



Memorandum

April 11, 2024

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **MINOR FINAL PLAT FOR THE IMMANUEL LUTHERAN CHURCH
ADDITION**

BACKGROUND: This is a request for approval of a Minor Final Plan of the Immanuel Lutheran Church addition. Jarvis Estate Addition. The 4.8-acre tract of land is located at 301 Country Club Road and is zoned for the (RE-1) One-acre Ranch Estate District and the (PC) Planned Center District. Applicant: Jeannette Grazioli, trustee of the Immanuel Lutheran Church.

STATUS OF ISSUE: The final plat reflects the creation of one (1) lot of record from six (6) unplatted parcels of land for the existing church facility. Over the years the congregation has assembled a number of individual parcels for their existing facility and to accommodate eventual expansion plans.

There is no development association with this plat application.

The last parcel they obtained was from the adjacent Lime Ridge Stables. This is the western portion of the site that is zoned for a (PC) Planned Center for an equestrian center. Rezoning is not necessary for the platting process, but before they can start any expansion of the site for facility, the site will need Conditional Use Permit (CUP) approval and rezoned under a comment district.

The plat dedicates 25' of right-of-way for Old Stacy Road.

In the State of Texas, the plat application process is a ministerial process, meaning that if the plat application conforms to the zoning for the subject property, as well as the subdivision and development regulations, the municipal government must approve the plat.

Parks, Open Space and Trails

The plat dedicates a 20' wide drainage, utility and trail access easement along Old Stacy Road.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** as presented.

BUDGET: N/A

ATTACHMENTS:

- Locator
- Exhibits



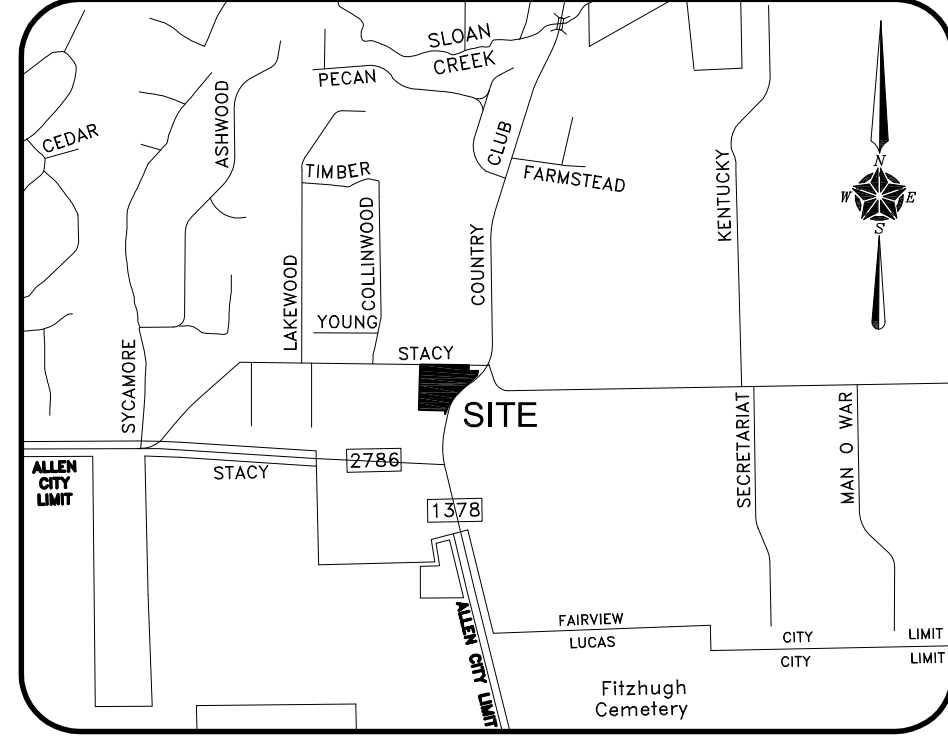
Collinwood Dr

Old Stacy Rd

1378 (Country Club Rd)

Stacy Rd

VICINITY MAP - NOT TO SCALE

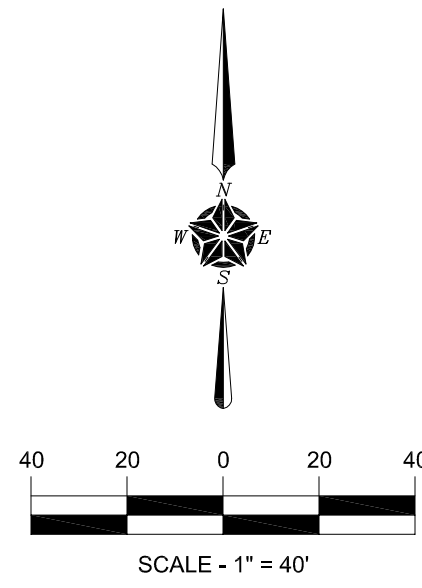


- GENERAL NOTES:
- BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011).
 - THE PURPOSE OF THIS PLAT IS TO COMBINE 6 TRACTS OF LAND INTO ONE LOT.
 - ACCORDING TO THE F.I.R.M. PANEL NO. 48085C0290J, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA.
 - COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION WITHOUT A REPLAT BEING APPROVED BY THE TOWN OF FAIRVIEW IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - BENCHMARKS:

CITY OF ALLEN MONUMENT #7
 N = 7,096,359.912; E = 2,541,437.086; ELEVATION = 637.04

CITY OF ALLEN MONUMENT #5
 N = 7,098,857.211; E = 2,528,659.057; ELEVATION = 661.74

- LEGEND
- M.R.C.C.T.
 - D.R.C.C.T.
 - O.P.C.D.C.T.
 - INST. NO.
 - VOL., PG.
 - SQ. FT.
 - R.O.W.
 - IRF
 - IRS
 - YC
 - GC
 - FND.
- MAP RECORDS, COLLIN COUNTY, TEXAS
 DEED RECORDS, COLLIN COUNTY, TEXAS
 OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 INSTRUMENT NUMBER
 VOLUME, PAGE
 SQUARE FEET
 RIGHT-OF-WAY
 1/2" IRON ROD FOUND
 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXHS" SET
 YELLOW PLASTIC CAP
 GREEN PLASTIC CAP
 FOUND



OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF COLLIN

WHEREAS, Immanuel Lutheran Church of Allen is the owner of a tract of land situated in the George Fitzhugh Survey, Abstract No. 320, Collin County, Texas, and being those tracts of land described as Tracts A, B, C, and D in Warranty Deed with Vendor's Lien to Immanuel Lutheran Church of Allen recorded in Volume 4639, Page 4180 of the Deed Records of Collin County, Texas, together with that tract of land described in Deed with Warranty with Easement recorded in Instrument Number 20190516000549030 of the Official Public Records of Collin County, Texas, together with that tract of land described in Warranty Deed with Vendor's Lien to Immanuel Lutheran Church of Allen recorded in Instrument Number 20180328000373880 of the Official Public Records of Collin County, Texas, and together being more particularly described by metes and bounds as follows:

Beginning at a mag nail found for corner, said corner being in the approximate centerline of Old Stacy Road (variable width right-of-way), said corner being the northeast corner of said Tract D;

Thence South 01 degrees 41 minutes 50 seconds West, departing the approximate centerline of said Old Stacy Road, along the east line of said Tract D, a distance of 57.29 feet to an "X" cut in concrete found for corner, said corner being the northeast corner of said Tract A, said corner also being the northwest corner of said Tract C;

Thence South 89 degrees 03 minutes 11 seconds East, along the north line of said Tract C, a distance of 93.95 feet to a 1/2 inch iron rod found for corner;

Thence South 09 degrees 06 minutes 35 seconds West, along the east line of said Tract C, a distance of 43.47 feet to a 1/2 inch iron rod with green plastic cap stamped "GLAS" found for corner, said corner being in the northwest right-of-way line of Country Club Road (F.M. 1378) (105 foot right-of-way), said corner being the beginning of a non-tangent curve to the right, having a delta of 05 degrees 26 minutes 36 seconds, a radius of 527.96 feet and a chord bearing and distance of South 44 degrees 28 minutes 18 seconds West, 50.14 feet;

Thence, in a southwesterly direction, along said northwest right-of-way line of said Country Club Road, along said curve to the right, an arc length of 50.16 feet to a 1/2 inch iron rod found for corner;

Thence South 47 degrees 06 minutes 43 seconds West, continuing along the northwest right-of-way line of said Country Club Road, a distance of 75.90 feet to a 3/8 inch iron rod found for corner, said corner being the south corner of said Tract C, said corner also being the easternmost southeast corner of said Tract A;

Thence South 47 degrees 43 minutes 11 seconds West, continuing along the northwest right-of-way line of said Country Club Road, a distance of 30.82 feet to a 3/8 inch iron rod found for corner, said corner being the northeast corner of said Tract B;

Thence South 47 degrees 00 minutes 57 seconds West, continuing along the northwest right-of-way line of said Country Club Road, a distance of 109.27 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a non-tangent curve to the left, having a delta of 08 degrees 37 minutes 51 seconds, a radius of 522.46 feet and a chord bearing and distance of South 42 degrees 48 minutes 13 seconds West, 78.63 feet;

Thence, in a southwesterly direction, along the northwest right-of-way line of said Country Club Road, along said curve to the left, an arc length of 78.70 feet to a 1/2 inch iron rod found for corner, said corner being the southeast corner of said Tract B, said corner also being the easternmost corner of said Immanuel Lutheran Church of Allen (Inst. No. 20190516000549030) tract, said corner also being the beginning of a non-tangent curve to the left, having a delta of 20 degrees 43 minutes 46 seconds, a radius of 522.46 feet and a chord bearing and distance of South 28 degrees 02 minutes 55 seconds West, 188.00 feet;

Thence, in a southwesterly direction, along the northwest right-of-way line of said Country Club Road, along said curve to the left, an arc length of 189.03 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG Surveying" found for corner, said corner being in an east line of the remainder of that tract of land described in Special Warranty Deed to Kathleen O'Connor Knappitsch recorded in Volume 5762, Page 3611 of the Deed Records of Collin County, Texas, said corner also being the south corner of said Immanuel Lutheran Church of Allen (Inst. No. 20190516000549030) tract;

Thence North 01 degrees 20 minutes 10 seconds East, departing said Country Club Road, along the west line of said Immanuel Lutheran Church of Allen (Inst. No. 20190516000549030) tract and an east line of said remainder of Knappitsch tract, a distance of 36.52 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG Surveying" found for corner, said corner being the southeast corner of said Immanuel Lutheran Church of Allen (Inst. No. 20180328000373880) tract and being an outer ell corner of said remainder of Knappitsch tract;

Thence North 88 degrees 55 minutes 31 seconds West, along a north line of said remainder of Knappitsch tract, and along a south line of said Immanuel Lutheran Church of Allen (Inst. No. 20180328000373880) tract, a distance of 274.99 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG Surveying" found for corner, said corner being an inner ell corner of said remainder of Knappitsch tract;

Thence North 01 degrees 50 minutes 22 seconds East, along an east line of said remainder of Knappitsch tract, and along the west line of said Immanuel Lutheran Church of Allen (Inst. No. 20180328000373880) tract, a distance of 475.42 feet to a mag nail found corner, said corner being in the approximate centerline of aforementioned Old Stacy Road, said corner also being the northwest corner of said Immanuel Lutheran Church of Allen (Inst. No. 20180328000373880) tract and the northeast corner of said remainder of Knappitsch tract;

Thence South 88 degrees 58 minutes 45 seconds East, with the approximate centerline of said Old Stacy Road, a distance of 275.04 feet to a mag nail found for corner, said corner being the northeast corner of Immanuel Lutheran Church of Allen (Inst. No. 20180328000373880) tract;

Thence South 88 degrees 30 minutes 18 seconds East, with the approximate centerline of said Old Stacy Road, a distance of 23.67 feet to a mag nail found for corner, said corner being the northeast corner of said Immanuel Lutheran Church of Allen (Inst. No. 20190516000549030) tract;

Thence South 89 degrees 05 minutes 50 seconds East, continuing along the approximate centerline of said Old Stacy Road, a distance of 210.15 feet back to the POINT OF BEGINNING and containing 213,134 square feet or 4.893 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Immanuel Lutheran Church of Allen, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein described property as **IMMANUEL LUTHERAN CHURCH**, an addition to the Town of Fairview, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein.

No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the right-of-ways or easements on said plat without Town of Fairview permission. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and Town of Fairview's use thereof. The Town of Fairview and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements.

The Town of Fairview or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

Immanuel Lutheran Church of Allen, Texas does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Fairview, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2024.

IMMANUEL LUTHERAN CHURCH OF ALLEN

Jeannette Grazioli, Trustee

STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Jeannette Grazioli, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Signature

SURVEYOR'S STATEMENT

I, J. R. January, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the Town of Fairview, Texas.

Dated this the _____ day of _____, 2024.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (3/25/2024)

J. R. January
 Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared J. R. January, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public in and for The State of Texas

Notary Signature

TOWN SIGNATURE BLOCK

APPROVED _____, 2024.
 Planning and Zoning Commission

By: _____
 Chairperson, Planning and Zoning Commission
 Town of Fairview, Texas

APPROVED _____, 2024.
 Town Council, Town of Fairview, Texas

By: _____
 Mayor, Town of Fairview, Texas

The undersigned, the Town Secretary of the Town of Fairview, Texas, hereby certifies that the foregoing plat of the Subdivision or Addition to the Town of Fairview was submitted to the Town Council on the day of _____, 2024, and the Council, by formal action, then and there approved the plat and authorized the Mayor to note such formal action, then and there approved the plat and authorized the Mayor to note such approval by signing his/her name as hereinabove subscribed to which I hereby attest.

Witness my hand, this _____ day of _____, 2024.

Town Secretary
 Town of Fairview, Texas

SURVEYOR
TEXAS HERITAGE
 SURVEYING, LLC

OWNER
 IMMANUEL LUTHERAN
 CHURCH OF ALLEN
 P.O. BOX 183
 ALLEN, TEXAS 75013-0183

10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm #10169300



FINAL PLAT
IMMANUEL LUTHERAN CHURCH
 LOT 1, BLOCK A
 SIX TRACTS OF LAND SITUATED IN THE
 GEORGE FITZHUGH SURVEY, ABSTRACT NO. 320
 TOWN OF FAIRVIEW, COLLIN COUNTY, TEXAS

DATE: 12/28/2023 / JOB # 2302400-1 / SCALE - 1" = 40' / JACOB

