



Memorandum

July 8, 2021

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **FINAL PLAT FOR BANKSTON ADDITION**

BACKGROUND: This is a request for approval of a minor Final Plat of a three (3) lot, single-family subdivision. The 3.3-acre tract of land is located at 651 Meandering Way and is zoned for the (RE-1) One-Acre Ranch Estate District. Applicant: David Surdukan, Surdukan Surveying, representing owner Dawn Bankston.

STATUS OF ISSUE: The final plat reflects the development of three (3) single-family lots on a 3.3-acre tract of land. Each lot will have direct access to Meandering Way. The (RE-1) One-acre Ranch Estate District requires that each residential lot be a minimum of 1-acre in area and have a minimum lot width, of 150 feet. All lots meet these design standards.

The Subdivision Ordinance considers new residential developments with four (4) or less lots, as minor plats. Minor plats can forgo the Preliminary Plat step of the typical development process and proceed directly to Final Plat consideration.

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 Comprehensive Subdivision Ordinance (CSO) requires the dedication of parkland based on the number of proposed lots within the subdivision. The CSO also allows for a payment of cash-in-lieu of land dedication when appropriate. As presented, the 3-lot single-family subdivision would require approximately 3,910-square feet of land (0.089-acres) to be dedicated to the Town

for park purposes, or a cash-in-lieu fee of approximately \$8,977. As this development would require a minimal amount of land to dedicate for park purposes, staff recommends that the cash-in-lieu payment be provided.

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

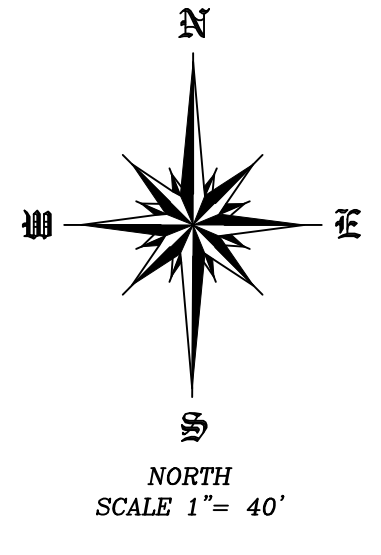
BUDGET: N/A

ATTACHMENTS:

- Locator
- Exhibits



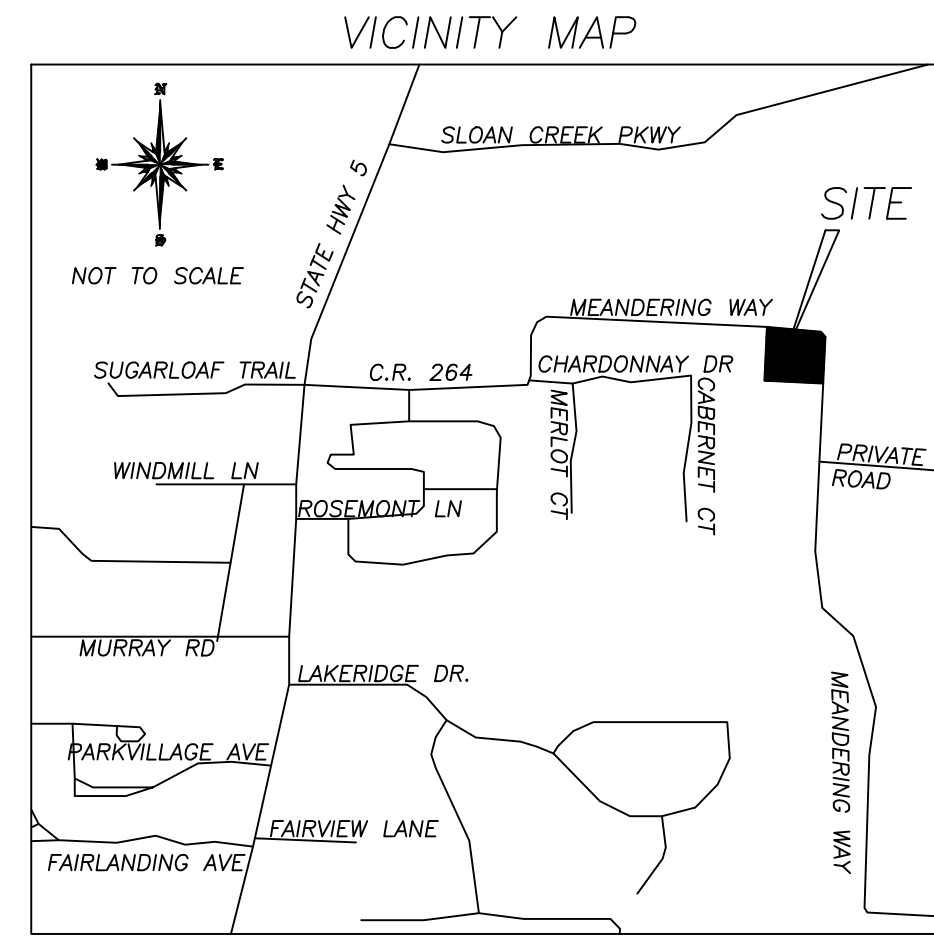
Bankston Addition



NORTH
SCALE 1" = 40'

LEGEND

C.M. = CONTROLLING MONUMENT	◊ = FIRE HYDRANT
CRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)	⊗ = POWER POLE
CRIF = CAPPED IRON ROD FOUND	□ = STEEL FENCE POST
FND. = FOUND	⊠ = TELEPHONE BOX
CRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)	⊞ = UNDERGROUND TELEPHONE BOX
IRF = IRON ROD FOUND	⊙ = WATER VALVE



OWNER'S DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF COLLIN

I, the undersigned, owner of the land shown on this plat within the area described by metes and bounds as follows:
BEING a tract of land situated in the Samuel Sloan Survey, Abstract No. 791, and being all of the called 3.387 acre tract of land conveyed to Dawn C. Bankston as recorded in Volume 5697, Page 5906 of the Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows:
BEGINNING in Meandering Way at a Mag Nail set for the northwest corner of the called 3.387 acre tract of land, and said Mag Nail being the northeast corner of the Vineyards of Fairview, an addition to the Town of Fairview as recorded in Cabinet M, Page 543 of the Plat Records of Collin County, Texas, and said Mag Nail being the southern southwest corner of a called 69.660 acre tract of land conveyed to The Jeannie Webb Pascale Revocable Trust as recorded in County Clerk No. 20201116002035540 of the Official Public Records of Collin County, Texas and said Mag Nail being the southeast corner of a called 15.017 acre tract of land conveyed to Antoinette and Lonnie Tillinghast as recorded in County Clerk No. 20061220001791290 of the Official Public Records of Collin County, Texas;
THENCE S 88°21'19" E along Meandering Way and with the south line of the called 69.660 acre tract of land a distance of 458.22' to a Mag Nail set for the northeast corner of a called 1,000 acre tract of land conveyed to Sheila and Robert Taylor in County Clerk No. 20131223001673060 of the Official Public Records of Collin County, Texas;
THENCE S 01°18'33" W continuing along Meandering Way and with the west line of the said Taylor tract of land a distance of 315.11' to a Mag Nail set for the southeast corner of the called 3.387 acre tract of land, and said Mag Nail being the northeast corner of a called 1,000 acre tract of land conveyed to Sheila and Robert Taylor in County Clerk No. 20131223001673060 of the Official Public Records of Collin County, Texas;
THENCE N 89°16'18" W with the north line of the called 1,000 acre tract of land a distance of 460.08' to a 1/2" iron rod with plastic cap stamped "4613" set for the southwest corner of the called 3.387 acre tract of land, and said iron rod also being in the east line of Lot 6 of the said Vineyards of Fairview addition;
THENCE N 00°52'00" E with the east line of said Vineyards of Fairview addition a distance of 96.30' to a 1/2" iron rod with plastic cap stamped "4613" set for corner in the east line of Lot 5 of the said Vineyards of Fairview addition;
THENCE N 01°58'00" E continuing with the east line of said Vineyards of Fairview addition a distance of 226.18' to the POINT OF BEGINNING, and containing 146,573 Square Feet or 3.365 acres of land.

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, Dawn C. Bankston acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as BANKSTON ADDITION, LOTS 1, 2, & 3, an addition to the Town of Fairview, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the Town. The Town of Fairview is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair. In addition, 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 use to particular persons, said use by public utilities being subordinate to the Public's and the Town of Fairview's use thereof. The Town of Fairview and public utilities entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The Town of Fairview and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.
That the undersigned do hereby covenant and agree that they shall construct upon the fire lane easements, if any, as dedicated and shown hereon, a hard surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police chief or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for the Fire Department and emergency use.
The undersigned do covenant and agree that the Access Easements, if any, may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the Town of Fairview, its agencies, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.
This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Fairview. All modifications to this document shall be by means of the plat and approved by the Town of Fairview.

WITNESS, my hand at Fairview, Texas, this the _____ day of _____, 2021.
By: DAWN C. BANKSTON, OWNER

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared Dawn C. Bankston, 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 _____, 2021.
Notary Public in and for The State of Texas

**MINOR FINAL PLAT
BANKSTON ADDITION
LOTS 1, 2, AND 3
AN ADDITION TO THE TOWN OF FAIRVIEW
BEING 3.365 ACRES SITUATED IN THE
SAMUEL SLOAN SURVEY ~ ABSTRACT 791
TOWN OF FAIRVIEW
COLLIN COUNTY, TEXAS**

PLAN NUMBER: _____

OWNERS
DAWN BANKSTON
593 CHARDONNAY DR.
FAIRVIEW, TEXAS 75069
(214) 727-1259

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500

FLOODPLAIN NOTE: This tract of land is designated to be within Zone X (Unshaded) according to the Flood Insurance Rate Map (FIRM) Map No. 48085C0270 K, dated June 7, 2019, prepared by Federal Emergency Management Agency (FEMA) for the Town of Fairview, Collin County, Texas.

BASIS OF BEARING: The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.

FINAL PLAT APPROVAL CERTIFICATE

APPROVED _____, 2021.
Planning and Zoning Commission
By: _____
Chairperson, Planning and Zoning Commission
Town of Fairview, Texas

APPROVED _____, 2021.
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 _____, 2021, 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 _____, 2021.

Town Secretary
Town of Fairview, Texas

CERTIFICATE OF SURVEYOR WHO PREPARED PLAT

STATE OF TEXAS
COUNTY OF COLLIN

I, David J. Surdukan, 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.

Registered Professional Land Surveyor
Registration No. 4613
Date: _____

CALLED 15.017 ACRES
ANTOINETTE & LONNIE TILLINGHAST
C.C. NO. 20061220001791290
O.P.R.C.C.T.

POINT OF BEGINNING

CALLED 69.660 ACRES
THE JEANNIE WEBB PASCALE REVOCABLE TRUST
C.C. NO. 20201116002035540
O.P.R.C.C.T.

20' WATER EASEMENT
TOWN OF FAIRVIEW
VOLUME 4842, PAGE 2465
D.R.C.C.T.

MEANDERING WAY
40' RIGHT-OF-WAY DEDICATION
VINEYARDS OF FAIRVIEW
CABINET M, PAGE 453
P.R.C.C.T.

TOWN OF FAIRVIEW
VOLUME 4842, PAGE 2465
D.R.C.C.T.

LOT 5
VINEYARDS OF FAIRVIEW
CABINET M, PAGE 453
P.R.C.C.T.
DAWN BANKSTON TROIANI LIVING TRUST
C.C. NO. 20151210001542200
O.P.R.C.C.T.

LOT 1
48,892 SQ. FEET
1.118 ACRES

LOT 2
47,825 SQ. FEET
1.098 ACRES

LOT 3
50,055 SQ. FEET
1.149 ACRES

LOT 6
VINEYARDS OF FAIRVIEW
CABINET M, PAGE 453
P.R.C.C.T.
WENDY & BRADFORD STEWART
C.C. NO. 20120503000521220
O.P.R.C.C.T.

CALLLED 1,000 ACRES
ANDREA & RICK ZAMPINO
C.C. NO. 20100401000308120
O.P.R.C.C.T.

ELECTRIC TRANSMISSION
LINE ROUTE
TEXAS POWER & LIGHT COMPANY
EASEMENT
VOLUME 362, PAGE 404
VOLUME 415, PAGE 547
D.R.C.C.T.

LOT 3
BACK ACRES ADDITION
CABINET C, PAGE 312
P.R.C.C.T.
ANDREA & RICK ZAMPINO
C.C. NO. 20100401000308120
O.P.R.C.C.T.

LOT 2
BACK ACRES ADDITION
CABINET C, PAGE 312
P.R.C.C.T.
PREMIER OAKS LLC
C.C. NO. 20131227001685620
O.P.R.C.C.T.

LOT 7
VINEYARDS OF FAIRVIEW
CABINET M, PAGE 453
P.R.C.C.T.
SHELLY & ROBERT SIMPSON
C.C. NO. 20210301000390550
O.P.R.C.C.T.