



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
August 17, 2020, 6:30 P.M.
205 S. Main St.**

WATCH THE LIVE BROADCAST

This meeting will be broadcast live through the City's website and by telephone. Members of the public who wish to watch this meeting, and not speak or participate in the discussion, may watch the live broadcast by

1. Going to the City's website;
2. Clicking on "GOVERNMENT";
3. Clicking on "AGENDAS AND MINUTES";
4. Clicking on the "[click here](#)" link that is located to the right of "LIVE STREAMING."

SPEAKING DURING PUBLIC COMMENTS

Members of the public wishing to speak during Public Comments or a public hearing may join the meeting by going online to www.blizz.com, and following the online prompts to input the "Dial-in Phone Number" and the "Meeting ID."

Members of the public wishing to speak during Public Comments or a public hearing may also join the meeting by calling-in to the telephone number listed below, and inserting the Meeting ID listed below: Those members of the public calling in will not be able to participate through video and will only have an audio feed of the meeting on their telephone.

1. **Dial-in Phone Number: [\(646\) 769-9101](tel:6467699101)**
Please note that if you dial a toll number, your carrier rates will apply.
2. You will be prompted to enter the Meeting ID.
The Meeting ID for this meeting is [884-010-13](#)
3. Please listen closely to the directions and follow the directions to gain access to the Blizz meeting.

I. PRELIMINARY MATTERS

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

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

Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Planning & Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. Speakers wishing to address the Planning & Zoning Commission regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Chairman may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon minutes from July 20, 2020.
- B. Consider, discuss and act upon the Final Plat of Camden Park, Phase 3.
- C. Consider, discuss and possible direction regarding the approval process for updating parts of the Comprehensive Plan.

IV. 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 13, 2020, by 6:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 13th day of August, 2020.



Sandra Green, City Secretary



I. Preliminary Matters

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

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss and act upon minutes from July 20, 2020.



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
July 20, 2020, 6:30 P.M.**

I. PRELIMINARY MATTERS

- Chairman Michael Hesse presided over the meeting which was called to order at 6:31 p.m. Commissioners Lance Hudson, Leaca Caspari, John Klostermann, Joe Helmberger, Rachel Crist (via teleconference), and Adam White were in attendance. Also, in attendance were staff liaison, Sandra Green; City Manager, Ben White; City Attorney, Alan Lathrom; and Council liaison, Mike Henry
- Mike Henry led the prayer and the pledges to the United States and Texas flags.

II. REORGANIZATION OF COMMISSION

A. Election of Chairman

- John Klosterman nominated and made a motion to accept Joe Helmberger as Chairman.
- 2nd to approve made by Leaca Caspari
- All members voted in favor

B. Election of Vice-Chairman

- Leaca Caspari nominated and made a motion to accept Michael Hesse as the Vice-Chairman
- 2nd to approve made by John Klostermann
- All members voted in favor, except Lance Hudson voted no.

C. Election of Secretary

- Michael Hesse nominated and made a motion to accept Lance Hudson as the Secretary.
- 2nd to approve was Leaca Caspari
- All members voted in favor.

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

- No one came forward in person or on teleconference to speak.

IV. PUBLIC HEARING

A. Public hearing to consider, discuss and act upon a recommendation to the City Council regarding an amendment to the Farmersville Comprehensive Plan dated January, 2013, by amending the Conceptual Land Use Plan Map contained therein by changing the land use on approximately thirty-two (32) acres of land from Estate Residential to Industrial. The property is comprised of two tracts of land located along the north side of U.S. Highway 380 (Audie Murphy Parkway) extending in a westerly direction from County Road 699 a distance of approximately 2,100 linear feet more or less.

- Chairman Helmberger opened the public hearing at 6:38 p.m. and asked if anyone wanted to speak for or against the item.
- No one came forward so he closed the public hearing at 6:39 p.m.
- Leaca Caspari asked what the options were of the Planning & Zoning Commission. She said that Reliable Concrete has been operating in that area for several months already, and the Comprehensive Plan update is forth coming so she wondered if it would be wise to wait and look at this item at that point. She also wanted to know what would happen if the city chose to not approve this request.
- Michael Hesse asked what the motivation for the change right now was.
- Ben White stated we went into this process because both have been annexed into the city. There is one batch place currently in operation and then one will be used as batch plant in the future. There is a thoroughfare map on the website and it will be coming to P&Z in the future for recommendation to City Council.
- Joe Helmberger asked what the current zoning of the property was.
- Sandra Green stated it was never zoned when they were annexed into the city so it would be AG – Agricultural.
- Leaca Caspari stated it does not appear that the Commission has very many options due to the business already being there. She asked why this process was not considered before they were annexed.
- Ben White stated zoning cannot be discussed as part of the annexation.
- Mike Henry stated the property was all in the county originally. After they started their construction the city annexed the property and it became a problem because our Comprehensive Plan showed it as Estate Development. He said the first part of the plant was issued a certificate of occupancy by the county, but the second phase is just sitting there and cannot be completed until the zoning is changed.
- Alan Lathrom stated that under Chapter 43 of the Local Government Code it states that if the property was already being used before it was annexed into the city the governing body cannot prohibit that use. There was a development agreement with the original owner of the dirt that spelled out the

property would be annexed into the city limits and that tax revenues would come to the city. When the property was annexed in it was brought in but not zoned, so it was agricultural when it came in. He said he could not remember why the Future Land Use Map called out that area adjacent to U.S. Highway 380 as being Estate Residential.

- Joe Helmberger stated at the time Estate Residential was all that was left and that was the decision that was made back in 2013.
- Alan Lathrom said the city cannot issue a certificate of occupancy on the second phase of construction because they are not zoned for industrial. This process is trying to bring the land use in conformance with what is currently out there and operating. It is to make everything match up in that area.
 - Motion to approve the Comprehensive Plan change from Estate Residential to Industrial made by Lance Hudson
 - 2nd to approve made by Michael Hesse
- John Klostermann asked if anything was going to happen within the remaining area that shows Estate Residential.
- Joe Helmberger stated it would probably be changed in the future because the Outer Loop is going to go through that area.
- Alan Lathrom stated that when we update the Future Land Use Plan and it comes before the Commission and City Council later those areas could be addressed.
 - All members voted in favor

V. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

A. Consider, discuss and act upon minutes from April 20, 2020.

- Motion to approve made by Leaca Caspari
- 2nd to approve made by John Klostermann
- All members voted in favor

B. Consider, discuss and act upon minutes from June 15, 2020.

- Motion to approve made by Leaca Caspari
- 2nd to approve made by John Klostermann
- All members voted in favor

VI. ADJOURNMENT

Meeting was adjourned at 7:04 p.m.

ATTEST:

Sandra Green, City Secretary

APPROVE:

Joe Helmberger, Chairman

B. Consider, discuss and act upon the Final Plat of Camden Park, Phase 3.



SUBDIVISION APPLICATION FORM

City of Farmersville, Texas

Please Type or Print Information

This form shall be completed by the Applicant and submitted to the City Secretary's Office along with 6 copies of the respective plat, fees, and all other required information.

In order for a completed package to be considered for a Planning and Zoning Board meeting all application materials will need to be turned into the City staff at least 3 weeks prior. The package will need to be technically complete 6 working days prior to the Planning and Zoning Board meeting.

The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.

The submission of plans/drawings, calculations, etc., along with this application, makes such items public record and the Applicant understands that they may be viewed and/or reproduced by the general public.

For a list of fees associated see the City of Farmersville Master Fee Schedule. Fees shall be collected for the purpose of defraying the costs of administrative, clerical, engineering, legal, planning, inspection, and other services deemed necessary to properly review and investigate plats and subdivision construction.

Exemptions to the platting process are listed in section 1.5 of the Subdivision Ordinance.

Subdivision Ordinance variances/waivers may be granted by following the steps outlined in section 1.10 of the Subdivision Ordinance.

Public infrastructure requirements established by the respective code (example, International Fire Code) and interpreted by the code official may be appealed based on a claim of incorrect interpretation, code applicability, or equivalent methodology. Code requirements cannot be waived.

Place "X" or check mark in appropriate box. All answers must be "Yes" to submit application.

Pre-Application Requirements		
Yes	No	Requirement
X		Attended Pre-Application Conference
X		Plat described by metes and bounds
X		Plat located with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part
N/A		Dimensions of plat and of each street, alley, square, park, or other part of the plat intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part
X		Plat is located in Collin County
		Plat is located in Hunt County
		Plat is located within the City of Farmersville corporate limits or Extra-Territorial Jurisdiction (ETJ) limits

Subdivision Application Form

Place "X" or check mark in appropriate box. Use the N/A (not applicable) box if a line item is not applicable. Double asterisk items are required for all applications. Where separate documents are requested attach them to this submission.

Required Submission Materials			
Yes	No	N/A	Item Description
X			** Six copies of plat. Dimensions should be 24" X 36".
X			* * Original certified tax certificate (electric company)
X			** Utility service provider letters
			** Proof of land ownership document
			** Electronic version of plat on CD (.PDF and .DWG)
			** Fees with appropriate retainer as required
		X	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
			Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
		X	Two copies of engineering plans
		X	On-Site Sanitary Sewer Facility (OSSF) certification document
		X	Engineer's Summary Report
		X	Development schedule
		X	Development agreement
		X	Copy of covenants, conditions, restrictions, and agreements
		X	Geotechnical report
		X	Traffic study
		X	Application letter for proposed street names

Place "X" or check mark in appropriate box. Only one box may be indicated.

Type of Plat Document Submittal	
	Concept Plan
	Preliminary Plat
X	Final Plat
	Development Plat
	Replat
	Amending Plat
	Minor Plat
	Vacated Plat

Subdivision Application Form

Place information in all spaces that apply. Depending on the situation some spaces may be left empty.

Property Owner Information	
Name	SHG Land Investments of Farmersville
Address	9400 N. Central Expressway #404
City	Dallas
State	TX
Zip	75231
Work Phone Number	972-479-8724
Facsimile Number	
Mobile Phone Number	214-384-8486
Email Address	tzadeh@mtaco.com
Applicant/Responsible Party Information	
Name	Same As Above
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Engineer Information	
Name	Crannell Crannell & Martin Engineering
Address	2570 Justin Rd. #209
City	Highland Village
State	TX
Zip	75077
Work Phone Number	972-691-6633
Facsimile Number	972-691-6628
Mobile Phone Number	214-727-9013
Email Address	jeff@ccm-eng.com
Surveyor Information	
Name	KAZ Surveying
Address	1720 Westminster St.
City	Denton
State	TX
Zip	76205
Work Phone Number	940-382-3446
Facsimile Number	
Mobile Phone Number	
Email Address	tony@kazsurveying.com

Subdivision Application Form

General Application Information	
Proposed Name of Subdivision	Camden Park
Total Acreage of Development	29.34
Physical Location of Property	County Road 610, north of Highway 380
Legal Description of Property	W.B. Williams Survey Abstract 952
Number of Lots	135

Place "X" or check mark in appropriate box indicating the form provided for proof of land ownership. Attach document to this submission.

Type of Plat Document Submittal	
<input type="checkbox"/>	General Warranty Deed
<input type="checkbox"/>	Special Warranty Deed
<input type="checkbox"/>	Title Policy
<input type="checkbox"/>	Other (approved by City Manager):

Place "X" or check mark in appropriate box indicating the **current** zoning districts comprising the land. Depending on the situation more than one box may be indicated.

Current Zoning		
<input type="checkbox"/>	A	Agricultural District
<input type="checkbox"/>	SF-1	One-Family Dwelling District
<input type="checkbox"/>	SF-2	One-Family Dwelling District
<input type="checkbox"/>	SF-3	One-Family Dwelling District
<input type="checkbox"/>	2F	Two-Family Dwelling District
<input type="checkbox"/>	MF-1	Multiple-Family Dwelling District-1
<input type="checkbox"/>	MF-2	Multiple-Family Dwelling District-2
<input type="checkbox"/>	P	Parking District
<input type="checkbox"/>	O	Office District
<input type="checkbox"/>	NS	Neighborhood Service District
<input type="checkbox"/>	GR	General Retail District
<input type="checkbox"/>	C	Commercial District
<input type="checkbox"/>	HC	Highway Commercial
<input type="checkbox"/>	CA	Central Area District
<input type="checkbox"/>	I-1	Light Industrial District
<input type="checkbox"/>	I-2	Heavy Industrial District
<input checked="" type="checkbox"/>	PD	Planned Development District
<input type="checkbox"/>		Extra-Territorial Jurisdiction

Subdivision Application Form

Place "X" or check mark in appropriate box indicating the **proposed** zoning districts comprising the land. Depending on the situation more than one box may be indicated. If zoning remains unaffected mark the same as above in the "Current Zoning Districts" table.

Proposed Zoning		
	A	Agricultural District
	SF-1	One-Family Dwelling District
	SF-2	One-Family Dwelling District
	SF-3	One-Family Dwelling District
	2F	Two-Family Dwelling District
	MF-1	Multiple-Family Dwelling District-1
	MF-2	Multiple-Family Dwelling District-2
	P	Parking District
	O	Office District
	NS	Neighborhood Service District
	GR	General Retail District
	C	Commercial District
	HC	Highway Commercial
	CA	Central Area District
	I-1	Light Industrial District
	I-2	Heavy Industrial District
X	PD	Planned Development District
		Extra-Territorial Jurisdiction

Place "X" or check mark in appropriate box indicating the proposed use of the land. Depending on the situation more than one box may be indicated.

Use of Land and Buildings	
Housing Uses	
X	One Family Detached Dwelling
	One Family Attached Dwelling
	Zero Lot Line Dwelling
	Town Home
	Two Family Dwelling
	Multiple Family Dwelling
	Boarding or Rooming House
	Bed and Breakfast Inn
	Hotel or Motel
	HUD Code Manufactured Home
	Industrialized Housing
	Mobil Home

Use of Land and Buildings	
Accessory And Incidental Uses	
	Accessory Building
	Farm Accessory Building
	Home Occupation
	Off Street Parking Incidental to Main Use
	Stable
	Swimming Pool
	Temporary Field Office or Construction Office
Utility And Services Uses Electrical Substation	
	Electrical Energy Generating Plant
	Electrical Transmission Use
	Fire Station
	Gas Lines and Regulating Station
	Public Building Shop or Yard of Local State or General Agency
	Radio, Television, or Microwave Tower
	Radio or Television Transmitting Station
	Sewage Pumping Station
	Sewage Treatment Plant
	Telephone Business Office
	Telephone Exchange, Switching Relay or Transmitting Station
	Utility Line, Local
	Utility Shops or Storage Yards or Buildings
	Water Standpipe or Elevated Water Storage
	Water Reservoir, Well or Pumping Station
	Water Treatment Plant
Recreational And Entertainment Uses	
	Amusement, Commercial
	Amusement, Commercial
	Country Club with Golf Course
	Dance Hall or Night Club
	Day Camp for Children
	Drag Strip or Commercial Racing
	Go Cart Track
	Gun Range
	Park or Playground
	Play Field or Stadium
	Rodeo Grounds
	Swim or Tennis Club
	Theater
	Trailer Park - Recreational Vehicle Park

Use of Land and Buildings	
Educational And Institutional Uses	
	Art Gallery or Museum
	Cemetery or Mausoleum
	Church or Rectory
	College, University or Private School
	Community Center
	Convent or Monastery
	Fairgrounds or Exhibition Area
	Fraternity, Sorority, Lodge or Civic Club
	Home for Alcoholic, Narcotic or Psychiatric Patients
	Hospital Acute Care
	Hospital Chronic Care
	Historical, Religious, Charitable or Philanthropic Nature
	Kindergarten or Nursery
	Library
	Nursing Home or Residence for Aged
	School, Business or Trade and
	School, Public or Parochial
Transportation Related Uses	
	Airport, Landing Field or Heliport
	Bus Station or Terminal and
	Motor Freight Terminal
	Parking Lot Truck
	Parking Lot Structure Commercial
	Railroad Freight Terminal
	Railroad Passenger Station
	Railroad Track or Right-of-Way
	Railroad Team Tracks
Automobile Service Uses	
	Auto Glass, Muffler or Seat Cover Shop
	Auto Laundry
	Auto Parts and Accessory Sales
	Auto Parts and Accessory Sales
	Auto Painting or Body Rebuilding Shop
	Automobile Repair Garage
	Gasoline or Fuel Service Station
	New or Used Auto Sales in Structure
	New or Used Auto Sales Outdoor Lot
	Motorcycle or Scooter Sales and Repair
	Steam Cleaning or Vehicles or Machinery
	Tire Retreading or Capping
	Trailer, Cargo Sales or Rental
	Wrecking or Auto Salvage Yard

Use of Land and Buildings	
Retail And Related Service Uses	
	Antique Shop
	Art Supply Store
	Bakery or Confectionery Shop
	Bank or Saving And Loan Office
	Barber or Beauty Shop
	Book or Stationery Shop
	Camera Shop
	Cleaning Shop or Laundry
	Cleaning Laundromat
	Clinic, Medical or Dental
	Custom Personal Service Shop
	Department Store or Discount Store
	Drug Store or Pharmacy
	Farmers Market
	Florist Shop
	Food Store
	Furniture or Appliance Store
	Garden Shop and Plant Sales
	Handcraft and Art Objects Sales
	Hardware Store or Hobby Shop <input type="checkbox"/> Key Shop
	Laboratory, Medical or Dental
	Medical Appliances, Fitting, Sales or Rental
	Mortuary
	Offices, General Business or Professional
	Office Showroom/Warehouse or Sales Facilities
	Optical Shop or Laboratory
	Pawn Shop
	Pet Shop, Small Animals, Birds, and Fish
	Private Club
	Repair of Appliances, T.V., Radio and Similar Equipment
	Restaurant or Cafeteria
	Restaurant or Eating Establishment
	Retail Shop, Apparel, Gift Accessory and Similarities
	Sexually Oriented Establishment
	Studio Decorator and Display of Art Objects
	Studio Health Reducing or Similar Service
	Studio, Photographer, Artist, Music, Drama, or Dance
	Tool Rental
	Trailer or RV Sales or Display
	Variety Store or Other Retail Outlet Store
	Veterinarian Office Only

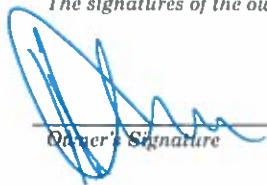
Use of Land and Buildings	
Agricultural Types Uses	
	Farm or Ranch
	Animal Pound
	Animal Clinic or Hospital
	Animal Clinic, Hospital or Kennel
	Greenhouse or Plant Nursery
Commercial Type Uses	
	Bakery Wholesale
	Building Material Sale
	Cabinet and Upholstery Shop
	Cleaning, Drying or Laundry Plant
	Clothing or Similar Light Assembly Process
	Contractors Storage or Equipment Yard
	Heavy Machinery Sales, Storage or Repair
	Lithographic or Print Shop
	Maintenance and Repair Service for Buildings
	Milk Depot, Dairy or Ice Cream Plant
	Manufactured House or Industrialized Homes Sales and Display
	Open Storage of Furniture, Appliances or Machinery, Etc.
	Paint Shop
	Petroleum Products, Storage and Wholesale
	Plumbing Shop
	Propane Storage and Distribution
	Storage Warehouse
	Trailer or Recreational Vehicle Sales or Display
	Welding or Machine Shop
	Wholesale Office Storage or Sales Facilities
Industrial Uses	
	Asphalt Paving Batching Plant
	Concrete Batching Plant
	Concrete Products Manufacture
	Light Manufacturing
	Sand and Gravel Storage
	Sand, Gravel, Stone or Petroleum Extraction

Subdivision Application Form

Indicate the utility provider's name for the property in the space provided.

Utility Providers	
Description of Service	Name
Electrical Service Provider	City of Farmersville
Water Supplier	City of Farmersville
Sewage Disposal	City of Farmersville
Telephone Service	
Cable TV Service	
Gas Service	
Refuse Pick-Up	

The signatures of the owner(s) below indicate intention to follow through with the platting/subdivision process.



Owner's Signature

M.T. Akhavizadeh

Owner's Name (Printed)



Date

Co-Owner's Signature

Co-Owner's Name (Printed)

Date

Co-Owner's Signature

Co-Owner's Name (Printed)

Date



CCM ENGINEERING
2570 FM 407 STE. 209
HIGHLAND VILLAGE, TX 75077
972.691.6633
TBPE FIRM #605

August 12, 2020

**LETTER OF INTENT FOR
CAMDEN PARK PHASE 3, FARMERSVILLE TEXAS**

Phase 3 includes 135 single family lots and several open space X lots. The property contains approximately 29.34 acres and is located north of Highway 380 and west of Harvard Lane.

Developer:
Camden Homes, c/o Ted Zadeh
12850 N. Central Expressway, suite 1651
Dallas, Texas 214-386-8486

Engineer:
CCM Engineering, c/o Jeff Crannell
2570 Justin Road, suite 209
Highland Village, Texas 972-691-6633

Surveyor:
KAZ Surveying c/o Gerald Dyer
1720 Westminster Street
Denton Texas 940-382-3446



August 13, 2020

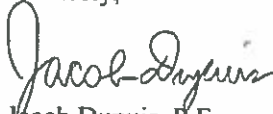
RE: Camden Park Phase 3 – Final Plat
Dated August 13, 2020

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. It is recommended the Final Plat be approved pending completion of the following items:

- A 15' drainage easement added on Lot 40 Block G for the storm line located across this lot.
- Removal of the signature block on Sheet 1 of the Final Plat.
- Final acceptance by the Council of the subdivision upon completion and final review for the utility infrastructure and As-Built record drawings.

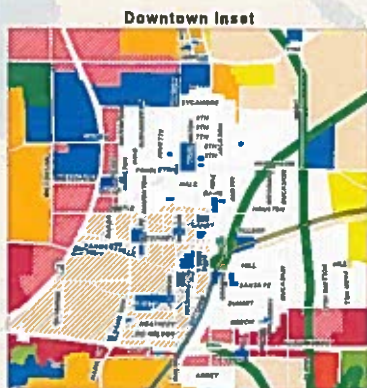
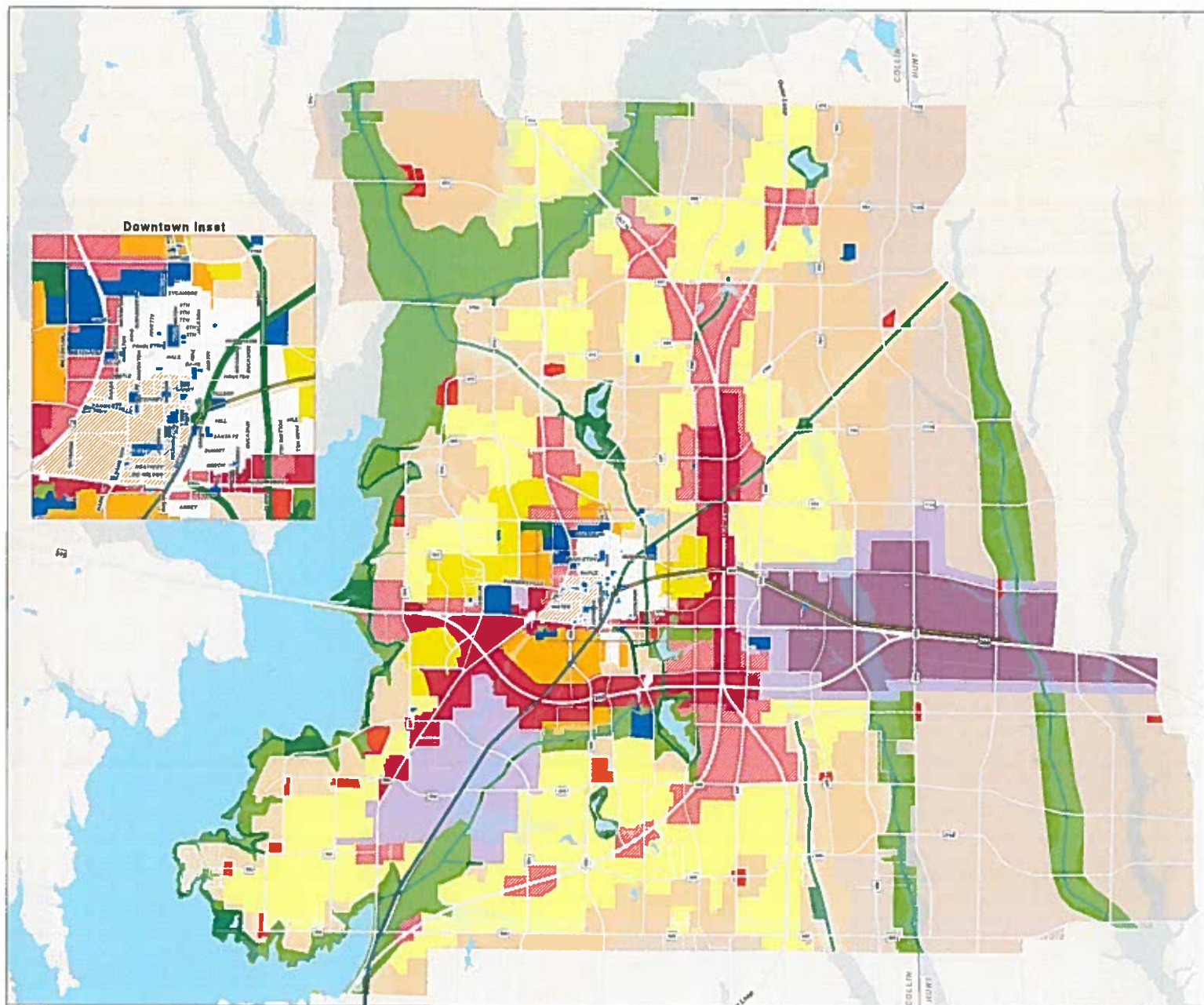
If you should have any questions, please contact Sandra Green at the City of Farmersville at 972-782-6151.

Sincerely,


Jacob Dupuis, P.E.

DANIEL & BROWN INC.
118 MCKINNEY STREET | PO BOX 606 | FARMERSVILLE, TEXAS 75442
OFFICE 972-784-7777 | WWW.DBICONSULTANTS.COM
FIRM REGISTRATION NO: F-002225

- C. Consider, discuss and possible direction regarding the approval process for updating parts of the Comprehensive Plan.



DISCOVER A TEXAS TREASURE.
Future Land Use Plan

Future Land Use

- Towne Centre
- Public
- Community Commercial
- Highway Commercial
- Mixed Use
- Traditional Neighborhood
- Compact Neighborhood

Urban Living

- Trailside Living
- Estate Living
- Rural Living
- Professional Services/Light Industrial
- Manufacturing/Warehouse
- Natural/Tourism/Agriculture
- Park/Open Space
- Trails

Thoroughfare Classifications

- Highway/Hwy 78 Alternative Alignment
- Principal/Major Arterial
- Collector/Downtown Street Context

Other Facilities

- Future Light Rail Extension
- Future Spur
- Floodplain
- Railroads
- Eventual City Limit

Sources: Collin County, NCTCOG, FEMA
 Date Prepared: August 2020

Kimley»Horn



Comparative Analysis for surrounding cities									
	Farmersville (proposed)			Average	Princeton	Greenville	Rowlett	Rockwall	
	Square Feet	Acres	Percentage						
Residential	1,608,409,440	36,924	58.3%	70%	86.7%	77.1%	53.9%	63.28%	
Commercial	126,890,280	2,913	4.6%	4%	3.4%	3.7%	6.1%	3.15%	
Mixed Use	159,995,880	3,673	5.8%	4.7%	3.5%	4.1%	4.8%	6.4%	
Manufacturing/Warehouse	135,166,680	3,103	4.9%	1.9%	2.1%	3.5%	1.7%	0.41%	
Professional Services/Light Industrial	135,166,680	3,103	4.9%	5.1%	2%	3.5%	8.9%	6.3%	
Park/Open Space/Natural	551,772,644	12,667	20%	12.19%	-	5.6%	11%	19.97%	
Public	16,552,800	380	0.6%	3.61%	-	2.21%	2.8%	-	
Town Center/Old Town	25,215,960	579	0.9%	0.9%	2.5%	0.09%	Included in Mixed Use Number	0.12%	

Rural Living

Description: Characterized by expansive views and a high degree of separation between buildings, Rural Living place types typically include minimal residential density. Home sites are located randomly throughout the countryside, which helps to maintain the rural character, scale, and scenic value of the surrounding area. Agricultural uses and local food production also occur within this place type.

Primary Land Use: Single-family detached homes, agricultural land, local food production

Secondary Land Use: Civic and institutional uses, schools, churches, parks, open space



Estate Living

Description: Estate Living is predominantly single-family housing on large lots, often located on the periphery of the community as a transition between the central, more highly urbanized portions of the city and outer rural or agricultural land. Home sites are generally located in platted subdivisions. Residential uses are oriented to the interior of the site and may include farm and livestock restrictions. Estate Living lot sizes are a minimum 1 acre.

Primary Land Use: Single-family detached homes

Secondary Land Use: Civic and institutional uses, schools, churches, parks, open space



Trailside Living

Description: Trailside living is predominantly single-family housing on detached lots, generally located nearby a lake, water feature or along a public trail or open space. Homes are connected to the lakefront via sidewalks and general walkability in the trailside living areas is highly promoted. Where appropriate, they are also connected to regional bicycle and pedestrian paths.

Primary Land Use: Single-family detached homes

Secondary Land Use: Civic and institutional uses, schools, churches, parks and open space, trail heads, small amounts of neighborhood-serving retail and office space in specific locations (See "Community Commercial")



Future Land Use Plan Land Use Type Descriptions

Traditional Neighborhood

Description: Traditional Neighborhood is made up of predominately detached single-family housing lots. Homes are generally located in platted subdivisions with access to all utilities and a network of residential streets and sidewalks. This place type may contain a small number of convenience-oriented commercial businesses to support the neighborhood. Suburban Living lot sizes range in size but are typically less than 1 acre and are intended to be connected to public facilities.

Primary Land Use: Single-family detached homes

Secondary Land Use: Civic and institutional uses, schools, churches, parks and open space, small amounts of neighborhood-serving retail and office space in specific locations (See "Community Commercial")



Compact Neighborhood

Description: This place type can support a variety of housing types, including small-lot, single-family detached homes, patio homes, townhomes, and duplexes in a compact network of complete, walkable streets that are navigable by car, bicycle, or foot. It may contain a small number of commercial businesses to support the neighborhood. Compact Neighborhood lot sizes range in size but are typically less than half an acre.

Primary Land Use: Small-lot single-family detached, patio homes, town homes, duplexes

Secondary Land Use: Civic and institutional uses, schools, churches, parks and open space, small amounts of neighborhood-serving commercial space in specific locations (See "Community Commercial")



Urban Living

Description: The Urban Living place type supports a variety of housing types, including small-lot, single-family detached homes, patio homes, townhomes, duplexes, condominiums, and urban style apartments in a compact network of complete, walkable streets that are navigable by car, bicycle, or foot. These places may house some businesses, either on the ground floor of residential buildings or urban style stand alone. Urban Living development may range in height and density, but overall densities are intended to be between 6 and 40 units per acre.

Primary Land Use: Patio homes, town homes, duplexes, condominiums, apartments

Secondary Land Use: Civic and institutional uses, schools, churches, parks and open space, retail and commercial (See "Community Commercial")



Farmersville

Future Land Use Plan
Land Use Type Descriptions

Towne Centre

Description: The Towne Centre place type is intended to promote new development that supports the community's vision for downtown as a pedestrian oriented center of economic and civic activity. It typically serves as an employment and retail destination, as well as a social gathering space for the community, with its comprehensive network of walkable streets. New structures are allowed several stories to encourage more density of uses. The historic character of the area should be preserved, where appropriate. The standards of this place type are not appropriate for other locations or place types.

Primary Land Use: Retail, commercial uses, mixed-use, townhomes, condominiums, urban apartments, offices, service, schools, churches, and civic/institutional uses in new and existing structures conforming to the character as described above. Uses should not include industrial or stand-alone residential

Secondary Land Use: Parks and open space



Old Town

Description: The Old Town place type is primarily intended to serve as a historic pedestrian oriented center for residential and neighborhood-scale retail uses in the greater downtown area, outside of the Towne Centre. It is designed to ensure that development, redevelopment, and renovation within the area are consistent with the historical character of the area. The standards of this district apply to specific characteristics of Farmersville's Old Town area and are not appropriate for other locations and districts.

Primary Land Use: Single-family residential and neighborhood-scale supporting retail uses in existing structures (i.e., adaptive reuse) or new buildings conforming to the historic character of the area

Secondary Land Use: Civic and institutional uses, schools, churches, parks and open space



Mixed-Use

Description: The Mixed-Use place type offers the ability to live, work, and play in a unified, interconnected area, with a higher intensity of uses and a mixture of housing options, employment and/or retail services in the same vertical structure. It may serve as an employment center and retail destination for the broader area. Vertically mixed use buildings typically stand at least two-stories tall, with residences and offices on top of storefronts. The design and scale encourage active living through a network of complete, walkable streets.

Primary Land Use: Retail, commercial uses, apartments and condominiums, business parks, hotels, entertainment centers, service and office uses

Secondary Land Use: Civic and institutional uses, schools, churches, parks and open space



Future Land Use Plan Land Use Type Descriptions

Community Commercial

Description: Community Commercial development is characterized by small, free-standing buildings containing one or more businesses. Unlike larger shopping centers that may attract regional customers, Community Commercial primarily provides services for the surrounding neighborhoods and city. Business types may include restaurants, local retail, medical offices, banks, and other retail and service uses.

Primary Land Use: Retail, commercial uses

Secondary Land Use: Civic and institutional uses, schools and churches.

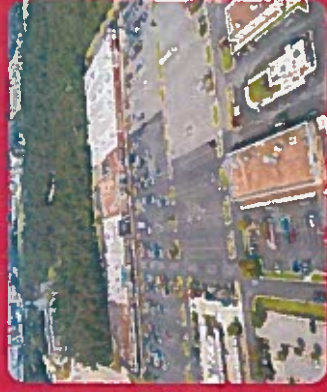


Highway Commercial

Description: This place type represents region-serving commercial development characterized by high-volume retail or multi-tenant centers and office parks. Highway Corridor Commercial is typically located at high-volume intersections, often along a highway or arterial. Buildings are usually set back behind large surface parking lots accessible primarily by automobile. Within or around these centers, apartments or condominiums may be appropriate.

Primary Land Use: Retail, commercial uses, apartments and condominiums, business parks, hotels, entertainment centers, service and office uses

Secondary Land Use: Civic and institutional uses, schools, churches, parks and open space



Professional Services / Light Industrial

Description: The Professional Services and Light Industrial place type provides area for development intended for office and service-oriented employment centers and keeps people in the city during work hours. These areas provide opportunities for a variety of uses such as professional services, research or laboratory uses, or light manufacturing. Buildings may be of varying sizes, are often landscaped, and are located near major thoroughfares.

Primary Land Use: Higher education, research and development, technology, professional offices, medical services, semi-industrial uses, light manufacturing, research and development activities, flex industrial/office uses, service uses

Secondary Land Use: None



Future Land Use Plan Land Use Type Descriptions

Kimley»Horn

August 2020





Manufacturing & Warehouse

Description: Manufacturing and Warehouse areas are characterized by free-standing structures that provide primarily service-oriented jobs but may also have supporting office or retail uses. The employee-per-square-foot ratio is usually low due to the large buildings that are typically needed for storage and logistics. This place type is generally found near major transportation corridors (e.g., highways and railways) and may include manufacturing centers, warehouses, or logistics hubs, with high impact areas located behind lots adjacent to primary corridors and intersections. Buildings may be large or small but are typically set back from the road considerably and their uses do not serve a significant amount of pedestrian traffic. Uses in this place type may not be compatible with residential uses and may require screening or a transitional area from the surrounding community.

Primary Land Use: Manufacturing, distribution centers, technology/data centers, flex office uses

Secondary Land Use: Logistics, retail and office uses, training facilities, schools, churches, civic and institutional uses

Natural Areas and Outdoor Tourism

Description: Natural Areas and Outdoor Tourism areas are characterized by very large tracts of undeveloped land primarily utilized for natural preservation, ranch and wildlife management, hiking, camping, hunting, and general outdoor tourism. These tracts provide much of the environmental and open space character in the community and its border regions. Natural Areas and Outdoor Tourism includes opportunities for additional uses and low-intensity developments that support the character and economic viability of the broader, primary land use.

Primary Land Use: Outdoor tourism such as camping, hunting and other nature-based recreational activities

Secondary Land Use: Civic and institutional uses, schools, churches, parks, open space, and trail heads




Other Land Uses

Park and Open Spaces
This category encompasses the public open spaces and park sites throughout Farmersville. As Farmersville continues to develop, regional, community, and neighborhood parks should be provided so that there is a park or open space located within a ½ mile of every residential unit.

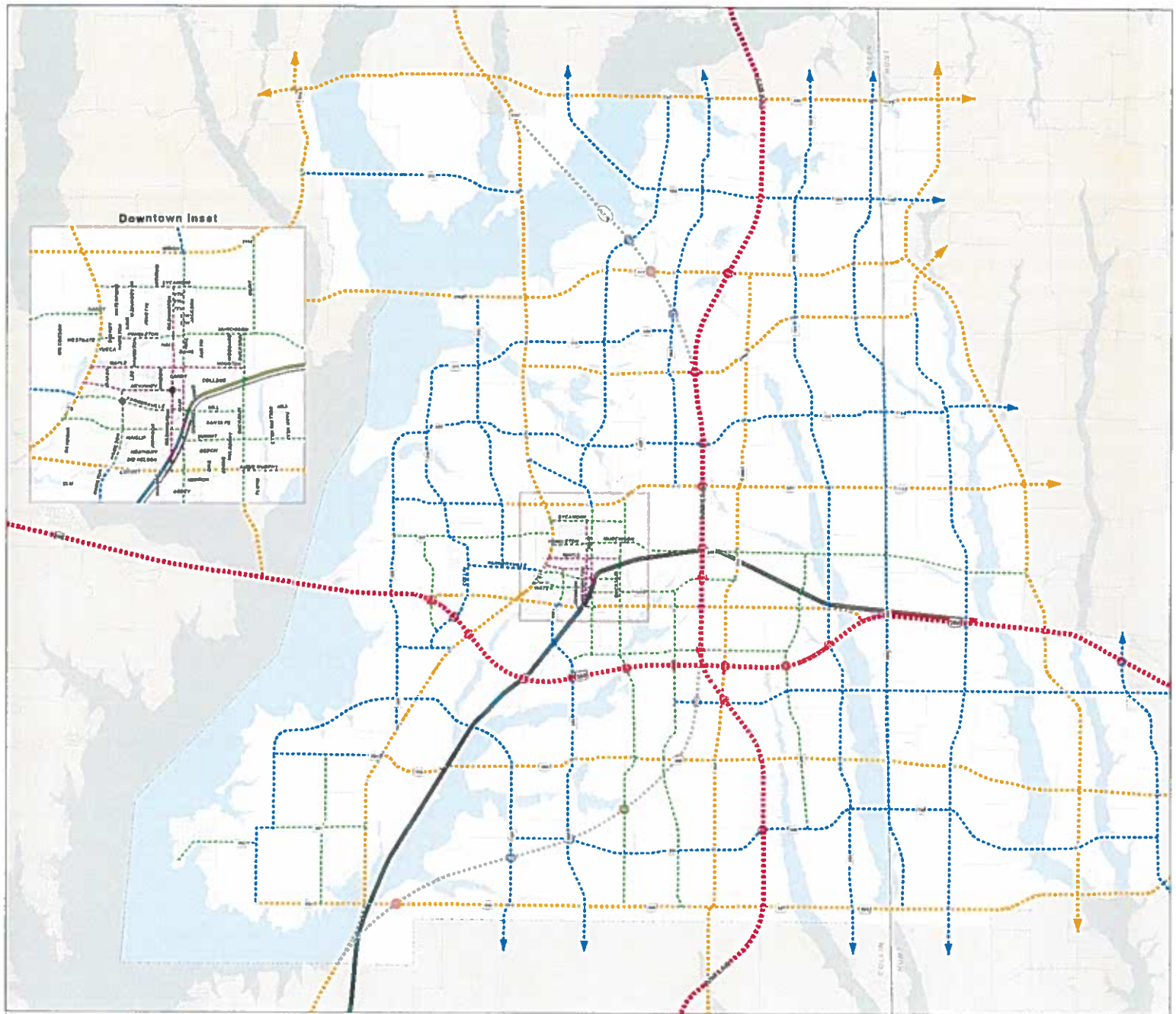
Trails
Existing and planned trails per the Bicycle and Trails Plan.

Public Use
These properties include civic and institutional uses such as schools, police and fire stations, libraries, college campus, and cemeteries.



Farmersville

Future Land Use Plan
Land Use Type Descriptions



Thoroughfare Classifications

- Limited Access Highway
- Hwy 78 Alternative Alignment
- Principal Arterial (4-6 lanes)
- Major Arterial (4 lanes)
- Collector (2-3 lanes)
- Downtown Street Context

Other Designations

- Downtown Street Intersection
- Future Commuter Rail Extension
- Future Spur
- Town Center
- Grade Separation

Eventual City Limit

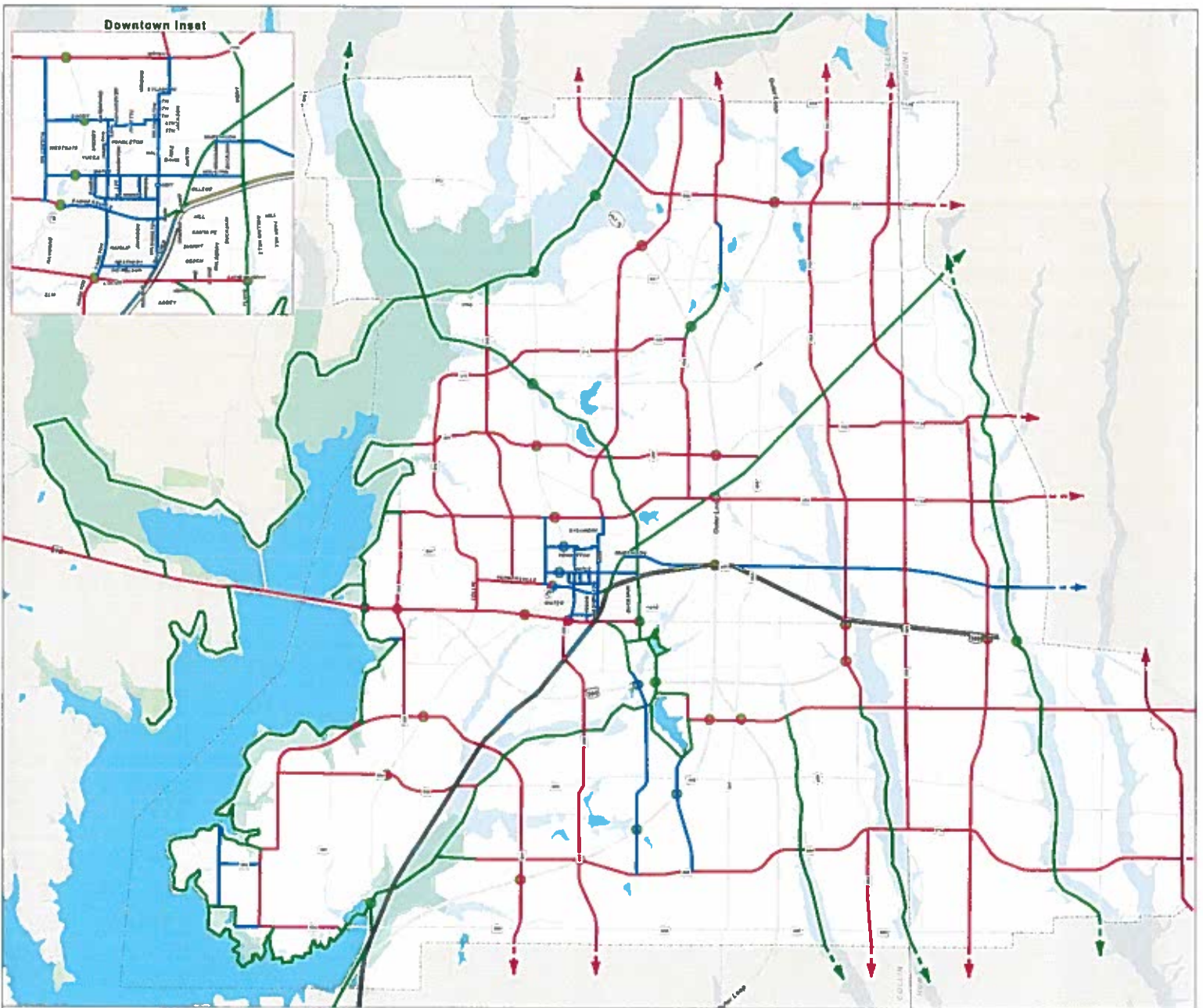
- Railroads
- Floodplain

0 0.5 1 2 Miles

Sources: Collin County, NCTCOG, FEMA
Date Prepared: August 2020

Kimley Horn

2020 Major Thoroughfare Plan



Farmersville DISCOVER A TEXAS TREASURE® 2020 Bicycle and Trails Plan

Bicycle-Pedestrian Facilities

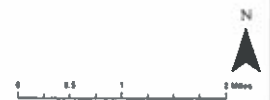
- Trail
- Shared-Use Path
- Bikeway
- Major Bike-Ped Crossing

Thoroughfare Classifications


- Highway/Hwy 78 Alternative Alignment
- Principal/Major Arterial
- Collector/Downtown Street Context

Other Facilities

- Future Commuter Rail Extension
- Future Spur
- Town Center
- Eventual City Limit
- Lakes
- Parks
- Floodplain
- Railroads



Sources: Collin County, NCTCOG, FEMA
Date Prepared: June 2020

Kimley Horn

IV. Adjournment