



Memorandum

April 11, 2024

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **COUNTRY CLUB ESTATES ADDITION**

BACKGROUND: This is a request for a replat of Lot 3 of the Country Club Estates Addition into two (2) lots. The 4.263-acre site is located at 1180 Red Oak Trail and is zoned for the (RE-2) Two-acre Ranch Estate District. Owner/Applicant: Chanc Woods.

STATUS OF ISSUE: The proposed replat reflects the division of existing Lot 3 of the Country Club Estates Addition into two (2) lots. Proposed Lot 3B, with the existing home, will have direct access to Red Oak Trail. The (RE-2) Two-acre Ranch Estate District requires that each lot have a minimum of 200 feet of lot width. As shown, Lot 3B only has approximately 175 feet of frontage. The smaller lot frontage was created in the 1960s, before the town established zoning on the area in 2003, therefore, that frontage is non-conforming. As such, they are permitted to maintain that non-conforming frontage as long as it is not expanded. The potential sub-division of the lot does not expand the non-conforming item, therefore, the smaller lot width may be utilized for proposed Lot 3B.

Proposed Lot 3A, will have direct access to Country Club Drive. With the adoption of the new Subdivision Ordinance earlier this year, new residential driveways onto Country Club Drive were prohibited, however, exiting driveways or approaches were exempted. In this case, proposed Lot 3A, has an existing driveway approach along Country Club.

Utilities: There is an existing fire hydrant near the northwest corner of proposed Lot 3A. Pending the design of the new home on that lot, and additional fire hydrant may need to be installed with the construction of the new home.

Parks, Open Space and Trails

Under the new Subdivision Ordinance, for new single-family lots, a Parkland Dedication fee is assessed at a fixed rate of \$2,000 per lot. For the one new lot, the fee is \$2,000. This must be paid before the plat can be filed with Collin County.

Under the new Subdivision Ordinance, a Park Development fee of \$2,000 will also be assessed with the issuance of a building permit a home.

PUBLIC INPUT: Per State Law, notification of the replat will be sent to adjoining neighbors once the replat is approved.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed plat as presented.

BUDGET: N/A

ATTACHMENTS:

- Locator
- Exhibits



Hart Rd.

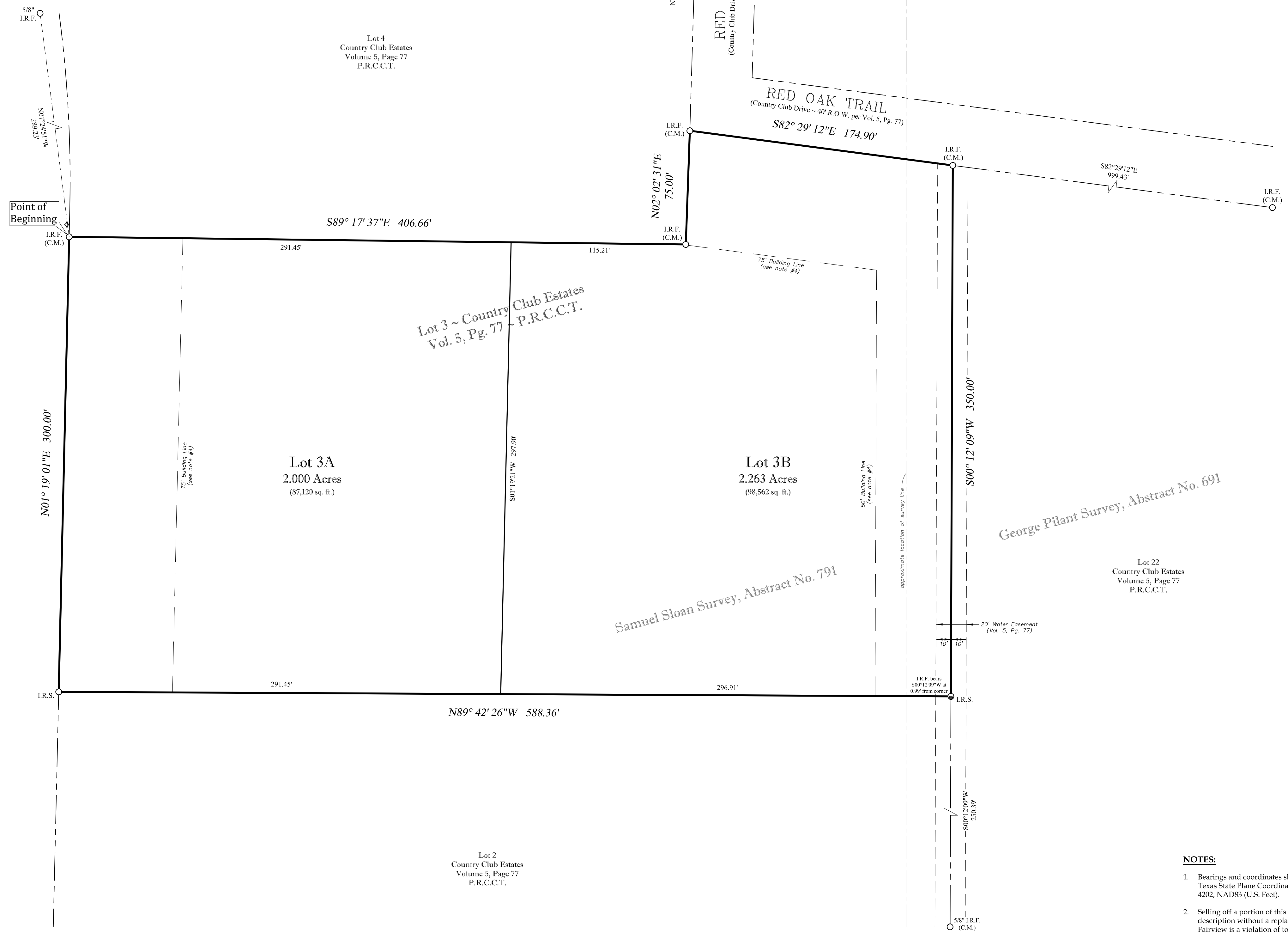
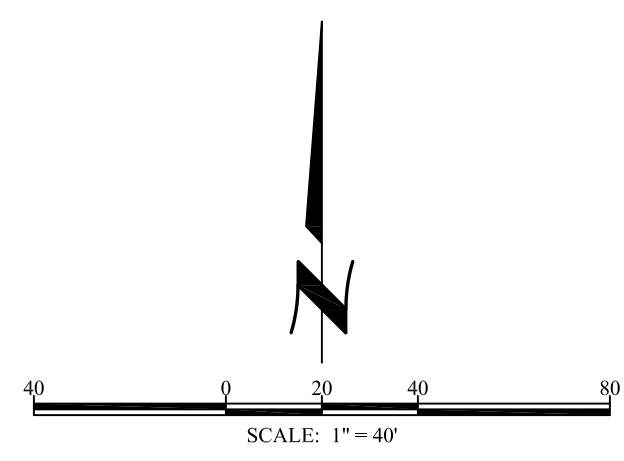
Sharon Rd

Hart Ct

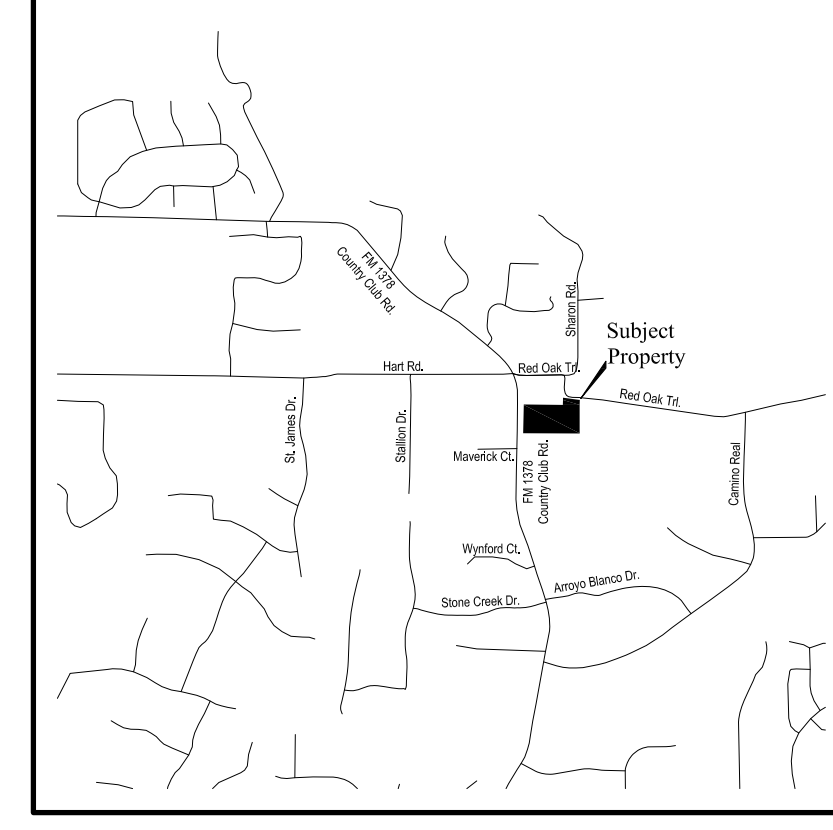
Red Oak Trl

FM 1378 (Country Club Rd)

Maverick Ct



Vicinity Map (1" = 2000')



- LEGEND**
- I.R.F. - 1/2" Iron Rod Found
 - I.R.S. - 1/2" Iron Rod Set with blue cap stamped "Old Town Surveying"
 - C.M. - Controlling Monument
 - R.O.W. - Right-of-Way
 - O.P.R.C.C.T. - Official Public Records, Collin County, Texas
 - D.R.C.C.T. - Deed Records, Collin County, Texas
 - P.R.C.C.T. - Plat Records, Collin County, Texas

FINAL PLAT APPROVAL CERTIFICATE

APPROVED this ____ day of _____, 2024.
 Planning and Zoning Commission

By: _____
 Chairperson, Planning and Zoning Commission

Town of Fairview, Texas
 APPROVED this ____ day of _____, 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 final plat of the Subdivision or Addition to the Town of Fairview was submitted to the Town Council on the day of _____, 20____, and the Council, by 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'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

I, Thomas William Mauk, a registered Professional Land Surveyor in 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.

PRELIMINARY

Thomas William Mauk, R.P.L.S. No. 5119

Date: _____

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 Thomas William Mauk, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20____.

 Notary Public in and for the State of Texas

NOTES:

- Bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83 (U.S. Feet).
- 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.
- Subject tract is Zone RE-2.
- Building Lines shown hereon are per covenants recorded in Volume 1018, Page 31, D.R.C.C.T.
- It is my opinion that the property described herein is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 481869 0290 I, present effective date of map June 2, 2009, herein propperty situated within Zone 'X' Unshaded.
- This plat was prepared using title commitment provided by the property owner. (Fair Texas Title G.F. No. AN226762, dated September 26, 2022)
- The purpose of this replat is to create 2 lots from a previously platted lot.

OWNER'S DEDICATION & ACKNOWLEDGEMENT

STATE OF TEXAS §
 COUNTY OF COLLIN §

I, the undersigned, owner and lienholder of the land shown on this plat within the area described by metes and bounds as follows:
BEING a 4.263 acre tract of land described by deed to Chanc W. Woods, recorded under Instrument Number 2022000160024, Official Public Records, Collin County, Texas, said tract being situated in the Samuel Sloan Survey, Abstract Number 791 and the George Pilant Survey, Abstract Number 691, Collin County, Texas, and being a re-survey of Lot 3, Country Club Estates, an addition to the Town of Fairview, Collin County, Texas, according to the plat thereof recorded in Volume 5, Page 77, Plat Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner being the most westerly northwest corner of said Lot 3, same point being the southwest corner of Lot 4, of said Country Club Estates, and being in the east right-of-way line of F.M. 1378;
THENCE South 89 degrees 17 minutes 37 seconds East, a distance of 406.66 feet to a 1/2 inch iron rod found for corner being the southeast corner of said Lot 4;
THENCE North 02 degrees 02 minutes 31 seconds East, a distance of 75.00 feet to a 1/2 inch iron rod found for corner being in the south right-of-way line of Red Oak Trail, same point being in the east line of said Lot 4;
THENCE South 82 degrees 29 minutes 12 seconds East, a distance of 174.90 feet to a 1/2 inch iron rod found for corner being the northwest corner of Lot 2, of said Country Club Estates, same point being in the south right-of-way line of said Red Oak Trail;
THENCE South 00 degrees 12 minutes 09 seconds West, a distance of 350.00 feet to a 1/2 inch iron rod with blue cap stamped "OLD TOWN SURVEYING" set for the northeast corner of Lot 2, of said Country Club Estates, same point being in the west line of said Lot 22, from which a 1/2 inch iron rod found bears South 00 degrees 12 minutes 09 seconds West at 0.99 feet;
THENCE North 89 degrees 42 minutes 26 seconds West, a distance of 588.36 feet to a 1/2 inch iron rod with blue cap stamped "OLD TOWN SURVEYING" set for corner being in the east right-of-way line of said F.M. 1378, same point being the northwest corner of said Lot 2;
THENCE North 01 degrees 19 minutes 01 seconds East, a distance of 300.00 feet to the **POINT OF BEGINNING** and containing 4.263 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Chanc W. Woods, acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above-described property as **COUNTRY CLUB ESTATES, LOTS 3A & 3B**, 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.

Chanc W. Woods 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.

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

 Chanc W. Woods

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 Chanc W. Woods, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20____.

 Notary Public in and for the State of Texas

OWNER
 Chanc W. Woods
 1180 Red Oak Trail
 Fairview, TX 75069
 Ph. 214.263.2505



REPLAT
COUNTRY CLUB ESTATES
LOTS 3A & 3B

Being all of Lot 3 of Country Club Estates, an addition to the Town of Fairview, Collin County, Texas, according to the plat thereof recorded in Volume 5, Page 77, Plat Records, Collin County, Texas, 4.263 Acres

Revised: March 27, 2024