



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.

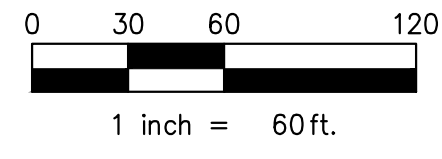
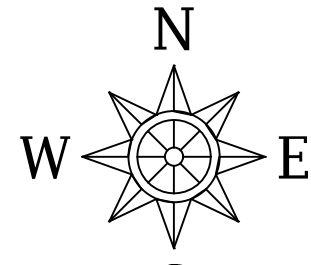
BUDGET: N/A

ATTACHMENTS:

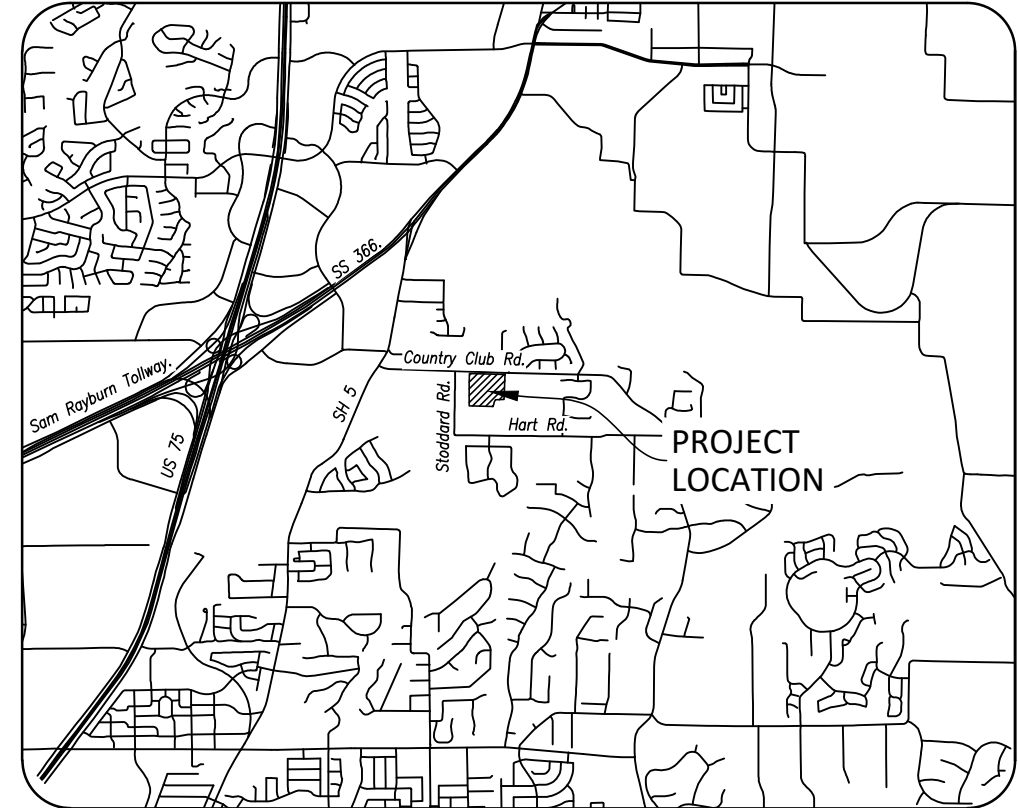
- Locator
- Exhibits



Twin Oaks Addition



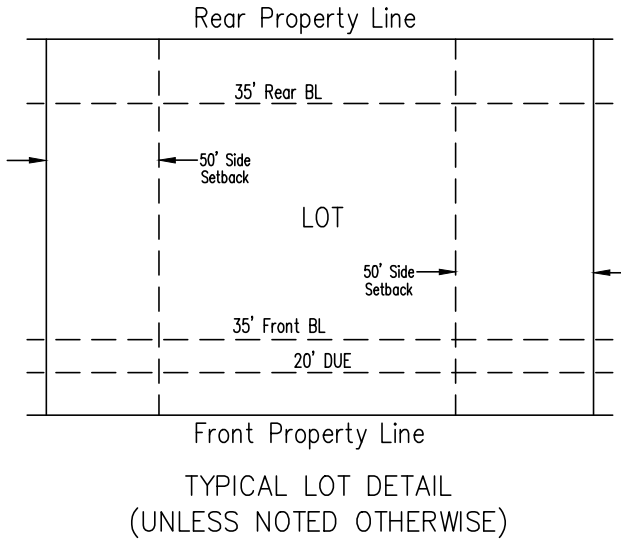
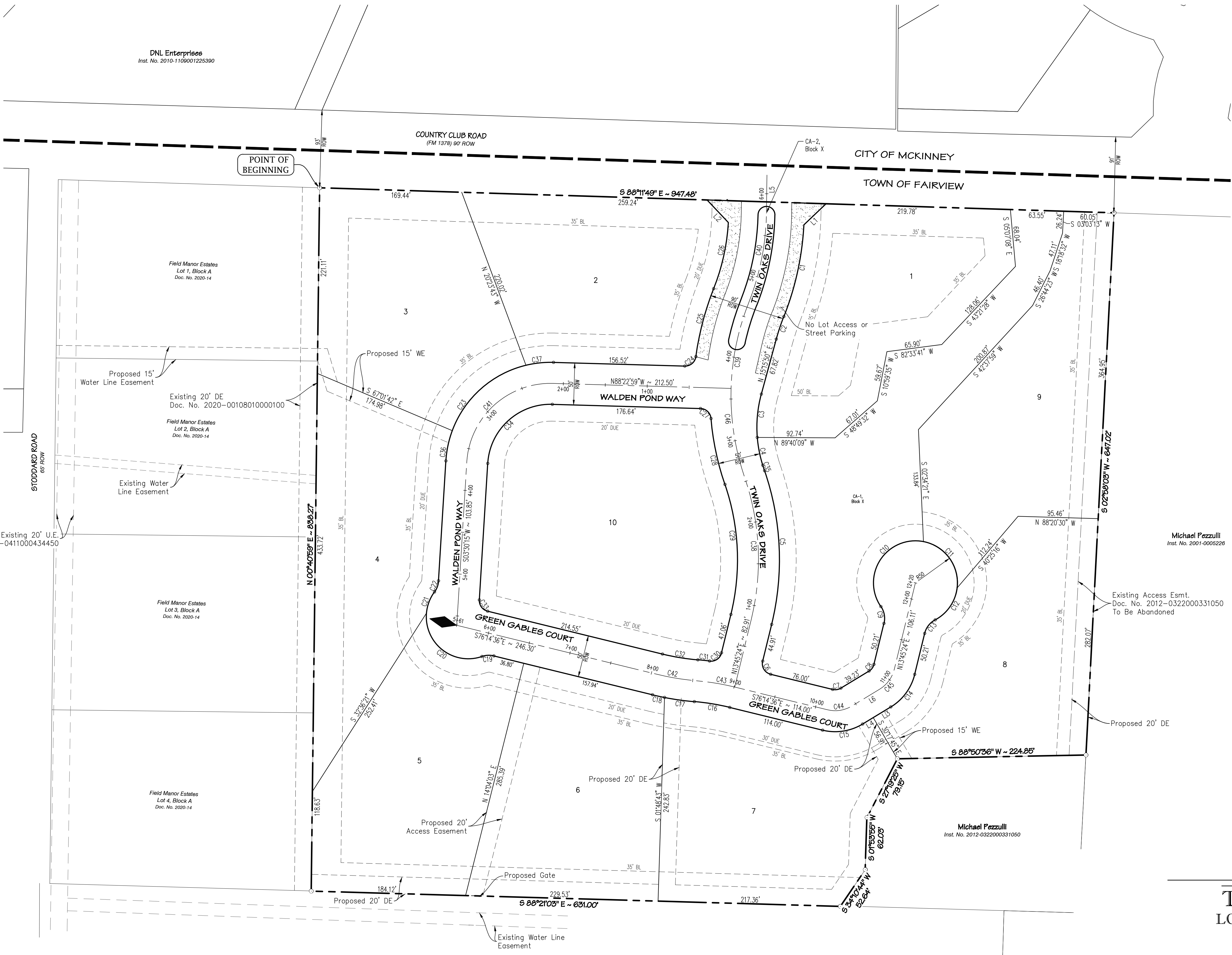
DNL Enterprises
Inst. No. 2010-1108001225390



LOCATION MAP
N.T.S.

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENE" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRIF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HRE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
NO LOT ACCESS OR STREET PARKING	
(BIP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
▲	CENTERLINE
▲	BLOCK DESIGNATION
▲	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEWA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCC)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCC)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRCC)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
(DRDC)	DEED RECORDS, DENTON COUNTY, TEXAS
(PRDC)	PLAT RECORDS, DENTON COUNTY, TEXAS
(OPRDC)	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
(DRDC)	DEED RECORDS, DALLAS COUNTY, TEXAS
(PRDC)	PLAT RECORDS, DALLAS COUNTY, TEXAS
(OPRDC)	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

- NOTES:
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - Site is located in an area of minimal flood hazard (Zone 'X').
 - Area and use regulations shall conform with the (RE-1.5) One-and-One half Acre Ranch Estate District except as follows:
 - Minimum lot area shall be 1.2 acres.
 - Lots/Homes shall not front onto Country Club Road and shall not have driveway or any other vehicular access to Country Club Road.
 - No additional driveway, private drive, or right-of-way access or any other vehicular access shall be provided to Hart Road. Development shall not include any future roadway connections to other properties that have access to Hart Road.
 - Parking and private lot driveway access shall be prohibited onto the main entry roadway.
 - Common areas shall be owned and maintained by a homeowners association (Block X).
 - A 6' tall wrought iron fence with masonry columns may be permitted along the western, eastern and southern property lines, subject to Town approval and permitting.



Michael Pezzulli
Inst. No. 2001-0065226

Existing Access Esmt.
Doc. No. 2012-0322000331050
To Be Abandoned

Michael Pezzulli
Inst. No. 2012-0322000331050

Lovejoy Stoddard
Elementary School
Deed No. 2002-0103728

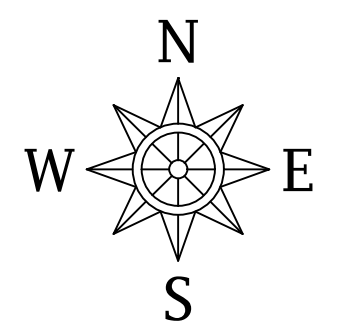
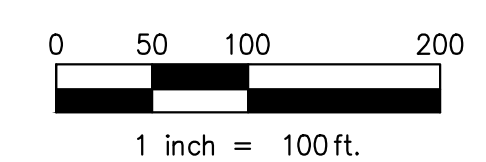
FINAL PLAT

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
--	---	--

Drawing: 03/2020-085030-163-800 Country Club (20)20-165 Final Plat.dwg, Saved By: jpegnas, Size: 17MB, 6/20/2021 10:47:06 AM
Plotted By: jpegnas, Plot Date: 6/20/2021 11:23 AM

Drawing: C:\2020\2020-02-16-800-Country Club\10-145-145.dwg Date: 02/20/2021 11:52:24 AM Plotted by: jorges.rina Date: 02/20/2021 11:52:46 AM



Legend

- = Drainage Area
- = Acreage
- = Q₁₀₀cfs
- = Drainage Area Divide
- = Existing Contours
- = Direction Of Flow

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

Drainage Area Table						
Drainage Basin	Area (Acres) "A"	Runoff Coefficient "C"	Intensity (In./Hr.) "I"	Storm Design Frequency (Yr)	Time Conc. (Min.) "T _c "	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
OS1	6.08	0.50	7.52	100	15	22.9
OS2	1.76	0.75	7.52	100	15	9.9
OS3	1.19	0.75	7.52	100	15	6.7
OS4	3.94	0.50	7.52	100	15	14.8
OS5	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.

BM1
 Being a 1/2" iron rod found at the northwest corner of the subject tract in the south line of Country Club Road (FM 1378).
 Northing = 7108716.69, Easting = 2542342.29, Elevation = 604.88

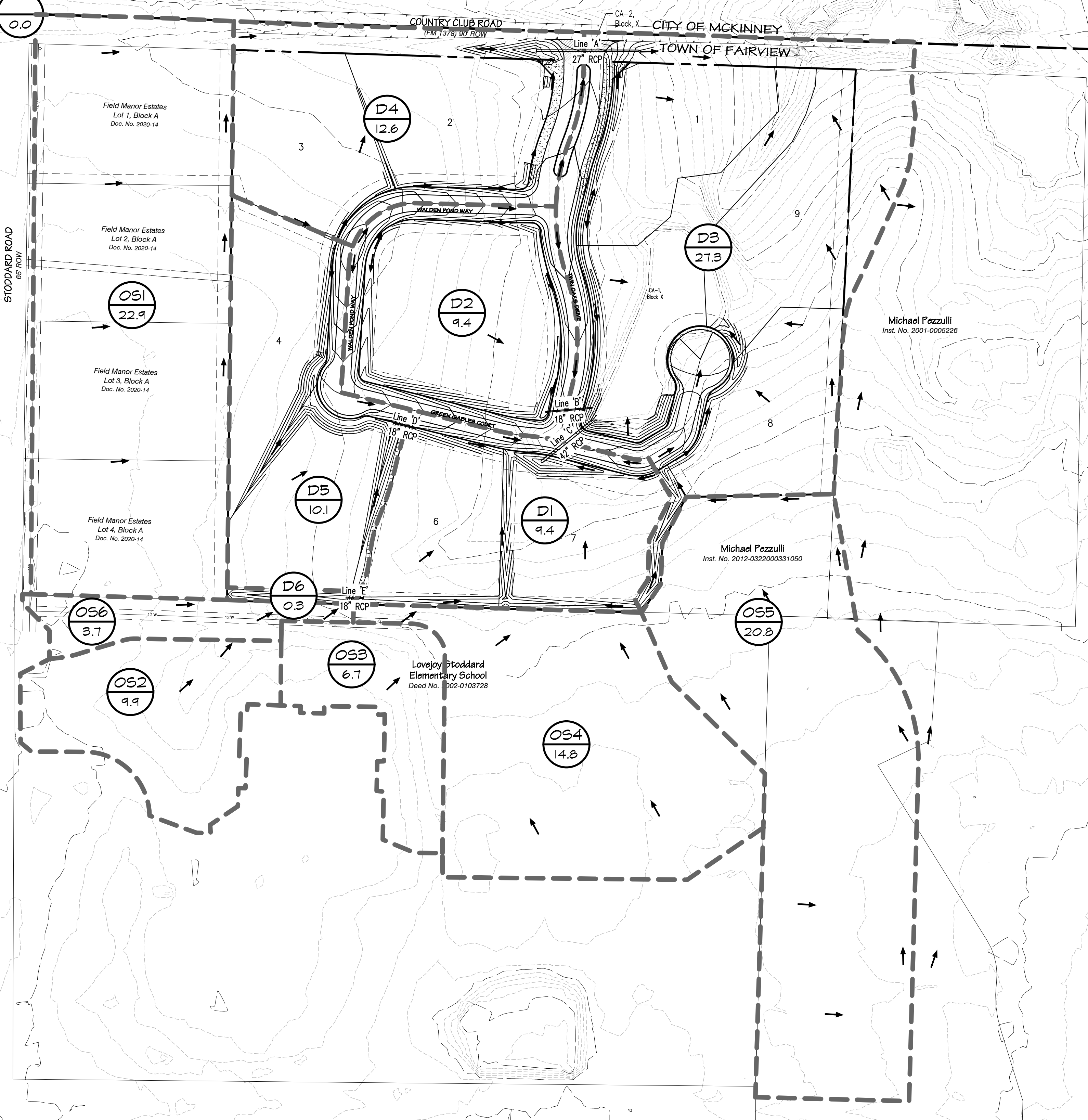
BM2
 Being a 1/2" iron rod found at the southwest corner of the subject tract.
 Northing = 7107878.66, Easting = 2542332.29, Elevation = 607.90



TWIN OAKS
 TOWN OF FAIRVIEW
 COLLIN COUNTY, TEXAS
 DRAINAGE AREA MAP

Date

Scale: 1" = 100'
 Drawn By: JHVB
 Checked By: MD
 Sheet 6
 SEI No. 20-165



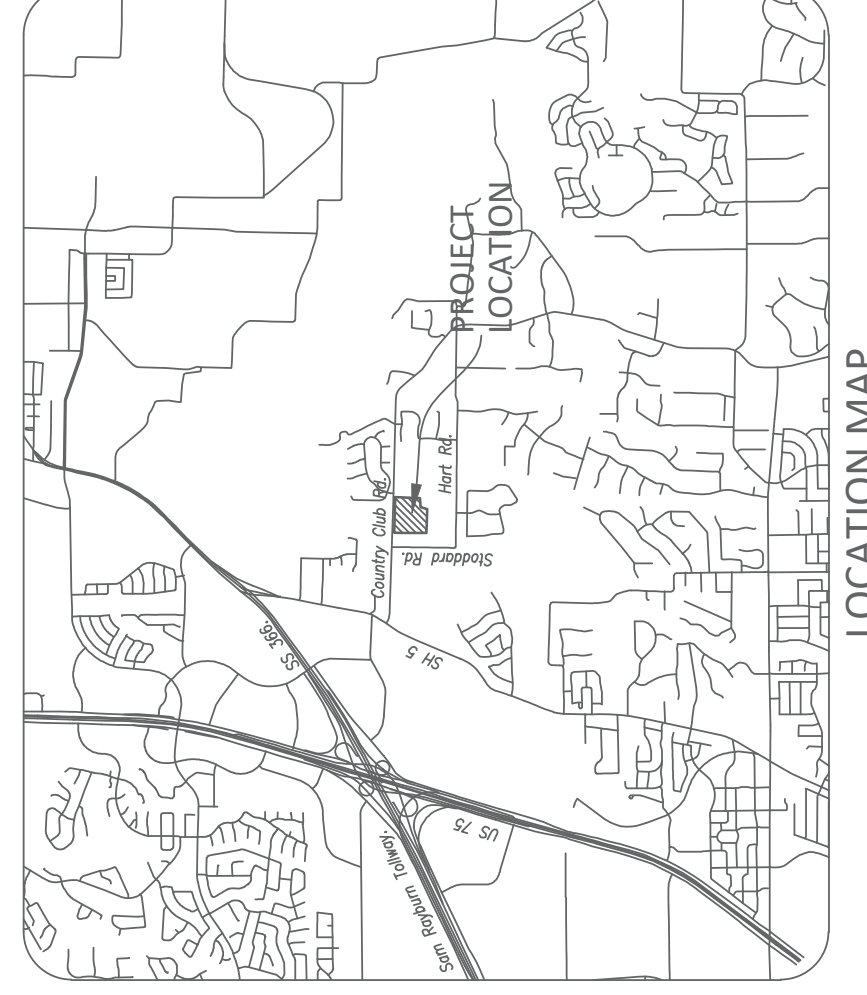
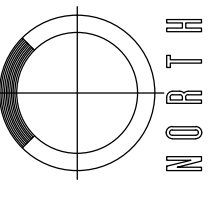
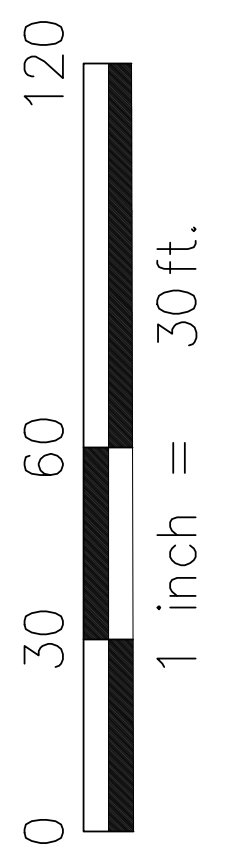
DNL Enterprises
 Inst. No. 2010-1106001225390

Michael Pezzulli
 Inst. No. 2012-032200031050

Lovejoy Stoddard
 Elementary School
 Deed No. 002-0103728



Landscape Plan



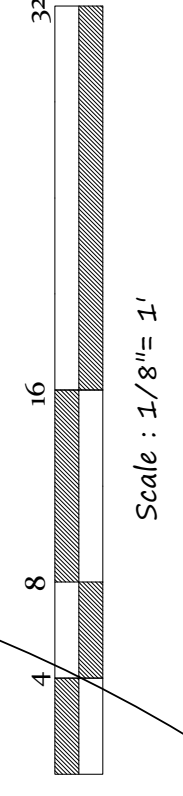
LANDPRO Creations

A LANDSCAPE DESIGN FOR:
Twin Oaks
Fairview, Texas.

P.O. BOX 797217 DALLAS, TX 75279 OFF: 972-380-6777 FAX: 972-380-6775

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

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



A LANDSCAPE DESIGN FOR:

Twin Oaks
Fairview, Texas.



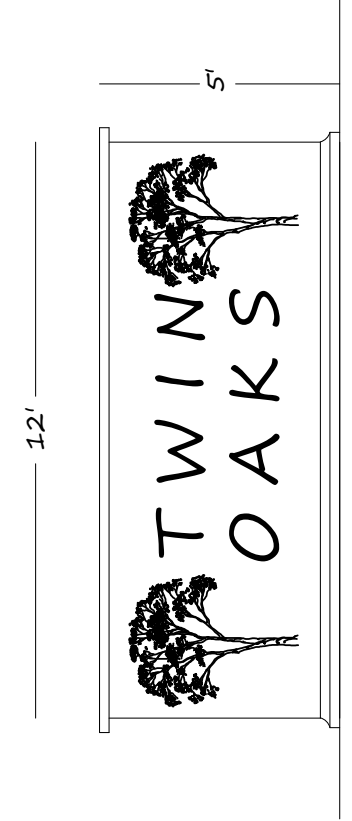
2008 Copyright Creations
(972) 380-6777
The design represented by these drawings are copyrighted, and are subject to copyright protection as an "Architectural Work" under 17 U.S.C. Section 102 known as the Architectural Works Act of 1990. Unauthorized use of these plans (including form and arrangement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

NORTH

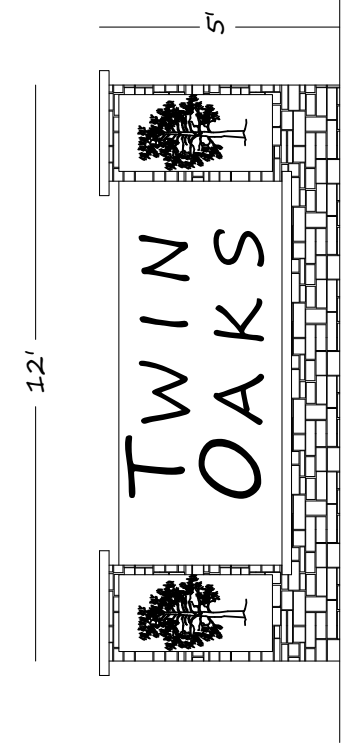
DRAWN BY:	AR
DATE:	6/4/21
SCALE:	1/8" = 1'
REVISED:	POND
SHEET:	1 OF 1

P.O. BOX 797217 DALLAS, TX 75379 OFF: 972-380-6777 FAX: 972-380-6775

OPTION 'A'

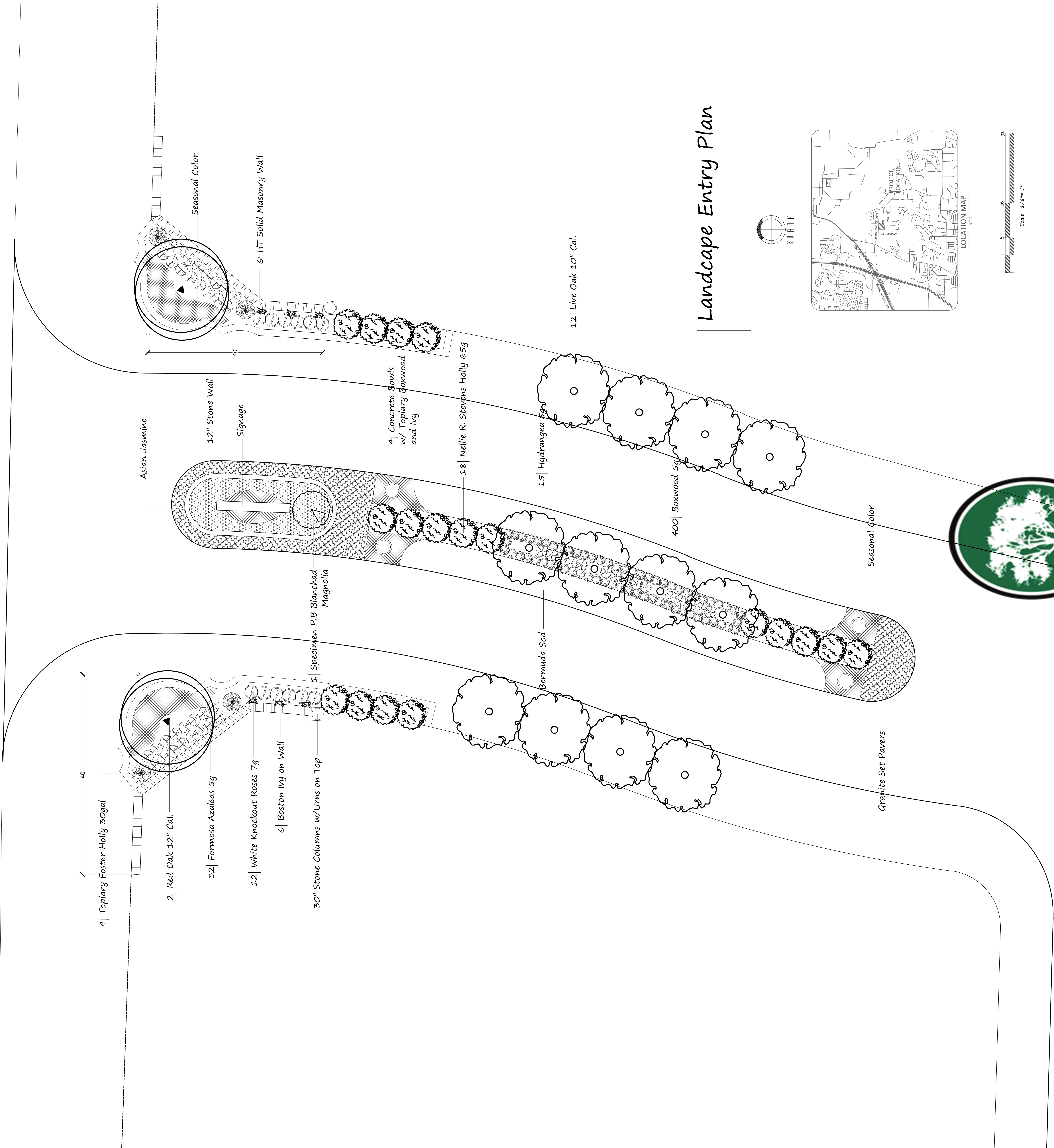


OPTION 'B'

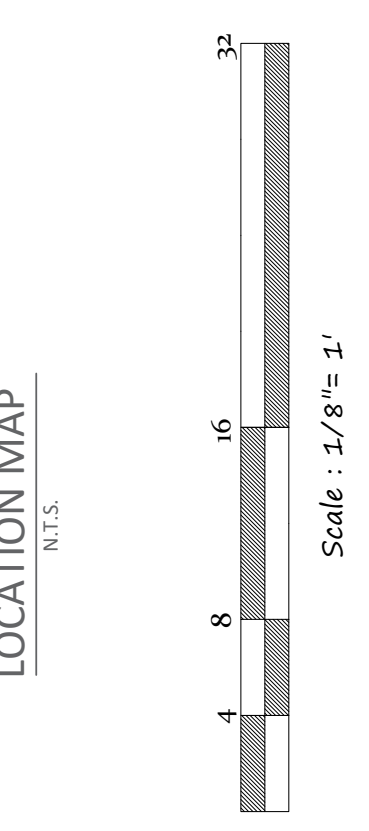
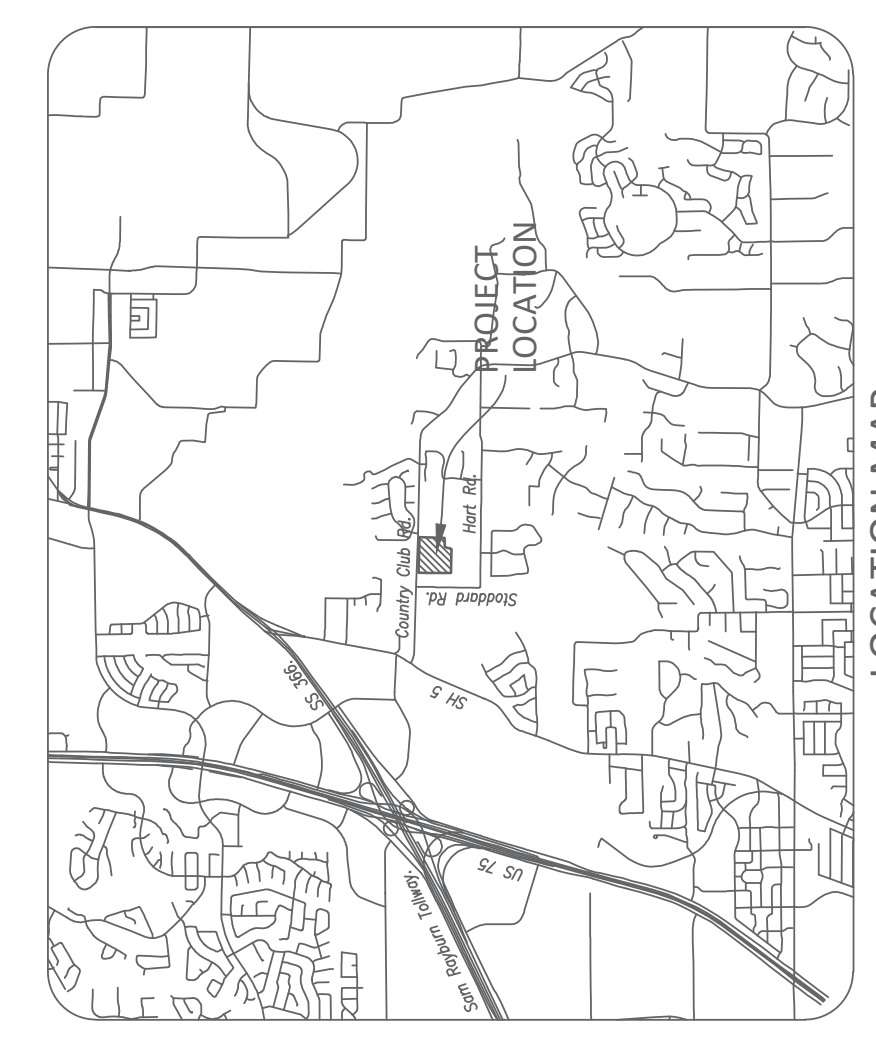
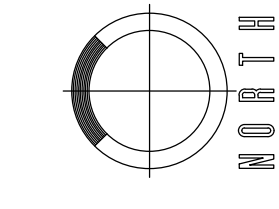


SIGNAGE DETAIL
SCALE 3/4" = 1'

COUNTRY CLUB ROAD



Landscape Entry Plan



LANDPRO Creations

A LANDSCAPE DESIGN FOR:
Twin Oaks
Fairview, Texas.

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

NORTH	
DRAWN BY:	AR
DATE:	6/25/21
SCALE:	1/8" = 1'
REVISED:	ACCESS
SHEET:	1 OF 1