

# Memorandum July 8, 2021

TO: Planning and Zoning Commission

Julie Couch, Town Manager

FROM: Israel Roberts, AICP

Planning Manager

#### SUBJECT: FINAL PLAT FOR TWIN OAKS ADDITION

**BACKGROUND**: This is a request for a Final Plat of the Twin Oaks Addition. The 16.81-acre site is located on the south side of Country Club Road, east of Stoddard Road and is zoned for a (PC) Planned Center District with modified (RE-1.5) One-and-one-half-acre Ranch Estate District standards. Applicant: Tim Jackson, Tim Jackson Custom Homes representing owners Robert and Shannon Kelly.

**STATUS OF ISSUE**: The proposed plat reflects the development of ten (10) single-family lots (9 new lots and 1 lot with an existing home) and two common area lots. All proposed lots will be accessed by an internal street network; private access to Country Club Road, is prohibited. All common area lots will be owned and maintained by a Homeowners Association.

This (PC) Planned Center District requires that each residential lot maintain a minimum of 1.2-acres in area. Additionally, in accordance with the (RE-1.5) standards, each residential lot must have a minimum lot width, as measured at the front building line, of 150 feet. Lots with frontage on a cul-de-sac are permitted a reduced lot width of 70 feet (Lot 9). All lots meet these design standards.

#### Parks, Open Space and Trails

With the review of the Preliminary Plat in May 2021, the Town Council approved a cash-in-lieu of parkland dedication payment of \$29,923. This amount must be paid prior to this plat being filed with Collin County.

As prescribed, the layout also features a large common area that maintains the existing pond and much of the forested area along the northeast corner of the site. As noted, since this area is within a designated common area lot, with will be owned and maintained by a homeowner's association.

The developer will install an internal sidewalk, that connects the internal street network to the north side of Puster Elementary. Located within an access easement along the western property line of proposed Lot 6, this sidewalk and the related access easement will be maintained by the Homeowners Association.

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

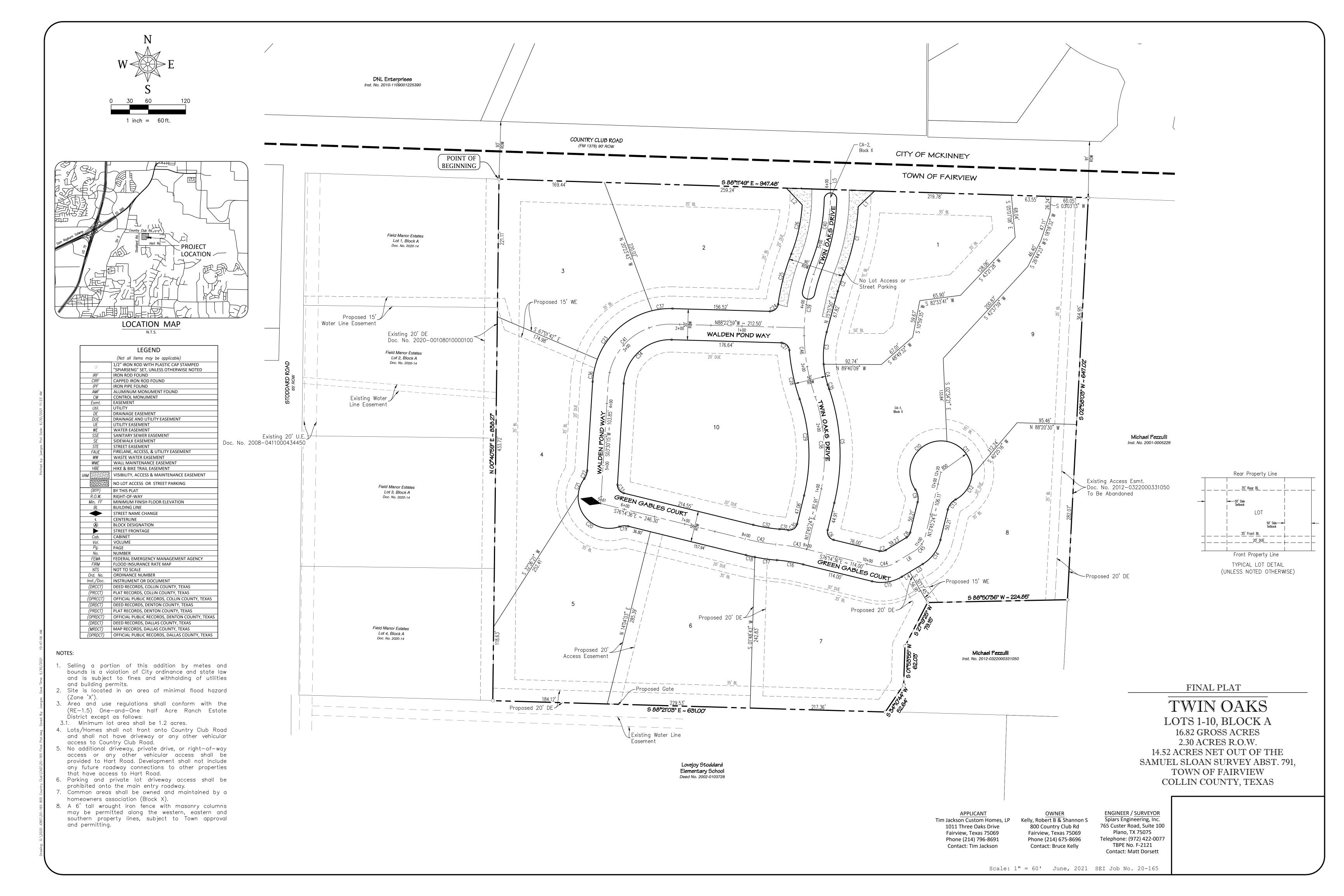
**BUDGET: N/A** 

#### **ATTACHMENTS:**

- Locator
- Exhibits



**Twin Oaks Addition** 



#### OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN

#### METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the S. Sloan Survey, Abstract No. 791, Town of Fairview, Collin County, Texas, being all of Tract 1, and part of Tract 2, conveyed to Robert and Shannon Kelly by deed recorded in Volume 4443, Page 957 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at the northeast corner of Field Manor Estates, an addition recorded in Cabinet 2020, Page 14, Plat Records, Collin County, Texas, being on the south line of Country Club Road, a public right—of—way (also known as Farm to Market Road 1378);

- THENCE, S 88°11'49" E, 947.48 feet to a 1/2 inch iron rod with plastic cap stamped "SPIARSENG" set at the northwest corner of Michael Pezzulli by deed recorded in Instrument No. 2001-0005226, Official Public Records, Collin County, Texas (OPRCCT):
- THENCE, S 02°58'03" W, 647.02 feet to the northeast corner of a tract of land conveyed to Michael Pezzulli by deed recorded in Instrument No. 2012-0322000331050, Official Public Records, Collin County, Texas (OPRCCT);
- THENCE, S 88°50'36" W, 224.85 feet to the northwest corner of said Michael Pezzulli tract (2012-0322000331050) (OPRCCT);
- THENCE, S 27°19'25" W, 79.15 feet to a point for corner in the west line of said Michael Pezzulli tract (2012-0322000331050) (OPRCCT);
- THENCE, S 01°53'55" W, 62.03 feet to a point for corner in the west line of said Michael Pezzulli tract (2012-0322000331050) (OPRCCT);
- THENCE, S 34°10'44" W, 52.64 feet to a 5/8 inch iron rod found at the southwest corner of said Michael Pezzulli tract (2012-0322000331050) (OPRCCT) and lying in the north line of a tract of land conveyed to Lovejoy Stoddard Elementary School by deed recorded in Deed No. 2002-0103728, OPRCCT;
- THENCE, N 88°21'03" W, 631.00 feet to a 1/2 inch iron rod found at the southeast corner of said Field Manor Estates
- THENCE, N 00°40'59" E, 838.27 feet, along the east line of said Field Manor Estates to the POINT OF BEGINNING with the subject tract containing 732,703 square feet or 16.821 acres

#### SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., 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



Registered Professional Land Surveyor Registration No.

STATE OF TEXAS COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_\_, 2021.

Notary Public. State of Texas

	Lot Details	
Lot #	Width (ft)	Area (ac)
1	286	1.24
2	219	1.20
3	151	1.21
4	279	1.20
5	154	1.25
6	180	1.21
7	277	1.30
8	265	1.23
9	96	1.33
10	242	1.82

Lot Line Table

Line # Length Direction

L1 36.62' N 46°33'10" E

L2 | 36.95' | S 43°22'54" [

L3 | 24.34' | N 58°45'24"

L4 | 14.90' | N 58°45'24"

Centerline Line Table

Line # Length Direction

L5 | 45.26' | N0°43'37"E

L6 39.23' N58°45'24"E

		Lot	Curve	Table	
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	112.41'	345.00'	111.92'	N 12°18'41" E	18*40'09"
C2	28.40'	255.00'	28.39'	N 18°27'17" E	6°22'55"
C3	86.03'	150.00'	84.85	N 01°09'58" W	32°51'36"
C4	86.03'	150.00'	84.85	N 01°09'58" W	32°51'36"
C5	185.93	325.00'	183.41'	N 02°37'58" W	32°46'45"
C6	20.42'	13.00'	18.38'	N 31°14'36" W	90°00'00"
C7	10.21	13.00'	9.95'	S 81°15'24" W	45°00'00"
C8	10.21	13.00'	9.95'	S 36°15'24" W	45°00'00"
C9	21.03'	25.00'	20.41	S 10°20'18" E	48 <b>°</b> 11'23"
C10	241.19'	50.00'	66.67	N 76°14'36" W	276°22'46
C11	241.19'	50.00'	66.67	N 76°14'36" W	276°22'46'
C12	241.19'	50.00'	66.67	N 76°14'36" W	276°22'46
C13	21.03'	25.00'	20.41	N 37°51'05" E	48°11'23"
C14	49.48'	63.00'	48.22'	N 36°15'24" E	45°00'00"
C15	49.48'	63.00'	48.22'	N 81°15'24" E	45°00'00"
C16	42.80'	275.00'	42.75	S 80°42'06" E	8°54'59"
C17	50.58'	325.00'	50.53'	S 80°42'06" E	8°54'59"
C18	50.58	325.00'	50.53	S 80°42'06" E	8°54'59"
C19	14.34	25.00'	14.14'	N 87°19'36" E	32°51'36"
C20	126.94	50.00'	95.49'	S 36°22'10" E	145°28'03'

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	Lot Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta	
C21	126.94	50.00'	95.49'	S 36°22'10" E	145°28'03"	
C22	14.34'	25.00'	14.14'	S 19°56'03" W	32 <b>°</b> 51'36"	
C23	192.25	125.02'	173.86	S 47°33'29" W	88°06'27"	
C24	19.04'	13.00'	17.38'	S 49°39'48" W	83°54'25"	
C25	83.91'	345.00'	83.71'	S 14°40'41" W	13°56'09"	
C26	81.21'	255.00'	80.86	S 12°31'22" W	18"14'45"	
C27	18.96'	13.00'	17.32'	S 46°36'39" E	83°32'41"	
C28	80.46	325.00'	80.25	S 11°55'49" E	14°11'03"	
C29	157.33'	275.00'	155.19'	S 02°37'58" E	32°46'45"	
C30	18.96'	13.00'	17.32'	S 55°31'44" W	83°32'43"	
C31	13.96'	325.00'	13.96'	N 83°55'45" W	2°27'41"	
C32	42.80'	275.00'	42.75	N 80°42'06" W	8 <b>°</b> 54'59"	
C33	18.09'	13.00'	16.67'	N 36°22'10" W	79 <b>°</b> 44'52"	
C34	115.36'	75.02'	104.33	N 47°33'26" E	88°06'22"	
C35	6.85'	275.00'	6.85'	N 18°18'33" W	1°25'35"	
C36	192.25	125.02'	173.86	S 47°33'29" W	88°06'27"	
C37	192.25	125.02'	173.86	S 47°33'29" W	88°06'27"	

						Cer	nte	;
Delta	Curve	e #		Radius		Delta		
145°28'03"	C3	8	3	00.00	32°	46'4	5"	
32°51'36"	C3	9	3	00.00	20°	01'44	1"	
88°06'27"	C4	-0	3	00.00	20°	55'08	3"	
83*54'25"	C4	<b>1</b> 1	1	00.02'	88°	06'2	7"	
13°56'09"	C4	-2	3	00.00	8°5	4'59	"	
18°14'45"	C4	-3	3	00.00	8°5	4'59	"	
83°32'41"	C4	4	3	38.00'	45°	00'00	)"	
14°11'03"	C4	-5	3	38.00'	45°	00'00	)"	
32°46'45"	C4	6	3	00.00	20°	38'22	2"	
83°32'43"								
2°27'41"				Lot A			le	
8 <b>°</b> 54'59"		Lot		Block #	Square		Ac	
79 <b>°</b> 44'52"		1		Α	53,		1.	
88°06'22"		2	-	Α	52,	102	1.	_
1°25'35"		3	S —	Α	52,8	380	1.	_

	Centerline Curve Table							
Curve #	Radius	Delta	Tangent	Length	Chord Bearing	Chord		
C38	300.00'	32°46'45"	88.24	171.63'	N02°37'58"W	169.30'		
C39	300.00'	20°01'44"	52.98'	104.87	N11°37'53"E	104.34		
C40	300.00'	20°55'08"	55.38'	109.53	N11°11'11"E	108.92		
C41	100.02	88°06'27"	96.77	153.81'	S47°33'29"W	139.09		
C42	300.00'	8°54'59"	23.39'	46.69'	S80°42'06"E	46.64		
C43	300.00'	8°54'59"	23.39'	46.69'	S80°42'06"E	46.64		
C44	38.00'	45°00'00"	15.74'	29.85	N81°15'24"E	29.08'		
C45	38.00'	45°00'00"	15.74'	29.85'	N36°15'24"E	29.08'		
C46	300.00'	20°38'22"	54.63'	108.07	N08°42'10"W	107.48		

Block #	Square Feet	Acreage
Α	53,543	1.229
Α	52,102	1.196
Α	52,880	1.214
Α	52,400	1.203
Α	54,617	1.254
Α	52,471	1.205
Α	56,652	1.301
Α	53,477	1.228
Α	58,035	1.332

10 A 79,072 1.815

	Com	mon Area	Table
	Lot #	Block #	Acres
,	1	×	1.453
	2	X	0.079

#### NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE. Robert B. Kelly and Shannon S. Kelly, the owners, do hereby adopt this plat designating the hereinabove described property as TWIN OAKS, LOTS 1-10, BLOCK A an addition to the Town of Fairview, Texas and do hereby dedicate to the public use forever, the streets 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 or 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 at 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 agents, employees, workmen and representatives having ingress, earess, 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

Robert B. Kelly		Shannon S. Kelly	
STATE OF TEXAS COUNTY OF COLLIN §	§		
	8		

STATE OF TEXAS

Notary Public, State of Texas

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Shannon S. Kelly, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public, State of Texas

## FINAL PLAT APPROVAL CERTIFICATE

Planning and Zoning Commission

Chairperson, Planning and Zoning Commission Town of Fairview, Texas

Mayor, Town of Fairview, Texas

Town Secretary

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 \_\_\_\_\_, 20\_\_.

Town Secretary Town of Fairview, Texas

FINAL PLAT

# TWIN OAKS

LOTS 1-10, BLOCK A 16.82 GROSS ACRES

2.30 ACRES R.O.W. 14.52 ACRES NET OUT OF THE SAMUEL SLOAN SURVEY ABST. 791

TOWN OF FAIRVIEW COLLIN COUNTY, TEXAS

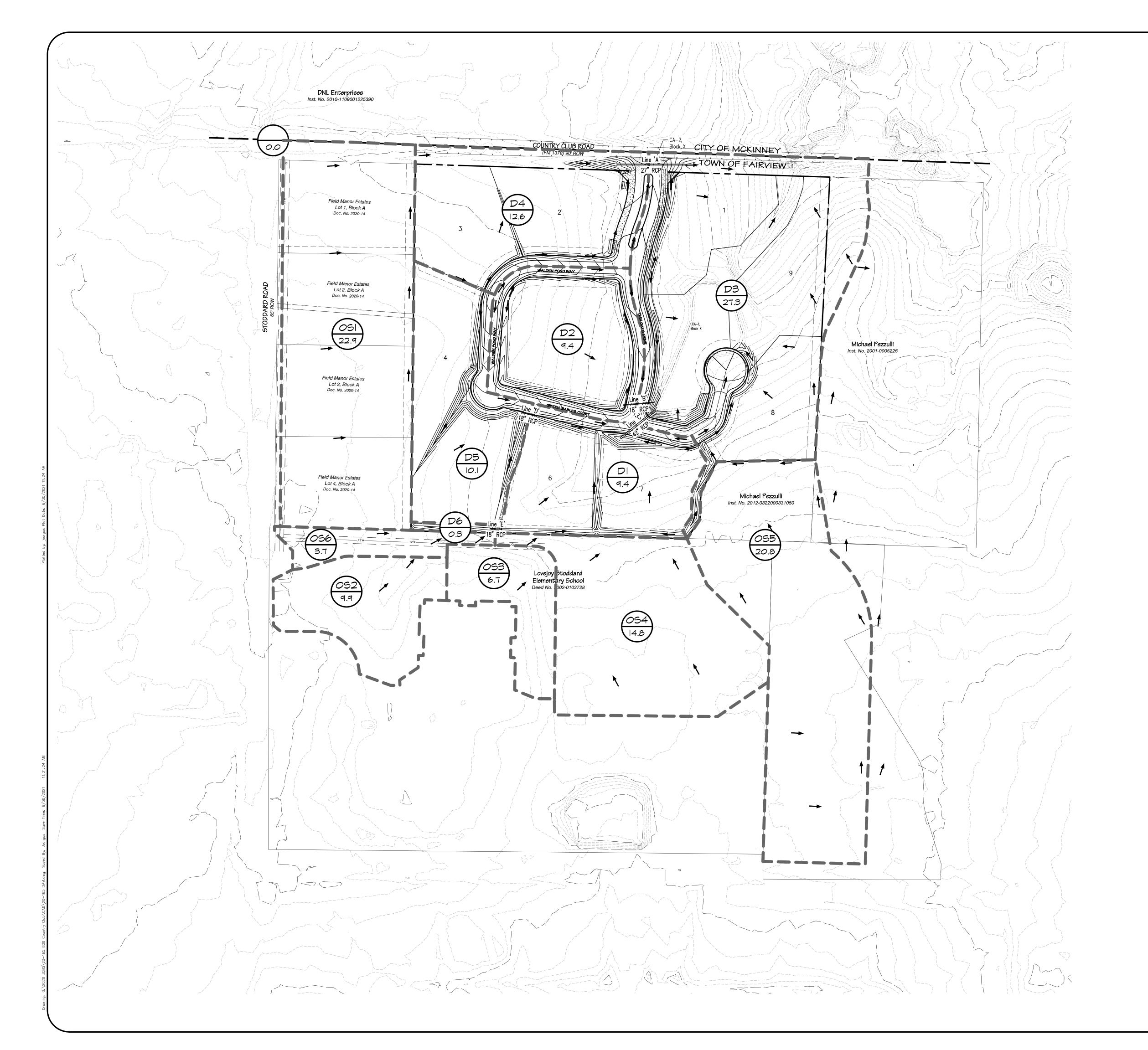
APPLICANT

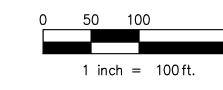
Tim Jackson Custom Homes, LP 1011 Three Oaks Drive Fairview, Texas 75069 Phone (214) 796-8691 Contact: Tim Jackson

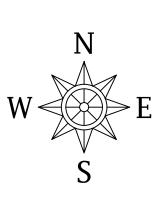
OWNER Kelly, Robert B & Shannon S 800 Country Club Rd Fairview, Texas 75069 Phone (214) 675-8696 Contact: Bruce Kelly

ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Matt Dorsett

June, 2021 SEI Job No. 20-165







### Legend



= Drainage Area = Acreage  $= Q_{100} cfs$ 

= Drainage Area Divide = Existing Contours

= Direction Of Flow

## <u>Subdivision</u>

C = 0.5  $I_{100} = 7.52$  Tc = 15 min.

Drainage Area Table							
Drainage Basin	Area (Acres) "A"	Runoff Coefficient "C"	Intensity (In./Hr.) "I"	Storm Design Frequency (Yr)	Time Conc. (Min.) "Tc"	Discharge (C.F.S.) "Q"	
D1	2.51	0.50	7.52	100	15	9.4	
D2	2.49	0.50	7.52	100	15	9.4	
D3	7.26	0.50	7.52	100	15	27.3	
D4	3.35	0.50	7.52	100	15	12.6	
D5	2.70	0.50	7.52	100	15	10.1	
D6	0.09	0.50	7.52	100	15	0.3	
0S1	6.08	0.50	7.52	100	15	22.9	
0S2	1.76	0.75	7.52	100	15	9.9	
0S3	1.19	0.75	7.52	100	15	6.7	
OS4	3.94	0.50	7.52	100	15	14.8	
0S5	5.53	0.50	7.52	100	15	20.8	
OS6	0.66	0.75	7.52	100	15	3.7	

## CAUTION !!! EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

CALL TEXAS ONE—CALL 811 OR OTHER UTILITY LOCATION SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. SPIARS ENGINEERING, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

Being a 1/2" iron rod found at the northwest corner of the subject tract in the south line of County Club Road (FM 1378).

Northing — 7108716.69, Easting — 2542342.29, Elevation = 604.88

Being a 1/2" iron rod found at the southwest corner of the subject tract. Northing — 7107878.66, Easting — 2542332.29, Elevation = 607.90



Date					
SUOISINDL					

1" = 100'

Drawn By: JHVB Checked By: MD



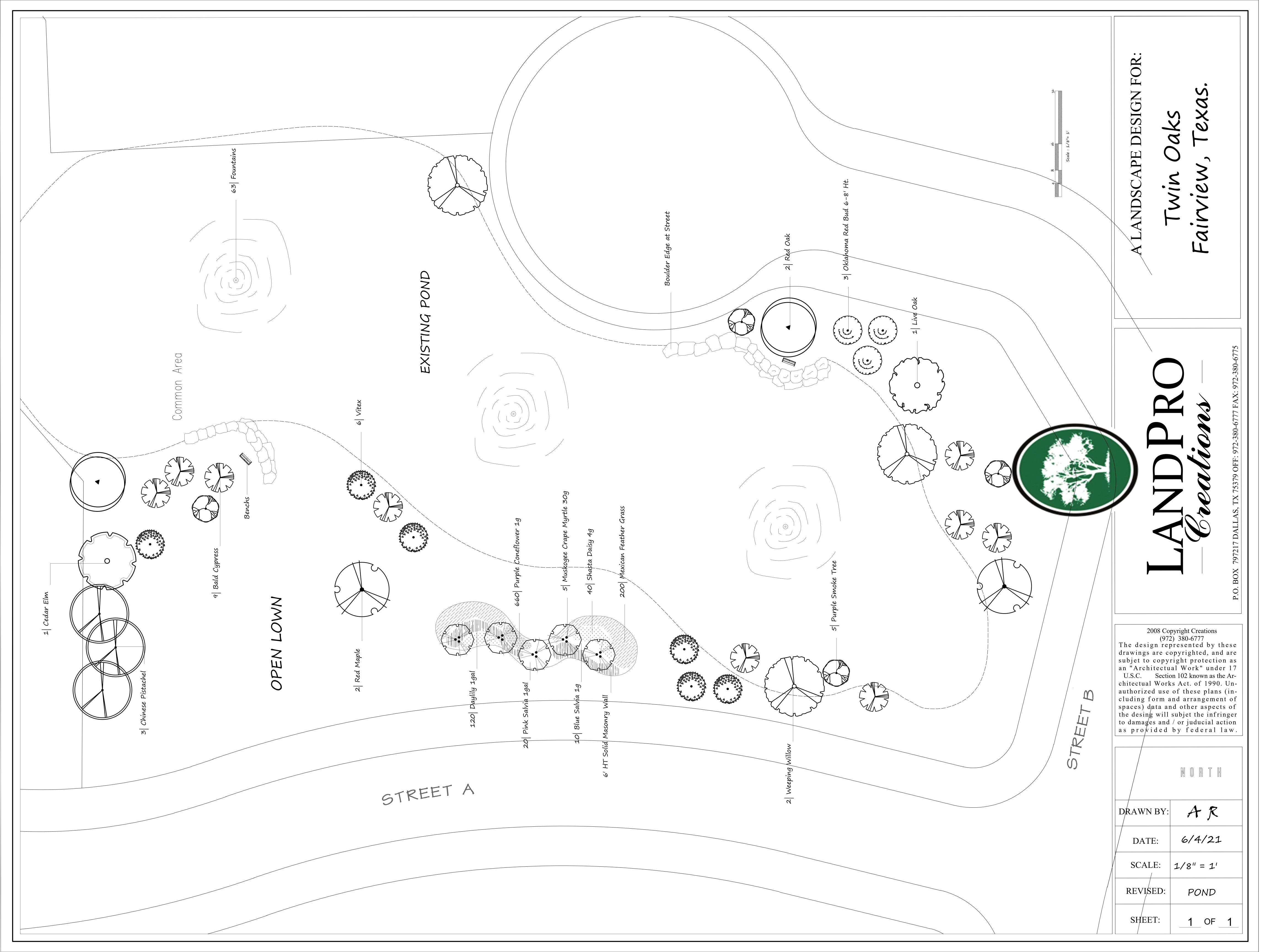
SEI No. 20-165



2008 Copyright Creations
(972) 380-6777
The design represented by these drawings are copyrighted, and are subjet to copyright protection as an "Architectual Work" under 17
U.S.C. Section 102 known as the Architectual Works Act. of 1990. Unauthorized use of these plans (including form and arrangement of spaces) data and other aspects of the desing will subjet the infringer to damages and / or juducial action as provided by federal law.

N O R T H

DRAWN BY:	AR
DATE:	6/25/21
SCALE:	1" = 30'
REVISED:	
SHEET:	1 OF 1



W L O A

NDPRO Featigns F

2008 Copyright Creations
(972) 380-6777
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N O R T H

AR

6/25/21

\_1\_OF\_1

DRAWN BY:

DATE:

SHEET:

SCALE: 1/8" = 1'

REVISED: ACCESS

A LANDSCAPE DESIGN FOR TWIN Oaks

Fairview, Texe