



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
February 27, 2017, 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. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon minutes from January 23, 2017.
- B. Consider, discuss and act upon approval and recommendation to the City Council on the Final Plat for the All Texas Addition.
- C. Consider, discuss and act upon approval of a concept plan for the Islamic Association of Collin County.


III. 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 February 24, 2017, by 5:00 P.M. and remained so posted continuously at least 72 hours preceding the scheduled time of said meeting.

Dated this the 24th day of February, 2017.


Sandra Green, City Secretary



I. Preliminary Matters

II. Items for Discussion and Possible Action



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
for
January 23, 2017**

I. PRELIMINARY MATTERS

- Chairman Craig Overstreet presided over the meeting which was called to order at 6:30 p.m. Commissioners Sarah Jackson-Butler, Charles Casada, Russell Chandler, Chad Dillard, and Paul Kelly were in attendance. Commissioner Bobby Bishop was absent due to a conflict of interest that was brought to the attention of the Commission at the last meeting. Also in attendance were City Manager, Ben White; City Attorney, Alan Lathrom; Council Liaison, John Klostermann; Staff Liaison, Sandra Green; and Assistant to the City Manager, Paula Jackson.
- Paul Kelly said the prayer and Craig Overstreet followed with the pledges to the United States and Texas flags.

II. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon minutes from December 19, 2016.
- Motion to approve the minutes as written made by Russell Chandler
 - 2nd to approve made by Sarah Jackson-Butler
 - All members voted in favor
- B. Consider, discuss and act upon a request to add Towing and Recovery as a business type under the Automobile Service Use in the Comprehensive Zoning Ordinance for Highway Commercial (HC) and Commercial (C).
- Craig Overstreet reminded the Commission the public hearing was held at the December 19th meeting and this meeting is just a continuation and conclusion of that meeting.
 - Alan Lathrom addressed the Commission and stated that he reviewed the Ordinances of five cities around the area to see how they have addressed wrecker services, auto storage yards, salvage yards, and similar type uses. The Ordinances from the City of Anna, Melissa,

Murphy, Greenville, and Wylie were considered when researching for the type of use. He included a copy from all of the cities regarding the ordinance language and excerpts as backup. He explained that he did not include information from the Cities Comprehensive Plans or their Zoning Ordinances to identify the locations in which they allow the zoning districts or particular uses. To identify the exact location the Commission would need to look into the City of Farmersville's Comprehensive Plan and Zoning Ordinance to see where it fits.

- Paul Kelly asked if the City wants to allow the wrecker and storage service in the highway commercial or commercial districts or does it need to be moved to the light industrial. Anyone can see what it looks like now and the City may not want the highway commercial front to have big panels for screening at that location even if they were granted a specific use permit. He suggested moving the use out of highway commercial and move it to light industrial and then set up definition for the use and requirements.
- Craig Overstreet indicated the decision at the meeting would be to either allow the use in highway commercial or commercial, not to place it another location.
- Russell Chandler stated he agreed with Mr. Kelly.
- Craig Overstreet made the comment that automobile uses are allowed in the highway commercial district.
- Alan Lathrom stated there are some limited automobile uses such as convenience stores with gas islands that are allowed in highway commercial and automobile sales are allowed. But, there is currently not a use for a towing and wrecker service in the highway commercial zoning classification or the commercial zoning classification. The way the Ordinance is crafted allows for when a new or unlisted use comes before the Commission a recommendation can be made as to the appropriate zoning district where it might be allowed and then forward it to City Council for their consideration. He also explained that most of the ordinances that were pulled from neighboring communities were all in the light industrial or the heavy industrial districts with a specific use permit or by right, depending on the city.
- Charles Casada stated the Commission is looking at tax dollars that could come to the City. Although, he agrees with the location maybe they need to look at trying to keep the business here.
- Craig Overstreet explained that at the last meeting Mr. Kelly told the applicant the Commission did want his business here, but it may or may not be at the present location.
- Chad Dillard asked how the business was able to open without a use in the Ordinance.
- Sarah Jackson-Butler stated they received a certificate of occupancy.
- Ben White explained the business was given a certificate of occupancy to operate as an office only with no automobile storage or storage of any type. The idea was they would tow the car and then

get rid of the automobile before night so there would not be storage. But, that is not what has happened. The City can do things from its perspective to be lenient to this situation. For example, the City could give them time to come into compliance and that time limit could be really long. Ben stated he has spoken to the owners of Keel Towing and Recovery and suggested that two years would be given to them. This would allow the owners to move or do something different over time if the decision was the use is not allowed in highway commercial.

- Paul Kelly asked if there would be restrictions placed on the business if the Commission allowed the business to stay at the present location for two years.
- Ben White indicated the only restrictions that were explained to the owners was that the business could not grow beyond where it currently was, and the amount of automobiles would be limited to 70.
- Paul Kelly stated that amount of cars was way too many.
- Ben White explained the City could change that number, but the idea was to try and retain the business and make a good pathway for them to come into compliance.
- Paul Kelly stated that would give the City enough time to find a place for the business and write and structure an Ordinance.
- Craig Overstreet and Russell Chandler both agreed that two years was too long.
- Craig Overstreet explained the owners knew what they were doing when they came into the City and received a certificate of occupancy for an office and then brought 70 cars. He feels that one year is sufficient time.
- Ben White stated the two years was a judgement call to allow them to go to the next step in Farmersville.
- Paul Kelly inquired as to how many employees from Farmersville were employed by them.
- Ben White answered by stating when he was at the business he saw the owner, his wife, and one other employee.
- Chad Dillard stated there are several wreckers in and out of the business all the time.
- Sarah Jackson-Butler explained the owners had stated there were four or five employees, but they did not indicate how many lived in Farmersville.
- Ben White stated that he was willing to listen to agreements for allow less time.
- Paul Kelly asked what would be needed from the Commission to make the recommendation to City Council to go in whatever direction they wanted to go in giving the owners that time frame because he did not feel that was within the Commission's jurisdiction.
- Ben White stated that would be with the City's daily enforcement.
- Alan Lathrom explained the Commission could make a motion and the motion had to be in conjunction with the posting. The motion could

state whether the use would be allowed in the highway commercial zoning and commercial zoning districts and tag on what district it might be more appropriate in.

- Craig Overstreet stated the City is telling all current businesses and future businesses they have to abide by the highway commercial and commercial zoning requirements. But, Keel Towing and Recovery was possibly going to be allowed to stay for two years and that does not seem fair.
- Ben White explained the City gave them an appropriate amount of time to try and hold on to a business in Farmersville.
- Craig Overstreet asked if the City has spoken to the owners about their lease terms.
- Ben White stated that he did not discuss their lease terms, but they did discuss the duration of two years and the owner thought that was appropriate.
- Craig Overstreet continued by saying that if their business was manufacturing or something similar it would be different, but the owners could have the cars out in one night.
- Chad Dillard stated the problem seems to be where the business would go.
- Sarah Jackson-Butler suggested the Commission break it down into two steps. First, where to place the use in the Zoning Ordinance and then come back with the duration of time to allow the use in the current location. She stated that Alan Lathrom indicated the use was allowed in light industrial with a specific use permit and heavy industrial by right according to all the other cities. She asked if the City knew how long the business had been occupying the current location.
- Paula Jackson indicated it had been approximately six months, with the understanding that their certificate of occupancy actually stated for office use only.
- Russell Chandler explained he would be compelled to go longer if the owners would have told the City upfront what they were going to do.
- Ben White stated he would be willing to present the idea to City Council and inform them what the City is doing and see if they agree or if they want to lower the time frame. In the meantime, the owners could be told it was being considered.
- Paul Kelly stated if the City allows the two years he would like to see a reduction in the number of cars that would be allowed.
- Ben White asked Paul Kelly if he had a specific number of cars in mind that would be allowed for those two years.
- Paul Kelly indicated 30 to 35, at the most.
- Chad Dillard recommended the City make the owners stripe the parking lot so the vehicles are not mirror to mirror.
- Ben White explained the City has just kept it to the number of vehicles the owners could have on the lot. The City will deliver a letter to the owners to inform them of what will be enforced.

- Paul Kelly stated the lot would look better if the owners paved the lot and stripped it.
- Ben White indicated the lot was rock before and is rock now, but the use has changed. If the City made that a requirement right now it would probably drive the business off.
- Charles Casada stated his understanding was that in the last meeting Dr. Goldstein, owner of the property, commented that the business had rights to ten acres.
- Ben White indicated there was more property, but Dr. Goldstein wanted to limit the number of cars.
- Craig Overstreet asked if there were any tax implications.
- Ben White stated the owners would probably pay sales tax. If the City's Ordinance was written to say we could collect a fee then there might be.
- Alan Lathrom indicated there would be sales tax if they charged fees for towing or storage.
- Paul Kelly explained he is afraid the City would give the owner's a certain time frame, they would use the time up, and then move the business to another city. Ben White stated that whatever the Commission and Council decides is what the City will enforce.
- Craig Overstreet stated he believed everyone agreed that the use needed to be moved to light or heavy industrial. He does not believe there is a consensus on the time frame.
- Ben White explained some on the Commission had stated that one year is long enough and the City can present that time frame to Council.
- Sarah Jackson-Butler stated that if they are already six months into their lease then the owners of the business only have six months out of the lease left, 18 months at the most. The City has to be consistent because with some of the other enforcement issues the City are quick to respond.
- Alan Lathrom indicated the Commission needed a motion.
- Charles Casada asked what the City would do after the one year time frame if they do not comply.
- Ben White explained the City would go into code enforcement mode. The City also has the right to revoke the Certificate of Occupancy.
- Alan Lathrom indicated the City can revoke the certificate of occupancy if the owners are not working within the perimeters of the certificate of occupancy. The City would have the right to shut them down and there could be some costs related to that.
 - Motion to move the use to Light Industrial (I-1) with a special use permit and to Heavy Industrial (I-2) by right made by Sarah Jackson-Butler.
 - Paul Kelly clarified by stating that the first part of that motion would be to deny the request to add towing and recovery as a business type under the automobile service use in the

Comprehensive Zoning Ordinance for highway commercial and commercial and then part two that was stated by Sarah Jackson-Butler.

- 2nd to approve made by John Casada
- All members voted in favor

III. ADJOURNMENT

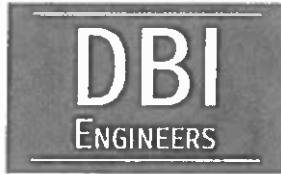
- The meeting was adjourned at 7:12 p.m.
 - Motion to adjourn made by Paul Kelly
 - 2nd to approve made by Sarah Jackson-Butler
 - All members voted in favor

ATTEST:

APPROVE:

Sandra Green, City Secretary

Craig Overstreet, Chairman



30 November 2016

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

RE: All Texas Addition – City of Farmersville

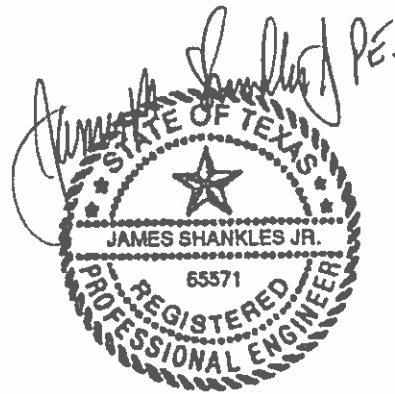
Mr. White:

The final plat for All Texas Addition to the City of Farmersville has been reviewed according to the rules, regulations and ordinances of the City of Farmersville.

We recommend approval of the Final Plat, contingent on the submittal of fees, tax certificates and utility letters. Please contact us at 972-784-7777 if you should have any questions or need additional information.

Sincerely,

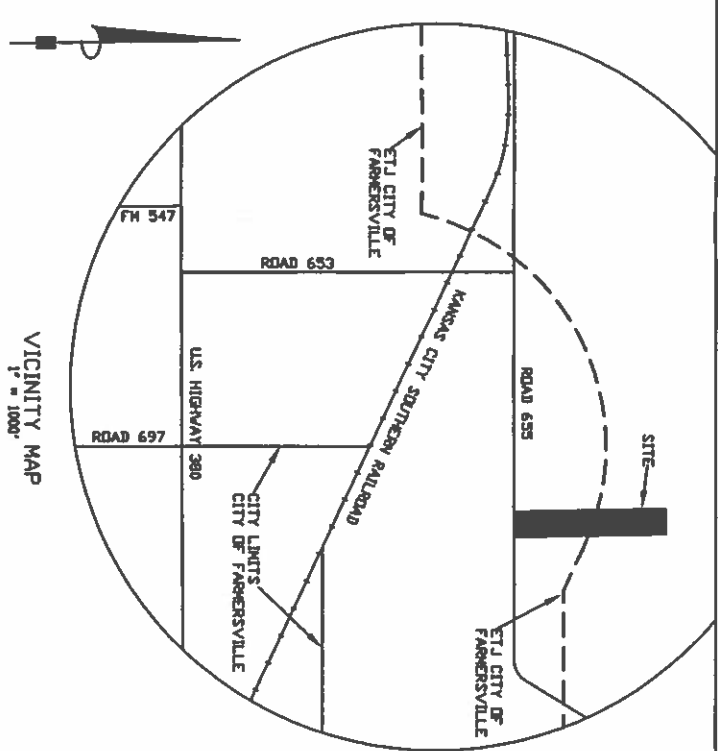
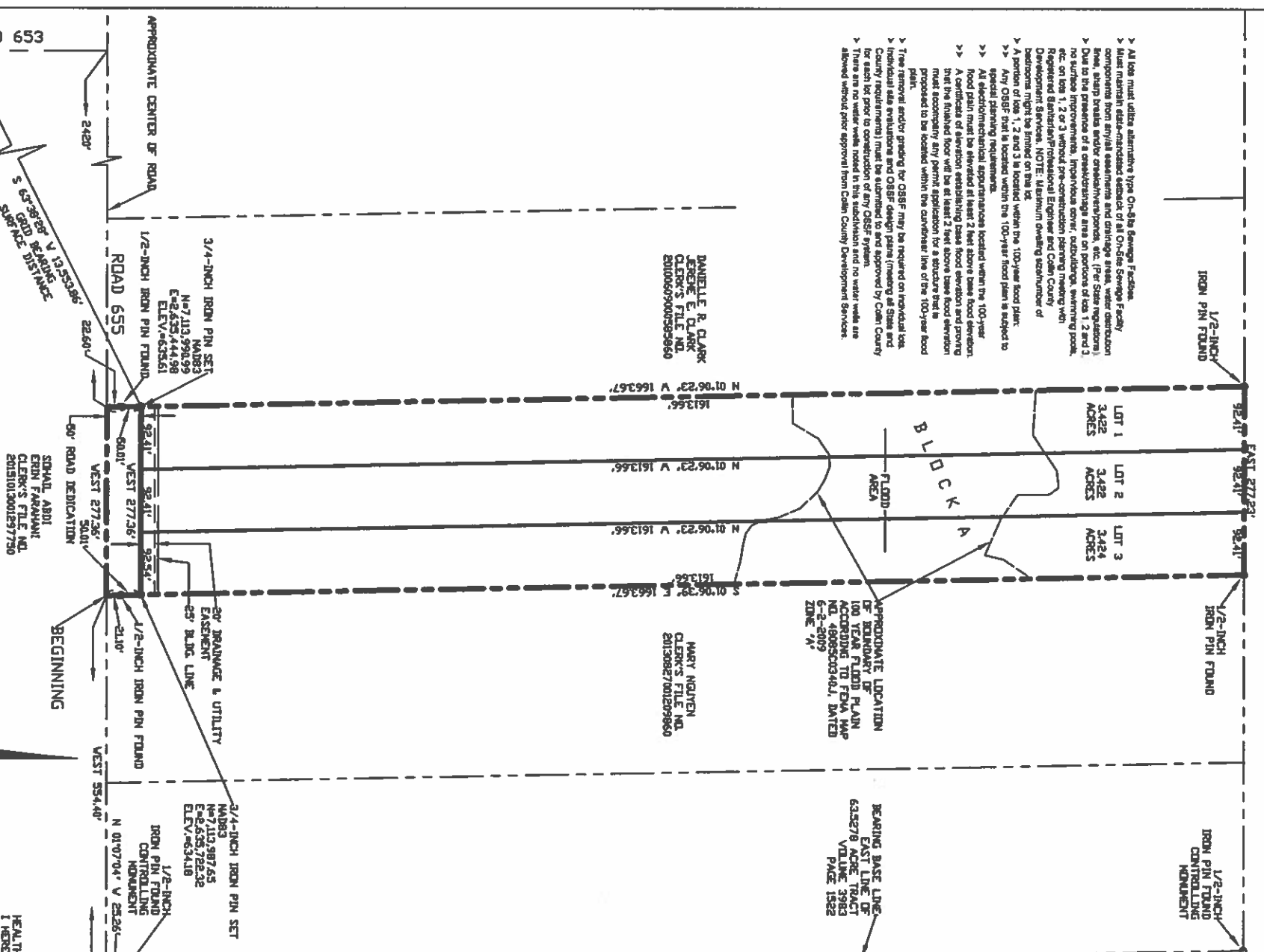

DBI Engineers



11/30/2016

CASTRO FAMILY LIVING TRUST
CLERK'S FILE NO.
E0100819000866820

- > All lots must utilize alternative type On-Site Sewage Facility.
- > Must maintain established setback of all On-Site Sewage Facility.
- > Improvements must be installed within 30 days of construction.
- > Due to the presence of a catastrophic area on portions of lots 1, 2 and 3, no surface improvements, including cover, including, swimming pool, etc. on lots 1, 2 or 3 without pre-construction planning meeting with Registered Sanitary/Professional Engineer and Collin County Development Services. NOTE: Maximum dwelling seachamber of 1200 gallons may be limited on the lot.
- > A portion of lots 1, 2 and 3 is located within the 100-year flood plain.
- >> Any OSBF that is located within the 100-year flood plain is subject to special planning requirements.
- >> All structural improvements located within the 100-year flood plain must be elevated at least 2 feet above the base flood elevation.
- >> Flood portion of lot 3 is located within the 100-year flood plain. Flood portion of lot 3 is located within the 100-year flood plain. Flood portion of lot 3 is located within the 100-year flood plain.
- >> The finished floor will be at least 2 feet above base flood elevation.
- >> must accompany any permit application for a structure that is proposed to be located within the 100-year flood plain.
- >> Tree removal and/or grading for OSBF may be required on individual lots.
- >> Individual site evaluation and OSBF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSBF system.
- >> There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.



ALL TEXAS ADDITION SHOWN HEREON IS LOCATED WITHIN THE FARMERSVILLE I.S.D.
BUILDING SETBACKS:
25 FOOT FRONT YARD BUILDING LINE
5 FOOT SIDE YARD BUILDING LINE
10 FOOT REAR YARD BUILDING LINE

ALL TEXAS ADDITION SHOWN HEREON IS LOCATED WITHIN THE CITY OF FARMERSVILLE AND IS NOT CURRENTLY ZONED. THE FUTURE LAND USE MAP INDICATES LOW DENSITY RESIDENTIAL.

ALL DEVELOPMENT WITHIN THE 100-YEAR FLOODPLAIN SHALL COMPLY WITH ALL APPLICABLE ORDINANCES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO COLLIN COUNTY'S FLOOD DAMAGE PREVENTION ORDER. A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE OBTAINED FROM THE CITY OR COUNTY ENGINEER'S OFFICE PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE(S) WITHIN THE FLOODPLAIN.

AN EXACT FLOOD STUDY HAS NOT BEEN DONE IN THE AREA OF ALL TEXAS ADDITION SHOWN HEREON. THEREFORE AN EXACT FLOOD ELEVATION IS UNKNOWN. HOWEVER, ACCORDING TO COLLIN COUNTY INTERACTIVE MAP, THE FLOODPLAIN ELEVATION APPEARS TO BE NEAR ELEVATION 817. COLLIN COUNTY RESOURCES FLOOR LEVELS OF STRUCTURES TO BE BUILT TO BE A MINIMUM OF TWO ABOVE THE 100 YEAR FLOODPLAIN LEVEL. THEREFORE AN APPROXIMATE MINIMUM FLOOR LEVEL WOULD BE AT ELEVATION 819.

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission
City of Farmersville, Texas
Date _____

Approved for Construction
Mayor, City of Farmersville, Texas
Date _____

Accepted
Mayor, City of Farmersville, Texas
Date _____

The undersigned, the City Secretary of the City of Farmersville, Texas, hereby certifies that the foregoing first plat of ALL TEXAS ADDITION, subdivision or addition to the City of Farmersville was submitted to the City Council on the _____ day of _____, 20____ and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to take the occupational bond by signing the name as hereinafter subscribed.

Witness my hand this _____ day of _____, A.D. 20____
City Secretary
City of Farmersville, Texas

NOTICE: A portion of this addition by means and bounds is a violation of City Ordinance and State law, and is subject to fines and withholding of utilities and building permits.

HEALTH DEPARTMENT CERTIFICATE
I HEREBY CERTIFY THAT THE ON-SITE SEWAGE FACILITIES DESCRIBED IN THESE PLANS ARE IN ACCORDANCE WITH THE HEALTH DEPARTMENT OF TEXAS THAT SITE EVALUATIONS HAVE BEEN MADE IN ACCORDANCE WITH THE HEALTH DEPARTMENT OF TEXAS THAT SITE CONDITIONS IN THE AREA IN WHICH ON-SITE SEWAGE FACILITIES ARE PLANNED TO BE USED.

REGISTERED SANITARIAN OR DESIGNATED REPRESENTATIVE
COLLIN COUNTY DEVELOPMENT SERVICES

OWNER: ALL TEXAS MOBILE HOME
MCCOY'S SALES INC.
P.O. BOX 2875
MCKINNEY, TEXAS 75070

SURVEYOR: BRUCE GEER
REGISTERED PROFESSIONAL
LAND SURVEYOR, NO. 4117
1101 W. UNIVERSITY DRIVE
MCKINNEY, TEXAS 75069
972-562-3929
972-562-3731-FAX

FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 10150700

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN
WHEREAS All Texas Mobile Home Brokers & Sales, Inc. is the owner of a tract of land situated in Collin County, Texas, in the William Herrell survey, Block no. 448, being a survey of part of the E3 S278 acre tract described by a deed from Mary Jo Archer to M. K. Jackson Investment, Inc. recorded in volume 3983, page 1522 of the Collin County deed records, being described by means and bounds as follows:

COMENCING at the southeast corner of said E3 S278 acre tract, in Road 655 (east-west paved road); THENCE WEST with said Road 655 and with the south line of said E3 S278 acre tract 554.40 feet to the PLACE OF BEGINNING, same being the southeast corner of the 12.588 acre tract recorded as Clerk's File no. 2013080701020980; a 1/2-inch iron pin found bearing North 01°08'29" West, 21.10 feet;
THENCE WEST with said Road 655 and with the south line of said E3 S278 acre tract 277.36 feet to the southeast corner of the 10.567 acre tract recorded as Clerk's File no. 201008000039880;
THENCE North 01°08'29" West, with the west line of said 10.567 acre tract, passing a 1/4-inch iron pin found at 22.80 feet and continuing in alt. 10833.67 feet to a 1/2-inch iron pin found at the northeast corner of said E3 S278 acre tract;
THENCE EAST with the north line of said E3 S278 acre tract, 277.23 feet to a 1/4-inch iron pin found at the northwest corner of said 10.560 acre tract;
THENCE South 01°08'29" East, with the west line of said 10.588 acre tract, passing said 1/4-inch iron pin found at 1842.57 feet and continuing in alt. 10833.67 feet to the PLACE OF BEGINNING and containing 10.588 acres.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS
That All Texas Mobile Home Brokers & Sales, Inc. acting herein by and through its duly authorized officers, does hereby adopt the plat designating the herein above described property as ALL TEXAS ADDITION, an addition to the City of Farmersville, Extrajurisdictional Jurisdiction, Collin County, Texas, and does hereby dedicate, in the streets, to the public use forever, the streets, right-of-way, and other public improvements shown therein. The streets and alleys, if any are dedicated for street purposes and any and all related necessary appurtenances. The easements and public use areas, as shown, are dedicated for the public use and are to be used for the purposes indicated on the plat, to-wit: for the building, houses, streets, sidewalks, other improvements or projects shall be constructed of packed clay, over or across the streets and sidewalks, and shall be subject to the jurisdiction of the City Council of the City of Farmersville for the same as other public streets and sidewalks. The dedication of the streets and alleys and other public improvements shall be subject to the same as other public streets and alleys and other public improvements. The City of Farmersville, Collin County and public utility entities shall at all times have the full right of repair and access to or from their respective easements for the purpose of conducting, reconstructing, inspecting, painting, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any pre-construction meeting with the City of Farmersville.
This plat approved subject to all planning ordinances, rules, regulations and resolutions of the City of Farmersville, Texas.

WITNESS, my hand, this _____ day of _____, 20____
BY _____

David L. Graham, President
All Texas Mobile Home Brokers & Sales, Inc.

Printed Name and Title
STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David L. Graham, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____
Notary Public in and for the State of Texas
By Commission Expires On: _____

KNOW ALL MEN BY THESE PRESENTS
That I, Bruce Geer, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon are set where properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Farmersville.

Bruce Geer
Registered Professional Land Surveyor
Registration No. 4117
STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Bruce Geer, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____
Notary Public in and for the State of Texas
By Commission Expires On: _____

COLLIN COUNTY CLERK STAMP

FINAL PLAT
ALL TEXAS ADDITION
PHASE 1
AN ADDITION TO CITY OF FARMERSVILLE,
EXTRAJURISDICTIONAL JURISDICTION
COLLIN COUNTY, TEXAS
10.688 ACRES BY THE
WILLIAM HERRELL SURVEY, ABSTRACT NO. 448
COLLIN COUNTY, TEXAS
DATE: OCTOBER 26, 2016



15 February 2017

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

RE: Islamic Association of Collin County Addition
Concept Plan-February 2017 Submittal

Mr. White:

The Islamic Association of Collin County Addition Concept Plan has been reviewed according to the zoning and development ordinances and regulations of the City of Farmersville.

The Concept Plan appears to be complete and ready for presentation to the Planning & Zoning Commission.

Please contact me if you have any questions or need additional information.

Sincerely,


James M. Shankles, Jr. P.E.



15 Feb 2017



Concept Plan Review Checklist

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.

Name of Subdivision	ISLAMIC ASSOCIATION OF COLLIN COUNTY ADDITION
Owner	ISLAMIC ASSOCIATION OF COLLIN COUNTY
Reviewed By	JAMES M. SHANKLES, JR., PE
Date	30 JANUARY 2017 FEBRUARY 15

Place "X" or check mark in appropriate box. Place "N/A" in boxes where the line item is "not applicable".

Preapplication Conference	
<input type="checkbox"/>	Review application form to confirm applicant requested and attended pre-application conference with appropriate City officials.
<input type="checkbox"/>	Verify of proper zoning
Submission Materials	
<input type="checkbox"/>	Six copies of plan. Dimensions should be 24" X 36".
<input type="checkbox"/>	Original certified tax certificate
<input type="checkbox"/>	Utility service provider letters
<input type="checkbox"/>	Proof of land ownership document
<input type="checkbox"/>	Electronic version of plan on CD (.PDF and .DWG)
<input type="checkbox"/>	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
<input type="checkbox"/>	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
<input type="checkbox"/>	Development schedule
<input type="checkbox"/>	Copy of covenants, conditions, restrictions, and agreements
<input type="checkbox"/>	Traffic study (as required by City Engineer)
General	
<input checked="" type="checkbox"/>	Date of preparation. Revision letter suggested.
<input checked="" type="checkbox"/>	The plat shall state the name, address, and telephone number of the owner
<input checked="" type="checkbox"/>	The plan shall state the name, address, and telephone number of the surveyor and/or engineer
<input checked="" type="checkbox"/>	Indicate the total acreage and legal description

Concept Plan Review Checklist

X	Provide a small scale vicinity map on the plan indicating the location of the subdivision in relation to other subdivisions major roads, towns, cities, counties and/or topographical features. Indicate city limits and/or ETJ or indicate by note all within city limits or ETJ
X	Provide north arrow and scale (both graphical and written)
X	Contours with intervals of two (2) feet or less
X	Indicate the location of creeks, rivers, washes, gulleys, ponds, wells, lakes and wetlands in addition to any floodway and one hundred (100) year floodplain within the property
	Indicate trees over 6" in caliper
X	Indicate the location of any groves or stands of trees or wooded areas including any majestic or historic trees
N/A	Indicate any places, natural features, or structures of local or historic significance
N/A	Indicate any areas of existing impervious coverage and the location of any transitions from natural land to impervious surface
X	Lot and block numbering are provided and match the legal description of the property
X	Include a metes and bounds description of the overall tract
X	Indicate a conceptual representation of proposed uses and general representation of proposed improvements
X	Identify all areas to be dedicated to the City or to have public easements
X	Locate all proposed screening between the site and adjacent property
X	Indicate each phase of development if separate phases are proposed
X	Indicate the location of collector roadways proposed within the development, right-of-way widths, and the location of collector access points to abutting or adjoining streets and highways



COLLIN COUNTY

Fire Marshal's Office
4690 Community Dr.
Suite 200
McKinney, Texas 75071
972-548-5576
972-548-5574 fax
www.collincountytx.gov

11/30/2016

Islamic Association of Collin County Addition

1. All structures shall be permitted by Collin County.
2. All Fire Lanes shall be a minimum of 20 feet.
3. Turn radius shall be a minimum of 20 feet.
4. Provide Fire Apparatus Access Road to all structure. 20'
5. Provide a second Entrance/Exit to property and structures.
6. Contact local fire department for gate and building access requirements if applicable.
(Knox Pad Lock or key box entry.)

The plan(s) have been approved and are subject to field verification and inspections. Please contact our office for a fire final and certificate of occupancy inspection prior to opening.

If you need any further assistance please contact our office.

Curtis (Dale) Maberry
Asst. Fire Marshal
cmaberry@co.collin.tx.us

III. Adjournment