



Memorandum

April 8, 2021

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **TRIPLE CROWN ESTATES**

BACKGROUND: This is a request for approval of a change in zoning of a 28+/- acre tract of land from the (PC) Planned Center District with (RE-2) two-acre Ranch Estate design standards to a new (PC) Planned Center with modified (RE-1.5) One-and-one-half-acre Ranch Estate and (RE-3) Three-acre Ranch Estate standards. The site is located on the north side of Stacy Road, west of Kentucky Lane. Applicant: Justin Jinright, representing owner JDRP Fairview Derby Development. (ZA2021-01)

STATUS OF ISSUE: The applicant proposes to rezone the entire subject 28-acre tract of land to a new (PC) Planned Center District divided into two separate tracts.

Tract A, contains approximately 17.3-acres and would feature a 10-lot residential subdivision, accessed by a split-entry cul-de-sac street, with modified (RE-1.5) One-and-one-half-acre Ranch District Standards. As shown, that applicant has proposed the following modified setbacks standards for the main home on each lot:

	Required per (RE-1.5)	Proposed (Divergence)
Front	35	40 (+5)
Side	50	35 (-15)
Rear	35	50 (+15)

Accessory building regulations for Tract A, would maintain the typical (RE-1.5) district standards.

Tract B contains the norther 10.7-acres of the entire site, and will remain in its existing condition. Currently this remaining parcel contains a 1,472 square foot residence, and two (2) metal accessory buildings, all of which were constructed in the 1970's. This tract would be directly connected and accessed by a private driveway that adjoins to Stacy Road along the eastern side of the property (relocated from western side of the property). Tract B would be designated for the (RE-3) Three-acre Ranch Estate District, however, the minimum lot area would be increased to 10-acres. This minimum lot area would ensure that no further subdivision can occur, without having to process another zoning application through the Town. If approved, Tract B will not be included within the future subdivision of Tract A.

Additional plan highlights include a 10-foot wide sidewalk easement (maintained by the HOA), located between proposed Lots 3 and 4, continuing along the western rear property line of Lots 4 and 5, and connecting to the southeast corner of Sloan Creek Middle School, and the intent to maintain three (3) mature Pecan trees located near the terminus of the cul-de-sac.

HISTORY: In 2020, the Town Council approved a rezoning of this site from the (AG) Agriculture District to a (PC) Planned Center District with (RE-2) Two-acre Design standards. That proposal included thirteen (13), two-acre residential lots, accessed by a cul-de-sac street, encompassing the entire 28-acre site. *In comparison, this proposed rezoning, decreases the total number of lots by two (from 13 to 11), and only develops the southern 17.3-acres, instead of the entire 28-acre tract.*

COMPREHENSIVE PLAN: According to the Comprehensive Plan and the Future Land Use Map, the site is designated for Residential Estate Country uses. By definition, the Residential Estate Country provides for a gross density of one or fewer dwelling units per 2-acres of land. In this case, based upon the entirety of the 28-acre tract of land, the Comprehensive Plan recommends a maximum of 14 dwelling units. *At this time, the plan would call for a maximum of eleven residential lots (10 new lots and maintaining the existing ranch home on the larger 10-acre lot on the north side), therefore, the proposed rezoning meets the intent of the Comprehensive Plan and Future Land Use Map recommendations.*

LAND USE: The land use and zoning of the surrounding properties are as follows:

	Current Zoning	Current Land Use	Future Land Use Plan
North	(RE-2) Two-acre Ranch Estate	Residential	Residential Estate Country
East	(PC) Planned Center	Residential	Residential Estate Country
South	(RE-2) Two-acre Ranch Estate	Residential	Residential Estate Country
West	(RE-2) Two-acre Ranch Estate	Residential	Residential Estate Country

PUBLIC INPUT: The town has notified 35 adjacent property owners, including LoveJoy ISD, within 500 feet of the subject property and Lovejoy ISD in accordance with Town requirements

and to date, have not received any correspondence. However, staff has contacted representatives of LoveJoy ISD and they have expressed no concerns with this development nor the proposed sidewalk connection.

RECOMMENDATION: Since the proposed rezoning conforms with the recommendations of the adopted Comprehensive Plan and reduces the intensity of the previously approved zoning, staff recommends **APPROVAL** of the subject request with the following stipulations:

1. Site shall be zoned for a (PC) Planned Center with following conditions:
 - a. Tract A: Proposed lots 1-10, as shown on the attached concept plan, shall conform with the (RE-1.5) One-and-one-half Acre Ranch Estate District with the following exceptions:
 - i. Setbacks for main structure:
 1. Front setback: 40 feet
 2. Side setback: 35 feet
 3. Rear setback: 50 feet
 - ii. Accessory structures and uses shall conform with the (RE-1.5) One-and-one-half Acre Ranch Estate District.
 - b. Tract B shall conform to the (RE-3) Three-acre Ranch Estate District with the following additional condition:
 - i. Minimum lot area shall be 10-acres.
 - c. Private access shall be prohibited onto Stacy Road from proposed Lots 1 and 10.
 - d. Common area lots shall be owned and maintained by a Homeowners Association.
 - e. The 10' wide sidewalk easement shall be maintained by the Homeowners Association. The sidewalk to the school shall be installed with the initial infrastructure of Tract A.

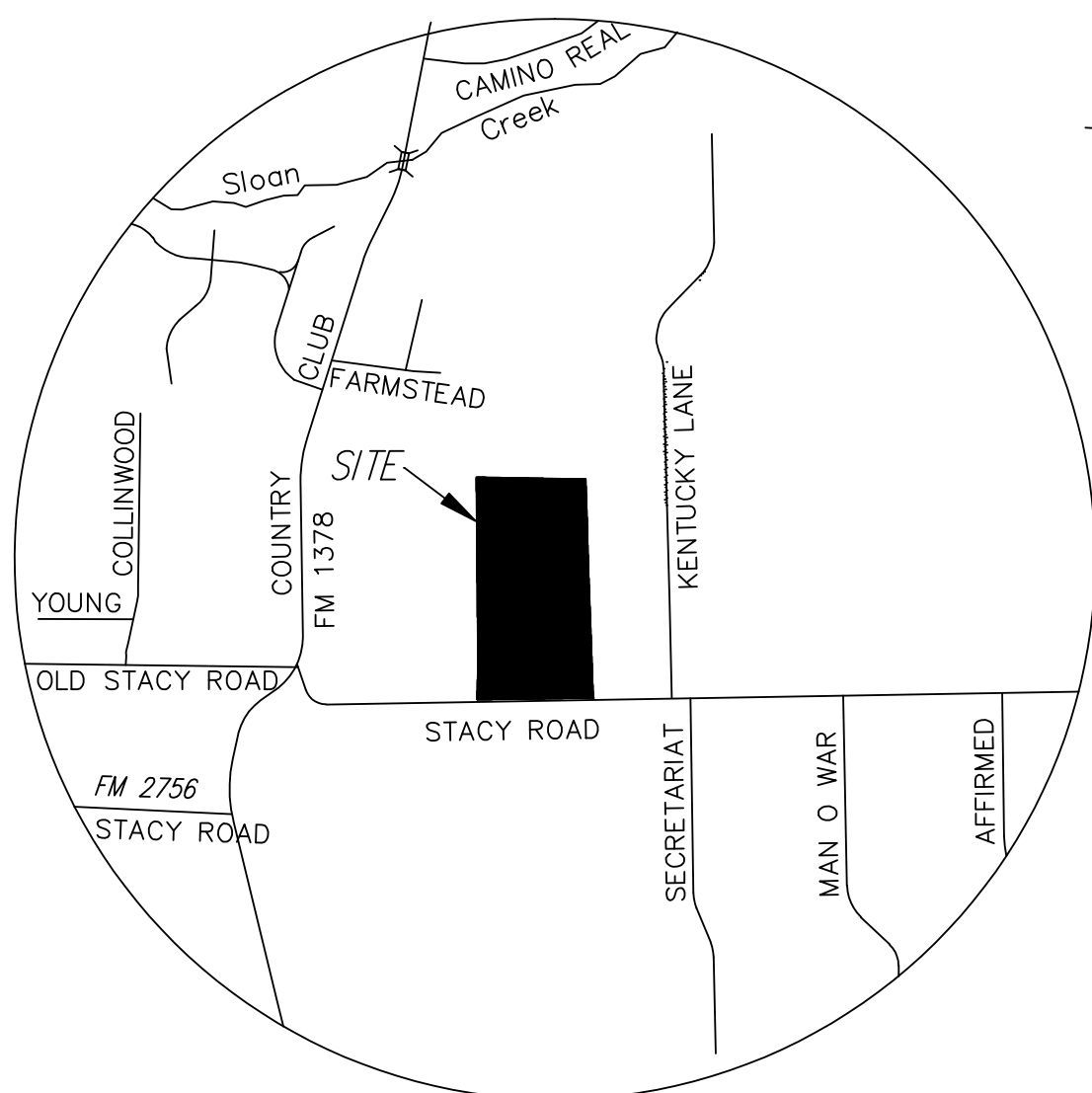
BUDGET: N/A

ATTACHMENTS:

- Locator
- Zoning Exhibit
- Concept Plan

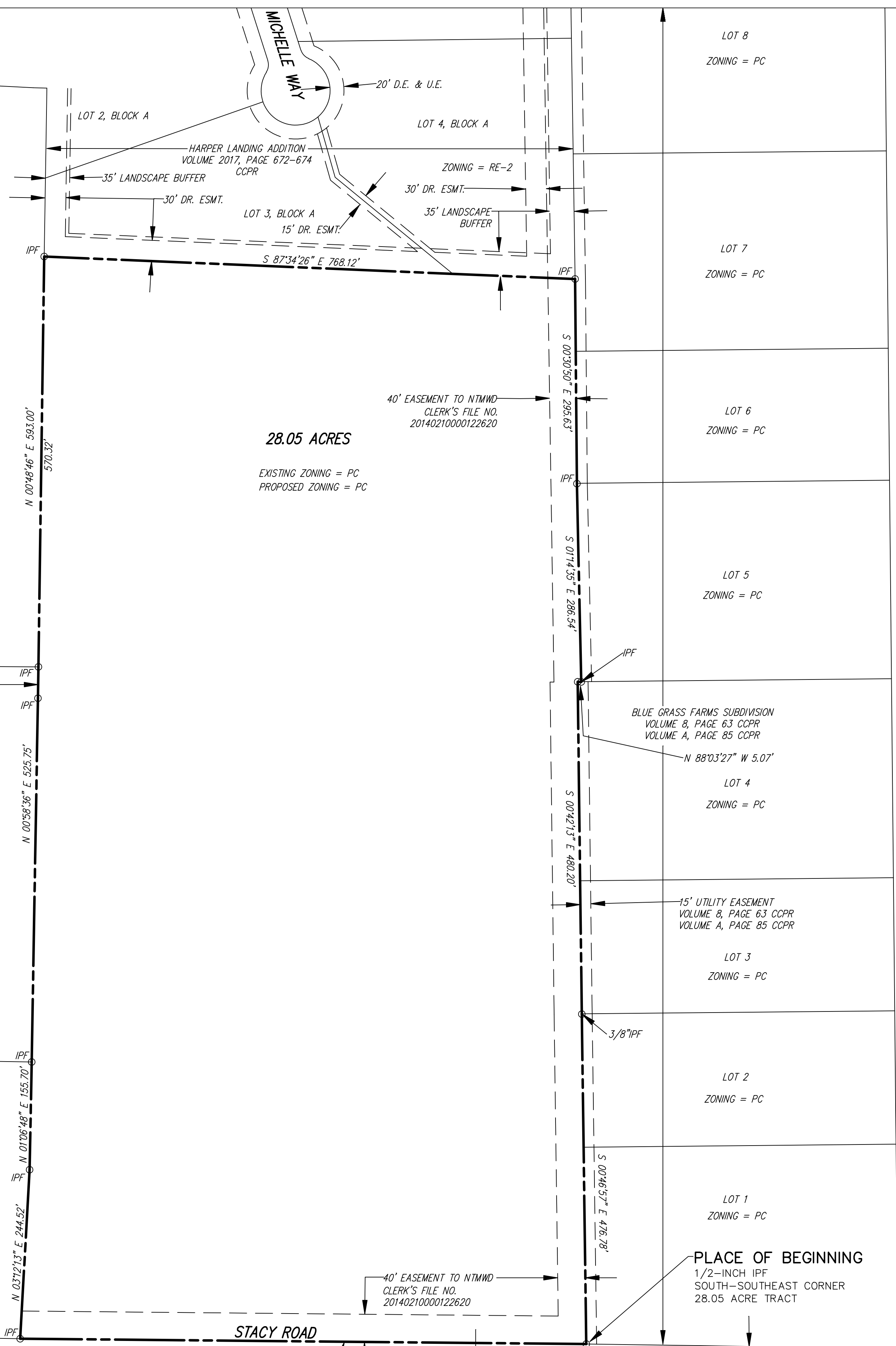


Triple Crown Estates



LOCATION MAP

ZONING = RE-1
 LOVEJOY MIDDLE SCHOOL
 VOLUME 2007, PAGE 263 & 264 CCPR



28.05 ACRES

EXISTING ZONING = PC
 PROPOSED ZONING = PC

KENTUCKY LANE
60' R.O.W.

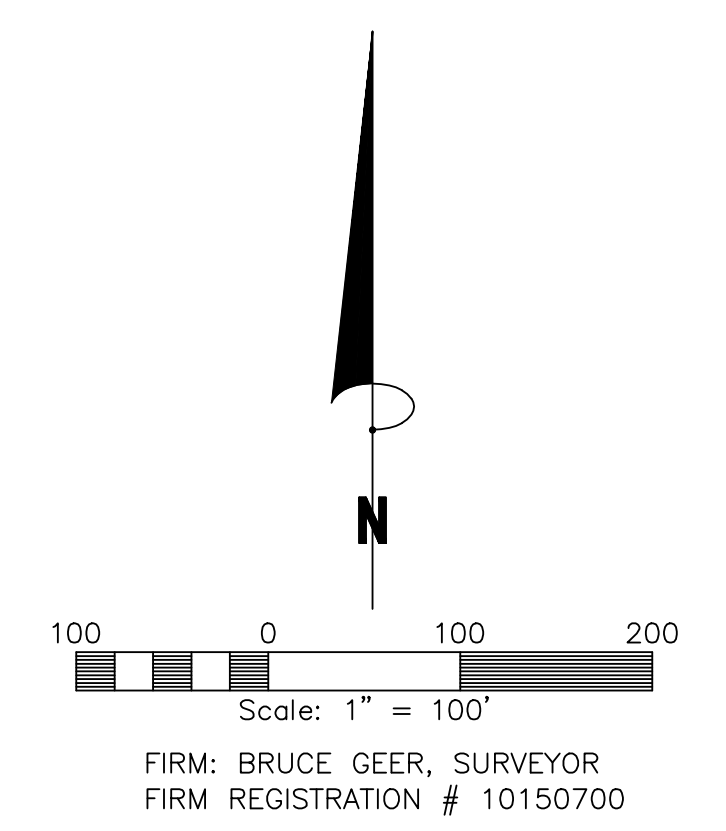
DESCRIPTION 28.05 ACRES
 SITUATED in the Town of Fairview, Collin County, Texas, in the Robert Fitzhugh survey, abstract no. 317, being a survey of the 28.05 acre tract described in a deed from Marvin A. Molodow and Arleen Blunt to JDRP Fairview Derby Development LLC, dated December 11, 2020 and recorded as clerk's file no. 20201214002244480 of the Official Public Records of Collin County, Texas, being described by metes and bounds as follows:
 BEGINNING at a 1/2-inch iron pin found at the south-southeast corner of said 28.05 acre tract and in the north right-of-way line of Stacy Road;
 THENCE North 89°27'38" West, with the south line of said 28.05 acre tract and the north right-of-way line of said Stacy Road, 818.45 feet to a 1/2-inch iron pin found at the southwest corner of said 28.05 acre tract and the southeast corner of Lot 1, Block A of the Hynes Addition recorded in volume N, page 309 of the Collin County plat records;
 THENCE North 03°12'13" East, with the east line of said Hynes Addition and the west line of said 28.05 acre tract, 244.52 feet to a 1/2-inch iron pin found;
 THENCE North 01°06'48" East, with the east line of said Hynes Addition, 155.70 feet to a 1/2-inch iron pin found at the northeast corner of said Hynes Addition; same being the east-southeast corner of the 24.825 acre tract recorded as clerk's file no. 20201112002015300;
 THENCE northerly with the east line of said 24.825 acre tract as follows:
 North 00°58'36" East, 525.75 feet to a 1/2-inch iron pin found;
 North 00°54'10" East, 45.21 feet to a 1/2-inch iron pin found at the northeast corner of said 24.825 acre tract and the southeast corner of Lot 1, Block A of Lovejoy Middle School addition recorded in volume 2007, page 263 and 264 of the Collin County plat records;
 THENCE North 00°48'46" East, with the east line of said Lovejoy Middle School addition, 593.00 feet to a 1/2-inch iron pin found at the northwest corner of said 28.05 acre tract; same being the south-southwest corner of Harper Landing Addition recorded in volume 2017, page 672-674 of the Collin County plat records;
 THENCE South 87°34'26" East, with the north line of said 28.05 acre tract and the south line of said Harper Landing Addition, 768.12 feet to a 1/2-inch iron pin found at the northeast corner of said 28.05 acre tract and the southeast corner of said Harper Landing Addition;
 THENCE southerly with the east line of said 28.05 acre tract as follows:
 South 00°30'50" East, 295.63 feet to a 1/2-inch iron pin found;
 South 01°14'35" East, 286.54 feet to a 1/2-inch iron pin found at the east-southeast corner of said 28.05 acre tract;
 THENCE North 88°03'27" West, with a south line of said 28.05 acre tract, 5.07 feet to a 3/8-inch iron pin found at the inside corner of said 28.05 acre tract;
 THENCE South 00°42'13" East, 480.20 feet to a 3/8-inch iron pin found;
 THENCE South 00°46'57" East, 476.78 feet to the PLACE OF BEGINNING and containing 28.05 acres.

The above described tract of land was surveyed on the ground and under my supervision.
 Office work completed on March 10, 2021

Bruce Geer

Bruce Geer, Registered Professional Land Surveyor, no. 4117
 1101 W. University Drive
 McKinney, Texas 75069
 972-562-3959
 972-542-5751 fax

BEARING BASE: GRID NORTH USING ALLTERRA GPS NETWORK



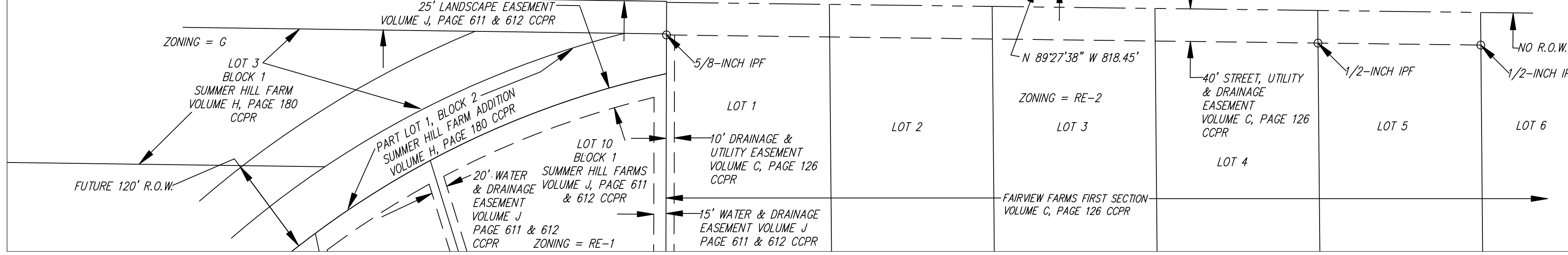
DATE: MARCH 10, 2021

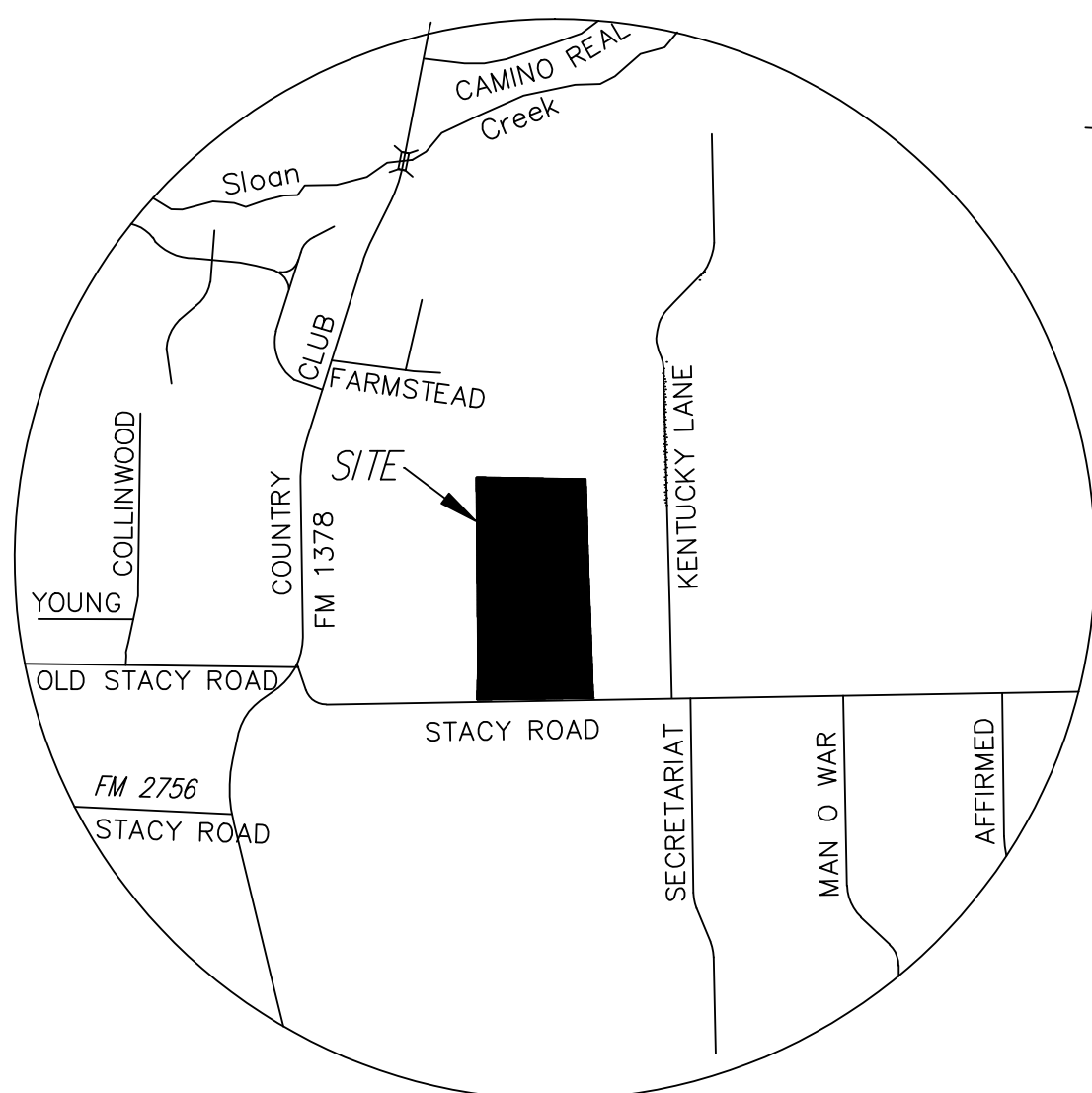
ZONING EXHIBIT
TRIPLE CROWN ESTATES
 28.05 ACRES IN THE ROBERT FITZHUGH SURVEY
 ABSTRACT NO. 317
 TOWN OF FAIRVIEW, COLLIN COUNTY, TEXAS

OWNER:
 JDRP FAIRVIEW DERBY
 DEVELOPMENT LLC
 190 E. STACY ROAD
 SUITE 306-362
 ALLEN, TEXAS 75002

SURVEYOR:
 BRUCE GEER
 1101 WEST UNIVERSITY DRIVE
 MCKINNEY, TEXAS 75069
 PHONE: 972-562-3959

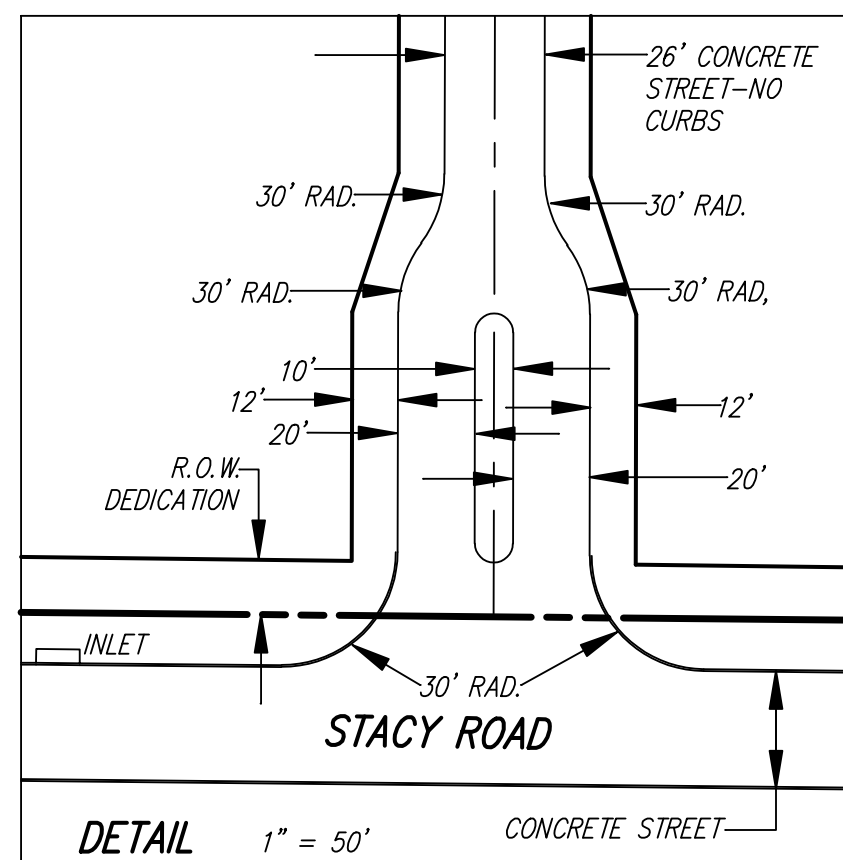
- LEGEND**
- D.E. & U.E. DRAINAGE & UTILITY EASEMENT
 - IPF DENOTES 1/2-INCH IRON PIN FOUND
 - CCPR COLLIN COUNTY PLAT RECORDS
 - ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48085C0290J DATED 6-02-2009 THE 28.05 ACRE TRACT SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD PLAIN.



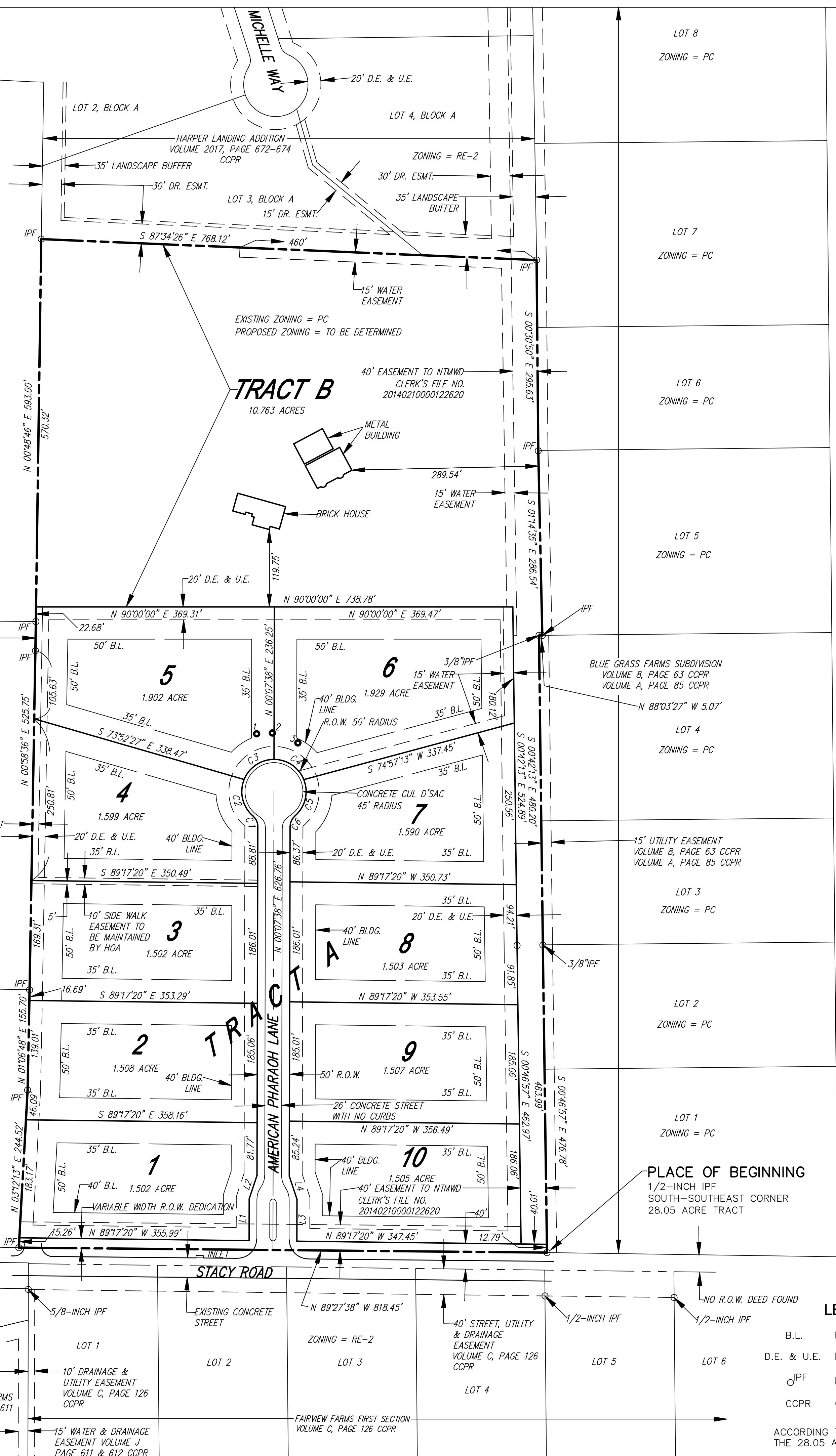


LOCATION MAP

ZONING = RE-1
LOVEJOY MIDDLE SCHOOL
VOLUME 2007, PAGE 263 & 264 CCPR



DETAIL 1" = 50'

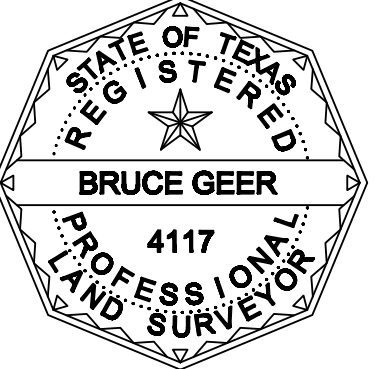


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Office work completed on March 10, 2021
Office work revised on March 24, 2021

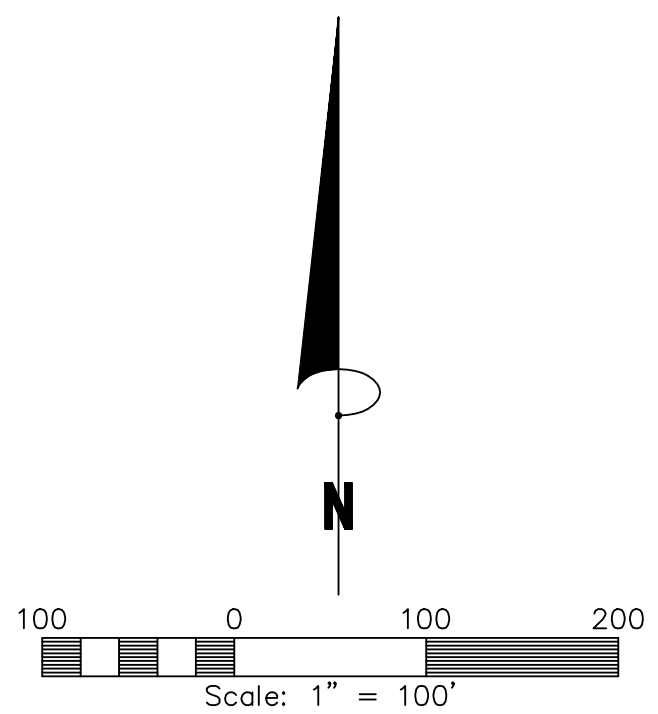
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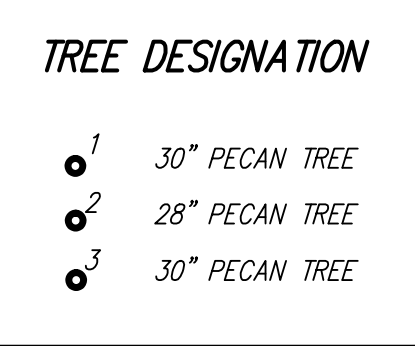


NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	C.A.=49°59'41"	CH. BRG.=N 24°52'13" W	T=9.33'	R=20.00'	L=17.45'	CH=16.90'
C2	C.A.=71°53'00"	CH. BRG.=N 13°55'33" W	T=36.25'	R=50.00'	L=62.73'	CH=58.70'
C3	C.A.=68°06'42"	CH. BRG.=N 56°04'17" E	T=33.80'	R=50.00'	L=59.44'	CH=56.00'
C4	C.A.=68°06'42"	CH. BRG.=S 55°49'01" E	T=33.80'	R=50.00'	L=59.44'	CH=56.00'
C5	C.A.=71°53'00"	CH. BRG.=S 14°10'50" W	T=36.25'	R=50.00'	L=62.73'	CH=58.70'
C6	C.A.=49°59'41"	CH. BRG.=S 25°07'29" W	T=9.33'	R=20.00'	L=17.45'	CH=16.90'

NUMBER	DIRECTION	DISTANCE
L1	N 00°07'38" E	64.88'
L2	N 18°27'02" E	38.17'
L3	N 00°07'38" E	65.13'
L4	N 18°25'14" W	37.72'



NOTE: TRACT A SHOWN CONSISTS OF LOTS 1 THROUGH 10.
EXISTING ZONING = PC
PROPOSED ZONING = PC



- LEGEND**
- B.L. BUILDING LINE
 - D.E. & U.E. DRAINAGE & UTILITY EASEMENT
 - IPF DENOTES 1/2-INCH IRON PIN FOUND
 - CCPR COLLIN COUNTY PLAT RECORDS

ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48085C0290J DATED 6-02-2009 THE 28.05 ACRE TRACT SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD PLAIN.

DATE: MARCH 10, 2021
REVISED: MARCH 24, 2021

CONCEPT PLAN
TRIPLE CROWN ESTATES
28.05 ACRES IN THE ROBERT FITZHUGH SURVEY
ABSTRACT NO. 317
TOWN OF FAIRVIEW, COLLIN COUNTY, TEXAS

OWNER:
JDRP FAIRVIEW DERBY
DEVELOPMENT LLC
190 E. STACY ROAD
SUITE 306-362
ALLEN, TEXAS 75002

SURVEYOR:
BRUCE GEER
1101 WEST UNIVERSITY DRIVE
MCKINNEY, TEXAS 75069
PHONE: 972-562-3959