asphalt	668	22	1,632	\$21,214.10
Phase 3	N Rike St	Prospect	Propsect	Poor	Asphalt	89	24	238	\$3,090.82
Phase 3	Bois D'Arc St	Santa Fe	Summit	Poor	Asphalt	395	26	1,141	\$14,830.35
Phase 3	Jouette St	Gaddy	north to mid-block	Poor	Asphalt	99	28	308	\$4,007.77
Phase 3	Murchison St	Merit	east to mid-block	Poor	Asphalt	877	20	1,948	\$25,328.08
Phase 3	Houston St	Collin	Woodard	Poor	Asphalt	337	20	749	\$9,742.18
Phase 3	S Rike St	Beech	US 380	Poor	Asphalt	466	28	1,450	\$18,843.55
Phase 3	E Abbey Rd	Main	Orange	Poor	Gravel	546	12	728	\$29,114.34
Phase 3	Woodard St	Houston	College	Poor	Asphalt	511	28	1,591	\$20,682.57
Phase 3	S Hamilton St	Haislip	Neathery	Poor	Asphalt	445	26	1,287	\$16,730.94
Phase 3	N Buckskin St	Houston	College	Poor	Asphalt	517	20	1,148	\$14,922.53
Phase 3	Bois D'Arc St	Hill	north to dead end	Poor	Asphalt	315	26	909	\$11,812.09
Phase 3	Murchison St	Austin	Woodard	Poor	Asphalt	861	26	2,487	\$32,336.60
Phase 3	N Rike St	Murchison	Short	Poor	Asphalt	207	18	413	\$5,374.56
Phase 3	Rolling Hill Ln	Hill	Summit	Poor	Asphalt	858	24	2,287	\$29,734.14
Phase 3	S Hamilton St	Farmersville Parkway	Haislip	Poor	Asphalt	1265	26	3,655	\$47,519.29
Phase 3	Collin St	Houston	College	Poor	Asphalt	512	8	455	\$5,915.04
Phase 3	Bois D'Arc St	Hill	Santa Fe	Poor	Asphalt	466	26	1,347	\$17,516.58
Phase 3	S Hamilton St	Neathery	Sid Nelson	Poor	Asphalt	245	26	708	\$9,203.03
Phase 3	S Buckskin St	Santa Fe	Summit	Poor	Asphalt	387	20	860	\$11,180.54
Phase 3	Woodard St	Murchison	Propsect	Poor	Asphalt	604	28	1,880	\$24,442.97
Phase 3	N Rike St	Short	Propsect	Poor	Asphalt	409	18	819	\$10,646.76
Phase 3	N Rike St	Prospect	Houston	Poor	Asphalt	344	24	918	\$11,931.63
Phase 3	Jouette St	Gaddy	Pendleton	Poor	Asphalt	657	28	2,045	\$26,580.54
Phase 3	Houston St	Buckskin	Merit	Poor	Asphalt	308	20	683	\$8,884.59
Phase 3	Summit St	Floyd	Rolling Hill	Poor	Asphalt	291	24	775	\$10,078.04
Phase 3	Floyd St	Summit	US 380	Poor	Asphalt	980	20	2,177	\$28,301.96
Phase 3	College St	Woodard	Buckskin	Poor	Asphalt	337	28	1,049	\$13,633.86
Phase 3	Herron St	Main	Orange	Poor	Asphalt	550	14	856	\$11,126.36
Phase 3	Hamilton	Elm	south end of road	Fair	Asphalt	0	26	1	\$1.92



Phase 3	Old Josephine Rd	CR 609	Mid-block east	Fair	Asphalt	203	20	451	\$1,127.72
Phase 3	Old Josephine Rd	Orange	Mid-block east	Fair	Asphalt	1751	24	4,669	\$11,673.18
Phase 3	Welch Dr	CR 611	south mid-block	Fair	Concrete	25	36	101	\$2,010.19
Phase 3	Orange St	Abbey	Old Josephine	Fair	Asphalt	966	17	1,825	\$4,561.46
Phase 3	Walnut	Abbey	CR 609	Fair	Gravel	1110	18	2,221	\$88,820.36
Phase 3	Hill St	Bois D'Arc	Buckskin	Fair	Asphalt	525	25	1,458	\$3,644.42
Phase 3	Beech St	Beene	Mulberry	Fair	Asphalt	207	26	597	\$1,493.55
Phase 3	S Buckskin St	Hill	Santa Fe	Fair	Asphalt	469	16	834	\$2,084.05
Phase 3	Houston St	Central	Central	Fair	Asphalt	4	20	10	\$24.65
Phase 3	Summit St	Rike	Rike	Fair	Concrete	46	30	153	\$3,058.82
Phase 3	Hill St	Far Hill	east to dead end	Fair	Gravel	326	12	434	\$17,375.40
Phase 3	Central St	Prospect	Houston	Fair	Asphalt	445	22	1,088	\$2,719.65
Phase 3	Prospect St	Central	Woodard	Fair	Asphalt	510	20	1,133	\$2,833.60
Phase 3	Red Oak Cir	Willow	Willow	Fair	Concrete	2715	25	7,540	\$18,850.80
Phase 3	Houston St	Austin	Central	Fair	Asphalt	464	20	1,030	\$2,575.50
Phase 3	Duraedge Way	Welch	east to dead end	Fair	Concrete	362	36	1,449	\$28,970.04
Phase 3	Summit St	Live Oak	Bois D'Arc	Fair	Concrete	204	30	679	\$13,579.06
Phase 3	Jouette St	Pendleton	south to mid-block	Fair	Asphalt	225	28	700	\$1,749.58
Phase 3	Summit St	Buckskin	east to mid-block	Fair	Concrete	102	30	341	\$6,820.07
Phase 3	Hannah Dr	US 380	north to dead end	Fair	Asphalt	583	10	648	\$1,620.30
Phase 3	Beech St	Live Oak	Beene	Fair	Asphalt	220	26	636	\$1,590.67
Phase 3	Orange St	Herron	Abbey	Fair	Asphalt	362	17	683	\$1,707.62
Phase 3	Orange St	Abbey	Old Josephine	Fair	Asphalt	913	17	1,724	\$4,311.08
Phase 3	Summit St	Rike	Live Oak	Fair	Concrete	211	30	704	\$14,075.64
Phase 3	Red Oak Cir	Willow	east to dead end	Fair	Concrete	197	25	548	\$10,967.61
Phase 3	S Hamilton St	Locust	Elm	Fair	Asphalt	363	26	1,048	\$2,620.30
Phase 3	Elm St	Hamilton	west to dead end	Fair	Gravel	2028	14	3,155	\$126,194.77
Phase 3	Houston St	Central	Collin	Fair	Asphalt	169	20	376	\$938.78
Phase 3	Locust St	Hamilton	Mimosa	Fair	Asphalt	998	20	2,219	\$5,546.58
Phase 3	Hamilton	Elm	south to mid-block	Fair	Asphalt	328	26	949	\$2,371.62
Phase 3	Willow Ln	Red Oak	Red Oak	Fair	Concrete	1247	25	3,463	\$69,265.26
Phase 3	Orange St	Summit	Beech	Fair	Asphalt	456	30	1,522	\$3,803.78



Phase 3	Old Josephine Rd	Orange	south to mid-block	Fair	Asphalt	4028	24	10,741	\$26,853.02
Phase 3	Jouette St	Maple	north to mid-block	Fair	Asphalt	671	28	2,086	\$5,215.01
Phase 3	Locust St	Mimosa	Walnut	Fair	Asphalt	806	20	1,792	\$4,478.83
Phase 3	Orange St	Beech	US 380	Fair	Asphalt	460	30	1,532	\$3,830.07
Phase 3	Welch Dr	CR 611	Dura Edge	Fair	Concrete	1246	36	4,985	\$99,700.09
Phase 3	Summit St	Floyd	west to mid-block	Fair	Asphalt	379	26	1,095	\$2,736.31
Phase 3	Welch Dr	Dura Edge	US 380	Fair	Concrete	1036	36	4,144	\$82,875.73
Phase 3	Summit St	Far Hill	east to mid-block	Fair	Asphalt	69	20	154	\$384.70
Phase 3	Orange St	US 380	Herron	Fair	Asphalt	425	17	803	\$2,008.71
Phase 3	Murchison St	Woodard	Merrit	Fair	Asphalt	645	26	1,864	\$4,659.14
Phase 3	Old Josephine Rd	Main	east to mid-block	Fair	Asphalt	431	20	959	\$2,396.46
Phase 3	Merit St	CR 654	CR 655	Fair	Asphalt	2000	20	4,445	\$11,111.65
Phase 3	Live Oak St	Summit	Beech	Fair	Gravel	461	10	512	\$20,475.90
Phase 3	Summit St	Bois D'Arc	Mulberry	Fair	Concrete	223	30	745	\$14,895.22
Phase 3	Summit St	Mulberry	Buckskin	Fair	Concrete	291	30	971	\$19,412.95
Phase 3	Willow Ln	Red Oak	FM 2194	Fair	Concrete	1658	25	4,604	\$92,088.98
<b>Subtotal</b>						<b>54,077</b>		<b>136,006</b>	<b>\$1,524,210.00</b>
<b>Total</b>						<b>103,554</b>		<b>273,279</b>	<b>\$3,467,243.78</b>



## 9 THOROUGHFARES STUDY

**The Thoroughfares Study analyzes the community's ability to move people and goods safely and efficiently. After assessing the city's traffic volumes and major traffic generators, its road widths, traffic control systems and parking and truck regulations, the study provides suggestions for improvements that can be incorporated into the community's future development plans. A good thoroughfare plan considers not only the ability of the system's infrastructure to move vehicles, but also the relationship between street construction, land development, and quality of life. The result should be a pleasing and efficient transportation system for both residents and visitors.**

### 9.1 Highlights

State roads form the majority of Farmersville's thoroughfare system. At Farmersville's current level of development, the major roads have enough capacity and are located at appropriate intervals to move residents from home to work to shopping areas and to move business vehicles in and out of the city. A lack of multi-modal infrastructure makes it more difficult for pedestrians or bicyclists to travel through the City.

Traffic capacity in central Farmersville is managed by local streets, which were laid out in a grid pattern in the original town plat. The grid system disperses traffic through neighborhoods, which gives drivers many options for travel to their destination, reduces road wear, and limits congestion. It also means that most residents are not as dependent on the few existing thoroughfares, which creates flexibility in traversing the city.

More recent development outside of central Farmersville does not follow the grid pattern of the more established neighborhoods. Instead, subdivisions consist of short, dead-end streets. A continuation of that development pattern will lead to increased congestion and limit the amount of development that can occur.

To ensure that traffic can circulate easily throughout the planning period, the City should do the following:

1. Encourage build out within the grid system in central Farmersville;



2. Revise the City's subdivision ordinance to meet standards designated in this plan regarding subdivision connectivity, block length, and multimodal infrastructure
3. Work to add more pedestrian and bicycle infrastructure in central Farmersville

**Table 9A: Ranked Problems Relating to Thoroughfares**

Thoroughfare System Problems	
1.	Congestion US 380 during rush hours
2.	Lack of interconnections between subdivisions
3.	Limited pedestrian and bicycle infrastructure
4.	Subdivision Ordinance allows blocks up to 1,200 feet in length

## 9.2 Context: History & Community Input

### PREVIOUS STUDIES

**2013 Comprehensive Plan:** The 2013 Comprehensive Plan included an updated thoroughfare plan which consists of desired improvements and new roadway connections proposed by stakeholders. In particular, the plan illustrated the following:

- A proposed Outer Loop connecting all major cities in Collin County, including Farmersville.
- New four lane roads on existing two-lane county roads throughout the city and ETJ
- Context sensitive design improvements
- The use of Complete Streets and inclusion of pedestrian facilities in new roadways.

**Farmersville Thoroughfare Design Manual:** The City of Farmersville Thoroughfare Design Manual defines minimum right of way width for new streets in the city limits:



**Table 9B: Subdivision Street Standards**

Street Type*	Minimum Right of Way Width	Pavement
Main thoroughfare (Type B)	120 feet	72 feet
Secondary Thoroughfare (Type C)	100 feet	48 feet
Collector streets (Type D)	65 feet	38 feet
Residential Streets (Type E)	50 feet	31 feet
Estate Residential (Type E-1)	60 feet	32 feet

\*The City's engineer will decide the street type when in dispute

## REGIONAL TRANSPORTATION PROJECTS

TxDOT currently has several projects that are nearing completion in or near Farmersville. These include:

- Rehabilitation of FM 2194 including the addition of paved surface width and safety treatment;
- Seal coat of and pavement marking on Business SH 78-E; and
- Reconstruction of pavement on SH 78 including widening shoulders.

## COMMUNITY INPUT

Residents have expressed the following desires related to the City's thoroughfare system:

- Need to ensure easy access to US 380
- Need a pedestrian pathway from US 380 to downtown
- Better connected streets within central Farmersville

## CURRENT CONTEXT OF THOROUGHFARE PLANNING

Early transportation planning focused on moving the maximum number of vehicles at the maximum speed and reflected the belief that all traffic congestion can be solved by newer, wider roads. Beginning in the 1990's, transportation engineers realized that new construction could not stay ahead of car use and that the financial cost of road and highway expansion was unsustainable. They also began to recognize the social costs of land use patterns that require car use: isolation of the youth and elderly unable to drive or walk from their neighborhoods and dispersal of residents from

the central city. As travel became restricted to those who could drive, and as families moved out of central cities, local businesses and community activities suffered.

As a result of the new data, the Institute of Transportation Engineers in cooperation with the Federal Highway Administration, the Environmental Protection Agency, and the Congress for New Urbanism worked together to incorporate alternative transportation solutions into national design standards. In 2006, the ITE's Context Sensitive Solutions in Designing Major Urban Thoroughfares for Walkable Communities (the CSS manual) was released.<sup>25</sup> Texas was the first state to formally adopt the CSS manual in department of transportation project design and review processes. The new guidelines are considered throughout this study to ensure that the city of Farmersville plans for accessibility by all methods and all populations.

### 9.3 Inventory & Existing Conditions

In March of 2017, an inventory was conducted of Farmersville's thoroughfare system in order to identify and classify Farmersville's major thoroughfares. The inventory included TxDOT traffic counts (2016); local traffic generators<sup>26</sup>; traffic control data; parking restrictions, pavement types and width; traffic speeds; infrastructure for pedestrian use and safety; and truck routes.

#### DESIGNATION AND CLASSIFICATION OF THOROUGHFARES

The city's thoroughfares are identified and located on *Map 9A: Existing Thoroughfare System* and shown in *Figure 9A*. The thoroughfares are classified based on TxDOT's adopted standards (described in *Appendix 9B*) and on factors such as traffic generators, 2016 TxDOT traffic counts (the most recent available for Farmersville), and a field survey of roadway width and right of way.

The city's thoroughfare system provides residents and employers with routes from home to employment and businesses. For the most part, traffic generators which create the highest number of trips at various peak periods during the day are located on or near thoroughfares that can move heavier traffic volumes to local destinations.

<sup>25</sup> A free copy of the CSS manual can be found at <http://ite.org/bookstore/RP036.pdf>.

<sup>26</sup> A "traffic generator" or "trip generator" is any piece of land that creates traffic by causing people to travel to the location. Trip generators that cause the most trips (generate the most traffic) typically include businesses, apartments, and schools.

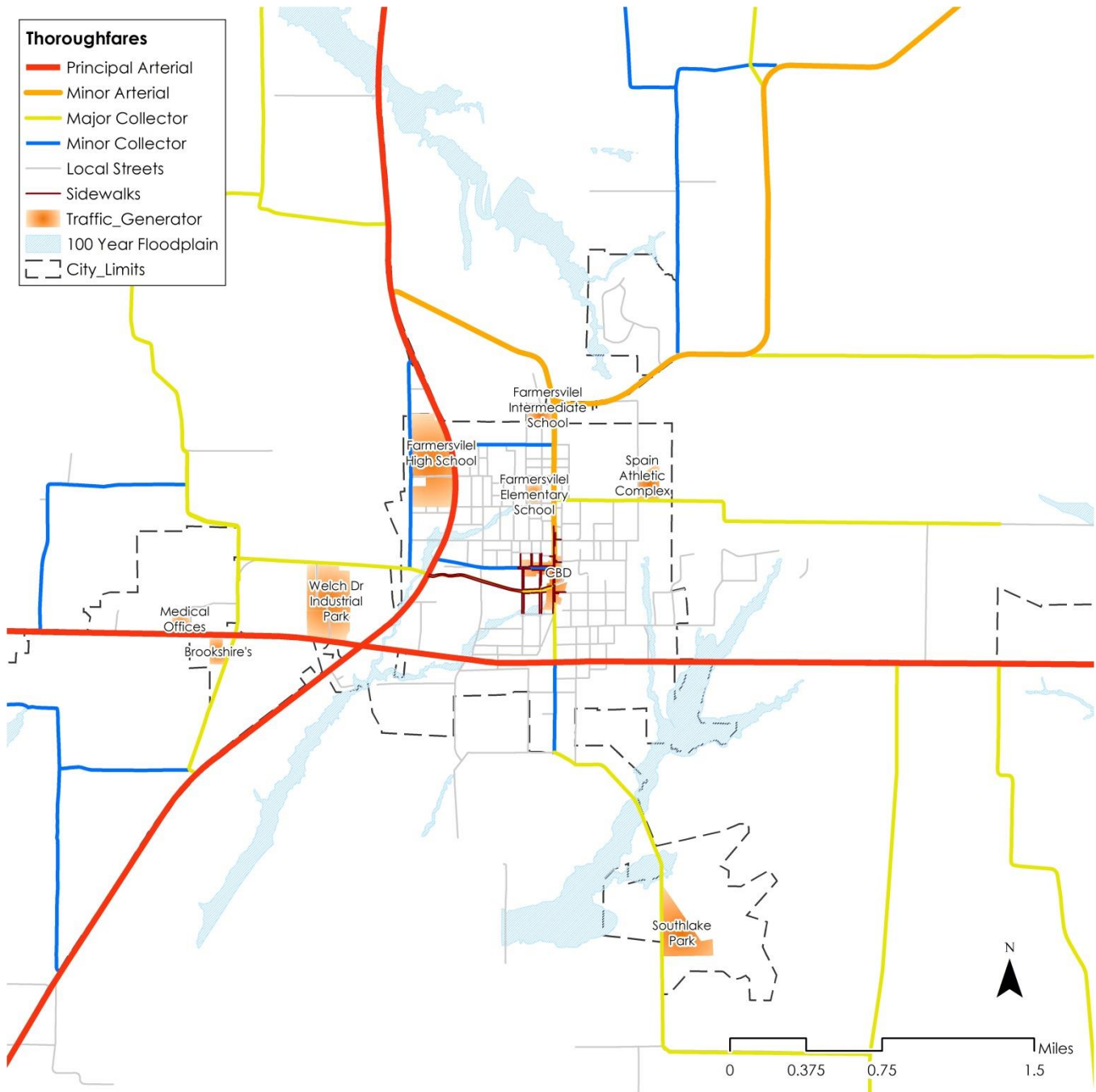


**Table 9C: Functional Classifications**

Road	Peak Traffic Counts	Number of Lanes	Width*	ROW	City Speed Limit	Traffic Generator	Side-walks
<b>Principal Arterial</b>							
US 380	14,500	5	70	120	50	Welch Dr. Industrial Park, Brookshires Supermarket, CBD	No
SH 78	7,000	3	40	50	35-55	Farmersville ISD High School, Welch Dr. Industrial Park, CBD	No
<b>Minor Arterial</b>							
Bus. SH 78 (Main Street)	3,700	2	25	35-60	30-40	Farmersville Intermediate School, CBD	Partial
FM 2194	3,000	2	25	60	55	Farmersville Intermediate School, Farmersville High School	No
Main Street	N/A	2	30	45	30	CBD	Partial
<b>Major Collectors</b>							
Farmersville Parkway	N/A	2	40	65	35	CBD, Farmersville High School, Welch Dr. Industrial Park	Yes
Sycamore Street	N/A	2	28	40	30	Farmersville High School, Farmersville Intermediate School	Yes
<b>Minor Collector</b>							
CR 611	N/A	2	24	45	45	Welch Dr. Industrial Park, Brookshires Supermarket, Medical Offices	No
CR 607	N/A	2	28	60	45	Brookshires Supermarket, Medical Offices	No
CR 40	N/A	2	24	60	45	Southlake Park	No
Wilcox St/CR 811	N/A	2	24	40	30	Farmersville ISD High School	No
S Main St	N/A	2	28	40	30	CBD	Partial
Murchison St	N/A	2	20	43	30-45	Spain Athletic Complex	No
Old Josephine Rd	N/A	2	20	45	45	Southlake Park	No

Source: GrantWorks Field Survey; TxDOT (Peak Traffic Counts) at [www.dot.state.tx.us/apps](http://www.dot.state.tx.us/apps)

Figure 9A: Existing Thoroughfares in Farmersville





## ORIGIN AND DESTINATION/TRIP GENERATORS

Farmersville has several major traffic generators, which cause traffic congestion on some of Farmersville's streets at both predictable and irregular times of the day and week. Farmersville's major trip generators and destinations are identified in *Table 9D: Major Traffic Generators* and are illustrated on *Map 9A: Existing Thoroughfare System*. The methodology of trip generation calculations is explained in *Appendix 9A*.

**Table 9D: Major Traffic Generators**

Site	Units	Trip Rate Basis	Streets affected	Avg. Daily Traffic
Brookshire Supermarket (1,000 SF)	10	102 per 1,000 SF	US 380, CR 607	1,020
Farmersville High School & Junior High (Enrollment)	826	1.7 per student	SH 78, Sycamore St, Pendleton St	1,404
Farmersville Elementary (Enrollment)	232	1.3 per student	Pendleton St, Washington St, Main St	299
Farmersville Intermediate School (Enrollment)	500	1.6 per student	Main St, FM 2194, Washington St	800
Welch Dr Industrial Park	700	1.50 per 1,000 SF	US 380, CR 611	1,050
Farmersville CBD	442	11 per 1,000 SF	Old McKinney Rd, Main St, Farmersville Pkwy, Washington St	4,860
Spain Athletic Complex	10	2.28 per acre		22.8
Southlake Park	28	2.28 per acre		64

*Source: GrantWorks Field Survey, 2016, including facility size (approximate from building footprint); Institute of Transportation Engineers, 8th edition Trip Generation Report; School size from 2015-2016 TEA AEIS School Campus Reports*

## CURB AND GUTTER

Curb and gutter can be the most effective way to capture and direct run off during heavy rainfall and prevent deterioration at the edges of street pavement; however it is very expensive to construct. The city of Farmersville maintains approximately 185,087 LF of curb and gutter along local streets throughout the city. Drainage infrastructure is discussed in more detail in *Chapter 7: Storm Drainage System Study*.

## TRAFFIC CONTROL SYSTEM

Traffic is controlled by traffic lights, stop signs, yield signs and restrictions on parking. Farmersville's traffic control infrastructure functions well and is in scale with the city size.

- Traffic Lights. The City has two sets of 4-way traffic lights, one at the intersection of US 380 and County Roads 607 & 611, and Farmersville Parkway and S.H. 78. If the City decides that a traffic light could alleviate vehicle conflicts at other intersections on TxDOT roads, TxDOT's policy allows for a *traffic signal warrant analysis* requested by the community. Traffic signal warrant analysis consists of documenting and quantifying conditions such as vehicular volume, pedestrian volume, accidents, progression, and delays at a proposed site. The data gathered at the site is then compared to criteria established by the agency to determine if a traffic light will be installed. A traffic warrant analysis is free to the community.
- Stop Signs. An intersection where traffic flow is not properly regulated increases the potential hazards to pedestrians and motorists. Stop signs control local intersections throughout the community. The study found 254 stop signs in the city limits and an additional 14 in the ETJ.
- Railroad crossings. Railroad crossings require signage to alert drivers of the potential for dangerous interactions with trains. There are 21 railroad crossing signs covering 10 railroad crossings in the city and ETJ.
- Parking Restrictions. On-street parking is marked as off-limits along Main St., sections of Farmersville Parkway, and McKinney St. from Windom St. west to SH 78. Additional restrictions include ADA specific parking spots throughout the city. Parking in private lots is not discouraged except during regular business hours (private business lots) or during church services (church lots).
- Traffic Speeds. TxDOT establishes traffic speeds along State highways, including US 380 and SH 78. Traffic speeds along US 380 are 50 mph in the city limits. Speeds along SH 78 are 35 mph within the central city and 55 mph within the ETJ outside of the central city. The speed limit on local streets is 30 mph.

## TRUCK ROUTES AND TRAFFIC

Farmersville's major truck routes are US Highways 380 and SH 78. Highway 380 runs east-west in the southern section of the City, carrying traffic across north Texas. Highway 78 runs roughly southwest



to northeast-from Dallas to Farmersville, then north to Oklahoma. Within the local street networks trucks use Bus 78/ Main Street and sometimes Hamilton Street to access the central part of town. The City needs to consider the availability of truck routes when siting industrial and commercial areas through future land use and zoning. The Texas Transportation Code §621.303 gives municipalities the authority to regulate truck traffic on city streets, and §623.072 covers the designation of specific routes.

## PEDESTRIAN AND BICYCLE FACILITIES

Sidewalks are available along Farmersville Parkway, Main Street, McKinney Rd./BS 78, Pendleton St., parts of Hill St., Sycamore St., Clairmont St., Waterford St., Meadowview St., parts of Washington St., parts of Gaddy St., parts of Central St., part of 7<sup>th</sup> St., and part of Windom St. The sidewalks were built at various times by both the City and private developers. Recently installed sidewalks built with TxDOT Safe Routes to Schools grants include those on Pendleton, Sycamore, Windom, and Washington and all are still in good condition. Those recently installed sidewalks also include newly painted crosswalks and ADA accessible curb ramps. Several ADA curb ramps have also recently been installed in the downtown area along the south side of McKinney Rd/BS 78 between Main and Windom Streets. Besides those newly installed sidewalks and those found along Farmersville Parkway – all of which are in good condition – the sidewalks found throughout the city are in fair or poor condition with many impediments to those with mobility impairments.



Figure 9B: Sidewalk in good condition.

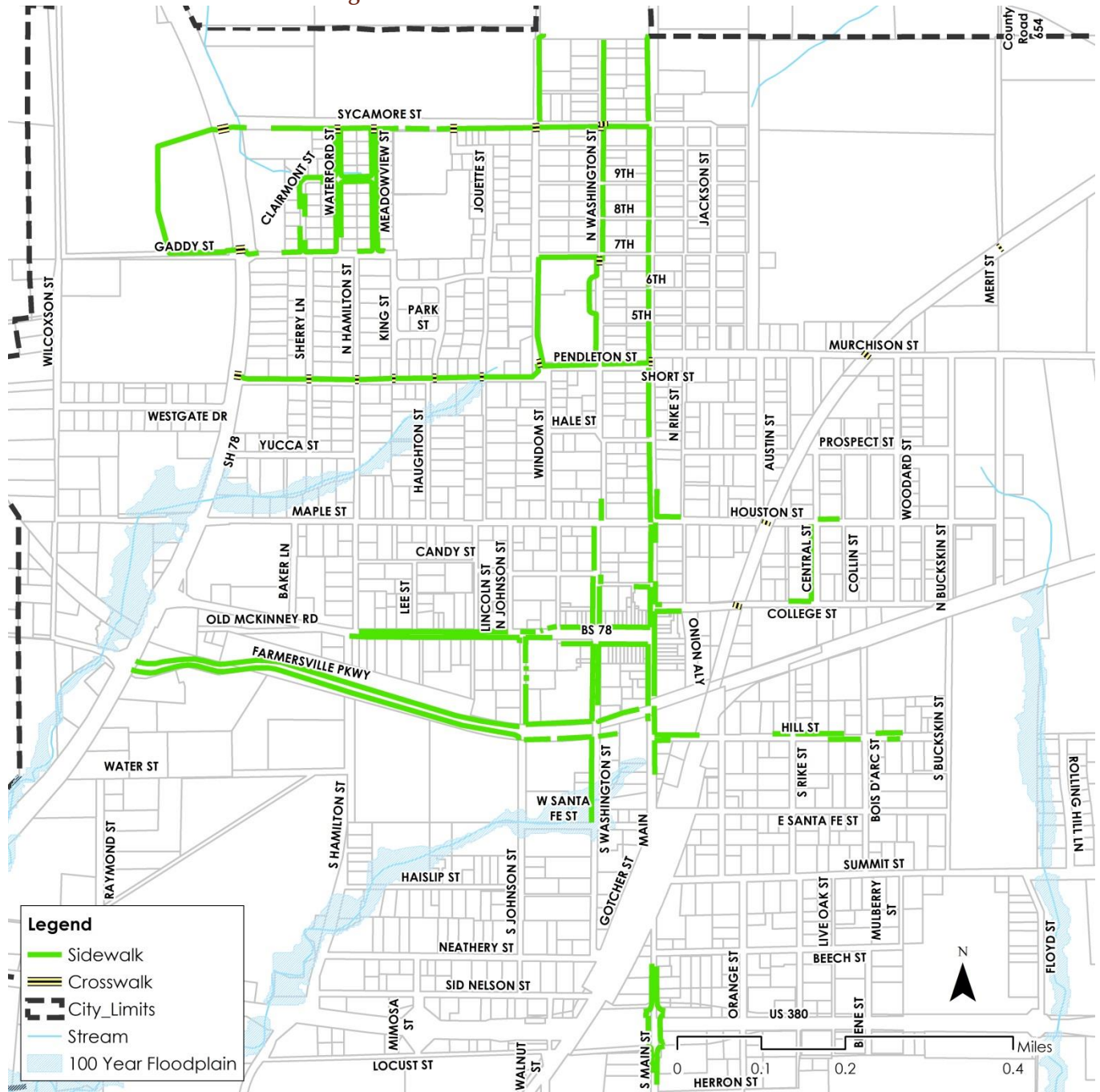


Figure 9C: ADA curb ramp and sidewalk in fair condition



There are no marked bicycle facilities on city or county streets; however, the City developed and maintains the portion of the Chaparral Trail – which accommodates both bicyclists and pedestrians – that is within the city limits.

**Figure 9D: Farmersville's Sidewalk Network**



## 9.4 Key Thoroughfare Considerations

Farmersville's thoroughfare system should meet the local and regional needs of employers and schools, as well as ensure that local trips are easy and safe. In addition, residents and employees should have opportunities to make some trips via walking or biking. The following key ideas should be considered when meeting the City's circulation goals.

### 9.4.1 The City of Farmersville should update thoroughfare design standards to support bicyclist and pedestrian use.

Thoroughfare design standards describe the dimensions, layout, speed limit, amenities, and use of major roads. They are not construction standards, which regulate building material, pavement depth, testing procedures, and similar engineering requirements. Based on residents' desires to increase the attractiveness of Farmersville's thoroughfares and to improve walking and bicycling infrastructure, the City should update its current Thoroughfare Standards Design Manual with recommendations from the Institute of Transportation Engineers "Designing Walkable Urban Thoroughfares: A Context Sensitive Approach," which describes Context Sensitive Solution's (CSS) best practices – including the provision of bicycle and pedestrian infrastructure – for the construction of new thoroughfares and the redevelopment of existing thoroughfares.<sup>27</sup>

The CSS manual preserves long-standing U.S. Department of Transportation functional street classifications, which include street standards based on vehicle speed and sight distance. To those standards, it adds a new 'thoroughfare type' definition that incorporates multi-modal design standards such as bicycle lanes, medians, and sidewalks which were previously not included.

The CSS manual describes needed facility standards in detail and includes information on construction standards (e.g. sidewalk and lane width). The following facility standards are included in *Table 9F*:

- Number of through lanes. The number of lanes effect vehicle speed, traffic volume, traffic noise, and the safety of crossing pedestrians.
- Operating speed. Speed limits effect vehicle speed, traffic volume, traffic noise, and the safety of crossing pedestrians.

<sup>27</sup> <http://library.ite.org/pub/e1cff43c-2354-d714-51d9-d82b39d4dbad>

- Sidewalks. Sidewalks provide safe pedestrian routes. Detailed information on sidewalk standards are available from Safe Routes to School (<http://guide.saferoutesinfo.org>) and WalkingInfo.org ([www.walkinginfo.org](http://www.walkinginfo.org))
- Medians. Medians slow traffic and provide safe stopping points for pedestrians crossing the street. They can also be used to plant trees, which improve aesthetics, slow traffic, reduce the heat-island effect, and reduce wear on the streets from sun and rain. Detailed information on median standards is available through the sidewalk resource sites listed above.
- Bicycle Lanes/Shoulders. Bicycle lanes provide safer routes for bicycle traffic. Detailed information on bicycle lane standards is available from [www.bicyclinginfo.org](http://www.bicyclinginfo.org)
- On-street parking. On-street parking slows traffic, provides a buffer between moving traffic and pedestrians, and provides extra parking capacity.
- Landscaping. Landscaping (e.g. flowers, trees, screening walls) provides aesthetic improvements, buffers pedestrians from moving traffic, and can help slow traffic. Landscaping is not required for single family, residential properties.
- Block length. Shorter block lengths (200-400 feet) are most conducive to pedestrian traffic and provide shorter routes for automobiles. Blocks over 660 feet in length discourage people from walking.
- Freight movement. Truck traffic discourages pedestrians.

*Table 9E* lists specific thoroughfare characteristics and design standards, modified slightly from the CSS manual, to serve Farmersville's rural character and local conditions. *Table 9F* suggests particular improvements that would be needed to bring Farmersville's thoroughfares up to the standards listed.

The original CSS standards and definitions are located in *Appendix 9B*. On State roads, the City will need to work with TxDOT to meet these standards. On local roads, the City will need to amend its subdivision ordinance to require developers to meet these standards in new construction.



**Table 9E: CSS Thoroughfare Type Design Standards**

Type* (Classification)	Number of Through Lanes	Operating Speed (mph)	Side-walks	Median	Bicycle Lanes/ Shoulders	On-street parking	Landscaping	Freight Movement
Expressway	4 to 6	45-55	No	Yes	No	No	Optional	Regional Truck Route
Rural Highway (Arterial)	4 to 6	45+	Optional	Optional	Optional	No	Optional	Regional Truck Route
Boulevard (Arterial)	4 to 6	30-45	Yes	Yes	Yes	Optional	Yes	Regional Truck Route
Avenue (Arterial/ Collector)	2 to 4	25-30	Yes	Optional	Yes	Optional	Yes	Local Truck Route
Rural Road	2	25-35	No	No	Shared or Shoulder	No	Optional	Local Deliveries Only
Street (Local)	2	25	Optional	No	Optional	Yes	No	Local Deliveries Only

**Table 9F: Recommended Thoroughfare Improvements**

Road Name	Current Functional Classification	CSS Design Type	Needed Additions to Achieve CSS Design Type Standards
US 380	Principal Arterial	Expressway	No changes recommended
SH 78	Principal Arterial	Rural Highway	Bicycle Lanes or Shoulders; Landscaping
CR 611	Major Collector	Avenue	Bicycle Lanes or Shoulders; Sidewalks; Pedestrian Crossing Medians; Landscaping
Murchison St.	Major Collector	Avenue	Bicycle Lanes or Shoulders; Sidewalks; Pedestrian Crossing Medians; Landscaping
CR 811	Minor Collector	Local Street	Sidewalks
CR 655	Major Collector	Avenue	Bicycle Lanes or Shoulders; Landscaping, Medians
FM 2194	Major Collector	Avenue	Bicycle Lanes or Shoulders; Landscaping, Medians
BS 78 (north of Wright)	Major Collector	Avenue	Bicycle Lanes or Shoulders; Landscaping, Medians
CR 607	Minor Arterial	Avenue	Bicycle Lanes or Shoulders; Landscaping, Medians
CR 610	Minor Collector	Avenue	Bicycle Lanes or Shoulders; Landscaping, Medians
FM 547	Minor Arterial	Avenue	Bicycle Lanes or Shoulders; Landscaping, Medians



FM 2756	Major Collector	Avenue	Bicycle Lanes or Shoulders; Landscaping, Medians
CR 655	Major Collector	Avenue	Bicycle Lanes or Shoulders; Landscaping, Medians
CR 656	Major Collector	Avenue	Bicycle Lanes or Shoulders; Landscaping, Medians
CR 660	Major Collector	Avenue	Bicycle Lanes or Shoulders; Landscaping, Medians
CR 616	Minor Collector	Avenue	Bicycle Lanes or Shoulders; Landscaping, Medians
Old Josephine Road	Major Collector	Rural Road	Bicycle Lanes or Shoulders; Landscaping
CR 557	Major Collector	Rural Road	Bicycle Lanes or Shoulders; Landscaping
CR 40	Minor Collector	Rural Road	Bicycle Lanes or Shoulders; Landscaping
CR 606	Minor Collector	Rural Road	Bicycle Lanes or Shoulders; Landscaping
CR 567	Minor Collector	Rural Road	Bicycle Lanes or Shoulders; Landscaping
CR 560	Minor Collector	Rural Road	Bicycle Lanes or Shoulders; Landscaping



## 9.4.2 System connectivity is tied to land use patterns.

The combination of Farmersville’s historic grid land use pattern and the placement of state and county roads through the grid created a connected thoroughfare system that provides decent circulation. However, proposed new development outside of the central city is less connected to the central city development and requires indirect routes to reach key destinations like schools, parks and the Central Business District.

Land development patterns provide a key measure of a thoroughfare system’s ability to circulate traffic; and they determine the type of facilities needed to accommodate traffic. By examining its land development patterns, the City can measure its road network’s “connectivity” and determine thoroughfare needs

### CONNECTIVITY WITH LOCAL STREETS

Farmersville’s street and thoroughfare system exemplifies moderate connectivity. Areas with high connectivity are characterized by short blocks and many connections between local neighborhood streets and interlocal arterial/collector streets. Such areas provide residents with multiple routes between locations, and residents are not dependent on thoroughfares. Areas with low connectivity are characterized by long blocks, many dead-ends, and few connections between neighborhoods. Residents of such areas frequently depend on thoroughfares to enter or exit their neighborhoods. *Table 9G* outlines the advantages and disadvantages of high and low connectivity in a transportation system.

**Table 9G: Advantages of High vs. Low Connectivity**

High Connectivity (Grid System)	Low Connectivity (Conventional System)
<ul style="list-style-type: none"><li>■ Dispersion of traffic lowers congestion on major roads</li><li>■ Reduced drive time (including for emergency and utility vehicles)</li><li>■ Enables walking and bicycling</li><li>■ Block structure enables land use to evolve and adapt over time (development flexibility)</li></ul>	<ul style="list-style-type: none"><li>■ Lower traffic volumes on local streets</li><li>■ More very low volume local streets and cul-de-sacs, which are desirable to some residents</li><li>■ Depending on street widths/lot sizes, can use less pavement/land</li><li>■ Possibly fewer accidents because of fewer intersections</li></ul>

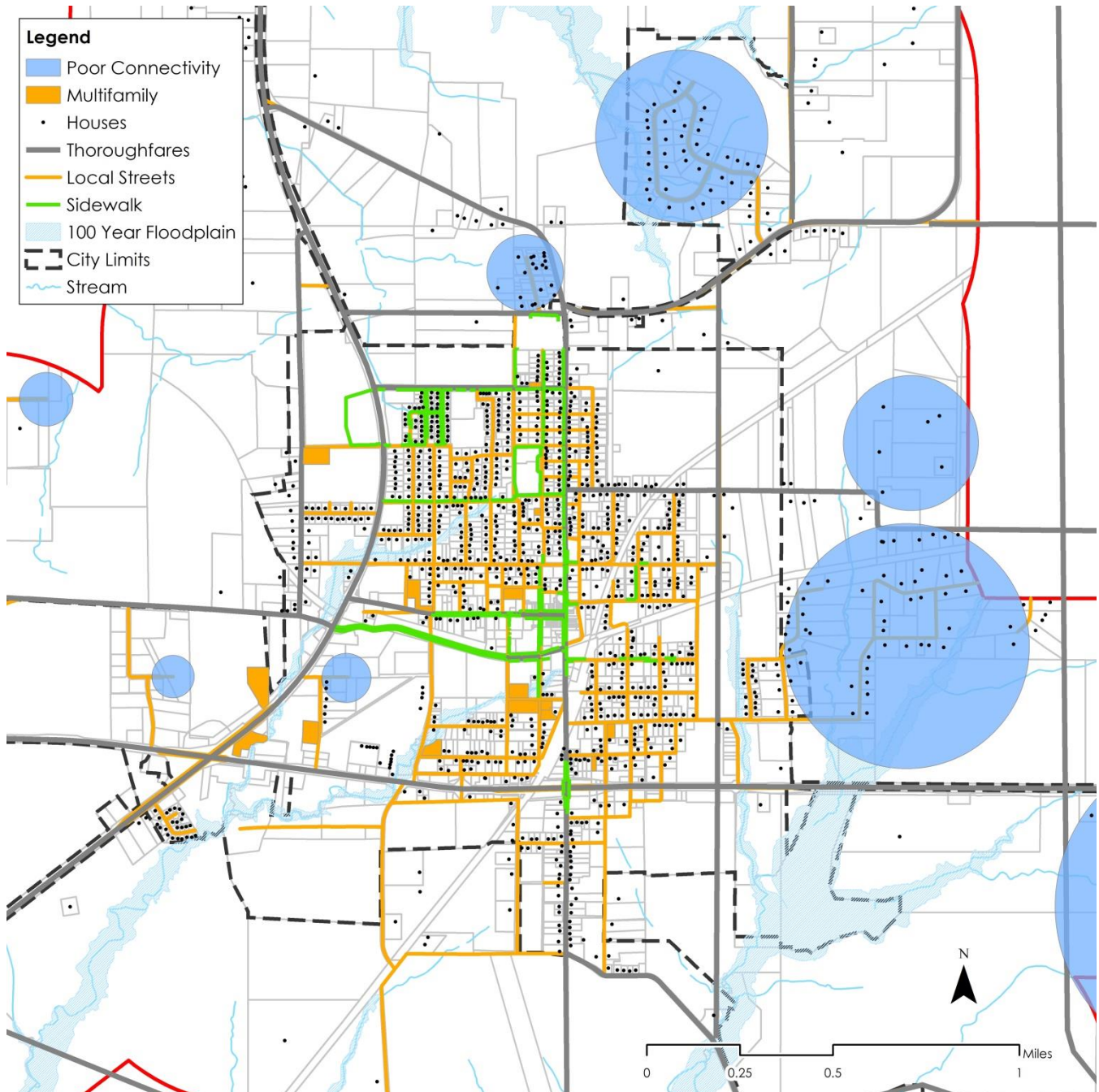


Farmersville's land development patterns have created a moderately connected transportation system in the central portion of the city north of US 380. This is characterized by a rectilinear street grid with block lengths ranging from 325-900 ft. However, there are many dead ends, streets that jog at intersections, and long block lengths, all of which create poor connectivity, force drivers onto major roads, and lead to longer travel times.

As shown in *Figure 9E*, outside of the central core of the city, the land use and transportation pattern is characterized by areas of low density served by one or two county roads that do not connect to one another in a coherent manner.



Figure 9E: Low-Connectivity Areas



Future development should focus on continuing the original grid system, which will require amending the City's Subdivision Ordinance to require shorter blocks and multiple exits from new



neighborhoods. Cul-de-sacs and dead-end streets should be limited to locations where topography or natural barriers (e.g. floodplains) makes them the only reasonable design choice.

### 9.4.3 Increasing system capacity should be paired with transportation alternatives and safety improvements

Between 2010 and 2016 traffic counts on all of Farmersville’s thoroughfares has increased. U.S. 380 has seen the greatest increase with a rise from 9,800 to 14,537 at the on-ramp just west of Main St with residents reporting a noticeable uptick along this route during school rush hours. TxDOT has made upgrades to the intersection of U.S 380 and Main Street and is considering widening S.H. 78

Additionally, the 2013 Comprehensive Plan made several suggestions for future road upgrades, mainly on local county roads, as well as proposing several new roads that would create a transportation system with greater connectivity than the city exhibits at present. These proposed improvements are included in *Map 9B: Proposed Thoroughfare System Improvements*. While adding capacity to the existing system of roads through road upgrades is important to accommodate future growth, it is also important to consider the kinds of upgrades that are performed.

Road widening without additional transportation system improvements is notorious for failing to create substantive improvements in levels of service (LOS) over the long-term. The amount of driving in an area invariably increases to fill available capacity, because the better the LOS, the worse our driving habits (e.g. driving at rush hour, making many separate trips instead of one coordinated trip, driving instead of walking even for short trips, etc.). While road widening is necessary in some cases, road widening will not solve congestion problems once an area’s population has grown past a certain point. Capacity increase meets a point of diminishing returns against infrastructure and maintenance costs, less efficient use of land (sprawl), and reduced travel choice options (walking, bicycling). Pros and cons of road widening are shown in *Table 9H*(next page).

**Table 9H: Pros and Cons of Road Widening**

Pros	Cons
<ul style="list-style-type: none"><li>Higher maximum road capacity</li><li>Short-term decrease in pollution</li><li>Short-term decongestion</li></ul>	<ul style="list-style-type: none"><li>Little change in long-term congestion</li><li>Negative impact on non-automobile users</li><li>Negative impact on area’s appearance</li><li>More expensive construction and maintenance;</li></ul>



associated pollution

- Higher ambient temperature (heat island effect) and associated pollution
- More impermeable surface, which increases drainage problems/ infrastructure costs

While some engineers and planners advocate road widening for safety reasons, a number of parameters can make a road more or less safe. Features that can increase safety include: slower speeds, wider lanes, medians, turn lanes, shoulders, lighting, and signals. The various features affect each other (e.g. wider lanes lead to speeding), so no single feature should be considered in isolation.

Improvements to transportation infrastructure other than or in addition to road widening include:

- Pedestrian improvements (sidewalks, street trees, benches, raised road median, crosswalks at highway intersection)
- Bicycle improvements (wide shoulder/signage or facility building)
- Safety features (speed bumps, designated truck routes, speed limit signs, flashing lights)
- Subdivisions and commercial/residential developments designed for increased connectivity (discussed above)

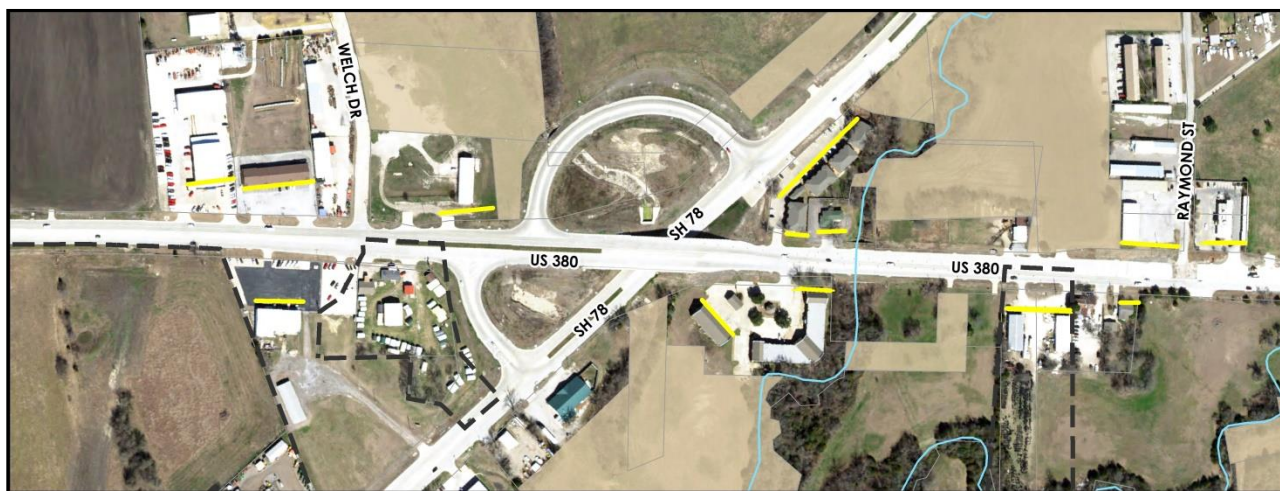
Pedestrian improvements such as medians can also be used to slow traffic in locations where speeding is a problem. While a larger population and increased economic activity will increase road congestion, incorporating alternative transportation infrastructure and land development patterns into the City's development regulations will offset traffic problems.

#### **9.4.4 Design standards should be adopted along major thoroughfares that support the City's economic development goals**

The addition of bicycle and pedestrian facilities, including street trees, sidewalks, bicycle lanes, medians, and similar infrastructure will contribute to the aesthetic appeal of Farmersville's thoroughfares. Additional amenities and discussions of building design are included in *Chapter 12: Central Business District Study*. This section deals specifically with lot layout along the city's major thoroughfares.

Development along Farmersville's thoroughfares serves as the publicity for the city and determines the first impression of potential residents and investors. For that reason, thoroughfare fronting development should project economic success, cooperation between landowners, and local investment.

As illustrated in *Figure 9F*, Farmersville's main thoroughfares, U.S. 380 and S.H. 78 are only partially developed with homes and businesses located anywhere from 150 to 25 feet from the street.



**Figure 9F: S.H. 78/U.S. 380- Setback Variation**

*Figure 9G* illustrates the approach on S.H. 78 from the south heading towards Farmersville Parkway. Both figures illustrate the variation in setbacks, lack of façade or screening standards, and presence of parking lots fronting onto major roadways. These characteristics detract from creating a sense of place and giving Farmersville a strong identity as one enters and travels through the city. Reducing setbacks, bringing buildings closer to the street, and placing parking to the side or back of buildings creates a more dynamic and inviting streetscape that indicates care and investment in the community.





**Figure 9G: S.H. 78 approaching Farmersville Parkway, source: Google Streetview**

Two streets in Dallas and Lubbock illustrate what features of thoroughfare design matter most (see *Figures 9H* and *9I*, below). The Dallas and Lubbock street-sections have a number of similarities: the buildings in both locations have masonry/hardwood/cement facades, plenty of windows, and neither street boasts amenities such as benches, decorative lighting, or underground telephone wires. Nevertheless, the basic differences in layout and maintenance give the Dallas street a much more appealing aesthetic than the Lubbock street. Reasons for the difference include:

Oak Lawn (Dallas)	34 <sup>th</sup> St (Lubbock)
<ul style="list-style-type: none"> <li>4 traffic lanes</li> <li>Few, minimally sized parking lot entrances</li> <li>Wide, well-maintained sidewalk</li> <li>Deep awning and walkway in strip-mall</li> <li>Vegetation along street</li> <li>Well maintained streets and buildings</li> </ul>	<ul style="list-style-type: none"> <li>5 traffic lanes</li> <li>Frequent, wide parking lot entrances</li> <li>Narrow, poorly maintained sidewalk</li> <li>Shallow awnings and walkway in strip-mall</li> <li>No vegetation along street</li> <li>Poorly maintained streets and buildings</li> </ul>

As illustrated, the design elements that create appealing streetscapes include decisions about cross-property layout such as building widths, parking location and driveway widths, and building setbacks that do not impact developer expense but instead depend on the City taking a role in establishing standards and enforcing those standards as new buildings are built. Other design



elements, such as awnings and vegetation, are fairly low-cost methods for improving aesthetics and the experience of visitors. Additional design elements, such as sidewalks, do increase costs and may not be suitable along all thoroughfares sections. The City, landowners, and local organizations working on economic development would need to decide which requirements return the greatest cost benefit in which locations.

Lot layout, landscaping, pedestrian amenities, building design, and similar are most often regulated through a zoning ordinance. Accordingly, the City should amend the Highway Commercial district to set design guidelines and allowed uses that are designed to enhance the aesthetic and functional characteristics of US 380. Changes include restricting or prohibiting auto-oriented uses, regulating building and façade materials, dictating building orientation, and location of entrances. Additionally, the City should continue enforcing screening and façade standards in the Highway Commercial district to improve the appearance of properties along the major thoroughfares.



**Figure 9H: Oak Lawn, Dallas**

Auto-oriented, pedestrian accessible development<sup>28</sup>



**Figure 9I: 34<sup>th</sup> Street, Lubbock**

Auto-oriented development with limited pedestrian features (narrow sidewalk on right, wide driveways, no trees in right of way)<sup>29</sup>

<sup>28</sup> Image downloaded from Google Streetview.

<sup>29</sup> Image downloaded from Google Streetview.





## 9.5 Implementation Plan

The Implementation Plan organizes the action items recommended to address each issue identified in the above sections into a timeline for completion. The actions are prioritized by date.

**Table 9I: Implementation Plan 2017-2027**

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2017-2020	2021-2024	2025-2027			
<i>Goal 9.1 A thoroughfare system that accommodates pedestrians and bicyclists</i>						
Construct sidewalks along Washington Street from Maple Street to Pendleton St to complete network from downtown to elementary and intermediate school campuses	x			City, TxDOT	\$40,000 (1,000 LF)	GEN, CDC, TxDOT, SRTS
Construct sidewalk along east side of SH 78 from Farmersville Parkway to ISD High School Campus at Pendleton St.		x		City, TxDOT	\$100,000 <sup>30</sup> (2,600 LF)	GEN, CDC, TxDOT, SRTS
Construct sidewalks along both sides of Main St. from Farmersville Parkway to U.S. 380			x	City, TxDOT	\$105,000 (2,700 LF)	GEN, CDC, TxDOT
Add painted crosswalks/colored bricks to all intersections along McKinney Street between Main and Johnson Streets, and along Farmersville Parkway (Also in Chapter 12: Central Business District)		x	x	City, TxDOT	\$52,500	GEN, TxDOT, TDA
Ensure that all future upgrades to thoroughfares within the city limits are designed to ITE CSS standards with provisions for sidewalks, and bike lanes or shoulders	x	x		City, TxDOT	Variable	GEN, TxDOT
Adopt, enforce zoning standards for thoroughfare-fronting development	x	x	x	City	Variable	GEN
<i>Goal 9.2 Thoroughfare system maintains its capacity as new development is built</i>						

<sup>30</sup> Cost is based on TxDOT 2010 SRTS project costs. Cost for 5' concrete sidewalk, 4" thick, 6x6 wire mesh, and ADA ramps at intersections is \$50 per linear foot and includes material, labor and equipment, and engineering.



Work with the county, TxDOT and NCTCOG to implement the proposed Thoroughfare Master Plan and upgrade identified thoroughfares	x	x	x	City	Variable	GEN
Adopt the Future Land Use Plan that limits development in the flood plain and encourages infill development	x			City	Staff	GEN
Adopt and enforce subdivision regulations that require subdivision streets to connect to existing development and limit block length to 600 feet.	x	x	x	City	Variable	GEN
Amend and enforce recommended amendments to the HC District in the zoning ordinance	x			City	Staff	GEN

*GEN = Municipal funds, including bonds; TxDOT = Texas Department of Transportation funding; SRTS = Safe Routes to School; LOCAL = donations of time/money/goods from private citizens, developers (as required by subdivision ordinance), charitable organizations, and local businesses; NCTCOG = North Central Texas Council of Governments*

**FOR A FULL LIST OF FUNDING SOURCES, SEE CHAPTER 15**

## 9.6 Appendix 9A: Trip Generation

Major traffic generators are defined as sites that are the starting point or destination of more than 100 vehicle trips per day on average. A visit to the grocery store in one automobile generates two “trips:” the trip from the point of origin and the return trip. Trip generation rates are calculated in such a way as to account for what are known as “multi-event” trips, or those in which the driver leaves home and visits multiple destinations before returning home.

Predicting trip generation and traffic patterns on a roadway network requires the ability to determine trip rates and characteristics for various types of land use. The Institute of Transportation Engineers (ITE) compiles comprehensive listings of trip rates by land use in an informational report call Trip Generation. That document is updated periodically and is widely used in thoroughfare analysis. *Table 9A.1: Daily Trip Generation Rates* lists typical trip generation rates for land uses found in Farmersville.

**Table 9A.1: Daily Trip Generation Rates**

Land Use	Trip Rate Basis (Unit)	Daily Trips/ Unit
Single Family	Dwelling unit (DU)	9.57
Apartment	DU	6.65
Mobile Home Park	DU	4.99
General Office	1,000 SF	11.01
Shopping Center	1,000 SF, weekday	42.94
Heavy Industrial	1,000 SF	1.5
Manufacturing	1,000 SF	3.82
Light Industrial	1,000 SF	6.97
Elementary School	Student	1.29
Middle/Junior High School	Student	1.62
High School	Student	1.71
City Park	Picnic Site	5.87
Motel	Rooms	5.63
Supermarket	1,000 SF, weekday	102.24
Hospital	Beds	11.81
Nursing Home	Beds	2.37

Source: Institute of Transportation Engineers (ITE), *Trip Generation*, 8<sup>th</sup> Edition

## 9.7 Appendix 9B: CSS Manual Thoroughfare Standards

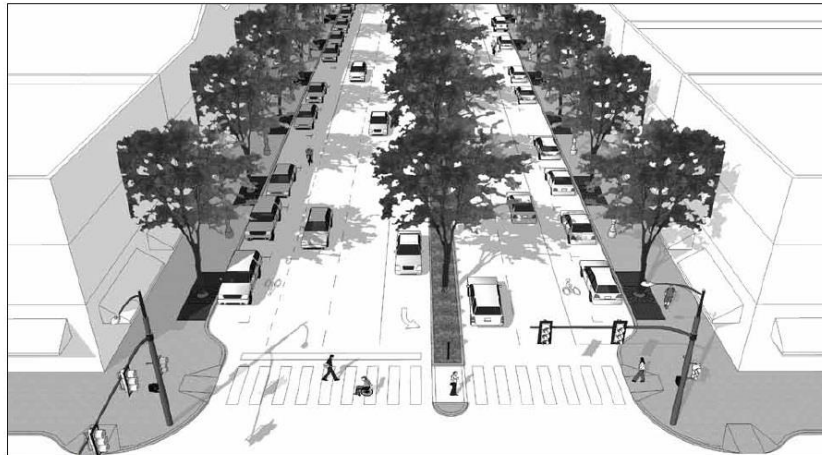
The CSS manual preserves long-standing U.S. Department of Transportation functional street classifications, which include street standards based on vehicle speed and sight distance. To those standards, it adds a new 'thoroughfare type' definition that incorporates multi-modal design standards such as bicycle lanes and sidewalks which were previously not included. *Table 9B.1* shows the relationship between functional classification and thoroughfare type. *Table 9B.2* describes the functional and design aspects of each street type in general terms. *Table 9B.3* lists specific thoroughfare characteristics and design standards.

**Table 9B.1: Relationship between Functional Classification and Type**

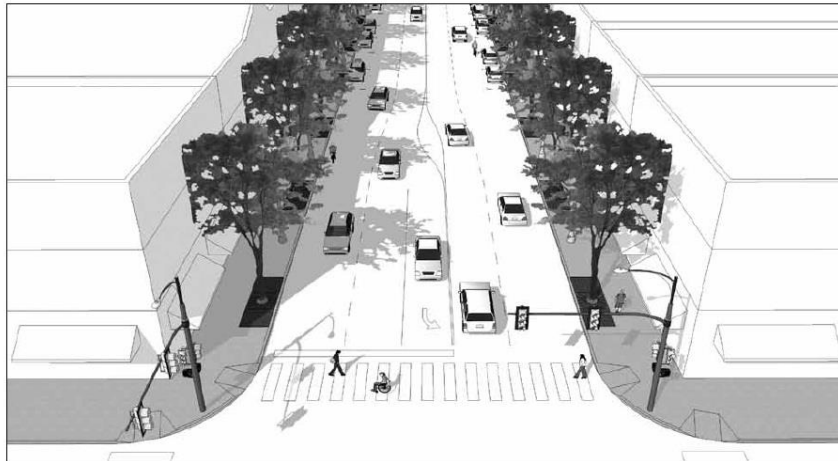
Functional Classification	Thoroughfare Types						
	FREEWAY/ EXPRESS- WAY/PARK- WAY	RURAL HIGHWAY	BOULEVARD	AVENUE	STREET	RURAL ROAD	ALLEY/REAR LANE
Principal Arterial							
Minor Arterial							
Collector							
Local							

*Shaded cells represent thoroughfare types that are not addressed in this report.*

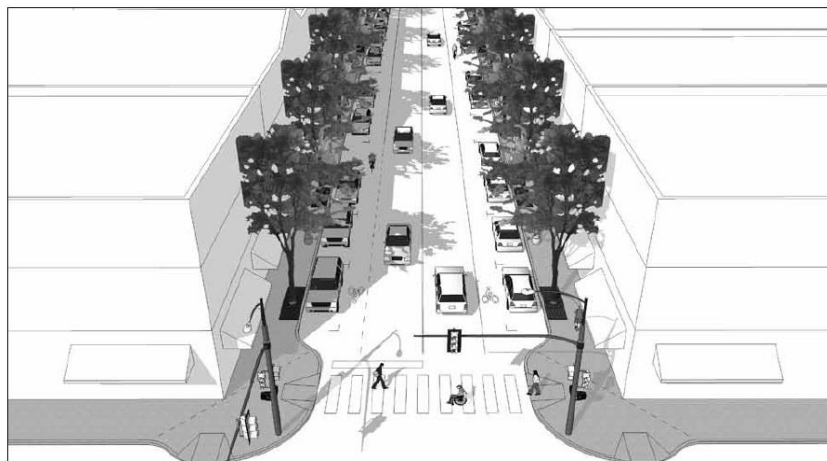
*Source: Designing Walkable Urban Thoroughfares: A Context Sensitive Approach. Institute of Transportation Engineers. 2010. (pg. 53)*



**Figure 4.5** Illustration of a boulevard. Source: Claire Vlach, Bottomley Design & Planning.



**Figure 4.6** Illustration of an avenue. In this example on-street parking is dropped to gain width for a left turn lane at the intersection. Source: Claire Vlach, Bottomley Design & Planning.



**Figure 4.7** Illustration of a street. Source: Claire Vlach, Bottomley Design & Planning.

**Figure 9B.1: Top to bottom: Boulevard, Avenue, and Street**  
*Source: (CSS Manual, pg 50-51)*

**Table 9B.2: Street Functional Hierarchy**

Street Type	Function and Design
<b>Freeway/Expressway/ Parkway</b> (Principal Arterial)	Provides efficient movement at higher speeds (50 mph or more), often with controlled access to prevent slowing of movement and grade separated intersections. No pedestrian access. <i>Examples: Interstates/other divided highways.</i>
<b>Rural Highway</b> (Principal/ Minor Arterial)	High speed traffic (45 mph +) for efficient movement and access to rural properties. At-grade intersections. <i>Examples: Long-distance county and farm-to-market roads</i>
<b>Boulevard</b> (Principal/ Minor Arterial)	Moderate speed (35 mph), urban, divided arterial with multimodal transportation facilities. Typically 4-8 lanes providing traffic movement and some degree of access management. Pedestrian and bike access are present, sometimes through a parallel facility. Function as the primary goods movement and emergency response routes. Sometimes include curb parking and parallel access lanes (multiway boulevard). <i>Example: Multilane streets with turn lanes.</i>
<b>Avenue</b> (Principal/ Minor Arterial, Collector)	Walkable, low to medium speed (25-35 mph), generally carries local traffic for shorter trips than boulevards. Should not exceed 4 lanes. May feature a raised, landscaped median and curb parking. Are primary pedestrian and bike routes. <i>Example: City streets with stoplights but few stop signs.</i>
<b>Street</b> (Principal/ Minor Arterial, Collector, Local)	Low speed (~25 mph) access roads to adjacent properties and connectors between residential, commercial, and larger thoroughfares. Streets may serve as the main road of commercial or mixed use areas and emphasize curb parking. <i>Example: Neighborhood streets</i>
<b>Rural Road</b> (Collector/ Local)	Low speed (25-35 mph), rural roads <i>Example: Neighborhood county roads</i>
<b>Alley/Rear Lane</b> (Local)	Very low-speed (5 to 10 mph) at the rear of properties, providing access to parking, service areas, secondary residential units, and utility easements <i>Example: Alleys</i>



**Table 9B.3: Street Characteristics and Design Standards**

Urban Thoroughfare Type	Number of Through Lanes	Desired Operating Speed (mph)	Transit Service Emphasis	Median	Driveway Access	Curb Parking	Pedestrian Facilities [1]	Bicycle Facilities	Freight Mvmt. [2]
Freeway	4 to 6+	45–65	Express	Required	No	No	No	Optional separated pathway or shoulder	Regional truck route
Expressway/ Parkway	4 to 6	45–55	Express	Required	No	No	Optional separated pathway	Optional separated pathway or shoulder	Regional truck route
Boulevard	4 to 6	30–35	Express and Local	Required	Limited	Optional	Sidewalk	Bike lanes or parallel route	Regional truck route
Multiway Boulevard	4 to 6	25–35	Express and Local	Required on access lanes	Yes from access lane	Yes on access roadway	Sidewalk		Regional route/ local deliveries only on access roadway
Avenue	2 to 4	25–30	Local	Optional	Yes	Yes	Sidewalk	Bike lanes or shared	Local truck route
Street	2	25	Local or none	No	Yes	Yes	Sidewalk	Shared	Local deliveries only
Rural Road	2	25–35	Local or none	No	Yes	No	No	Shared or shoulder	Local deliveries only
Local Street	2	25	Local or none	No	Yes	Yes	Sidewalk	Shared	Local deliveries only
Alley/Rear Lane	1	5–10	None	No	Yes	No	Shared	Shared	Local deliveries only

*Shaded cells represent thoroughfare types that are not addressed in this report.*

Notes:

[1] Boulevard, Multiway Boulevard, Avenue, and Street thoroughfare types have sidewalks on both sides. Sidewalk width varies as a function of context zone, fronting land use and other factors.

[2] Freight movement is divided into three categories: 1) Regional truck route, 2) Local truck route and 3) Local deliveries only. Cells show highest order of truck movement allowed.

*Source: Designing Walkable Urban Thoroughfares: A Context Sensitive Approach. Institute of Transportation Engineers. 2010. (pg. 54)*

## 10 ECONOMIC DEVELOPMENT STUDY

**Economic development in rural America is any activity that makes the choice to remain in a community easier and more satisfying. Job opportunities are an obvious example, but this list also includes availability of decent affordable housing, quality education, an attractive, safe, and clean environment (natural and manmade), a comfortable social atmosphere, recreational and entertainment options, convenient shopping, adequate health care, a competitive and fair tax structure, responsive local government, transparent government regulations, and high-quality infrastructure (water, sewer, streets, drainage, telecommunications, etc.).**

### 10.1 Highlights

Farmersville has tools to have a healthy economy. Most residents are able to find work in Collin County and average wages in Collin County are higher than average wages in the North Central Workforce Development Area (WDA) and the state. It is located at the intersection of several major highways, including U.S. 380 and S.H. 78, making it accessible to large metropolitan areas. It has active civic groups who provide business support and work to upgrade the downtown to improve the quality of life in Farmersville. Continued volunteer and financial support will be needed to preserve and enhance key community resources such as city's parks and downtown area.

The factors limiting Farmersville's economic well-being include a lack of attractions and amenities drawing visitors to the city and a high proportion of low-skilled low-paying jobs.

Over the years the central business district has seen investment and the vacancy rate is moderate, but there are many improvements (noted in *Chapter 12: Central Businesses District*) that can be made to make the area a greater draw for visitors and residents. The city has begun to establish a "brand" and continued development of this brand and collaboration with regional entities will strengthen its regional presence and make Farmersville more of a destination for residents and visitors.

Farmersville's residents have not turned a blind eye to either the city's weaknesses or its strengths. A strong city staff and civic organizations are in place to capitalize on the city's strengths and work on local challenges described in this study.

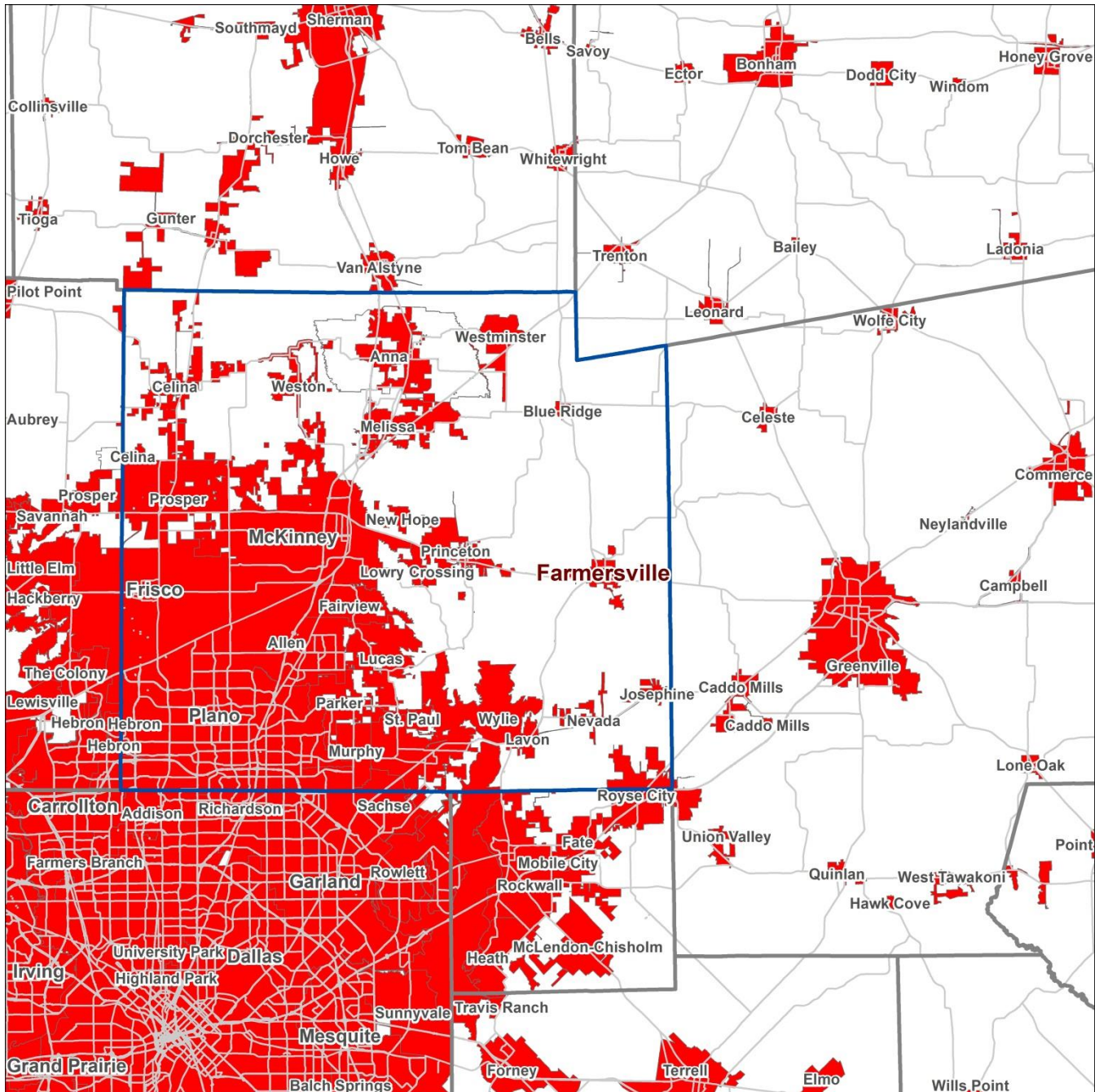


## 10.2 Context: History, Location, & Community Input

### HISTORIC DEVELOPMENT & COMMUNITY CHARACTER

Farmersville was founded in 1849 primarily as a trading center for agricultural crops. Major crops included cattle, cotton, corn, maize, onions and cantaloupes. It continued to grow over the decades, with the town square being developed in 1859 and incorporation following in 1873. Today, agriculture still remains a significant part of the local economy, but since the 1980s many residents commute outside of the city for employment in the rapidly growing Dallas-Fort Worth metroplex. The city also maintains a sizeable manufacturing base while the historic downtown has seen significant reinvestment and retains its historic character.

Figure 10A: Farmersville Location



In 2017, Farmersville is a community that both provides workers to surrounding employment centers in the region and serves as a hub of employment for those in the region. The city's location at the intersection of S.H. 78 and U.S. Highway 380, provides direct links to McKinney, Garland and Dallas.



Farmersville is approximately 19 miles east of McKinney, approximately 28 miles northeast of Garland, and roughly 44 miles northeast of Dallas.

Farmersville is a community characterized by high-quality schools, active civic organizations, and small town charm. The Central Business District is home to local restaurants, shops, and both government and private offices. The City and civic groups host several regular festivals and events including the monthly Farmers and Fleas Market, the annual Audie Murphy Day & Parade in June, a Christmas Parade, July Fourth Fireworks, and several other events.

## PREVIOUS STUDIES

**North Central Texas Council of Governments: Comprehensive Economic Development Strategy 2016 (CEDS):** Farmersville is part of the North Central Texas Council of Governments (NCTCOG) a multi-purpose voluntary organization of, by and for local governments established to assist local governments in planning for common needs, cooperating for mutual benefit, and coordinating for sound regional development. NCTCOG received designation as an Economic Development District in late 2016 following the release of its Comprehensive Economic Development Strategy (CEDS).

The CEDS is a locally initiated planning process designed to provide a mechanism for guiding and coordinating the efforts of local individuals and organizations concerned with economic development. Funded by the Economic Development Administration, the CEDS emphasizes current NCTCOG regional economic and community development activities, as well as labor force changes. The long-term goals outlined in the CEDs for 2016 include:

1. Develop a globally competitive skilled workforce that encourages businesses to start, locate, and expand in the North Central Texas region.
2. Enhance the North Central Texas region's economic competitiveness.
3. Pursue opportunities and strategies that continue to make the North Central Texas region an entrepreneur-friendly region.
4. Explore and promote comprehensive planning solutions to ensure that regional transportation and public infrastructure meets the needs of employers and citizens.
5. Strengthen the quality of life through comprehensive community development throughout the region.





## COMMUNITY INPUT

A detailed discussion of community input during the planning process is located in *Chapter 1: Introduction*. The particular concerns expressed by residents that relate to economic development and guide the discussion below are:

### Achieve/Preserve

- Draw more people to downtown by more retail and activities that draw people at night
- Utilize Chaparral Trail to draw more fitness oriented people to city and downtown
- Add hotel or Bed & Breakfast downtown
- Host more youth sporting events
- Add ecologically friendly light industrial and manufacturing facilities to east side of town

### Avoid/Eliminate

- Vacant retail shops
- Big box retail
- Growth that is not in-line with the character of the city

## 10.3 Condition & Forecast

The following data includes both local and regional economic information because Farmersville's local workforce and economy are closely connected to the larger region. Some data is not available at the local level and in those cases Collin County is used for comparison.

### 10.3.1 Largest Industries in Farmersville & Collin County

*Tables 10A* and *10B* and *Charts 10A - 10B* list establishment, taxable sales, and employment data. The tables show that:

- The sector with the largest number of establishments in Farmersville is the agriculture industry, followed by the retail trade industry. For a more detailed breakdown of industries in Farmersville, see *Appendix 10A.1*.



**Table 10A: Farmersville and County Establishments**

Industry	# Establishments City	# Establishments County	City as % of County
Agriculture Operations	367	1,932	19%
Mining	1	35	3%
Utilities	0	25	0%
Construction	30	1,734	2%
Manufacturing	43	1,984	2%
Wholesale Trade	13	1,881	1%
Retail Trade	122	8,080	2%
Transportation	0	176	0%
Information	1	871	0%
Finance and Insurance	0	229	0%
Real Estate and Rental and Leasing	0	507	0%
Professional, Scientific, and Technical Services	15	3,526	0%
Management of Companies and Enterprises	0	30	0%
Administrative and Support and Waste Management and Remediation Services	21	1,792	1%
Educational Services	1	121	1%
Health Care and Social Assistance	3	418	1%
Arts, Entertainment, and Recreation	1	923	0%
Accommodation and Food Services	21	2,906	1%
Other Services (except Public Administration)	19	2,670	1%
Public Administration	2	41	5%
Unclassified	0	0	0%
<b>TOTAL</b>	660	29,881	2%

- According to the Texas Workforce Commission, wages in Collin County in 2016 are highest in the Mining, Quarrying, Oil & Gas Extraction, Management of companies and enterprises, Information, Manufacturing, and Wholesale Trade industries. Collin County wages in the agricultural sector, the largest industry in the City, averaged \$836.

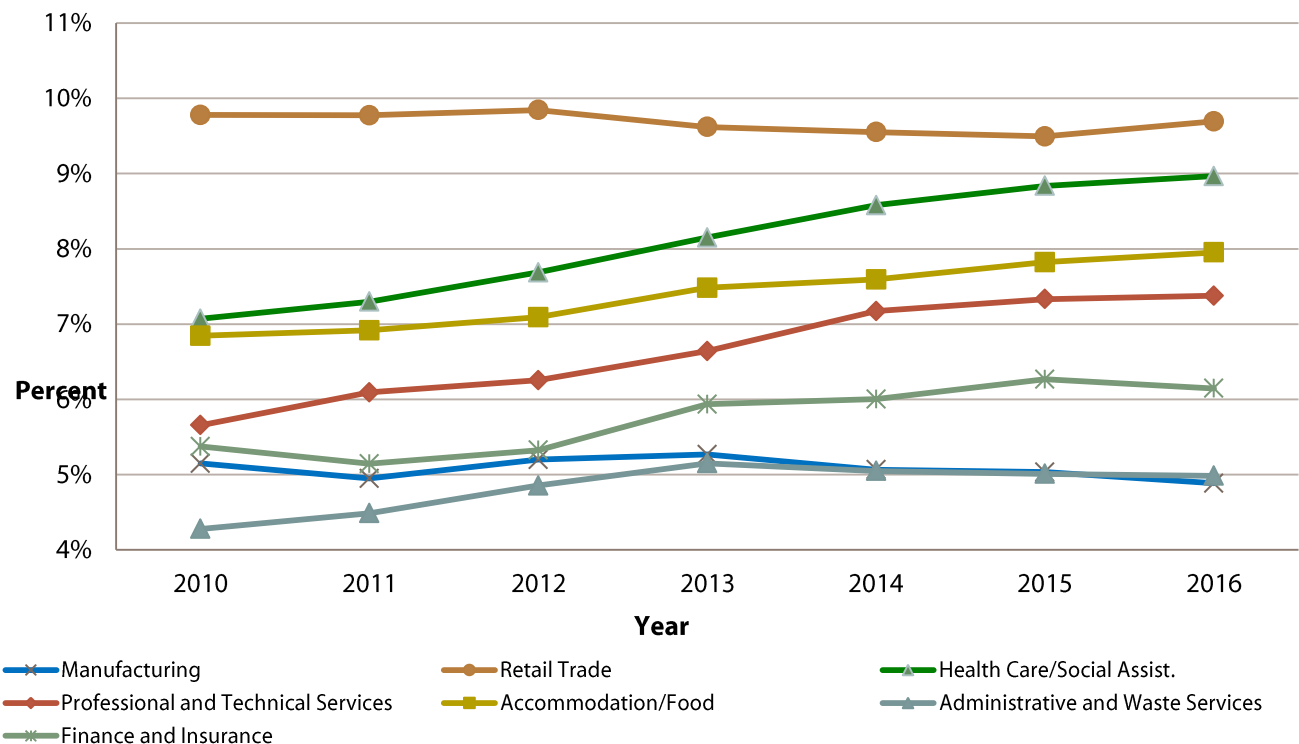
**Table 10B: Highest Weekly Wages by Industry, Collin County**

Industry	Average Weekly Wage
Mining, quarrying, and oil and gas extraction	\$4,193
Management of companies and enterprises	\$2,392
Information	\$2,234
Manufacturing	\$1,931
Wholesale trade	\$1,910

Source: Texas Workforce Commission, Tracer quarterly employment and wages

- The retail trade industry employs 10% of workers in Collin County. The second largest industry in terms of employment is the health care/social assistance industry with 9% of workers. Accommodation/food services and professional each account for 8% and 7% respectively.

**Chart 10A: Percent of Employees by Industry (Collin Co, 2010 – 2016)**

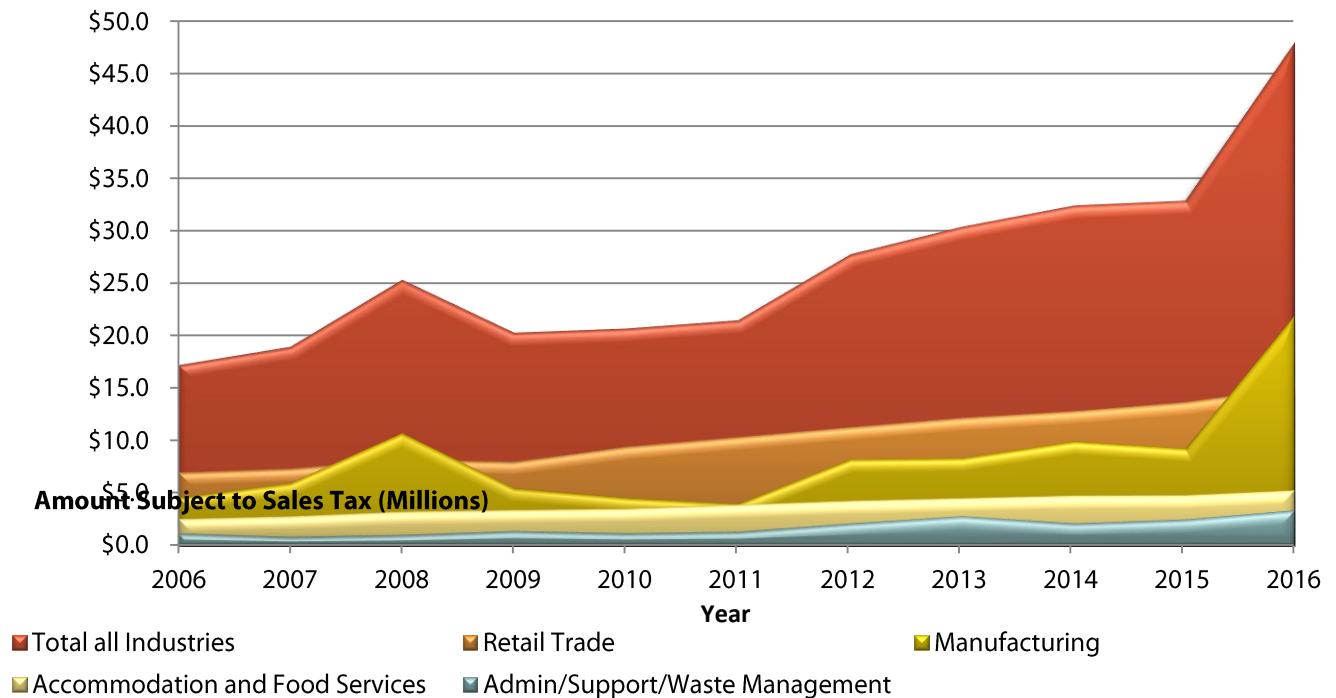


Source: Texas Workforce Commission, Tracer quarterly employment and wages

- Between 2015 and 2016 taxable sales in Farmersville increased by 21%, by far the largest year-over-year increase in the past 10 years. The industries that contribute most to the taxable sales base are the retail trade and manufacturing industries. Additionally, the accommodation/food services and admin/support/waste management industries provide a noticeable, though modest, contributor to the taxable sales base, accounting for 14% and 7% of taxable sales in 2016, respectively. Overall, the share of taxable sales contributed by each industry has been relatively steady over the past decade. Though the sales tax base is reliant on its retail industry, which constituted roughly 41% of the taxable sales base in 2016, the presence of healthy manufacturing and accommodation sectors provides a measure of

economic diversity that can buffer the city against larger shocks to the economy. The Comptroller's Office does not report sales tax revenue for industries with three or fewer establishments, so complete information for sales tax revenue by industry in Farmersville is undisclosed.

**Chart 10B: Taxable Sales, Farmersville, 2006-2016**



Source: Texas Comptroller Quarterly Sales Tax Historical Data

- Agriculture: The Comptroller's Office does not report sales for agricultural establishments. However, as is evident from employment data, farming is an important part of the county's economy. The USDA's Census of Agriculture data shows that Farmersville's zip code has 416 farms, none of which produce more than \$250K annually. According to the Texas A&M Agrilife Extension, Collin County's main agricultural industries are landscape nurseries, corn, wheat, cattle, hay, grain sorghum.

**Table 10C: Farm Production in Collin County**

Location		Value of all agricultural products sold			
Zip Code	Place Name	Total farms	LESS THAN \$50,000	\$50,000 TO \$249,999	\$250,000 OR MORE
<b>75442</b>	<b>FARMERSVILLE</b>	<b>416</b>	<b>406</b>	<b>10</b>	<b>0</b>
75002	ALLEN	196	186	7	3
75009	CELINA	241	229	8	4
75013	ALLEN	33	33	0	0
75023	PLANO	82	60	22	0
75024	PLANO	27	27	0	0
75025	PLANO	0	0	0	0
75026	PLANO	0	0	0	0
75033	FRISCO	0	0	0	0
75034	FRISCO	83	75	5	3
75035	FRISCO	40	38	2	0
75048	SACHSE	34	34	0	0
75069	MCKINNEY	138	134	4	0
75070	MCKINNEY	124	114	8	2
75071	MCKINNEY	192	184	4	4
75074	PLANO	65	64	1	0
75075	PLANO	78	75	2	1
75078	PROSPER	47	35	4	8
75080	RICHARDSON	78	72	5	1
75082	RICHARDSON	31	31	0	0
75086	PLANO	5	5	0	0
75093	PLANO	53	48	5	0
75094	PLANO	37	34	1	2
75097	WESTON	16	15	1	0
75098	WYLIE	156	152	1	3
75121	COPEVILLE	17	15	0	2
75164	JOSEPHINE	21	19	2	0
75166	LAVON	30	30	0	0
75173	NEVADA	68	63	1	4
75189	ROYSE CITY	393	383	7	3
75252	DALLAS	40	37	3	0
75287	DALLAS	34	34	0	0
75407	PRINCETON	174	161	12	1
75409	ANNA	213	204	5	4
75424	BLUE RIDGE	242	232	6	4
75452	LEONARD	226	219	3	4
75454	MELISSA	55	53	0	2
75485	WESTMINSTER	2	2	0	0
75495	VAN ALSTYNE	224	218	6	0
75550	ANNONA	89	82	3	4
75554	AVERY	166	148	13	5
<b>Total</b>		<b>4,166</b>	<b>3,951</b>	<b>151</b>	<b>64</b>

Source: USDA – National Agricultural Statistics Service; 2007 Census of Agriculture, Zip Code Tabulations of Selected Items ([www.agcensus.usda.gov/](http://www.agcensus.usda.gov/))

## 10.3.2 Characteristics of Farmersville & Collin County Workers

### TYPES OF WORKERS

Most residents of Farmersville are employed in the Educational services, and health care and social assistance, Manufacturing, Construction, or Retail trade fields. The table below shows the types of industries in which Farmersville residents are employed. They may not necessarily be employed in Farmersville.

**Table 10D: Farmersville Residents who work by industry**

INDUSTRY	Estimate	Margin of Error	Percent
Civilian employed population 16 years and over	1,830	+/-239	100%
Agriculture, forestry, fishing and hunting, and mining	11	+/-19	0.60%
Construction	214	+/-131	11.70%
Manufacturing	242	+/-156	13.20%
Wholesale trade	42	+/-49	2.30%
Retail trade	172	+/-112	9.40%
Transportation and warehousing, and utilities	60	+/-68	3.30%
Information	0	+/-13	0.00%
Finance and insurance, and real estate and rental and leasing	121	+/-95	6.60%
Professional, scientific, and management, and administrative and waste management services	130	+/-109	7.10%
Educational services, and health care and social assistance	416	+/-200	22.70%
Arts, entertainment, and recreation, and accommodation and food services	138	+/-108	7.50%
Other services, except public administration	136	+/-91	7.40%
Public administration	148	+/-104	8.10%

Source: US Census, 2011-2015 American Community Survey, 5-Year Estimates, DP03: Selected Economic Characteristics for Farmersville. Note: Margins of error are large, data cited for trends only.

### LOCATION OF WORK

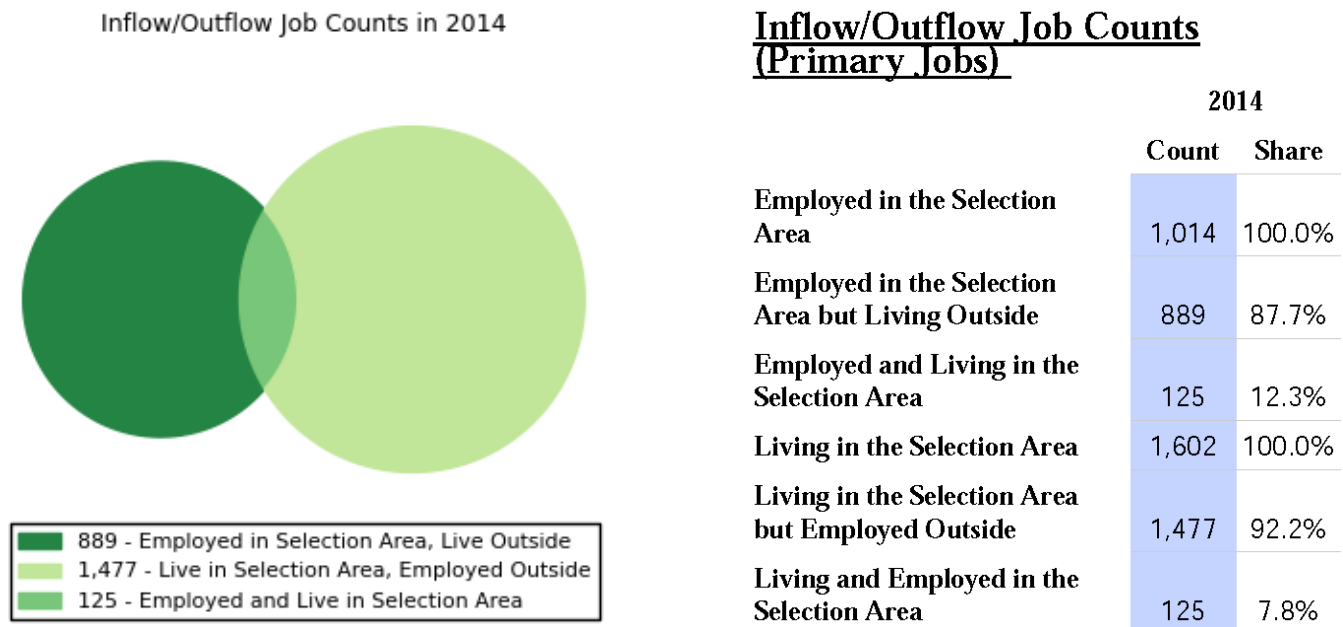
The following data comes from [www.OnTheMap.com](http://www.OnTheMap.com), a product of the U.S. Census Bureau, Center for Economic Studies and presents figures for the year 2014, the latest for which data was made available.

A large majority (92.2%) of Farmersville residents travel outside of the city for their primary employment, with only 7.8% of those who live in Farmersville also working in Farmersville. 87.7% of the city's workforce is comprised of those who live outside of the city.

Of those traveling from Farmersville to work, around 45% are traveling less than 25 miles while over 55% are traveling more than 25 miles to work, with 17.5% traveling greater than 50 miles. Most residents are heading west and southwest towards the Dallas-Fort Worth metroplex.

Of those who work in Farmersville, over a third travel less than 10 miles to get to work, close to a third travel between 10 and 24 miles to work, with the remaining third traveling more than 25 miles (14.7% between 25 and 50, 15.3% greater than 50). Many of those workers are coming from areas to the west and southwest (the Dallas-Fort Worth metroplex) with a smaller contingent travelling from the south and east.

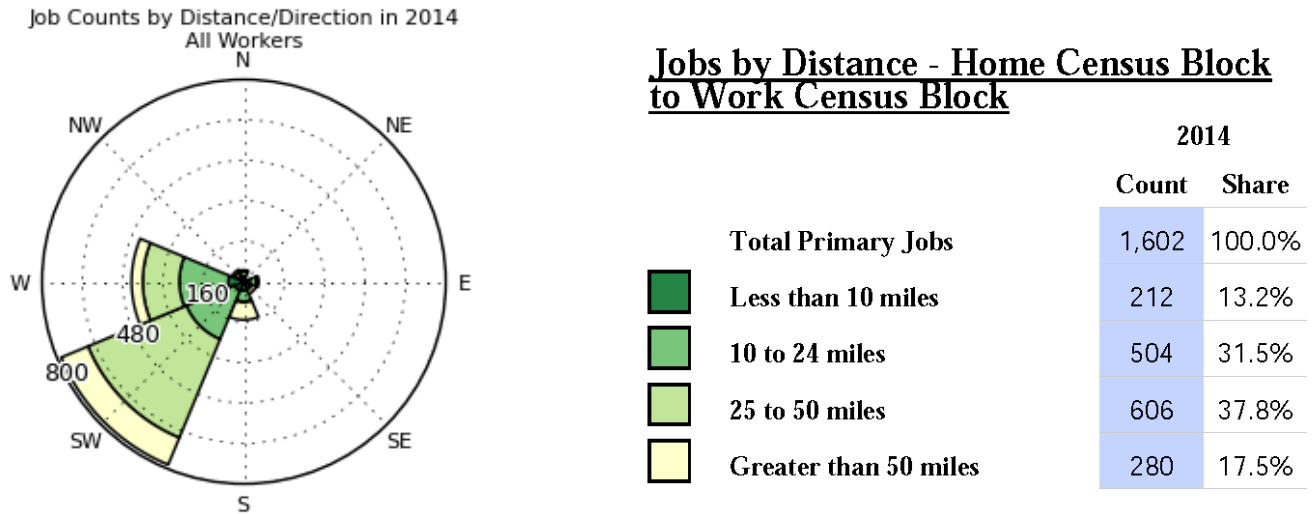
**Figure 10B: Inflow/Outflow Job Counts**



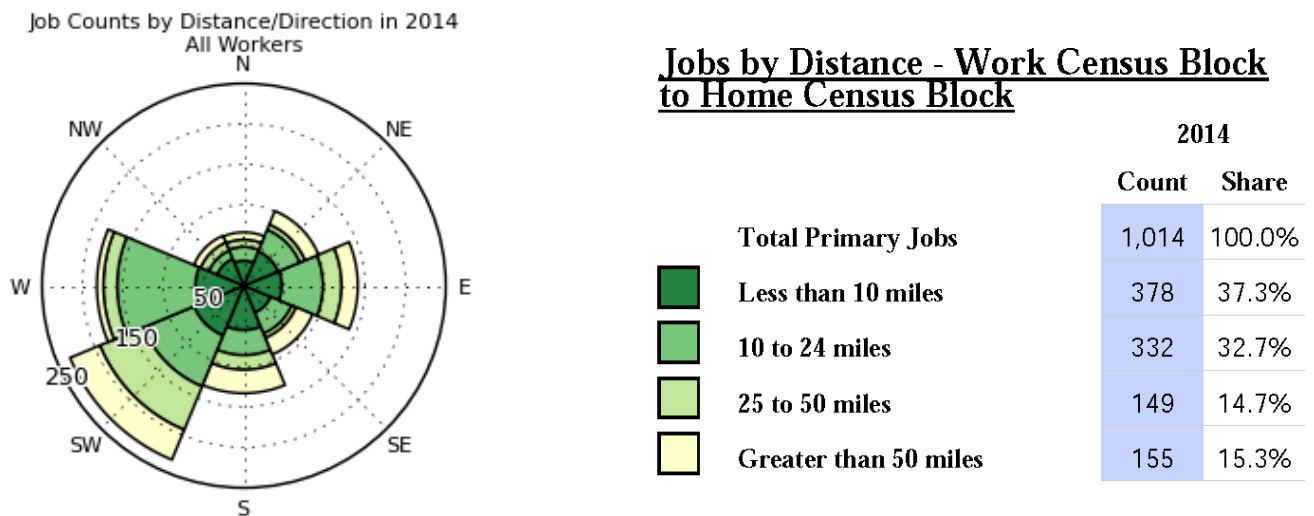
There are 1,602 employed individuals living in Farmersville. 92.2% of those individuals travel outside of the city for work, with the remainder (7.8%) working within the city. The city's workforce is made up of 1,014 employees, 87.7% of whom don't live in Farmersville.



**Figure 10C: Distance and Direction Traveled by Farmersville Residents to Work**













**Figure 10D: Distance and Direction Traveled by Workers Employed in Farmersville from Home**













Residents of Farmersville find work throughout the region. Some of the cities they are most likely to travel to for work are Dallas, Plano and McKinney. Residents of other cities working in Farmersville also come from throughout the region including from McKinney, Greenville, and Garland.

Figure 10E: Location of City Residents Employment/ Location of City Employees Residence

**Jobs Counts by Places (Cities, CDPs, etc.) Where Workers are Employed - Primary Jobs**

		2014	
		Count	Share
All Places (Cities, CDPs, etc.)		1,602	100.0%
	Dallas city, TX	240	15.0%
	Plano city, TX	134	8.4%
	Farmersville city, TX	125	7.8%
	McKinney city, TX	123	7.7%
	Garland city, TX	80	5.0%
	Wylie city, TX	58	3.6%
	Richardson city, TX	55	3.4%
	Fort Worth city, TX	38	2.4%
	Irving city, TX	34	2.1%
	Allen city, TX	32	2.0%
All Other Locations		683	42.6%

**Jobs Counts by Places (Cities, CDPs, etc.) Where Workers Live - Primary Jobs**

		2014	
		Count	Share
All Places (Cities, CDPs, etc.)		1,014	100.0%
	Farmersville city, TX	125	12.3%
	McKinney city, TX	55	5.4%
	Greenville city, TX	43	4.2%
	Garland city, TX	32	3.2%
	Princeton city, TX	26	2.6%
	Dallas city, TX	18	1.8%
	Wylie city, TX	15	1.5%
	Plano city, TX	13	1.3%
	Allen city, TX	12	1.2%
	Celeste city, TX	12	1.2%
All Other Locations		663	65.4%

## SKILLS

According to the US Census, 2011-2015 ACS data, approximately 36% of adults in Farmersville work in professions that require high school completion, while 25% work in professions that typically require a bachelor's degree or higher. Occupations with high educational entry barriers usually require at least a college degree, while those with moderate educational barriers generally require a high school diploma, an associate degree from a two-year/technical college, or specialized coursework/certification. Occupations with low educational barriers do not require completion of high school. A lower percentage of workers in Farmersville hold positions that require college degrees than in the county or state. The city has a slightly higher percentage of workers than the state in positions that require high-school completion, an associate's degree, specialized coursework, or other significant training. Detailed 'occupation by education' tables are located in *Appendix 10B*.

**Table 10E: Workforce Education**

	Farmersville	% of City	County	% of County	Texas	% of State
High Education	458	25%	231,328	52%	4,246,418	37%
Moderate Education	662	36%	148,462	33%	3,902,965	34%
Moderate-Low Education	174	10%	21,627	5%	1,331,539	12%
Low Education	536	29%	42,772	10%	1,935,503	17%
Total	1,830	100%	444,189	100%	11,416,425	100%

*\*Note: More detailed Occupation by Education and Occupation by Education and Gender tables are located in Appendix 9B: Occupation by Education Tables*

*Source: Summarized from 2011-2015 American Community Survey, Table C24010, Margins of error are large, data cited for trends only.*

## WAGES AND UNEMPLOYMENT

Overall, Collin County employee wages are slightly higher than the region – defined as the North Central Texas Workforce Development Area (which includes Collin, Denton, Ellis, Erath, Hood, Hunt, Johnson, Kaufman, Navarro, Palo Pinto, Parker, Rockwall, Somervell, and Wise counties) – and the state. The overall employment picture for the region and the county is positive with the North Central WDA boasting an unemployment rate of 3.7% and Collin County even lower with a 3.5% unemployment rate. These rates compare favorable both nationally and at the state level and follow a national, state and regional trend of increased employment.

**Table 10F: Wages (4<sup>th</sup> Quarter 2016)**

	Collin County	North Central Texas WDA	Texas
Average Weekly Wage (all industries)	\$1,222	\$1,030	\$1,072

*Source: Texas Workforce Commission, Tracer quarterly employment and wages*

**Table 10G: Unemployment in Collin County**

Year	Area	Labor Force	Employment	Unemployment	Unemployment Rate
2015	State	13,044,089	12,463,031	581,058	4.5%
2015	North Central WDA	1,379,982	1,327,370	52,612	3.8%
2015	Collin	487,091	469,393	17,698	3.6%
2016	State	13,284,623	12,671,801	612,822	4.6%

2016	North Central WDA	1,427,544	1,374,844	52,700	3.7%
2016	Collin	506,100	488,282	17,818	3.5%

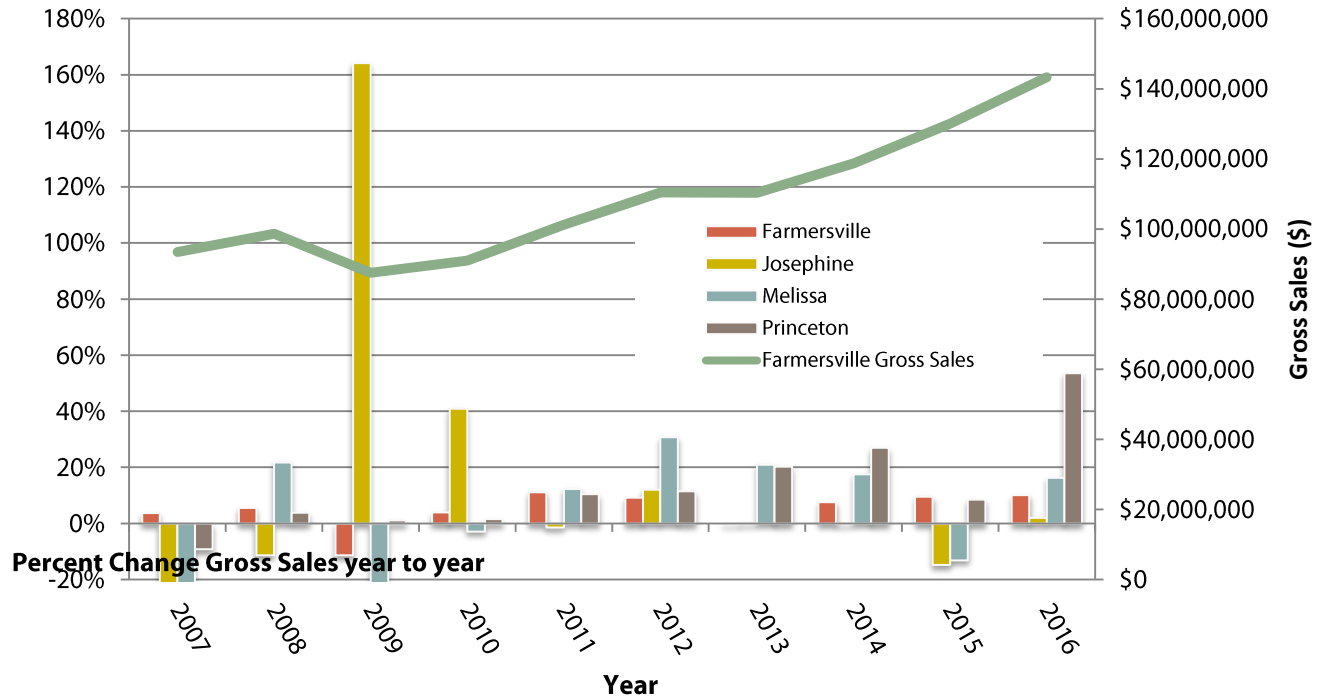
Source: Texas Workforce Commission, Civil Labor Force Employment (LAUS), Average of 2013 vs. Average of 2014

### 10.3.3 Regional Competitiveness

#### SALES GROWTH

Gross sales in Farmersville increased from \$90,103,715 in 2006 (\$107.8 million adjusted for inflation to 2016 dollars) to approximately \$143.3 million in 2016. Gross sales have increased every year since 2009 (the peak of the Great Recession), with the year between 2015 and 2016 seeing the largest year over year percentage increase (21%). Accounting for inflation, Farmersville experienced positive growth in gross sales (25%) between 2006 and 2016.

Chart 10C: Gross Sales Annual Growth, Farmersville and neighboring cities, 2007-2016<sup>31</sup>



<sup>31</sup> Quarterly Sales Tax, Texas State Comptroller; <https://ourcpa.cpa.state.tx.us/allocation/HistSales.jsp>

## SPECIALIZATION

Compared with the state and the U.S., Collin County appears to have specializations in agriculture, forestry, fishing, and hunting; construction; utilities; accommodation and food services; and retail trade. Collin County also has specialization in mining and oil and gas extraction as compared to the U.S. but when compared to the state.

Location quotients (LQ)<sup>32</sup> are used to detect the presence of an industry cluster. The calculation determines whether the local economy has a greater share of each industry than expected when compared to a reference economy. The Bureau of Labor Statistics determines share based on employment by industry. When an industry's LQ is less than 1.0, businesses/residents have a lesser share of employment than the comparison area. When the LQ is greater than 1.0, businesses/residents have a greater share of employment in that industry than the comparison area. The direction of change in an industry's LQ over time indicates whether that industry is growing in that location or declining. LQs greater than 1.0 are highlighted in *Table 10H*.

**Table 10H: Industry Concentration<sup>33</sup>**

	2005		2010		2015	
Collin County Employment Compared to:						
	TX	U.S.	TX	U.S.	TX	U.S.
Agriculture, forestry, fishing and hunting	0.20	0.12	0.18	0.1	0.20	0.12
Mining, quarrying, and oil and gas extraction	0.07	0.37	0.18	0.81	0.09	0.42
Utilities	0.24	0.25	0.29	0.29	0.47	0.52
Construction	0.83	0.91	0.64	0.89	0.72	0.96
Manufacturing	1.09	0.78	0.93	0.79	0.83	0.74
Wholesale trade	0.70	0.85	0.69	0.84	0.73	0.92
Retail trade	1.33	1.32	1.20	1.19	1.06	1.09
Transportation and warehousing	0.26	0.32	0.24	0.29	0.26	0.3
Information	4.17	3.19	3.21	2.66	2.26	2.04
Finance and insurance	1.93	1.92	1.69	1.73	1.80	1.96
Real estate and rental and leasing	2.01	2.22	1.09	1.28	1.16	1.38
Professional and technical services	0.88	1.03	1.27	1.34	1.50	1.53
Management of companies and enterprises	0.32	0.25	3.01	2.11	2.30	1.52

<sup>32</sup> The LQ is calculated by dividing the percentage of employees in an industry in the County by the percentage of employees in that industry in the larger regions. Data for small cities is not available for direct comparison.

<sup>33</sup> Bureau of Labor Statistics Location Quotient Calculator ([http://data.bls.gov/location\\_quotient](http://data.bls.gov/location_quotient))

Administrative and waste services	0.84	0.93	0.88	1.02	0.94	1.02
Educational services	0.56	0.46	0.71	0.49	0.83	0.58
Health care and social assistance	0.61	0.68	0.82	0.77	0.94	0.86
Arts, entertainment, and recreation	1.70	1.38	1.27	0.96	1.34	1
Accommodation and food services	0.96	1.15	0.98	1.09	1.02	1.09
Other services, except public administration	0.84	0.73	1.00	0.83	0.88	0.81
Unclassified	0.05	0.78	0.02	0.41	0.02	0.33

ND (Not Disclosable): From BLS "BLS suppresses data in QCEW records in order to protect confidential information about employers in the industry of that record, or, in some other industries or areas." (<http://data.bls.gov>)

NC (Not Calculable): From BLS, "the data does not exist or it is zero" (<http://data.bls.gov>)

## COST FACTORS

The following table lists basic costs that most companies consider when choosing where to open a facility. Companies will view each cost differently depending on their specific needs. Many costs are similar between Farmersville, Collin County, and State averages. Those that may deter businesses in Farmersville include water costs and advantages include low electric rates.

**Table 10I: Comparative Cost Factors**

Factor	Farmersville	Rating for a Business	Collin County	Texas
Wage Levels	\$1,222	Asset	\$1,222	\$1,072
Electricity Costs	\$0.07/kWh	Asset	\$0.07/kWh	\$0.1127/kWh
Fuel Costs	\$1.85	Asset	\$1.90	\$2.02
Water Rate (Commercial, \$/50,000 gallons)	\$441.40	Liability	\$264.10*	\$260.00**
Sewer Rate (Commercial, \$/50,000 gallons)	\$505.39	Liability	\$268.00*	\$185.0**
Garbage Rate (Commercial, per cart)	\$25.67	NA	NA	NA
Building Costs***	\$143,006	Asset	\$143,006	\$150,951
Land costs (median price per acre)****	\$4,164	Liability	\$4,164	\$2,554
Local Property Taxes (2015)*****	\$0.79	Liability	0.50%	0.46%
Financing Costs*****	4.9	Asset	4.9	5.56

Sources include Texas Workforce Commission; RSMeans 2012 Building Construction Cost Data; U.S. Bureau of the Census, Construction Reports, Series C-25, New One Family Homes Sold and For Sale; Texas Municipal League annual water and wastewater surveys; Texas Comptroller's Office; Real Estate Center at Texas A&M University; Uniform Performance Reports, Federal Financial Institutions Examinations Council (FFIEC)





\*City of McKinney rate

\*\*Average for Texas cities between 2,000 - 5,000 population (from Texas Municipal League survey)

\*\*\* Derived from national price per square foot data from RSMeans cost plus air conditioning cost multiplied by the location factor. Priced based on a 2,000 sf home. County and City price use Texarkana location factor. Texas price is average of Texas cities listed.

\*\*\*\* 2015 Texas rural land prices for the Northeast Texas Region from the Real Estate Center at Texas A&M University.

\*\*\*\*\* From [www.window.state.tx.us](http://www.window.state.tx.us). County rate is average of cities' in county. State rates are average for all Texas cities

\*\*\*\*\*Percentages are not interest rates charged; they are the amount of profit banks report on loans as an indicator of interest rate charges.

## OPERATING FACTORS

The following table lists data that can impact the ability of businesses to operate. The “Rating” column indicates Farmersville’s relative advantage/disadvantage under each factor. The city can boast higher high school graduation rates, low per-pupil expenditures, and significant growth in sales. Its liabilities include a lower level of skilled labor than the state. Other factors are similar to neighboring cities in the county and other areas around the state.

**Table 10J: Local Operating Condition Factors**

Factor	Farmersville	Rating for a Business	Collin County	Texas
<i>Workforce</i>				
Unskilled Labor[1]	39%	Liability	14%	27%
Skilled Labor [2]	61%	Liability	86%	73%
Productivity (avg annual sales growth 2005-2015)[3]	11%	Asset	8%	5%
HS Graduation rate[4]	95%	Asset	88%	89%
Unionization[5]	7%	Similar	4%	4%
<i>Transportation</i>				
Motor carrier operators[6]	23	Liability	473	Variable
Rail/Freight service (closest shipping yard)	McKinney	Similar	McKinney	Variable
Air service	McKinney National Airport	Similar	McKinney National Airport	D/FW Int'l Airport
<i>Existing Facilities</i>				



Site Availability	41% of land in City undeveloped	Similar	Variable	Variable
Medical Services[7]	Medical Center of McKinney	Similar	Medical Center of McKinney	75% of counties have at least 1 hospital
School District per pupil expenditure[8]	\$8,239	Asset	\$9,540-\$12,181	\$9,561
Post-HS Education	Paris Junior College - Greenville Center	Liability	Collin College	Variable
<b>Natural Resources</b>				
	agribusiness	Liability	oil, gas, agribusiness	Variable
<b>Non-Competitive Factors</b>				
Electric Power	Readily Available	Similar	Readily Available	Readily Available
Water/Sewer Capacity	Readily Available	Similar	Readily Available	Variable
Gas availability	Readily Available	Similar	Readily Available	Readily Available

## 10.4 Key Economic Development Strategies

Based on the community input and local economic development data described above, the City of Farmersville and its residents should focus on the following key issues related to economic development. *Chapter 15: Funding Sources* has detailed information on grant and loan agencies and programs available to assist with economic development projects. Local and regional resources that provide economic development support services related to the recommendations in this section can be found in *Appendix 10D*.

### 10.4.1 Continue to Enhance Marketing Efforts

City officials involved in economic development can do at least three things to market themselves to prospective businesses and tourists. These include: develop a clear “brand”; participate in regional

economic development and tourism initiatives to ensure Farmersville continues to be in future plans and to keep city officials abreast of programs and financing opportunities related to economic development; and continue to upgrade the Economic Development Corporation website to include updated information as well as information for prospective visitors and investors.

## **STRENGTHEN THE CITY'S BRAND**

One of the most basic marketing tools a town has at its disposal is its identity, or “flavor.” Once clearly defined, a town’s strongest identifying characteristics can become the centerpiece of an economic development plan and be used to attract businesses and residents and build community pride. The easiest place to start is with current businesses, icons, and landmarks that are a part of Farmersville’s history and economy.

Unlike other Texas cities, Farmersville lacks outdoor murals and has few emblems located throughout the city that help to define the city’s identity. Murals are generally painted on the side of buildings and can depict famous residents, historic moments, or the city’s agricultural roots. The city does have one such mural depicting the history of agriculture in the area however it is located in the post office. Throughout the city, there are a handful of signs advertising the City, some utilizing the City’s logo. These include the Welcome to Farmersville sign located on the U.S. 380, city name over the Onion Shed, the western entrance to Farmersville Parkway, and the entrances to the Chaparral Trail by the trailhead and by the Spain Athletic Complex.



**Figure 10F: Chaparral Trail Entrance at Onion Shed**



**Figure 10G: Onion Shed**



**Figure 10H: Chaparral Trail Entrance at Spain Complex**



**Figure 10I: Farmersville Parkway Entrance, source: Google Streetview**

A city's brand can take the form of a logo or a motto and can be used to define and sell the city and its activities to potential investors/residents as well as to build city pride. The City of Farmersville has both a logo and motto, featured on its website, city documents, and select pieces of signage throughout the city (including at the entrance of the Chaparral Trail, pictured above). The motto is "Discover a Texas Treasure" and is featured in the following logo:



**Figure 10J: Farmersville Logo**

The development of both a logo and motto indicate that the City recognizes the need to create a unified brand that can speak to people beyond the city limits. However, the motto itself does not convey anything specific about Farmersville itself – its history or its main attractions. A motto should work to distinguish a city from its peers. For example, the city of Madisonville is known as "The Mushroom Capital of Texas" for its large mushroom growing facility. Nearby Emory is known as "The Land Between the Lakes" due to its location between Lake Tawakoni and Lake Fork. Farmersville has a long agricultural history it could draw on to help define it, as well as a prime location near Lavon Lake. However, its most defining feature may be as the western trailhead for the Northeast Texas

Trail, a 130 mile long rails-to-trails conversion that stretches from Farmersville to New Boston in northeast Texas. The Farmersville portion is known as the Chaparral Trail. This trail has been drawing increasing numbers of residents and visitors to the area since its opening as it becomes more well-known to people in the region. Farmersville can capitalize further on this amenity by tying its identity to the trail. Possible mottos include “Farmersville, Trailhead to Northeast Texas” or “Farmersville, Home to the Chaparral Trail.”

Kansas Sampler Foundation (<http://kansassampler.org/rce/>), a rural community development organization in Kansas, and rural economic development specialist Jack Shultz (<http://www.boomtowninstitute.com/index.html>), author of Boomtown USA, provide strategies for building and strengthening a city’s brand.

### **INCREASE REGIONAL PRESENCE AND COLLABORATION**

A number of local, neighboring, and regional organizations focus on economic development. Building relationships with those organizations would simplify basic marketing activities such as:

- Ensuring that the City’s website is linked to the websites of related organizations, including the Collin County Appraisal District, the North Central Texas Council of Governments and Workforce Solutions for North Central Texas.
- Publicizing information about Farmersville tourism and events in neighboring cities such as the McKinney’s Visitor’s Center and websites <http://www.visitmckinney.com/>.
- Consider membership in the GO TEXAN Rural Community Program for increased internet marketing opportunities and other economic development resources.
- Work with the Chamber of Commerce to create a stronger presence on Texas Historical Commissions’ Lakes Trail website (<http://texaslakestrail.com/>) by adding information on the Chaparral and Northeast Texas Trail and posting upcoming events.
- Continue membership in the North Central Texas Council of Governments and serve as an active member in the General Assembly.
- Coordination of training for “first responders,” retail employees on primary thoroughfares who provide information to visitors.





The City should focus collaborative efforts with North Central Texas Council of Governments, Collin County Chamber of Commerce, GO TEXAN Rural Community Program, and the Texas Historic Commission Heritage Trails Program. Contact information for these organizations is located in *Appendix 10D*.

## **KEEP CITY'S WEBSITE UP-TO-DATE AND FEATURE CURRENT PROGRAMS ON ECONOMIC AND COMMUNITY DEVELOPMENT WEBSITES**

The internet is typically the first resource visitors and potential residents, investors, and businesses utilized when looking for information about a city. A good website conveys not only necessary information but also the presence of city staff and residents who cooperate and are willing and able to work with prospective companies. Therefore, it is essential that cities, economic development boards, and other organizations interested in promoting a location use the internet to demonstrate everything that location has to offer.

Farmersville's current site is an excellent example of a well-designed, visually appealing, and generally user-friendly web experience. It contains links to current information including:

- Utility rates and local ordinances
- Real estate data: information on available commercial land and buildings
- Updated information on local events open to the public (open air markets, annual festivals, sports club activities, and school activities) including active links
- Information on volunteer and community organizations
- Picture gallery highlighting local events and activities
- Information targeted towards businesses that might consider locating or expanding to Farmersville. The Texas State Comptroller provides guidelines for a 'prospect kit'<sup>34</sup>, a package of information used for communication with prospective businesses. Much of the information suggested in the prospect kit is included in this economic development study.

The City should continue to keep the website up-to-date and, in particular, add more information on past and current projects funded by the Economic and Community Development Corporations. This

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<sup>34</sup> Prospect kit information located at <http://www.texasahead.org/lga/kit.php> and in the digital appendices to this study.



information should include a description of the project, funding level, benefit to the community, and pictures. In addition, the City should add information about the Chaparral Trail to the homepage.

### **10.4.2 Focus on Business Growth & Recruitment**

Three common business and job growth strategies form the basis of an economic development plan: existing company growth, start-up companies, and company recruitment. In general, enabling local entrepreneurship and helping existing companies expand is considered more productive for local economic development in rural America than “smokestack chasing.”<sup>35</sup> Statistically speaking, “there are literally thousands of communities involved in industry attraction, yet fewer than 200 major plant relocations occur annually.”<sup>36</sup> When compared to building a business park, creating tax incentives, and competing with other towns in marketing campaigns, it is more cost-effective for a community to foster opportunities for existing and home-grown businesses than it is for a community to devote resources to attracting new businesses. Nevertheless, many of the activities that support existing and start-up businesses will also encourage out-of-town companies to consider relocating, and there are specific actions that cities can take to lower barriers to relocation.

### **EXISTING BUSINESS SUPPORT**

Retaining existing businesses is relatively straightforward, because such businesses usually have vested interests in the community. However, with other localities actively recruiting successful companies, businesses do not always have the incentive to remain in a town that does not support their interests. The City of Farmersville has two organizations devoted to attracting new businesses and supporting existing businesses. These are the 4A Economic Development Corporation (EDC) and 4B Community Development Corporation (CDC).

### **The goals of the 4A Economic Development Corporation in 2017 are:**

- Create a business atmosphere in Farmersville that supports: retention and expansion of existing businesses; attracting new or relocating businesses that will increase the quality and quantity of primary jobs; working with regional coalitions to address infrastructure,

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<sup>35</sup> Kotval, Z., J. Mullin, and K. Payne. 1996. *Business Attraction and Retention: Local Economic Development Efforts*. International City/County Management Association, Washington, D.C.

<sup>36</sup> Cothran, H.M. “Business Retention and Expansion (BRE) Programs: Why Existing Businesses Are Important”. (included in digital appendices, and online at <http://edis.ifas.ufl.edu/pdffiles/FE/FE65100.pdf>)

transportation, education and quality of life issues; recruiting at least one new employer per year.

- Improve communication with the community and communicate accomplishments of the Economic Development Corporation
- Enhance and promote the quality of life of the community and the crossroads significance of the city. Partner with Collin College for a functional college by 2018.
- Work with the City of Farmersville and the North Texas Municipal Water District (NTMWD) to establish a regional wastewater treatment plant (WWTP) servicing the area. Promote and support a planning study for the Farmersville Towne Centre.

**The goals of the 4B Community Development Corporation are:**

- Support the economic development and restoration of downtown, with continued financial support of the Main Street Program.
- Encourage and support collaborative efforts and long range planning with the community, City Council, Farmersville Economic Development Corporation, Main Street Program, Chamber of Commerce, Collin College, Parks Board, and FISD.
- Support heritage tourism, including support for the restoration of Bain Honaker House
- Museum and support for planning & development of Farmersville Heritage Museum.
- Support Collin College scholarship program and local campus development.
- Support Farmersville Chamber through sponsorship of annual banquet and bike ride
- Assist in development of community recreational and cultural events, resources, museums, and facilities, as well as continued support and improvement of parks and recreation program and structures, and streetscape improvements.

**In addition to the above activities, the city could further support existing businesses by:**

- Asking businesses what they need. Schedule an annual informal meeting with each local employer to express appreciation for their presence; determine whether infrastructure

facilities adequately support existing business operations; and learn of any planned expansions that will require city infrastructure improvements. Alternatively, hold a business appreciation summit or other event to create an ongoing dialogue on future improvements and business strategies.

- Investing in infrastructure that contributes to residents' quality of life. Beyond basic infrastructure maintenance, gaining businesses' input on investments they believe would make their employee's lives better can increase community buy-in to public expenditures, make it easier for companies to retain a skilled workforce, and create opportunities for public-private partnerships.
- Prioritizing marketing and tourism efforts. Happy visitors lead to more customers and more residents.
- Partnering with organizations that promote area businesses and events on their websites to raise Farmersville's profile. - see section 9.5.1 for details
- Considering a "Buy Local" campaign.<sup>37</sup> Often started by or with the support of a city, such campaigns can help residents understand the importance of shopping at home. Dollars spent at local businesses provide a larger return through taxes, payroll, and other expenditures than do dollars spent at national chains or online at businesses outside the city or region.

Figure 10K: Keep it Local Sign



Source: [www.lowcountrylocalfirst.org](http://www.lowcountrylocalfirst.org)

<sup>37</sup> For more information on starting buy local campaigns, see [www.the350project.net/home.html](http://www.the350project.net/home.html)



Many rural communities lose businesses through owner retirement. Building stronger connections between generations through high school entrepreneurship clubs, mentoring programs, and organized systems for connecting business owners with younger generations can: provide employers with more focused employees, give students specific education goals, provide businesses with the employees they need to expand, give Farmersville residents reasons to remain in or return to the community, and create a new generation of entrepreneurs able to take over from retirees.

The HomeTown Competitiveness Approach is an example of a model for existing business growth and youth engagement that has been successful for many small towns. The HomeTown Competitiveness Approach highlights youth engagement and existing business growth through a series of collaborative task forces. One of the key components to the approach is its “come-back/give-back mentality” that focuses on cultivating opportunities to encourage and enable younger generations to return to their hometown. Information on the Hometown Competitiveness Approach is located in *Appendix 10C*.

## **ENTREPRENEURIAL SUPPORT**

Often rural towns are dependent on one or two companies. That can be detrimental to the town if those companies close or shift operations. Supporting local entrepreneurship (start-ups) gives local economies greater flexibility and residents more choice about how to live. Entrepreneurial support generally involves:

- Public infrastructure investment, especially in telecommunications
- The creation of temporary office space (incubator facilities)
- Programs that defray rents, taxes or other start-up expenses
- Start-up capital such as access to micro loan sources

These investments can be funded using the 4A EDC or 4B CDC entities. In addition, the City may look into developing a revolving loan program through the Texas Department of Agriculture’s Small and Microenterprise Revolving Loan Fund (SMRF). This program, funded through the federal Community Development Block Grant program, provides capital for rural communities to invest in new and/or existing small businesses and microenterprises. The City must partner with its EDC or CDC to utilize these funds. More information on this program is available at

[https://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant\(CDBG\)/CDBGResources/Applications/SMRF.aspx](https://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant(CDBG)/CDBGResources/Applications/SMRF.aspx).

New business owners are also much more likely to succeed if they have access to supportive business groups, mentors, and other entrepreneurs. While cities can provide infrastructure and financial assistance to start-ups, the long-term success of entrepreneurs will depend on local business leadership.<sup>38</sup>

## COMPANY RECRUITMENT

Existing businesses often determine what businesses might be interested in moving to an area. Companies to target should include those that:

- Supply raw materials/input products to existing businesses;
- Use existing businesses' waste and by-products; and
- Package and transport locally produced goods.

This strategy is often referred to as clustering, building business around existing business. Educational institutions, including college systems and small business development centers, often work with industry to supply workforce training and to assist with the attraction and creation of companies that expand existing industry clusters. *Table 10K* lists the top clusters in Collin County. The data suggests that Farmersville could capitalize on the County's strengths by supporting the growth of businesses active in the following industries:

**Table 10K: Top Collin County Clusters<sup>39</sup> (2015)**

	Texas	U.S.
NAICS 51 Information	2.26	2.04
NAICS 52 Finance and insurance	1.80	1.96
NAICS 55 Management of companies and enterprises	2.30	1.52
NAICS 54 Professional and technical services	1.50	1.53
NAICS 53 Real estate and rental and leasing	1.16	1.38
NAICS 44-45 Retail trade	1.06	1.09

<sup>38</sup> See Startup America Partnership, a company focused on aggregating information on and providing support for entrepreneurship in the U.S.: [www.startupamericapartnership.org/entrepreneurial-communities-must-be-led-entrepreneurs](http://www.startupamericapartnership.org/entrepreneurial-communities-must-be-led-entrepreneurs)

<sup>39</sup> Bureau of Labor Statistics location quotient calculator (<http://data.bls.gov>), NAICS=North American Industry Classification System. For a listing of industries within each 2-digit category in the table go to [www.census.gov/naics](http://www.census.gov/naics)

Also, surveying existing businesses would provide additional information for targeted economic development plans. A survey should ask Farmersville area businesses:

- What supplies they purchase to run their business;
- What goods customers ask for that they don't sell;
- What goods they would like to buy for their businesses but can't easily access;
- How and where they are transporting products; and
- What types of skills their workers need?

That data would: provide area schools the information they need to plan classes that would place students into jobs; provide residents thinking about starting up businesses with ideas for what is needed; and provide companies interested in the area with information about existing market opportunities.

## **RURAL OUTSOURCING**

The U.S. business community is beginning to recognize rural America as a valuable resource for affordable labor. "Rural outsourcing" is the term for outsourcing work to rural communities in the U.S. as opposed to overseas developing countries. From the perspective of a community like Farmersville, this trend is valuable because adding nation-wide employers to the local economy: provides a buffer against the risks of relatively undiversified local industry; enables residents to remain in the community; and provides higher-paying jobs. In order to capitalize on the trend, the City/EDC should support enhanced local telecommunications infrastructure and publicize information like commercial real estate availability to companies that manage rural outsourcing. Most of those companies focus on information technology, but some also provide services such as marketing, design, and business analysis. Examples of rural outsourcing companies include: [www.ruralsourcing.com](http://www.ruralsourcing.com), [www.cross-usa.com](http://www.cross-usa.com), and [www.onshoretechnology.com](http://www.onshoretechnology.com)

## **AGRITOURISM**

One of the most rapidly developing sectors of the tourism industry is agritourism, which gives tourists the opportunity to see, participate in, and/or stay at working farms. Agritourism operations can range from "harvest your own fruit" afternoons to horseback riding – bed and breakfast



weekends. In Farmersville, agritourism could be centered on local livestock and vegetable farms, located just outside of the city limits. Texas A&M provides information about agritourism on its website at <http://naturetourism.tamu.edu/>, and Fredericksburg provides a good example of a community whose farmers have capitalized on the trend [www.fredericksburgtexas-online.com/Agritourism](http://www.fredericksburgtexas-online.com/Agritourism).

## **RESOURCES FOR BUSINESS GROWTH & RECRUITMENT**

Several local, regional, and state organizations work on business growth and recruitment efforts. An overview of organizations and programs that can assist the City with sharpening their recruitment skills is located in *Appendix 10D*.

### **10.4.3 Prioritize quality of life improvements that promote economic growth**

Quality of life aspects of the community can play a tremendous role in attracting companies to an area, retaining businesses, increasing property values, and enabling a city to market itself. For all of those reasons, Farmersville should continue to invest in activities that improve housing, city infrastructure systems, local parks, and central business district features such as walkable streets and small businesses. The following summarizes key activities related to quality of life improvements found throughout the plan that most heavily impact economic development.

## **HOUSING**

Business owners seeking a place to locate often look for communities that have adequate housing options for employees. The city has few dilapidated homes though, combined with homes in deteriorated condition, they constitute a third of the homes in the city. The prevalence of deteriorated and dilapidated homes is a primary concern of residents and is also a deterrent to attracting new business. The city should take a more proactive stance in addressing deteriorated/dilapidated housing by helping to establish a community group that focuses on facilitating voluntary dilapidated home removal. In addition to this community group, the city should: continue to apply for HOME grant funding; continue to enforce existing ordinances related to substandard buildings; and provide homeowner education of local and regional housing assistance grant/loan programs. In depth discussions of strategies for substandard housing and structure removal or rehabilitation are located in *Chapter 3: Housing Study*.

## INFRASTRUCTURE SYSTEMS

Maintaining reliable infrastructure systems is a key component to economic development. Businesses and residents look for communities with dependable water and sewer systems and well-maintained city streets and drainage features. *Chapter 5: Water System Study* through *Chapter 8: Street System Study* outline improvement projects and estimated costs for those infrastructure systems.

## PARKS AND RECREATION

Farmersville is in a unique position to capitalize on its park space as a driver for economic development. Both the Spain Athletic Complex and the Chaparral Trail draw residents and visitors from out of town. The Spain Athletic Complex, home to five ballfields, a football field and concessions, currently hosts little league games, sports tournaments and charity events. The City should work to expand the complex on adjacent city-owned land allowing the venue to host larger events. The City should also network to then draw more events to the space. By bringing in more families from across the region to these events the City can showcase its downtown and provide local businesses with a larger pool of customers.

The Chaparral Trail serves a similar role. With its opening increasing numbers of visitors have been traveling to Farmersville to utilize the trail for exercise or recreation. The trailhead's location at the center of downtown is ideal for drawing increasing numbers of visitors to the shops located in that area. The City should continue to advertise the Trail, incorporate the Trail into its branding, and begin to add amenities to the area that support both the Trail's use and patronization of the local businesses. One suggestion provided during the public workshop was to install public showers at the trailhead to allow Trail users to bathe after their workout, which would allow them to better enjoy the shops and restaurants downtown. *Chapter 11: Recreation and Open Space Study* describes this strategy in further detail.

## DOWNTOWN IMPROVEMENTS

Farmersville's downtown is located along McKinney St between S.H. 78 and Main Street. Its physical appearance and amenities have a direct fiscal impact on property values and retail sales as well as indirect impacts on residents' sense of pride and community belonging. Working with residents and property owners to identify a set of voluntary or mandatory design guidelines that convey a sense of



community investment and cooperation will contribute to economic development. Specific strategies for improving the appearance and functionality of the downtown area can be found in *Chapter 12: Central Business District*.

In addition to downtown appearance and functionality, creating a “lively” downtown area attracts visitors and new businesses to this part of town. Farmersville has been successful in attracting users for its downtown storefronts. The City should now focus on increasing the footprint of the downtown area to encompass vacant lots within the downtown and along Farmersville Parkway.

## RESOURCES FOR QUALITY OF LIFE IMPROVEMENTS

Several local, regional, and state organizations work toward improving quality of life amenities that impact economic development. An overview of local and regional organizations and programs is located in *Appendix 10D* and a comprehensive summary of grant opportunities can be found in *Chapter 15: Funding Sources*.

## 10.5 Implementation Plan

The Implementation Plan organizes the action items recommended to address each issue identified in the above sections into a timeline for completion. The actions are prioritized by date.

**Table 10L: Implementation Plan**

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2017-2020	2021-2024	2025-2027			
<i>Goal 10.1 Farmersville markets itself as an attractive place to visit, live, and work</i>						
Coordinate with regional organizations to advertise local events and festivals and consider membership in the GO TEXAN Rural Community Program	x	x	x	EDC	Staff/ Volunteers \$150 biennially (GO TEXAN program)	GEN, EDC
Update EDC/city website to include current figures, pictures, and other information related to economic development	x	x	x	City, EDC	Staff/ Volunteers	N/A



Continue to market available downtown buildings on City/EDC and North Central Texas Council of Governments websites.	x	x	x	City, EDC	Staff/ Volunteers	N/A
Contact Lakes Trail organization to add additional information about Farmersville to website <sup>40</sup>	x			City, EDC	Staff	N/A
Strengthen Farmersville's brand by creating new motto and incorporating it on an updated website, at community events, and through city signage	x	x		City, EDC	Varies	GEN, ECD, Local
Identify and train "First Responders" in downtown area to serve as an information point for visitors	x	x		EDC	Staff/Volunteers	N/A
Consider becoming a Partner of the Lakes Trail Region for extended marketing materials and training		x	x	City, EDC	\$250 - \$1,000 (annual)	EDC
<b>Goal 10.2 Farmersville has a support system for existing businesses, resources for business startup/recruitment, and information readily available on the local economy</b>						
Continue EDC business advertising support	x	x	x	EDC	\$160/month	EDC
Survey local businesses annually about City services and general business needs.	x	x	x	EDC	Staff	N/A
Host annual "business appreciation" breakfast or lunch for area companies	x	x	x	EDC	\$250, Staff	GEN, EDC
Update website with resource information for residents, business owners, and potential investors including job training organizations, small business financing opportunities, and "prospect kit"	x	x		City, EDC	Staff/ Volunteers	GEN, EDC
Create a "resource center" in City Hall that supplies information about workforce solutions of the North Central Texas and the Prospect Kit (can also include housing resource information)	x	x		City	Staff/ Volunteers	N/A
Launch a "Buy Local" campaign to raise the profile of local businesses (reference "how to" document in digital appendices)		x	x	City, EDC	Staff	GEN, EDC

<sup>40</sup> To update city information, see online form found at: <http://texasfortstrail.com/node/add/city>



Connect youth to local business owners/managers through a mentoring or internship program	x	x	EDC, FISD	Staffs	EDC, FISD
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**Goal 10.3** *Farmersville's downtown and thoroughfares are attractive and functional and improve the quality of life for residents and businesses*

Prioritize capital improvements for infrastructure throughout the planning period	x	x	x	City	\$772,000 (Annual average)	GEN, Utility, County, TDA, TXDOT
Implement strategies in Chapter 3: Housing Study that address deteriorated/dilapidated housing	x	x	x	City, CDC	Varies	GEN, TDHCA, EDC, NCTCOG, Local
Promote Spain Athletic Complex and Chaparral Trail to draw visitors and showcase downtown	x	x	x	City, EDC	Staff/ Volunteers	GEN, Local, EDC
Implement strategies in Chapter 4: Land Use Study	x	x	x	City	Varies	GEN
Implement strategies in Chapter 12: Central Business District	x	x	x	City	Varies	GEN
Implement strategies in Chapter 11: Recreation and Open Space Study	x	x	x	City	Varies	GEN, Local

Sources: GEN = Municipal funds; Staff = Staff time (City); Local = donations of time/money/goods from private citizens, charitable organizations, and local businesses; MCISD= Farmersville Independent School District; EDC = Farmersville Economic Development Corporation, 4B Entity; TDA= Texas Department of Agriculture funds including TxCDBG (Community Development Block Grant) and TCF (Texas Capital Funds); TXDOT-Texas Department of Transportation Statewide Transportation Enhancements Grants; Utility=City of Farmersville water and wastewater utility fund; NCTCOG = North Central Texas Council of Governments.; FISD=Farmersville Independent School District.

**FOR A FULL LIST OF STATE FUNDING SOURCES, SEE CHAPTER 15**

## 10.6 Appendix 10A: Establishments by Industry (Detailed)

Table 10A.1: Detailed Establishments by Industry

<b>Accommodation and Food Services</b>	<b>21</b>	<b>11%</b>
Caterers	5	
Drinking Places (Alcoholic Beverages)	3	
Rooming and Boarding Houses	13	
<b>Administrative and Support and Waste Management and Remediation Services</b>	<b>21</b>	<b>9%</b>
Carpet and Upholstery Cleaning Services	2	
Convention and Trade Show Organizers	1	
Exterminating and Pest Control Services	1	
Janitorial Services	14	
Other Services to Buildings and Dwellings	1	
Repossession Services	1	
Security Guards and Patrol Services	1	
<b>Agriculture, Forestry, Fishing and Hunting</b>	<b>6</b>	<b>0%</b>
All Other Miscellaneous Crop Farming	2	
Support Activities for Forestry	1	
#N/A	3	
<b>Arts, Entertainment, and Recreation</b>	<b>1</b>	<b>1%</b>
Other Gambling Industries	1	
<b>Construction</b>	<b>30</b>	<b>5%</b>
All Other Specialty Trade Contractors	4	
Commercial and Institutional Building Construction	2	
Drywall and Insulation Contractors	2	
Electrical Contractors and Other Wiring Installation Contractors	9	
Other Building Equipment Contractors	1	
Other Building Finishing Contractors	3	
Other Foundation, Structure, and Building Exterior Contractors	1	
Painting and Wall Covering Contractors	1	
Power and Communication Line and Related Structures Construction	1	
Residential Remodelers	3	
Roofing Contractors	2	
Site Preparation Contractors	1	
<b>Educational Services</b>	<b>1</b>	<b>0%</b>
Professional and Management Development Training	1	
<b>Health Care and Social Assistance</b>	<b>3</b>	<b>1%</b>
Other Individual and Family Services	2	
Other Residential Care Facilities	1	
<b>Information</b>	<b>1</b>	<b>0%</b>
Wired Telecommunications Carriers	1	
<b>Manufacturing</b>	<b>43</b>	<b>10%</b>
All Other Leather Good and Allied Product Manufacturing	1	
All Other Miscellaneous Fabricated Metal Product Manufacturing	1	



All Other Miscellaneous General Purpose Machinery Manufacturing	1	
Burial Casket Manufacturing	5	
Commercial Flexographic Printing	1	
Commercial Screen Printing	1	
Cookie and Cracker Manufacturing	1	
Corrugated and Solid Fiber Box Manufacturing	1	
Costume Jewelry and Novelty Manufacturing	1	
Custom Architectural Woodwork and Millwork Manufacturing	1	
Cut Stone and Stone Product Manufacturing	1	
Electronic Coil, Transformer, and Other Inductor Manufacturing	1	
Electroplating, Plating, Polishing, Anodizing, and Coloring	1	
Fruit and Vegetable Canning	2	
Hat, Cap, and Millinery Manufacturing	1	
Heating Equipment (except Warm Air Furnaces) Manufacturing	1	
Household Furniture (except Wood and Metal) Manufacturing	1	
Iron and Steel Mills	1	
Iron Foundries	1	
Machine Shops	1	
Machine Tool (Metal Cutting Types) Manufacturing	1	
Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers	1	
Other Apparel Accessories and Other Apparel Manufacturing	1	
Other Computer Peripheral Equipment Manufacturing	1	
Other Snack Food Manufacturing	1	
Outerwear Knitting Mills	1	
Power, Distribution, and Specialty Transformer Manufacturing	1	
Prefabricated Metal Building and Component Manufacturing	2	
Prefabricated Wood Building Manufacturing	1	
Printed Circuit Assembly (Electronic Assembly) Manufacturing	1	
Relay and Industrial Control Manufacturing	1	
Retail Bakeries	2	
Spice and Extract Manufacturing	1	
Sporting and Athletic Goods Manufacturing	1	
Tire Retreading	1	
Women's and Girls' Cut and Sew Dress Manufacturing	1	
<b>Mining, Quarrying, and Oil and Gas Extraction</b>	<b>1</b>	<b>0%</b>
Construction Sand and Gravel Mining	1	
<b>Other Services (except Public Administration)</b>	<b>19</b>	<b>11%</b>
All Other Automotive Repair and Maintenance	1	
Appliance Repair and Maintenance	2	
Business Associations	1	
Coin-Operated Laundries and Drycleaners	1	
Consumer Electronics Repair and Maintenance	2	
Drinking Places (Alcoholic Beverages)	3	
Other Automotive Mechanical and Electrical Repair and Maintenance	4	
Other Electronic and Precision Equipment Repair and Maintenance	2	
Other Personal and Household Goods Repair and Maintenance	1	
Private Households	2	

<b>Professional, Scientific, and Technical Services</b>	<b>15</b>	<b>6%</b>
All Other Professional, Scientific, and Technical Services	1	
Computer Systems Design Services	2	
Custom Computer Programming Services	1	
Engineering Services	1	
Geophysical Surveying and Mapping Services	1	
Interior Design Services	4	
Marketing Consulting Services	1	
Marketing Research and Public Opinion Polling	1	
Other Specialized Design Services	1	
Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology)	1	
Veterinary Services	1	
<b>Public Administration</b>	<b>2</b>	<b>1%</b>
Administration of Air and Water Resource and Solid Waste Management Programs	1	
Executive Offices	1	
<b>Retail Trade</b>	<b>122</b>	<b>40%</b>
All Other Motor Vehicle Dealers	5	
Beer, Wine, and Liquor Stores	2	
Boat Dealers	2	
Children's and Infants' Clothing Stores	2	
Department Stores (except Discount Department Stores)	2	
Electronic Shopping	4	
Food (Health) Supplement Stores	5	
Fruit and Vegetable Markets	1	
Hardware Stores	1	
Luggage and Leather Goods Stores	7	
Musical Instrument and Supplies Stores	1	
Nursery, Garden Center, and Farm Supply Stores	5	
Office Supplies and Stationery Stores	13	
Other Fuel Dealers	22	
Pet and Pet Supplies Stores	17	
Prerecorded Tape, Compact Disc, and Record Stores	1	
Radio, Television, and Other Electronics Stores	2	
Tire Dealers	3	
Used Car Dealers	2	
Warehouse Clubs and Supercenters	14	
Wholesale Trade Agents and Brokers	1	
Window Treatment Stores	4	
Women's Clothing Stores	6	
<b>Wholesale Trade</b>	<b>13</b>	<b>4%</b>
Automobile and Other Motor Vehicle Merchant Wholesalers	1	
Book, Periodical, and Newspaper Merchant Wholesalers	1	
Farm and Garden Machinery and Equipment Merchant Wholesalers	1	
Home Furnishing Merchant Wholesalers	1	
Industrial Machinery and Equipment Merchant Wholesalers	2	
Metal Service Centers and Other Metal Merchant Wholesalers	1	



Other Chemical and Allied Products Merchant Wholesalers	1	
Paint, Varnish, and Supplies Merchant Wholesalers	1	
Recyclable Material Merchant Wholesalers	1	
Service Establishment Equipment and Supplies Merchant Wholesalers	1	
Tire and Tube Merchant Wholesalers	1	
Wholesale Trade Agents and Brokers	1	
<b>Grand Total</b>	<b>299</b>	<b>100%</b>

*Source: Texas State Comptroller's office, Sales Tax Division, open records request (2016)*

## 10.7 Appendix 10B: Occupation by Education Tables

Table 10B.1: Detailed Occupation by Education

	Occupation	City	% of City Total	County	% of County Total	Texas	% of State Total
High Education	Management occupations	77	4.2%	68,929	15.5%	1,176,136	9.7%
	Business and financial operations occupations	74	4.0%	35,650	8.0%	574,636	4.8%
	Computer and mathematical occupations	21	1.1%	32,132	7.2%	311,385	2.6%
	Architecture and engineering occupations	31	1.7%	17,246	3.9%	246,461	2.0%
	Life, physical, and social science occupations	0	0.0%	2,681	0.6%	84,651	0.7%
	Community and social service occupations	19	1.0%	5,257	1.2%	166,650	1.4%
	Legal occupations	0	0.0%	5,666	1.3%	124,992	1.0%
	Education, training, and library occupations	122	6.7%	29,714	6.7%	759,431	6.3%
	Arts, design, entertainment, sports, and media occupations	46	2.5%	8,760	2.0%	186,442	1.5%
	Health diagnosing and treating practitioners and other technical occupations	29	1.6%	18,165	4.1%	404,119	3.3%
Moderate Education	Health technologists and technicians	39	2.1%	7,128	1.6%	211,515	1.7%
	Healthcare support occupations	109	6.0%	5,486	1.2%	277,159	2.3%
	Fire fighting and prevention, and other protective service workers including supervisors	71	3.9%	3,999	0.9%	139,850	1.2%
	Law enforcement workers including supervisors	0	0.0%	2,494	0.6%	137,876	1.1%
	Personal care and service occupations	38	2.1%	12,812	2.9%	397,085	3.3%
	Sales and related occupations	208	11.4%	58,170	13.1%	1,344,972	11.1%
	Office and administrative support occupations	125	6.8%	53,562	12.1%	1,606,023	13.3%
Moderate - Low Education	Production occupations	111	6.1%	11,939	2.7%	677,837	5.6%
	Farming, fishing, and forestry occupations	0	0.0%	513	0.1%	60,079	0.5%
	Construction and extraction occupations	123	6.7%	12,163	2.7%	808,733	6.7%
	Transportation occupations	51	2.8%	8,951	2.0%	462,727	3.8%

Low Education	Food preparation and serving related occupations	191	10.4%	18,340	4.1%	679,277	5.6%
	Building and grounds cleaning and maintenance occupations	72	3.9%	9,271	2.1%	506,388	4.2%
	Installation, maintenance, and repair occupations	129	7.0%	10,523	2.4%	445,475	3.7%
	Material moving occupations	144	7.9%	4,638	1.0%	304,363	2.5%

Source: Summarized from 2011-2015 American Community Survey, Table C24010

**Table 10B.2: Detailed Occupation by Gender (Farmersville)**

	Occupation	Male	Female	Total	% Total
High Education	Management occupations	43	34	77	4.2%
	Business and financial operations occupations	74	0	74	4.0%
	Computer and mathematical occupations	21	0	21	1.1%
	Architecture and engineering occupations	31	0	31	1.7%
	Life, physical, and social science occupations	0	0	0	0.0%
	Community and social service occupations	19	0	19	1.0%
	Legal occupations	0	0	0	0.0%
	Education, training, and library occupations	0	122	122	6.7%
	Arts, design, entertainment, sports, and media occupations	12	34	46	2.5%
	Health diagnosing and treating practitioners and other technical occupations	0	29	29	1.6%
Moderate Education	Health technologists and technicians	22	17	39	2.1%
	Healthcare support occupations	18	91	109	6.0%
	Fire fighting and prevention, and other protective service workers including supervisors	71	0	71	3.9%
	Law enforcement workers including supervisors	0	0	0	0.0%
	Personal care and service occupations	0	38	38	2.1%
	Sales and related occupations	106	102	208	11.4%
	Office and administrative support occupations	53	72	125	6.8%
	Production occupations	60	51	111	6.1%



Moderate - Low Education	Farming, fishing, and forestry occupations	0	0	0	0.0%
	Construction and extraction occupations	123	0	123	6.7%
	Transportation occupations	51	0	51	2.8%
Low Education	Food preparation and serving related occupations	19	172	191	10.4%
	Building and grounds cleaning and maintenance occupations	72	0	72	3.9%
	Installation, maintenance, and repair occupations	129	0	129	7.0%
	Material moving occupations	144	0	144	7.9%
	Total:	1,068	762	1,830	

Source: Summarized from 2011-2015 American Community Survey, Table C24010



## 10.8 Appendix 10C: HomeTown Competitiveness Approach

The HomeTown Competitiveness approach to rural community development emphasizes strong community involvement by creating interconnected committees and task forces centered around four pillars: Entrepreneurship, Charity (Transfer of Wealth), Youth Engagement, and Leadership. The pillars were specifically designed to deal with the four critical issues that are inhibiting rural America—the generational wealth transfer problem, the historical youth out-migration trend, the loss of farms and small businesses, and the erosion of leadership capacity. The approach is one of intense community involvement and so the types of people who lead the task forces need to be passionate, invested in community progress, and willing to work.

The primary objectives of each task force are summarized below:

- *Entrepreneurial Task Force:* Focuses on growing businesses within the community and expanding existing businesses. Develops strategies for producing increased entrepreneurial activity, fostering an entrepreneurial culture, and helping the community realize economic goals.
- *Charitable Assets Task Force:* Establishes a Community Affiliated Fund governed by a Fund Advisory Committee in order to capture the transfer of wealth from rural America to larger cities over generations. It accomplishes this by encouraging resident and business donations to the Fund.
- *Youth Task Force:* Mobilizes youth engagement and cross generational collaboration on community projects and assists youth in putting their ideas into action. The primary goal here is to encourage youth to return to their communities after college. The innovation center is a good resource for youth engagement ([www.theinnovationcenter.org](http://www.theinnovationcenter.org)).
- *Leadership Task Force:* Cultivates leadership within the community through training and awareness in order to share leadership roles and smoothly transition leadership to new generations. There are two main leadership programs: “skill-based” emphasizes conflict management, and “civic-based” emphasizes learning detailed knowledge about the community to more effectively live/work in it.

These task forces work best when in collaboration with one another and in conjunction with an oversight committee. More information on the Home Town Competitiveness Approach and success stories can be found at <http://htccommunity.org/>.



## 10.9 Appendix 10D: Local & Regional Economic Development Resources

The following is a summary of local and regional technical and support resources available to the City of Farmersville or residents of Farmersville. A comprehensive list of specific grant information related to economic development can be found in *Chapter 15: Funding Sources*.

### RESOURCES CURRENTLY AVAILABLE/ACTIVE IN FARMERSVILLE

Farmersville Economic Development Corporation: In 1996 Farmersville citizens approved the establishment of the Farmersville Economic Development Corporation (FEDC) to encourage the location of new businesses in the City and to foster the growth of existing local industries and businesses. Economic development goals are set by a local, five-member board appointed by the City Council.

Contact:

Phone: 972-782-6151

[http://www.farmersvilletx.com/boards\\_and\\_commissions\\_2/economic\\_development\\_2/economic\\_development.php](http://www.farmersvilletx.com/boards_and_commissions_2/economic_development_2/economic_development.php)

Farmersville Community Development Corporation: Created by a city election in 1996. It is funded by a ½ cent Type B sales tax. The Corporation operates according to state guidelines, and may fund a variety of economic development and quality of life projects for the community.

Contact:

Phone: 972-782-6151

[http://www.farmersvilletx.com/boards\\_and\\_commissions\\_2/community\\_development\\_2/community\\_development.php](http://www.farmersvilletx.com/boards_and_commissions_2/community_development_2/community_development.php)

Chambers of Commerce: The Farmersville County Chamber of Commerce works on the behalf of the organization's members to enhance the community business environment. The organization's goal is to demonstrate the value of Chamber Membership through tangible and intangible benefits and is dedicated to making the community a better place to live, work and conduct business.

Contact:

201 S. Main Street

Farmersville, TX 75442



Phone: 972-782-6533

Website: <http://www.farmersvillechamber.com/>

North Central Texas Council of Governments: The North Central Texas Council of Governments (NCTCOG) is a voluntary association of, by and for local governments in the 16 county<sup>41</sup> region of North Central Texas, and was established to assist local governments in planning for common needs, cooperating for mutual benefit, and coordinating for sound regional development. NCTCOG's purpose is to strengthen both the individual and collective power of local governments and to help them recognize regional opportunities, eliminate unnecessary duplication, and make joint decisions.

Contact:

North Central Texas Council of Governments

3991 E. 29th

Bryan, Texas 77802

Phone: 979-595-2800

Website: <http://www.nctcog.org/>

Collin County Agrilife Extension: The Collin County AgriLife Extension Service of Texas A&M University provides free and low-cost educational programs and manages the 4-H programs in Collin County.

Contact:

Collin County Office

825 North McDonald Street

Suite 150

McKinney, TX 75069-2175

[Collin-tx@tamu.edu](mailto:Collin-tx@tamu.edu)

Phone: 972.548.4233

Website: <http://collin.agrilife.org/>

## **ORGANIZATIONAL RESOURCES AVAILABLE TO THE CITY**

Texas Lakes Trail Region Heritage Trails Program: The Texas Lakes Trail Region heritage trails program is a non-profit organization developed in conjunction with the Texas Historical Commission. The organization's mission is to develop the unique culture, heritage, and natural resources of the area to stimulate economic development. The Texas Lakes Trail Region website provides several advertising opportunities for city events and amenities.

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<sup>41</sup> Service area includes: Collin, Dallas, Denton, Ellis, Erath, Hood, Hunt, Johnson, Kaufman, Navarro, Palo Pinto, Parker, Rockwall, Somervell, Tarrant, Wise



Contact:

Texas Lakes Trail Region  
116 West Bridge Street  
Granbury, TX 76048  
Website: <http://texaslakestrail.com/>

GO TEXAN Rural Community Program: The GO TEXAN Rural Community Program (RCP) is administered through the Texas Department of Agriculture and provides technical and financial assistance related to tourism and economic development to member cities and associate members (chambers of commerce, EDCs). Memberships are for two years and cost \$150. Members receive emails and an infoletter discussing workshops and available resources for rural development. Members are also linked to the GO TEXAN website and its social media contacts, including a GO TEXAN App for iPhone which promotes restaurants, agricultural products and other retailers and services in member communities.

Contact:

Texas Department of Agriculture  
Phone: 877-99-GOTEX  
website: <http://www.gotexan.org/>

GO TEXAN Certified Retirement Community Program: The GO TEXAN Certified Retirement Community Program (CRC) is designed to help Texas communities encourage retirees and potential retirees to make their homes in Texas communities by helping Texas communities market themselves as retirement locations; assisting in developing retirement and long-term living communities that attract retirees; encouraging tourism to Texas and promoting Texas as a retirement destination. The program application requires a \$5,000 fee, a local sponsor/contact, and names of members of a Retirement Board. Information about the community application and other guidelines can be found on the CRC website: <http://www.retireintexas.org/>

Contact:

Texas Department of Agriculture  
Phone: 877-99-GOTEX  
Website: <http://www.retireintexas.org/>



## **ORGANIZATIONAL RESOURCES AVAILABLE TO RESIDENTS/BUSINESS OWNERS**

Texas Center for Rural Entrepreneurship (TCRE): TCRE is a non-profit corporation that seeks to provide educational and technical support to meet the needs of rural entrepreneurs and organizations supporting entrepreneurship in their communities. TCRE is a resource for residents seeks to start or grow small businesses in rural communities. The organization provides a number of educational resources including various “how-to” online courses and information about funding options, small business incubators, and Higher Education resources.

Contact:

Greg Clary, Chairman

3115 Fall Crest Dr.

San Antonio, TX 78247

Phone: 903-714-0232

Website: <http://www.tcre.org>

Small Business Development Centers: The Collin County Community College hosts the Collin Small Business Development Center and serves Collin and Rockwall Counties. The SBDC offers general business advice, technical assistance, training, workshops, and reference resources free of charge to those wanting to start or expand a small business.

Contact:

Marta Gomez Frey, Director

The Courtyard Center for Professional & Economic Development

4800 Preston Park Blvd., Suite 114

Plano, Texas 75093

Phone: (972) 985-3770

Fax: (972) 985-3775

Email: [bcolter@collin.edu](mailto:bcolter@collin.edu)

Web Site: <http://www.collinsbdc.com/>

Workforce Solutions of the North Central Texas: This organization serves residents of Collin County and is a part of the larger Texas Workforce System providing one-stop assistance to job seekers and employers in the region. Services include: labor market information, job training skills, youth services, career planning, childcare, and information or referral. The closest office is in located in McKinney (Collin County).

Contact:

McKinney Workforce Center



1701 W. Eldorado Parkway, Suite 250

McKinney, TX 75069

Phone: 972-542-3382

website: <https://dfwjobs.com/workforce-centers/mckinney-workforce-center>



## 11 RECREATION & OPEN SPACE STUDY

**Over the past 20 years, Texas has continued to witness an increase in population, obesity, and natural disasters accompanied by a decline in children’s connection to nature as our State continues to urbanize. As a result, the State of Texas recognizes the importance of continued support for popular outdoor sports; amenities critical to use of local parks such as pedestrian connections and safety features; and the strategic construction of park and open space features that will also reduce drainage infrastructure costs, support local economic development, and lead to better health for Texas residents.<sup>42</sup>**

### 11.1 Introduction

In small communities like Farmersville, recreational areas play a key role not only in the health of the individual, but also in the health of the community as a whole. Parks and recreational areas provide pleasant places for family reunions, friendly competition, exercise, and socializing.

To encourage healthy living, every city has the responsibility of providing adequate parks and open space. However, limited funds for these public uses generally require foresight in planning for future development and expansion of parks and public open spaces.

In order to adequately plan for the future, it is important to understand the community’s historical background and demographic profile. Several demographic and cultural factors contribute to the increasing demand for parks and recreational facilities in many Texas cities including the city of Farmersville: the increase in life expectancy coupled with earlier retirement ages for many people, the spread of competitive sporting programs to the youngest and oldest age groups, and the understanding that a healthy diet and regular exercise are good for mental and physical well-being.

The city of Farmersville is located in eastern Collin County in the North Central Texas Council of Governments. Incorporated in 1873, Farmersville is a general law city with the mayor-council form of government. Like many Texas communities, the city was developed along a rail line, the Missouri-

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<sup>42</sup> Texas Outdoor Recreation Plan (2012)

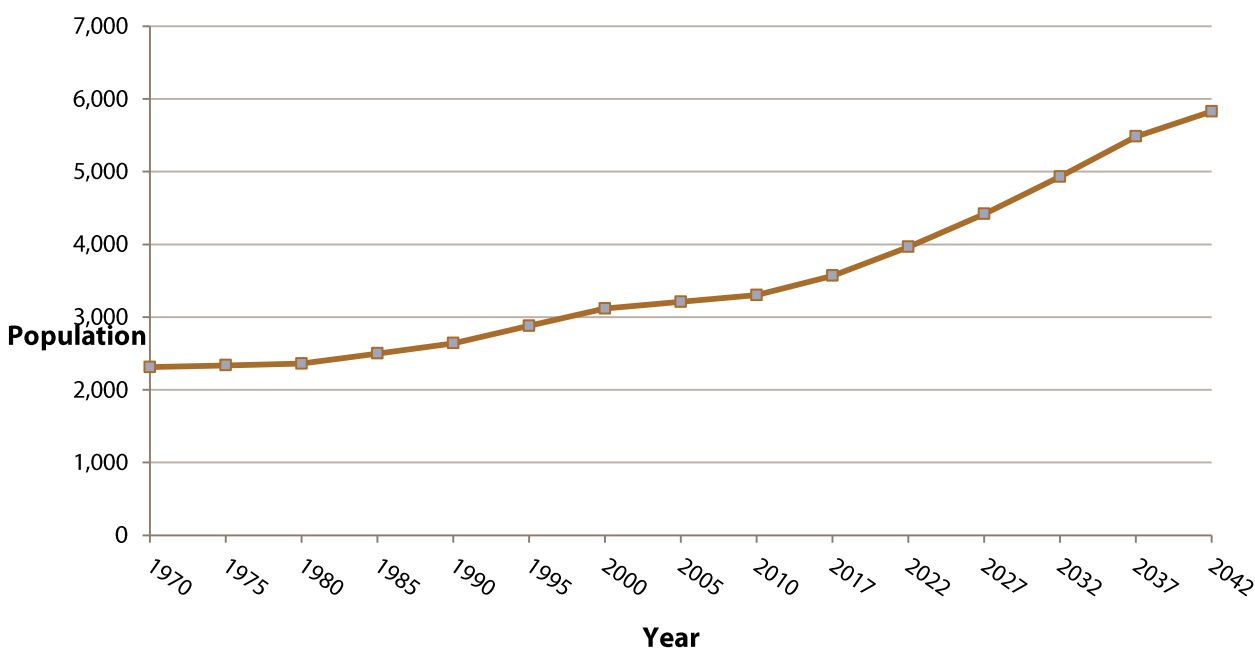




Kansas-Texas Railroad, also known as the Katy Railroad. The city's early economy was based on agriculture, and is still a pillar of the region's economy.

Census figures show that Farmersville's population has increased steadily since the 1970s. Farmersville's population in 2017 is estimated at 3,570 residents, and the city's population is expected to grow by approximately 830 residents over the next 10 years, reaching 4,400 in 2027.

**Chart 11A: Forecasted Population, 1970 - 2042**



*Source: Texas State Data Center State Population Estimates and data from the 2013 windshield survey of houses.*

Farmersville has a slightly larger minority population than Collin County. Latino residents comprise 24% of the population, and non-White residents comprise 21% of the population. Students of all races who attend Farmersville ISD were included in those surveyed about park needs.



**Table 11A: Population by Race & Ethnicity, 2000 - 2010**

Characteristic	Farmersville				Collin County	
	2000		2010		2010	
	Number	%	Number	%	Number	%
<b>Total Population</b>	<b>3,118</b>	<b>100%</b>	<b>3,301</b>	<b>100%</b>	<b>782,341</b>	<b>100%</b>
<b>Race</b>						
White	2,569	82%	2,597	79%	560,036	72%
Black or African American	315	10%	279	8%	66,387	8%
American Indian, Alaskan Native	13	0%	32	1%	4,448	1%
Asian	2	0%	21	1%	87,752	11%
Native Hawaiian / Other Pacific Islander	0	0%	0	0%	448	0%
Other	165	5%	281	9%	40,087	5%
Two or More Races	54	2%	91	3%	23,183	3%
<b>Ethnicity</b>						
Hispanic or Latino	503	16%	800	24%	115,354	15%
Not Hispanic or Latino	2,615	84%	2,501	76%	666,987	85%

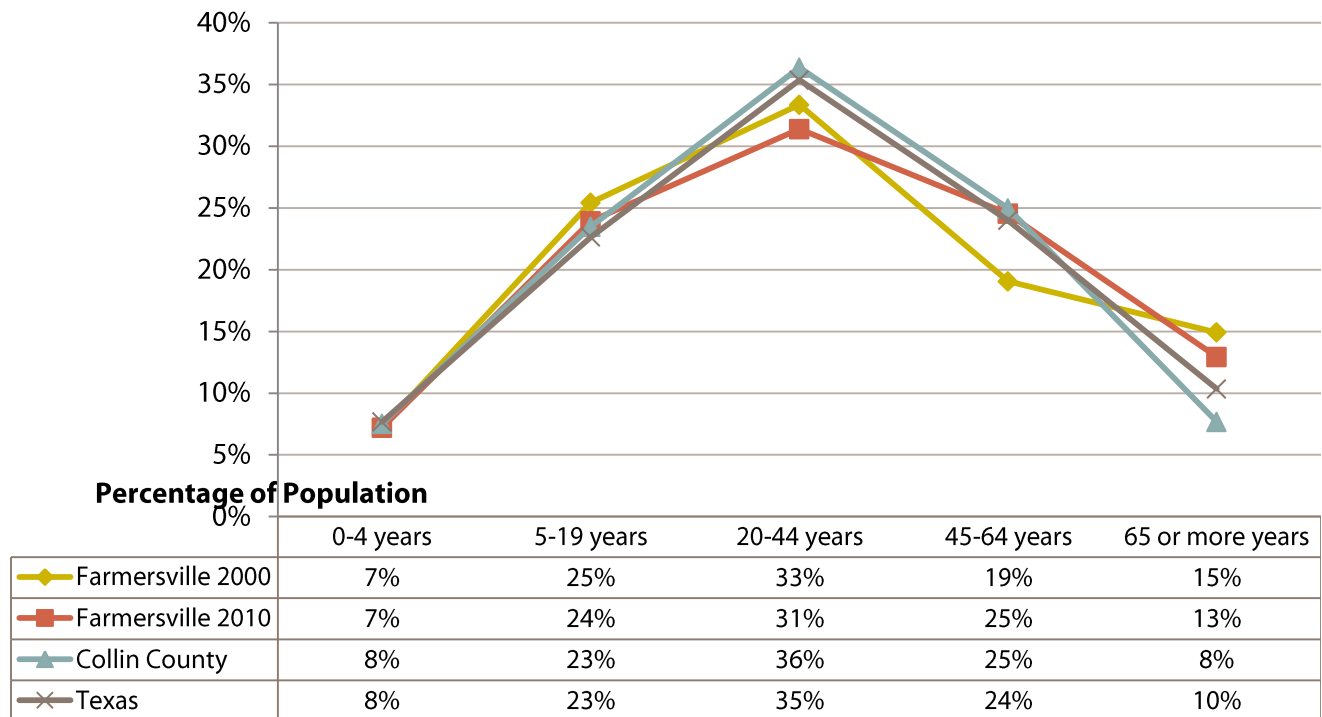
*Note: figures may be rounded to next whole number*

*Source: U.S. Census Bureau.*

Since 2000, Farmersville's population has gained young children and older adults, while losing older children, young adults and senior residents. Because of the city's small size, the age distribution of residents varies from the Texas average.



**Chart 11B: Population by Age Group, 2000 – 2010**



### Age Cohorts

*Source: 2000 and 2010 Census of Population and Housing, Summary Population and Housing*

The City desires to provide recreational activities for all segments of the population regardless of age. At this time, the city has few facilities available to serve young children.

An estimated 16% of Farmersville’s residents are below the poverty level.<sup>43</sup> Unemployment in Collin County is at 3.8%, lower than the Texas rate of 4.45%; in addition, average weekly wage in Collin County in 2016 is \$1,222, 14% less than the state average of \$1,072.<sup>44</sup> Based on those measures, the city has the financial means to fund recreation facilities through increased taxes, bond issues, or user fees.

<sup>43</sup> From the American Community Survey 5-year estimates, Table S1701, Poverty level of “All people”, accessible from <http://factfinder2.census.gov/main.html>

<sup>44</sup> From the Texas Workforce Commission at <http://www.tracer2.com/>



This Master Plan includes analysis based on survey responses as well as on the cultural and economic condition of Farmersville's residents.

Of the 120 responses, 108 respondents represented households inside the city of Farmersville and 12 respondents lived outside the city limits or did not respond. Twenty-two respondents belonged to households containing family members between 50 and 65 years age, and three contained family members 66 or older. Twenty households had at least one child under the age of five, 75 households had at least one child in elementary or middle school (ages 5-12) and 108 households had at least one child that was high-school age (13-20).

Finally, the Master Plan analyzes the facilities currently available in Farmersville. Although there is equipment available at existing parks (detailed in *Section 5: Inventory & Assessment of Existing Resources*), residents do not have access to the variety of recreational opportunities that allow for quality leisure time pursuits or activities which lead to a healthy lifestyle.

Residents do not have access to a sufficient number of regulation sized basketball & volleyball courts, soccer fields, and group picnic areas. Existing park and recreation areas lack pedestrian connections. There are no publicly or privately owned indoor recreational facilities.

## 11.2 Goals and Objectives

Farmersville's Master Park Plan provides a foundation for development of future park and recreation facilities and guidance for maintenance of existing facilities in Farmersville. To realize this vision for the future, actions suggested in this plan relate to specific goals that the citizens of Farmersville hope to accomplish.

The goals and the objectives presented here that lead to implementation were determined through formal surveys of local residents, public hearings related to community development projects, and a public meeting held to discuss city-wide aspirations for recreation facilities and other improvements.

The following goals have evolved since the City first considered its park and recreational needs during preparation of a Citywide Comprehensive Development Plan funded under a 2004 Texas Community Development Program grant award. Preparation of that plan included public hearings and a survey of residents. The following goals were identified in that plan:



- **Goal:** The City of Farmersville will work to increase the percentage of park land, including recreational open space and greenbelt areas, and the availability of facilities to meet adopted standards.
- **Goal:** The City of Farmersville will increase the availability of recreational facilities for all citizens.
- **Goal:** Maximize the return on the City's investment in park and recreational facilities.

The following goals reflect a continued yet expanded commitment to the original aims of the City's previous administrations:

**Table 11B: City of Farmersville Recreation and Open Space Goals and Objectives, 2017-2027**

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2017-2020	2021-2024	2025-2027			
Goal 11.1 Existing recreational facilities are maintained in good condition						
Establish a voluntary park donation fund for maintenance, repair, upgrade of City parks, neighborhood mini-parks and play lots. Solicitation could be added to city utility bill	x			City	< \$1,000	GEN, CDC, Local
Develop and conduct biannual review of a shared-resources plan with Farmersville ISD to ensure all available area facilities can be utilized year-round	x	x	x	City, ISD	< \$1,000	GEN, ISD
Establish “community work day” at parks to accomplish a portion of development using volunteer labor. Remove debris and dilapidated equipment from all park areas	x	x	x	City, ISD, Little League, Private landowners	< \$1,000	GEN, CDC, Local
Budget sufficient funds for park maintenance and for future facility development	x	x	x	City	\$15,000 ± per year	GEN
Goal 11.2 New facilities have been constructed that fulfill residents’ expressed needs and bring the Town up to standard.						
Develop two sand volleyball courts at Rambler's Park	x			City, CDC	\$12,000 ±	GEN, CDC
Dedicate city-owned land north of Spain Athletic complex as parkland	x			City, CDC	Staff time	GEN, CDC



Submit application for funding in fall 2018 to develop Public Shower/Restroom at start of Chaparral Trail	x	City, CDC	\$100,000 ±	GEN, CDC (City contribution would be \$50,000 as 50% match); TPW
Improve the senior center with activities targeted towards elderly residents	x	City, CDC	\$5,000 ±	GEN, Local
Submit application for funding in fall 2019 to TPW Small Community Grant Program to develop basketball courts on city-owned land north of Onion Shed	x	City, CDC	\$50,000	GEN, CDC (City contribution would be \$25,000 as 50% match); TPW
Develop exhibits at park facilities to foster nature appreciation and to educate visitors about local flora, fauna, and geology. This can include community gardens and/or xeriscaped gardens	x	City, CDC	\$2,000	GEN, CDC
Upgrade playscapes at Memorial City Park, Rambler's Park, and Southlake Park	x	City, CDC	\$50,000	GEN, CDC
Develop two sand volleyball courts at Southlake Park	x	City, CDC	\$12,000	GEN, CDC
Submit application for funding in fall 2021 to TPW Small Community Grant Program to develop two soccer fields, added restrooms, and parking on city-owned land north of Spain Athletic Complex	x	City, CDC	\$200,000	GEN, CDC (City contribution would be \$100,000 as 50% match); TPW
Develop native grass and garden areas along creek running through city-owned property north of Haslip and east of Johnson Streets	x	City, CDC	\$5,000 ±	GEN, CDC
Encourage development of other indoor activities typically operated by private businesses such as a movie theater, bowling alley, rollerskating rink, gymnastics/twirling center, and indoor rodeo facilities	x	City, CDC	Staff	GEN, Local
Encourage development of other outdoor activities typically operated by private businesses such as equestrian facilities, miniature golf, bicycle motor-cross, a mountain bike trail	x	City, CDC	Staff	GEN, Local
Dedicate open space to preserve habitat and encourage wildlife viewing	x	City, CDC	\$2,000	GEN, CDC, Local
Develop covered group picnic at Southlake Park area with grills, picnic tables and lights	x	City, CDC	\$5,000	GEN, CDC
Submit application for funding in fall 2025 to the TPW Small Community Program to develop Skate Park at Southlake Park	x	City, CDC	\$50,000 ±	GEN, CDC



Develop 10 RV sites at Southlake Park	x			City, CDC	\$100,000	GEN, CDC
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Review mandatory park dedication policy to ensure formula is sufficient to provide needed parkland in new subdivisions	x			City, CDC	< \$1,000	GEN, CDC
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**Goal 11.3** *Ongoing maintenance and improvements to open spaces and highway right of way demonstrate local pride and attract visitors, investors, and new residents.*

Adopt zoning regulations that limit impervious cover and require screening with native plants along the city's major thoroughfares and between zoning districts	x			City	\$1,000	GEN
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Develop policy to educate public regarding benefits of private donation of land to be used for parks, greenbelts, and open space	x			City, CDC	< \$1,000	GEN, Local
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Coordinate with other local agencies to develop cultural events, after-school and summer youth programs at all city parks. Enlist community involvement in the development and implementation of recreational activities to be conducted at parks. Use individuals, churches, Farmersville ISD, and other volunteer organizations wherever possible to assist in this task. The City's involvement should be limited to that of catalyst. Activity cost will vary and be absorbed by the participants	x			City, CDC	\$2,000 ±	GEN, Local
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Establish a community festival or "fun day" at City parks. These events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects	x	x	x	City, ISD, Little League, VFD	\$5,000 - \$10,000	GEN, Local
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Schedule biennial review of master plan and update priority list and public input as needed	x	x	x	City	< \$500	GEN
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Conduct an annual Tree Planting campaign; plant 10 trees per year	x	x	x	City, CDC	< \$1,000 per year	GEN, Local
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Dedicate open space to preserve habitat and encourage wildlife viewing			x	City	Vary with programs	GEN, Local
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Dedicate natural areas to ensure unique features are preserved			x	City	Vary with programs	GEN, Local
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Schedule creation of new Master Park Plan

x

City

Staff

GEN, CDBG

*TPW = Texas Parks and Wildlife Department; GEN = City of Farmersville municipal funds; Staff = Farmersville staff time; Local = donations from private citizens, organizations, and local businesses; ISD = Farmersville ISD; CDC = Farmersville 4B Community Development Corporation; Little League = Farmersville Little League; TxDOT = Texas Department of Transportation Statewide Transportation Enhancements Grants, Transportation Alternatives Program; CDBG = Community Development Block Grant program.*

## 11.3 Plan Development Process

The city of Farmersville developed its first formal Parks, Recreation and Open Space Plan in 2004 as a section of a Comprehensive Community Development Plan, funded under the Texas Community Development Block Grant Program.

At the time the 2004 plan was adopted, the City had previously developed Memorial City Park, the Chaparral Trail, Spain Sports Complex, and Southlake Park. Additional facilities at Farmersville ISD were open to the public on a limited basis.

As mentioned in *Section 2: Goals and Objectives*, above, that plan included the following goals: (1) The City of Farmersville will work to increase the percentage of park land, including recreational open space and greenbelt areas, and the availability of facilities to meet adopted standards. (2) The City of Farmersville will increase the availability of recreational facilities for all citizens. (3) Maximize the return on the City's investment in park and recreational facilities.

### **The 2004 plan identified the following problem areas that needed to be addressed:**

- The city lacks playground, basketball and volleyball facilities.
- The number one recreational priority for the citizens of Farmersville is community swimming pool
- The City needs to ensure proper maintenance and availability of public restrooms in public parks.
- The City should develop the hike/bike trail in the annexed Chaparral Railroad right-of-way and connect this trail to the proposed bike lane in the Farmersville Parkway project.
- The City should develop neighborhood parks to service the underserved areas of the city and areas of future single-family development.



**The City and local organizations partially addressed these 2004 priority items by taking the following actions:**

- Ensuring proper maintenance of public restrooms
- Developing an additional 1.5 miles of the Chaparral Trail – though the bike lane of Farmersville Parkway was never built.

The process through which this recreation plan was developed began in November 2015 when the City of Farmersville authorized a professional planning firm, GrantWorks Inc. of Austin, to update the 2004 plan as part of a Comprehensive Plan prepared under a Planning and Capacity Building Fund grant award from the Texas Department of Agriculture, Office of Rural Affairs.

To begin judging the level of interest in park needs, planners consulted with city staff, city officials and residents of all ages.

A written survey was distributed to Farmersville ISD students in the spring of 2017 and at a public workshop held on June 1, 2017. One hundred and seventy five surveys were returned, of which 73% of respondents stated that existing park facilities need to be upgraded or expanded. Of the 120 responses, 108 respondents represented households inside the city of Farmersville and 12 respondents lived outside the city limits or did not respond, but their children attended Farmersville schools. The in-city responses represent approximately 8% of the occupied housing units in the city. Non-city households represent approximately 8.5% of the total responses.

Survey respondents indicated that sidewalks, outdoor sports, and playground facilities were the most desired improvements. At all priority levels, the predominant recreational facilities suggested for development were a swimming pool, basketball courts, sidewalks, playgrounds, and soccer field. These results are discussed in *Section 6: Needs Assessment and Identification* of this plan. A copy of the survey form is included at the end of this park plan in *Appendix 11A*.

In addition to community input, this plan evaluates the city's recreation resources in relation to its existing and projected population and an inventory of existing facilities, a method called Standards-Based Assessment. The Standards-Based Assessment is located in *Section 6.1* of this plan. The analysis is used to develop a logical and cost-efficient strategy to address the identified needs over a 10-year planning period.



Following adoption of this plan by the City Council, the City's ongoing responsibility will be: to maintain and improve city-managed facilities; to identify funding resources; and to engage in cooperative projects with local volunteer groups and Farmersville ISD.

Texas Parks and Wildlife recommends that Park and Recreation plans be updated every five years to reflect changing realities in recreation trends, participation, area population, and funding. An update would include: revised goals and objectives that raise items of lower priority to higher priority as higher priority items are accomplished; a new facility inventory; and a new survey. In 2027, a new plan will be required.

## 11.4 Area and Facility Concepts and Standards

There are basic principles that guide successful development of parks and recreational opportunities in communities of all sizes and types. These standards and guidelines provide direction to community leaders who know generally what their community's needs are but require more specific information to guide the planning process.

The city's standards for the amount of recreation and open-space needed include the types of facilities needed in the city, the size a facility should be, the area that the facility will serve, and equipment needed at the facility. The criteria are based on nationwide standards developed by the National Recreation and Park Association (NRPA)<sup>45</sup> and small-community standards developed by the State of Colorado<sup>46</sup>. The standards were tailored to the city based on local knowledge about city financial capacity, popular sports, community activities, and which facilities would provide participation opportunities to the broadest segments of residents.

The city of Farmersville's standards are as follows:

### General Standards for all facility development

- Residents should have access to a minimum of 5 acres and an ideal 15 acres of developed park land per 1,000 residents.

<sup>45</sup> NRPA-suggested classification system (Berke, Kaiser, Godschalk and Rodriguez, *Urban Land Use Planning*, University of Illinois Press, Fifth Edition.)

<sup>46</sup> *State of Colorado Small Community Park & Recreation Planning Standards* (2003). RPI Consulting, Inc. and Colorado Heritage Planning Grant program, Office of Smart Growth, Colorado Department of Local Affairs. (Page 16). Accessed at [www.dola.state.co.us/osg/docs/Park%20Standards%20Report.pdf](http://www.dola.state.co.us/osg/docs/Park%20Standards%20Report.pdf)



- When possible, active recreation areas should be separated according to the users' ages, primarily to protect younger children from injury. Some areas should be designated for use by all ages so entire families can enjoy being together.
- Residents of all age groups should have access to recreational facilities.
- Recreational areas should be accessible to the age group they are designed to serve. For example, neighborhood playgrounds usually serve an area with a radius of one-half mile, which is a reasonable distance for a child to walk. Safe pedestrian routes should provide access to those facilities.
- All city park facilities will be made accessible to physically challenged and special needs populations when required by applicable laws. The items mentioned as needs for other categories apply equally to special needs populations. Additional special needs facilities may be developed as warranted by local demand.
- All facility construction is required to meet the minimums found in the International Building Code.
- Combined municipal and school recreational facilities are recommended. Lack of coordination often leads to the construction of redundant facilities. When possible, school recreational areas, including parking areas, drinking fountains, and restrooms, should remain open on weekends and during the summer months.
- Greenbelts, hike and bike trails, parkways, or paths should be provided to connect large recreational areas to improve access to facilities, scenic views, and recreational opportunities. Vehicular routes should be encouraged only when recreational areas are separated by more than one mile.
- Ideally, each recreation area should include public access to restrooms and water fountains and should be equipped with lighting and trash cans.

## **STANDARDS FOR SERVICE AREA AND PARK TYPES**

*Table 11C* describes the size and service area standards for types of park and recreation areas already located in Farmersville or considered possible as future city recreation areas.

**Table 11C: Types of Parks: Size and Service Area Standards**

	Use	Service Area	Desirable Size	Desirable Site Characteristics
<b>Minipark</b>	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens	< 1/4 mile radius	≤ 1 acre	Within neighborhoods and close to apartment complexes, townhouses, housing for the elderly or Central Business District.
<b>Neighborhood park/ playground</b>	Area for intense recreational activities such as field games, court games, crafts, skating, and picnicking; also for wading pool and playground apparatus area	1/4 – 1/2 mile radius to serve a population up to 5000.	1 – 15+ acres	Suited for intense development; easily accessible to neighborhoods; geographically centered with safe walking and bike access; may be developed as a school-park facility
<b>Community Park</b>	Includes areas suited for intense recreational facilities, such as athletic complexes, large swimming pools; may be an area of natural quality for outdoor recreation, such as walking viewing, sitting, picnicking.	Several neighborhoods. 1 to 2 mile radius	15 – 25+ acres	May include natural features, such as water bodies, and areas suited for intense development; easily accessible to neighborhoods
<b>Linear park</b>	Area developed for one or more mode of recreational travel, such as hiking, biking, canoeing, horseback riding. May include active play areas.	N/A	Sufficient width to protect the resources and provide maximum use	Built on corridors, such as utility right of way, bluff lines, vegetation patterns, or roads that link other components of the recreation system or community facilities such as schools and libraries.
<b>Special Use</b>	Areas for single-purpose recreational activities such as golf courses, nature centers, zoos, conservatories, gardens, outdoor theaters. Also, plazas or squares in or near commercial centers, boulevards, and parkways	N/A	Variable	Within city limits
<b>Conservancy</b>	Protection and management of the natural or cultural environment with recreational use as a secondary objective	N/A	Sufficient to protect the resource	Variable, depending on the resource being protected.



## FACILITY STANDARDS

Table 11D describes the city's standards for park equipment and sports fields. When any discrepancy exists with the city's standards, the size and dimensions of facilities should conform to national organizations' most recent standards (e.g. Little League<sup>47</sup> and National Recreation and Park Association<sup>48</sup>).

**Table 11D: Facility Standards**

Activity/ Facility	Service Radius	Space Requirements	Suggested #/ Population	Characteristics
<b>Team Sport Courts and Fields</b>				
Basketball Court	¼-½ mile	7,000 SF/ 0.16 acres	1 per 1,100	Usually in school, recreation complex, or church. Safe walking or bike access. Outdoor courts in neighborhoods and community parks.
Volleyball Court	¼-½ mile	Minimum of 3,000 SF/0.1 acre	1 per 1,000	Usually in school, recreation, or church facility. Safe walking or bike access. Outdoor courts in neighborhoods and community parks.
Tennis Court	¼-½ mile	Minimum 7,200 SF per court (0.17 acres)	1 per 2,000	Best in batteries of 2-4. Located in community or neighborhood park or near schools.
Adult Baseball	¼-½ mile	3.0 to 3.85 acres	1 per 1,640	Part of neighborhood park. Lighted field part of community park.
Little League	¼-½ mile	1.2 acres	1 per 1,640	Part of neighborhood park. Lighted field part of community park.
Softball	¼-½ mile	1.5 to 2.0 acres	1 per 1,000 if also for youth ball	Slight difference in dimensions for 16" slow pitch. May also be used for youth baseball.
Football	15-30 minutes travel time	2 acres	1 per 20,000	Usually part of a sports or school complex
Soccer	1-2 miles	1.7 – 2.2 acres	1 per 1,000	Part of neighborhood park. Lighted field part of community park.
Multi-Use Field	1-2 miles	1.7 – 2.2 acres	1 per 1,050	
<b>Individual &amp; Specialty Use</b>				

<sup>47</sup> [www.littleleague.org](http://www.littleleague.org)

<sup>48</sup> [www.nrpa.org/](http://www.nrpa.org/)



Multiuse Trails (Dirt/Gravel or paved)	N/A	N/A	Per mile: Unpaved – 430; Paved – 960	Capacity: rural trail – 40 hikers per day per mile; urban trail – 90 hikers per day per mile.
¼ Mile Running Track	15 min. travel time	4.3 acres	1 per 10,000	Usually part of a high school or in community park complex.
Golf (9-hole)	½-1 hour travel time	50 acres min.	1 per 20,000	Accommodates 350 people/ day.
Golf (18-hole)	½-1 hour travel time	90 acres min.	1 per 50,000	Accommodates 500-550 people/ day.
Swimming Pool	15-30 minutes travel time.	Varies with size of pool and amenities. Usually 1/3 to 2 acres.	1 per 10,000	Pools for general community use should be planned for teaching, competitive, and recreational purposes with enough depth (3.4m) to accommodate 1m and 3m diving boards. Located in community parks or school sites.
Small Skate Park	15 min. travel time	7,000 SF/ 0.16 acres	1 per 5,000	Part of neighborhood park.
<b>Group and Passive Recreation</b>				
Playground	¼-½ mile	3,200 SF	1 per 500	Part of neighborhood park.
Family Picnic Area/ Picnic Table	¼-½ mile	435 SF	1 per 160	1 garbage can within 150 ft. of every 4 picnic tables; 40 ft between uncovered picnic tables; Picnic tables within 400 ft of parking
Group Picnic Area (Covered)	¼-½ mile	2 acres	1 per 500	
Light Activity Area	¼-½ mile	Estimated 500 SF	1 per 1,000	Could include facilities for horseshoe pit, shuffleboard, chess, meditation, gardening, or similar activity

## 11.5 Inventory & Assessment of Existing Resources

This section provides information on the availability of recreation facilities to Farmersville’s residents and existing organizations that are involved in recreation and open space activities and development. Existing resources are assessed as they relate to opportunities for improvements to each recreation area, Farmersville’s demographics, and organizations available to pursue recreation and open space improvements in Farmersville.



## 11.5.1 Local Recreation Areas

### Farmersville Memorial City Park/Onion Shed

Farmersville's Memorial City Park is the city's oldest and most centrally located park. The park contains playground equipment, benches, restrooms, a Civil War Monument dating to 1917, and the original generator that provided Farmersville with power until 1933 and was moved to the park in the 1980s.

Adjacent to Memorial City Park is the restored Onion Shed, a 1930's structure that was once used as a loading dock for the onion industry. A historical marker is located on the West entrance. The Onion Shed is now used for the Farmers & Fleas Market held the first Saturday of each month, plus many other community events.



Figure 11A: Playscape, bathroom and tractor



Figure 11B: Onion Shed



Figure 11C: Civil War Monument



Figure 11D: Old Generator

### **Memorial City Park Opportunities:**

Residents envision that Memorial City Park will remain primarily a space for children to play and adults to relax. Additional features that might be appropriate for the park include a stone chess board, horseshoe pit, or shuffleboard to attract adults and seniors to the park and provide a shaded but outdoor facility for contemplation or meeting with friends.

Residents are interested in seeing the Onion Shed used for more communal activities such as festivals, parades, and weekly events. The shed itself is ideal for musical events and dancing and could host a recurring square dance event or concert series.

### **Rambler's Park/Splash Pad**

Rambler's Park is located along Farmersville Parkway, on the north side of the street. The park contains a playscape, picnic tables, grills, benches and a gazebo. The park also contains the Robbin Lamkin Memorial Splash Pad which is open between Memorial Day and Labor Day.



**Figure 11E:     Splash Pad**



**Figure 11F:     Playscape and Grill**

### **Rambler's Park Opportunities:**

Rambler's Park is roughly seven and a half acres; only half an acre of that is currently developed. The City could add additional playscapes, swings, and other activities geared toward young children in addition to more picnic facilities, including another larger gazebo, grills, and picnic tables. As with

Memorial City Park, activities for adults such as chess, horseshoes and shuffleboard could also be added.

### **Chaparral Trail**

Farmersville’s Chaparral Trail begins at the Onion Shed and the City Park in downtown Farmersville. The City of Farmersville maintains five miles of the trail; 2.5 miles is paved, and 2.5 miles is a decomposed granite surface. The trail was developed for the purpose of hiking, biking, walking, jogging, sight-seeing, and horseback riding. In addition, the trail is the westernmost section of the Northeast Texas Trail - a 130 mile long rails to trails conversion – which, when completed, will extend from Farmersville in the west to New Boston in the east. The trail extends past the JW Spain Athletic Complex.



**Figure 11G: Entrance to Trail at Spain Complex**



**Figure 11H: Beginning of Trail at Onion Shed**

### **Chaparral Trail Opportunities:**

The Chaparral Trail serves as a magnet for visitors and residents alike. Greater promotion of the trail as the trailhead of the Northeast Texas Trail can help to draw more visitors to the city and serve as the basis for new businesses serving those visitors, including athletic wear and bicycle shops, additional restaurants, and other retailers. Residents of Farmersville suggested that a shower facility be made available at the trailhead to allow users of the trail to bathe, thus encouraging visitors to stay in Farmersville and enjoy the downtown. There is available land next to the trail and Onion Shed for such a facility.



### **J.W. Spain Athletic Complex**

The J. W. Sports Complex is a 15-acre community park consisting primarily of playing fields. There are 3 baseball fields, 1 softball field, 1 little league field, a football field, batting cages, bleachers, dug outs and lights for the fields. The complex is maintained by the City and is used by the various leagues in town.



**Figure 11I: Fields at Spain Complex**



**Figure 11J: Entrance Spain Complex**

### **J.W. Spain Athletic Complex Opportunities:**

While most of the land on which the Athletic Complex sits is developed, the 11 acre parcel of land adjacent and directly to the north is also owned by the City and could be added to the Athletic Complex assemblage. Farmersville residents have suggested that expanding the complex could serve as a draw for additional sports tournaments. Currently, the city is without a public soccer field; additional baseball and soccer/football fields could be added to this site, creating a 25 acre sports complex that could serve many of the surrounding communities and draw visitors to the city. Additional restrooms and parking could also be added on this additional lot.

### **Southlake Park**

On the shores of South Lake is Southlake Park, a 30-acre recreation area owned and maintained by the City. Recreational facilities at the park include a boat ramp, dock, bathrooms, pavilion, walking



trail, playground, picnic tables, grills, and benches. The park also hosts a July 4<sup>th</sup> fireworks celebration.



**Figure 11K: Playscape**



**Figure 11L: Pavilion**

### **Southlake Park Opportunities:**

Most of Southlake Park is undeveloped. Opportunities for improvement include the development of a hike and bike trail around the perimeter of the lake, skate park, wildflower meadow, horseshoe pit, basketball and volleyball courts, and baseball field. Southlake Park could also accommodate recreational vehicles for visitors who spend the winter in Texas. The park could also be connected with the city-owned North Lake via hike and bike trail.

### **Farmersville ISD Maintained Recreational Facilities**

Farmersville ISD maintains recreational facilities at the Elementary School, Intermediate School, and Junior High and High School campuses. Both the Elementary and Intermediate Schools have playscapes and activities geared toward younger children. The High School and Junior High campus contains a football field with quarter mile track, four tennis courts, a baseball and softball field, and batting cages



**Figure 11M: Football field**



**Figure 11N: Baseball field**

### **Farmersville ISD Opportunities:**

The Elementary School campus has a large undeveloped field that could accommodate additional activities including volleyball, basketball, and gardens. In addition, the site could add trees for increased shade cover.



**Table 11E: Farmersville's Public Recreation Facility Inventory**

Operation/ Maintenance:		City	City	City	City	City
Amenities	Total	Memorial City Park/Onion Shed	Rambler's Park	Spain Athletic Complex	Southlake Park	Chaparral Trail
<b>ACTIVE USE AREAS</b>						
Basketball Court (outdoors)	0	0	0	0	0	0
Soccer	0	0	0	0	0	0
Tennis Court	4	0	0	0	0	0
Baseball Field	4	0	0	3	0	0
Softball Field	3	0	0	2	0	0
Football Field	2	0	0	1	0	0
Volleyball	0	0	0	0	0	0
Walking Trail/Track	3		0	0	1	1
Multi-use Field	0	0	0	0	0	0
Splash Pad	1	0	1	0	0	0
Batting Cage	3	0	0	1	0	0
Playscape	8	1	1	0	1	0
Slide	11	2	1	0	3	0
Monkeybars	2	0	0	0	0	0
Climbing Structure	1	0	0	0	1	0
Merry Go Round	0	0	0	0	0	0
Swing Set	4	1	0	0	0	0
<b>PASSIVE USE AREAS</b>						
Picnic Tables (not covered)	10	0	3	0	6	0
Picnic Tables (covered)	15	7	0	0	8	0
Benches	17	5	1	0	9	0
Bleachers	16	0	0	10	0	0
Pavilion	3	1	0	0	1	0
Gazebo	1	0	1	0	0	0
<b>ADDITIONAL AMENITIES</b>						
Lights	56	2	12	22	0	0
Grill	1	0	1	0	0	0
Trash cans	14	2	3	2	3	0
Dugouts	14	0	0	10	0	0
Concession Stand	2	0	0	1	0	0
Restrooms	4	1	0	1	1	0
Score Board	5	0	0	2	0	0
Ticket Booth	1	0	0	0	0	0
Drinking Fountain	1	0	0	0	0	0
Announcer's Box	1	0	0	0	0	0
Flagpole	1	1	0	0	0	0

Source: GrantWorks Field Survey, March, 2017

Note: Only those facilities that are open to the public on a full or limited basis are included in the City's recreation facility inventory.





**Table 11F: Farmersville's ISD Recreation Facility Inventory**

Operation/ Maintenance:		ISD	ISD	ISD
Amenities	Total	High School	Intermediate School	Elementary School
<b>ACTIVE USE AREAS</b>				
Basketball Court (outdoors)	0	0	0	0
Soccer	0	0	0	0
Tennis Court	4	4	0	0
Baseball Field	1	1	0	0
Softball Field	1	1	0	0
Football Field	1	1	0	0
Volleyball	0	0	0	0
Walking Trail/Track	1	1	0	0
Multi-use Field	0	0	0	0
Splash Pad	0	0	0	0
Batting Cage	2	2	0	0
Playscape	5	0	2	3
Slide	5	0	0	5
Monkeybars	2	0	0	2
Climbing Structure	0	0	0	
Merry Go Round	0	0	0	0
Swing Set	3	0	1	2
<b>PASSIVE USE AREAS</b>				
Picnic Tables (not covered)	1	0	0	1
Picnic Tables (covered)	0	0	0	0
Benches	2	0	0	2
Bleachers	6	6	0	0
Pavilion	1	0	1	0
Gazebo	0	0		0
<b>ADDITIONAL AMENITIES</b>				
Lights	20	20	0	0
Grill	0	0	0	0
Trash cans	4	4	0	0
Dugouts	4	4	0	0
Concession Stand	1	1	0	0
Restrooms	1	1	0	0
Score Board	3	3	0	0
Ticket Booth	1	1	0	0
Drinking Fountain	1	1	0	0
Announcer's Box	1	1	0	0
Flagpole	0	0	0	0

Source: GrantWorks Field Survey, March, 2017



## 11.5.2 Additional Local Areas Used for Outdoor Activities

### Open Space

A city's park system often includes dedicated open spaces to provide opportunities for passive recreation, to provide habitat for local flora and fauna, to preserve landmarks or vistas, or to ensure no development occurs in areas where potential hazards exist, such as flooding (e.g. land within a FEMA 100 Year Floodplain). Within Farmersville's city limits, 548 acres of the land is forest and farmland. Another 514 acres are subdivided but not developed. Combined, that totals 1,000 acres of "open" land within the city limits. Approximately 144 acres of floodplain are located within the city limits, and several streams that run through Farmersville have limited construction in some areas.

### Open Space Opportunities:

Although it is not practical to entirely prohibit construction in the FEMA 100-year floodplain, it is the policy of the City of Farmersville to discourage floodplain development by educating residents about floodplain locations and the costs of floodplain development. The City participates in the National Flood Insurance Program, has adopted a Flood Damage Prevention Ordinance, and the city's Subdivision Ordinance enables the City Council to restrict construction in the floodplain. The Subdivision Ordinance also requires park land dedication or fee in lieu for developments over 5 units in size. The park land dedication provision allows for land to be dedicated as open space for floodplain preservation or greenbelt.

The Subdivision Ordinance and Zoning Ordinance require landscaping and screening with native plants along the city's major thoroughfares and between zoning districts. A City or Garden-Club initiative to clean up vacant lots and plant more trees would also promote a healthier outdoor environment for residents and provide habitat for wildlife.

### Cemeteries

Farmersville has one cemetery within the city limits, Farmersville IOOF Cemetery. There are also two small cemeteries in the city's extraterritorial jurisdiction (ETJ): Twin Cemetery and Huson Cemetery. In the 1800s, cemeteries served as areas for relaxation and walking before the institution of public parks in cities. While communities no longer rely on cemeteries to serve that purpose, they are still considered valuable open spaces for walking and for passive activities like reflection and meditation.



**Figure 11O: Huson Cemetery**

### **11.5.3 Regional Recreation Areas**

#### **City of Greenville Park System**

The City of Greenville, 15 miles east of Farmersville, manages eight public parks, one of which is a municipal golf course. The parks provide walking trails, picnic areas, playgrounds, disc golf, volleyball, splash pads, fishing, soccer, basketball, baseball, golf, and pools. A complete inventory of public parks and their amenities is available through the Greenville city website (<http://www.ci.greenville.tx.us/229/City-Parks-and-Facilities>)

#### **City of McKinney Park System**

The City of McKinney, 20 miles west of Farmersville manages 48 parks, which includes two disc golf courses, a community center, and several sports complexes. The City also manages an aquatics center, which houses several pools, and a trail network.



## **Parks on Lavon Lake**

There are several parks located on Lavon Lake and managed by the Army Corps of Engineers. They include Caddo Park, Lakeland Park, and Elm Creek Park. The parks include boat ramps, fishing ponds, picnic areas and restrooms. However, the area is currently closed with no set date to reopen.

## **Privately Owned Recreational Facilities**

The Farmersville Riding Club manages a riding arena adjacent to South Lake Park that is open to members.

# **11.6 Needs Assessment and Identification**

This section outlines local recreational needs using a standards-based assessment and a demand-based assessment of the city and its residents.

## **11.6.1 Standards-Based Assessment**

A standards-based assessment uses community attributes to determine the recreational needs of the community. The three criteria that are part of the standards-based assessment are: the current and future population of the community; acreage devoted to parks and open space; and the number of households within the service area of the recreational facilities. The standards-based assessment does not take into account residents' desires or a community's capacity to maintain facilities.

According to a standards-based assessment of Farmersville's facilities, Farmersville needs three outdoor basketball courts, four volleyball courts, an additional softball field, additional picnic areas, and light activity areas.

There are several recreational facilities in Farmersville that serve seniors. Seniors can walk at the High School track, along the Chaparral Trail, enjoy the memorial installations at Freedom Plaza, watch local ball sports, and visit the Collin County Senior Citizens center.

Young children can utilize the playscapes at Rambler's Park, Memorial City Park, and Southlake Park as well as at the ISD facilities.



## DETAILED STANDARDS-BASED ASSESSMENT DATA

### Facility Needs by Population Size

Table 11G identifies the city's existing and future needs based upon the population projection and standards for facilities described earlier in the chapter.

**Table 11G: Facilities Standards & Existing Facilities Comparison**

Facility	2017		Additional Facilities Needed	
	Existing within service area	Suggested (#/population)	Currently needed	Additional needed by 2027
<i>Facilities needed locally (within 2 miles)</i>				
Basketball	0	1 per 1,100	3	1
Adult Baseball	4	1 per 1,640	0	0
Little League	3	1 per 1,640	0	0
Softball	3	1 per 1,000 if also for youth ball	1	1
Soccer	0	1 per 1,000	4	1
Multi-Use Field	0	1 per 1,050	3	1
Tennis	4	1 per 2,000	0	0
Volleyball	0	1 per 1,000	4	1
Playgrounds (Playscapes)	8	1 per 500	0	1
Family Picnic Area/ Picnic Tables	25	1 per 160	0	3
Group Picnic Area (Covered)	4	1 per 500	3	2
Light Activity Area	0	1 per 1,000	4	1
<i>Facilities needed within region (&lt; 30 min. drive time; golf &lt; 1hr.)*</i>				
Football	2	1 per 20,000	0	0
Golf	0	1 per 10,000	0	0
Hike/Bike Trails	2	1 system per region	0	0
1/4 Mile Running Track	1	1 per 10,000	0	0
Racquet/Handball	0	1 per 10,000	0	0
Swimming Pool	0	1 per 10,000	0	0

Source: Recreation and Open Space Inventory and Recreation Standards (above)

### Acreage Needs by Population Size

Level of service is the term used to describe the role of the park system in the community and is expressed in acres of useable parkland per 1,000 persons. As expressed in the city's facility standards,



Farmersville’s residents should have access to a minimum of 5 acres and an ideal 15 acres of developed park land per 1,000 residents. The level of service for parks and open space is based on useable space; therefore, undeveloped parkland is not included. Due to policies restricting the availability of use by the general public, the acreage of private recreational facilities (e.g. the playground at Farmersville Family Center) and areas of school campuses not open to the public are not included. **The city of Farmersville has a LOS of 15.9 acres of developed parkland per 1,000 residents, which meets the standard for acres per person.**

**Table 11H: Existing Parks, Level of Service**

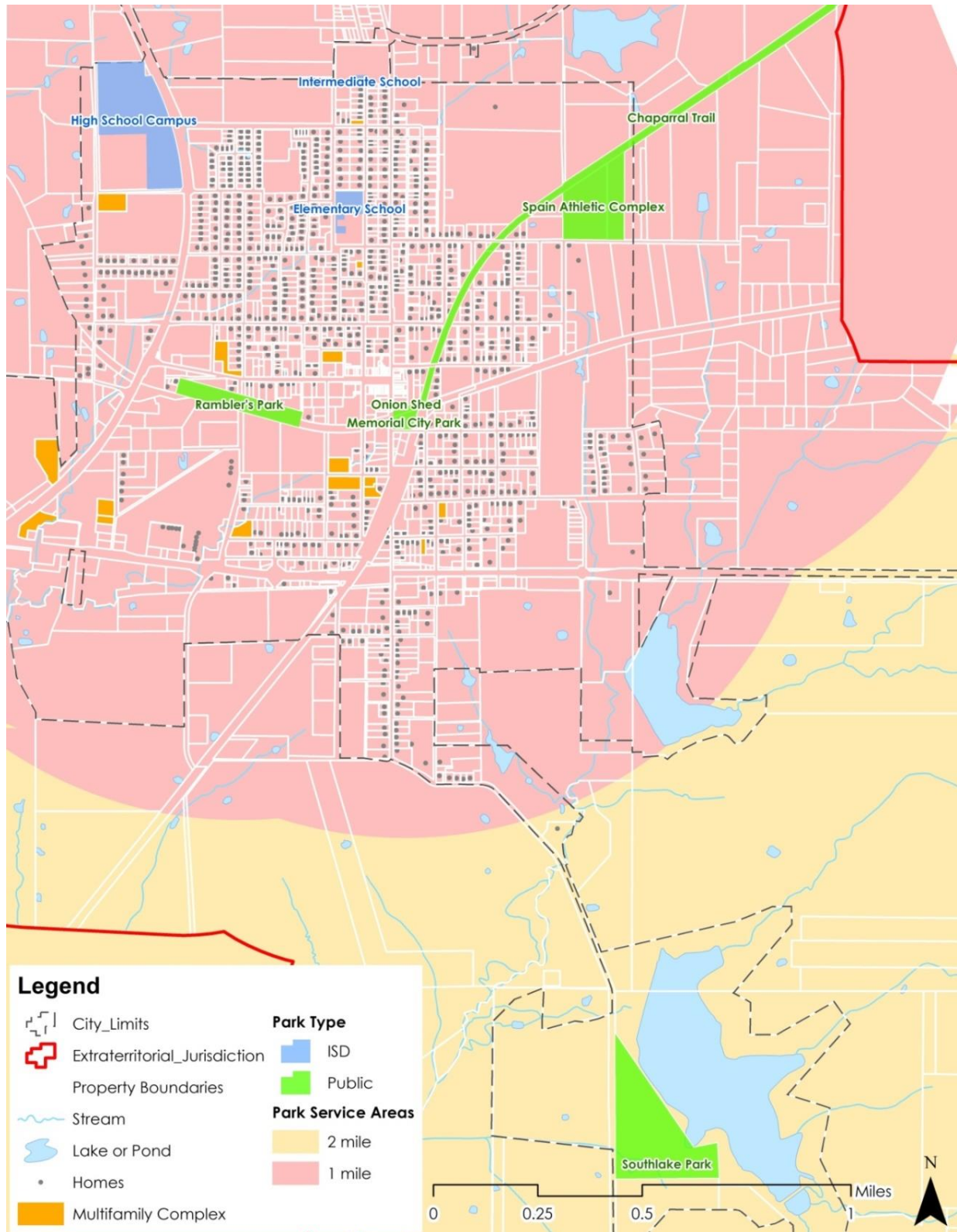
Facility	Park Type	Desirable Acreage	Total Acres	Developed Acres	Service Area (Miles)	City Households Served	% of Houses
City Park/Onion Shed	Neighborhood Park	15-Jan	1.89	1.89	1	1,186	94%
Rambler's Park	Neighborhood Park	1 – 15	7.39	0.50	1	1,203	95%
Spain Athletic Complex	Neighborhood Park	1 – 15	14.99	14.99	1	924	73%
Southlake Park	Community Park	25+	27.97	9.00	1	444	35%
Chaparral Trail	Linear Park		3.00	3.00	1	792	63%
Elementary School & Intermediate School	Neighborhood Park	>1	3.29	3.00	0.50	1,138	90%
High School	Community Park	>1	23.16	23.00	0.50	1,264	100%
Total Acreage			89.69	56.78			
Population – 3,570 (est. 2017); 4,420 (est. 2027)							
Level of Service 2017			25.1	15.9			
Level of Service 2027			20.3	12.8			

### Acreage Needs by Park Location

The standards-based assessment also determines recreation needs based upon the service area of the community’s parks. The service area refers to the area formed by a predetermined radius extending out from the park that would typically serve the surrounding population. The service area of existing parks is described in *Table 11H* above and in *Figure 11N* below. All of Farmersville’s residents are served by at least one recreational facility.



Figure 11P: Farmersville's Park Service Area







## 11.6.2 Demand-Based Assessment

A demand-based assessment of local recreation facilities was made using the survey distributed at Farmersville ISD during the spring of 2017 and at a planning workshop in June 2017. One hundred and twenty surveys were returned. Data gathered from the surveys identified common recreational activities of adults and children, favorite parks and needed improvements, and desired additional recreational facilities. The summary results of the assessment are as follows:

**Table 11I: Top Four: Activities, Residents' Facility Desires, Activity Locations**

Top 4:	Children's Activities	Adults' Activities	Residents want	Locations for activities
1	Basketball	Walking	Swimming Pool	Home
2	Football	Fishing	Basketball Courts	Friends' Homes
3	Swimming	Hunting/Shooting	Volleyball Courts	Farmersville ISD campus facilities
4	Fishing	Basketball	Soccer Field	Chaparral Hike and Bike Trail

As in most communities, residents would love to have a local swimming pool; however, it is beyond the fiscal or staff capacity of the City to build or maintain a pool at this time. Any local pool would have to be a private enterprise. There is a public pool available in McKinney, and a private pool at the YMCA in Greenville, which is less than 20 minutes from Farmersville.

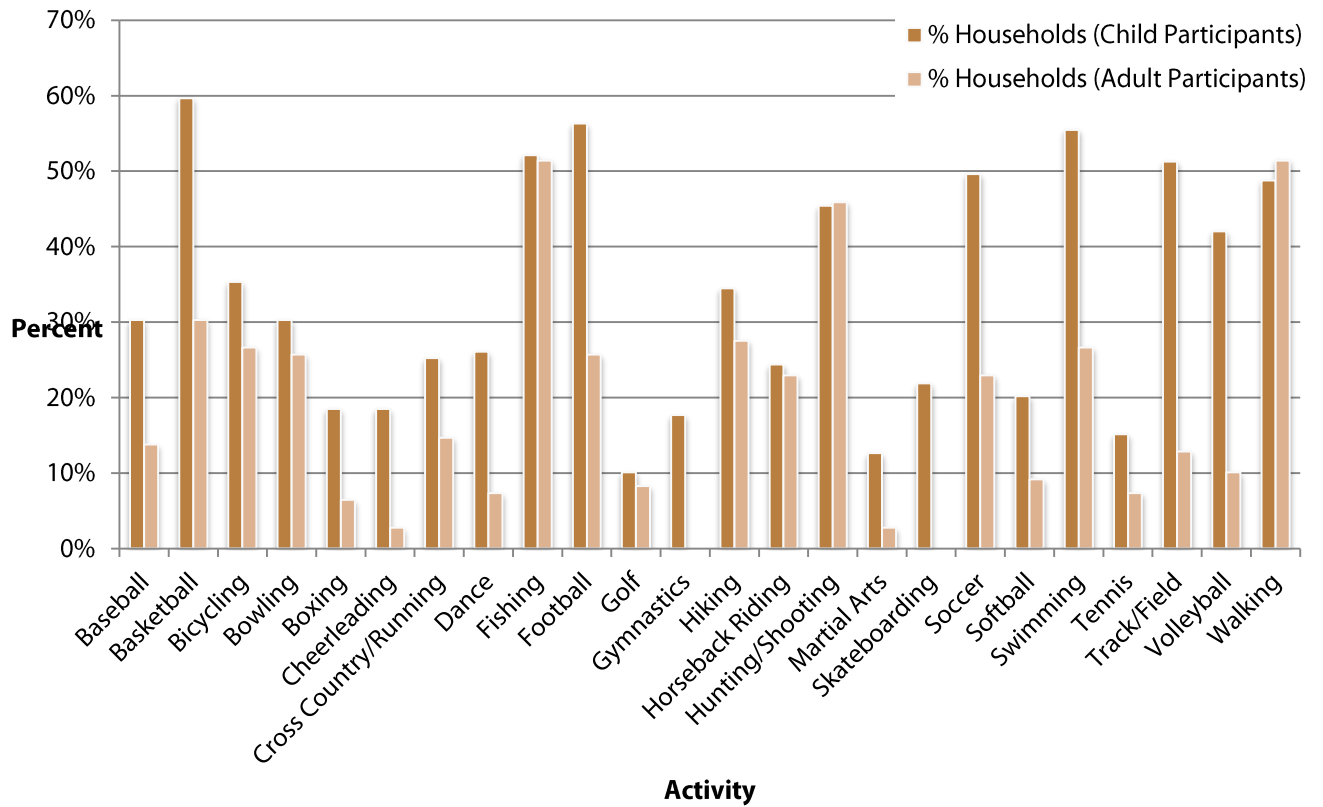
Top facility desires of residents include a swimming pool, basketball courts, volleyball courts, and a soccer field.

## DETAILED DEMAND-BASED ASSESSMENT DATA

### Resident Activities

*Chart 11C: Top Activities for Children and Adults* shows that football, basketball, and track/field are the most popular sports among Farmersville's youth, while fishing, hunting, and walking are the most popular adult activities.

**Chart 11C: Top Activities for Children & Adults**



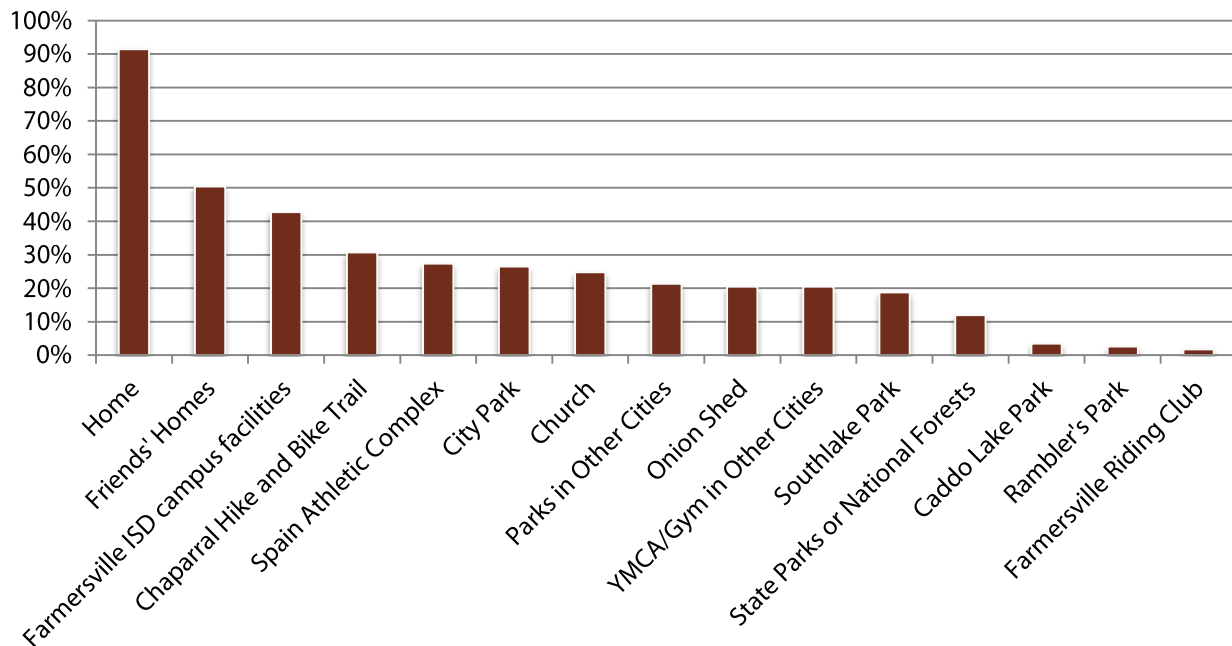
Source: GrantWorks community recreation survey, 2017

## Activity Locations

Most of the activities that children and adults participate in are based at home or a friend's home, at school, or at the Chaparral Trail or Spain Athletic Complex.



Chart 11D: Location of Activities



Source: GrantWorks community recreation survey, 2017

Note: Percentage indicates percent of households that participate in an activity in the location

### Park Improvements Needed

The survey next asked citizens if the existing parks in Farmersville should be upgraded and/or improved to include additional facilities. Their responses are recorded in *Table 11J*.

Table 11J: Should Farmersville's Parks be Upgraded/Improved?

Yes	No	Not Sure
73%	5%	22%

Survey respondents were asked to write down specific improvements they would like to see to the park system. The majority of comments pertained to the addition of different facilities, new playground equipment, and adding basketball courts (*Table 11K*).



**Table 11K: What kinds of improvements are needed in Farmersville's parks?**

Improvement	# of write-in comments	Sample of Comments
Additional activities	23	"more things to do and nicer parks"; "we also need more activities in the park so that when we do go to the park we can stay occupied."
Playground Equipment	19	"Better playground equipment"; "improve the playgrounds like make them bigger and better."
Basketball Courts	15	"Can we get a basketball court"; "basketball court needed."
Maintenance	11	"they should be cleaner and safer"; "everything about the parks are bad they need improvement fast and a lot!"
Swimming Pool	7	"Oh, and don't forget public pool. We need a public pool";
Volleyball	6	"a volleyball court."

*Source: GrantWorks community recreation survey, 2017*

### Additional Facilities Wanted

The final two questions on the survey asked the respondents to identify and rank additional recreational facilities that they would like to have in Farmersville. Question 8 asked the respondent if a specific facility was "very important", "somewhat important", or "not important." The responses were weighted; "very important" received three points, "somewhat important" received two points, and "not important" received minus one point. The resulting scores are shown in *Table 11L*.

**Table 11L: Additional Recreational Facilities**

Facility	Number of responses			Weighted
	Very Important	Somewhat Important	Not Important	Score
Swimming Pool	69	36	4	275
Basketball Courts	75	27	6	273
Sidewalks	73	20	10	249



Playground	62	35	7	249
Soccer Field	60	27	8	226
Hike/ Jogging/ Bike Trail	43	48	8	217
Softball/ Baseball Field	52	29	12	202
Volleyball Courts	55	24	12	201
Recreation Center	39	40	4	193
Covered Picnic Area	41	38	17	182
Outdoor Picnic Area	37	42	18	177
Skate Park	41	31	18	167
Outdoor Tennis Courts	20	38	25	111
Public Garden	29	25	30	107
Golf Course	15	20	40	45

Source: GrantWorks community recreation survey, 2017

The final question asked the respondent to list the three most important facilities identified in question 6, and the combined score is shown in *Table 11M*.

**Table 11M: Prioritized Additional Recreational Facilities**

Priority	Facility	Score
1	Swimming Pool	152
2	Basketball Courts	116
3	Volleyball Courts	75
4	Soccer Field	72
5	Hike/ Jogging/ Bike Trail	46
6	Skate Park	42
7	Playground	41
8	Softball/ Baseball Field	31
9	Recreation Center	28
10	Sidewalks	17
11	Outdoor Picnic Area	15
12	Covered Picnic Area	11
13	Golf Course	8
14	Public Garden	8
15	Outdoor Tennis Courts	3

Source: GrantWorks community recreation survey, 2017



# 11.7 Prioritization of Needs

A review of public hearing comments, survey results, and established standards clearly indicates the need for the City of Farmersville to expand existing facilities and develop new outdoor and indoor facilities.

Park planners realized that establishing priorities based solely on the public’s numerical ranking of activities may not give appropriate consideration to the most logical and efficient use of limited available cash, and it may not provide the widest range of activities to the broadest possible target audience.

For example, development of a swimming pool was among the most suggested activities. However, planners, staff and City Council members determined that it is unrealistic for the city to spend limited available cash to develop those facilities when other desired facilities can provide activities to a broader range of residents at a much lower cost. Therefore, the City will consider development of those facilities at a later date if funding becomes available.

The public comments made in the survey mentioned the need for new picnic tables, playgrounds, a basketball court, a recreation center, and other facilities that can feasibly be created during the planning period with existing resources, grants, and coordination with Farmersville ISD, the Little League, and local landowners.

The City will also consider formal interlocal agreements with Farmersville ISD to ensure continued public access to the tennis courts and track and enable development of a new City Park at the old football field.

The City of Farmersville has established the following development priorities:

Outdoor construction-related priorities (OC):	
<b>Priority 1:</b>	Develop two basketball courts on city-owned land adjacent to Onion Shed
<b>Priority 2:</b>	Develop Public Shower/Restroom at start of Chaparral Trail
<b>Priority 3:</b>	Develop two soccer fields, added restrooms, and parking on city-owned land north of Spain Athletic Complex
<b>Priority 4:</b>	Develop two sand volleyball courts at Rambler's Park
<b>Priority 5:</b>	Upgrade playscapes at Memorial City Park, Rambler's Park, and Southlake Park
<b>Priority 6:</b>	Develop activities pursued by elderly residents such as chess, horseshoes, shuffleboard, or Bocce at Memorial City Park, Rambler's Park, and Southlake Park



- Priority 7:** Develop covered group picnic at Southlake Park area with grills, picnic tables and lights
- Priority 8:** Develop two sand volleyball courts at Southlake Park
- Priority 9:** Develop Skate Park at Southlake Park
- Priority 10:** Develop 10 RV sites at Southlake Park
- Priority 11:** Conduct an annual Tree Planting campaign; plant 10 trees per year
- Priority 12:** Develop exhibits at park facilities to foster nature appreciation and to educate visitors about local flora, fauna, and geology. This can include community gardens and/or xeriscaped gardens.
- Priority 13:** Remove debris and dilapidated equipment from all park areas.
- Priority 14:** Develop native grass and garden areas along creek running through city-owned property north of Haslip and east of Johnson Streets
- Priority 15:** Encourage development of other outdoor activities typically operated by private businesses such as equestrian facilities, miniature golf, bicycle motor-cross, a mountain bike trail.
- Priority 16:** Dedicate open space to preserve habitat and encourage wildlife viewing

#### Indoor construction-related priorities (IC):

- Priority 1:** Encourage development of other indoor activities typically operated by private businesses such as a movie theater, bowling alley, rollerskating rink, gymnastics/twirling center, and indoor rodeo facilities
- Priority 2:** Improve the senior center with activities targeted towards elderly residents.

#### Ongoing non-construction priorities (NC):

- Action Item 1:** Continue to budget sufficient funds for on-going facility development.
- Action Item 2:** Continue to budget sufficient funds for park maintenance
- Action Item 3:** Dedicate city-owned land north of Spain Athletic complex as parkland
- Action Item 4:** Coordinate with other local agencies to develop cultural events, after-school and summer youth programs at all city parks. Enlist community involvement in the development and implementation of recreational activities to be conducted at parks. Use individuals, churches, Farmersville ISD, and other volunteer organizations wherever possible to assist in this task. The City's involvement should be limited to that of catalyst. Activity cost will vary and be absorbed by the participants.
- Action Item 5:** Establish a voluntary park donation fund for maintenance, repair, upgrade of City parks, neighborhood mini-parks and play lots. Solicitation could be added to City utility bill.





- Action Item 6:** Develop policy to educate public regarding benefits of private donation of land to be used for parks, greenbelts, and open space.
- Action Item 7:** Develop a shared-resources plan with local school district to ensure all available area facilities can be utilized year-round.
- Action Item 8:** Establish “community work day” at parks to accomplish a portion of park development using volunteer labor. Tasks can include site preparation, clean-up and preliminary construction tasks. Seek volunteers from local citizens, City staff, community-service workers, chamber of commerce, school district, the Little League and civic groups.
- Action Item 9:** Establish a community festival or “fun day” at City parks. These events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community’s cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.
- Action Item 10:** Schedule biennial reviews of Park Master Plan to update inventory and priority needs lists. Solicit new public input every five years.
- Action Item 11:** Adopt zoning regulations that limit impervious cover and require screening with native plants along the Town's major thoroughfares and between zoning districts

## 11.8 Recreation & Open Space Plan

This plan is designed to be implemented during a 10-year period commencing with fiscal year 2017-2018 and ending with fiscal year 2027-2028. The plan addresses the full spectrum of the City’s new construction, maintenance, and operation needs to ensure that the highest quality park, recreation, and open space opportunities are available.

The following implementation plan sets forth the most reasonable development timeline assuming funding resources are available. The items are identified as Construction (C) priorities or as non-construction (NC) action items. Outdoor activities are identified as OC. Indoor activities are identified as IC.

Potential methods of funding for these projects are identified. These potential sources include local general funds, general obligation bonds, certificates of obligation (CO’s), sales tax revenue, local in-kind labor; donations of land, cash, materials and labor from private individuals; and grants from Texas Parks & Wildlife Department (TPW) through the outdoor, indoor, trails, and small community programs.

The following plan outlines projects the City should strive to achieve on a short-term basis within the first five years of the planning period and on a long-term basis. The plan derives from the above



analyses: the inventory of existing conditions, including physical and social resources; the standards-based assessment; and the needs-based assessment.

**Table 11N: Recreation & Open Space Implementation Plan**

<b>FY 2017-2018 (10/1/17 to 9/30/18)</b>			
<b>Implementation Item</b>	<b>Action Item</b>	<b>Estimated Cost</b>	<b>Funding Source(s)</b>
Develop two sand volleyball courts at Rambler's Park	OC 4	\$12,000 +	GEN, CDC
Develop a shared-resources plan with Farmersville ISD to ensure all available area facilities can be utilized year-round.	NC 7	Less than \$1,000	GEN, CDC, ISD
Dedicate city-owned land north of Spain Athletic complex as parkland	NC 3	Staff time	GEN, CDC
Adopt zoning regulations that limit impervious cover and require screening with native plants along the city's major thoroughfares and between zoning districts	NC 11	\$1,000 ±	GEN
Establish a voluntary park donation fund for maintenance, repair, upgrade of City parks, neighborhood mini-parks and play lots. Solicitation could be added to Town utility bill.	NC 5	Less than \$1,000	GEN
Develop policy to educate public regarding benefits of private donation of land to be used for parks, greenbelts, and open space.	NC 6	Less than \$1,000	GEN
<b>Annual:</b> Establish "community work day" at parks to accomplish a portion of development using volunteer labor. Remove debris and dilapidated equipment from all park areas.	NC 8, OC 15	Less than \$1,000	Local funds, private donations of Refreshments
<b>Annual:</b> Continue to budget sufficient funds for park maintenance and for future facility development	NC 1-2	\$300,000 ±	GEN, CDC
<b>FY 2018-2019 (10/1/18 to 9/30/19)</b>			
<b>Implementation Item</b>	<b>Action Item</b>	<b>Estimated Cost</b>	<b>Funding Source</b>



Submit application for funding in fall 2018 to develop Public Shower/Restroom at start of Chaparral Trail	OC 2	\$100,000 ±	GEN, CDC (City contribution would be \$50,000 as 50% match); TPW
Improve the senior center with activities targeted towards elderly residents.	IC 2	\$5,000 ±	GEN, Local
Coordinate with other local agencies to develop cultural events, after-school and summer youth programs at all city parks. Enlist community involvement in the development and implementation of recreational activities to be conducted at parks. Use individuals, churches, Farmersville ISD, and other volunteer organizations wherever possible to assist in this task. The City's involvement should be limited to that of catalyst. Activity cost will vary and be absorbed by the participants.	NC 4	\$2,000 ±	GEN, Local
<b>Annual:</b> Continue "community work day" at parks to accomplish a portion of development using volunteer labor. Remove debris and dilapidated equipment from all park areas.	NC 8, OC 15	Less than \$1,000	Local funds, private donations of Refreshments
Establish a community festival or "fun day" at City parks. These events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 9	\$5,000 - \$10,000	GEN, CDC, Local
<b>Annual:</b> Continue to budget sufficient funds for park maintenance and for future facility development	NC 1-2	\$50,000 ±	GEN, CDC

#### FY 2019-2020 (10/1/19 to 9/30/20)

Implementation Item	Action Item	Estimated Cost	Funding Source
Submit application for funding in fall 2019 to TPW Small Community Grant Program to develop basketball courts on city-owned land north of Onion Shed	OC 1	\$50,000	GEN, CDC (City contribution would be \$25,000 as 50% match); TPW
Develop exhibits at park facilities to foster nature appreciation and to educate visitors	OC 14	\$2,000	GEN, CDC



about local flora, fauna, and geology. This can include community gardens and/or xeriscaped gardens.

Schedule biennial review of master plan and update priority list, if needed.

NC 10

Less than \$500

GEN

**Annual:** Continue “community work day” at parks to accomplish a portion of development using volunteer labor. Remove debris and dilapidated equipment from all park areas.

NC 8, OC 15

Less than \$1,000

Local funds,  
private donations  
of Refreshments

**Annual:** Continue community festival or “fun day” at city parks. These events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community’s cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.

NC 9

\$5,000 - \$10,000

GEN, CDC, Local

**Annual:** Continue to budget sufficient funds for park maintenance and for future facility development

NC 1-2

\$300,000 ±

GEN, CDC

#### FY 2020-2021 (10/1/20 to 9/30/21)

Implementation Item	Action Item	Estimated Cost	Funding Source
Upgrade playscapes at Memorial City Park, Rambler's Park, and Southlake Park	OC 5	\$50,000	GEN, CDC
Develop two sand volleyball courts at Southlake Park	OC 10	\$12,000	GEN, CDC
Review shared-resources plan with Farmersville ISD to ensure all available area facilities can be utilized year-round.	NC 7	Less than \$1,000	GEN, CDC, ISD
<b>Annual:</b> Continue “community work day” at parks to accomplish a portion of development using volunteer labor. Remove debris and dilapidated equipment from all park areas.	NC 8, OC 15	Less than \$1,000	Local funds, private donations of Refreshments
<b>Annual:</b> Initiate an annual Tree Planting campaign; plant 10 trees per year	OC 13	Less than \$1,000	GEN, CDC, Local

**Annual:** Continue community festival or “fun day” at city parks. These events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community’s cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.

NC 9

\$5,000 - \$10,000

GEN, CDC, Local

**Annual:** Continue to budget sufficient funds for park maintenance and for future facility development

NC 1-2

\$300,000 ±

GEN, CDC

#### FY 2021-2022 (10/1/21 to 9/30/22)

Implementation Item	Action Item	Estimated Cost	Funding Source
Submit application for funding in fall 2021 to TPW Small Community Grant Program to develop two soccer fields, added restrooms, and parking on city-owned land north of Spain Athletic Complex	OC 3	\$200,000	GEN, CDC (City contribution would be \$100,000 as 50% match); TPW
Schedule review of master plan and solicit new public input.	NC 10	Less than \$1,000	GEN, CDC
<b>Annual:</b> Continue “community work day” at parks to accomplish a portion of development using volunteer labor. Remove debris and dilapidated equipment from all park areas.	NC 8, OC 15	Less than \$1,000	Local funds, private donations of Refreshments
<b>Annual:</b> Continue annual Tree Planting campaign; plant 10 trees per year	OC 13	Less than \$1,000	GEN, CDC, Local
<b>Annual:</b> Continue community festival or “fun day” at city parks. These events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community’s cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 9	\$5,000 - \$10,000	GEN, CDC, Local
<b>Annual:</b> Continue to budget sufficient funds for park maintenance and for future facility development	NC 1-2	\$300,000 ±	GEN, CDC



### FY 2022-2023 (10/1/22 to 9/30/23)

Implementation Item	Action Item	Estimated Cost	Funding Source
Develop native grass and garden areas along creek running through city-owned property north of Haslip and east of Johnson Streets	OC 16	\$5,000 ±	GEN, CDC
Encourage development of other indoor activities typically operated by private businesses such as a movie theater, bowling alley, rollerskating rink, gymnastics/twirling center, and indoor rodeo facilities	IC 1	Staff	GEN, Local
Encourage development of other outdoor activities typically operated by private businesses such as equestrian facilities, miniature golf, bicycle motor-cross, a mountain bike trail.	OC 17	Staff	GEN, Local
<b>Annual:</b> Continue “community work day” at parks to accomplish a portion of development using volunteer labor. Remove debris and dilapidated equipment from all park areas.	NC 8, OC 15	Less than \$1,000	Local funds, private donations of Refreshments
<b>Annual:</b> Continue annual Tree Planting campaign; plant 10 trees per year	OC 13	Less than \$1,000	GEN, CDC, Local
<b>Annual:</b> Continue community festival or “fun day” at city parks. These events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community’s cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 9	\$5,000 - \$10,000	GEN, CDC, Local
<b>Annual:</b> Continue to budget sufficient funds for park maintenance and for future facility development	NC 1-2	\$300,000 ±	GEN, CDC

### FY 2023-2024 (10/1/23 to 9/30/24)

Implementation Item	Action Item	Estimated Cost	Funding Source
Dedicate open space to preserve habitat and encourage wildlife viewing	OC 18	\$2,000	GEN, CDC, Local
Schedule biennial review of Master Park Plan	NC 11	Less than \$500	GEN
<b>Annual:</b> Continue “community work day” at parks to accomplish a portion of development using volunteer labor. Remove debris and dilapidated equipment from all park areas.	NC 8, OC 15	Less than \$1,000	Local funds, private donations of Refreshments



<b>Annual:</b> Continue annual Tree Planting campaign; plant 10 trees per year	OC 11	Less than \$1,000	GEN, CDC, Local
<b>Annual:</b> Continue community festival or “fun day” at city parks. These events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community’s cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 9	\$5,000 - \$10,000	GEN, CDC, Local
<b>Annual:</b> Continue to budget sufficient funds for park maintenance and for future facility development.	NC 1-2	\$300,000 ±	GEN, CDC

#### **FY 2024-2025 (10/1/24 to 9/30/25)**

<b>Implementation Item</b>	<b>Action Item</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
Develop covered group picnic at Southlake Park area with grills, picnic tables and lights	OC 9	\$5,000	GEN, CDC, Local
Review mandatory park dedication policy to ensure formula is sufficient to provide needed parkland in new subdivisions.	NC 4	Less than \$1,000	GEN
Annual: Continue “community work day” at parks to accomplish a portion of development using volunteer labor. Remove debris and dilapidated equipment from all park areas.	NC 8, OC 15	Less than \$1,000	Local funds, private donations of Refreshments
Annual: Continue annual Tree Planting campaign; plant 10 trees per year	OC 13	Less than \$1,000	GEN, CDC, Local
Annual: Continue community festival or “fun day” at city parks. These events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community’s cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 9	\$5,000 - \$10,000	GEN, CDC, Local
Annual: Continue to budget sufficient funds for park maintenance and for future facility development	NC 1-2	\$300,000 ±	GEN, CDC, Local

#### **FY 2025-2026 (10/1/25 to 9/30/26)**

<b>Implementation Item</b>	<b>Action Item</b>	<b>Estimated Cost</b>	<b>Funding Source</b>
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Submit application for funding in fall 2025 to the TPW Small Community Program to develop Skate Park at Southlake Park	OC 11	\$50,000 ±	GEN, CDC, Local
Schedule biennial review of Master Park Plan	NC 11	Less than \$500	GEN
<b>Annual:</b> Continue “community work day” at parks to accomplish a portion of development using volunteer labor. Remove debris and dilapidated equipment from all park areas.	NC 8, OC 15	Less than \$1,000	Local funds, private donations of Refreshments
<b>Annual:</b> Continue annual Tree Planting campaign; plant 10 trees per year	OC 11	Less than \$1,000	GEN, CDC, Local
<b>Annual:</b> Continue community festival or “fun day” at city parks. These events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community’s cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 9	\$5,000 - \$10,000	GEN, CDC, Local
<b>Annual:</b> Continue to budget sufficient funds for park maintenance and for future facility development	NC 1-2	\$300,000 ±	GEN, CDC

#### FY 2026-2027 (10/1/26 to 9/30/27)

Implementation Item	Action Item	Estimated Cost	Funding Source
Schedule creation of new Master Park Plan	NC 11	\$10,000	GEN, CDBG
<b>Annual:</b> Continue “community work day” at parks to accomplish a portion of development using volunteer labor. Remove debris and dilapidated equipment from all park areas.	NC 8, OC 15	Less than \$1,000	Local funds, private donations of Refreshments
<b>Annual:</b> Continue annual Tree Planting campaign; plant 10 trees per year	OC 11	Less than \$1,000	GEN, CDC, Local
<b>Annual:</b> Continue community festival or “fun day” at city parks. These events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community’s cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 9	\$5,000 - \$10,000	GEN, CDC, Local
<b>Annual:</b> Continue to budget sufficient funds for park maintenance and for future facility development	NC 1-2	\$300,000 ±	GEN, CDC



**FY 2027-2028 (10/1/27 to 9/30/28)**

Implementation Item	Action Item	Estimated Cost	Funding Source
Develop 10 RV sites at Southlake Park	NC 12	\$100,000	GEN, CDC
<b>Annual:</b> Continue “community work day” at parks to accomplish a portion of development using volunteer labor. Remove debris and dilapidated equipment from all park areas.	NC 8, OC 15	Less than \$1,000	Local funds, private donations of Refreshments
<b>Annual:</b> Continue annual Tree Planting campaign; plant 10 trees per year	OC 11	Less than \$1,000	GEN, CDC, Local
<b>Annual:</b> Continue community festival or “fun day” at city parks. These events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community’s cultural diversity or offer special events such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects.	NC 9	\$5,000 - \$10,000	GEN, CDC, Local
<b>Annual:</b> Continue to budget sufficient funds for park maintenance and for future facility development	NC 1-2	\$300,000 ±	GEN, CDC

*TPW = Texas Parks and Wildlife Department; GEN = City of Farmersville municipal funds; Staff = Farmersville staff time; Local = donations from private citizens, organizations, and local businesses; ISD = Farmersville ISD; CDC = Farmersville 4B Community Development Corporation; Little League = Farmersville Little League; TxDOT = Texas Department of Transportation Statewide Transportation Enhancements Grants, Transportation Alternatives Program; CDBG = Community Development Block Grant program.*



## 11.9 Appendix 11A

1. Do you live within the City of Farmersville?

☐ Yes

☐ No

2. How many people in your household are in the following age groups?

	Number in Household
4 years and younger	<input type="text"/>
5-12 years old	<input type="text"/>
13-20 years old	<input type="text"/>
21-30 years old	<input type="text"/>
31-50 years old	<input type="text"/>
51-65 years old	<input type="text"/>
66 years and over	<input type="text"/>

3. What types of activities do you and the other children in your family like to participate in? Please check all that apply.

- |                                       |  |   |
|---------------------------------------|--|---|
| <input type="checkbox"/> Basketball   | <input type="checkbox"/> Cross Country/Running | <input type="checkbox"/> Hunting/Shooting |
| <input type="checkbox"/> Football     | <input type="checkbox"/> Swimming              | <input type="checkbox"/> Martial Arts     |
| <input type="checkbox"/> Baseball     | <input type="checkbox"/> Tennis                | <input type="checkbox"/> Boxing           |
| <input type="checkbox"/> Soccer       | <input type="checkbox"/> Golf                  | <input type="checkbox"/> Horseback Riding |
| <input type="checkbox"/> Softball     | <input type="checkbox"/> Skateboarding         | <input type="checkbox"/> Hiking           |
| <input type="checkbox"/> Volleyball   | <input type="checkbox"/> Gymnastics            | <input type="checkbox"/> Walking          |
| <input type="checkbox"/> Cheerleading | <input type="checkbox"/> Dance                 | <input type="checkbox"/> Bowling          |
| <input type="checkbox"/> Track/Field  | <input type="checkbox"/> Bicycling             | <input type="checkbox"/> Fishing          |

Others:



4. What types of activities do the adults in your family participate in? Please check all that apply.

- |                                       |  |   |
|---------------------------------------|--|---|
| <input type="checkbox"/> Basketball   | <input type="checkbox"/> Cross Country/Running | <input type="checkbox"/> Hunting/Shooting |
| <input type="checkbox"/> Football     | <input type="checkbox"/> Swimming              | <input type="checkbox"/> Martial Arts     |
| <input type="checkbox"/> Baseball     | <input type="checkbox"/> Tennis                | <input type="checkbox"/> Boxing           |
| <input type="checkbox"/> Soccer       | <input type="checkbox"/> Golf                  | <input type="checkbox"/> Horseback Riding |
| <input type="checkbox"/> Softball     | <input type="checkbox"/> Skateboarding         | <input type="checkbox"/> Hiking           |
| <input type="checkbox"/> Volleyball   | <input type="checkbox"/> Gymnastics            | <input type="checkbox"/> Walking          |
| <input type="checkbox"/> Cheerleading | <input type="checkbox"/> Dance                 | <input type="checkbox"/> Bowling          |
| <input type="checkbox"/> Track/Field  | <input type="checkbox"/> Bicycling             | <input type="checkbox"/> Fishing          |

Others:

5. Where do you and your family participate in sports and other recreational activities? Please check all that apply.

- ☐ Home
- ☐ Friends' Homes
- ☐ Church
- ☐ City Park
- ☐ Onion Shed
- ☐ Chaparral Hike and Bike Trail
- ☐ Spain Athletic Complex
- ☐ Rambler's Park
- ☐ Caddo Lake Park
- ☐ Southlake Park
- ☐ Farmersville ISD campus facilities
- ☐ Farmersville Riding Club
- ☐ State Parks or National Forests
- ☐ Parks in Other Cities
- ☐ YMCA/Gym in Other Cities

Other Parks in the Region That You Visit



6. Should existing parks in Farmersville be improved?

- ☐ Yes
- ☐ No
- ☐ Not sure

7. If you answered yes above, what kinds of improvements are needed?

8. What kinds of recreational facilities would you like to have in Farmersville? Please rate each facility.

	Very Important	Somewhat Important	Not Important	No Opinion
Recreation Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hike/ Jogging/ Bike Trail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Swimming Pool	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor Tennis Courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Softball/ Baseball Field	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Soccer Field	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Covered Picnic Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor Picnic Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Golf Course	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Playground	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Basketball Courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Volleyball Courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Skate Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Garden	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Others that you feel are "very important":

9. Of the facilities in Question 8, please enter your TOP THREE CHOICES in priority order.

	Priority 1	Priority 2	Priority 3
Park Improvements	<input type="text"/>	<input type="text"/>	<input type="text"/>



10. If you have a top priority that is not listed, write it in and tell us whether it is priority #1, #2, or #3 (e.g. "1 - roller skating rink"):

If you would like to complete this survey online, please visit:

<https://www.surveymonkey.com/r/GeorgeWestParks>

Thank you for completing the survey! If you have more questions and comments, please feel free to contact Zachary Stern at:

Zachary Stern with GrantWorks  
zachary@grantworks.net  
512-420-0303 ext 320



## 12 CENTRAL BUSINESS DISTRICT STUDY

**A city's Central Business District (CBD) can define that city's character. In many cities, the historic downtown embodies the city's glory days and provides opportunities for tourism and community development. New bedroom communities and cities that have lost the vibrancy of their commercial centers look to CBD re-development as a way to define their identity and provide a unique place for community activities and local businesses. This study analyzes the CBD's existing composition, envisions the City's relationship to its CBD for the future; and provides a local plan of action to increase CBD economic development and its contribution to residents' quality of life.**

### 12.1 Highlights

The Farmersville CBD covers the commercial and civic area along and adjacent to Main Street and Old McKinney Rd (SH 78 Business), and includes Farmersville Parkway from Hamilton Street to Main Street. It encompasses buildings constructed between the late 1800s through the late 1990s, with many of the older buildings undergoing substantial renovation. The heart of the CBD is the section of Old McKinney Rd from Main Street to Windom Street which is occupied by several restaurants, offices, retail stores and a pharmacy. Buildings outside of this historic main strip include small warehouses, auto shops, banks, parking lots, churches, printing shops, offices, and City Hall. Of the 116 buildings in the CBD, fourteen are vacant. The CBD also contains several parks including Farmersville Memorial City Park, the Chaparral Trailhead, and Rambler's Park along Farmersville Parkway. The study identifies the following barriers to CBD development and use.

- Vacant lots and underutilized buildings within the CBD prevent a greater density of businesses and related uses.
- The residential density in and adjacent to the CBD is low, reducing the numbers of people who can further support business activity.





- While Main Street, Old McKinney Road, and Farmersville Parkway have adequate pedestrian facilities there are few sidewalks connecting those areas to the rest of the CBD and the city as a whole.
- The CBD lacks variety in terms of retail and needs more restaurants and a hotel.

**The study proposes the following projects and policies to resolve issues through 2027:**

- A campaign to identify a “brand” for Farmersville, including distinctive signage for properties in downtown.
- Adopt design standards for buildings along Main and McKinney Streets to ensure renovations and new construction match historic buildings.
- Increase residential and commercial development within the CBD on vacant and underutilized sites.
- Increase amenities, including sidewalks, crosswalks, and signage to improve walkability within in the CBD to draw more foot traffic

## **12.2 Context & Community Input**

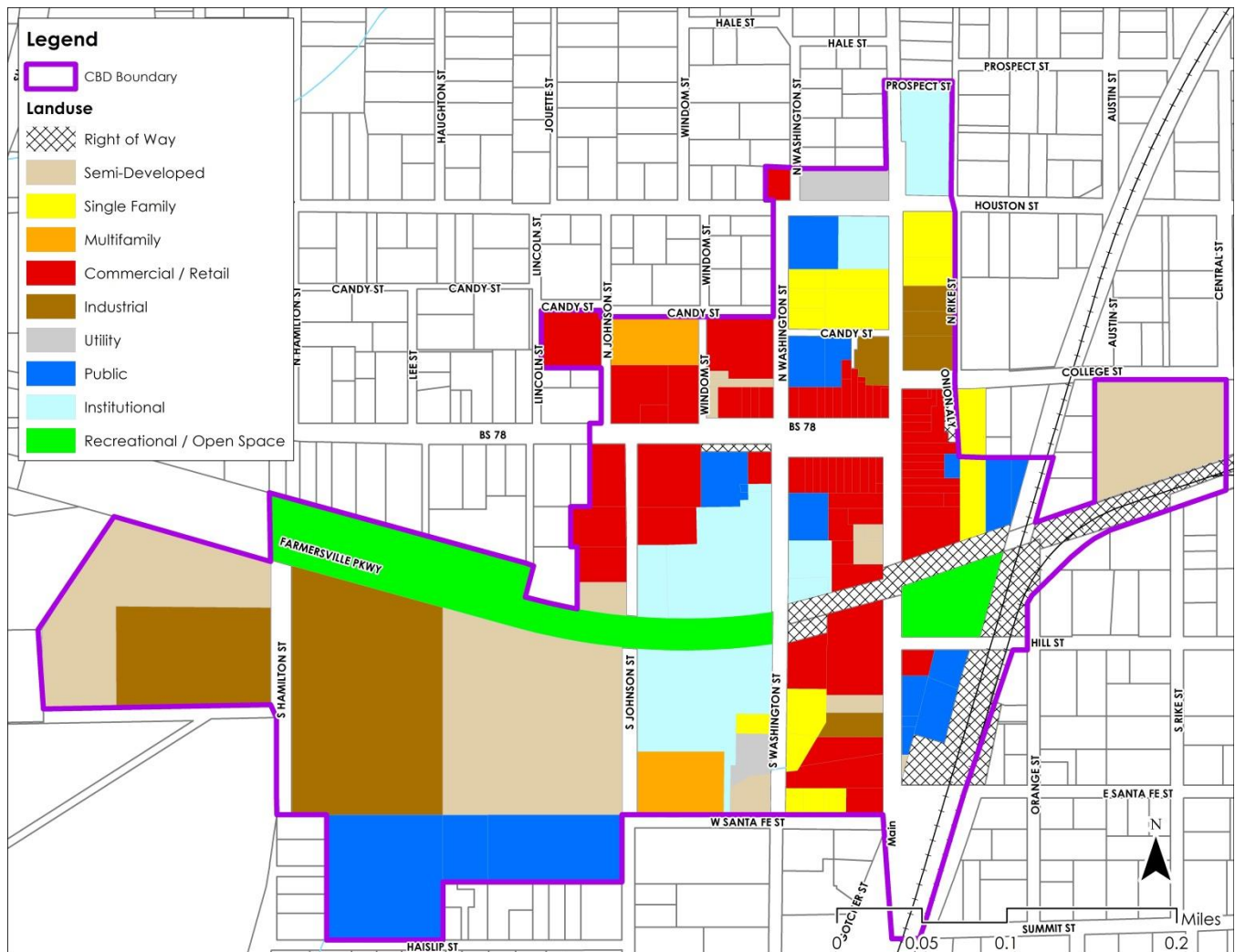
### **CONTEXT**

Farmersville’s CBD developed along McKinney Street as businesses arose to support the city’s role as a regional agricultural trading center located along the Katy Railroad. Current buildings along McKinney Street were built between the 1880s and 1930s and reflect several architectural styles.

CBD Boundary: As illustrated in *Figure 12A*, the city’s Central Business District (CBD) is an 92-acre area with Farmersville Parkway running through its center and including portions of the city north of that street to Candy and Prospect Streets (bounded on the west by Lincoln and Johnson Streets and on the east by Rike Street), and south down to Halslip, Santa Fe and Summit Streets (bound on the west by Hamilton Street and on the east by the railroad tracks). McKinney Street serves as the central thoroughfare of the CBD and is surrounded by one, two-story and three story buildings housing commercial/retail and institutional uses, including several restaurants, law offices, post office and

banks. Beyond that street uses include additional banks, auto shops, city hall, an agricultural supply store, and various retail stores.

**Figure 12A: Extent of the Central Business District**

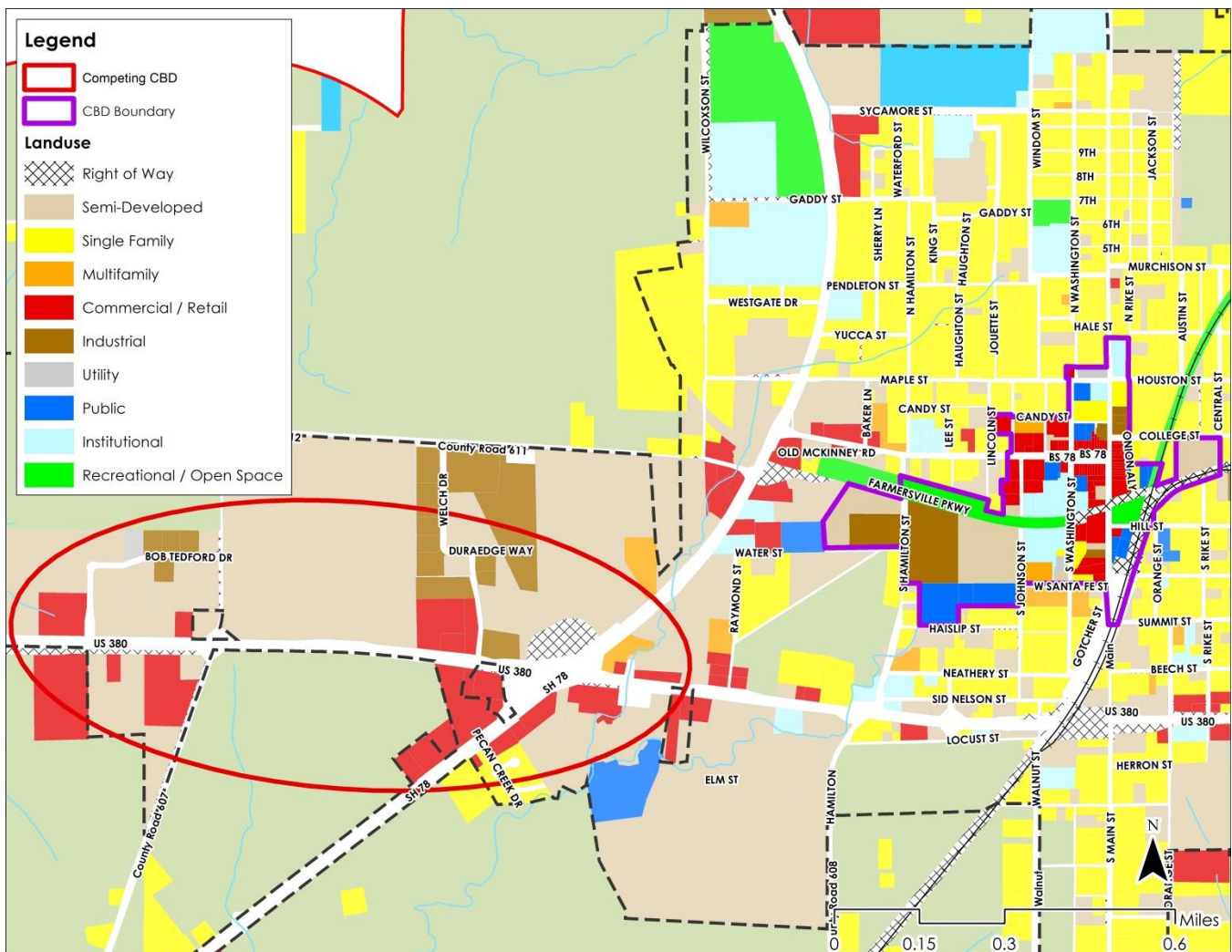


**Competing Business Areas:** While the CBD serves as the cultural and historic center of Farmersville, there is a competing commercial area located on the west side of town along U.S. 380 near the intersection of S.H. 78. Though the CBD contains many more commercial lots than the competing commercial area – 67 to 22 respectively – the competing commercial area is located along a major highway with high traffic volume. Though the area is largely undeveloped, it spans an area that is physically larger than the CBD. As a result, future development along this area has the potential to draw business away from the CBD.

The competing business area is zoned HC (Highway Commercial) and AG (Agricultural) with several parcels outside of the city limits (with no zoning), while the CBD is zoned CA (Central Area).

Regulations for the two business areas are significantly different: the CA zoning provides for various types of general retail, office, business and service uses while encouraging secondary residential uses on the upper floors of buildings and has no setback requirements; the Highway Commercial zoning district does not allow for residential uses and require a minimum of a 25 foot setback and is geared toward commercial uses that typically require large footprints.

**Figure 12B: Competing Business Areas**



Within the larger region McKinney and Greenville have large CBD's that could serve as competition for general retail and social opportunities. However, both cities are considerably larger than Farmersville, meaning they could be less of a draw for those who live in or close to Farmersville or those looking for more of a small town experience.







## COMMUNITY INPUT

Farmersville residents consider the CBD, the stretch along McKinney Street, to be the historic and cultural center of their community. Residents expressed the desire for continued development within and near the square and for more businesses catering to both current residents and out-of-town visitors.

At a public workshop at City Hall and in interviews of officials, residents and business owners, the following desires for the CBD were expressed.

Achieve/Preserve	
<ul style="list-style-type: none"><li>▪ More shopping choices downtown to draw tourists and provide for locals</li><li>▪ Host more events downtown</li><li>▪ Keep retailers in business</li><li>▪ More parking</li></ul>	<ul style="list-style-type: none"><li>▪ Attract a Bed &amp; Breakfast</li><li>▪ Develop vacant property</li><li>▪ Utilize Chaparral Trail to draw people</li><li>▪ Preserve Historic buildings downtown.</li><li>▪ Keep existing businesses</li></ul>
Avoid/Eliminate	
<ul style="list-style-type: none"><li>▪ Vacant property and retail shops</li></ul>	<ul style="list-style-type: none"><li>▪ Turnover in business establishments</li></ul>

## 12.3 Inventory & Existing Conditions

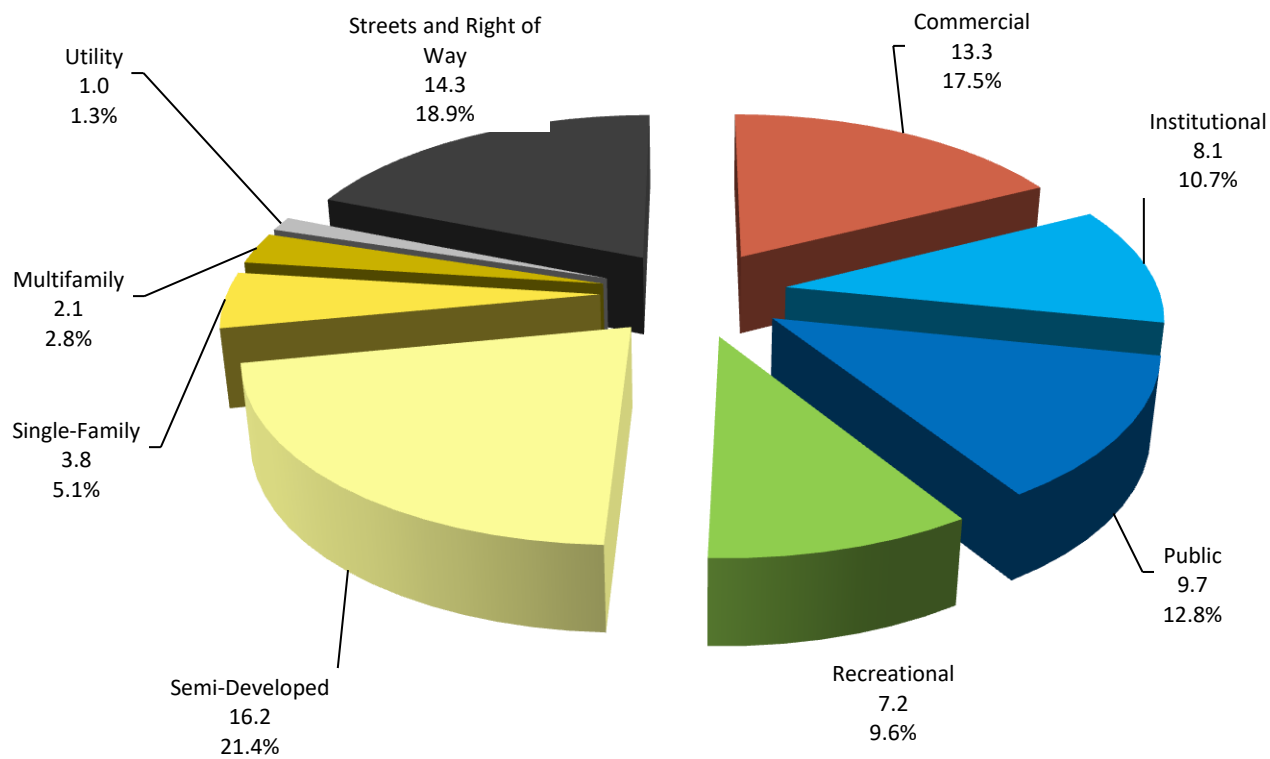
This section consists of an inventory and descriptions of the existing conditions of the CBD. It describes building conditions and uses and the public infrastructure that affects the functionality and success of the CBD as an economic asset for the community.

### 12.3.1 Land Uses

The CBD is anchored by the historic McKinney Street and is comprised of the surrounding commercial/retail/office uses as well as City Hall. It extends south and north of McKinney Street to encompass most of Farmersville Parkway and much of Main Street.

*Map 12A: Central Business District Circulation and Land Uses* illustrates the land uses that comprise the CBD, and *Chart 12A* tabulates existing land uses. The dominant land uses in the CBD are commercial property, public right-of-way, and semi-developed land. There are over 16 acres of semi-developed land – mostly along Farmersville Parkway – with access to public utilities.

**Chart 12A: CBD Land Uses, 2017 (Acres, %)**



### 12.3.2 Buildings

The inventory of structures in the CBD is illustrated and tabulated on *Map 12B: Central Business District Buildings and Occupants, 2017*. Many of the original CBD buildings along McKinney and Main Streets were built between 1880 and 1930. Outside of that main area but within the CBD there are newer buildings including the Dollar General building. Many of the buildings along McKinney and Main Streets have undergone restoration efforts that have brought them up to standard condition.

#### Building Condition

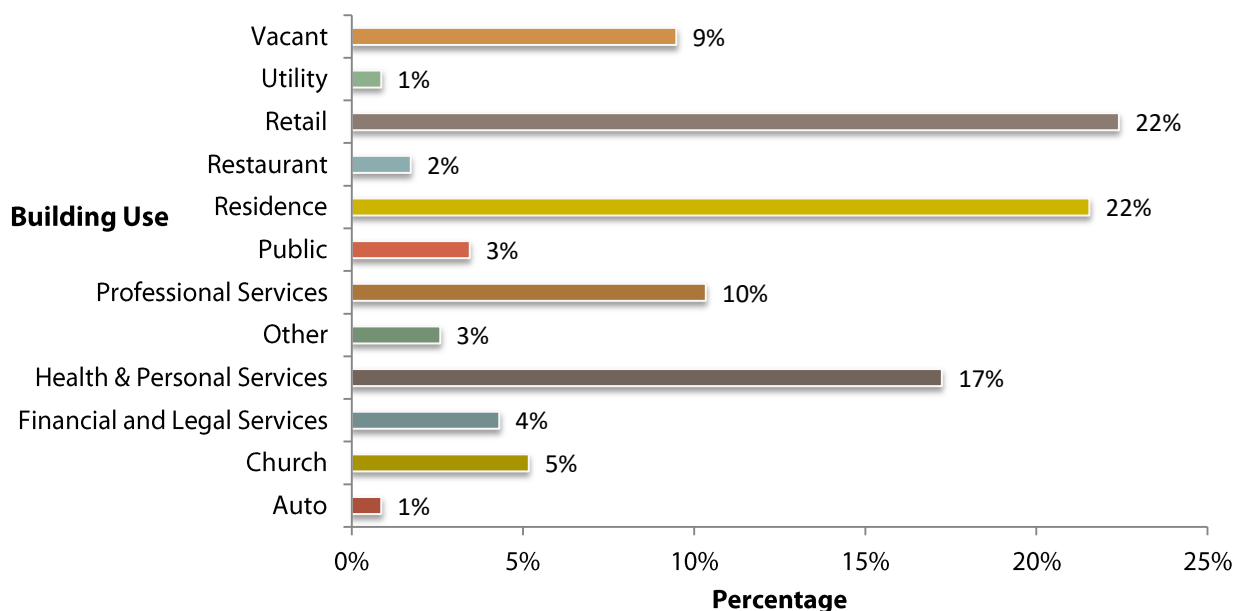
The condition of structures in the CBD was determined during the windshield survey conducted in early 2017. The criteria used to determine condition are outlined in *Table 12C*.

**Table 12A: Building Classification Criteria**

Classification	Criteria
<b>Standard</b>	Both exterior and interior in good condition with few visible cosmetic defects or minor structural defects such as small cracks in masonry. Handicapped accessible.
<b>Deteriorated</b>	Exterior or interior in fair condition with cosmetic and structural defects including missing window glass, missing bricks or large cracks in exterior walls, minor sagging, deteriorated roof. Handicapped accessibility may be limited.
<b>Dilapidated</b>	Exterior and interior in poor condition, with large sections of walls or roof missing, windows missing, major sagging or slumping of the structure.

- Of the 116 buildings, 95 are in standard condition, 18 are in deteriorating condition and three are dilapidated.
- Twenty-six (26) retail, twenty (20) health & personal services, and twelve (12) professional services establishments are located downtown.
- Two (2) restaurants provide some traffic during the day and evening. Both restaurants are local establishments and include Mexican food and Barbeque.

**Chart 12B: CBD Tenants by Use**

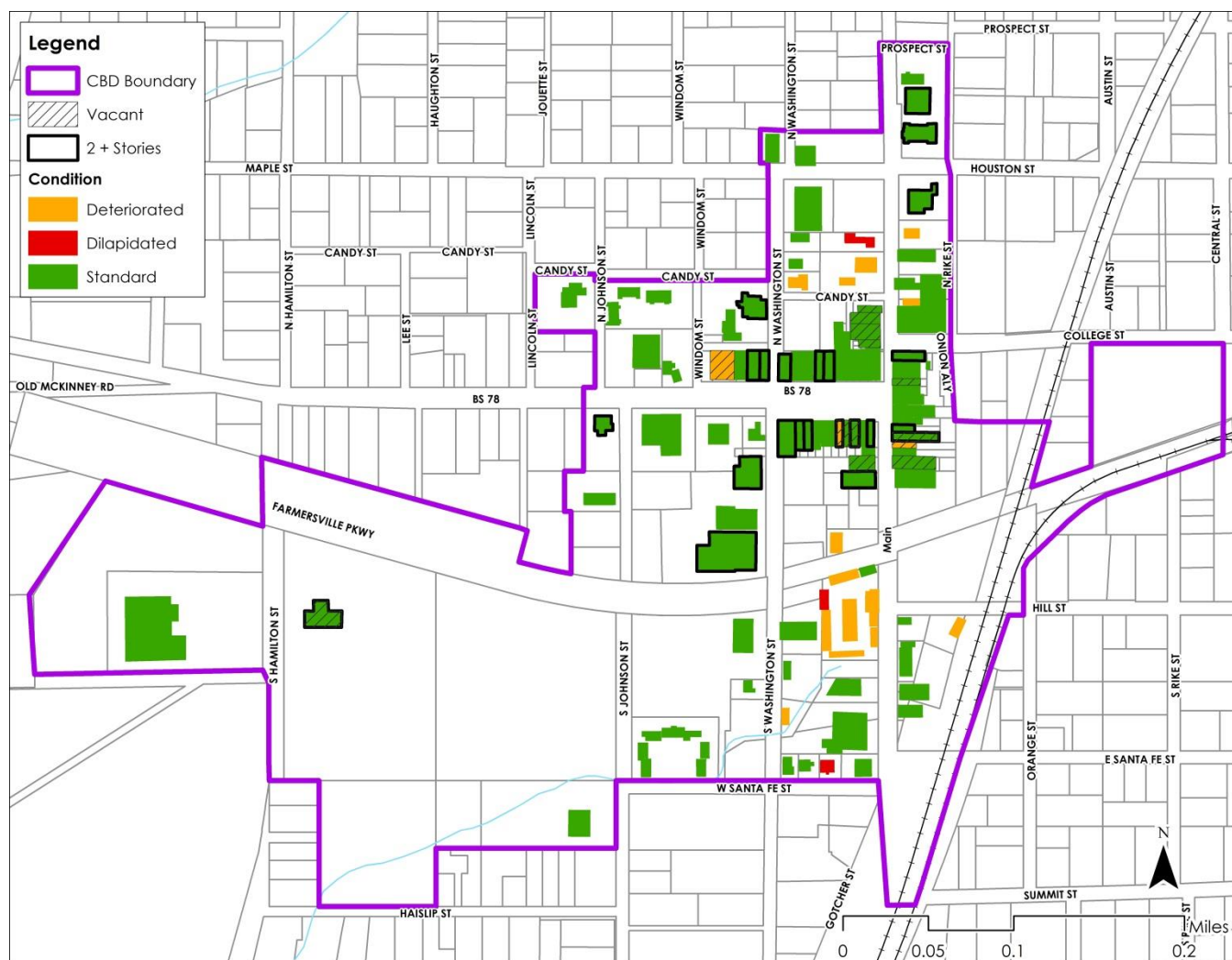


- Most buildings are one-story. Twenty one (21) of the 116 buildings in the CBD have second floors while two buildings have three stories. Several of the two-story buildings along McKinney and Main Street utilize the second-floor as a residence.



- The building stock is in relatively good shape with only two structures in dilapidated condition, which included one residence.
- There are two concentrations of deteriorated structures: the first being the set of buildings on the southwest corner of Farmersville Parkway and Main Street currently used for storage; the second are a series of residences along Candy and Main Streets.

**Figure 12D: CBD Buildings by Condition, Height & Occupancy**



### Building Occupancy/Vacancy

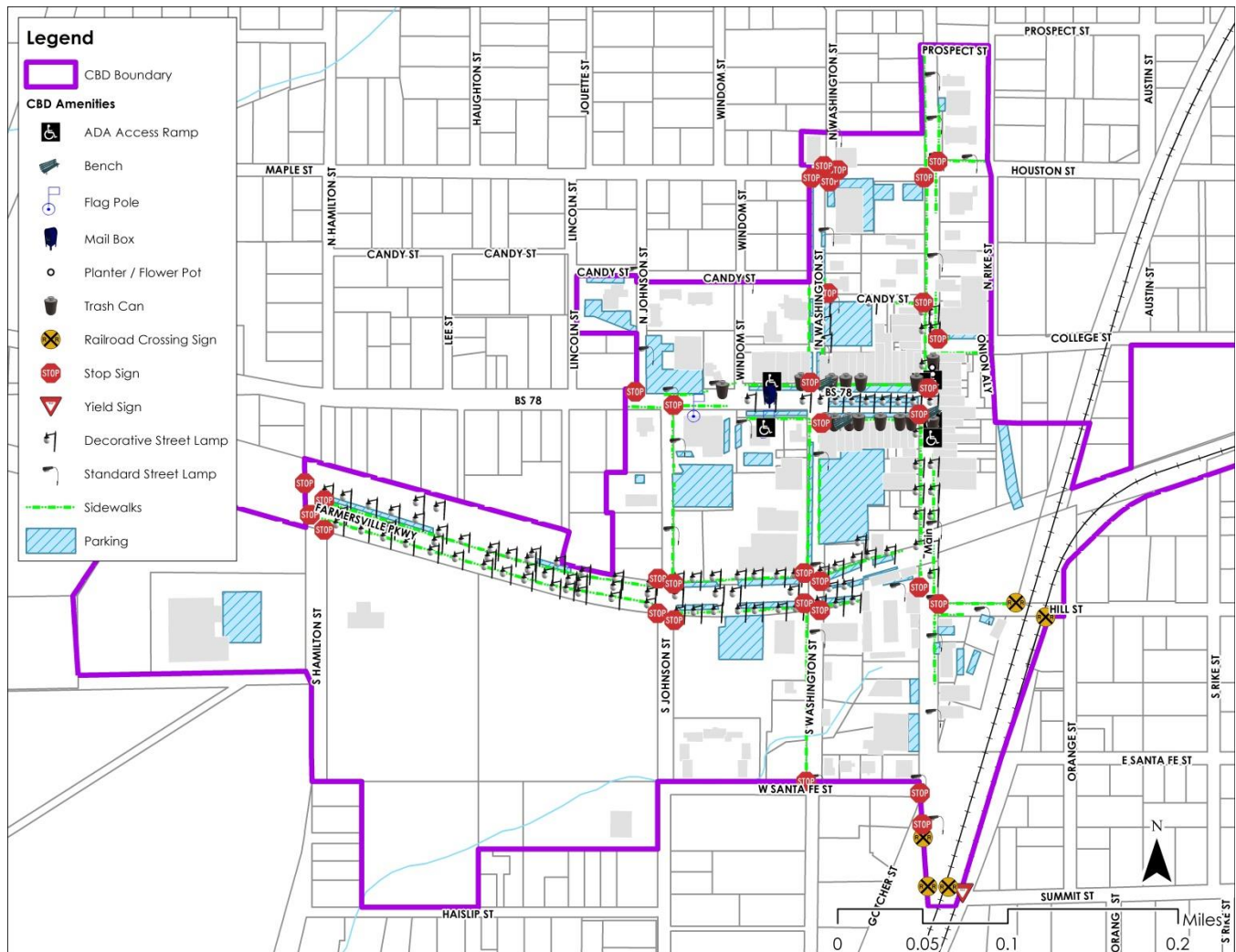
- Fourteen (14) buildings in the CBD are vacant, all of which are located along McKinney and Main Streets.

- Total vacancy in the CBD is approximately 48,300 square feet, or 10.25% of the total building space.
- Two of the vacant buildings are in deteriorated condition.

### 12.3.3 Amenities

Amenities help to define the district's identity, represent the attitude of residents and business owners towards the public, and provide a sense of comfort and convenience to customers. Amenities in Farmersville's CBD are shown on *Map 12E: Central Business District Buildings and Amenities*.

**Figure 12E: Central Business District Buildings and Amenities**



## Inventory of Amenities

- Benches (4);
- Handicapped access ramps (6);
- Flag pole (2);
- Mail Box (1);
- Lights (133);
- Trash can (15);
- Parking (734 spaces; 38 ADA);
- **Sidewalks (2.1 miles).** Sidewalks are located along most of Main Street, Farmersville Parkway and McKinney Streets with sections along Johnson and Washington Streets south of McKinney. A portion of the central CBD sidewalks are brick with the rest being formed of concrete.

**Figure 12F: Farmersville CBD amenities**



*Decorative lighting and brick pavers along McKinney Street*



*ADA ramp leading to business*

## Awnings and canopies

A variety of awnings and canopies are located throughout the CBD. Awnings hang from the exterior wall, while canopies are supported by poles. Most signs are located either on the canopy or above

the awning. Some signs are flush with the building above the awning and some feature a horizontal sign in addition to a sign on the awning that creates two tiers of signage Canopy poles are wood or metal. Poles can make sidewalk maintenance more difficult for the city and may impede walkways for handicapped individuals or for strollers.

**Figure 12G: Farmersville CBD awnings and canopies**



*Wood canopy supported with poles and awnings along Main Street*



*Canopies along McKinney Street*

### 12.3.4 Aesthetics

Aesthetics include the elements that form the visual character of the downtown. They include building lines, materials, vistas and heights; murals, trees, decorative items on sidewalks or in visible yards, awnings, and street signs. Like amenities, aesthetics help define the district's identity, represent the attitude of residents and business owners towards the public, and provide a sense of comfort and convenience to customers.

The mix of aesthetics in Farmersville is evidence of the CBD being developed over a period of about 50 years, and undergoing several renovations and change of users over the years.

### Landscaping

Existing landscaping in the CBD is generally confined to the medians of Farmersville Parkway and McKinney Streets which contain trees among brick pavers.



**Figure 12H: Farmersville CBD landscaping**



*Farmersville Parkway*



*McKinney Street median*

## Construction Materials

Materials used for construction in the CBD include brick, stone, stucco, wood and metal on buildings and some brick on portions of sidewalk; aluminum on signs, canopies, awnings and buildings; and steel on standard highway lighting poles and some sign holders. Brick sidewalks are more expensive to install than concrete sidewalks; however, their maintenance costs are lower because they require less material and little equipment.<sup>49</sup> Building materials in the central portion of the CBD are mainly brick, with some stone and stucco.

**Figure 12I: Building materials**



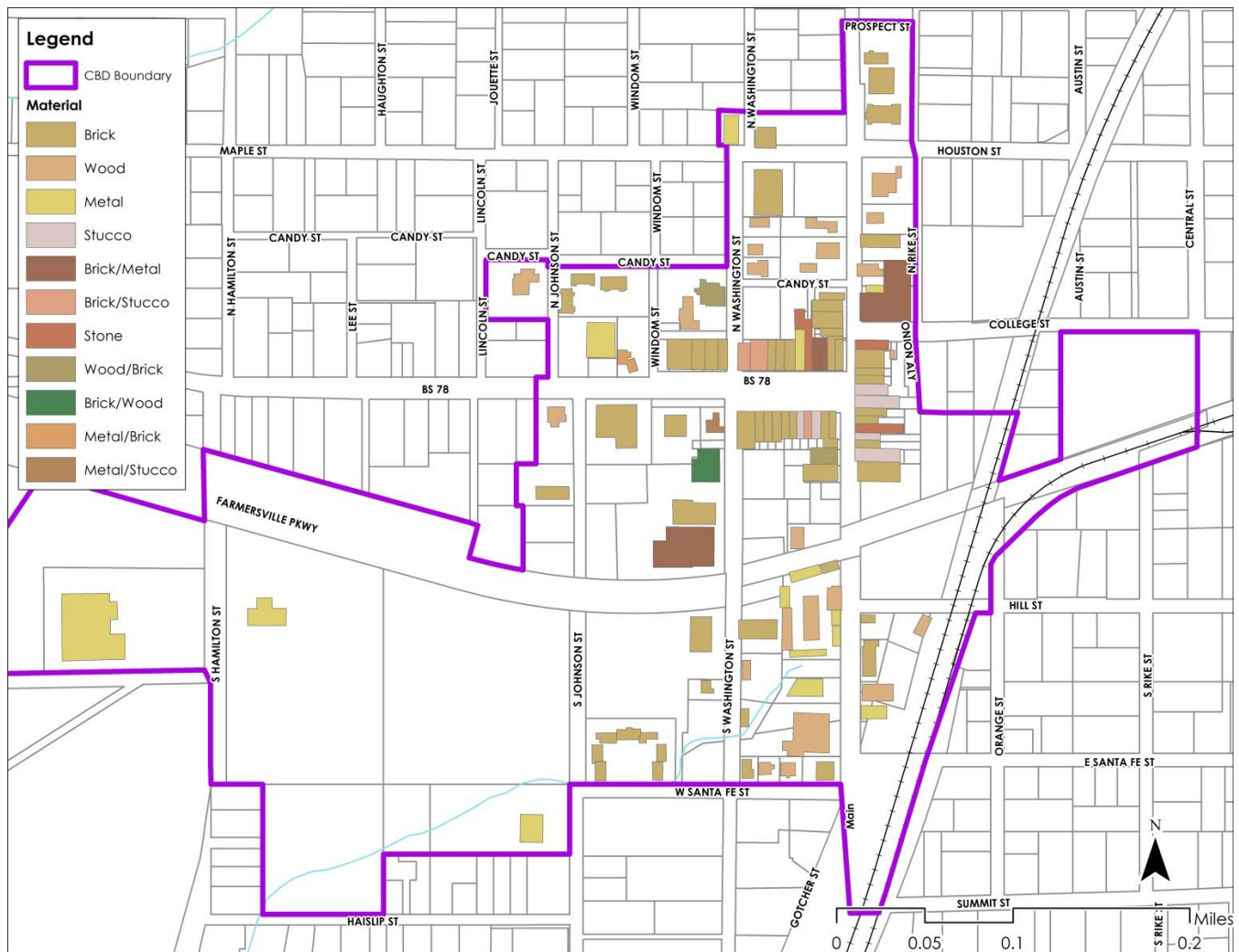
*Brick with metal fencing*



*Brick and stucco with fabric and metal awnings*

<sup>49</sup> Kleier, Gary, Concrete vs. Brick Sidewalks; <http://www.oldlouisville.com/circa1900/brick-sidewalk.htm>, as accessed in May of 2012.

Figure 12J: Building Materials in the CBD



## Architectural Style

For the most part, the CBD was built over a 50-year period from 1880 to 1930. While architectural styles vary, the buildings in the main portion of the CBD are all built to the lot lines, are similar in height and present a varied but inviting atmosphere. Beyond the main portion of the CBD that uniformity breaks down, though buildings of notable architectural vintage are present, including the First Baptist Church of Farmersville and First Methodist Church of Farmersville.

The central, historic CBD is characterized by the Early Twentieth Century era in Texas.<sup>50</sup> Early twentieth century styles reflected a variety of approaches in Texas as architects borrowed and adapted styles from many countries and periods. Designs from that era were not ornate, but they did

<sup>50</sup> Texas Handbook Online, *Architecture*, accessed at <http://www.tshaonline.org/handbook/online/articles/cmask> in 2012.

follow popular tenets of eclecticism in which styles were borrowed and combined. In areas where people prospered such as Farmersville in the early 1900s, some buildings reflected Neo- Classical styles in attempts to reflect “noble images reflecting cultural advancement.”<sup>51</sup> The Aston Building and Masonic Lodge (now host to the Farmersville Times) are examples of the Romanesque Revival style which involves more ornate stonework and pressed metal parapets. Other buildings have the Victorian style that incorporated decoration with new technology like large plate-glass windows and cast-iron supports.

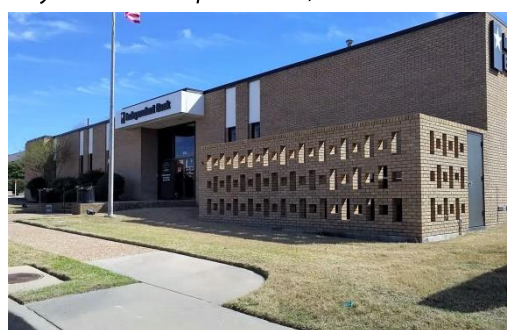
More modern buildings include the First National Bank of Farmersville Building (now Independent Bank), built in 1970 in a modernist style, and the even more recent Dollar General store which is built to the chain retailers specifications

**Figure 12K: Architectural Styles**



*Aston Building (1888).  
Style: Romanesque revival*

*First Baptist Church (1900).  
Style: Romanesque revival, source: Joe Recer*



*First Baptist Church (1900).  
Style: Multiple source: Joe Recer*

*Independent Bank (1970)  
Style: Modern*

<sup>51</sup> Ibid.



### 12.3.5 Transportation Infrastructure and Circulation Patterns

Street condition and circulation patterns affect the functioning of the CBD and residents' willingness to go downtown for shopping, events, and restaurants. The inventory of CBD traffic circulation and capacity is illustrated on *Map 12A: Central Business Circulation 2017*. Included on the map are street widths, sidewalks, curb and gutter traffic volumes, and traffic controls.

#### Streets

The CBD contains 18.9 acres of road and right of way (25% of total acreage) and roughly 3.8 miles of paved streets.

#### Traffic Controls

Traffic circulation is maintained by stop signs at intersections throughout the CBD, with railroad crossing signs and lights at the intersection of Hill Street and the railroad as well as Main Street and the railroad.

#### Traffic Volumes and Vehicular/Pedestrian Movement

According to TXDOT 2015 traffic counts, traffic volumes are substantially lower in the central CBD (2,892 average daily traffic count) on Main Street (at the intersection with McKinney Street) than along U.S. 380 and Main Street, which had a count of 13,302. This is to be expected given U.S. 380's role as a major highway through north Texas. Speed limits are restricted to 30 MPH within the CBD along Main St and 20 MPH along the two-block section of McKinney Street from Windom to Main Street. There are no other restrictions on traffic movement within the CBD (i.e. one way, right turn only).

Vehicles can move with relative ease throughout the CBD. Pedestrian traffic would be made safer with the presence of painted crosswalks across Farmersville Parkway, McKinney Street, and Main Street. In order to maintain the historic feel of the McKinney/Main Street area the city could utilize differently colored bricks to avoid painting the existing bricks. While stop signs allow pedestrians the opportunity to cross these streets, additional visual cues to both drivers and pedestrians helps to create a more pedestrian-friendly environment.



## Parking

Parking in the CBD includes on-street parking and both public and private parking lots.

On-street parking is marked along McKinney Street between Main and Windom Streets as well as along Farmersville Parkway but not on the remainder of the streets within the CBD; the restrictions to on-street parking within the CBD are along narrow streets including Johnson, Candy, and Washington Streets, and adjacent to the off-street parking lots throughout the CBD. Within the CBD there are 205 marked on-street parking spots, five (5) of which are reserved for disabled drivers. As estimated from parked streets and linear feet available, the remaining on-street parking accommodates approximately 58 cars. Two (2) of the spaces are reserved for handicapped individuals.

Off-street parking holds the remaining 471 spaces. Those lots are located throughout the CBD, thirty-one (31) of which are reserved for disabled drivers.

In total, the Farmersville CBD has 116 buildings served by 734 parking spaces. That equates to 6.65 parking spaces per building; 1.65 parking spaces per 1,000 square feet of building space (all buildings, all parking). That amount is below the parking recommendations for small-town or town center zoning regulations which call for 2 spaces per 1,000 square feet of business space.<sup>52</sup>

## Sidewalks

Sidewalks are located throughout the central CBD – Main Street, McKinney Street, and Johnson and Washington Streets south of McKinney – and along Farmersville Parkway. The City maintains sidewalks as funding is available. Sidewalk conditions throughout the CBD are primarily in good condition, though those sidewalks outside north and south of McKinney show signs of deterioration. Sidewalk material in the town square is concrete with brick embellishment and concrete elsewhere. Most sidewalks are 4-feet wide. Few sidewalks connect the CBD to adjacent residential neighborhoods.

Six (6) ADA compliant ramps can be found around along Main and McKinney Street, all but one of which are located mid-block – the outlier being at the northwest corner of McKinney and Main – and all are equipped with hand rails.

<sup>52</sup> Reforming Parking Policies to Support Smart Growth, Metropolitan Transportation Commission, Bay Area, California, “Representative Parking Requirements” for Rural/Small Town, Flyer for Handbook, accessed at [http://www.mtc.ca.gov/planning/smart\\_growth/parking\\_policies\\_flyer-web.pdf](http://www.mtc.ca.gov/planning/smart_growth/parking_policies_flyer-web.pdf) in July 2010.

## Curb Cuts and Driveways

The CBD sidewalk system becomes intermittent or non-existent outside of the central CBD. TXDOT Access Management Policy since about 2005 prevents more than one curb cut per business and limits driveway widths to 40 feet on state roads. Newly-constructed businesses would have to follow those guidelines, which would provide a more contiguous sidewalk system in the CBD. The City could adopt more stringent regulations in its subdivision and zoning ordinances and/or could reduce driveway widths in the CBD by building sidewalk in TXDOT ROW with the assistance and approval of TXDOT.

**Figure 12L: Sidewalks in the CBD**



*Sidewalks in the central CBD are in good condition with decorative brick inlay, while sidewalks along Farmersville Parkway provide a pleasant pedestrian experience in a park-like setting*

## 12.4 Key Central Business District Considerations

This section reviews elements in the CBD, details impediments to CBD success and suggests solutions that could be implemented by the City, new organizations, volunteers or a combination of stakeholders to increase the vitality of the CBD.

### 12.4.1 The City should continue to leverage the CBD's historical buildings and character to project a unique image.

Farmersville's residents take great pride in the city's CBD and see its potential for improving residents' quality of life and increasing tourism and economic development. In order to capitalize on the CBD's features, the City and volunteer residents should consider a) what image they would like the CBD to convey; and b) what resources are available to support that image.



## Branding

The city currently has a motto – “Discover a Texas Treasure” – along with a logo incorporating that motto that acts as the city’s “brand.” In this context, branding involves physical improvements that support the goals of a city-wide brand while attracting attention to local businesses and activities in the CBD. CBD branding can be conveyed in various forms, including color-coded or matching street furniture; historic plaques on buildings, downtown city banners, street signs or gateways, and digital displays on websites that attract visitors to the region and the downtown.

Farmersville’s central CBD has recently been added to the National Register of Historic Places and several of its buildings are also listed individually, including the Aston Building and Masonic Lodge. In addition, the city has several historical markers placed around the CBD and which are featured on the City’s website.

Murals can also play a role in branding. Murals usually require volunteer organization and design efforts, funds to commission artists to paint them, funds to maintain them over time, and preservation easements or similar restrictions to ensure they are not removed without community approval.

While physical amenities can go a long way in creating increased energy downtown, digital branding is vital to increase the number of visitors to Farmersville. The City’s website <http://www.farmersvilletx.com/> provides the portal for the City and is an excellent example of an informative, visually appealing, and user-friendly website. Its home page features the City logo and motto, along with links to the various City departments, Economic Development Corporation, Community Development Corporation, city ordinances, calendar, employment, and contacts. The City should continue to keep the website up-to-date and work to add additional content describing the latest updates to the city, as well as making the Chaparral trail a greater focus of the site.

## Design Standards

Outside of the central McKinney/Main Street corridor, buildings within the CBD do not share many of the general design features of the central CBD’s more historic buildings. While there are several historic buildings outside of the central CBD, much of the remainder of the CBD was developed more recently and in a manner that does not match the design aesthetic of the central CBD. Currently, the central CBD is governed by the Central Area (“CA”) zoning district. However, this district only covers the central CBD, while the defined CBD outside of the central corridor falls under the Commercial (“C”) zoning district and Single Family 2 (“SF2”) district. It is recommended that the Central Area



zoning district be expanded to cover the full CBD to ensure that development of vacant parcels and redevelopment of underutilized land is done in a manner that strengthens and supports the current core CBD.

The plan inventory identified CBD elements that could be used in drafting criteria to promote the CBD's historic character. The following is a list of characteristics of CBDs in America built during Farmersville's historic period prior to the mid-20<sup>th</sup> century that could be a starting place for developing policy for the CBD.

1. Buildings met the street or sidewalk, creating a sense of street enclosure and walkability. Buildings were parallel to the street and parking lots were not located in front of buildings. A maximum street setback of 10 feet is advisable so that buildings meet the street and buildings are designed so that parking lots are behind or at least to the sides of buildings. The current Central Area zoning district has no minimum setback; however it does not signify a maximum setback either, allowing buildings to be built in excess of 10 feet from the lot line.
2. Building materials were brick or stone.
3. Entrances faced the main street.
4. Windows provided a high percentage (40 to 60%) of transparency on bottom floors on all sides of a building so that customers outside could see into business spaces. The Zoning Ordinance sets a maximum amount of 80 percent, but sets no minimum.
5. Building widths extend the entire width of the lot providing an unbroken façade. Farmersville's zoning ordinance does not specify minimum lot coverage, but does allow for 100 percent width coverage which is desirable in order to maintain a historic pedestrian oriented atmosphere.
6. On most buildings, awnings hang from the building facades.

District-wide design is controlled through zoning ordinances, historic preservation ordinances, voluntary agreements between land owners, incentives such as matching grants for historic building façade repair, and public projects such as sidewalk construction.

## **Ordinances**

As discussed above, Farmersville has a zoning ordinance in place that establishes standards in the central part of the CBD. The portion of the CBD covered by the Central Area zoning district extends





from Rike Street in the east to Johnson Street in the west and from Farmersville Parkway in the south to Candy Street in the north. However, between Johnson and Washington Streets it only extends south to the midblock between McKinney and Farmersville Parkway to the north just to the alleyway behind the row of historic buildings between Windom and Washington, excluding the block currently occupied by the Dollar General store. It is recommended that the City amend the Central Area zoning district to cover the entire area within the designated CBD. Although not specifically included in recommended zoning code amendments, the City may want to utilize the Main Street Board to assist city staff in enforcing downtown design regulations. Enforcement could include pre-application meetings in which staff or the board could review renovation and construction plans.

Adoption of a historic preservation ordinance would also help maintain and promote the character of the CBD. The City could also collaborate with the County to apply for Certified Local Government status for State Certified Local Government Grants. Regulations for CLG acceptance are less stringent for counties than cities. Grants are available for: architectural planning and preparation of façade studies; development of historic context information to use in educational and reference materials; and writing or amending preservation ordinances. Matagorda County provides a good example in the state of how a Certified Local Government county has worked with cities to bring in more funds and organize activities to assist cities in maintaining historic properties within its borders.

### **Voluntary Agreements and Incentives**

To be the most effective, architectural guidelines within Farmersville should be agreed upon by the property/business owners affected by the guidelines. Incentives such as matching grants for signage or façade improvements can motivate those less inclined to participate. Aside from the marketing aspect of district-wide design coordination, property and business owners should be aware that approximately half of their customer base will care about aesthetics, while half will care about functionality. Whichever they themselves care about, they will lose customers if they do not pay attention to both aspects of design. Recommended organization for voluntary participation and grants that volunteers should pursue is discussed below.

#### **12.4.2 Increase residential and commercial development within CBD on vacant and underutilized sites**

The CBD in its current boundary has a healthy mix of land uses that draw residents to the CBD on at least a weekly basis; however additional retail and restaurant opportunities will help draw additional



people to the CBD. To achieve this, the City should work to increase residential and commercial uses within the CBD by encouraging the development of vacant or underutilized properties within the CBD.

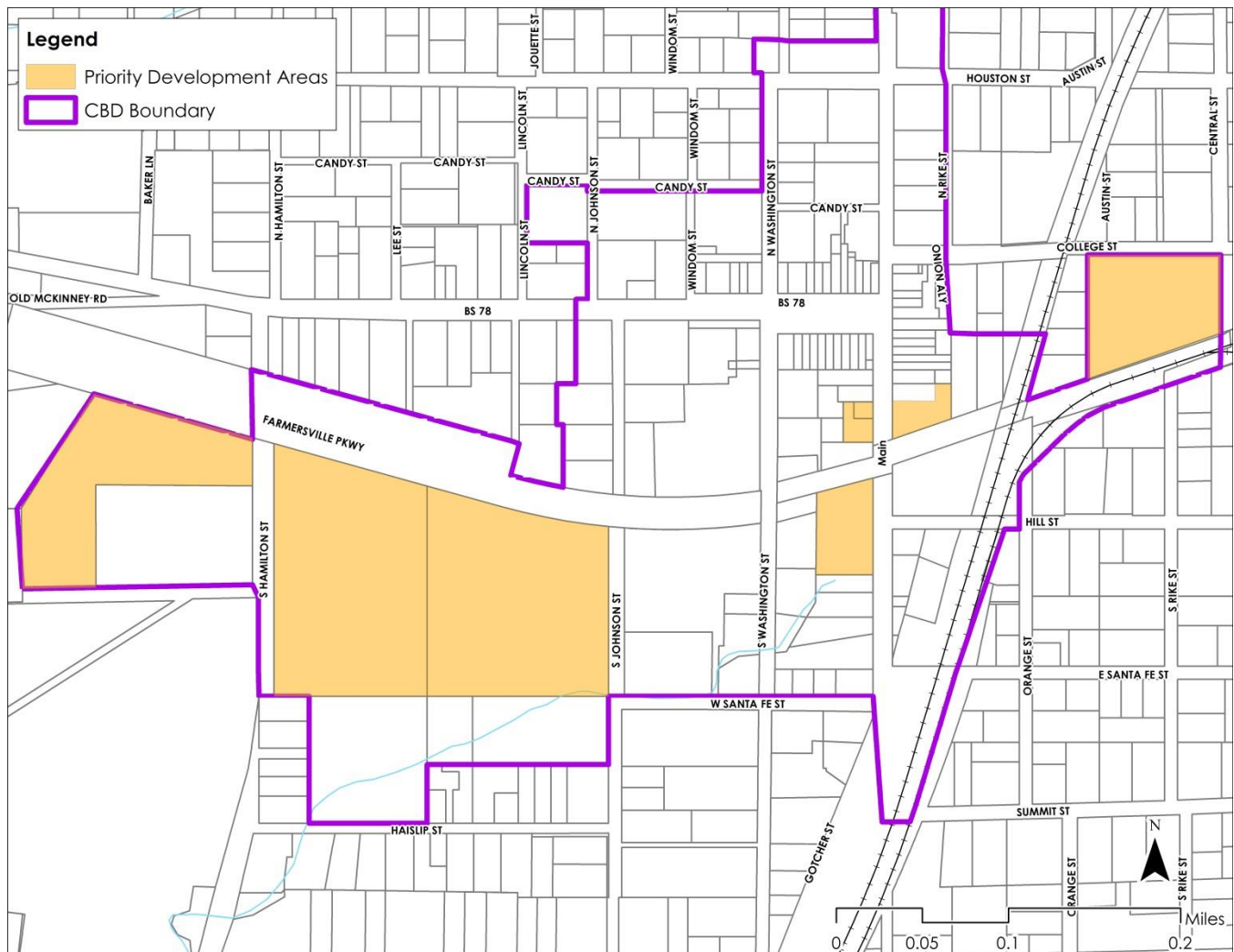
Currently, the CBD contains 16.2 acres of semi-developed land – land on which no structures sit but are served by local infrastructure. Most of this land is comprised of three large lots (accounting for 14.8 acres), one bounded by Farmersville Parkway and Johnson Street, another just west of Hamilton Street and south of Farmersville Parkway, and the other bounded by the railroad and College Street. The remaining sites are scattered throughout the CBD. In addition to this semi-developed land, the lot on which the former Agriculture Co-Op sits is largely undeveloped and is close to 7.5 acres in size.

As mentioned in the previous section, these semi-developed lots along Farmersville Parkway are zoned Commercial (“C”) while the lot off of College Street is zoned Single Family (“SF2”). The Commercial district only requires a 10 foot setback – which is in line with the above recommendation for historic downtowns – but the SF2 district requires 30 feet. Additionally, in comparison with the Central Area (“CA”) district, the SF2 district is quite restrictive with respect to permitted uses while the Commercial (“C”) district is overly permissive and would allow uses not compatible with a compact, walkable downtown. Accordingly, it is recommended that the City extend the CA zoning district to cover these additional lots in order to ensure that future development is in accordance with the historic downtown.

In addition to these undeveloped lots at the fringe of the CBD, there are several properties within the more central portion of the CBD that should be redeveloped. These include the one-story metal and wood-sided storage buildings at the southwest corner of Farmersville Parkway and Main Street, across from Memorial City Park, and the vacant lots at the northwest and northeast corners of Farmersville Parkway and Main Streets. Their poor condition and underutilization 1) prevent more economically beneficial and vibrant uses from occupying prime downtown location, and 2) detract from the historic downtown aesthetic being generated by the remaining buildings in the central CBD.



Figure 12M: Priority Development Areas in the CBD



The City and CDC/EDC should work with the owners of these properties to encourage them to develop, redevelop or sell their properties. The EDC or CDC itself could purchase some of the properties and choose developers through an RFP process to then purchase and develop the land or work as a conduit to connect interested developers with landowners. Given the large size of these properties, they present a huge opportunity to create a sizeable downtown that is unique and can serve as the economic and cultural hub of the city as it plots its future.



### **12.4.3 Increase amenities and walkability within CBD to draw more foot traffic**

Like downtown buildings, downtown amenities can define Farmersville's Central Business District as a distinct place to visitors and passersby. The available amenities also determine how likely passersby are to stop in the city. In order to increase the appeal of the CBD, increase its functionality and enhance its business prospects several recommended changes to the right-of-way and streetscape are recommended. Categories of desired amenities are described below:

#### **Parking**

Currently, the CBD has less than the recommended parking for the existing square footage of building space, with 1.65 spaces per 1,000 square feet of building space compared with the recommended 2 spaces. However, the absence of these spaces only seems to be problematic during periods of high CBD use, such as the farmer's market and downtown festivals. While adding additional parking to meet the recommended ratio would be ideal, utilizing prime downtown space for surface parking rather than commercial or residential uses is economically disadvantageous in that it generates little to no income and detracts from the desired aesthetic of the area.

The City could develop the city-owned surface parking lots behind the historic buildings south and north of McKinney between Main and Washington Streets into structured parking lots; however, structured parking is quite expensive, often around \$50<sup>53</sup> a square foot. To create a three story parking garage on the south site of the current city-owned surface parking lot would cost almost \$2 million. Because the parking situation is not dire, it is recommended that the City work with owners of private surface lots to ensure shared-used agreements for public parking during city events and in the evenings when those businesses are closed. As future development occurs in the CBD new parking will come online and the City may want to revisit the idea of creating a structure parking garage.

#### **Pedestrian Infrastructure and Amenities**

Pedestrian infrastructure – sidewalks, crosswalks, and signage – is the basic infrastructure needed to create a place where residents and visitors can get out of their cars and safely make their way on foot through the downtown.

<sup>53</sup> <http://www.parkingtoday.com/articledetails.php?id=1660>

- **Lighting:** Street lighting is found throughout the CBD, providing nighttime illumination. The highest concentration can be found along McKinney Street, Main Street, and Farmersville Parkway which features decorative lighting that brings an old-town feel to the area. Overhead wiring is hung atop the utility poles and, for the most part, is placed high enough that it doesn't interfere with views of buildings from Main Street. Future infrastructure upgrades made include burying lines beneath the streets or sidewalks to increase the aesthetic appeal of the central CBD. In addition, future light upgrades can include switching to Dark-skies lights which help preserve night-time views of the stars and offer more street-level illumination.

**Figure 12N: Lighting considerations in the CBD**



Visually appealing, dark-skies street light.<sup>54</sup>  
Dark-skies initiatives popular in many rural communities do not conflict with historic design initiatives and can improve safety.



Dark-skies glare reduction – brighter on the ground, less in the clouds.<sup>55</sup>

<sup>54</sup> Example from [www.visionairelighting.com](http://www.visionairelighting.com); many companies now provide this kind of lighting.

<sup>55</sup> Illustration from <http://palomarskies.blogspot.com/2009/08/borrego-springs-ca-worldss-2nd-dark-sky.html>



- Crosswalks / Signage: Stop signs throughout the CBD control traffic flow and allow for pedestrian crossings, however the addition of crosswalk to prominent intersections would aid in creating a more pedestrian-friendly environment. To increase accessibility downtown for all pedestrians, the City should add painted crosswalks or colored bricks and pedestrian crossing signage at all intersections along McKinney between Main and Johnson Streets, as well as all intersections along Farmersville Parkway.
- Sidewalks: Sidewalks are present throughout the CBD and are in good condition for the most part. The City should work to install missing sections of sidewalk and to extend the sidewalk network beyond the central CBD and out into the surrounding neighborhoods. In particular, sidewalks should extend south of Farmersville Parkway to Santa Fe Street along the west side of Main Street, along the east side of Washington Street, and along both sides of Johnson Street. Sidewalks should also be added north of McKinney on both Johnson and Windom Streets.

Maintaining high-quality sidewalks in the CBD has implications for transportation, housing, and economic development. Advantages include:

1. Greater willingness of customers to walk from parking, which reduces perceptions of parking congestion and reduces the number of cars that circle in search of parking
2. Greater interest among travelers to stop and window shop
3. Improved aesthetics, which make the downtown more attractive to new investors
4. Greater accessibility for those who feel uncomfortable walking on uneven surfaces
5. Increase in property values for businesses and for residences neighboring the CBD<sup>56</sup>

## Signs

The city regulates signs within the city limits through Chapter 56 of its municipal code. The City may want to consider design regulations for signs in the Central Business District that could present a

<sup>56</sup> A study of 15 U.S. cities showed a residential property premium in more walkable neighborhoods of approximately \$4,000 to \$34,000. See: Cortright, J. (2009). Walking the Walk. Retrieved from [www.ceosforcities.org/work/walkingthewalk](http://www.ceosforcities.org/work/walkingthewalk); Also: Pivo, G. & Fisher, J.D. (2010). The Walkability Premium in Commercial Real Estate Investments. Retrieved from <http://merage.uci.edu>



specific brand for the CBD. The City also may want to consider broad regulations for awnings to better identify the downtown style. Both of these items could be regulated via zoning regulations.

The City may want to consider the following design standards for signs encouraged in other rural downtowns across the country.

1. Encourage low-key, pedestrian-oriented (eye-level from sidewalks) signage.
2. Attached signs should be flush with the building facade, should not extend beyond the roofline, and should not hide interesting architectural detail.
3. Canopy signs can be painted directly onto canopies.
4. Small signs hung perpendicular to the street may be hung under canopies and arcades or from poles extending from the facade of the building.

### **Street Furniture**

Street furniture is a collective term for objects and pieces of equipment installed on streets and roads for various purposes, including traffic barriers, benches, bollards, post boxes, phone boxes, streetlamps, traffic lights, traffic signs, bus stops, grit bins, tram stops, taxi stands, public lavatories, fountains, watering troughs, memorials, and waste receptacles. Street furniture provides opportunities to lengthen the visitor's trip to downtown; convey the city's "brand," and provide architectural beauty and color.

The CBD has some street furniture in the form of uniform planters and benches. Some businesses have placed benches, newspaper stands, and mail drops outside their locales. However, the existing street furniture does not convey a brand and the benches seem underutilized. As the CBD continues to develop, the City and local businesses should invest in benches that are uniform in design and placed in future pedestrian plazas that will encourage their use.

### **Gateways and District Signage**

No signs or murals alert a visitor that they have arrived in the Farmersville downtown. Gateway signs, internal decorative and directional signage, and murals can set the tone for downtown, reflect the city's history, and contribute to a sense of place, allowing visitors to know they have arrived somewhere special. Sign and mural creation is often a popular activity for community collaboration.



A committee working on “branding” the city could work with local property owners and artists to decorate existing buildings. Similarly, the City could enlist the volunteer assistance from Farmersville High school or area university art class with the task of designing a sign or a mural. Designs can also be created through a local competition and voted on by residents.

Several examples are shown below of gateway signage both in the mural and monument sign style. Examples range in sophistication and expense. Signs don’t have to be expensive or incorporate hard to maintain landscaping. Their main purpose is to distinguish a place.

**Figure 120: Example welcome signs from around small town Texas**



Welcome signs can reflect local materials or historic dates or figures. They can be painted on buildings or ornate and set apart with beautiful native plants. Welcoming features should be placed at both the west and east end of the CBD to delineate its boundary.





#### **12.4.4 Funding and community efforts need to be coordinated so that the upkeep of downtown is continuous and so that opportunities can be taken to support great projects as they arise.**

As a member of the Texas Main Street Program city since 2000, Farmersville has used state and local funds for the restoration of several buildings in the central CBD as well as significant streetscape improvements along McKinney Street. The City's 4B Community Development Corporation helps to manage and financially support the Main Street Program through its half-cent sales tax and works to promote the downtown and business located there.

As the City seeks to draw additional development to the CBD it is important that the CDC coordinates its efforts in order to maximize the return on its financial investments and leverage both the interest and financial backing of private partners. The CDC should also work closely with local volunteer organizations and public entities such as the ISD to coordinate downtown events and improvement efforts, such as the creation of murals and gateways.

The following sources of funding are currently available for CBD improvements.

**Table 12B: Funding Sources for CBD Improvements**

Source	Program
4A EDC and 4B CDC	Farmersville has both a 4A Economic Development Corporation and 4B Community Development Corporation that are used to fund downtown revitalization, offer business incentive packages, invest in project infrastructure, increase par amenities, and offer job training.
Farmersville Chamber of Commerce	Funds from membership re-directed toward marketing, website formation and tapping members for funding
City of Farmersville	Sales/property tax rebate program for limited time periods



<p>USDA Rural Business Programs</p>	<p>Guaranteed Business and Industry Loans to a corporation or an individual for business repair, enlargement or office/plant modernization; Rural Economic Development Loans (zero-interest) Under the REDLEG program, utilities like Southwestern Bell Telecommunications can receive the funding to loan to businesses for projects to create or retain employment, the utility is responsible for re-paying the loan to the USDA RD; Rural Business Enterprise Grants, up to \$500,000 available to small cities for land acquisition, building and plant renovations/modernizations; construction of access roads to businesses; parking areas, utilities; and start up business loans</p>
<p>Texas Downtown Association</p>	<p>A \$95 annual fee provides access to annual conferences and regional meetings; reduced fees for downtown assistance, strategic planning and guidance; access to cooperative advertising for Texas downtowns; legislative monitoring, and an invitation to apply for an annual foundation small grant (under \$5,000) to assist downtown revitalization efforts.</p>
<p>Texas Historical Commission Lakes Trail Region</p>	<p>\$1,000 grants for producing marketing materials for tourism, marketing advice/training; purchase of a paragraph and picture in annual Lakes Trail Region Travel Brochure for \$500, Partner Program membership of \$100 to \$1,000 provides more marketing and tourism training opportunities from staff in Granbury office</p>

Federal tax benefits are available for building rehabilitation. Variations include 1) a 10 percent and 20 percent Federal Investment Tax Credit for Rehabilitation of buildings constructed before 1936. Buildings in a registered historic district receive a 20 percent reduction and those in a non-historic district receive a 10 percent tax reduction. 2) A 50% tax credit (within specific limits) for all modifications to buildings that bring it into compliance with the ADA. This would include the addition of, or modification to, a restroom for handicap compliance.

State and local options include voluntary donations of a preservation easement or preservation restriction to the city or a not-for-profit organization protecting the property against changes that are inconsistent with the preservation of the property, such as demolition of historic buildings, inappropriate alterations, or subdivision of land. Such an easement may also protect against deterioration by imposing affirmative maintenance obligations. The Texas Conservation Easement



Act of 1983 gives a property owner the ability to preserve historic structures (as designated by the taxing entity or the Texas Historical or Historic Landmark Commission) and property, while providing tax relief to owners of historic properties. A preservation easement protects a property from alterations even after the original owner no longer holds the property. Three types of preservation easements can be attached to property deeds on land with historic buildings. They include 1) the exterior or façade easement that protects the outside appearance of significant structures and buildings by restricting alterations and requiring routine maintenance; 2) the scenic and open space easement that protects open spaces, historic and scenic views, the landscape surrounding significant buildings, archeological sites, and ecologically significant land; and 3) the rarely-used interior easement that protects all or part of a building's interior. An interior easement is difficult to monitor. A preservation easement can be terminated through condemnation (eminent domain), foreclosure, or abandonment of the property.

The restrictions of the easement are generally incorporated into a recordable preservation easement deed that is part of the property's title (in legal terms, it "runs with the land") – and this title interest is binding both on the present owner and future owners. Property owners who make such donations may be eligible for federal tax deductions. The National Trust for Historic Preservation explains the details of this mechanism:

There are many kinds of historic properties – and easements are as varied as the properties they protect. Most preservation easements protect, at the very least, the exterior character-defining features of a historic property, but many go beyond this to include interior features, the historic setting of a property, and/or specific landscape features. Most easements restrict the owner's use of development rights such as subdivision or air rights. Some allow the owner to exercise those rights, but only as approved by the easement-holding organization. Some prohibit additions or construction of secondary structures; others permit them if approved as compatible with the historic character of a building. The obligations of an easement run in two directions: the owner of the property has the obligation to comply with the terms of the easement, and the easement-holding organization has the obligation to monitor and enforce the easement.<sup>57</sup>

Community efforts would be needed to begin a well-planned and coordinated marketing program that educates the public on the advantages of donating such an easement.<sup>58</sup>

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<sup>57</sup> What is a preservation easement?, National Trust for Historic Preservation, <http://www.preservationnation.org/resources/legal-resources/easements> as accessed on the worldwide web in August of 2011.

<sup>58</sup> Texas Community Heritage Development Division, Certified Local Government Program, "Local Government Assistance Series, Number 2, Historic Preservation Easements in Texas," See Appendix CDB A for complete report.



## **Establish Business Improvement District/Public Improvement District**

A business improvement district (BID) is a defined area (typically with a concentration of businesses) in which business owners voluntarily levy an additional tax or levy in order to fund improvements within the district. Improvements may include services such as security or street cleaning, or it may include capital improvements such as the purchase of street furniture, construction of pedestrian or streetscape enhancements, or uniform signage for the area. A public improvement district (PID) is similar except that the city or county is the agent that creates, assesses and collects the additional levy on the area. While funds from a PID generally cover capital improvement costs they can also be used for advertising and business recruitment and development.<sup>59</sup>

Establishing a BID or PID would be a powerful tool for organizing and coordinating the various businesses within the CBD to create a unified vision while providing the mechanism for achieving that vision. By creating a unique funding stream for the CBD, the BID or PID would create a greater sense of ownership and collective responsibility for the future of the CBD, while removing the onus for its improvement solely from the city.

## **12.5 Implementation Plan**

The challenge during the planning period for Farmersville will be to fill vacant buildings downtown and develop vacant land in the remainder of the CBD. The main strategy to accomplish this is to continue to generate excitement for downtown renovation and development through amenity upgrades, marketing and emphasis on Farmersville history. Enhanced promotion of the Chaparral Trail will bring more tourists to town, encourage them to stay longer and be helpful to the retailers, hoteliers and restaurateurs. In addition, increased regulations or incentives to maintain buildings in a particular vernacular will encourage or force building owners to make rehabilitation decisions that benefit the whole CBD and maintain its historic roots. The plan establishes the following Goals and Activities the community can undertake to improve the CBD.

<sup>59</sup> [http://texasahead.org/tax\\_programs/pubimprovement/](http://texasahead.org/tax_programs/pubimprovement/)



**Table 12C: Implementation Plan 2017-2027**

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2017-2020	2021-2024	2025-2027			
<b>Goal 12.1</b> <i>The City should leverage the CBD’s historical buildings and character to project a unique image</i>						
Update city’s “brand’ and use it in city publications, signage, downtown amenities and websites. Select a narrow focus for the brand. <sup>60</sup>	x			City, Chamber	Volunteers, appointed committee, students	GEN, Local
Develop a pattern book or design guideline book that owners can use when renovating buildings. Place on county and city websites for reference	x			CDC, City	None (volunteer effort)	GEN, CDC, THC
Adopt changes to the Central Area District Ordinance to add building heights, maximum building setbacks, transparency requirements, and expand the zoning district to increase the aesthetic appeal of the areas outside of the central CBD	x			City staff	\$500 (legal fees for review)	GEN
Consider adoption a Historic Preservation Ordinance	x	x		City staff	\$500 (legal fees for review)	GEN
Construct gateway entrances along McKinney from the west into the CBD (murals and/or monument signs), may be suitable for student art project	x	x		City, Chamber, CDC, volunteers	\$10,000	LOCAL, GEN
<b>Goal 12.2</b> <i>Increase residential and commercial density within and in areas surrounding CBD</i>						
Expand Central Area Zoning District throughout full CBD	x			City staff	\$500 (legal fees for review)	GEN
Encourage private infill development at selected sites through coordination with property owners and marketing to potential developers	x	x	x	City, CDC	Staff	GEN
Consider having CDC purchase lots from owners and reselling them through RFP process	x	x		City, CDC	~\$45,000/acre	CDC, GEN

<sup>60</sup> Schultz, Jack. *BoomTown USA*, 2004. The author encourages towns to grow their brand "deeper, not wider"



### **Goal 12.3** Increase amenities and walkability within CBD to attract more foot traffic

Add sidewalks to streets south of Farmersville Parkway and north of McKinney	x			City, CDC	~\$50 per linear square foot	GEN, CDC, TDA
Add painted crosswalks to all intersections along McKinney Street between Main and Johnson Streets, and along Farmersville Parkway	x	x	x	City, TxDOT	\$2,500 per crosswalk	GEN, TxDOT, TDA
Add wayfinding signs	x	x		City	\$500	GEN, TDA, Chamber

### **Goal 12.4** Coordinate businesses owners in CBD to take advantage of funding opportunities

Convene business owners to discuss forming BID or PID	x	x		City, local businesses, Chamber	\$500 (legal fees for review)	GEN, Chamber, local businesses
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Sources: GEN = Municipal funds; Staff = Staff time (City or Chamber); Local = donations of time/money/goods from private citizens, charitable organizations, and local businesses; Chamber = Farmersville Chamber of Commerce; CDC= Farmersville Community Development Corporation, 4B Entity; TDA= Texas Department of Agriculture funds including TxCDBG (Community Development Block Grant); USDA= US Department of Agriculture Rural Development Rural Development funds; THC = Texas Historical Commission.

**FOR A FULL LIST OF FUNDING SOURCES, SEE CHAPTER 15**



## 13 CAPITAL IMPROVEMENTS PROGRAM

**The condition of infrastructure is a major concern of all communities. Infrastructure deteriorates with time and use, and as cities expand, stress is placed upon the capacity of local governments to accommodate additional people. When properly developed and used, a capital improvements program (CIP) is a tool for local government to identify ongoing and long-term capital needs and assess financial capabilities to meet those needs.**

### 13.1 Highlights

Although Farmersville is a small, lower-income community, the City has the financial capacity to carry out necessary capital improvements over the next 10 years, once it retires some of its debt in 2020. Local sales and property tax revenues have been rising since 2013. The City's General Obligation Bond debt will be retired by 2035. Some of the City's financial ratios (direct debt, overlapping debt, yearly debt service) are within standard benchmarks, while others (per capita debt, debt service coverage ratio) are not. Accordingly, Farmersville, in order to maintain a conservative fiscal policy, should refrain from issuing additional debt until 2020, at which point Business-type notes payable will be retired, along with \$2.5 million of the City's current general obligation bonds and Governmental Activity notes payable.

Projects recommended in the 5-Year Capital Improvements Program Schedule at the end of this chapter (and on *Map 13A: Capital Improvements Program*) total an estimated \$5.7 million. The order of those projects and the exact locations of some improvements would depend on funding availability, engineering studies, and the changing needs of the community. Local financing options are discussed below, while *Chapter 15: Funding Sources* contains extensive information on grants and loans available from external sources.

### 13.2 City Financial Condition

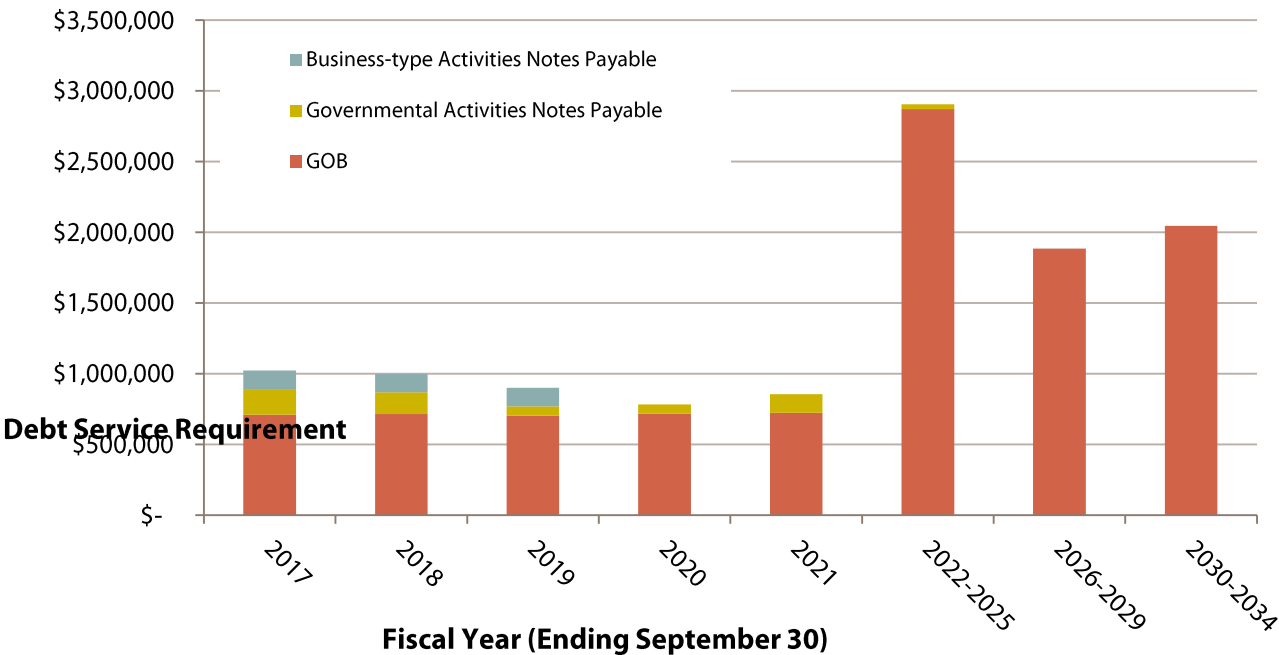
This section describes the City's financial condition with regards to public debt, income and expenditures, tax revenue trends, and residents' income levels.



### 13.2.1 Public Debt

The City's 2016 Audit identifies nine sources of city debt: three General Obligation Bonds and six notes payable. The General Obligation Bonds are for street improvements, including drainage, curbs, gutters and bridges, and improvements to the water and sewer systems. The General Obligation Bonds are all accounted for as Governmental Activities, along with five of the six notes payable, while one notes payable is listed as a Business-type Activity. *Chart 13A* describes the City's outstanding debt obligations.

**Chart 13A: City Debt Service Payments<sup>61</sup>**



### 13.2.2 Income & Expenditures

The City's organization of revenues and expenses follows standard governmental accounting practice. All funds are Governmental Fund types or Proprietary Fund types. The governmental funds include the General Fund, Debt Service Fund, Capital Project Fund, and Non-major Governmental Fund. The General Fund is the general operating fund of the City. Income for the General Fund is generated primarily through taxes, and expenditures include public safety, capital expenditures, salaries, general office expenses, insurance, and other expenses. The General Fund is used to account

<sup>61</sup> Source: Financial Report of City of Farmersville, year ending 9/30/2016, pg. 62-63



for resources traditionally associated with government that are not required legally or by sound financial management to be accounted for in another fund.

Between 2015 and 2016, the Governmental Fund revenues increased by roughly \$400,000, with the largest increase coming from Grants and contributions and property taxes. Expenditures increased by roughly \$250,000.

Between 2015 and 2016, revenue from property taxes and sales tax increased; while revenue from licenses and permits, and other revenues decreased. Expenditures on general government, library and civic center, public safety, and public works also increased, while expenditures for culture and recreation declined.

**Table 13A: Government Fund Revenues & Expenditures**

Government Fund: General Fund & Special Revenue Fund		
	2015	2016
<b>Revenues</b>		
Property taxes	\$1,264,529	\$1,472,432
Sales Tax	\$458,600	\$557,235
Franchise and local taxes	\$116,446	\$117,894
License and permits	\$39,217	\$23,386
Charges for services	\$147,573	\$170,375
Fines and forfeitures	\$129,791	\$134,654
Intergovernmental	\$100,689	\$131,193
Donations and contributions	\$61,282	\$145,376
Investment income	\$1,688	\$16,279
Other revenues	\$120,998	\$72,209
<b>Total Revenues</b>	<b>\$2,440,813</b>	<b>\$2,841,033</b>
<b>Expenditures</b>		
Mayor and city council	\$29,826	\$13,064
Administration	\$520,562	\$668,458
Library and civic center	\$162,958	\$192,175
Municipal Court	\$182,629	\$179,821
Police	\$991,801	\$1,030,116
Fire and EMA	\$321,917	\$283,259
Public works	\$684,300	\$739,172
Culture and recreation	\$248,121	\$73,512
Debt Service - Principal	\$425,103	\$606,887
Debt Service - Interest and fiscal charges	\$317,712	\$297,182
Capital outlay	\$1,381,904	\$837,588



<b>Total Expenses</b>	<b>\$5,266,833</b>	<b>\$4,921,234</b>
<b>Other Financing Sources</b>		
Transfers IN	\$1,242,524	\$1,683,298
Transfers Out	(\$9,214)	(\$166,571)
Payment to refunded bond escrow	(\$2,194,409)	-
Premium on debt issuance	\$430,411	-
Proceeds from debt issuance	\$4,928,119	286,088
<b>Total Other Financing Sources</b>	<b>\$4,397,431</b>	<b>\$1,802,815</b>
<i>Net Change in Fund</i>	<i>\$1,571,411</i>	<i>(\$277,386)</i>
<i>Beginning Fund Balance</i>	<i>\$2,561,295</i>	<i>\$4,140,052</i>
<i>Ending Fund Balance</i>	<i>\$4,132,706</i>	<i>\$3,862,666</i>

The Proprietary Fund includes activities that the City operates similarly to a business: water, wastewater, electricity, and garbage service. Revenues come primarily from sales and expenditures come primarily from salaries and maintenance.

Between 2015 and 2016, the Proprietary Fund revenues increased by approximately \$100,000, while expenditures increased by roughly \$350,000.

**Table 13B: Proprietary Fund Revenues & Expenditures**

<b>Proprietary or Utility funds</b>		
	2015	2016
<b>Operating Revenues</b>		
Water Sales	\$1,091,140	\$1,153,296
Sewer Sales	\$925,180	\$949,022
Electric	\$3,883,972	\$3,723,814
Solid Waste	\$447,046	\$450,679
<b>Total Operating Revenues</b>	<b>\$6,347,338</b>	<b>\$6,276,811</b>
<b>Operating Expenditures</b>		
Personal Services	\$791,205	\$913,756
Contract Services	\$493,518	\$492,623
Maintenance	\$542,814	\$583,905
Operations	\$2,004,734	\$2,114,663
Supplies	\$589,838	\$662,417
Miscellaneous	\$142,185	\$108,092
Depreciation	\$298,160	\$358,021



<b>Total Operating Expenses</b>	<b>\$4,862,454</b>	<b>\$5,233,477</b>
<b>Non-operating Revenues</b>		
Intergovernmental	\$22,038	\$202,928
Investment income	\$900	\$4,521
Interest expense	(\$7,091)	(\$4,537)
<b>Total Nonoperating Revenues</b>	<b>\$15,847</b>	<b>\$202,912</b>
<b>Income (Loss) before Transfers</b>	<b>\$1,500,731</b>	<b>\$1,043,334</b>
Operating Transfers In	\$908,747	\$122,384
Operating Transfers Out	(\$1,233,310)	(\$1,516,727)
<i>Net Change in Fund</i>	<i>\$1,176,168</i>	<i>(\$148,097)</i>
<i>Beginning Fund Balance</i>	<i>\$6,070,525</i>	<i>\$7,285,421</i>
<i>Ending Fund Balance</i>	<i>\$7,246,693</i>	<i>\$7,137,324</i>

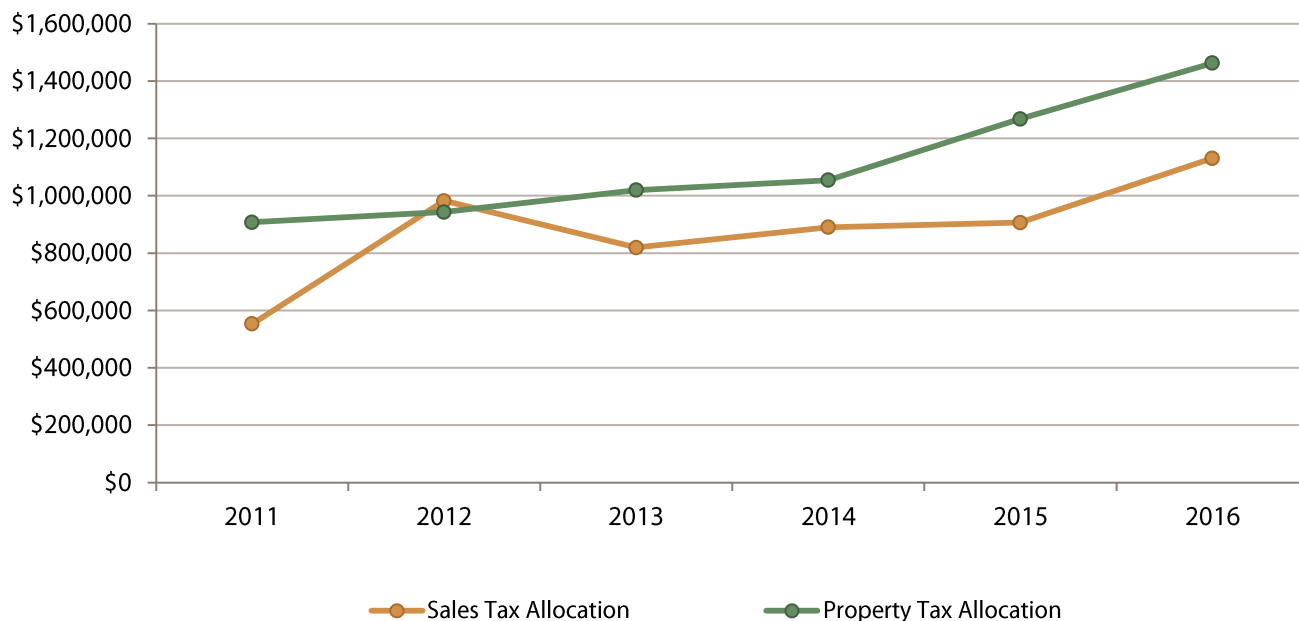
### 13.2.3 Local Taxes

Local taxes are Farmersville's primary source of general fund revenues. Farmersville's sales tax allocations decreased somewhat between 2012 and 2013, but have recovered and exceeded their 2012 levels; property tax allocations have increased steadily every year from 2009 to the present. The City's property tax rate has increased every year from 2009 to the present. At \$0.859 per \$100 taxable value, Farmersville's property tax rate is considerably higher than the Texas average for all cities (\$0.524) and for cities with populations between 1,500 and 5,000 residents (\$0.545).

**Chart 13B: Property Tax Rate History (per \$100 taxable value)**



**Chart 13C: Tax Allocation History<sup>62</sup>**



### 13.2.4 Community Income Levels

The income levels of residents can affect which grant programs are available for capital improvements. The following statistics are those most often used by State agencies for grant qualification. Numerous grant and loan programs are described in *Chapter 15: Funding Sources*. As program requirements change frequently, individual agencies and organizations should be contacted for details prior to submitting an application.

- According to the 2011-2015 American Community Survey, Farmersville's annual per capita income is \$23,935.<sup>63</sup> Some programs require per capita income to be 80% of the national income or lower or below the State-wide average.
- Farmersville's poverty rate is 16%, higher than the Collin County rate of 7.6%, but lower than the state-wide rate of 17.3%.<sup>64</sup> Higher poverty rates can score additional points in some grant programs.

<sup>62</sup> Comptroller at [www.texasahead.org/texasedge/run\\_report.php](http://www.texasahead.org/texasedge/run_report.php) and Texas Bond Review Board at [www.brb.state.tx.us/](http://www.brb.state.tx.us/)

<sup>63</sup> U.S. Census Bureau at <http://factfinder2.census.gov>

<sup>64</sup> The numbers used for Community Development Block Grant and Texas Capital Fund grants come from the American Community Survey 5-year estimates, Table DP03, Poverty level of "All people", accessible from <http://factfinder2.census.gov/main.html>

- The unemployment rate for Collin County in the 4<sup>th</sup> quarter of 2016 was 3.52%, below the national unemployment rate of 4.9%, and also below the Texas rate of 4.6%.<sup>65</sup> Farmersville unemployment rates are not available. Some grant programs are more available to localities where unemployment rates exceed the national rate by at least one percentage point.
- The US Department of Housing and Urban Development (HUD) sets income limits to determine who can qualify for programs such as Housing Choice Vouchers (Section 8) and HOME. HUD reports Median Family Income in 2016 for Collin County at \$71,700 and has set the income limits for 2016 at those listed by family size in *Table 13C*.<sup>66</sup>
- TxCDBG programs require that at least 51% of residents for communitywide projects be moderate to low income. In *Table 13C* below that would correspond to HUD definitions of "low" to "extremely low."

**Table 13C: HUD Income Limits**

Collin County, Texas								
FY 2016 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%) Income Limits	\$15,050	\$17,200	\$20,160	<b>\$24,300</b>	\$28,440	\$32,580	\$36,730	\$40,890
Very Low (50%) Income Limits	\$25,100	\$28,700	\$32,300	<b>\$35,850</b>	\$38,750	\$41,600	\$44,500	\$47,350
Low (80%) Income Limits	\$40,150	\$45,900	\$51,650	<b>\$57,350</b>	\$61,950	\$66,550	\$71,150	\$75,750

### 13.3 Key Capital Improvements Considerations

Based on the capital needs identified in other chapters of this Comprehensive Plan and the financial data described above, the City of Farmersville should focus on the following key issues related to capital improvements.

<sup>65</sup> From the Bureau of Labor Statistics: <http://www.bls.gov/lau/>

<sup>66</sup> HUD data available from [www.huduser.org/portal/datasets/il.html](http://www.huduser.org/portal/datasets/il.html)



### 13.3.1 Public Improvements Debt Financing Options

The type of financing used to pay for infrastructure expenditures depends on several factors, the most critical of which include the annual tax revenues generated, the unmet demand for different infrastructure projects, and the jurisdiction's indebtedness. Because costs often run into the millions of dollars, multiple sources are often used to finance infrastructure expansion or replacement: general obligation bonds and certificates of general obligation, revenue bonds, operating revenues/general fund, impact fees, and state or federal funds.

City staff members are familiar with a number of the following sources. As discussed above, Farmersville has outstanding contracts, outstanding notes payable, and Combination Tax and Revenue bonds and recently paid for some capital improvements out of its general fund. The following list does not include external funding options, which have been described in other chapters of the Comprehensive Plan and include: grants and below-market loans (*Chapter 15: Funding Sources*), volunteer activities, inter-community partnerships, and public-private partnerships.

- **General obligation (G.O.) bonds** are paid out of annual general revenues. These types of bonds usually raise large sums of money with the debt retired over several decades. G.O. bonds are backed by the "full faith, credit and taxing powers" of the issuing jurisdiction. When G.O. bonds are sold, the jurisdiction guarantees that it will raise sufficient revenues to retire the debt on schedule, usually using property taxes. Because G.O. bonds are repaid by all taxpayers in a community, they are usually used to finance projects that benefit the community as a whole, such as public buildings, parks, recreation centers, and major street improvements. G.O. bonds require voter approval.
- **Certificates of obligation** are similar to G.O. bonds, however, they are usually used to pay a contractual obligation incurred in: (1) a construction contract; (2) the purchase of materials, supplies, equipment, machinery, buildings, land, and rights-of-way for authorized needs and purposes; or (3) the payment of professional services, including services provided by appraisers, engineers, architects, attorneys, auditors, financial advisors, and fiscal agents. Debt service is paid from tax revenue and/or system revenues. C.O. bonds, unlike G.O. bonds do not require voter approval.
- **Revenue bonds** are sold to develop projects that produce revenues, such as municipal sewer and water systems. The guarantee of repayment comes from the revenues generated by the financed project, which usually includes taxes or fees collected from the project's beneficiaries. Most projects financed using revenue bonds benefit a wide class of users, such

as water customers, airport users, or toll road users. Unlike G.O. bonds, revenue bonds do not require the backing of the jurisdiction's "full faith, credit and taxing powers." Consequently, the local government is not obligated to raise taxes to avoid default, but revenue bonds usually carry higher interest rates than general obligation bonds. Voter approval is not usually necessary to float revenue bonds.

- **Private Activity Bonds** are a special type of bond administered by the Texas Bond Review Board. From the Bond Review Board website:

*Private activity bonds are those bonds that meet any of the following tests: 1) Private Business Use Test - more than 10% of the proceeds are to be used for any private business use; 2) Private Security or Payment Test - payment on principal or interest of more than 10% of the proceeds is to be directly or indirectly secured by, or payments are to be derived from a private business use; and 3) Private Loan Financing Test - proceeds are to be used to make or finance loans to persons other than governmental units<sup>67</sup>.*

The Tax Act of 1986 limited municipality Private Activity Bond use. The Texas Bond Review Board allocates these bonds on a "first-come, first-served" basis every year. They should be contacted at 1-512-463-1741 (or at [www.brb.state.tx.us](http://www.brb.state.tx.us)) if a municipality or jurisdiction wishes to be considered for an allocation.

- **Sales Tax Bonds** (Texas Leverage Fund program) - Available to cities that have passed the local Sales and Use Tax for Economic Development. Loans leverage future local sales and use taxes that will be due the 4A or 4B Economic Development Corporation in future years. The program is designed to give cities quick capital for business development activities approved in the legislation voters approved in forming the 4A (manufacturing or industrial activities) or 4B (business development and infrastructure activities including those that improve quality of life for the City). Loans cannot exceed \$5 million.
- **General Fund Operating Revenues** are funds that are derived from the income-generating functions of a local government. Financing infrastructure with operating revenues or the general fund saves the interest and fees associated with issuing bonds, but because the operating revenue cannot usually provide the large cash flows of a bond issuance, it is usually used to finance smaller, lower-cost capital improvement projects that can be paid for in one year. Some cities with limited budgets have allocated a portion of their budgets annually into a fund for specific projects, such as street or drainage improvement, and allowed the fund to accumulate and gain interest until it was large enough to fund a project.

<sup>67</sup> TX Bond Review Board: [www.brb.state.tx.us/pab/pab.aspx](http://www.brb.state.tx.us/pab/pab.aspx)

- **Exactions.** A city may require that a developer fund or construct public facilities in proportion to the impact the development will have on city services. Exactions can include dedication of land for specific purposes or construction of public facilities as authorized by constitutional, statutory or charter authority, such as that enabled by a subdivision ordinance. Projects often include drainage easements and facilities, street and alley right of way, water and wastewater easements and facilities, street lighting, fire hydrants, sidewalks, street signs, and traffic control devices. Less common are park dedication (or fees in lieu); school site dedications; major public works facility dedication (e.g. water treatment plant); and public service facility dedication (e.g. fire or police stations, library branches). Cities must show that the dedication, construction, or payment in lieu is “reasonably related” to the public needs created by the new development.
- **Fees** include user fees, impact fees, and special assessments and are usually collected from the beneficiaries of a project. User fees include public swimming pool or golf course user fees, trash collection fees, or water meter tap fees. Impact fees, a type of exaction, include charges to property developers to defray the costs of providing off-site water, sewer, and transportation infrastructure impacted by a new development. Developers typically pass the cost of infrastructure construction to the primary beneficiaries: the residents of the new development.
- **Special assessments** are used to fund improvements such as water, wastewater, drainage, sidewalk, parking, library, recreation, and landscaping. While impact fees reflect the cost of the development, special assessments reflect the projected increase in a development’s value created by the improvements. They are assessed against properties affected by the improvement and must be approved by property owners representing more than 50 percent of the area of property to be taxed.

### Additional Considerations

*Cost of Financing:* Each option available to pay for infrastructure carries a certain financial obligation. One objective of local governments is to incur minimal interest and finance charges, which may depend on the bond rating of the jurisdiction. If enterprise funds, revenues from general taxes, or outside assistance from state or federal sources are sufficient to pay for infrastructure development, no financing costs will be incurred.



Nevertheless, most cities find that they must issue debt to provide needed services. A 2016 Texas Municipal League survey of cities indicated that, for cities with populations between 1,500 and 5,000 residents, 74% had general obligation or revenue bonds or certificates of obligation. General obligation bond debt ranged from \$24,000 to \$17.6 million. Certificate of obligation debt ranged from \$4,000 to \$10.4 million. Revenue bond debt ranged from \$48,000 to \$16.7 million. Most of the debt paid for water and sewer infrastructure, municipal buildings, and parks.

*Equity:* Local governments must determine the relationship between those who receive the benefits and those who pay the costs. In some cases, it is possible to identify groups of individuals who benefit more directly from a particular project; in others, the benefit may be more widely distributed. Some forms of financing may be more burdensome to one group of citizens than another, leaving local governments to decide how the costs and benefits of infrastructure projects will be distributed. Some financing mechanisms, such as impact fees and special assessments, require the government to prove a relationship between the residents served and the fee paid.

*Political Acceptability:* While most communities have a range of infrastructure financing options, local political realities often play a major role in determining which option is chosen. In some communities, it may not be politically feasible to increase property taxes, while it may be acceptable to issue bonded indebtedness for a specifically earmarked purpose. In other cases, it may be more acceptable to charge fees directly to those who benefit from a project or incur debt that will be repaid by fees charged for use of the project.

### 13.3.2 City Debt Capacity

Debt capacity analysis is used to determine how much additional debt the City could afford. Based on the above summary of the City's finances and the following analysis, the City should limit its issuance of new debt due to the high level of current City debt and Farmersville ISD debt. Once the Business-type Activities notes payable come off the books in 2020, the City could consider issuing additional debt.

The analysis below uses standard benchmarks to evaluate the current debt burden of a municipality. Major debt issuance decisions would require more detailed study of market interest rates, available funding packages, loans and bonds issued by other area political entities, and other factors at the time of financing.



## **DIRECT DEBT AS A PERCENTAGE OF MARKET VALUE:**

*Direct debt measures total general obligation debt outstanding as a percentage of the assessed value of property in the City. Direct debt should not exceed 10%. More fiscally conservative communities use six percent as the upper limit for direct debt. Less fiscally conservative communities calculate direct debt using market value rather than assessed value.*

The total assessed value of the property in Farmersville in 2016 was \$190,799,507. Based on a benchmark of 6 to 10 percent of assessed property value, Farmersville's local tax base could support between \$11.5 and \$19.1 million in general obligation debt. The City currently has \$10.4 million in GOB debt and the ISD's debt obligations place the residents of the city on the line for another \$5.3 million. To maintain a conservative fiscal position based on this metric, the City should wait to pay off some more of its debt before issuing more.

## **PER CAPITA BONDED INDEBTEDNESS**

*The amount of direct debt outstanding for each citizen of a jurisdiction should generally be kept below \$1,200 (principal only). More fiscally conservative communities set the upper limit at \$600. Direct debt includes all long-term obligations supported by general revenues and taxes, including combination bonds that are backed by taxes and general revenues. Based on the 2016 Census population estimate of 3,500, the City could support between \$2.07 million and \$4.14 million in tax-supported debt according to this indicator. The City's principal debt of \$8.95 million is well beyond the upper limit of this metric.*

## **OVERLAPPING DEBT:**

*The City's debt burden from debt held by all jurisdictions should be no more than 10%. Overlapping debt is calculated as the City's direct debt plus the percentage of debt held by overlapping jurisdictions that will be paid by taxes from the assessed value of land within the city limits. As shown in Table 13C, Farmersville's overlapping debt is 7.87%. Most of the debt is generated by bonds issued by the City of Farmersville.*



**Table 13D: Total/Overlapping Debt FY 2016**

Taxing Entity	Outstanding Debt (Principal)	City's Share of Assessed Value	City's portion of debt based on Assessed Value
Farmersville	\$8,948,749	100%	\$11,396,241
Farmersville ISD	\$10,970,000	49%	\$5,334,259
Collin County	\$366,955,000	0.2%	\$723,600
<b>Totals</b>	<b>\$386,873,749</b>		<b>\$15,006,608</b>
<i>Farmersville Assessed Value</i>			\$190,799,507
<b>Total Direct and Overlapping Debt as a percent of net assessed value:</b>			<b>7.87%</b>

Source: Texas Bond Review Board Website: at [www.brb.state.tx.us/lgs/lgsdbsearch.aspx](http://www.brb.state.tx.us/lgs/lgsdbsearch.aspx)

## ANNUAL DEBT SERVICE AS A PERCENTAGE OF RECEIPTS

The City's annual debt service (principal and interest) should not exceed 20% of the City's annual receipts. The City's annual debt service for 2017 is expected to be \$1,022,040 (principal and interest for 2017). In 2016, \$9,117,844 was generated in governmental and proprietary fund revenues. That debt service is approximately 11.2% of the City's annual receipts, which is within the 20% maximum. According to this indicator, Farmersville could support annual debt service up to \$1,823,569, or an additional \$801,529 a year.

## REVENUE DEBT (DEBT SERVICE COVERAGE RATIO)

The debt service coverage ratio (DSCR) refers to the amount of cash available to meet annual payments on debt, and a DSCR greater than 1.0 is required in order to make annual debt payments. The DSCR is used to determine Farmersville's ability to pay its General Obligation Bonds, Certificates of Obligation, and Notes Payable, which are being paid through the City's property tax and utility revenues. The DSCR is calculated by the following:

$$\frac{(\text{Net Operating Income} + \text{depreciation and amortization} + \text{non-operating revenues})}{\text{Annual Debt Service (principal and interest)}}$$

For the purposes of this study two DSCR calculations were made to determine the capacity of the city to issue new general obligation bonds backed by General Fund (property, sales tax) revenues and the capacity to issue revenue bonds backed by Proprietary Fund (utility fees) revenues.





In 2016, the General Fund had a Debt Service Coverage Ratio of 0.97, which is below the benchmark for general obligation debt. In addition, this ratio includes transfers into the General Fund of \$1.8 million; without the transfer, the ratio falls into the negative range of -1.82. The Proprietary Fund had a Debt Service Coverage Ratio of 12.36, which is well above the benchmark for revenue debt. However, if transfers out are counted toward the City's DSCR, the ratio falls to -0.27, well below the benchmark ratio needed to issue additional debt. Accordingly, given current revenues, expenditures and debt service levels for both the general and proprietary fund, Farmersville should wait to issue additional debt until existing debt is retired or revenues rise.

### 13.3.3 Impact of Projects on Protected Classes

In prioritizing projects, the City considered the locations of past infrastructure projects and the locations of projects recommended in the various studies in the plan to determine if those projects had or would inadvertently result in disparate treatment of members of protected classes. Specifically, it noted whether infrastructure projects had the impact of:

- Positively promoting affordable housing in areas outside of geographic concentration and giving members of protected classes the opportunity to move out of areas of concentration;
- Positively promoting equal treatment and access for disabled persons, particularly in public facilities;
- Negatively promoting racial concentration or disparate treatment of members of protected classes; or
- Negatively placing undesirable infrastructure in areas where protected classes reside.

As discussed in *Chapter 3: Housing Study*, Farmersville does not have any areas of significant racial concentration at the block group level, the level of analysis used by the State to define concentrations of protected classes. The geographic distribution of other protected classes (color, national origin, religion, sex, familial status or handicap) is unknown as the Census does not report this data geographically for cities the size of Farmersville.

As shown in the infrastructure and housing studies accompanying this plan, the condition of existing infrastructure is similar throughout the City. There is no indication of historical neglect in any areas. Capital improvement projects prioritized in the tables that follow, and include all areas of the city. The following specific projects would have a positive impact on all citizens of Farmersville, including the protected classes:



- **Water Phase 1 (2017-2019)** – Obtain funding for a leak detection study to guide subsequent line replacements and create a water system model and perform a fire demand analysis to evaluate fire suppression capabilities and guide additional hydrant and line replacements. In addition, the project will also include installation of chloramine injection facilities to ensure adequate chlorine residuals at the North, South, and East elevated storage tanks. Project will also include administration, Engineering and survey services
- **Water Phase 2 (2019-2021)** – Obtain funding to re-coat and re-condition the North elevated storage tank and install chloramine injection facilities at the West elevated storage tank. Project will also include administration, and Engineering & Survey services
- **Water Phase 3 (2021-2023)** – Obtain funding to to re-coat and re-condition the South elevated storage tank and replace approximately 2,700 LF of undersized, aging, and deteriorated water lines along N. Windom St. from Sycamore to 400 feet south of Gaddy St. The project will include approximately 2 fire hydrants at appropriate locations, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services
- **Water Phase 4 (2023-2025)** – Obtain funding to replace approximately 2,700 LF of undersized, aging, and deteriorated water lines along N. Rike St. from Murchison to Prospect, Maple St. from Wilcoxson to SH 78, and Jackson St. from 7th to Sycamore. The project will also include approximately 1,100 LF of new 12-inch waterline from the South EST to US 380. The project will include approximately 6 fire hydrants at appropriate locations, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services
- **Water Phase 5 (2025-2027)** – Obtain funding to replace approximately 1,380 LF of undersized, aging, and deteriorated water lines along Jouett St. from Pendleton to Gaddy, and Jouett St. from Maple to Pendleton. The project will also include approximately 2,500 LF of new 12-inch waterline along Hamilton St. from McKinney to US 380. The project will include approximately 7 fire hydrants at appropriate locations, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services
- **Wastewater Phase 1 (2017-2019):** Obtain funding for a Sewer System Evaluation Study including and I/I analysis, manhole vacuum testing, TV and smoke testing of major trunk lines (approximately 60,000 LF) and associated manholes within the collection system with administrative, engineering, and survey services

- **Wastewater Phase 2 (2020-2022):** Obtain funding for constructing improvement recommended in the Sewer System Evaluation Study including point repair, manhole replacement, and manhole rehabilitation in the west and northwestern part of the system. The project will involve approximately 6 new manholes, rehabilitation of 32 manholes, 14 point repairs, service re-connects, street and pavement repair, and administrative, engineering, and survey services
- **Wastewater Phase 3 (2023-2025):** Obtain funding for constructing improvement recommended in the Sewer System Evaluation Study including point repair, manhole replacement, and manhole rehabilitation in the central and western part of the system. The project will involve approximately 4 new manholes, rehabilitation of 28 manholes, 12 point repairs, service re-connects, street and pavement repair, and administrative, engineering, and survey services
- **Wastewater Phase 4 (2025-2027):** Obtain funding for constructing improvement recommended in the Sewer System Evaluation Study including point repair, manhole replacement, and manhole rehabilitation in the east and southeastern part of the system. The project will involve approximately 4 new manholes, rehabilitation of 25 manholes, 10 point repairs, service re-connects, street and pavement repair, and administrative, engineering, and survey services
- **Drainage Phase 1 (2017-2020)** – Obtain funding to commission a comprehensive Engineering Study with appropriate surveys to fully define the specific problems in the problem drainage areas, develop hydrology and hydraulic studies for the drainage sub-basins in problem areas within the City, and propose detailed remedial methods to mitigate the issues. Study will include detailed cost estimates for each project with prioritization according to potential impact. Project will also include 30,000 LF of ditch maintenance throughout the City along City Maintained roads, Administration, Engineering & Surveying services
- **Drainage Phase 2 (2021-2023)** - Obtain funding to replace four grated inlets with curb inlets, construct 2 new curb inlets, underground storm drain piping, and street grading near City Hall as detailed in the Engineering Study. Project will include curb inlets, street re-grading, new pavement, curb & gutter, and Administration, Engineering, & Surveying services
- **Drainage Phase 3 (2024-2027)** – Continue to obtain funding to replace undersized culvert under Maple St. west of SH 78 with a skewed box as detailed in the Engineering Study. Project will include culvert replacement, headwalls and SET's at both ends of culvert replacement, re-

grading of existing roadside ditches, pavement repair, and Administration, Engineering, & Surveying services

- **Streets Phase 1 (2017-2020):** Repair 22,186 linear feet of streets in fair and poor conditions that correspond with phase 1 & 2 improvements for water and wastewater and routes that direct traffic to highly travelled destinations, including the schools, the parks, and the central business district. The repair operations should include an overlay process for the sections of the paved streets that can be salvaged and new pavement sections for those areas that are currently dirt. Cost could be minimized by keeping gravel roads unpaved, instead adding a new layer of gravel and oil to minimize dust, and converting concrete roads to asphalt.
- **Streets Phase 2 (2021-2024):** Repair 27,291 linear feet of streets in fair and poor conditions that correspond with phase 3 improvements for water and wastewater; routes that direct traffic to or connect to routes that are highly travelled destinations, including the schools, the parks, and the central business district; and dirt roads in need of paving. The repair operations should include an overlay process for the sections of the paved streets that can be salvaged and new pavement sections for those areas that are currently dirt. Cost could be minimized by keeping gravel roads unpaved, instead adding a new layer of gravel and oil to minimize dust, and converting concrete roads to asphalt.
- **Streets Phase 3 (2025-2027):** Repair 54,077 linear feet of streets in fair and poor conditions that correspond with phase 4 and 5 improvements for water and wastewater and dirt roads in need of paving. The repair operations should include an overlay process for the sections of the paved streets that can be salvaged and new pavement sections for those areas that are currently dirt. Cost could be minimized by keeping gravel roads unpaved, instead adding a new layer of gravel and oil to minimize dust, and converting concrete roads to asphalt.
- **Thoroughfares:** Several improvements are recommended for the city's thoroughfares including the installation of sidewalks, painted crosswalks
- **Parks and recreation:** Several improvements are recommended for the City's parks, including the addition of sand volleyball courts, public shower/restrooms, basketball courts, playscapes at several parks, soccer fields, a skate park, RV sites, and other features. Park facilities should follow state standards for ADA accessibility.
- **Central Business District:** Several improvements are recommended for the central business district including the installation of gateway entrances to the CBD, sidewalks, painted crosswalks, and purchase of vacant lots.



In the past, the city has been awarded several TxCDBG grants to make improvements to its water and wastewater systems. Previous city-managed fair housing initiatives are described in *Chapter 3: Housing Study*.

## 13.4 10-Year Capital Needs Prioritization

This section prioritizes the capital needs identified throughout the Comprehensive Plan and provides a consolidated overview of recommended improvements for the next 10 years. Due to competition for limited funds, improvements that may be considered “mandatory” because they promote health and safety may be built after other improvements considered “desirable” or “acceptable” such as certain street construction or park improvements. A community must consider both the urgency and the feasibility of a particular capital project. If funds are likely to become available for a lower priority project before a higher priority project, the city should indicate that on its capital improvements schedule. Capital needs have been classified using the following system:

1. Mandatory (M): those which address an imminent threat to life or health;
2. Necessary (N): those which provide important public services by improving existing systems and/or replacing obsolete facilities;
3. Desirable (D): those which improve the aesthetic aspects of a community or address quality of life issues;
4. Acceptable (A): those which may fall under the “necessary” or “desirable” categories above, but are undertaken primarily to reduce operating costs to the city.



**Table 13E: Capital Needs Prioritization**

Water Project	Year	Need
Undertake leak detection study to guide subsequent line replacements and create a water system model and perform a fire demand analysis to evaluate fire suppression capabilities and guide additional hydrant and line replacements. In addition, the project will also include installation of chloramine injection facilities to ensure adequate chlorine residuals at the North, South, and East elevated storage tanks.	2017-2019	Mandatory
Re-coat and re-condition the North elevated storage tank and install chloramine injection facilities at the West elevated storage tank.	2019-2021	Mandatory
Re-coat and re-condition the South elevated storage tank and replace approximately 2,700 LF of undersized, aging, and deteriorated water lines along N. Windom St. from Sycamore to 400 feet south of Gaddy St. The project will include approximately 2 fire hydrants at appropriate locations, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services	2021-2023	Mandatory
Replace approximately 2,700 LF of undersized, aging, and deteriorated water lines along N. Rike St. from Murchison to Prospect, Maple St. from Wilcoxson to SH 78, and Jackson St. from 7th to Sycamore. The project will also include approximately 1,100 LF of new 12-inch waterline from the South EST to US 380. The project will include approximately 6 fire hydrants at appropriate locations, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services.	2023-2025	Mandatory
Replace approximately 1,380 LF of undersized, aging, and deteriorated water lines along Jouett St. from Pendleton to Gaddy, and Jouett St. from Maple to Pendleton. The project will also include approximately 2,500 LF of new 12-inch waterline along Hamilton St. from McKinney to US 380. The project will include approximately 7 fire hydrants at appropriate locations, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services.	2025-2027	Mandatory
Wastewater Project	Year	Need
Conduct a Sewer System Evaluation Study including and I/I analysis, manhole vacuum testing, TV and smoke testing of major trunk lines (approximately 60,000 LF) and associated manholes within the collection system with administrative, engineering, and survey services	2017-2019	Mandatory
Construct improvements recommended in the Sewer System Evaluation Study including point repair, manhole replacement, and manhole rehabilitation in the west and northwestern part of the system. The project will involve approximately 6 new manholes, rehabilitation of 32 manholes, 14 point repairs, service re-connects, street and pavement repair, and administrative, engineering, and survey services	2019-2022	Mandatory





Construct improvements recommended in the Sewer System Evaluation Study including point repair, manhole replacement, and manhole rehabilitation in the central and western part of the system. The project will involve approximately 4 new manholes, rehabilitation of 28 manholes, 12 point repairs, service re-connects, street and pavement repair, and administrative, engineering, and survey services	2022-2025	Mandatory
Construct improvements recommended in the Sewer System Evaluation Study including point repair, manhole replacement, and manhole rehabilitation in the east and southeastern part of the system. The project will involve approximately 4 new manholes, rehabilitation of 25 manholes, 10 point repairs, service re-connects, street and pavement repair, and administrative, engineering, and survey services	2025-2027	Mandatory
Drainage Project	Year	Need
Commission a comprehensive Engineering Study (\$65,000) with appropriate surveys to fully define the specific problems in the problem drainage areas, including City Hall area, develop hydrology and hydraulic studies for the drainage sub-basins in problem areas within the City, and propose detailed remedial methods to mitigate the issues. Study will include detailed cost estimates for each project with prioritization according to potential impact. Project will also include 30,000 LF of ditch maintenance throughout the City along City Maintained roads, Administration, Engineering & Surveying services	2017-2020	Necessary
Replace four grated inlets with curb inlets, construct 2 new curb inlets, underground storm drain piping, and street grading near City Hall as detailed in the Engineering Study. Project will include curb inlets, street re-grading, new pavement, curb & gutter, and Administration, Engineering, & Surveying services.	2021-2024	Necessary
Replace undersized culvert under Maple St. west of SH 78 with a skewed box as detailed in the Engineering Study. Project will include culvert replacement, headwalls and SET's at both ends of culvert replacement, re-grading of existing roadside ditches, pavement repair, and Administration, Engineering, & Surveying services	2025-2027	Necessary
Roads and Transportation	Year	Need
Repair or replace 22,186 linear feet of streets in fair and poor conditions that correspond with phase 1 & 2 improvements for water and wastewater and routes that direct traffic to highly travelled destinations, including the schools, the parks, and the central business district.	2017-2020	Necessary
Repair or replace 27,291 linear feet of streets in fair and poor conditions that correspond with phase 3 improvements for water and wastewater; routes that direct traffic to or connect to routes that are highly travelled destinations, including the schools, the parks, and the central business district; and dirt roads in need of paving.	2021-2024	Necessary
Repair or replace 54,077 linear feet of streets in fair and poor conditions that correspond with phase 4 and 5 improvements for water and wastewater and dirt roads in need of paving	2024-2027	Necessary



Seal coat 5% of city streets in good condition annually and continue roadside drainage maintenance.	Annual	Necessary
<b>Thoroughfares</b>	<b>Year</b>	<b>Need</b>
Construct sidewalks along Washington Street from Maple Street to Pendleton St to complete network from downtown to elementary and intermediate school campuses	2017-2020	Desirable
Construct sidewalk along east side of SH 78 from Farmersville Parkway to ISD High School Campus at Pendleton St.	2021-2024	Desirable
Add painted crosswalks/colored bricks to all intersections along McKinney Street between Main and Johnson Streets, and along Farmersville Parkway (Also in Chapter 12: Central Business District)	2021-2027	Desirable
Construct sidewalks along both sides of Main St. from Farmersville Parkway to U.S. 380	2024-2027	Desirable
<b>Parks &amp; Recreation</b>	<b>Year</b>	<b>Need</b>
Develop two sand volleyball courts at Rambler's Park	2017-2020	Desirable
Develop Public Shower/Restroom at start of Chaparral Trail	2017-2020	Desirable
Improve the senior center with activities targeted towards elderly residents	2021-2024	Desirable
Develop basketball courts on city-owned land north of Onion Shed	2021-2024	Desirable
Upgrade playscapes at Memorial City Park, Rambler's Park, and Southlake Park	2021-2024	Desirable
Develop two sand volleyball courts at Southlake Park	2021-2024	Desirable
Develop two soccer fields, added restrooms, and parking on city-owned land north of Spain Athletic Complex	2021-2024	Desirable
Develop covered group picnic at Southlake Park area with grills, picnic tables and lights	2025-2027	Desirable
Develop Skate Park at Southlake Park	2025-2027	Desirable
Develop 10 RV sites at Southlake Park	2025-2027	Desirable
<b>Central Business District</b>	<b>Year</b>	<b>Need</b>
Construct gateway entrances along McKinney from the west into the CBD (murals and/or monument signs), may be suitable for student art project	2017-2027	Desirable
Add sidewalks to streets south of Farmersville Parkway and north of McKinney	2017-2024	Desirable
Add painted crosswalks to all intersections along McKinney Street between Main and Johnson Streets, and along Farmersville Parkway	2017-2027	Desirable
Add wayfinding signs	2017-2024	Desirable



## 13.5 5-Year Capital Improvements Program Schedule

The following table delineates the proposed capital improvements for the 2017-2022 planning period, the estimated costs, sources of funds, and timing of the projects. The projects are listed in order of priority. Projects that fall after 2022 are listed in detail in the appropriate chapters.

Costs for projects are estimates based on recent representative bids for similar items. Unit costs may vary within a given time period for a variety of reasons including but not limited to:

1. Economies of scale – A project with large quantities of a particular item will have a lower unit cost than a project with small quantities;
2. Relative location of the project with respect to the bidding contractors location – Contractors having to mobilize labor, equipment, & materials from a long distance will bid a higher unit cost than contractors in the local area;
3. The general state of the economy – Contractors & Suppliers bid lower when work is scarce than when work is plentiful;
4. Energy prices – PVC, steel, iron and fuel costs rise and fall with the global price of oil.



**Table 13F: Capital Improvements Program Schedule, Fiscal Year 2017-2022**

Type	Scheduled Capital Improvement Projects	Year	2017	2018	2019	2020	2021	2022	Priority	Cost	Source of Funds
<b>W</b>	Undertake leak detection study to guide subsequent line replacements and create a water system model and perform a fire demand analysis to evaluate fire suppression capabilities and guide additional hydrant and line replacements. In addition, the project will also include installation of chloramine injection facilities to ensure adequate chlorine residuals at the North, South, and East elevated storage tanks.	2017-2019							M	\$325,100	TxCDBG, GEN (General Obligation Bond), USDA, TWDB loan, City Utility Fund (Rev Bond)
<b>WW</b>	Conduct a Sewer System Evaluation Study including and I/I analysis, manhole vacuum testing, TV and smoke testing of major trunk lines (approximately 60,000 LF) and associated manholes within the collection system with administrative, engineering, and survey services	2017-2019							M	\$307,600	TWDB, TxCDBG, USDA, Utility
<b>D</b>	Commission a comprehensive Engineering Study (\$65,000) with appropriate surveys to fully define the specific problems in the problem drainage areas, including City Hall area, develop hydrology and hydraulic studies for the drainage sub-basins in problem areas within the City, and propose detailed remedial methods to mitigate the issues. Study will include detailed cost estimates for each project with prioritization according to potential impact. Project will also include 30,000 LF of ditch maintenance throughout the City along City Maintained roads, Administration, Engineering & Surveying services	2017-2020							N	\$247,900	GEN, TxCDBG, TWDB, USDA, FMA, DR
<b>S</b>	Repair or replace 22,186 linear feet of streets in fair and poor conditions that correspond with phase 1 & 2 improvements for water and wastewater and routes that direct traffic to highly travelled destinations, including the schools, the parks, and the central business district.	2017-2020							N	\$748,570	GEN
<b>T</b>	Construct sidewalks along Washington Street from Maple Street to Pendleton St to complete network from downtown to elementary and intermediate school campuses	2017-2020								\$40,000	GEN, CDC, TxDOT, SRTS
<b>R</b>	Develop two sand volleyball courts at Rambler's Park	2017-2020							D	\$12,000	GEN, P&RDC
<b>R</b>	Develop Public Shower/Restroom at start of Chaparral Trail	2017-2020							D	\$100,000	GEN, P&RDC, TPWD



<b>CBD</b>	Construct gateway entrances along McKinney from the west into the CBD (murals and/or monument signs), may be suitable for student art project	2017-2027		D	\$10,000	GEN, Loca, TDA
<b>CBD</b>	Add sidewalks to streets south of Farmersville Parkway and north of McKinney	2017-2024		D	~\$50 per linear square foot	GEN, TxDOT
<b>CBD</b>	Add painted crosswalks to all intersections along McKinney Street between Main and Johnson Streets, and along Farmersville Parkway	2017-2027		D	\$2,500 each	GEN, Local
<b>CBD</b>	Add wayfinding signs	2017-2024			\$500	
<b>W</b>	Re-coat and re-condition the North elevated storage tank and install chloramine injection facilities at the West elevated storage tank.	2019-2021		M	\$235,200	TxCDBG, GEN (General Obligation Bond), USDA, TWDB loan, City Utility Fund (Rev Bond)
<b>WW</b>	Construct improvements recommended in the Sewer System Evaluation Study including point repair, manhole replacement, and manhole rehabilitation in the west and northwestern part of the system. The project will involve approximately 6 new manholes, rehabilitation of 32 manholes, 14 point repairs, service re-connects, street and pavement repair, and administrative, engineering, and survey services	2019-2022		M	\$244,500	TWDB, TxCDBG, USDA, Utility
<b>D</b>	Replace four grated inlets with curb inlets, construct 2 new curb inlets, underground storm drain piping, and street grading near City Hall as detailed in the Engineering Study. Project will include curb inlets, street re-grading, new pavement, curb & gutter, and Administration, Engineering, & Surveying services.	2021-2024		N	\$189,800	GEN, TxCDBG, TWDB, USDA, FMA, DR
<b>S</b>	Repair or replace 27,291 linear feet of streets in fair and poor conditions that correspond with phase 3 improvements for water and wastewater; routes that direct traffic to or connect to routes that are highly travelled destinations, including the schools, the parks, and the central business district; and dirt roads in need of paving.	2021-2024		N	\$2,767,081	GEN



<b>T</b>	Construct sidewalk along east side of SH 78 from Farmersville Parkway to ISD High School Campus at Pendleton St.	2021-2024			D	\$100,000	GEN, CDC, TxDOT
<b>T</b>	Add painted crosswalks/colored bricks to all intersections along McKinney Street between Main and Johnson Streets, and along Farmersville Parkway (Also in Chapter 12: Central Business District)	2021-2027			D	\$52,500	GEN, TxDOT, TDA
<b>R</b>	Improve the senior center with activities targeted towards elderly residents.	2021-2024			D	\$5,000	GEN, P&RDC, TPWD
<b>R</b>	Develop basketball courts on city-owned land north of Onion Shed	2021-2024			D	\$200,000	GEN, P&RDC, TPWD
<b>R</b>	Upgrade playscapes at Memorial City Park, Rambler's Park, and Southlake Park	2021-2024			D	\$10,000	GEN, P&RDC, TPWD
<b>R</b>	Develop two sand volleyball courts at Southlake Park	2021-2024			D	\$5,000	GEN, P&RDC, TPWD
<b>R</b>	Develop two soccer fields, added restrooms, and parking on city-owned land north of Spain Athletic Complex	2021-2024			D	\$75,000	GEN, P&RDC, TPWD

*GEN = Municipal funds or general obligation bonds; Local = donations of time/money/goods from private citizens, charitable organizations, and local businesses; TxCDBG = Texas Department of Agriculture Community Development Block Grant program; USDA= US Department of Agriculture Rural Development Rural Development funds; TWDB - Texas Water Development Board funds; Utility - City of Farmersville Water & Sewer Fund; TPWD = Texas Parks & Wildlife Department; ISD = Farmersville Independent School District; TxDOT = Texas Department of Transportation; CDC/EDC = Farmersville Economic and Community Development Corporations*





# 14 STRATEGIC IMPLEMENTATION PLAN

The preceding chapters of the Farmersville Comprehensive Plan have outlined broad strategies and implementation items to achieve the goals and vision of the plan. This section compiles those implementation items to create a guide that will direct the City's actions over the ten year planning period.

## 14.1 Steps to Achieve the Vision

The timing of each implementation items may change based on the availability of funding from outside sources and the ability of the City to leverage private, public, and nonprofit funding. Regular updates to this implementation plan will be necessary to keep the City's vision current, up-to-date and headed in the right direction.

- Each goal has specific actions:
- Goals reflect the desired results that the community wants to see in the future.
- Actions are steps needed to implement the goals.

These goal and actions provide direction to city leaders when making future development, investment and policy decisions. The goals and actions are organized by topic and are not arranged in any order of priority.

Table 14A Strategic Implementation Table

## 3: Housing

Goals	Action	Timing	Responsibility
<b>3.1</b> Substandard housing has been renovated or replaced	3.1.1 Reconstruct at least 3 houses per year with HOME grants	Ongoing	City Staff
	3.1.2 Continue dilapidated building removal program; remove at least 2 dilapidated house per year	Ongoing	City Staff

		3.1.3 Keep up-to-date information on housing assistance organizations at city hall, on a city website, at the library, and at local churches (see Appendix 3C for a list of organizations)	Ongoing	City Staff
		3.1.4 Keep up-to-date information on grant programs at city hall, on a city website, at the library, and at local churches (see Appendix 3C for a list of programs)	Ongoing	City Staff
<b>3.2</b>	Pursue Rental Housing Development	3.2.1 Collect information on Farmersville's population and housing needs (e.g. rental housing requests, occupancy rates, demographics)	Ongoing	City Staff
		3.2.2 Create a website and marketing package to make information about Farmersville easily accessible to potential developers	1-6 years	City Staff
		3.2.3 Network with housing organizations	Ongoing	City Staff
<b>3.3</b>	The City continues to support Fair Housing initiatives	3.3.1 Adopt and conduct annual reviews of ordinances, resolutions, and policies that support fair housing	Ongoing	City Staff
		3.3.2 Keep up-to-date information on Fair Housing laws, policies, complaint procedures, and ADA construction standards at city hall, on a city website, and at the library	Ongoing	City Staff
		3.3.3 Provide annual fair housing training to all senior staff	4-10 years	City Staff
		3.3.4 Establish a procedure for city staff to keep logs and records of fair housing complaints and referrals	4-6 years	City Staff
		3.3.5 Develop an anti-NIMBYism action plan to disseminate timely and accurate information to residents during the planning of fair housing developments	4-10 years	City Staff
<b>3.4</b>	The City attracts orderly and economically stable residential developments	3.4.1 Adopt updated future land use map	1-3 years	City Staff
		3.4.2 Adopt amendments to residential districts in the City's zoning ordinance and map as are described in Chapter 16: Zoning	1-3 years	City Staff
		3.4.3 Create a marketing package to make information about Farmersville easily accessible to potential developers	1-6 years	City Staff
		3.4.4 Maintain information on semi-developed properties, contact owners regarding future plans and work to bundle properties for development	Ongoing	City Staff
		3.4.5 Collect information on Farmersville's population and housing needs (e.g. rental housing requests, occupancy rates, demographics)	Ongoing	City Staff

## 4: Land Use

Goals		Action	Timing	Responsibility
4.1	Future growth fits city's desired development patterns	4.1.1 Adopt revised future land use map	1-3 years	City Staff
		4.1.2 Adopt new zoning code that allows for greater mix of uses and preserves small town charm	1-3 years	City Staff
		4.1.3 Update subdivision and zoning ordinances to include provisions for cluster developments	1-3 years	City Staff
4.2	Infill development occurs instead of greenfield development, and as a result, the City spends less on infrastructure costs, the rural character of the area is preserved, housing remains affordable, and the downtown investment increases.	4.2.1 Post the FEMA FIRM at city hall and on the city's website	Ongoing	City Staff
		4.2.2 Adopt Future Land Use Map showing desired development areas	1-3 years	City Staff
		4.2.3 Amend and enforce recommended amendments to the HC District in the zoning ordinance	1-3 years	City Staff
		4.2.4 Consider a land exchange, conservation easement, or development rights transfer program to eliminate development in the floodplain	Ongoing	City Staff
4.3	Orderly and timely expansion through annexation of existing development broadens tax base and ensures high development standards	4.3.1 Limit extension of city services beyond the city limits	Ongoing	City Staff
		4.3.2 Annex land along highways to encompass existing development	1-6 years	City Staff

## 5: Water Supply

Goals		Action	Timing	Responsibility
5.1	Deteriorated lines and equipment are replaced and/or improved so city and area residents have access to clean, safe, potable water	5.1.1 Phase 1 (2017-2019): Obtain funding for a leak detection study to guide subsequent line replacements and create a water system model and perform a fire demand analysis to evaluate fire suppression capabilities and guide additional hydrant and line replacements. In addition, the project will also include installation of chloramine injection facilities to ensure adequate chlorine residuals at the North, South, and East elevated storage tanks. Project will also include administration, Engineering and survey services.	1-3 years	City Staff
		5.1.2 Phase 2 (2019-2021): Obtain funding to re-coat and re-condition the North elevated storage tank and install chloramine injection facilities at the West elevated storage tank. Project will also include administration, and Engineering & Survey services;	3-5 years	City Staff

		5.1.3 Phase 3 (2021-2023): Obtain funding to replace approximately 2,700 LF of undersized, aging, and deteriorated water lines along N. Windom St. from Sycamore to 400 feet south of Gaddy St. The project will include approximately 2 fire hydrants at appropriate locations, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services.	5-7 years	City Staff
		5.1.4 Phase 4 (2023-2025): Obtain funding to replace approximately 2,700 LF of undersized, aging, and deteriorated water lines along N. Rike St. from Murchison to Prospect, Maple St. from Wilcoxson to SH 78, and Jackson St. from 7th to Sycamore. The project will also include approximately 1,100 LF of new 12-inch waterline from the South EST to US 380. The project will include approximately 6 fire hydrants at appropriate locations, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services.	7-9 years	City Staff
		5.1.5 Phase 5 (2025-2027): Obtain funding to replace approximately 1,380 LF of undersized, aging, and deteriorated water lines along Jouett St. from Pendleton to Gaddy, and Jouett St. from Maple to Pendleton. The project will also include approximately 2,500 LF of new 12-inch waterline along Hamilton St. from McKinney to US 380. The project will include approximately 7 fire hydrants at appropriate locations, service re-connects, valves, street, pavement, and driveway repair, administration, and Engineering & Survey services.	9-10 years	City Staff
5.2	A local water system that operates efficiently, cost-effectively, and in compliance with TCEQ requirements	5.2.1 Exercise preventative maintenance by inspecting all facilities once per year	Ongoing	City Staff
		5.2.2 Seek funding to address TCEQ issues	Ongoing	City Staff
		5.2.3 Evaluate rate structure and usage characteristics to determine if rate increase would be feasible and enable the system operator to complete more line replacement projects	Ongoing	City Staff
		5.2.4 Regularly apply for TxCDBG grants to fund replacement of aging, deteriorated water lines	Ongoing	City Staff
5.3	Customers have access to a sustainable water supply that provides sufficient pressure and fire protection, particularly in times of drought	5.3.1 Replace as many lines 3" or less in diameter, giving priority to those with more than 10 connections	Ongoing	City Staff
		5.3.2 Replace as many lines 4" in diameter that connect to at least one fire hydrant	Ongoing	City Staff



	5.3.3 Install fire hydrants in areas with inadequate fire protection coverage	Ongoing	City Staff
	5.3.4 Continue City's participation and mention in the Region C Regional Water Plan	Ongoing	City Staff

## 6: Wastewater Supply

Goals	Action	Timing	Responsibility
<b>6.1</b>	Deteriorated lines and equipment are replaced to increase the efficiency of the wastewater system and to minimize operational and maintenance costs.		
	6.1.1 Phase 1 (2017-2019): Obtain funding for a Sewer System Evaluation Study including and I/I analysis, manhole vacuum testing, TV and smoke testing of major trunk lines (approximately 60,000 LF) and associated manholes within the collection system with administrative, engineering, and survey services	1-3 years	City Staff
	6.1.2 Phase 2 (2019-2022): Obtain funding for constructing improvements recommended in the Sewer System Evaluation Study including point repair, manhole replacement, and manhole rehabilitation in the west and northwestern part of the system. The project will involve approximately 6 new manholes, rehabilitation of 32 manholes, 14 point repairs, service re-connects, street and pavement repair, and administrative, engineering, and survey services	3-5 years	City Staff
	6.1.3 Phase 3 (2022-2025): Obtain funding for constructing improvement recommended in the Sewer System Evaluation Study including point repair, manhole replacement, and manhole rehabilitation in the central and western part of the system. The project will involve approximately 4 new manholes, rehabilitation of 28 manholes, 12 point repairs, service re-connects, street and pavement repair, and administrative, engineering, and survey services	5-8 years	City Staff
	6.1.4 Phase 4 (2025-2027): Obtain funding for constructing improvement recommended in the Sewer System Evaluation Study including point repair, manhole replacement, and manhole rehabilitation in the east and southeastern part of the system. The project will involve approximately 4 new manholes, rehabilitation of 25 manholes, 10 point repairs, service re-connects, street and pavement repair, and administrative, engineering, and survey services	8-10 years	City Staff
	6.1.5 Apply for grants and/or loans from the TxCDBG program, USDA Rural Development, and other sources to keep costs of system improvements at a minimum	Ongoing	City Staff

<b>6.2</b>	An annual program to check for safety hazards will be implemented to ensure a safe and sanitary wastewater disposal system	6.2.1 After major improvements are made according to the phased projects in this report, begin an annual program to smoke test and pressure test all existing manholes and cleanouts for leakage. Install waterproofing and seals as needed.	Ongoing	City Staff
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## 7: Storm Drainage

Goals		Action	Timing	Responsibility
7.1	Deteriorated lines and equipment are replaced to increase the efficiency of the wastewater system and to minimize operational and maintenance costs.	7.1.1 Phase 1: Obtain funding to commission a comprehensive Engineering Study (\$65,000) with appropriate surveys to fully define the specific problems in the problem drainage areas, including City Hall area, develop hydrology and hydraulic studies for the drainage sub-basins in problem areas within the City, and propose detailed remedial methods to mitigate the issues. Study will include detailed cost estimates for each project with prioritization according to potential impact. Project will also include 30,000 LF of ditch maintenance throughout the City along City Maintained roads, Administration, Engineering & Surveying services	1-3 years	City Staff
		7.1.2 Phase 2: Obtain funding to replace four grated inlets with curb inlets, construct 2 new curb inlets, underground storm drain piping, and street grading near City Hall as detailed in the Engineering Study. Project will include curb inlets, street re-grading, new pavement, curb & gutter, and Administration, Engineering, & Surveying services	4-7 years	City Staff
		7.1.3 Phase 3: Continue to obtain funding to replace undersized culvert under Maple St. west of SH 78 with a skewed box as detailed in the Engineering Study. Project will include culvert replacement, headwalls and SET's at both ends of culvert replacement, re-grading of existing roadside ditches, pavement repair, and Administration, Engineering, & Surveying services	8-10 years	City Staff

## 8: Street System

Goals	Action		Timing	Responsibility
8.1	Deteriorated lines and equipment are replaced to increase the efficiency of the wastewater system and to minimize	8.1.1 By 2018, establish a system for maintaining street system on an overlapping, rotating basis by following a program of chip seal coating, overlay, and reclamation projects to keep paved surfaces in good condition.	1-3 years	City Staff



operational and maintenance costs.	8.1.2 By 2016, amend subdivision ordinance amendments requiring developers to provide interconnectivity between new development and the existing street system.	1-3 years	City Staff
	8.1.3 Phase 1: Repair or replace 22,186 linear feet of streets in fair and poor conditions that correspond with phase 1 & 2 improvements for water and wastewater and routes that direct traffic to highly travelled destinations, including the schools, the parks, and the central business district.	1-3 years	City Staff
	8.1.4 Phase 2: Repair or replace 27,291 linear feet of streets in fair and poor conditions that correspond with phase 3 improvements for water and wastewater; routes that direct traffic to or connect to routes that are highly travelled destinations, including the schools, the parks, and the central business district; and dirt roads in need of paving.	4-6 years	City Staff
	8.1.5 Phase 3: Repair or replace 54,077 linear feet of streets in fair and poor conditions that correspond with phase 4 and 5 improvements for water and wastewater and dirt roads in need of paving	7-10 years	City Staff
	8.1.6 Annual seal coat 10% of city streets in good condition; and annual overlay (5% of city streets) and reconstruct (3% of city streets) of streets in fair to poor condition are Incorporated into the above construction phases.	Ongoing	City Staff
	8.1.7 Implement drainage projects in Chapter 7: Storm Drainage System Study to prevent ponding of water on roadways.	Ongoing	City Staff

## 9: Thoroughfares

Goals	Action	Timing	Responsibility
<b>9.1</b> A thoroughfare system that accommodates pedestrians and bicyclists	9.1.1 Construct sidewalks along Washington Street from Maple Street to Pendleton St to complete network from downtown to elementary and intermediate school campuses	1-3 years	City Staff, TxDOT
	9.1.2 Construct sidewalk along east side of SH 78 from Farmersville Parkway to ISD High School Campus at Pendleton St.	4-6 years	City Staff, TxDOT
	9.1.3 Construct sidewalks along both sides of Main St. from Farmersville Parkway to U.S. 380	7-10 years	City Staff, TxDOT
	9.1.4 Add painted crosswalks/colored bricks to all intersections along McKinney Street between Main and Johnson Streets, and along Farmersville Parkway (Also in Chapter 12: Central Business District)	4-10 years	City Staff, TxDOT

		9.1.5 Ensure that all future upgrades to thoroughfares within the city limits are designed to ITE CSS standards with provisions for sidewalks, and bike lanes or shoulders	1-6 years	City Staff, TxDOT
		9.1.6 Adopt, enforce zoning standards for thoroughfare-fronting development	Ongoing	City Staff
<b>9.2</b>	Thoroughfare system maintains its capacity as new development is built	9.2.1 Work with the county, TxDOT and NCTCOG to implement the proposed Thoroughfare Master Plan and upgrade identified thoroughfares	Ongoing	City Staff
		9.2.2 Adopt the Future Land Use Plan that limits development in the flood plain and encourages infill development	1-3 years	City Staff
		9.2.3 Adopt and enforce subdivision regulations that require subdivision streets to connect to existing development and limit block length to 600 feet.	Ongoing	City Staff
		9.2.4 Amend and enforce recommended amendments to the HC District in the zoning ordinance	1-3 years	City Staff

## 10: Economic Development

Goals		Action	Timing	Responsibility
<b>10.1</b>	Farmersville markets itself as an attractive place to visit, live, and work	10.1.1 Coordinate with regional organizations to advertise local events and festivals and consider membership in the GO TEXAN Rural Community Program	Ongoing	EDC Staff
		10.1.2 Update EDC/city website to include current figures, pictures, and other information related to economic development	Ongoing	City/EDC Staff
		10.1.3 Continue to market available downtown buildings on City/EDC and North Central Texas Council of Governments websites.	Ongoing	City/EDC Staff
		10.1.4 Contact Lakes Trail organization to add additional information about Farmersville to website	1-3 years	City/EDC Staff
		10.1.5 Strengthen Farmersville's brand by creating new motto and incorporating it on an updated website, at community events, and through city signage	1-6 years	City/EDC Staff
		10.1.6 Identify and train "First Responders" in downtown area to serve as an information point for visitors	1-6 years	City/EDC Staff
		10.1.7 Consider becoming a Partner of the Lakes Trail Region for extended marketing materials and training	4-10 years	EDC Staff
<b>10.2</b>	Farmersville has a support system for existing businesses,	10.2.1 Continue EDC business advertising support	Ongoing	EDC Staff
		10.2.2 Survey local businesses annually about City services and general business needs	Ongoing	EDC Staff

	resources for business startup/recruitment, and information readily available on the local economy	10.2.3 Host annual "business appreciation" breakfast or lunch for area companies	Ongoing	EDC Staff
		10.2.4 Update website with resource information for residents, business owners, and potential investors including job training organizations, small business financing opportunities, and "prospect kit"	1-6 years	City/EDC Staff
		10.2.5 Create a "resource center" in City Hall that supplies information about workforce solutions of the North Central Texas and the Prospect Kit (can also include housing resource information)	1-6 years	City Staff
		10.2.6 Launch a "Buy Local" campaign to raise the profile of local businesses (reference "how to" document in digital appendices)	4-10 years	City/EDC Staff
		10.2.7 Connect youth to local business owners/managers through a mentoring or internship program	4-10 years	EDC Staff/ Farmersville ISD
10.3	Farmersville's downtown and thoroughfares are attractive and functional and improve the quality of life for residents and businesses	10.3.1 Prioritize capital improvements for infrastructure throughout the planning period	Ongoing	City Staff
		10.3.2 Implement strategies in Chapter 3: Housing Study that address deteriorated/dilapidated housing	Ongoing	City Staff
		10.3.3 Promote Spain Athletic Complex and Chaparral Trail to draw visitors and showcase downtown	Ongoing	City/EDC Staff
		10.3.4 Implement strategies in Chapter 4: Land Use Study	Ongoing	City Staff
		10.3.5 Implement strategies in Chapter 12: Central Business District	Ongoing	City Staff
		10.3.6 Implement strategies in Chapter 11: Recreation and Open Space Study	Ongoing	City Staff

## 11: Recreation & Open Space

Goals	Action	Timing	Responsibility
11.1	Existing recreational facilities are maintained in good condition	11.1.1 Establish a voluntary park donation fund for maintenance, repair, upgrade of City parks, neighborhood mini-parks and play lots. Solicitation could be added to city utility bill	1-3 years City Staff
		11.1.2 Develop and conduct biannual review of a shared-resources plan with Farmersville ISD to ensure all available area facilities can be utilized year-round.	Ongoing City Staff/FISD
		11.1.3 Establish "community work day" at parks to accomplish a portion of development using volunteer labor. Remove debris and dilapidated equipment from all park areas	Ongoing City, ISD, Little League, Private landowners
		11.1.4 Budget sufficient funds for park maintenance and for future facility development	Ongoing City Staff

11.2	New facilities have been constructed that fulfill residents' expressed needs and bring the Town up to standard	11.2.1 Develop two sand volleyball courts at Rambler's Park	1-3 years	City/CDC Staff
		11.2.2 Dedicate city-owned land north of Spain Athletic complex as parkland	1-3 years	City/CDC Staff
		11.2.3 Submit application for funding in fall 2018 to develop Public Shower/Restroom at start of Chaparral Trail	1-3 years	City/CDC Staff
		11.2.4 Improve the senior center with activities targeted towards elderly residents	1-3 years	City/CDC Staff
		11.2.5 Submit application for funding in fall 2019 to TPW Small Community Grant Program to develop basketball courts on city-owned land north of Onion Shed	1-3 years	City/CDC Staff
		11.2.6 Develop exhibits at park facilities to foster nature appreciation and to educate visitors about local flora, fauna, and geology. This can include community gardens and/or xeriscaped gardens	1-3 years	City/CDC Staff
		11.2.7 Upgrade playscapes at Memorial City Park, Rambler's Park, and Southlake Park	4-6 years	City/CDC Staff
		11.2.8 Develop two sand volleyball courts at Southlake Park	4-6 years	City/CDC Staff
		11.2.9 Submit application for funding in fall 2021 to TPW Small Community Grant Program to develop two soccer fields, added restrooms, and parking on city-owned land north of Spain Athletic Complex	4-6 years	City/CDC Staff
		11.2.10 Develop native grass and garden areas along creek running through city-owned property north of Haslip and east of Johnson Streets	4-6 years	City/CDC Staff
		11.2.11 Encourage development of other indoor activities typically operated by private businesses such as a movie theater, bowling alley, rollerskating rink, gymnastics/twirling center, and indoor rodeo facilities	4-6 years	City/CDC Staff
		11.2.12 Encourage development of other outdoor activities typically operated by private businesses such as equestrian facilities, miniature golf, bicycle motor-cross, a mountain bike trail	4-6 years	City/CDC Staff
		11.2.13 Dedicate open space to preserve habitat and encourage wildlife viewing	4-6 years	City/CDC Staff
		11.2.14 Develop covered group picnic at Southlake Park area with grills, picnic tables and lights	7-10 years	City/CDC Staff
		11.2.15 Submit application for funding in fall 2025 to the TPW Small Community Program to develop Skate Park at Southlake Park	7-10 years	City/CDC Staff
		11.2.16 Develop 10 RV sites at Southlake Park	7-10 years	City/CDC Staff
		11.2.17 Review mandatory park dedication policy to ensure formula is sufficient to provide needed parkland in new subdivisions	7-10 years	City/CDC Staff

<b>11.3</b>	Ongoing maintenance and improvements to open spaces and highway right of way demonstrate local pride and attract visitors, investors, and new residents	11.3.1 Adopt zoning regulations that limit impervious cover and require screening with native plants along the city's major thoroughfares and between zoning districts	1-3 years	City Staff
		11.3.2 Develop policy to educate public regarding benefits of private donation of land to be used for parks, greenbelts, and open space	1-3 years	City/CDC Staff
		11.3.3 Coordinate with other local agencies to develop cultural events, after-school and summer youth programs at all city parks. Enlist community involvement in the development and implementation of recreational activities to be conducted at parks. Use individuals, churches, Farmersville ISD, and other volunteer organizations wherever possible to assist in this task. The City's involvement should be limited to that of catalyst. Activity cost will vary and be absorbed by the participants	Ongoing	City/CDC Staff
		11.3.4 Establish a community festival or "fun day" at City parks. These events provide diverse activities not normally available in the park and enhance the usefulness of the facilities. These events can also highlight the community's cultural diversity or offer special such as kite-flying contests or bike-a-thons. Earmark any proceeds from activities for use in park improvement projects	Ongoing	City, FISD, Little League
		11.3.5 Schedule biennial review of master plan and update priority list and public input as needed	Ongoing	City Staff
		11.3.6 Conduct an annual Tree Planting campaign; plant 10 trees per year	Ongoing	City/CDC Staff
		11.3.7 Dedicate open space to preserve habitat and encourage wildlife viewing	Ongoing	City Staff
		11.3.8 Dedicate natural areas to ensure unique features are preserved	7-10 years	City Staff
		11.3.9 Schedule creation of new Master Park Plan	7-10 years	City Staff

## 12: Central Business District

Goals	Action	Timing	Responsibility
<b>12.1</b>	The City should leverage the CBD's historical buildings and character to project a unique image	12.1.1 Update city's "brand" and use it in city publications, signage, downtown amenities and websites. Select a narrow focus for the brand	1-3 years City Staff/Chamber of Commerce
		12.1.2 Develop a pattern book or design guideline book that owners can use when renovating buildings. Place on county and city websites for reference	1-3 years City/CDC Staff

		12.1.3 Adopt changes to the Central Area District Ordinance to add building heights, maximum building setbacks, transparency requirements, and expand the zoning district to increase the aesthetic appeal of the areas outside of the central CBD	1-3 years	City Staff
		12.1.4 Consider adoption a Historic Preservation Ordinance	1-6 years	City Staff
		12.1.5 Construct gateway entrances along McKinney from the west into the CBD (murals and/or monument signs), may be suitable for student art project	1-6 years	City Staff/CDC/Chamber of Commerce
<b>12.2</b>	Increase residential and commercial density within and in areas surrounding CBD	12.2.1 Expand Central Area Zoning District throughout full CBD	1-3 years	City Staff
		12.2.2 Encourage private infill development at selected sites through coordination with property owners and marketing to potential developers	Ongoing	City/CDC Staff
		12.2.3 Consider having CDC purchase lots from owners and reselling them through RFP process	1-6 years	City/CDC Staff
<b>12.3</b>	Increase amenities and walkability within CBD to attract more foot traffic	12.3.1 Add sidewalks to streets south of Farmersville Parkway and north of McKinney	1-3 years	City/CDC Staff
		12.3.2 Add painted crosswalks to all intersections along McKinney Street between Main and Johnson Streets, and along Farmersville Parkway	Ongoing	City/TxDOT
		12.3.3 Add wayfinding signs	1-6 years	City/CDC Staff
<b>12.4</b>	Coordinate businesses owners in CBD to take advantage of funding opportunities	12.3.1 Convene business owners to discuss forming BID or PID	1-6 years	City Staff, EDC, Chamber of Commerce





## 15 FUNDING SOURCES

**Funding for projects in small, low-income, rural cities is one of the biggest challenges city staff, residents, and volunteers face when trying to improve their communities. Not only are grants scarce and competitive, but they require time, sophistication, and patience to write and administer. Nevertheless, they are often the only resource available to reach desired goals.**

Funding sources have been identified throughout this comprehensive plan that can help accomplish specific activities. This section of the plan lists detailed information on many of the most common, effective, and implementable grants available. While every attempt has been made to keep the information up to date, funding availability and rules change frequently. After identifying desired grants or loans, it is always essential to call the organization directly to confirm details such as: deadlines, whether the proposed project will be eligible, and probability of funding (i.e. how competitive the grant is).

If a specific project is desired that does not fit one of the funding options below, it is worth checking the home page of each agency for additional programs, contacting the agencies for information, and using the internet to search for additional programs. Although most grants come with specific requirements, most funding agencies are also able to offer technical assistance to help communities find the resources they need to fulfill those requirements. The Foundation Center (<http://foundationcenter.org/>) is a good starting point for online grant searches.

Because of the complexity of identifying, writing, and managing grants, community partners are often the key to successful grant programs. Those frequently include:

- Co-applicants (most typically with other counties or municipalities) where projects or services meet the needs of several jurisdictions
- Sponsored providers of services that benefit residents, which are often provided by nonprofit organizations (VFDs, EMS, youth programs like Boys & Girls Club) or hospital districts, water (MUD/SUDIWCID), drainage, groundwater districts.



- Sources of matching funds (EDC, municipalities, local park foundation or youth sports league, Optimists, Kiwanis or Rotary)
- Sources of information or expertise (local community college or state university, local NRCS office, regionally COG, or internally from the public works director, police chief, etc)

The following State agencies provide a wide range of grants and technical assistance.

Agency Name	Website
Texas Department of Agriculture	<a href="http://texasagriculture.gov/">http://texasagriculture.gov/</a>
Texas Water Development Board	<a href="http://www.twdb.state.tx.us/">www.twdb.state.tx.us/</a>
Texas Commission on Environmental Quality	<a href="http://www.tceq.state.tx.us/">www.tceq.state.tx.us/</a>
Texas Department of Transportation (Safe Routes to School)	<a href="http://www.dot.state.tx.us/safety/safe_routes/default.htm">www.dot.state.tx.us/safety/safe_routes/default.htm</a>
Texas Historical Commission	<a href="http://www.thc.state.tx.us/">www.thc.state.tx.us/</a>
Texas Department of Public Safety Division of Emergency Management	<a href="http://www.txdps.state.tx.us/dem/">www.txdps.state.tx.us/dem/</a>
Texas Forest Service (Rural VFD assistance)	<a href="http://txforestservice.tamu.edu">http://txforestservice.tamu.edu</a>
Texas Task Force on Indigent Defense	<a href="http://www.txcourts.gov/tidc/tidchome.asp">www.txcourts.gov/tidc/tidchome.asp</a>
Texas Parks and Wildlife Department	<a href="http://www.tpwd.state.tx.us/">www.tpwd.state.tx.us/</a>
Texas Department of Housing & Community Affairs	<a href="http://www.tdhca.state.tx.us/">www.tdhca.state.tx.us/</a>
Texas General Land Office (Coastal Programs)	<a href="http://www.glo.texas.gov/what-we-do/caring-for-the-coast/index.html">www.glo.texas.gov/what-we-do/caring-for-the-coast/index.html</a>
Texas Governor's Office Criminal Justice Division	<a href="http://governor.state.tx.us/cjd/">http://governor.state.tx.us/cjd/</a>
Texas Governor's Office Economic Development Bank	<a href="http://governor.state.tx.us/">http://governor.state.tx.us/</a>
Texas Office of the Attorney General (Crime victim services)	<a href="http://www.oag.state.tx.us/victims/victims.shtml">www.oag.state.tx.us/victims/victims.shtml</a>
Texas Department of State Health Services (Indigent Health Care)	<a href="http://www.dshs.state.tx.us/cihcp/default.shtm">www.dshs.state.tx.us/cihcp/default.shtm</a>
Texas State Library	<a href="http://www.tsl.state.tx.us/">www.tsl.state.tx.us/</a>
Texas Comptroller of Public Accounts (SECO)	<a href="http://seco.cpa.state.tx.us/">http://seco.cpa.state.tx.us/</a>



## Detailed Grant Tables by Project Type

Economic Development						
Project Type	Deadline	Organization	Program Name	Program Description	Grant/Loan Amount	Local Contribution
Industry - Infrastructure	Monthly	Texas Department of Agriculture (TDA) www.texasagriculture.gov	Texas Capital Fund (TCF) - Infrastructure Development	For economic development projects that create new jobs for low-to-moderate income persons (new or expanding businesses). Public infrastructure improvements can include: water & sewer facilities/lines, road/street construction/improvements, natural gas line construction/improvements, electric, telephone, & fiber optic line construction/improvements, harbor/channel dredging, purchase of real estate related to public infrastructure improvements, traffic signals and signs, drainage improvements, and railroad spurs.	\$50,000 to \$1,000,000, based on the number of jobs the business will create or retain. Locality can request up to \$25,000 per job business will create/retain during a 3-year period.	No match required by public locality. Business is required to inject 10%-33% equity. Award may not exceed 50% of the total project cost.
Industry - Real estate	Monthly	TDA	TCF - Real Estate Programs	Funds must be used for real estate development to assist a business that commits to create and/or retain permanent jobs, primarily for low and moderate-income persons. The real estate and/or improvements must be owned by the community and leased to the business.		
CBD - Infrastructure	June each year	TDA	TCF – Downtown Revitalization Program	Funds can be used for public infrastructure improvements such as parking, sidewalks, lighting, utility upgrades in designated “historic commercial district.” Engineering costs are not eligible.	Up to \$150,000	Cash or in-kind. 10% minimum required, but points awarded for 20% or 30%. Example: on a \$150,000 grant, \$15,000 is required, but points awarded for \$30,000 or \$45,000
CBD - Infrastructure	early October each year	TDA	TCF – Grants for Main Street Communities	Funds can be used for public infrastructure improvements such as parking, sidewalks, lighting, utility upgrades in the designated “historic commercial district” of participating Main Street communities. Engineering costs are not eligible to be paid with TCF-DRP funds so those costs must be paid for with local funds.	Up to \$150,000	Cash or in-kind. 10% minimum, but points awarded for 20% or 30%. E.G.: on a \$150,000 grant, \$15,000 is required, but points awarded for \$30,000 or \$45,000
Planning	Every other	TDA	CDBG - Planning and Capacity	Funds can be used to map housing, land use, streets, drainage, public utilities; determine needs to ensure adequate utilities;	Varies by size, but maximum grant	Match based on population: 0 – 1,500

	year. Due in summer of 2012 for 2013-2014		Building Fund	determine future growth patterns (10-year growth period); & establishes a capital improvement plan.	is \$55,000.	persons = 5%; 1,501 – 3,000 = 10%; 3,001 – 5,000 = 15%; > 5,000 = 20%
Retail - Infrastructure	Project dependent	Texas Historical Commission (THC) <a href="http://www.thc.state.tx.us/">www.thc.state.tx.us/</a>	Federal Historic Preservation Tax Incentives	Available for rehabilitation of income-producing buildings. Building must be listed in the National Register of Historic Places before project completion. Tax credit application must be made before project completion. Project examples include substantial: structural work, building repairs, electrical, plumbing, heating and air conditioning, roof work and painting	Up to 20% of eligible rehabilitation costs	Private funding of at least 80% of project costs
Retail - Marketing, Preservation	Nov	THC	Certified Local Government Grants	Available to Certified Local Governments (certified cities or counties, or certified counties on behalf of non-certified cities). Project examples include: surveys, oral histories, preservation planning, educational activities, ordinance review, and rehabilitation projects.	\$2,000 to \$30,000	1 to 1 match required. Match can be cash or in-kind and excludes federal grants except for CDBG.
Retail - Marketing, Preservation	July - <b>Suspended until further notice</b>	THC	Main Street	Technical assistance program for revitalization of historic downtown areas. Focus is on: organization, marketing, design, and economic development. Successful implementation requires local human resource capacity and community participation. Assistance includes training in economic development and marketing for local managers and retailers, on-site evaluation and recommendations, design assistance, and participation in the First Lady's Tour	No cash. Participation qualifies community to apply for TCF Main Street grants	City must hire a full-time coordinator and fund the program for 3-years
Industry - Infrastructure	March 1, June 1, Sept 1, Dec 1	Office of the Governor <a href="http://governor.state.tx.us">http://governor.state.tx.us</a>	Texas Enterprise Zone	State sales and use tax refunds capital costs to businesses that invest in and employ residents of qualified economically disadvantaged areas. Each business must be nominated by a local community. Maps of designated Enterprise Zones, based on Census data, are located at the state's mapping website of <a href="http://www.texassitesearch.com/">http://www.texassitesearch.com/</a>	\$25,000 to \$3.75M refund for capital improvement investment from \$40,000 to \$250M	The local community must offer tax or permitting incentives to the nominated business.
Industry - Infrastructure	Monthly	U.S. Department of Agriculture (USDA) <a href="http://www.usda.gov">www.usda.gov</a>	Rural Economic Development Loan and Grant (REDLG)	REDLG program finances utility-managed loans and revolving loan funds. Under the loan program, the managing utility makes zero interest loans to local businesses. Under the grant program, the utility creates a revolving loan fund that makes loans to local businesses. Qualifying projects include: business incubators, telecom. facilities for distance learning, etc.	N/A	N/A



Industry - Infrastructure , Education	Varies	USDA	Rural Business Enterprise Grant (RBEG)	Grants available to small cities and non-profits for activities that will benefit small and emerging private businesses. Examples include: land acquisition, plant renovations/ modernizations; construction of access roads to businesses; parking areas, utilities; distance learning/adult education; and revolving loan fund capitalization	No maximum, but typical award is \$10,000 to \$500,000	N/A
Industry & Retail - Education, Planning	Varies	USDA	Rural Business Opportunity Grants (RBOG)	Technical assistance grants available to rural towns, non-profits, and cooperatives. Typical projects include development of: trade strategies, economic plans, business training, business incubators, and leadership training programs	\$50,000 maximum for projects within one state	N/A
Industry - Infrastructure	Varies	USDA	Business and Industry Guaranteed Loans	Loans to an organization or an individual for: office/plant modernization or enlargement; employee retention/expansion; land or equipment lease/acquisition. Emphasis on employee expansion, renewable energy, and water conservation/aquaculture	60%-80% loan guarantee, terms negotiated with the agency	Collateral required to secure loan
Industry & Retail - Infrastructure	Varies	Texas State Comptroller <a href="http://www.texasahad.org">www.texasahad.org</a>	4A/4B Sales Tax	Locally implemented program that allows municipalities to create economic development corporations that manage projects funded by local sales tax. The program is established by vote at the local level. Type A corporations fund industry projects that have specific job creation requirements, while Type B corporations can also fund a broader range of community improvement projects.	Varies	Local management by volunteer board
Retail - Marketing, Preservation	Varies	Comptroller	Hotel/Motel Tax	Available to cities and counties. Maximum tax is 7% of room bill within the city or 15% combined across taxing entities if located in the ETJ. Tax funds must be used on projects that will increase hotel occupancy and can be used for: historic restoration/preservation, visitor centers, arts promotion, city advertising, and similar.	Varies	City staff manages accounting.
Industry - Education	Ongoing	Texas Workforce Commission (TWC) <a href="http://www.texasworkforce.org">www.texasworkforce.org</a>	Skills Development Fund	The Skills Development Fund pays for workforce training programs created as a partnership between businesses and educational institutions.	\$500,000 maximum per business	None



Industry & Retail	Ongoing	Accion Texas	Multiple	Loans to small businesses or individuals for: business expansion and stabilization. In addition to loans, Accion Texas also provides business support services through their business support team as well as a number of online resources for entrepreneurs.	Varies	N/A
Industry & Retail - Infrastructure	Ongoing	Texas Mezzanine Fund, Inc.	Multiple	Loans to small businesses or individuals for: business expansion, equipment, acquisition, and real estate in distressed and low/moderate income communities or that provide jobs for low/moderate income persons. Also provides loans for community facilities that serve the community's social and economic needs.	Up to \$300,000 for stand-alone loans; Up to \$500,000 for in tandem loans; Up to \$750,000 when collateralized by real estate	N/A
Industry & Retail	Ongoing	People Fund	Multiple	Loans to small businesses and nonprofits for: equipment purchases, permanent working capital term loans, revolving lines of credit, and real estate. Also provides business assistance and education programs through workshops and one-to-one mentorship.	Varies	NA
Multiple	None	Meadows Foundation <a href="http://www.mfi.org">www.mfi.org</a>	Multiple	The Meadows Foundation provides grants and loans statewide for a variety of causes. Ideal projects already have at least 50% of needed funding and the organizational and financial capacity for execution beyond the grant period. The Foundation should be contacted for information about whether a given project fulfills its priorities.	Varies	Local organizational capacity
Library	January 15, June 1	Tocker Foundation <a href="http://tocker.org/">http://tocker.org/</a>	Multiple	The Tocker Foundation offers grants that increase library and literacy assistance to underserved populations (rural, disabled, elderly, youth, non-English speakers, and the illiterate) and provide training for rural librarians.	Varies	Varies

**Public Service Infrastructure**  
(water, sewer, streets, drainage, energy, telecommunications)

Project Type	Deadline	Organization	Program Name	Program Description	Grant/Loan Amount	Local Contribution
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Water/ Sewer	Varies	Texas Department of Agriculture (TDA) <a href="http://www.texasagriculture.gov">www.texasagriculture.gov</a>	Small Towns Environment Program (STEP)	Funds for water and sewer projects utilizing at least 51% local volunteer labor and in-kind donations to complete project.	Up to \$350,000	No match required.
Water/ Sewer	Every other year. Due in summer of 2012 for 2013- 2014	TDA	Community Development Block Grant Program (CDBG) - Community Development Fund	Funds can be used for water and/or sewer improvements. Drainage improvements can be constructed if they are incidental to the water or sewer improvements.	Up to \$350,000 (varies by region)	Match based on population: 0 – 1,500 persons = 5%; 1,501 – 3,000 = 10%; 3,001 – 5,000 = 15%; > 5,000 = 20%
Energy	Early February each year	TDA	CDBG - Renewable Energy Demonstration Pilot Program	Assists rural communities with installing renewable energy projects, including wind turbines or solar panels to power wastewater treatment or water treatment facilities.	Up to \$500,000	Match of 2% to 25% required, depending on town size. Sliding scale earns points on application. Match can be cash, land, or in-kind.
Drainage	October each year	Texas Water Development Board (TWDB) <a href="http://www.twdb.state.tx.us">www.twdb.state.tx.us</a>	Flood Mitigation Assistance Program	Funds for planning and project grants to develop or update the flood hazard component of a Multi-Hazard Mitigation Plan (prepared by the COG) and for constructing flood mitigation projects.	Planning grant max: \$50,000; Construction: < \$3.3 million over a 5-year period.	25% match of which not more than half (12.5%) can be of in- kind services.
Drainage	Annually	TWDB	Flood Protection Planning	Funds for regional/watershed-wide planning to evaluate structural and nonstructural solutions to flooding problems.	Varies	1 to 1 match
Water/ Sewer	Annually	TWDB	Revolving Loan Funds	Below-market interest rate loans for planning, acquisition and construction of <b>Clean Water</b> (also for wastewater treatment, stormwater and nonpoint source pollution control, and reclamation/reuse projects) and <b>Drinking Water</b> (also includes water supply and Source Water protection infrastructure)	Up to 15% of available funds; 70%-100% principal forgiveness for low-income	Varies

Water/ Sewer	Monthly	TWDB	Rural Water Assistants Funds (RWAf)	Below-market interest rate loans for small, rural cities, counties, water districts, and non-profit utilities. Typical projects: water/sewer lines, storage, purchase/lease of water rights.	Varies	Varies
Water/ Sewer	Ongoing	TWDB	Economically Distressed Areas Program (EDAP)	Grants and loans for water/sewer in economically distressed areas for PAD (planning, acquisition, design) and construction.	50%-100% grant for PAD; Grant-to loan calculation for construction varies	Varies
Streets/ Sidewalks	Fall	Texas Department of Transportation (TxDOT) www.txdot.gov	Safe Routes to School	Non-infrastructure funds can be used to create student safety programs and incentives. Infrastructure funds can be used to construct sidewalks, bike lanes, drop-off lanes, etc., or install signage, signalization, etc. Must have a Tx-DOT approved SRTS Plan in place to apply for infrastructure construction funds.	Infrastructure construction projects: Up to \$750,000	No match required, but local injection can earn additional points. Match contribution can be cash, land value, and/or in-kind.
Streets/ Sidewalks	Varies	TxDOT	Statewide Transportation Enhancement Program (STP)	Infrastructure funds can be used for 12 categories for non-traditional transportation projects to enhance the aesthetics of roadways and provide facilities for pedestrians and bicyclists, including preservation of abandoned railways and acquisition of scenic easements; and landscaping along roadways.	Reimburses 80% of costs of project (including 15% TXDOT administrative fee)	20% match required, plus costs of engineering.
Streets	Varies	Texas State Comptroller www.texasahead.org	Street Maintenance Sales Tax	Cities can vote to dedicate a percentage of sales tax to street maintenance and repair.	Varies	City staff manages accounting.

#### Parks and Recreation

Project Type	Deadline	Organization	Program Name	Program Description	Grant/Loan Amount	Local Contribution
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Infrastructure	Suspended until 2014	Texas Parks & Wildlife (TPWD) www.tpwd.state.tx.us	Small Community	Funds can be used for development or rehab of any public outdoor recreation facilities. City would be required to self-administer the project.	Up to \$75,000	1 to 1 match. Can be cash, land, or in-kind.
Infrastructure	Suspended until 2014	TPWD	Outdoor Recreation	Funds can be used for development or rehab of any public outdoor recreation facilities. Must have master park plan completed by May 31st to apply.	Up to \$500,000	1 to 1 match. Can be cash, land, or in-kind.
Infrastructure	Suspended until 2014	TPWD	Indoor Recreation	Funds can be used for development or rehab of any public indoor recreation facilities. Must have master park plan completed by May 31st to apply.	Up to \$750,000	1 to 1 match. Can be cash, land, or in-kind.
Programmin g	Suspended until 2014	TPWD	Outdoor Outreach	Funds can be used to purchase supplies and equipment for outdoor programs. No construction allowed.	Up to \$50,000.	No match required, but match improves chances of funding.
Infrastructure	February 1	TPWD	Recreational Trails	Funds can be used for new trail development or rehab of existing trails, and trail amenities such as parking areas, restrooms, drinking fountains.	Up to \$200,000	20% of total project cost required as local match (can be cash, land, or in-kind).
Infrastructure	October 31	TPWD	State Boating Access	Funds can be used to develop new or renovate public boating access facilities including boat ramps, parking areas, access roads, boater amenities such as restrooms, picnic areas, courtesy docks, etc.	Up to \$500,000	25% of total project cost required as local match contribution (can be cash, land value, and/or in-kind).
Infrastructure	February 5	TxDOT & Keep Texas Beautiful	Governor's Community Achievement Awards	Funds can be used for landscaping along public right of way. Location and type of project is decided by the community and TxDOT.	By population: <3,000=\$90K; <5,000=\$110K; <9,000=\$130K	N/A
Infrastructure	Jan. 1, April 1, July 1, Oct. 1	Major League Baseball (mlb.com)	Baseball Tomorrow Fund	Funds can be used for field improvements, equipment purchases, umpire training, but not on-going operational costs. Letter of interest submitted first (due 45 days before deadline). If invited to apply, application submitted by deadline.	No maximum, but typical award is \$50,000 to \$100,000	No match required, but match improves chances of funding.



Infrastructure	October of each year	U.S. Soccer Foundation <a href="http://www.ussoccerfoundation.org">www.ussoccerfoundation.org</a>	Program, Field, and Planning grants	Priority focus changes annually, but funds can be used for construction of new fields or enhancement of existing fields with lighting or irrigation, in areas primarily designed to serve low-income communities.	Up to \$100,000	No match required, but match improves chances of funding.
Infrastructure	Feb. 1, July 2	Tony Hawk Foundation <a href="http://www.tonyhawkfoundation.org">www.tonyhawkfoundation.org</a>	Skatepark Grants	Funds can be used for the design, construction or operation of new skateboard parks, primarily to serve low-income communities.	Up to \$25,000	If funds requested for construction, match must be provided.
Infrastructure /Programmin g	September 30, February 28th	Captain Planet Foundation <a href="http://captainplanetfoundation.org/">http://captainplanetfoundation.org/</a>	CPF Grants	Funds can be used for community gardens, native plant gardens, learning trails, cleaning up local parks, maintaining/restoring environmentally sensitive areas such as forests and prairies, wetlands, rivers, streams. Preferential consideration is given to projects seeking seed funding of \$500 or less or projects that have at least a 50% match or in-kind contribution in funding.	Up to \$2,500	No match required, but match improves chances of funding.
Infrastructure	October 12, February 15	Lowes <a href="http://www.toolboxforeducation.com">www.toolboxforeducation.com</a>	Toolbox for Education Grants	Funds can be used for a variety of projects including reading gardens, vegetable gardens, fitness areas, school landscaping projects, nature trails, and playgrounds. Applicants are limited to K-12 schools or parent-teacher organizations.	\$2,000 to \$5,000	No match required.
Infrastructure /Programmin g	Ongoing	National Gardening Association <a href="http://grants.kidsgardening.org/">http://grants.kidsgardening.org/</a>	The Garden Registry	The program connects communities with various grant programs available through the National Gardening Association depending on the community's need.	varies	No match required.
Infrastructure	December 15	Fiskars <a href="http://www2.fiskars.com/Community/Project-Orange-Thumb">http://www2.fiskars.com/Community/Project-Orange-Thumb</a>	Project Orange Thumb	The program awards grant recipients a combination of financial funding and Fiskar tools to build or make over community gardens.	\$5,000	No match required.

Housing						
Project Type	Deadline	Organization	Program Name	Program Description	Grant/Loan Amount	Local Contribution

Construction	Ongoing	Texas Department of Housing and Community Affairs (TDHCA) www.tdhca.state.tx.us	HOME	Funds can be used for rehabilitation or demolition and reconstruction of up to six substandard homes. Rehabilitation is not permitted for manufactured homes.	\$85,000 per home constructed	Match required, 1% to 12.5% on total project amount, depending on population size. Plus \$12,000 in cash leverage. Match can be in-kind or cash.
Construction	Ongoing	TDHCA	Multifamily (Rental Housing) Development	Available to local governments, public housing authorities, non-profit, and for-profit organizations for funding multifamily rehabilitation and new construction projects	Subsidy varies by county and number of bedrooms.	Long-term rent and renter income restrictions
Financial Assistance	Ongoing	TDHCA	Tenant Based Rental Assistance (TBRA); TBRA for Persons with Disabilities and Veterans	Assists renters, including veterans and persons with disabilities, with utility and security deposits for up to 24 months. Available to local governments, public housing authorities, and non-profits	Varies	Varies
Financial Assistance	Ongoing	TDHCA	Texas HOME buyer Assistance Programs	Available to local governments, public housing authorities, and non-profits to provide down payment and closing cost assistance to individuals who have not owned a home in three years or who are first-time home buyers. Also includes funding for single-family housing accessibility modifications.	Varies	Varies
Construction	Ongoing until 8/31/12 or fund emptied	TDHCA	Amy Young Barrier Removal Program	Available to local governments, public housing authorities, and non-profits to construct home accessibility projects for disabled residents (tenants and owners)	Up to \$20,000	N/A
Construction	Ongoing	U.S. Department of Agriculture (USDA) www.usda.gov	Rural Housing Repair and Rehabilitation grants and loans	Available to very low income residents. Grants available to those over 62 years of age to remove health and safety hazards. Loans available for hazard removal, home repair, improvement, and modernization.	Loan maximum: \$20,000; Grant maximum: \$7,500	N/A

Financial Assistance	Ongoing	USDA	Guaranteed Housing Loans	Available to any State housing agency or approved lender for loans to those making no more than 115% of the area median income who lack adequate housing.	Varies	Loan recipient must be able to pay mortgage, tax, and insurance
Construction	Ongoing	U.S. Department of Energy through local Council of Government or Action Agency	Weatherization Assistance	Low income families can apply for assistance to make home improvements that will improve energy efficiency and reduce energy bills.	Varies	Varies
Programming	Ongoing	Aging In Place Initiative <a href="http://www.aginginplaceinitiative.org">www.aginginplaceinitiative.org</a>	JumpStart	Grants have been used to create programs that assist seniors with home maintenance and lawn care, provide paratransit services, and create "return visit" programs where nurses/social workers visit regularly to identify possible issues that may impair the individual's ability to remain in their home	Varies	Varies
Construction	Ongoing	Texas Ramp Project <a href="http://www.texasramps.org">www.texasramps.org</a>	Texas Ramp Project	The mission of this organization is to build accessibility ramps. The organization accepts referrals from social service agencies and establishes regional capacity for ramp building.	Ramp building	N/A
Programming	Ongoing	Legal Aid <a href="http://www.lonestarlegal.org">www.lonestarlegal.org</a>	Legal Aid	Legal aid organizations provide civil legal representation and advice at little or no cost to low income individuals who cannot afford a lawyer. Assistance focuses on basic needs, self-sufficiency, children and families, elderly and disability, and housing and homelessness prevention.	Varies	Varies
Programming	Ongoing	Leader Dog for the Blind <a href="http://www.leaderdog.org">www.leaderdog.org</a>	Guide Dogs	Applicants must be 16 years or older and in good mental and physical health. They complete a 26 day residential training program in Rochester Hills, Michigan. Room, board, training, and transportation costs for clients traveling within the U.S. are free of charge. The organization also offers mobility and GPS programs to professionals and clients.	N/A	N/A





## 16 ZONING ORDINANCE

**The city of Farmersville currently has a zoning ordinance. The recommended ordinance is intended to provide an update of that ordinance and provide simple guidelines to enhance the appearance of the downtown and allow for greater density in the city core. As with any zoning ordinance, all uses in existence at the time of adoption are “grandfathered in” and may be restricted after change of ownership, use, passage of time, or other condition imposed by the ordinance. Adoption of an original ordinance should be supervised by an attorney familiar with land use law and requires public hearings, public notices and public meetings.**

Elements that the city (Zoning Commission) should review before adopting the proposed ordinance:

- Dimensions required by the ordinance, including lot setbacks, build-to lines, screening features, building heights, number of stories etc. that were decided based on the scale of construction observed during fieldwork.
- In order to simplify management, the ordinance provides for the City Council to act as the Planning and Zoning Commission and the Board of Adjustments; however, it also requires the designation of a Zoning Administrator to monitor new construction and enforce provisions of the code. Many smaller cities contract with third parties to serve those functions.
- City staff and the City Council should review the background information (below) regarding zoning ordinances in Texas which explains zoning code administration and gives basic legal information on different aspects of zoning.

The regulations for officially adopting a Zoning Ordinance and Map are controlled by Texas Local Government Code Chapter 211, Section 211.006-007. The adoption of a Zoning Ordinance is an 8-step process and requires the appointment of a zoning commission; public hearings at the zoning commission and the City Council; reports by the zoning commission to the City Council; and publication of a notice of the City Council public hearing at least 15 calendar days before the hearing. In general-law cities, the City Council may act as the Zoning Commission.



## 16.1 Review of Elements in the Proposed Ordinance

The following review summarizes major components found in the proposed ordinance.

- a) Establishes 13 zoning districts in Farmersville: (A) Agricultural District, (SF-1) Single Family Dwelling-1 District, (SF-2) Single Family Dwelling-2 District, (SF-3) Single Family Dwelling-3 District, District, (MF-1) Multifamily Residence-1 District, (MF-2) Multifamily Residence-2 District, (NS) Neighborhood Service District, (C) Commercial District, (HC) Highway Commercial, (CA) Central Area District, (I-1) Light Industrial District, (I-2) Heavy Industrial District, (PD) Planned Development.
- b) Information on zoning map amendments, zoning newly annexed land, uncertainty of zoning district boundaries, and other general provisions.
- c) Description of permitted uses by district, procedural information on determining the appropriate district for unlisted uses, and temporary use permits. The ordinance also addresses non-conforming uses and structures.
- d) Provides design standards for each of the zoning districts including building design guidelines, setbacks, parking placement, and diagrams illustrating various building and site layout measurements.
- e) Includes provisions for site development standards such as parking requirements, site access, and fencing and screening.
- f) Administrative steps for Site Plan approval that is required for a zoning map amendment; a building permit application for new construction; or a temporary use application.
- g) Procedural and administrative information for ordinance enforcement; role of the planning and zoning commission and board of adjustment; violations, notification, enforcement, and penalties; and severability and validity.

## 16.2 Legal Discussion of Zoning

Zoning is the most common means of regulating local land use in the United States. It gained popularity in the 1920s when many states, including Texas in 1927, passed planning and zoning



enabling legislation allowing cities and some counties to enact land use plans and zoning regulations.

Zoning seeks a balance between the right of the property owner to use land and the right of the general public to a healthy, safe, and orderly living environment. Conventional purposes of zoning have focused on:

1. Separating conflicting land uses;
2. Ensuring that new development is located according to a general community plan; and
3. Promoting quality development that will not harm the health, safety or welfare of the public.

In Texas, a city's zoning power extends only over land within its corporate limits. A city has no zoning power within its extraterritorial jurisdiction (ETJ) or within other territory outside of the city limits. State law and legal history have further defined the purposes of zoning regulations:

Lessen street congestion by limiting the level and density of development in the various zoning districts to allow for appropriate match between types of development and the level of infrastructure that can be reasonable provided by the city.

Promote safety from fire and other dangers by imposing minimum yard setback and access-related requirements to hinder the spread of fire and to ensure access by emergency personnel and equipment.

Promote health and general welfare by separating land uses that involve potentially dangerous activities, excessive noise, pollution, odors, or heavy traffic to non-residential or non-commercial areas of the city.

Promote adequate light and air by requiring setbacks, open space, and building location, arrangement, size, or height requirements.

Prevent undue concentration of population or overcrowding through minimum or maximum square footage, lot sizes, or parking space requirements.



Facilitate adequate transportation, water, sewer, schools, parks, and other public service requirements through matching the infrastructure requirements of a particular land use with the city's ability to provide for these needs.

Zoning must have a consistent, close connection to real community goals and objectives, not vaguely perceived needs. The right of the public to restrict the use of private property must be based on a well-reasoned, desired future community, as expressed in a locally-adopted community plan (specified in Section 211.004 of the Local Government Code). That often takes the form of a Future Land Use Plan, Comprehensive Plan, or Master Plan.

Local Government Code Section 211.003 provides that a city may enact zoning regulations to address any of the five following aspects of development:

- height and size of buildings
- percentage of a lot that is occupied
- size of yards, courts or other open spaces
- population density of the site
- location and use of the buildings and land for residential, business, industrial, or other purposes

For historical, architecturally significant, or cultural sites or areas, cities may regulate the construction, alteration, or razing of structures. In addition, zoning ordinances usually contain standards that the city has established with regard to minimum lot sizes, setbacks, yards, impervious cover, parking, screening, and other criteria that must be met when developing property. A typical ordinance also sets out the permitted uses of land within designated zoning districts and indicates how to obtain special use permits, variances, and amendments of the zoning ordinance.

Zoning regulations must be uniform for each kind of building in a district, but may vary from district to district based upon the character of each district and its suitability for particular uses, with due consideration given to conserving the value of buildings and encouraging the most appropriate use of land in the city.



Zoning has not been successful in reshaping land uses and growth that occurred in the past. Often, cities adopt zoning ordinances in reaction to some undesired development or series of events, such as mobile homes moving to vacant lots in a neighborhood of single-family homes or a new business generating noxious pollution or lots of traffic. These types of situations are usually regulated through *nuisance ordinances* such as those regulating noise, pollution, dangerous structures, mobile homes, junk cars, etc.

Though zoning is not generally aimed at controlling land uses that legally existed prior to the adoption of land regulations, the ordinance can be used to prevent nonconforming uses or structures from being rebuilt if they are destroyed or from being converted to another nonconforming use. To illustrate this point: an auto body repair shop in a residential zone that was considered a nonconforming use burns down. If the owner proposed to rebuild it on the same site, the city government, under the zoning ordinance, could legally prevent the owner from rebuilding the shop at that location.

A zoning ordinance consists of two parts—the text and a map. The text explains the different land use zones and districts, including permitted and conditional uses, minimum lot requirements, general development standards, and how the zoning process is to be administered. The zoning map reflects the future land use according to the city’s plan and shows the location of the zones and districts for different types of land uses. Ordinances or resolutions adopting zoning refer to both the text and the map.

## 16.3 Zoning Ordinance Types

A city enacting zoning regulations or revisions has a few choices on types of zoning codes. The technical expertise needed to implement a code varies according to the type of zoning.

***Use-based (conventional) codes*** are the regulations for land use developed throughout most of the 20<sup>th</sup> century. Also known as Euclidean zoning, they define what use can be used on each property, often emphasizing a separation of uses. The original intent of conventional codes was to separate non-compatible uses so that, for example, factories that generated pollution and large-truck traffic were not located next to housing or small commercial shops. The focus is on preventing development that could damage a neighbor’s property or safety. The codes often separate retail,



single-family, multifamily, office, and industrial uses from one another and apply strict standards to what types of uses and density can be placed on each property. The codes are based on a City Future Land Use plan often found in a Comprehensive Plan that articulates a vision of how property should be used during a planning period. That vision usually includes decisions about where city government would provide its services in the future.

Conventional Zoning involves separating a city into land use zones and districts. Typical zones are R-Residential, M-Industrial/Manufacturing, and C-Commercial. Districts refer to a specific kind of zone such as R-1 Single Family Residential or R-2 Multifamily Residential. In each district, certain land uses are permitted outright or may be permitted as conditional uses; other uses are prohibited or not listed. For example, in a residential zone, a single-family house is permitted outright, a daycare in a single-family home may be permitted conditionally if it does not change the character of the area, but the construction of a fast-food restaurant (an intensive commercial use) is likely to be prohibited.

Finally, conventional zoning sets building intensity limits on lots through uniform application within a zone of setback, height, density and other requirements.

**Unified Development codes** are single documents containing zoning and subdivision regulations and any other development-related regulations in the City's Code of Ordinances. They seek to avoid conflicting or inconsistent language that can develop if separate ordinances are used. They are also intended to make decision makers more aware of the entire land development process from "platting to certificate of occupancy."

**Form-based codes**<sup>68</sup> focus on building form, de-emphasizing density and use regulation. In place of long lists of allowed uses in a district, the codes focus on what buildings should look like, their role in shaping the public space, their role in creating "a place" or town character, and their relationship to the street or other transportation infrastructure, like sidewalks, open space between buildings, and parking access. They focus on the idea that uses of a building may change over time but its façade, relationship to other buildings, and its role in creating public spaces will remain.

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<sup>68</sup> Source: Form-based Codes Institute, Sample Request for Qualifications (RFQ) For Consultants to Prepare a Form-Based Code, 2007; at [formbasedcodes.org](http://formbasedcodes.org); and Form-Based Codes Fact Sheet, 2005; Local Government Commission access on the Web in March 2013 (<http://www.lgc.org/resources/community-design>)





In form-based codes, “zones” can be defined by devising a system of districts, neighborhoods and corridors; or defined by street types in the City (local streets, state highways, county roads), or by the types of land uses in the City (agricultural, central business district, open spaces, residential neighborhoods, etc). A building’s relationship to its environment is defined in each designation, including allowable building types, dimensions, parking locations, façade features, and the appearance of the streetscape (width of sidewalks, landscaping, bike lane, street widths, lighting, and street furniture). In addition to building form, these codes usually emphasize mixed uses, defining allowable housing and commercial types so that they are compatible and can be placed near each other within one zone. Instead of a use-based zoning map, the code is based on a Regulating Plan that assigns broad zones accompanied by graphic-based tables that show required elements for building shapes, placement, street types and neighborhood character in each zone. The zones are often broader and more flexible than in a conventional ordinance.

The form-based code is designed to be short, full of graphics, and easy to administer. They incorporate a 1) regulating plan (a schematic representation of the master plan illustrating the location of streets, blocks and public spaces, 2) building form standards based on definitions of allowed building types appropriate to the region or neighborhood and that allow buildings to complement neighboring buildings and the street; 3) street standards (plan and section) that balance the needs of motorists, pedestrians, bicyclists, and transit riders, and 4) use regulations, as needed.

The creation of a form-based code requires public participation that allows residents, officials and city staff to develop a vision for the city. The beginning aspects of the creation of a form-based code begin with the City’s Comprehensive Plan. The Plan goals and objectives delineated in Chapter 1: Community Goals and Objectives were generated during public workshops, hearings and interviews of officials, residents and others with regional interests. They define a Vision for the City to work toward during the 10-year Plan duration.

Urban design consultants are usually employed to draft form-based codes to include drawings rendered based on the city’s character and vision that accurately and clearly represent the required building formats. Although that process requires up front expenses, the idea is that the form-based code will eventually save the City expenses of drawn-out development processes and lengthy code language interpretations. With the vision already created and outlined in the building designs drawn into the Code, decisions on development applications can be handled by city staff through a process



similar to that for building permits. Up-front training of staff is also required to reassure the public and developers that application approvals are meeting the code's requirements.

In cities where zoning codes already exist, the form-based code should be integrated into the existing regulatory framework to insure procedural consistency, adherence to state and local legal requirements, and maximize code effectiveness. Sometimes an integrated code is called a hybrid code.

**Hybrid codes** combine elements of form-based zoning and conventional zoning. They are most often used when conventional zoning is already in place. They can introduce desired building forms without undertaking a complete re-write of a code. For example, form-based zones can be applied to specific areas of a city, such as a developed historic downtown where residents want new buildings to complement existing structures. Other parts of the city would retain traditional zoning categories that are primarily concerned with safety and separation of uses. Hybrid codes can incorporate the form sections of the form-based code and keep the provisions, processes and standards of the conventional code to allow for seamless administration of the code. A hybrid attempts to resolve differences between current development standards and future urban form goals.

**Transfer of Development Rights** These programs, often implemented in localities wanting to preserve land for a specific use like agriculture or open space (or for other community goods like affordable housing or recreation), allow property owners to sever their development rights (or maintain a base minimum of development rights) on land (*sending areas*) and sell them to developers to allow them to increase density or other features on other property (*receiving areas*) zoned for higher development-type uses. Local governments may also buy development rights in order to control price, design details, restrict growth, or create a TDR bank that developers can use to achieve their development goals on already-zoned property.

TDR programs can be more difficult to administer than zoning, because agreements require the seller to place deed restrictions or conservation easements on his or her property. Cities often require assistance from legal staff or not-for-profit land trust advisors to ensure proper preparation of easement documents. Land uses conserved through TDR programs can be more permanent than those uses preserved through zoning, because unlike zoning, deed restrictions cannot be changed



by city councils. TDR programs serve some of the same functions as zoning variances; therefore having a TDR program can reduce the need for administration of variance requests. Developers can purchase TDRs to meet density or other needs on their properties, rather than requesting zoning changes.

The downside to TDR programs is that they lock in property uses, limiting future options as societal values and community characteristics change over the years. In addition, some legal “takings” issues have arisen if a sending area is zoned for zero growth. Thorough comprehensive planning that gauges the need for development in a community is essential so that the community designates appropriate amounts of sending and receiving areas.

TDR programs are most effective in communities facing strong development pressure where officials believe it would be difficult to successfully implement traditional zoning restrictions to achieve preservation goals or where financial resources are not available for municipalities to buy land or development rights on their own. It allows officials to use the market to pay for the preservation of public goods like open space while preserving flexibility for developers.

***Planned Unit Development (PUD)*** A PUD is a designed grouping of varied and compatible land uses, such as housing, recreation, commercial centers, and industrial parks, within one development or subdivision. It is used as part of conventional zoning or form-based code to allow for flexibility in land use planning. It can be an overlay district or a zoning category designation. It is usually implemented to carry out master planning of a tract of land and is intended to: carry out specific goals of the comprehensive plan; foster City or public/private partnered special projects; allow for the development of mixed use, transit-oriented, or traditional neighborhoods with a variety of uses and housing types; and/or preserve natural features, open space, and other topographical features of the land. Standards within a PUD usually are negotiated on a case-by-case basis, and require approval procedures similar to those found in subdivision ordinances, including plan review and public hearings.



## 16.4 Elements that Create Challenges to Zoning

There are four major areas of legal concern for communities with zoning. The first centers on the constitutional right to free speech found in the First Amendment. Provisions adopted to control aesthetics, especially sign regulations, are especially vulnerable.

The second area of concern is called the *taking issue*. The Fifth Amendment prevents governments from taking private property unless it is for a public purpose and just compensation is paid. Normally, when private land is taken for use as a road or park, the landowner will be fairly compensated. However, a taking may arise from land use regulations that deprive a property owner of virtually all economic value of the property.

The third area of concern arises from the Fourteenth Amendment and is called due process. Due process requires that governments treat all people fairly and reasonably. The restrictions imposed by zoning regulations must be reasonable. They must be based on actual needs and not on arbitrary or unrealistic standards. In administering the zoning regulations, local government must treat all people fairly, give proper notice of hearings, and follow all procedures set forth in the Texas enabling statutes to avoid violations of due process.

The final legal concern regards the *equal protection clause* of the Fourteenth Amendment. This clause requires governments to treat all people in the same manner unless there is a valid purpose for dissimilar treatment. The equal protection clause is especially stringent when it involves prohibition of discrimination based upon race, creed, color, disability, national origin or gender.

### ***Deed Restrictions***

State law does not allow cities that have adopted zoning to also enforce private deed restrictions. Enforcement of deed restrictions remains a private matter between the involved property owners to be settled through private civil litigation. Generally courts have held that when both zoning regulations and deed restrictions exist, the strictest provision must be met. For example, if the owner of a property located in a Commercial zoning district wishes to build a paint store, the city would not protest if the land has a deed restriction limiting use to residential. The private citizens affected by the proposed land use change could file, and would likely win, a civil suit aimed at enforcing the deed restriction.



### ***Historic Overlay***

Local government Code section 211.003(b) allows cities to regulate the construction, alteration, or razing of structures that are historically, culturally, or architecturally significant. This is often done by creating an overlay mechanism in the zoning ordinance that may be applied to certain individual buildings or to a larger district. This overlay is an additional zoning designation and must be shown on the official zoning map.

The historic overlay can regulate certain aesthetic or design issues for historic structures but not the use of the property. For example, the city would have approval authority over changes to the façade of a historic movie theater, but could not address whether the building be used for a theater or a bookstore.

Historic preservation should be addressed in a separate ordinance that establishes the procedures for the operation of a local historic preservation commission, the means by which a property owner may seek to make changes to a historic structure, criteria and design standards, the legal effect of commission review, and an appeals procedure.

### ***Pre-existing Uses***

Property uses in place before a zoning ordinance takes effect that do not adhere to the zoning ordinance are called *nonconforming uses*. A person who claims the right to continue a nonconforming use bears the burden of establishing that the use pre-existed the zoning regulation. Courts usually only protect “innocent” nonconforming uses. Nonconforming uses are not considered innocent if they are begun with the knowledge that the regulations will soon apply or that the regulations are in the process of being proposed.

Most zoning ordinances prohibit a nonconforming use from being re-started if it is temporarily discontinued for a specified period of time. Both the time period and the definition of “discontinued use” must be clearly stated in the zoning ordinance. Six or twelve months are typical time periods used, but courts have generally held that in order for there to be a finding of discontinuance of use, there must be an intent to abandon and some overt act of abandonment, such as failure to pay property taxes or utility charges or severe deterioration of the structure. The mere passage of time



during which a nonconforming use is discontinued does not indicate abandonment by itself, even if the time period is lengthy.

Cities may prohibit the expansion of a nonconforming use beyond the level that was present at the time the city zoning regulations took effect. Many cities allow modest expansion, a practice upheld by the Texas courts. In these cases, the zoning ordinance requires board of adjustment approval of the increase.

Since 1972, Texas courts have allowed cities to include provisions in their zoning regulations that require the discontinuance of nonconforming uses if the owners are provided a reasonable amount of time to recover their investment from the particular use, a practice commonly known as *amortization*.

Amortization involves the determination of the owner's capital investment in the property and of his expected income stream from the property. The city can use this information to allow the nonconforming use sufficient time to remain in existence to reasonably reimburse the property owner for his investment in the property.

A city may be legally required to provide compensation to a property owner if the time period for phasing out the nonconforming use was not sufficient for the property owner to recoup reasonable monetary expectations from the property. There does not appear to be clear court precedent that establishes a uniform time period during which all investments in a property are realized. Accordingly, cities must consider resolution of such issues on a case-by-case basis after consultation with legal counsel.

### ***Zoning in Annexed Areas***

A city may require an annexed area comply with the city's existing zoning ordinance. If it wants the regulations to apply immediately upon annexation, a city must pass an ordinance specifying the zoning classifications and district boundaries that will apply to the new area when it is annexed. This ordinance must have a public hearing that is advertised in the local newspaper at least 15 days beforehand.

In no case will zoning become effective for a property until the area is actually annexed. However, a city may pursue an injunction to halt proposed development or construction in an area outside the city limits if the construction would violate the proposed zoning regulations. To secure an





injunction, the city would have to show that an ordinance annexing and zoning the area had already passed its first reading.

There are special provisions relating to annexed areas that have been used for agricultural operations for the last fifteen years. Zoning laws and other municipal regulations generally may not be applied to agricultural operations that were located outside the city boundaries on August 31, 1981. There are exceptions to this protection; if the city confronts this issue, it should consult with its legal counsel regarding Agricultural Code Chapter 251

### ***Sexually Oriented Businesses***

According to the U.S. Supreme Court, cities may not completely prohibit the operation of sexually oriented businesses within a city. However, the regulation of the location of these businesses is allowed. Sexually oriented businesses, as defined by state law, include “a sex parlor, nude studio, modeling studio, love parlor, adult bookstore, adult movie theater, adult video arcade, adult video store, adult motel, or other commercial enterprise, the primary business of which is the offering of a service or selling, renting, or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customer.”

Many cities prohibit such businesses within 1,000 feet of a school, regular place of religious worship, or residential neighborhood. Attorneys recommend following the “five percent rule” in regulating the location of sexually oriented businesses. Under this standard, a city should ensure its ordinance allows at least five percent of the acres of the city territory available for the location of sexually oriented businesses. However, these areas must be located where such businesses could practically and legally locate.

### ***Wireless Telecommunications Facilities***

The 1996 Telecommunications Act sets forth certain limitations on a city’s authority to regulate the location of wireless telecommunications facilities (47 U.S.C.A. 332 (c)(7)). In essence the law requires that zoning or other regulations cannot have the effect of banning the construction, modification, or placement of wireless telecommunications facilities in the city and that zoning decisions cannot systematically give one telecommunications service provider an advantage over its competitors. Zoning regulations can be written to limit these facilities to non-residential areas, but can only



recommend more restrictive placement such as on public lands or on sites where telecommunications facilities already exist.

### ***Mobile Homes and HUD-code Manufactured Housing***

The Texas Manufactured Housing Standards Act (Article 5221f) sets the limits on city regulation of mobile homes and HUD-code Manufactured Housing. “Mobile homes” are defined as certain structures constructed before June 15, 1976, and “HUD-code manufactured homes” are defined as certain structures constructed on or after June 15, 1976 and meet minimum standards set by the U.S. Department of Housing and Urban Development (HUD). A city’s ability to regulate a structure through zoning and other regulations under this Act depends on whether the structure is a mobile home or a HUD-code manufactured home.

Section 4A of Article 5221f allows incorporated cities to completely prohibit installation of mobile homes as a residential dwelling inside the city limits unless the mobile home in question was occupied within the city limits before the prohibition.

A city has less power in regard to regulating HUD-code manufactured homes as residential dwellings. State law only allows cities to require that these structures locate in areas deemed appropriate by the city. The city may not completely “zone-out” HUD-code manufactured homes within the city limits.

The zoning ordinance should indicate those areas within the city that are available for HUD-code manufactured homes. The requirement that HUD-code manufactured homes be allowed in some part of the city does not affect the validity of deed restrictions that are otherwise applicable to various properties. Often, deed restrictions prohibit placement of manufactured homes on involved properties.

### ***Group and Community Homes for the Disabled***

The Community Homes for Disabled Persons Location Act (Texas Human Resources Code, Section 123.001) regarding community homes for groups of disabled people preempt municipal zoning regulations whenever there is any conflict with the Act. A “community home” must meet all of the following criteria:



- The home must provide food, shelter, personal guidance, care, habilitation services, and supervision to persons with disabilities who reside there. The phrase “person with a disability” is defined by statute to include any person whose ability to care for himself, perform manual tasks, learn, work, walk, see, hear, speak, or breathe is substantially limited because the person has one or thirteen conditions specifically listed in the statute (see Section 123.002 of the Texas Human Resources Code for the complete list).
- The home must not be located within one-half mile of another community home.
- The home must not have more than six persons with disabilities and no more than two supervisors residing in the home at the same time.
- The home must meet all applicable state or federal licensing requirements.
- The home must be operated by an authorized state agency or entity such as a nonprofit corporation or be a personal care facility listed under Chapter 247 of the Texas Health and Safety Code.

By statute, the exterior of the home must retain compatibility with surrounding residential structures. If the group home meets the above conditions, the city must allow the home to locate in any district that is zoned residential. Further, any deed restriction that would prohibit the use of the property as a group home is invalid if the restriction was imposed or amended after September 1, 1985. Municipal ordinances may require that residents of the community home not park more motor vehicles at the facility than there are bedrooms in the facility.

Even when a group home does not qualify under the state Act, it may qualify under federal law. The Fair Housing Amendments Act of 1988 forbids local laws that would constitute discrimination against the handicapped in housing. In essence, this federal law prevents cities from imposing blanket prohibitions on the location of group homes for the disabled in residential neighborhoods. Cities must provide some reasonable procedure for allowing group homes for the disabled to locate in an area zoned for residential use.

The protections provided to group homes for the disabled are not necessarily extended to group homes for other classes such as troubled youth who may or may not be disabled. If a city is faced with a request to allow a group home of this nature, it should determine whether the members of the group meet any of the state or federal requirements for disability. If not, and if the facility is run by a nongovernmental entity, the home is likely to be subject to the traditional zoning regulations.



### ***Federal, State, County or School District Properties***

City ordinances do not generally apply to federal or state entities or their property. In many cases, federal and state agencies make an effort to find appropriate locations for their facilities, but they are not obligated to comply with local zoning regulations.

Courts have determined that state statute allows independent school districts to choose any reasonable location of school buildings within the district and allows counties to locate a solid waste dump anywhere appropriate as long as the dump complies with state law. In these two instances, the state has given counties and school districts the power to choose locations without regard for city zoning regulations.

City building codes may be imposed on school district facilities and auxiliary county courthouses, but not on main county courthouses, state or federal facilities.

### ***Religious Structures and Facilities***

Recent rulings, particularly the U.S. Supreme Court case of *City of Boerne v. Flores*, have held that that the Religious Freedoms Restoration Act was unconstitutional in the way it limited the ability of local governments to regulate properties owned by religious groups in the same way as those owned by other groups. Generally, religious entities are subject to the same laws as any other entity as long as those laws are neutral in their construction. Despite these recent rulings, cities should consult with legal counsel before applying zoning regulations to churches or to other structures used for religious practice.

### ***Sign Regulations***

Cities may regulate the size, location, height, and lighting of signs, but the regulation of the content of the sign's message are almost always beyond a city's power. Most cities prefer to address the regulation of signs by a separate city ordinance independent of the zoning ordinance due to concerns that a First Amendment challenge regarding the sign regulations would invalidate the entire zoning ordinance.



### ***Pawnshops***

Consumer Credit Commissioner licensed pawnshops, as defined in Section 2 of the Texas Pawnshop Act (Article 5069-51.02, Vernon's Texas Civil Statutes), must be permitted in at least one general zoning classification (such as commercial). No additional special use permits other than those imposed by the state may be required by the city.

## **16.5 Administering the Zoning Ordinance**

The city must designate both the staff and the entities needed to assist in the zoning process. Such entities usually include a zoning commission, a board of adjustment, and designated city staff to handle day-to-day zoning issues.

### **Zoning Commission**

General law cities (Type A, B or C) can choose to appoint a zoning commission or have their city councils perform that function. The zoning commission is responsible for recommending zoning regulations and district boundaries.

The members are appointed by a majority vote of the city council. For general law cities, the requirements are included in the zoning ordinance. The term of office is limited to two (2) years by the Texas Constitution.

Though not specifically required, many cities require that zoning commission members be residents of the city and that terms of office be staggered. Removal, filling of vacancies, and successive terms are not addressed by state statute and are determined by each locality in its ordinance.

### **Planning Commission**

Municipalities may create separate entities called "planning commissions" for approval of plats and producing and recommending a master or comprehensive plan for the city. Appointing a planning commission is at the discretion of the city council. Ordinances or charters of many cities combine the



functions of the planning commission with those of the zoning commission in an entity called the “planning and zoning commission.”

Although rarely done, general law city councils may themselves serve as a combined planning and zoning commission, though it is much more common for a separate council-appointed entity to serve in this capacity.

### **Combined Planning and Zoning Commission**

A planning and zoning commission recommends zoning district boundaries and zoning regulations for each district. Public hearings are held to produce a draft zoning ordinance and zoning map for consideration and approval by the city council. Once the ordinance has been approved, the commission considers and makes recommendations to the city council on amendments to the zoning ordinance and in certain cases, special use permits. The commission is also responsible for reviewing and approving plats.

If allowed for by city ordinance, a planning and zoning commission can provide review and make recommendations to the city council on matters such as right-of-way abandonment, amendments to the platting ordinance, and the acceptance of donated rights-of-way and easements.

### **Board of Adjustments**

The Board of Adjustments is created by ordinance for the purposes of: hearing appeals to decisions made by an administrative official or the planning and zoning commission; deciding special exceptions and variances from the zoning ordinance; and hearing and deciding other matters authorized by the zoning ordinance. Although the Standard Zoning Enabling Act does not require a Board of Adjustment (in which case the legislative body issues variances and hears appeals), having the Board of Adjustments review administrative decisions and hear appeals avoids the problem of a city council both issuing regulations and reviewing appeals as well as the potential legal difficulties caused by the council acting in both a legislative and an administrative capacity. Legislation in Texas (Local Government Code, Title 7, Subtitle 8, Sec. 211.008) specifically allows Type A general law municipalities to designate the governing body (or legislative body) to act as the board, but states that court review should apply the same standard of review that it would apply to a board not containing members of the governing body. Therefore, if a governing body acts as a board of





adjustment, it must closely follow rules for granting variances as if it was an administrative, and not a legislative, body. The board consists of at least five members, each appointed for two years.

### **Amendments to the Zoning Ordinance:**

All zoning regulations and amendments to those regulations must be adopted by ordinance rather than by resolution. For amendments to the zoning ordinance, state law generally requires review and recommendations by the planning and zoning commission and final passage by the city council with public notice and hearings at both steps.

There are two types of amendments to the zoning ordinance: a zoning change affecting a specific property (commonly referred to as “rezoning”) and a comprehensive system-wide change to the text of the zoning ordinance that affects all similarly situated properties throughout the jurisdiction.

To change the zoning classification for specific tracts, the act requires notice by mail of the zoning commission’s hearing to all property owners within the city limits and within 200 feet of the affected tract (or partial tract if only a portion is being rezoned). If the owners of 20 percent of the land within the area to be reclassified or the owners of 20 percent of the land within 200 feet of that area protest the proposed change by written petition, the change must be approved by three-fourths of the entire city council to pass. The mayor’s vote is only counted if he is able to vote on such matters under local provisions.

The right of protest of a zoning change exists anytime there is a proposed change to the zoning ordinance and requires a three-quarters majority of the city council to approve the change. The duty to provide special notice to the landowners within 200 feet of the proposed change is only required if the change involves a zoning reclassification to a particular property. For example, if an amendment would uniformly change the uses allowed under a particular zoning classification but not actually change the classification of any specific areas in town, no special notice would be required to any particular landowners. If administrative changes to the ordinance are proposed, such as increasing the number of days during which any zoning decision can be appealed, no special notice would be required to specific landowners.

There are four requirements that must be met under Chapter 211 of the Local Government Code before zoning regulations are adopted or a change in zoning regulations or district boundaries is approved:



Planning and zoning commission issues a preliminary report that describes all proposals for zoning regulations or district boundaries. This report may be in written or verbal format. The information included in the report is not specified in state law. Many communities include land use maps that show how the proposed change would impact residential, commercial, and industrial areas of the city and a recommendation of the planning or zoning commission. The local zoning ordinance should indicate the format and type of information to be addressed in the preliminary report.

Planning and zoning commission gives notice and holds public hearings for proposed changes affecting a particular tract or group of properties. The notice must be sent to all property owners within 200 feet of the affected property(s) by U.S. mail at least eleven (11) days before the hearing date. The hearing notice must state the time and location of the public meeting and the address and proposed change to the zoning classification for the property(s) in question. The identity and addresses of affected property owners is determined by reference to the most recently approved city tax roll. If the city has recently annexed property that is not reflected in the most recent tax roll and that property is within 200 feet of the proposed change, an additional newspaper notice is required (Section 211.007(c) of the Local Government Code).

Planning and zoning commission issues final report with recommendations, as required by state law. The local zoning ordinance should indicate whether the report be presented in verbal or written format and what information should be included in the report, other than the required recommendation of the planning and zoning commission.

After providing proper notice, the city council holds a public hearing and considers the final report to give interested parties and citizens the chance to comment on recommendations. Notice of the time and place of the hearing must be published in an official newspaper of general circulation at least 16 days before the date of the hearing. The city council may receive the recommendations of the planning and zoning commission, hold the public hearing, and take action on the proposed ordinance at the same meeting.



If a proposed zoning change is considered by the city council of a general law city that also serves as the zoning commission, the council must provide the 16-day newspaper notice and must send written notice of the proposed change by U.S. mail to each property owner whose property is within 200 feet of the proposed change. There is an additional 30 day waiting period for adopting the proposed change beginning on the date that the required newspaper and individual notices are provided to the property owners.

*Changing the area affected by a rezoning amendment:*

Areas subject to rezoning cannot be increased once the issue comes before the city unless additional notice is provided to affected property owners. In order for the change to be valid, all land subject to the proposed changes must have been described in the notice as required by state statute and city ordinance.

The area subject to a proposed zoning change can be reduced after the issue has been brought before the city without the provision of additional notice to affected property owners because not making the zoning change will not present an additional injury to the neighboring property owners. The city only needs to ensure that it has provided notice of the maximum area of land potentially subject to the change.

The planning and zoning commission has the power to recommend and the city the power to approve a reduction of the proposed area affected by a rezoning with or without the permission of the applicant. Most zoning experts agree that the planning and zoning commission should recommend the change before council consideration.

*Changing the zoning use of an area affected by a rezoning amendment:* An area subject to a proposed rezoning cannot be subjected to a change that is less restrictive (more intense) than what was originally requested unless additional notice is provided to the affected property owners. However, the same area may be subjected to a more restrictive (less intense) zoning designation than was in the original notices because neighboring land owners are usually not harmed by a change that incorporates a use that is less intense than was originally proposed.

The planning and zoning commission has the power to recommend and the city council the power to approve a reduction of the intensity of use proposed by a rezoning with or without the permission



of the applicant. Most zoning experts agree that the planning and zoning commission should recommend the change before council consideration.

### **Conditional Zoning:**

Zoning changes that include additional requirements such as a fence, hedge, or other physical feature are called “conditional zoning.” Any conditions placed upon the rezoning must be reasonable and directly related to the zoning change in question. They should also protect the general public welfare and not just the interests of a few neighboring property owners. If such conditions are necessary and the circumstances are appropriate, the city may want to propose the use of a planned development district.

### **Spot Zoning:**

Spot zoning is an instance in which a City Council, often under political pressure or as a favor to an individual or business, rezones a single lot or small group of lots within a zoning district to a different zoning classification. As defined in *Texas Municipal Zoning Law*, spot zoning is:

“A zoning amendment that reclassifies a specific tract [...] regardless of whether the re-zoning is lawful or unlawful. [The term] is also used to characterize zoning amendments that unlawfully depart from comprehensive plans to favor or discriminate against a particular tract without justification. Unlawful spot zoning departs from the [Standard Zoning Enabling Act]’s requirement that the zoning be in accord with a comprehensive plan. It can also be an arbitrary, hence unconstitutional, exercise of the [City’s] police power. Texas courts sometimes require evidence of “changed conditions,” (changes in a neighborhood that justify rezoning a particular tract) to justify specific tract reclassification.”<sup>69</sup>

<sup>69</sup> Texas Municipal Zoning Law 3<sup>rd</sup> Edition, Appendix B, Glossary of Terms and Concepts, Spot Zoning and Change of Conditions definitions, pages B-2 and B-4, 1999, Lexis Law Publishing.



## 17 SUBDIVISION ORDINANCE

**The city of Farmersville has enacted subdivision controls within its incorporated limits and within its half-mile extraterritorial jurisdiction (ETJ). What follows is an updated subdivision ordinance that is suitable for consideration and adoption by the Farmersville City Council. This ordinance should be considered and adopted if and when the City Council determines that updating its existing subdivision controls is necessary to the city's continued orderly development.**

**During consideration and prior to adoption, the City Council should seek counsel and advice from the city's attorney regarding the legal aspects and implications of subdivision controls. The city's regulation of subdivision is directed by the Texas Local Government Code, Title 7, Chapter 212. At least one public hearing is required prior to an amendment of the subdivision ordinance.**

### 17.1 Purpose & Intent

The subdivision of land is a major factor in the process of achieving sound community development which ultimately becomes a public responsibility, since streets and utilities must be maintained and public services customary to urban areas must be provided. Without a subdivision ordinance, a city has little recourse to prevent installation of substandard infrastructure beyond denial of water and sewer connections or rejection of roads for city maintenance. When a city refuses to allow infrastructure connections or to accept dedication of street right of way, it can wind up in expensive legal battles with developers.

More importantly, the built environment can enhance or diminish the overall quality of life in the community. Land subdivision is a critical first step in defining the built environment. Therefore, it is to the interest of the public, the developer, and the future owners that subdivisions be conceived, designed and developed in accordance with appropriate design standards and development specifications. It is the intent of these regulations to aid in guiding the growth of the city of Farmersville, Texas and its environs in an orderly manner; and to provide attractive, well planned



subdivisions with adequate streets, utilities, and building sites in a manner that will be uniformly applied.

The goals and objectives guiding the city in the preparation and adoption of this ordinance are:

- To provide for the harmonious development of the urban area.
- To coordinate the supply of services as a tool for directing the optimal distribution of population in the urban area.
- To provide for the separation of pedestrian and vehicular traffic.
- To designate and preserve transportation corridors through advance dedication or reservation of rights-of-way.
- To ensure the acquisition of land and facilities for public needs, including parks, schools, open space, fire and police facilities.
- To preserve and maintain scenic vistas.
- To encourage the preservation of natural vegetation to minimize erosion.
- To restrict development in areas where hazards may result.
- To minimize the financial burden of urban development upon the city.
- To assure the accuracy of land records.
- To address the needs of sensitive lands that would be adversely affected by common land development practices or by the strict applications of this ordinance.
- To encourage the recognition and preservation of natural ecosystems.
- To implement the Comprehensive Plan for Farmersville.

During consideration and prior to adoption, the City Council should consider the following:

- Attorney advice regarding implications of subdivision controls.





- Fees needed to recover costs related to plat review and public improvement construction and acceptance by the City.
- The city should consider adoption of a Public Works Construction Manual, either written especially for the city or adopted from a neighboring municipality or county, to govern construction of public improvements.

Discussions of how land subdivision standards affect various aspects of community development are located in multiple chapters of the Comprehensive Plan:

- *Chapter 4: Land Use* – design principals, standards for streets, water, sewer, and drainage components for new development
- *Chapter 7: Drainage Study* – floodplain development
- *Chapter 8: Street Study* – street standards and layout for new developments
- *Chapter 11: Recreation and Open Space* – fee/land dedication