



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION AGENDA  
REGULAR CALLED MEETING  
August 19, 2019, 6:30 P.M.  
COUNCIL CHAMBERS, CITY HALL  
205 S. Main Street**

**I. PRELIMINARY MATTERS**

- Call to Order, Roll Call, Prayer and Pledge of Allegiance

**II. PUBLIC HEARING**

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

**III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- A. Consider, discuss and act upon minutes from June 17, 2019.

**IV. WORKSHOP**

- A. Discussion regarding proposed changes to industrial zoning districts requested by the FEDC (4A) and City Manager.

**V. ADJOURNMENT**

***The Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney).***

*Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972-782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Handicap Parking is available in the front and rear parking lot of the building.*

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted on August 16, 2019, by 6:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

**Dated this the 16<sup>th</sup> day of August, 2019.**



---

Sandra Green, City Secretary



## **I. Preliminary Matters**

## **II. PUBLIC HEARING**

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

**CITY OF FARMERSVILLE  
ORDINANCE #2019-\_\_\_\_-\_\_\_\_**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*[Remainder of page intentionally left blank.]*

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

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

APPROVED:

\_\_\_\_\_  
Jack Randall Rice, Mayor

ATTEST:

\_\_\_\_\_  
Sandra Green, City Secretary

**Exhibit "A"**  
**Property Description**

LEGAL DESCRIPTION  
TRACT 1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LEGAL DESCRIPTION  
TRACT 2

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

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

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

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

THENCE S 50°08'52" W a distance of 97.34' to a 1/2" iron rod with yellow plastic capped stamped "4613" set for corner;

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

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

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



**Exhibit "C"**  
*Development Standards*

COLLIN COLLEGE

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

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

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

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



**Exhibit "E"**  
*Landscape*









**BECK**  
 ARCHITECTS  
 171488  
 2425

**PLANTING**

SYM	NAME
○	Tree 1
○	Tree 2
○	Tree 3
■	P1 - Shady Prairie Planting
■	P2 - Garden Area Planting
■	P3 - Lawn Area
■	P4 - Lawn, Seeded Area
■	P5 - Lawn, Seeded Area
■	M1 - Storm Water Planting
■	P6 - Street Edge Landscaping
■	M2 - Storm Water Planting
■	M3 - Storm Water Planting
■	M4 - Storm Water Planting
■	M5 - Storm Water Planting
■	M6 - Storm Water Planting
■	M7 - Storm Water Planting
■	M8 - Storm Water Planting
■	M9 - Storm Water Planting
■	M10 - Storm Water Planting
■	M11 - Storm Water Planting
■	M12 - Storm Water Planting
■	M13 - Storm Water Planting
■	M14 - Storm Water Planting
■	M15 - Storm Water Planting
■	M16 - Storm Water Planting
■	M17 - Storm Water Planting
■	M18 - Storm Water Planting
■	M19 - Storm Water Planting
■	M20 - Storm Water Planting

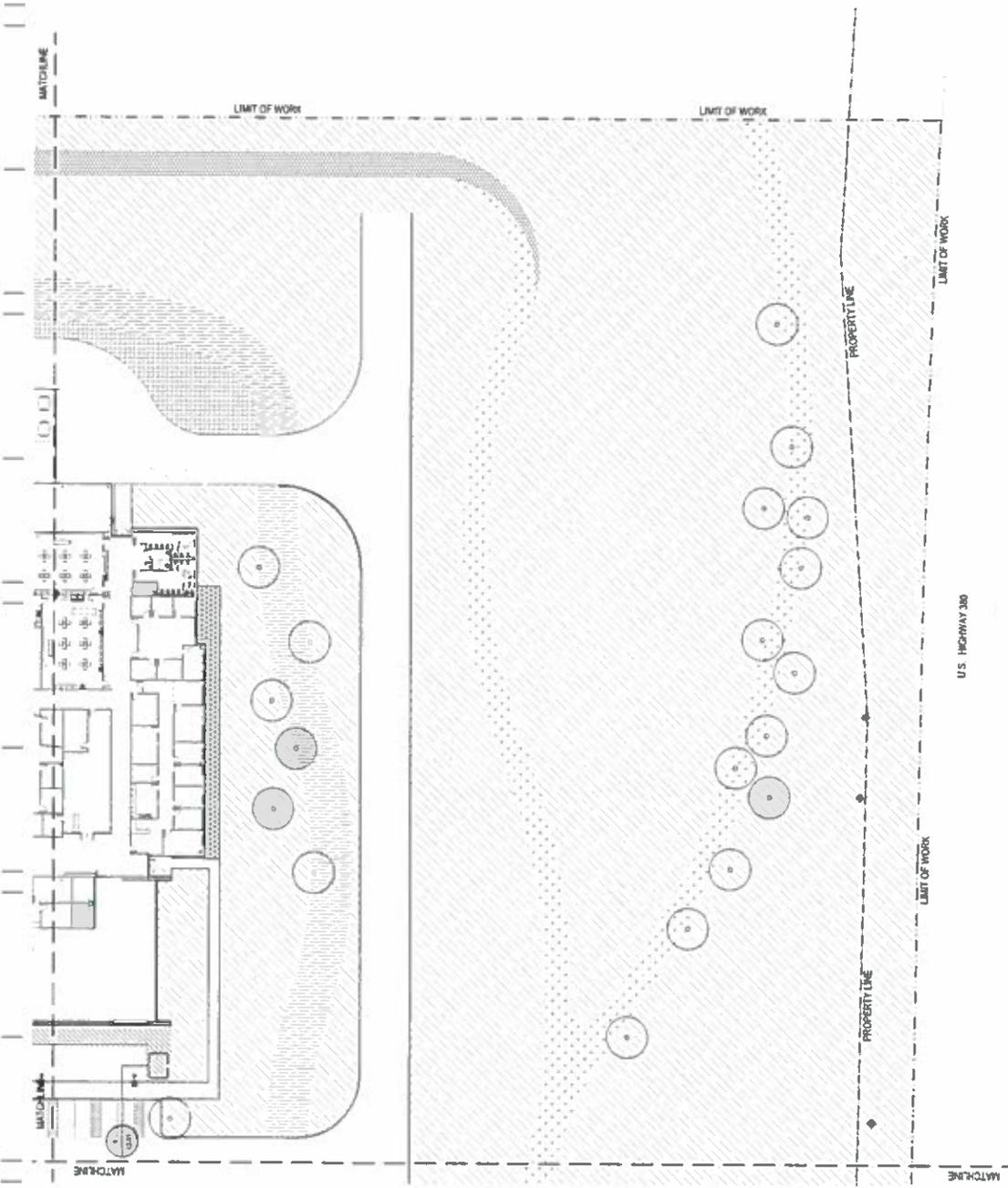
ARCHITECT NAME  
 STATE ARCHITECTURE # 9  
 INCOMPLETE DOCUMENTS  
 FOR INTERIM REVIEW  
 ONLY. NOT FOR  
 RECORD OR CONSTRUCTION  
 PERMIT, OR CONSTRUCTION.  
 ARCHITECT SEAL

DATE OF SUBMISSION	
NO.	DATE
1	11/25/15
2	12/15/15
3	01/15/16
4	02/15/16
5	03/15/16
6	04/15/16
7	05/15/16
8	06/15/16
9	07/15/16
10	08/15/16
11	09/15/16
12	10/15/16
13	11/15/16
14	12/15/16
15	01/15/17
16	02/15/17
17	03/15/17
18	04/15/17
19	05/15/17
20	06/15/17
21	07/15/17
22	08/15/17
23	09/15/17
24	10/15/17
25	11/15/17
26	12/15/17
27	01/15/18
28	02/15/18
29	03/15/18
30	04/15/18
31	05/15/18
32	06/15/18
33	07/15/18
34	08/15/18
35	09/15/18
36	10/15/18
37	11/15/18
38	12/15/18
39	01/15/19
40	02/15/19
41	03/15/19
42	04/15/19
43	05/15/19
44	06/15/19
45	07/15/19
46	08/15/19
47	09/15/19
48	10/15/19
49	11/15/19
50	12/15/19
51	01/15/20
52	02/15/20
53	03/15/20
54	04/15/20
55	05/15/20
56	06/15/20
57	07/15/20
58	08/15/20
59	09/15/20
60	10/15/20
61	11/15/20
62	12/15/20
63	01/15/21
64	02/15/21
65	03/15/21
66	04/15/21
67	05/15/21
68	06/15/21
69	07/15/21
70	08/15/21
71	09/15/21
72	10/15/21
73	11/15/21
74	12/15/21
75	01/15/22
76	02/15/22
77	03/15/22
78	04/15/22
79	05/15/22
80	06/15/22
81	07/15/22
82	08/15/22
83	09/15/22
84	10/15/22
85	11/15/22
86	12/15/22
87	01/15/23
88	02/15/23
89	03/15/23
90	04/15/23
91	05/15/23
92	06/15/23
93	07/15/23
94	08/15/23
95	09/15/23
96	10/15/23
97	11/15/23
98	12/15/23
99	01/15/24
100	02/15/24

COLLIN COLLEGE  
 FARMERSVILLE -  
 PHASE 1

MATERIALS AND  
 LAYOUT PLAN

171488  
 2425  
**L3.02**



1" = 20'-0"



**BECK**  
 CONSULTANTS  
 1000 WEST WILSON ROAD  
 SUITE 100  
 FORT WORTH, TEXAS 76104  
 TEL: 817.339.2200  
 FAX: 817.339.2201  
 WWW.BECKCONSULTANTS.COM

**PLANTING**

SYM	NAME
(Symbol)	Tree 1
(Symbol)	Tree 2
(Symbol)	Tree 3
(Symbol)	P1 - Mulch/Grass/Flowers
(Symbol)	P2 - Lawn
(Symbol)	P3 - Lawn
(Symbol)	P4 - Lawn
(Symbol)	P5 - Lawn
(Symbol)	P6 - Lawn
(Symbol)	P7 - Lawn
(Symbol)	P8 - Lawn
(Symbol)	P9 - Lawn
(Symbol)	P10 - Lawn
(Symbol)	P11 - Lawn
(Symbol)	P12 - Lawn
(Symbol)	P13 - Lawn
(Symbol)	P14 - Lawn
(Symbol)	P15 - Lawn
(Symbol)	P16 - Lawn
(Symbol)	P17 - Lawn
(Symbol)	P18 - Lawn
(Symbol)	P19 - Lawn
(Symbol)	P20 - Lawn
(Symbol)	P21 - Lawn
(Symbol)	P22 - Lawn
(Symbol)	P23 - Lawn
(Symbol)	P24 - Lawn
(Symbol)	P25 - Lawn
(Symbol)	P26 - Lawn
(Symbol)	P27 - Lawn
(Symbol)	P28 - Lawn
(Symbol)	P29 - Lawn
(Symbol)	P30 - Lawn
(Symbol)	P31 - Lawn
(Symbol)	P32 - Lawn
(Symbol)	P33 - Lawn
(Symbol)	P34 - Lawn
(Symbol)	P35 - Lawn
(Symbol)	P36 - Lawn
(Symbol)	P37 - Lawn
(Symbol)	P38 - Lawn
(Symbol)	P39 - Lawn
(Symbol)	P40 - Lawn
(Symbol)	P41 - Lawn
(Symbol)	P42 - Lawn
(Symbol)	P43 - Lawn
(Symbol)	P44 - Lawn
(Symbol)	P45 - Lawn
(Symbol)	P46 - Lawn
(Symbol)	P47 - Lawn
(Symbol)	P48 - Lawn
(Symbol)	P49 - Lawn
(Symbol)	P50 - Lawn
(Symbol)	P51 - Lawn
(Symbol)	P52 - Lawn
(Symbol)	P53 - Lawn
(Symbol)	P54 - Lawn
(Symbol)	P55 - Lawn
(Symbol)	P56 - Lawn
(Symbol)	P57 - Lawn
(Symbol)	P58 - Lawn
(Symbol)	P59 - Lawn
(Symbol)	P60 - Lawn
(Symbol)	P61 - Lawn
(Symbol)	P62 - Lawn
(Symbol)	P63 - Lawn
(Symbol)	P64 - Lawn
(Symbol)	P65 - Lawn
(Symbol)	P66 - Lawn
(Symbol)	P67 - Lawn
(Symbol)	P68 - Lawn
(Symbol)	P69 - Lawn
(Symbol)	P70 - Lawn
(Symbol)	P71 - Lawn
(Symbol)	P72 - Lawn
(Symbol)	P73 - Lawn
(Symbol)	P74 - Lawn
(Symbol)	P75 - Lawn
(Symbol)	P76 - Lawn
(Symbol)	P77 - Lawn
(Symbol)	P78 - Lawn
(Symbol)	P79 - Lawn
(Symbol)	P80 - Lawn
(Symbol)	P81 - Lawn
(Symbol)	P82 - Lawn
(Symbol)	P83 - Lawn
(Symbol)	P84 - Lawn
(Symbol)	P85 - Lawn
(Symbol)	P86 - Lawn
(Symbol)	P87 - Lawn
(Symbol)	P88 - Lawn
(Symbol)	P89 - Lawn
(Symbol)	P90 - Lawn
(Symbol)	P91 - Lawn
(Symbol)	P92 - Lawn
(Symbol)	P93 - Lawn
(Symbol)	P94 - Lawn
(Symbol)	P95 - Lawn
(Symbol)	P96 - Lawn
(Symbol)	P97 - Lawn
(Symbol)	P98 - Lawn
(Symbol)	P99 - Lawn
(Symbol)	P100 - Lawn

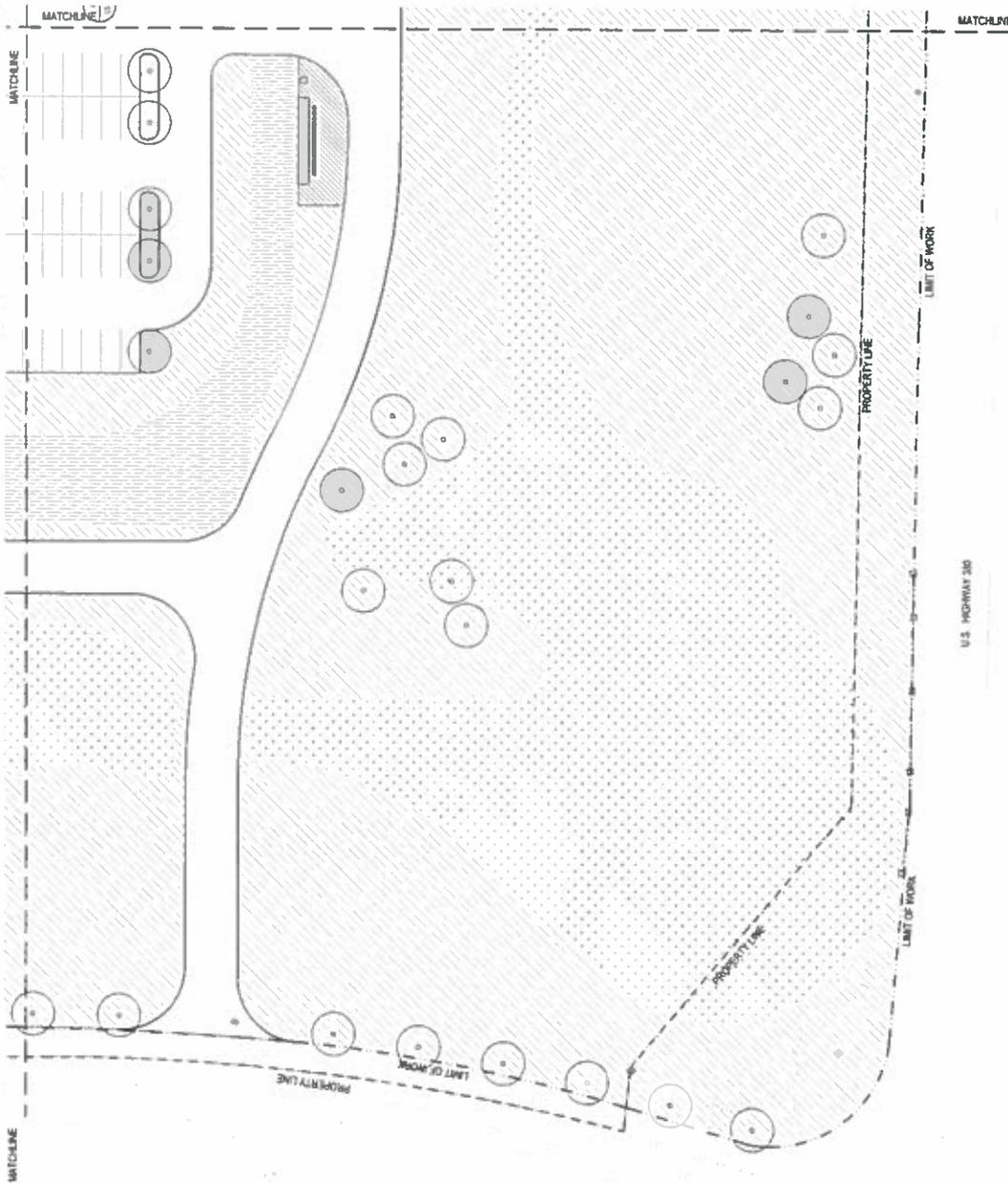
PROJECT NAME  
 STATE PROJECT NO.  
 INCOMPLETE DOCUMENTS  
 FOR INTERIM REVIEW  
 ONLY, NOT FOR  
 REGULATORY APPROVAL  
 PERMIT OR CONSTRUCTION  
 PROJECT NO.

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

COLLIN COLLEGE  
 FARMERSVILLE  
 PHASE 1

MATERIALS AND  
 LAYOUT PLAN

DATE: 11/14/23  
 SHEET: L3.03  
 OF: 3





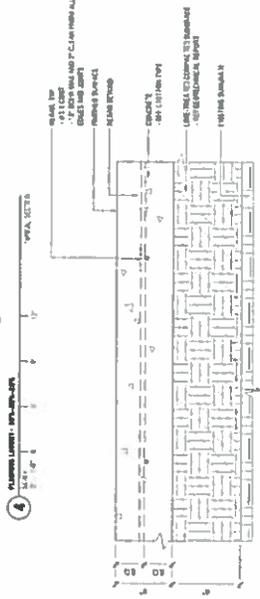
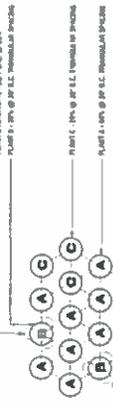




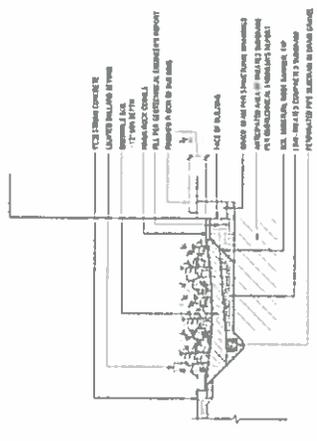
BECC

REGISTRATION

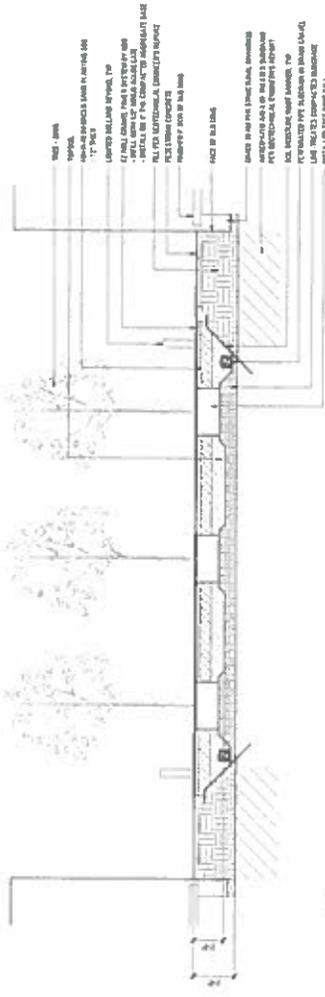
Professional Seal and Registration Information



4 PLAN LAYOUT - 10'x10'-0" (1:10)



2 FOUNDATION AND FOOTING DETAILS



1 WALL AND SLAB DETAILS

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

Table with columns for Date, Description, and Status

COLLIN COLLEGE FARMERSVILLE - PHASE 1

DETAILS

AS SHOWN





Project Number \_\_\_\_\_

## Zoning Change Application

Today's Date: 05/20/2019

**\*\*Contact Information\*\***

Property Location: NE Corner of HWY 380 & CR611  
(street address)

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

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

Existing Use and Current Zoning of Property: Agriculture

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

Property Owner Signature: Julie Bradley, Interim CFO Julie Bradley  
Digitally signed by Julie Bradley  
DN: cn=Julie Bradley, o=Collin College, ou=Administrative Services,  
email=jbradley@collin.edu, c=US  
Date: 2019.05.20 11:42:30 -0700

jbradley@collin.edu  
(Email)

(972) 758 Juli-3821  
(Phone)

**\*\*REQUEST\*\***

PLEASE DESCRIBE YOUR REQUEST IN DETAIL.

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

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

# Required Ordinance Variances

## Collin College Farmersville

Differences between Highway Commercial Overlay District and Project Design

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



# Collin County Community College District Parking Study

Project No. 064514302 | May 2019

Submitted to:



Submitted by:

**Kimley»Horn**



# COLLIN COUNTY COMMUNITY COLLEGE DISTRICT PARKING AND TRAFFIC STUDY

## Collin County

Prepared for:

Collin County Community College District

Prepared By:

# Kimley»Horn

Texas Firm Registration Number F-928

5750 Genesis Court, Suite 200

Frisco, Texas 75034

972.335.3580

Contact: J. Blake Hodge, P.E.



FOR TRAFFIC IMPACT  
ANALYSIS SCOPE OF  
WORK



05-03-2019

FOR PARKING SUPPLY/  
DEMAND ANALYSIS SCOPE  
OF WORK

May 2019 | FINAL

Table of Contents

**EXECUTIVE SUMMARY** ..... 24

**PARKING OUTREACH SURVEY** ..... 34

Study Purpose ..... 34

Survey Methodology ..... 34

Survey Response Summary ..... 35

Survey Findings ..... 37

Conclusions ..... 43

**PARKING SYSTEMS ASSESSMENT, BEST PRACTICES AND RECOMMENDATIONS** ..... 44

Study Purpose ..... 44

Approach ..... 45

Peer Institutions ..... 45

Existing Conditions ..... 46

    Organizational Structure/Human Resources ..... 46

    Customer Orientation ..... 46

    Website ..... 46

    Budget ..... 46

    Parking Assignment and Permitting ..... 47

    Visitor and Short-term Parking ..... 47

    Enforcement Program ..... 47

    Technology ..... 47

Recommendations ..... 47

Introduction.....	47
Organizational Structure/Human Resources .....	48
Customer Orientation .....	49
Website.....	49
Revenue Collections and Violator Notifications .....	49
Professional Development.....	50
Proposed Budget.....	51
Permit Assignment Pricing.....	51
Definitions .....	52
Assigned Parking Spaces .....	54
Permit Pricing .....	55
Visitor and Short-term Parking.....	56
Enforcement.....	57
Parking Ambassador Program.....	57
Staffing .....	58
Fixed LPR and Directed Enforcement .....	58
Appeal Process.....	58
Technology .....	60
License Plate Recognition – Moderate Cost, High Value.....	61
LPR Company Comparison.....	63
Multi-Space Meters – Moderate Cost, High Value .....	67
Benefits .....	67
Mobile Payment – Minimal Cost, Medium Value.....	68
Invited Guest and Visitor Parking Permits (pre-issued or pre-sold) – Minimal Cost, Moderate Value	69
Next Steps .....	70
Conclusions .....	71
The Evaluation Process Never Ends .....	71
<b>Parking Demand Analysis - Central Park Campus .....</b>	<b>73</b>
Introduction .....	73
Purpose.....	73
Existing Conditions .....	73

Parking Demand Characteristics .....	79
Future Conditions.....	80
Summary.....	84
<b>Parking Demand Analysis – Spring Creek Campus .....</b>	<b>84</b>
Introduction .....	85
Purpose .....	85
Existing Conditions .....	85
Parking Demand Characteristics .....	91
Future Conditions.....	92
Summary.....	96
<b>Parking Demand Analysis – Preston Ridge Campus .....</b>	<b>97</b>
Introduction .....	97
Purpose .....	97
Existing Conditions .....	97
Parking Demand Characteristics .....	103
Future Conditions.....	104
Summary.....	106
<b>Parking Demand Analysis – Courtyard Center.....</b>	<b>106</b>
Introduction .....	107
Purpose .....	107
Existing Conditions .....	107
Parking Demand Characteristics .....	113
Future Conditions.....	113
Summary.....	118
<b>Parking Demand Analysis – Collin Higher Education Center .....</b>	<b>119</b>
Introduction .....	119
Purpose .....	119

Existing Conditions .....	119
<i>Parking Demand Characteristics</i> .....	125
Future Conditions.....	126
Summary.....	127
<b>Parking Demand Analysis – Future Campuses</b> .....	128
Introduction .....	128
Purpose .....	128
Methodology .....	129
Public Safety Training Center.....	130
Collin College Technical Campus .....	131
Wylie Campus .....	132
<b>Farmersville Campus</b> .....	<b>134</b>
Celina Campus .....	135
Summary.....	137
<b>Traffic Impact Analysis – Central Park Campus</b> .....	138
Executive Summary .....	138
Introduction .....	140
Purpose .....	140
Methodology .....	140
Existing and Future Area Conditions.....	143
Roadway Characteristics .....	143
Existing Study Area .....	143
Proposed Campus Conditions .....	143
Existing Traffic Volumes .....	144
Project Traffic Characteristics .....	150
Site-Generated Traffic.....	150
Development of 2025 Background Traffic .....	152
Additional Volumes from Campus Growth .....	152
Development of 2025 Total Traffic .....	152



Traffic Operations Analysis .....	156
Analysis Methodology .....	156
Analysis Results .....	156
2018 Existing Traffic Operations .....	158
2025 Background Traffic Operations .....	159
2025 Background Plus Site-Generated Traffic Operations .....	159
Site Circulation and Accessibility Recommendations .....	161
Multi-Merge Point .....	161
Inadequate Turning Space at the End of a Parking Aisle .....	164
Inadequate Prohibition of Left-Turns at the South Driveway .....	166
Incomplete Striping .....	169
PEDESTRIAN ACCESS .....	170
Conclusions and Recommendations .....	173
Traffic Impact Analysis – Spring Creek Campus .....	174
EXECUTIVE SUMMARY .....	174
Introduction .....	177
Purpose .....	177
Methodology .....	177
EXISTING AND FUTURE AREA CONDITIONS .....	180
Roadway Characteristics .....	180
Existing Study Area .....	180
Proposed Campus Conditions .....	180
Existing Traffic Volumes .....	181
Project Traffic Characteristics .....	186
Site-Generated Traffic .....	186
Development of 2025 Background Traffic .....	187
Additional Volumes from Campus Growth .....	187
Development of 2025 Total Traffic .....	187
Traffic Operations Analysis .....	191

Analysis Methodology.....	191
Analysis Results.....	191
2018 Existing Traffic Operations.....	194
2025 Background Traffic Operations.....	195
2025 Background Plus Site-Generated Traffic Operations.....	195
Mitigation Analysis.....	197
Mitigation Methodology.....	197
Signal Warrant Analysis.....	197
Signal Installation.....	198
Site Circulation and Accessibility Recommendations.....	200
Standardization of Stop-Controlled Approaches.....	200
Unsigned One-Way Road.....	201
Diagonal Parking Aisles.....	204
Pedestrian Access.....	205
Conclusions and Recommendations.....	206
<b>Traffic Impact Analysis – Farmersville Campus.....</b>	<b>207</b>
Executive Summary.....	207
Introduction.....	209
Purpose.....	209
Methodology.....	209
Existing and Future Area Conditions.....	212
Roadway Characteristics.....	212
Existing Study Area.....	212
Proposed Campus Conditions.....	212
Existing Traffic Volumes.....	213
Project Traffic Characteristics.....	216
Site-Generated Traffic.....	216
Background Site-Generated Traffic.....	216
Trip Distribution and Assignment.....	217
Development of 2025 Background Traffic.....	217
Development of 2025 Background plus Site Traffic.....	218

Traffic Operations Analysis.....	223
Analysis Methodology.....	223
2018 Existing Traffic Operations.....	225
2025 Background Traffic Operations.....	225
2025 Background Plus Site-Generated Traffic Operations.....	225
Link Volume Analysis.....	226
Right-Turn Deceleration Lanes.....	227
Access Spacing.....	227
Conclusions and Recommendations.....	228
<b>Traffic Impact Analysis – Celina Campus.....</b>	<b>230</b>
Executive Summary.....	230
Introduction.....	232
Purpose.....	232
Methodology.....	232
Existing and Future Area Conditions.....	235
Roadway Characteristics.....	235
Existing Study Area.....	235
Proposed Campus Conditions.....	235
Existing Traffic Volumes.....	236
<b>PROJECT TRAFFIC CHARACTERISTICS.....</b>	<b>239</b>
Site-Generated Traffic.....	239
Distribution and Assignment.....	239
Development of 2025 Background Traffic.....	240
Development of 2025 Background plus Site Traffic.....	240
<b>TRAFFIC OPERATIONS ANALYSIS.....</b>	<b>245</b>
Analysis Methodology.....	245
2018 Existing Traffic Operations.....	247
2025 Background Traffic Operations.....	248
2025 Background Plus Site-Generated Traffic Operations.....	248
Link Volume Analysis.....	249
Right-Turn Deceleration Lanes.....	249

Collin County Outer Loop .....	251
<b>CONCLUSIONS AND RECOMMENDATIONS .....</b>	<b>251</b>
<b>Traffic Impact Analysis – Preston Ridge Campus .....</b>	<b>252</b>
Executive Summary .....	252
<b>INTRODUCTION .....</b>	<b>254</b>
Purpose .....	254
Methodology .....	254
<b>EXISTING AND FUTURE AREA CONDITIONS .....</b>	<b>257</b>
Roadway Characteristics .....	257
Existing Study Area .....	257
Proposed Campus Conditions .....	257
Existing Traffic Volumes .....	259
<b>PROJECT TRAFFIC CHARACTERISTICS .....</b>	<b>264</b>
Site-Generated Traffic .....	264
Development of 2025 Background Traffic .....	265
Additional Volumes from Campus Growth .....	265
Development of 2025 Total Traffic .....	265
<b>TRAFFIC OPERATIONS ANALYSIS .....</b>	<b>269</b>
Analysis Methodology .....	269
Analysis Results .....	269
2018 Existing Traffic Operations .....	272
2025 Background Traffic Operations .....	272
2025 Background Plus Site-Generated Traffic Operations .....	273
<b>MITIGATION ANALYSIS .....</b>	<b>274</b>
Mitigation Methodology .....	274
Signal Installation .....	274
<b>SITE CIRCULATION AND ACCESSIBILITY RECOMMENDATIONS .....</b>	<b>276</b>

Half STOP Line at Northeastbound Approach to Traffic Circle.....	276
Diagonal Parking Aisles .....	278
Three-Way Intersection with One Free Approach .....	280
Intersection with STOP Line but without STOP Sign.....	282
South Drive Location on Proposed Master Plan .....	283
<b>PEDESTRIAN ACCESS.....</b>	<b>284</b>
<b>CONCLUSIONS AND RECOMMENDATIONS.....</b>	<b>287</b>
<b>Traffic Impact Analysis – Public Safety Training Center.....</b>	<b>288</b>
Executive Summary .....	288
<b>INTRODUCTION.....</b>	<b>289</b>
Purpose .....	289
Methodology .....	289
<b>EXISTING AND FUTURE AREA CONDITIONS .....</b>	<b>292</b>
Roadway Characteristics .....	292
Existing Study Area .....	292
Proposed Campus Conditions .....	292
Existing Traffic Volumes .....	293
<b>PROJECT TRAFFIC CHARACTERISTICS .....</b>	<b>296</b>
Site-Generated Traffic.....	296
Development of 2025 Background Traffic .....	296
<b>TRAFFIC OPERATIONS ANALYSIS .....</b>	<b>298</b>
Analysis Methodology.....	298
Analysis Results.....	298
2018 Existing Traffic Operations.....	299
2025 Background Traffic Operations.....	299
<b>SITE CIRCULATION AND ACCESSIBILITY RECOMMENDATIONS .....</b>	<b>300</b>
<b>PEDESTRIAN ACCESS.....</b>	<b>300</b>
<b>CONCLUSIONS AND RECOMMENDATIONS.....</b>	<b>301</b>
<b>Traffic Impact Analysis – Collin Higher Education Center Campus.....</b>	<b>302</b>
Executive Summary .....	302

INTRODUCTION.....	304
Purpose.....	304
Methodology.....	304
EXISTING AND FUTURE AREA CONDITIONS .....	307
Roadway Characteristics .....	307
Existing Study Area .....	307
Proposed Campus Conditions .....	307
Existing Traffic Volumes .....	308
PROJECT TRAFFIC CHARACTERISTICS .....	313
Site-Generated Traffic.....	313
Development of 2025 Background Traffic .....	314
Additional Volumes from Campus Growth .....	314
Development of 2025 Total Traffic .....	314
TRAFFIC OPERATIONS ANALYSIS .....	318
Analysis Methodology.....	318
Analysis Results.....	318
2018 Existing Traffic Operations.....	319
2025 Background Traffic Operations.....	319
2025 Background Plus Site-Generated Traffic Operations.....	319
SITE CIRCULATION AND ACCESSIBILITY RECOMMENDATIONS .....	320
Striping.....	320
Proposed Driveway Access .....	321
PEDESTRIAN ACCESS.....	322
CONCLUSIONS AND RECOMMENDATIONS .....	324
Traffic Impact Analysis – Courtyard Campus.....	325
Executive Summary .....	325
INTRODUCTION.....	326
Purpose.....	326
Methodology .....	326
EXISTING AND FUTURE AREA CONDITIONS .....	329

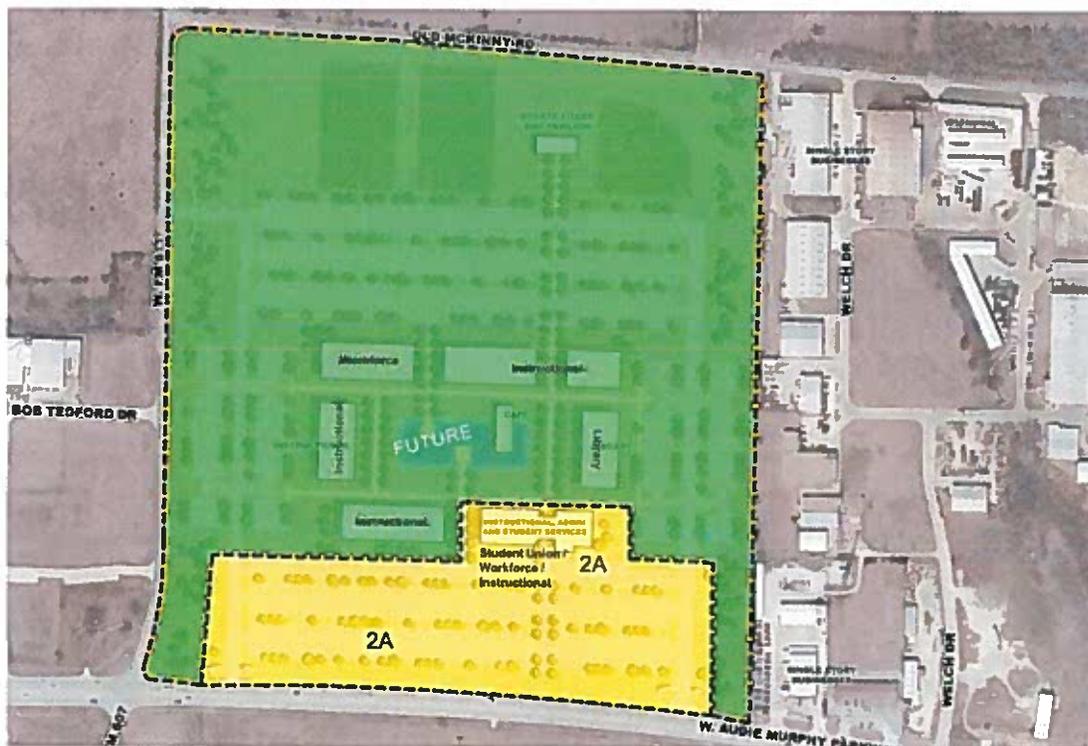
Roadway Characteristics .....	329
Existing Study Area .....	329
Proposed Campus Conditions .....	329
Existing Traffic Volumes .....	330
<b>PROJECT TRAFFIC CHARACTERISTICS .....</b>	<b>333</b>
Site-Generated Traffic .....	333
Development of 2025 Background Traffic .....	334
Additional Volumes from Campus Growth .....	334
Development of 2025 Total Traffic .....	334
<b>TRAFFIC OPERATIONS ANALYSIS .....</b>	<b>338</b>
Analysis Methodology .....	338
Analysis Results .....	338
2018 Existing Traffic Operations .....	340
2025 Background Traffic Operations .....	340
2025 Background Plus Site-Generated Traffic Operations .....	340
<b>SITE CIRCULATION AND ACCESSIBILITY RECOMMENDATIONS .....</b>	<b>341</b>
<b>PEDESTRIAN ACCESS .....</b>	<b>342</b>
<b>CONCLUSIONS AND RECOMMENDATIONS .....</b>	<b>343</b>
<b>Traffic Impact Analysis – Technical Campus .....</b>	<b>344</b>

### FARMERSVILLE CAMPUS

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



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



**Figure P59: Farmersville Campus**

**Table P25: Farmersville Campus Master Plan Phasing**

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

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

## CELINA CAMPUS

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

## Traffic Impact Analysis – Farmersville Campus

### Executive Summary

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

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

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

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

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

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

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

#### 2025 Study Year Improvements

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

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

#### **Ultimate Improvements**

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

## INTRODUCTION

### Purpose

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

### Methodology

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

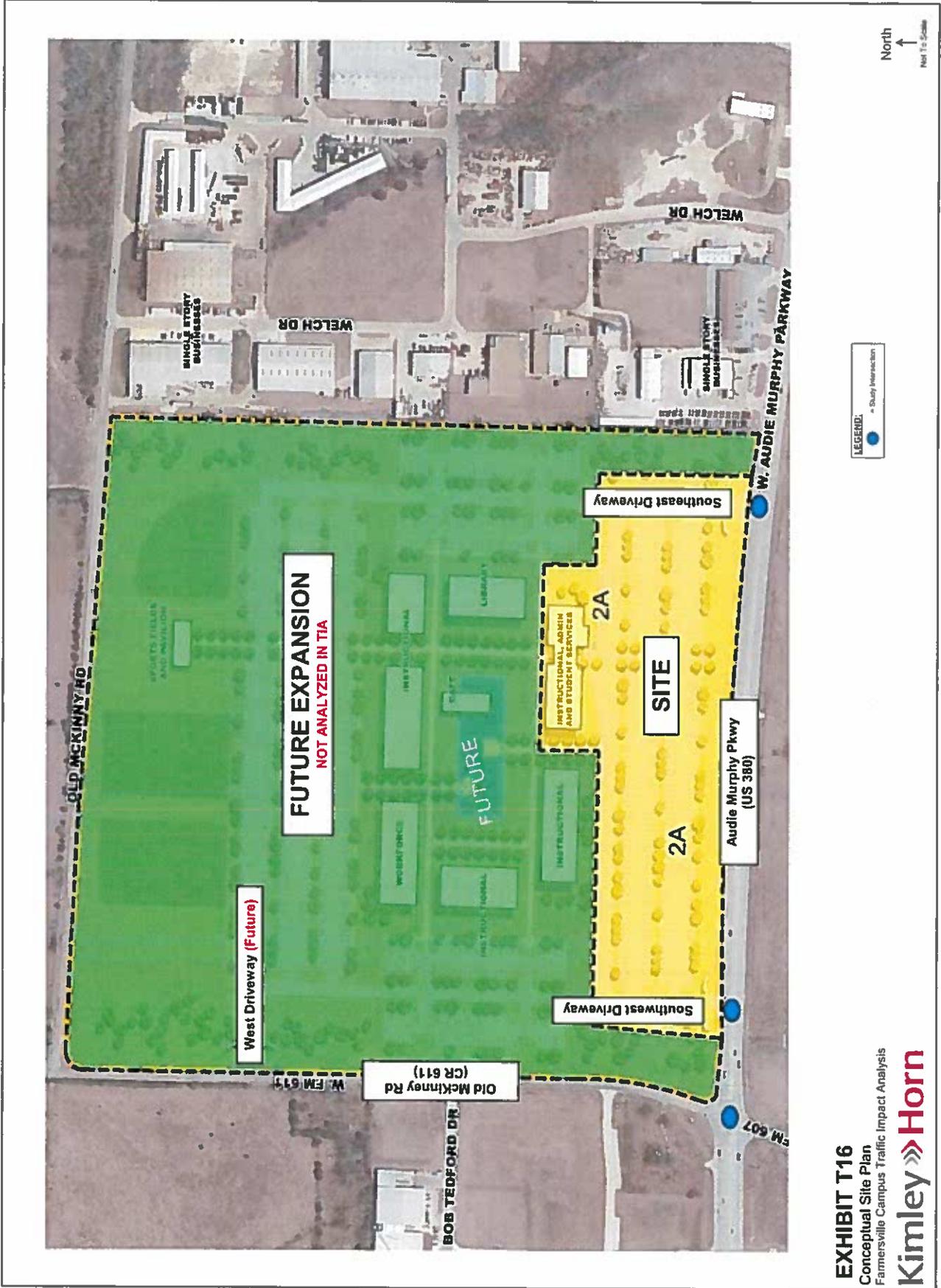
- 2018 existing traffic
- 2025 background traffic
- 2025 background plus site traffic

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



North  
↑  
Not To Scale

**EXHIBIT T15**  
Vicinity Map  
Farmersville Campus Traffic Impact Analysis  
**Kimley»Horn**



## EXISTING AND FUTURE AREA CONDITIONS

### Roadway Characteristics

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

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

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

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

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

### Existing Study Area

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

### Proposed Campus Conditions

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

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

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

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

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

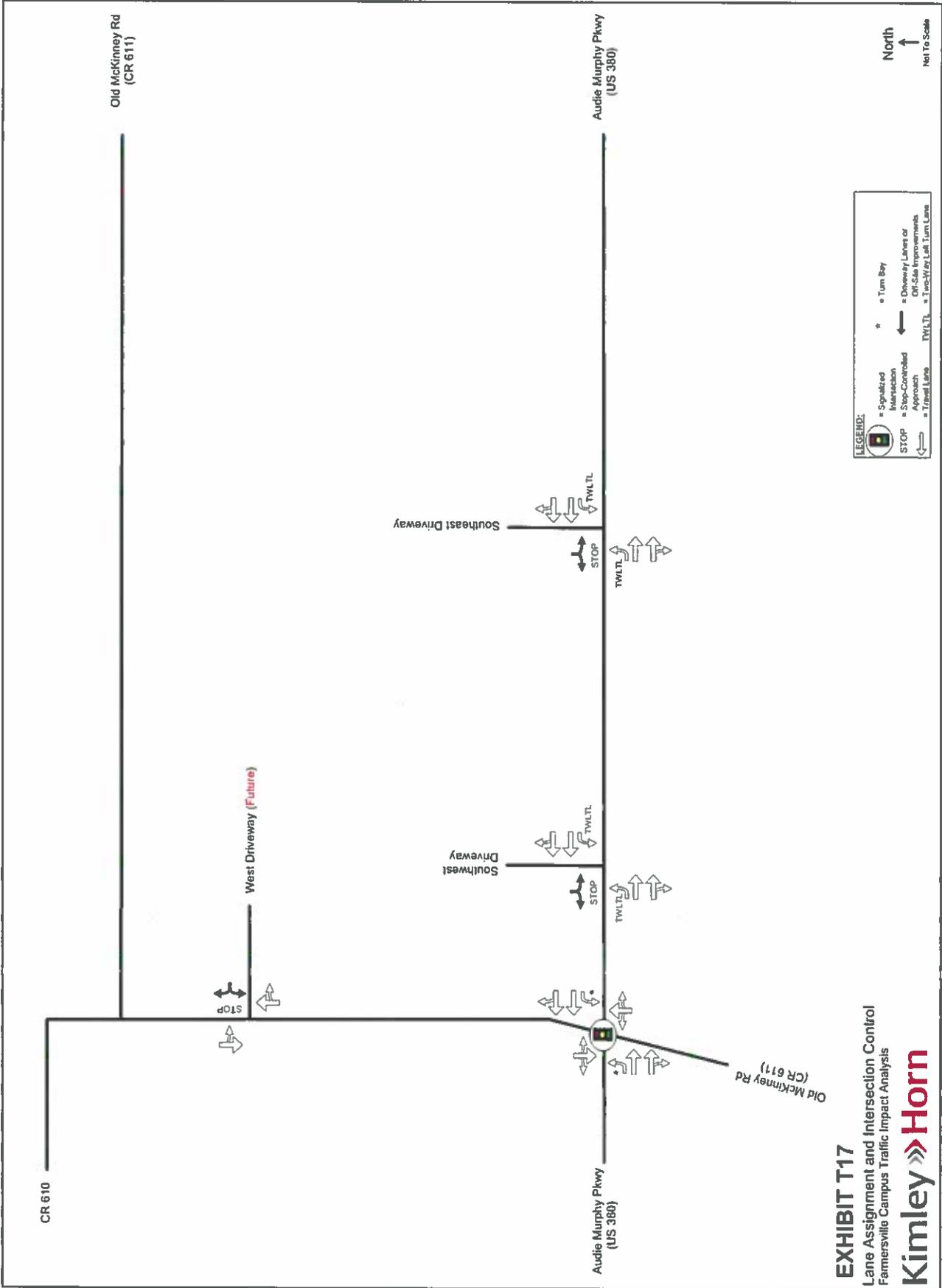
Intersection sight distance at the proposed driveways is acceptable, with each on relatively straight and flat segments of their respective roadway.

### Existing Traffic Volumes

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

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

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



**EXHIBIT T17**  
 Lane Assignment and Intersection Control  
 Farmersville Campus Traffic Impact Analysis





## PROJECT TRAFFIC CHARACTERISTICS

### Site-Generated Traffic

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

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

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

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

**Table T9: Site Generated Traffic**

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

Trip Generation rates based on ITE's Trip Generation Manual, 10<sup>th</sup> Edition.

### Background Site-Generated Traffic

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

**Table T10: Background Site Generated Traffic**

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

Trip Generation rates based on ITE's Trip Generation Manual, 10<sup>th</sup> Edition.

### Trip Distribution and Assignment

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

**Table T11: General Directional Distribution**

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

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

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

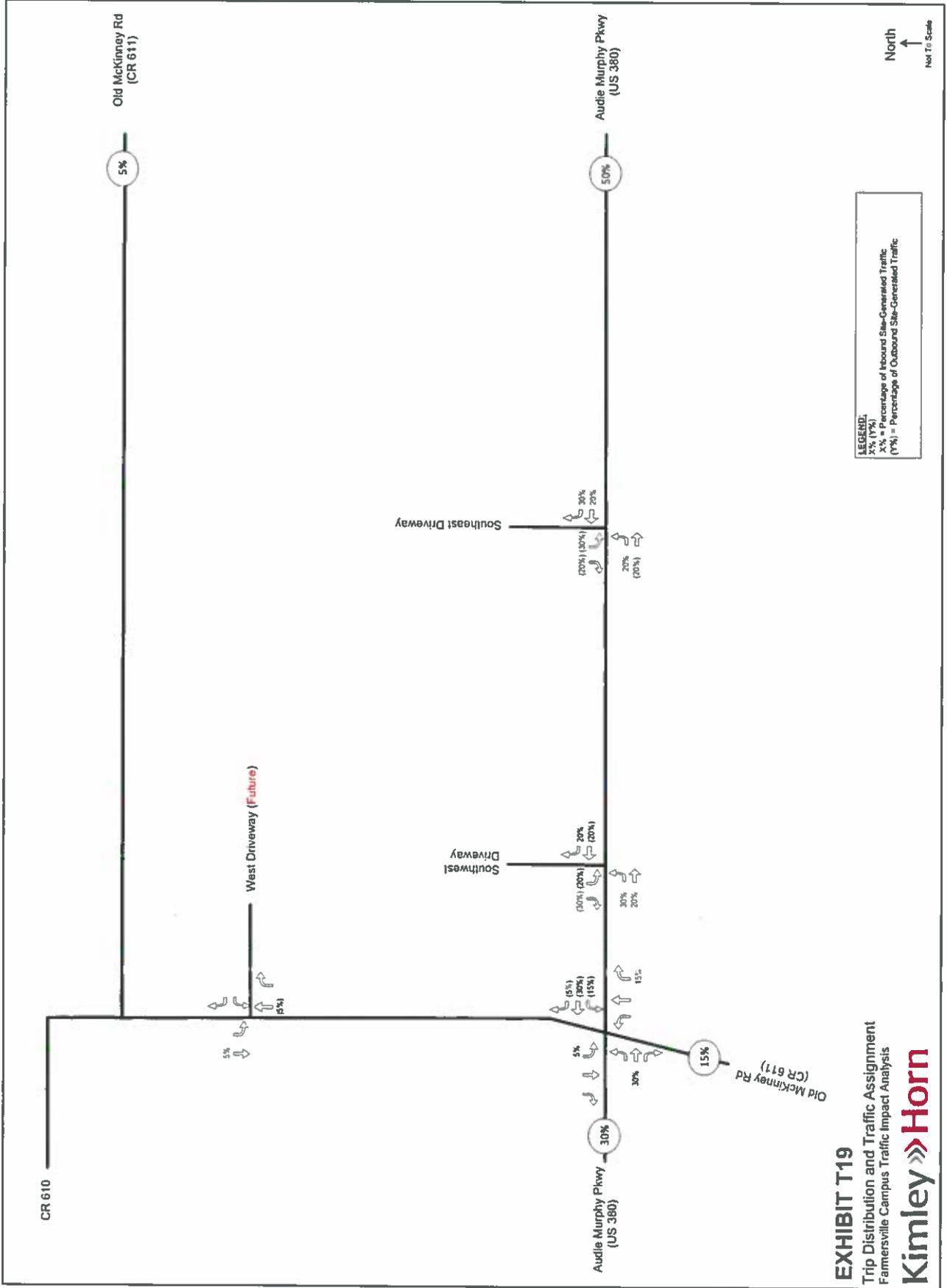
Following these same principles, the background sites development traffic of Camden Park and Palladium Apartments were also modeled. The trip generation, traffic assignment, and resulting site-generated volumes can be found in the **Appendix**.

### Development of 2025 Background Traffic

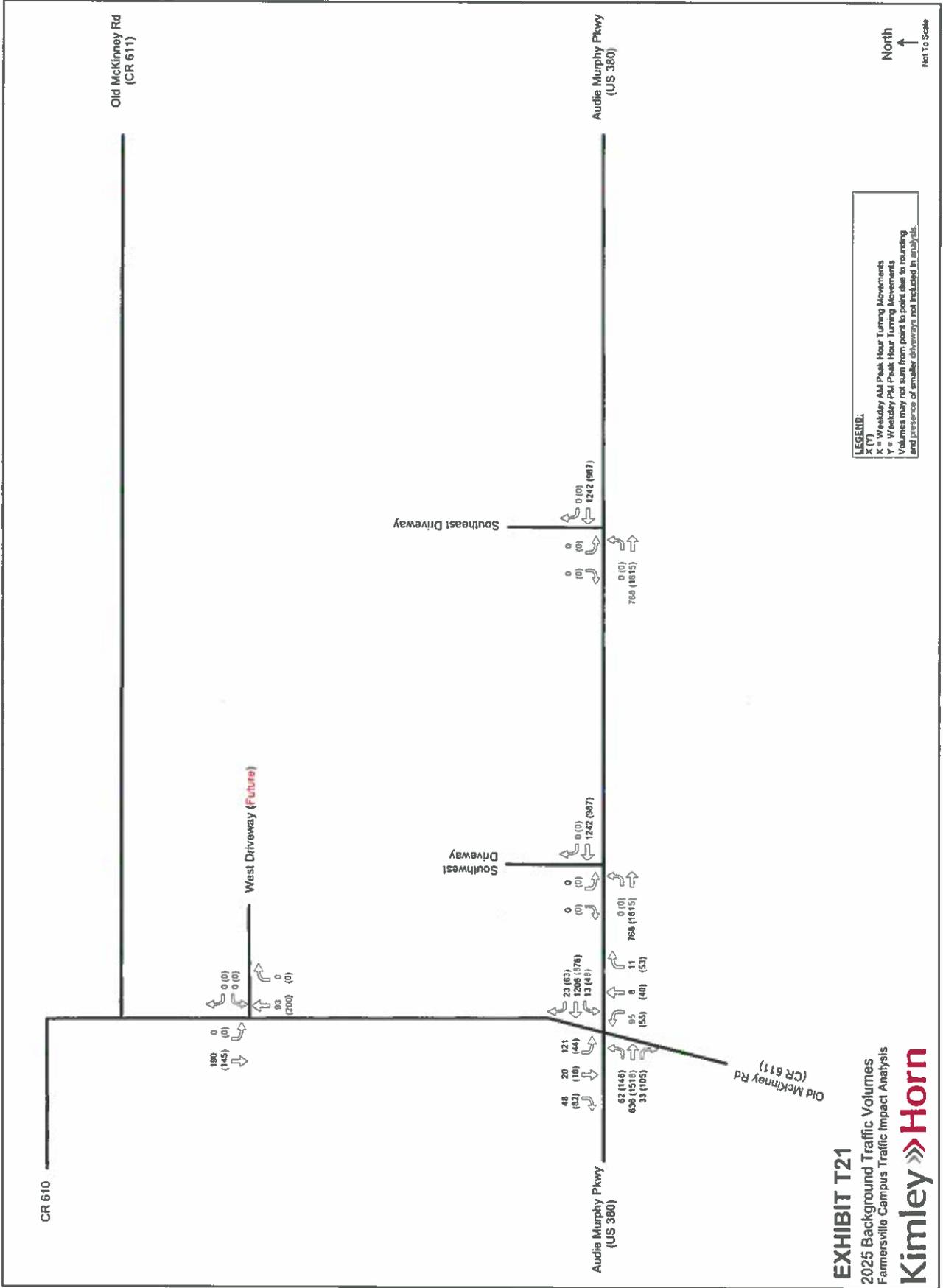
To determine 2025 background traffic, existing traffic counts and historic counts near the site were compared to find expected growth trends within the study area. Based on the recent growth in the area, an annual growth rate of 4% was assumed for the background traffic through 2025. To calculate the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

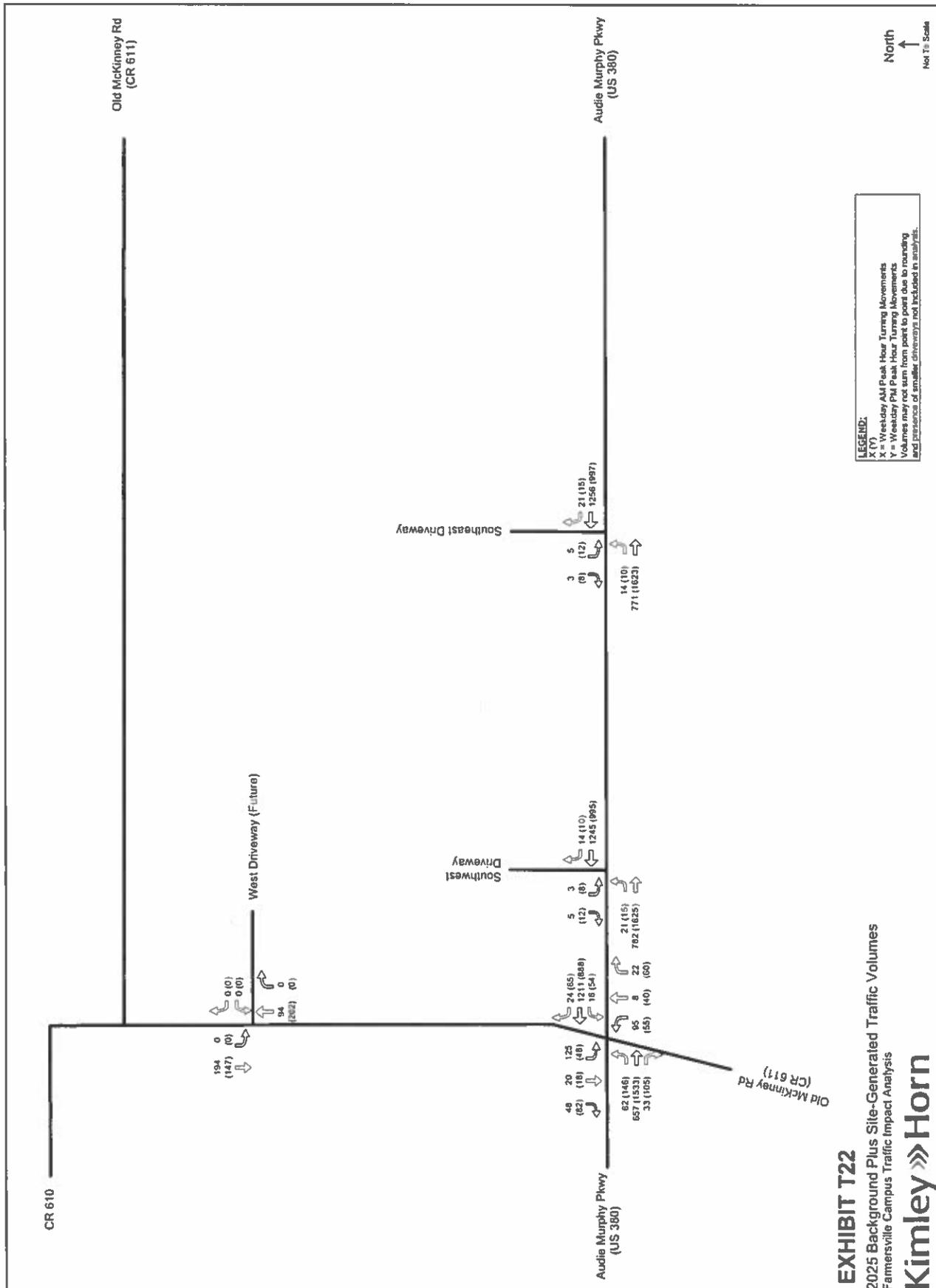
### Development of 2025 Background plus Site Traffic

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









**LEGEND:**  
 X (Y)  
 X = Weekday AM Peak Hour Turning Movements  
 Y = Weekday PM Peak Hour Turning Movements  
 Volumes may not sum from point to point due to rounding  
 and presence of double turn movements not included in analysis.



**EXHIBIT T22**  
 2025 Background Plus Site-Generated Traffic Volumes  
 Farmersville Campus Traffic Impact Analysis  
**Kimley»Horn**

## TRAFFIC OPERATIONS ANALYSIS

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

### Analysis Methodology

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

**Table T12: Level of Service Definitions**

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

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

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

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

**Table T13: Traffic Operational Results – Weekday AM Peak Hour**

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

\* Stop-Controlled Approach  
- No movements in Time Period

**Table T14: Traffic Operational Results – Weekday PM Peak Hour**

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

\* Stop-Controlled Approach  
- No movements in Time Period

### 2018 Existing Traffic Operations

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

No unsignalized approaches were analyzed in this scenario.

### 2025 Background Traffic Operations

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

No unsignalized approaches were analyzed in this scenario.

### 2025 Background Plus Site-Generated Traffic Operations

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

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

## Link Volume Analysis

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

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

**Table T15: Link Operational Results**

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

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

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

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

### Right-Turn Deceleration Lanes

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

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

**Table T16: Right-Turn Lane Analysis**

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

### Access Spacing

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

## CONCLUSIONS AND RECOMMENDATIONS

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

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

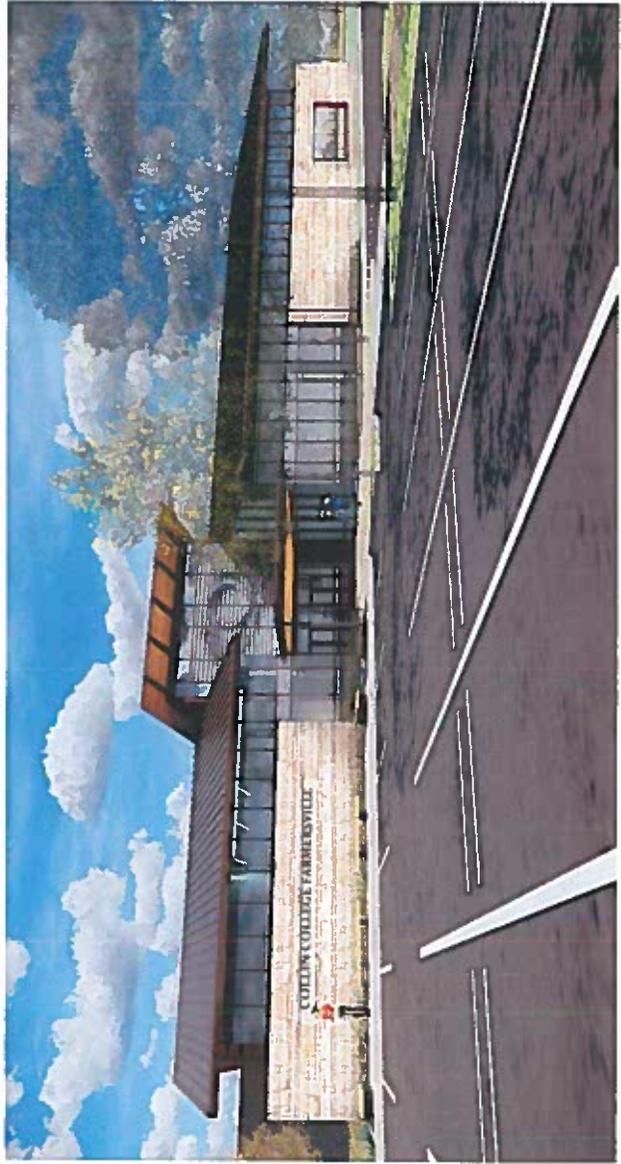
### 2025 Study Year Improvements

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

### **Ultimate Improvements**

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





1000 West University  
 Irving, TX 75039  
 972.497.3000  
 www.collin.edu

DLCC

ARCHITECT NAME  
STUDIO: REYNOLDS + R

INCOMPLETE DOCUMENTS  
 FOR INTERIM REVIEW  
 ONLY. NOT FOR  
 RECORDS, PERMITS,  
 PERMIT, OR CONSTRUCTION

ARCHITECT SEAL: 01/17/2019 10:12:21 PM

SCHEDULE OF SUBMITTALS	
NO.	DESCRIPTION
1	SCHEMATIC DEVELOPMENT
2	PRELIMINARY DESIGN
3	FINAL DESIGN
4	PERMIT SET
5	CONSTRUCTION DOCUMENTS
6	CONSTRUCTION DOCUMENTS
7	CONSTRUCTION DOCUMENTS
8	CONSTRUCTION DOCUMENTS
9	CONSTRUCTION DOCUMENTS
10	CONSTRUCTION DOCUMENTS
11	CONSTRUCTION DOCUMENTS
12	CONSTRUCTION DOCUMENTS
13	CONSTRUCTION DOCUMENTS
14	CONSTRUCTION DOCUMENTS
15	CONSTRUCTION DOCUMENTS
16	CONSTRUCTION DOCUMENTS
17	CONSTRUCTION DOCUMENTS
18	CONSTRUCTION DOCUMENTS
19	CONSTRUCTION DOCUMENTS
20	CONSTRUCTION DOCUMENTS
21	CONSTRUCTION DOCUMENTS
22	CONSTRUCTION DOCUMENTS
23	CONSTRUCTION DOCUMENTS
24	CONSTRUCTION DOCUMENTS
25	CONSTRUCTION DOCUMENTS
26	CONSTRUCTION DOCUMENTS
27	CONSTRUCTION DOCUMENTS
28	CONSTRUCTION DOCUMENTS
29	CONSTRUCTION DOCUMENTS
30	CONSTRUCTION DOCUMENTS
31	CONSTRUCTION DOCUMENTS
32	CONSTRUCTION DOCUMENTS
33	CONSTRUCTION DOCUMENTS
34	CONSTRUCTION DOCUMENTS
35	CONSTRUCTION DOCUMENTS
36	CONSTRUCTION DOCUMENTS
37	CONSTRUCTION DOCUMENTS
38	CONSTRUCTION DOCUMENTS
39	CONSTRUCTION DOCUMENTS
40	CONSTRUCTION DOCUMENTS
41	CONSTRUCTION DOCUMENTS
42	CONSTRUCTION DOCUMENTS
43	CONSTRUCTION DOCUMENTS
44	CONSTRUCTION DOCUMENTS
45	CONSTRUCTION DOCUMENTS
46	CONSTRUCTION DOCUMENTS
47	CONSTRUCTION DOCUMENTS
48	CONSTRUCTION DOCUMENTS
49	CONSTRUCTION DOCUMENTS
50	CONSTRUCTION DOCUMENTS
51	CONSTRUCTION DOCUMENTS
52	CONSTRUCTION DOCUMENTS
53	CONSTRUCTION DOCUMENTS
54	CONSTRUCTION DOCUMENTS
55	CONSTRUCTION DOCUMENTS
56	CONSTRUCTION DOCUMENTS
57	CONSTRUCTION DOCUMENTS
58	CONSTRUCTION DOCUMENTS
59	CONSTRUCTION DOCUMENTS
60	CONSTRUCTION DOCUMENTS
61	CONSTRUCTION DOCUMENTS
62	CONSTRUCTION DOCUMENTS
63	CONSTRUCTION DOCUMENTS
64	CONSTRUCTION DOCUMENTS
65	CONSTRUCTION DOCUMENTS
66	CONSTRUCTION DOCUMENTS
67	CONSTRUCTION DOCUMENTS
68	CONSTRUCTION DOCUMENTS
69	CONSTRUCTION DOCUMENTS
70	CONSTRUCTION DOCUMENTS
71	CONSTRUCTION DOCUMENTS
72	CONSTRUCTION DOCUMENTS
73	CONSTRUCTION DOCUMENTS
74	CONSTRUCTION DOCUMENTS
75	CONSTRUCTION DOCUMENTS
76	CONSTRUCTION DOCUMENTS
77	CONSTRUCTION DOCUMENTS
78	CONSTRUCTION DOCUMENTS
79	CONSTRUCTION DOCUMENTS
80	CONSTRUCTION DOCUMENTS
81	CONSTRUCTION DOCUMENTS
82	CONSTRUCTION DOCUMENTS
83	CONSTRUCTION DOCUMENTS
84	CONSTRUCTION DOCUMENTS
85	CONSTRUCTION DOCUMENTS
86	CONSTRUCTION DOCUMENTS
87	CONSTRUCTION DOCUMENTS
88	CONSTRUCTION DOCUMENTS
89	CONSTRUCTION DOCUMENTS
90	CONSTRUCTION DOCUMENTS
91	CONSTRUCTION DOCUMENTS
92	CONSTRUCTION DOCUMENTS
93	CONSTRUCTION DOCUMENTS
94	CONSTRUCTION DOCUMENTS
95	CONSTRUCTION DOCUMENTS
96	CONSTRUCTION DOCUMENTS
97	CONSTRUCTION DOCUMENTS
98	CONSTRUCTION DOCUMENTS
99	CONSTRUCTION DOCUMENTS
100	CONSTRUCTION DOCUMENTS

COLLIN COLLEGE -  
 FARMERSVILLE  
 CAMPUS - PHASE 1

EXTERIOR  
 RENDERINGS

\$2.00  
 PER SHEET









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

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

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

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

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

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

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

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

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

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

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

3. Rights-of-Way for Roads.

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

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

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

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

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

6. Construction of Infrastructure and Utility Connections.

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

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

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

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

7. Impact Fees/Park Dedication and Building Permits.

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

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

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

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

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

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

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

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

*If Notice to District:*

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

*With a copy to:*

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

*If Notice to City:*

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

*With a Copy to:*

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

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

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

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

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

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

17. Miscellaneous.

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

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

C. Time is of the essence in this Agreement.

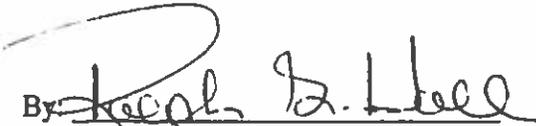
D. This Agreement is executed by the parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

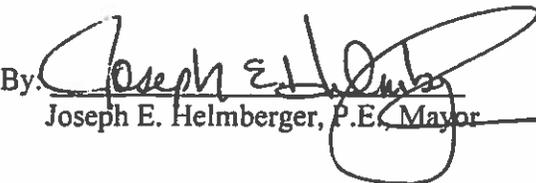
E. This Agreement is drafted for the benefit of the parties, and does not and shall not confer or extend any benefit or privilege to any third party.

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

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

EFFECTIVE this the 8th day of FEBRUARY, 2011.

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

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

APPROVED AS TO FORM:

By: [Signature]  
City Attorney

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

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



[Signature]  
Notary Public, State of Texas

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

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

[Signature]  
Notary Public, State of Texas

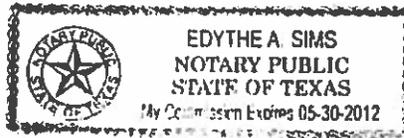


EXHIBIT "A"

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

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

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

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

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

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

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

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

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

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

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

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

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

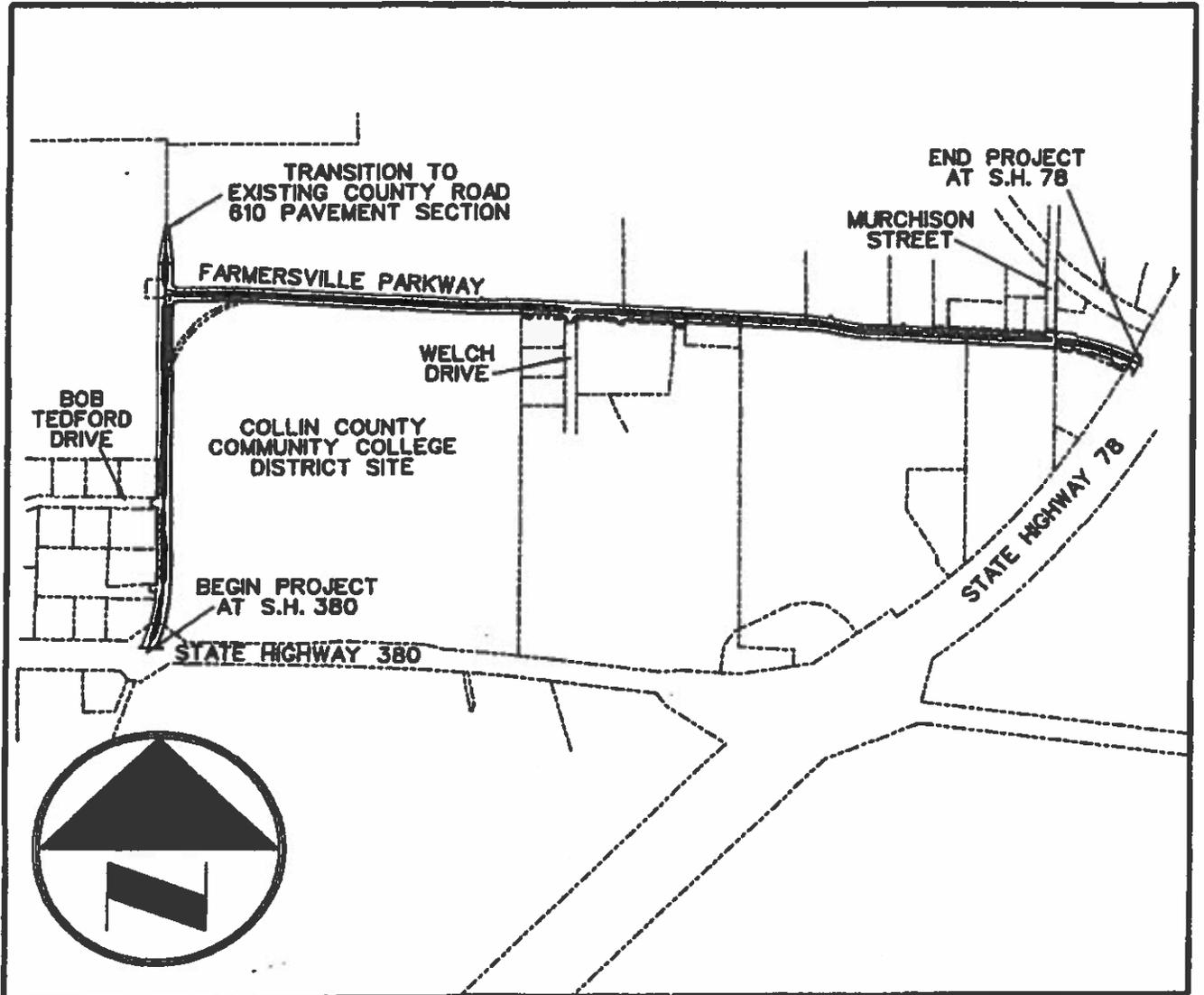
North 89°54'37" West, a distance of 577.28 feet to an aluminum monument found for corner;

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

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

**EXHIBIT "B"**

*Roadway Improvements*



### **III. Items for Possible Discussion**

A. Consider, discuss and act upon minutes from June 17, 2019.



**CITY OF FARMERSVILLE  
PLANNING AND ZONING COMMISSION MINUTES  
REGULAR SESSION MEETING  
JUNE 17, 2019, 6:30 P.M.  
COUNCIL CHAMBERS, CITY HALL  
205 S. Main Street**

**I. PRELIMINARY MATTERS**

- Vice-Chairman, Lance Hudson presided over the meeting which was called at 6:32 p.m. Commissioners Leaca Caspari, Luke Ingram, Rachel Crist John Klostermann, Michael Hesse and Brian Brazil were in attendance. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; Council liaison, Craig Overstreet; and City Attorney, Michael Martin.
- Craig Overstreet led the prayer and the pledges to the United States and Texas flags.

**II. REORGANIZATION OF COMMISSION**

**A. Election of Chairman**

- Luke Ingram nominated Michael Hesse.
- John Klostermann nominated Leaca Caspari
- Lance Hudson called for a vote.
- Voting went as follows:
  - John Klostermann – Leaca Caspari
  - Brain Brazil – Michael Hesse
  - Leaca Caspari – Michael Hesse
  - Lance Hudson – Michael Hesse
  - Michael Hesse – abstained
  - Luke Ingram – Michael Hesse
  - Rachel Crist – Michael Hesse

**B. Election of Vice-Chairman**

- Rachel Crist nominated Lance Hudson

- Leaca Caspari nominated John Klostermann
- John Klosterman made a motion to close nominations
- Leaca Caspari made a 2<sup>nd</sup> to the motion
- Voting went as follows:
  - John Klostermann – abstained
  - Brain Brazil – Lance Hudson
  - Leaca Caspari – John Klostermann
  - Lance Hudson – abstained
  - Michael Hesse – Lance Hudson
  - Luke Ingram – Lance Hudson
  - Rachel Crist – Lance Hudson

#### C. Election of Secretary

- Luke Ingram nominated Rachel Crist
- Leaca Caspari made a motion to close nominations
- John Klostermann made a 2<sup>nd</sup> to the motion
- Voting went as follows:
  - John Klostermann – Yes
  - Brain Brazil – Yes
  - Leaca Caspari – Yes
  - Lance Hudson – Yes
  - Michael Hesse – Yes
  - Luke Ingram – Yes
  - Rachel Crist – Yes

- Michael Hesse took charge of the meeting as Chairman.

### **III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- A. Consider, discuss and act upon a recommendation to the City Council regarding the Final Plat of the Hannah Addition, Lots 1 & 2.
- Ben White stated there were several items incorrect on the plat. Some of the incorrect items were the ownership names of surrounding properties. He was concerned about drive access and fire access to the properties. He wanted the applicant to show the nearest fire hydrant on the plat. He stated staff recommended disapproval of the plat until all the issues have been resolved.
  - Michael Hesse asked about the zoning of the property.
  - Sandra Green stated the property was zoned commercial. She explained the applicant built a duplex on a portion of his residentially used property and the plat was created to try and correct the problem. A duplex is allowed in a commercial zone, just not as a part of the property that is being used as a residence as well. She stated he would have to apply for a site plan as a separate application.
  - Rachel Crist asked if the structures were built without a permit.

- Ben White stated they were built without the proper approval. He asked Sandra Green how many structures were built on the property.
- Sandra Green stated that he built two carports/garages and then the duplex.
- Leaca Caspari asked about the engineer's approval letter and questioned why it stated that the project "generally complied" with the requirements.
- Ben White stated he wanted the engineer to change the wording on their letter.
  - Motion to disapprove made by Michael Hesse
  - 2<sup>nd</sup> to approve made by Lance Hudson
  - All members voted in favor

B. Consider, discuss and act upon minutes from May 20, 2019.

- Motion to approve made by Rachel Crist
- 2<sup>nd</sup> to approve made by Lance Hudson
- All members voted in favor

#### **IV. WORKSHOP**

A. Discussion regarding proposed changes to industrial zoning districts requested by the FEDC (4A) and City Manager.

- Ben White addressed the Commission and stated the 4A Board had reviewed the Zoning Ordinance and were requesting a few changes be made. He stated they were requesting some changes regarding the Agriculture (AG) District uses. He explained that Bob Collins, who came from Plano, stated he felt they needed to eliminate some of the permitted uses because some of those items gave them trouble in Plano when they were growing. He explained they wanted the Planning & Zoning Commission to review the "Farm, Ranch, Garden, or Orchard" use, especially as it related to the SF-1, SF-2, SF-3, and 2F residential districts. He stated they wanted them to review the "College, university or private school" category to see if it would be allowed in the appropriate districts. He explained they were recommending some deletions to the Highway Commercial Overlay District where Specific Use Permits were required. He stated they also wanted them to consider adding a few prohibited uses to the Commercial Overlay District, as well as, a few other changes as it applies to entrances in the Highway Commercial Overlay District. The 4A board was asking that Section 3.14.1.6.c.i. be deleted. He indicated that as the City Manager he had a few changes he was requesting. He was requesting that all internal drive ways had to be an impervious surface. He wanted to incorporate that small airborne particles had to be enclosed in such a manner that driving winds would not cause the material to become airborne. He also wanted to make sure that screening was covered adequately in the ordinance. He stated that a screening wall could be masonry but may not look like masonry, so he wanted a clause in the

ordinance that would allow the Building Official to review the plans and make sure the screening wall was appropriate for the use. He also discussed how he wanted living ground cover to be required in industrial zones. He suggested the Planning & Zoning Commission handle the first five items on the list at the next meeting.

- Michael Hesse stated he would like to see what the staff recommended regarding the changes. He also asked who the Building Official was.
- Ben White stated he was the Building Official.
- John Klostermann agreed that he would like the recommendations from staff.
- Rachel Crist asked when the last Zoning Ordinance was adopted.
- Sandra Green stated May of 2018.
- Leaca Caspari stated that some of the comments were brought about by concerns regarding the Comprehensive Plan versus the Zoning Ordinance and how that relates to industrial uses.
- The Commission agreed to look at the first five items on the list at the next Planning & Zoning Meeting.

## **V. ADJOURNMENT**

Meeting was adjourned at 7:10 p.m.

ATTEST:

APPROVE:

\_\_\_\_\_  
Sandra Green, City Secretary

\_\_\_\_\_  
Michael Hesse, Chairman

## **IV. WORKSHOP**

- A. Discussion regarding proposed changes to industrial zoning districts requested by the FEDC (4A) and City Manager.

## Recommended Changes to the Farmersville Comprehensive Zoning Ordinance from the Farmersville Economic Development Corporation (FEDC)

In an effort to promote existing and future economic development in Farmersville the FEDC performed an independent review of sections the Farmersville Comprehensive Zoning Ordinance reviewed on 20 December 2018, 17 January 2019, and 21 February 2019. The results from those meetings culminated in the list of recommendations shown below:

Section Number	Section Title	Recommendation
3.6.3 thru 3.6.12	Schedule of Permitted Uses	Review all "Type of Use" listed and evaluate if the "A – Agricultural District" is applied appropriately. Consider further limiting the use of the Agricultural District especially for a city with imminent growth potential.
3.6.5	Agricultural Uses	Review the applicability of the permitted uses related to the "Farm, Ranch, Garden, or Orchard" use especially as it relates to the SF-1, SF-2, SF-3, and 2F residential districts.
3.6.8	Educational, Institutional, and Public Uses	Review the mapping of the "College, university or private school" type of use for appropriateness.
3.14.1.3	Special District Requirements, Highway Commercial Overlay District, Specific Use Permit Required	3.14.1.3 Delete: a. Automobile repair, major b. Building materials and hardware sales, outside storage d. Print shop, major
3.14.1.4	Special District Requirements, Highway Commercial Overlay District, Prohibited Uses	Add: Towing/Salvage Sexually oriented business Cemeteries Animal holding pens Slaughter houses Recycling facilities
3.14.1.6	Special District Requirements, Highway Commercial Overlay District Regulations	Rewrite so "a" or "b" applies. Both "a" and "b" only apply to entrances.  No mobile structures are allowed.  Consider limiting the number of driveway entrances for safety.
3.14.1.6.c.i	Special District Requirements, Highway	Delete

	<b>Commercial Overlay District Regulations</b>	
3.14.1.6.c.ii	<b>Special District Requirements, Highway Commercial Overlay District Regulations</b>	<b>Rewrite to apply to main entrance only</b>

# **Recommended Changes to the Farmersville Comprehensive Zoning Ordinance from the Farmersville City Manager**

In an effort to promote existing and future economic development in the Farmersville industrially related zoning classifications the Farmersville City Manager recommends the following changes to the Farmersville Comprehensive Zoning Ordinance:

1. **Internal Driveways and Road Surfaces:** Incorporate impervious surface requirements for all driveways or road surfaces internal to the development to limit dust. Here impervious surfaces could be concrete, asphalt, or concrete pavers, etc.
2. **Small Airborne Particulates:** Require that all small particulate stock piles used for sale, re-sale, or internal processing be enclosed in such a manner that driving winds will not cause the material to become airborne.
3. **Screening:** Screening shall be built in accordance with the following requirement: eight-foot tall brick, masonry fence or tubular steel fence with an associated “living screen”; or, other suitable screening material acceptable to the City of Farmersville Building Official.
4. **Ground Cover:** Any of the parcel not dedicated to use as an operational area covered by an impervious surface shall be covered and maintained with a living ground cover or other material deemed suitable by the City of Farmersville Building Official.

# Comparing Uses With Other Cities

	City of Farmersville	City of Plano	City of McKinney	City of Wylie	Town of Prosper	City of Frisco	City of Princeton
P - Permitted S - Specific Use + - with add. regs. - No Use Blank space - not allowed							
<b>Agricultural Uses (A)</b>							
Bed & Breakfast	S		S	S		S	
Garage Apartment	P	-	-	-		P	S
Guest House	P	-	-	-	+	P	P
Hotel	S						
One-family dwelling (detached)	P	P	P	P	P	P	P
Accessory building	P	P	P	-	P	P	P
Farm accessory building	P	-	-	+	-	-	-
Home Occupation	P	P	P	+	+	+	P
Parking lot/garage (accessory)	P	-	-	-	-	-	-
Stable (private)	P	S	P	+	S	-	P
Swimming pool (private)	P	-	P	+	-	-	-
Temporary field office	P	-	P	-	-	P	P
Tennis courts	P	-	-	-	-	-	-
Farm, ranch, garden, or orchard	P	P	P	-	P	P	P
Nursery, Major	S	S	-	+		+	P
Stable (commercial)	P	S	P	S	S	S	P
Veterinarian clinic and/or kennel (outdoor)	P	P	P	S		S	S
Adult day care center	S		-	-	S	S	
Cemetery or mausoleum	S	S	S	S	S	S	S
Church, rectory, or other place of worship	P	P	P	+	P	S	P
College, university or private school	S	S	S	S			
Day care center	S	S	-	S	+	+	
Fire station and public safety building	P	P	-	P	-	-	P
Fraternal organization, lodge, or civic club	S	S					



## Comparing Uses With Other Cities

Antenna and/or antenna support structure, non-commercial	+	+	-	S	+	P	S
Private utility, other than listed	S	S	-	S	P	P	S
Telephone line and exchange	P	-	-	-	S	S	-
Transportation and utility structures/facilities	P	P	-	-	S	-	-
Utility distribution/transmission lines	P	P	P	S	S	S	S

### Ben White Recommendation:

1. The following agricultural uses would be recommended for deletion out of the Agricultural (A) district after comparing the uses:

- Hotel
- College, university or private school
- Fire station and public safety building
- Nursing/convalescent Home
- Rehabilitation care facility
- School, public
- School, trade or commercial
- Amusement, commercial (indoors)
- Community center (public)
- Swim and tennis club
- Theater (indoor)
- Studio for radio and television
- Private utility, other than listed
- Telephone line and exchange
- Parking lot/garage
- Day care center
- Fraternal organization, lodge, or civic club
- Public building, shop or yard of local, state or federal government
- Rehabilitation care institution
- School, private or parochial (primary or secondary)
- Amenity center (private)
- Amusement, commercial (outdoors)
- Recreational vehicle (RV) parks and campgrounds
- Theater (drive-in)
- Concrete/asphalt batching plant (temporary)
- Antenna and/or antenna support structure, commercial
- Antenna and/or antenna support structure, non-commercial
- Transportation and utility structures/facilities

## Comparing Uses With Other Cities

2. Ben White's recommendation for the Farm, ranch, or orchard uses is that it should be as an agricultural use.
3. Ben White's recommendation for the College, university or private school use would be to remove the Specific Use Permit in the Agricultural (A) district and it not be allowed in that district.
4. Ben White's recommendations to deleting certain items in section 3.14.1.3:
  - Automobile repair, major: recommend leaving it to where a Specific Use Permit is required so the city has more control of the way the business is oriented and screened, etc., (i.e. Collision Centers).
  - Building materials and hardware sales, outside storage: recommend leaving it to where a Specific Use Permit is required so the city has more control of the way the business is oriented and screened, etc. (i.e. Hardware Stores).
  - Print shop, major: recommend leaving it to where a Specific Use Permit is required so the city has more control of the way the business is oriented and screened, etc. (i.e. Newspaper printing, book printing).
5. Ben White's recommendations to adding certain items to section 3.14.1.4:
  - Salvage Yard: recommend not allowing it in the Highway Commercial district
  - Towing: recommend not allowing it in the Highway Commercial district
  - Sexually Oriented Business: recommend not allowing it in the Highway Commercial district
  - Cemeteries: recommend we do not exclude cemeteries from going anywhere in the city.
  - Animal Holding Pins: these are not allowed as a use in our current zoning ordinance, but we could specify that
  - Slaughter Houses: these are not allowed as a use in our current zoning ordinance, but we could specify that
  - Recycling Facilities: these are not allowed as a use in our current zoning ordinance, but we could specify that







**PRINCETON**

Zoning District Legend	Residential	Nonresidential
X Permitted Use	SF -1 -2 -3 -4 -5 -6 -7 -8 -9 -10 -11 -12 -13 -14 -15 -16 -17 -18 -19 -20 -21 -22 -23 -24 -25 -26 -27 -28 -29 -30 -31 -32 -33 -34 -35 -36 -37 -38 -39 -40 -41 -42 -43 -44 -45 -46 -47 -48 -49 -50 -51 -52 -53 -54 -55 -56 -57 -58 -59 -60 -61 -62 -63 -64 -65 -66 -67 -68 -69 -70 -71 -72 -73 -74 -75 -76 -77 -78 -79 -80 -81 -82 -83 -84 -85 -86 -87 -88 -89 -90 -91 -92 -93 -94 -95 -96 -97 -98 -99 -100	C-1 -2 -3 -4 -5 -6 -7 -8 -9 -10 -11 -12 -13 -14 -15 -16 -17 -18 -19 -20 -21 -22 -23 -24 -25 -26 -27 -28 -29 -30 -31 -32 -33 -34 -35 -36 -37 -38 -39 -40 -41 -42 -43 -44 -45 -46 -47 -48 -49 -50 -51 -52 -53 -54 -55 -56 -57 -58 -59 -60 -61 -62 -63 -64 -65 -66 -67 -68 -69 -70 -71 -72 -73 -74 -75 -76 -77 -78 -79 -80 -81 -82 -83 -84 -85 -86 -87 -88 -89 -90 -91 -92 -93 -94 -95 -96 -97 -98 -99 -100
S Special Use Permit	SF -1 -2 -3 -4 -5 -6 -7 -8 -9 -10 -11 -12 -13 -14 -15 -16 -17 -18 -19 -20 -21 -22 -23 -24 -25 -26 -27 -28 -29 -30 -31 -32 -33 -34 -35 -36 -37 -38 -39 -40 -41 -42 -43 -44 -45 -46 -47 -48 -49 -50 -51 -52 -53 -54 -55 -56 -57 -58 -59 -60 -61 -62 -63 -64 -65 -66 -67 -68 -69 -70 -71 -72 -73 -74 -75 -76 -77 -78 -79 -80 -81 -82 -83 -84 -85 -86 -87 -88 -89 -90 -91 -92 -93 -94 -95 -96 -97 -98 -99 -100	C-1 -2 -3 -4 -5 -6 -7 -8 -9 -10 -11 -12 -13 -14 -15 -16 -17 -18 -19 -20 -21 -22 -23 -24 -25 -26 -27 -28 -29 -30 -31 -32 -33 -34 -35 -36 -37 -38 -39 -40 -41 -42 -43 -44 -45 -46 -47 -48 -49 -50 -51 -52 -53 -54 -55 -56 -57 -58 -59 -60 -61 -62 -63 -64 -65 -66 -67 -68 -69 -70 -71 -72 -73 -74 -75 -76 -77 -78 -79 -80 -81 -82 -83 -84 -85 -86 -87 -88 -89 -90 -91 -92 -93 -94 -95 -96 -97 -98 -99 -100
# Conditional Use, (See Sec.)	AG - Agricultural	M-1 -2 -3 -4 -5 -6 -7 -8 -9 -10 -11 -12 -13 -14 -15 -16 -17 -18 -19 -20 -21 -22 -23 -24 -25 -26 -27 -28 -29 -30 -31 -32 -33 -34 -35 -36 -37 -38 -39 -40 -41 -42 -43 -44 -45 -46 -47 -48 -49 -50 -51 -52 -53 -54 -55 -56 -57 -58 -59 -60 -61 -62 -63 -64 -65 -66 -67 -68 -69 -70 -71 -72 -73 -74 -75 -76 -77 -78 -79 -80 -81 -82 -83 -84 -85 -86 -87 -88 -89 -90 -91 -92 -93 -94 -95 -96 -97 -98 -99 -100
Prohibited Use		
Type of Use (* )= Special Conditions Apply		
Farm, ranch, stable, garden or orchard	X S	S
College or university		S S S S S S

## **V. Adjournment**