



PUBLIC HEARING PRESENTATION

Updates to Existing Regulations:

*Collin County Subdivision Regulations and
Floodplain Management Regulations*

Creation of New Technical Manuals:

*Roadway Standards and
Drainage Design*

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Commissioners Court
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Subdivision Regulations: Summary of Changes

- Rewrote entire document to improve the flow of information.
- Updated Plat Application/Approval process to reflect changes resulting from HB 3167.
- Removed all technical and construction related language and created a Drainage Design and Roadway Standards Manual.

The County's Attorney is in the process of reviewing for compliance with LGC 232 and HB 3167. (Edits will be made after Public Hearing and brought back to the court.)



Floodplain Management Regulations: Summary of Changes

- Rewrote entire document to improve the flow of information.
- Added a flow chart to help in the understanding of the floodplain development process.
- All development in the 100-yr (1%) Floodplain Zone A, will be required to establish Base Flood Elevations (BFE).
- Any fill brought in, to meet the existing 2' freeboard requirement, will need to be studied to assess impacts to the 100-yr (1%) floodplain.
- Letter of Map Changes (LOMCs) will be required in order to remove structures from the floodplain.



NEW Drainage Design Manual: Summary

- New document to be adopted by the court to aid in minimizing adverse impacts due to development in unincorporated Collin County.
- Used in the review of platted residential subdivisions and commercial building permits.
- Downstream Assessments and onsite mitigation may be required and in some cases off-site easements will be necessary due to changes in the drainage from pre to post development.



NEW Roadway Standards Manual: Summary

- New document to be adopted by the court.
- Public Works staff has been involved in the development of this document.
- Summarizes the county road typical sections and geometric design standards.
- Roadway and pavement requirements are based on whether the roadway is classified as rural or urban and whether it's a residential or collector roadway.

Rural Residential Roads
comprise 99% of the
new roads built in
unincorporated subdivisions

	Lots 1.0 acre or larger	Lots less than 1.0 acre
Less than 150 lots	Rural Residential: Min. 2-course chip seal Asphalt	Urban Residential: Concrete Road only
150 lots or more	Rural Collector: Designed by Geotech	Urban Collector: Designed by Geotech 5



NEW Roadway Standards Manual: Summary Cont.

- Specifies allowable materials and application rates.
- Describes in detail, requirements for a roadway to be accepted into the 2-year warranty period.
- Describes provisions under which the Commissioners Court will accept a road into County Maintenance.



NEW Roadway Standards Manual: Summary cont.

Minor changes made to the typical sections include:

- Rural Residential (RR): Adding 2" more of base for a total of 8" base.
This increases the strength of the roadway.
- Added the requirement to fog seal after 2-course chip seal surface treatment. (Public Works currently uses fog seals on some projects.)
This helps to prevent rock loss.



NEW Roadway Standards Manual:

Summary cont.

Construction Practice Changes include:

- Proof rolling of native subgrade, lime treated compacted subgrade and base.

This practice helps identify soft spots that testing may have missed.

- County will be utilizing a testing facility, hired by the County, rather than allowing the developer to hire their own. The developer will be responsible for all testing costs.

Better Quality Control.



Public Input: Summary

- Over the last 30 days, staff reached out to the development, real estate and engineering communities to solicit comments.
- Received comments from several engineering firms, municipalities and developers. These comments are being logged and will be considered along with today's public hearing comments and court recommendations.



Planning Board Recommendations

- Members were briefed throughout the update process.
- Members were provided draft documents to review.
- Received comments from five planning board members. Comments will be logged and considered with the rest of the comments received.
- February 2020 Board Meeting: The members present asked staff to consider board members comments but did unanimously agree to support documents. Members present include: Rusty Glover, Joe Helmberger, Bill Mills, Bill Moore, Shep Stahel, and Sean Merrell.



Moving Forward

- TODAY: Hold Public Hearing today to receive comments from the public.
- TODAY: Discussion from the court on suggested edits.
- Final Subdivision Regulations review by the County's attorney with suggested edits to be incorporated.
- Staff will evaluate all comments and recommend any changes to the draft that are deemed appropriate.
- Hold another Public Hearing for adoption of Regulations and Technical Manuals. Tentative for early to mid-May.