



Memorandum

April 11, 2024

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **PRELIMINARY PLAT FOR THE ORR ROAD ESTATES ADDITION
(REVISED)**

BACKGROUND: This is a request for approval of a revised Preliminary Plat of the Orr Road Estates Addition. The 19.7-acre tract of land contains six (6) residential lots, is located at the southwest corner of Orr Road (FM 317) and Stacy Road, and is zoned for the (RE-2) Two-acre Ranch Estate District. Applicant: Doug Mousel, JW Partners LTD., representing owners Brian and Janna Jarvis.

STATUS OF ISSUE: The proposed preliminary plat reflects the development of six (6) single-family lots. All lots will have direct access to Orr Road (FM 317)

The (RE-2) Two-acre Ranch Estate District requires that each lot be a minimum of two-acres in area, have access to a street, and be a minimum of 200-foot width. All lots meet those criteria.

The purpose of a Preliminary Plat is to review the design of a proposed subdivision, including lot layout, right-of-way dedications, and easements. 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.

Preliminary Plats do not establish a subdivision; they are a temporary document that allow the Town to review the framework of a subdivision, prior to the preparation of a Final Plat.

Parks, Open Space and Trails

As part of the standard development process for a new single-family subdivision, the Comprehensive Subdivision Ordinance (CSO) requires the payment of a Parkland Dedication fee. The fee is a fixed amount of \$2,000 per lot. For a six (6) lot single-family subdivision, the fee would be \$12,000.

However, the code also allows the acceptance of land when strategically appropriate. In this case, due to the location of the development, and in accordance with the Park Master Plan, the plat reflects a 30-foot wide tract of land (Lot 1X) that will be dedicated to the Town of Fairview. The land, matches the width of parkland that was dedicated from the Remington Park Addition to the west (shown as Lot 3X – Remington Park) and provides the accessibility to extend a trail from Beaver Run Park to Orr Road (and eventually to the Trinity Hiking and Equestrian Trail along Lake Lavon). The Preliminary Plat also reflects the dedication of a 15' feet wide trail easement along Orr Road. This will be accepted instead of the Parkland Dedication fee.

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

Drainage

The drainage from the proposed site empties into the flood plain to the South and has demonstrated no adverse effects downstream.

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

BUDGET: N/A

ATTACHMENTS:

- Locator
- Exhibits



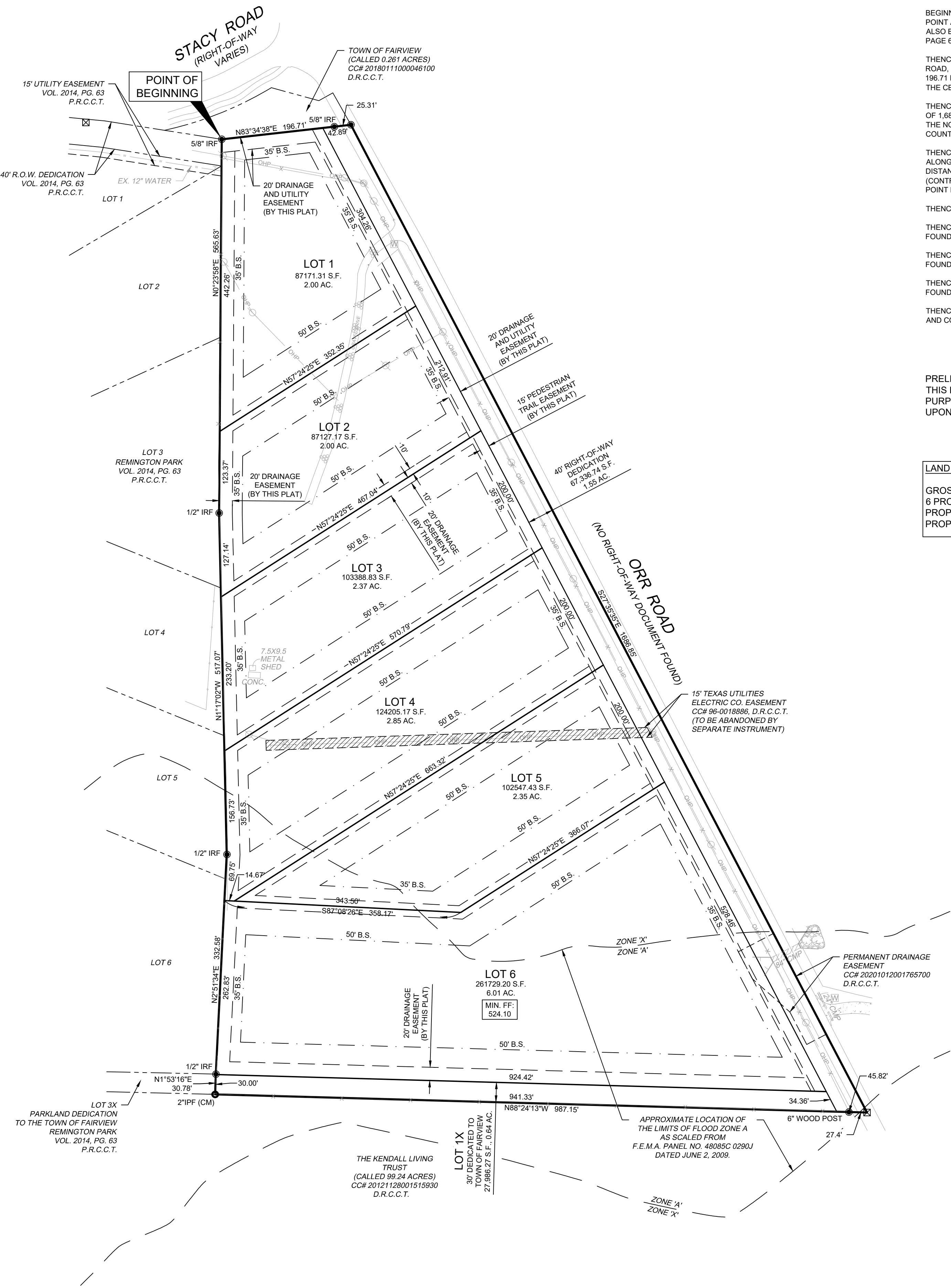
Stacy Rd

Bonham Blvd

Remington Park
Remington Ct

Orr Rd

Subject Site



PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE C. BALES SURVEY, ABSTRACT NO. 28, IN THE TOWN OF FAIRVIEW, COLLIN COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED BY DEED CONVEYED TO BRIAN S. JARVIS AND SPOUSE JANNA L. JARVIS AS RECORDED UNDER DOCUMENT NUMBER 2022000175010, DEED RECORDS, COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID JARVIS TRACT, SAID POINT ALSO BEING IN THE SOUTHERLY RIGHT OF WAY OF STACY ROAD (VARIABLE WIDTH RIGHT OF WAY), SAID POINT ALSO BEING LOCATED AT THE NORTHEAST CORNER OF LOT 1 OF REMINGTON PARK AS RECORDED IN VOLUME 2014, PAGE 63, PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 83 DEGREES 34 MINUTES 38 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAIF STACY ROAD, PASSING A 5/8 INCH IRON ROD FOUND AT A DISTANCE OF 153.82 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 196.71 FEET TO A POINT FOR CORNER AT THE NORTHEAST CORNER OF SAID JARVIS TRACT, SAID POINT ALSO BEING IN THE CENTER OF ORR ROAD (NO RIGHT OF WAY DOCUMENT FOUND);

THENCE SOUTH 27 DEGREES 35 MINUTES 35 SECONDS EAST, ALONG THE CENTERLINE OF SAID ORR ROAD, A DISTANCE OF 1,686.85 FEET TO A POINT FOR CORNER AT THE SOUTHEAST CORNER OF SAID JARVIS TRACT, SAID POINT BEING AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE KENDALL LIVING TRUST AS RECORDED BY DEED IN COUNTY CLERKS FILE NUMBER 20121128001515930, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 24 MINUTES 13 SECONDS WEST, DEPARTING THE CENTER LINE OF SAID ORR ROAD, AND ALONG THE NORTH PROPERTY LINE OF SAID THE KENDALL LIVING TRUST, PASSING A 6 INCH WOOD POST AT A DISTANCE OF 27.4 FEET, AND CONTINUING A TOTAL DISTANCE OF 987.15 FEET TO A 2 INCH IRON PIPE FOUND (CONTROLLING MONUMENT) FOR CORNER AT THE SOUTHEAST CORNER OF LOT 3X OF SAID REMINGTON PARK, SAID POINT BEING THE SOUTHWEST CORNER OF SAID JARVIS TRACT;

THENCE ALONG THE EASTERN BOUNDARY OF SAID REMINGTON PARK AS FOLLOWS:

THENCE NORTH 01 DEGREES 53 MINUTES 16 SECONDS EAST, A DISTANCE OF 30.78 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 02 DEGREES 51 MINUTES 34 SECONDS EAST, A DISTANCE OF 332.58 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

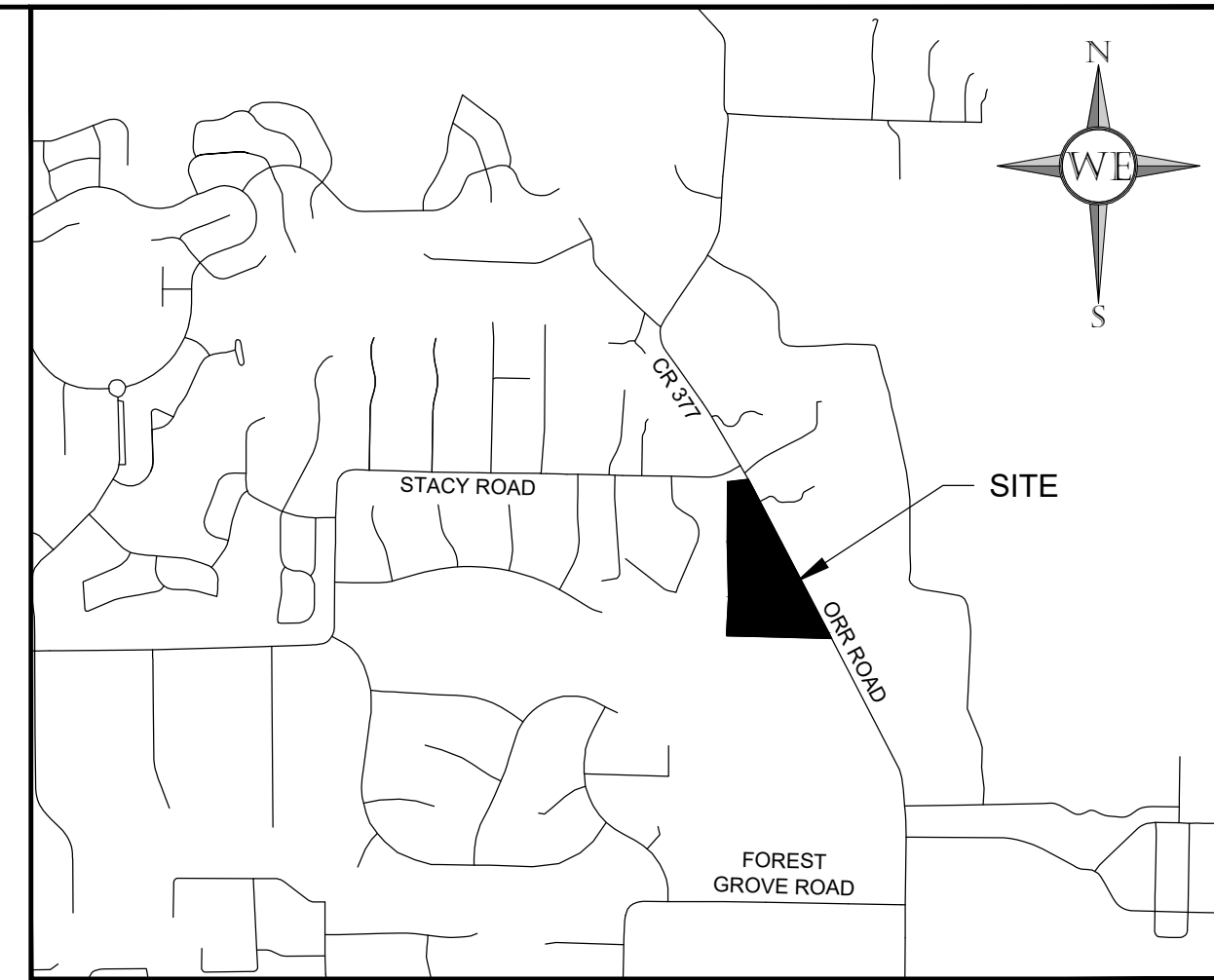
THENCE NORTH 01 DEGREES 17 MINUTES 02 SECONDS WEST, A DISTANCE OF 517.07 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 00 DEGREES 23 MINUTES 58 SECONDS EAST, A DISTANCE OF 565.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.777 ACRES (861,486 SQUARE FEET) OF LAND MORE OR LESS.

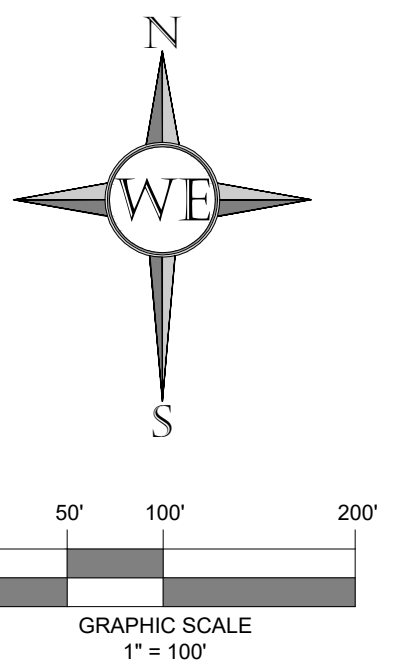
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS FINAL SURVEY DOCUMENT MARCH 11, 2024.

LAND USE TABLE

GROSS ACREAGE OF SITE:	19.777 ACRES
6 PROPOSED RESIDENTIAL LOTS:	17.58 ACRES
PROPOSED RIGHT-OF-WAY DEDICATION:	1.55 ACRES
PROPOSED PARK DEDICATION TO FAIRVIEW:	0.64 ACRES



VICINITY MAP
N.T.S.



LEGEND

D.R.C.C.T.	DEED RECORDS COLLIN COUNTY TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS
CC#	COUNTY CLERK NUMBER
(CM)	CONTROLLING MONUMENT
S.F.	SQUARE FOOT
AC.	ACREAGE
IRF	IRON ROD FOUND
B.S.	BUILDING SETBACK

NOTES

- SOURCE BEARING PER DEED AS RECORDED UNDER INSTRUMENT NO. 2022000175010 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS.
- A PART OF THE SUBJECT PROPERTY IS SHOWN TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD PER MAP NO. 48085C0290J OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, DATED JUNE 2, 2009 (ZONE A).
- IMPROVEMENTS SHOWN HEREON ARE EXISTING UNLESS OTHERWISE NOTED.
- LOT 1X IS TO BE DEDICATED TO THE TOWN OF FAIRVIEW.

PRELIMINARY PLAT APPROVAL CERTIFICATE

APPROVED _____ 20 _____
PLANNING AND ZONING COMMISSION

BY: _____
CHAIRPERSON, PLANNING AND ZONING COMMISSION
TOWN OF FAIRVIEW, TEXAS

APPROVED _____ 20 _____
TOWN COUNCIL, TOWN OF FAIRVIEW, TEXAS

BY: _____
MAYOR, TOWN OF FAIRVIEW, TEXAS

ATTEST: _____
TOWN SECRETARY

PRELIMINARY PLAT
ORR ROAD ESTATES
LOTS 1-6 AND LOT 1X
C. BALES SURVEY, ABSTRACT NO. 28
19.777 ACRES
TOWN OF FAIRVIEW, COLLIN COUNTY, TEXAS
PREPARED: MARCH 11, 2024

OWNER:
BRIAN JARVIS AND
JANNA JARVIS
701 CIMARRON COURT
ARGYLE, TX 76226

SURVEYOR:
ROOME LAND SURVEYING
2000 AVENUE G, SUITE 810
PLANO, TX 75074
CONTACT: F. E. BEMENDERFER, JR. RPLS
TEL: (972) 423-4372

ENGINEER / APPLICANT:
WESTFALL ENGINEERING
1719 ANGEL PARKWAY,
SUITE 400-206
ALLEN, TX 75002
CONTACT: MICHAEL WESTFALL, PE
TEL: (214) 846-9397

DEVELOPER:
WESTFALL DEVELOPMENT, LLC
1719 ANGEL PARKWAY,
SUITE 400-206
ALLEN, TX 75002

WESTFALL ENGINEERING
1719 ANGEL PARKWAY, SUITE 400-206
ALLEN, TX 75002
TBPE FIRM REG. #19101

