



## *Memorandum*

### *October 10, 2019*

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TO: Planning and Zoning Commission  
Julie Couch, Town Manager

FROM: Israel Roberts, AICP  
Planning Manager

SUBJECT: **COLLINWOOD ACRES**

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**BACKGROUND:** This is a request for approval on a request to amend the zoning to reflect a revised development plan for a portion of the Collinwood Acres Addition. The 11.79-acre site is located on the west side of County Club Drive, north of Old Stacy Road and is zoned for the (PC) Planned Center District. Owners/Applicant: Jay Jones and Vicki Johnston.

The applicant is requesting a revision to the adopted development plan attached for a portion of the Collinwood Acres Addition. The proposed revision reflects the creation of a cul-de-sac street that would provide street frontage to four residential lots. Proposed Lot 4 and Tract 5 would accommodate the existing home. Thus, permitting three new homes on Lots 1-3.

This area was incorporated into the Town of Fairview over numerous annexations throughout the 1960s and 1970s. The Final Plat for this subdivision was filed with Collin County in 1966. Zoning wasn't established until 2010.

Since zoning wasn't established until after the subdivision was developed, a (PC) Planned Center zoning district was crafted to established a number of specific design criteria (lot sizes, setbacks, etc.) that directly related to the existing lots and homes.

**STATUS OF ISSUE:** Ordinance 2013-6-4D, which is the effective ordinance for this area, adopted the existing 1966 Plat for the Collinwood Acres Addition as a Development Plan. That ordinance also states that any revision to the Development Plan that is a major amendment as defined, will be considered a zoning change. In this case, the proposed increase in the number of lots from the original Development Plan triggers the major amendment and thus, this zoning change requirement.

Ordinance 2013-6-4D also states, that any new lots must meet the design standards of the (RE-1.5) one-and-one-half Acre Ranch Estate District. As noted, the applicant proposes to develop a total of four (4) lots served by a new cul-de-sac. By this ordinance, each new lot must be in accordance with the (RE-1.5) District, including lot area, lot frontage and setbacks. All proposed lots meet these requirements.

COMPREHENSIVE PLAN: According to the Comprehensive Plan and the Future Land Use Map, this site is designated for Residential Estate Transition uses. By definition, the Residential Estate Country provides for a maximum gross density of one dwelling unit per 1.5-acres of land. In this case, based upon this 11.79-acre tract of land, the Comprehensive Plan recommends a maximum of 7 dwelling units. For the entirety of the Collinwood Acres Addition (50.8-acres), the Comprehensive Plan would recommend a maximum of 33 lots. Including the proposed revision, the total number of lots within this subdivision would be 28.

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

	<b>Current Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>North</b>	(PC) Planned Center	Residential	Residential Estate Transition
<b>East</b>	(RE-2) & (RE-1)	Residential/Educational	Residential Estate Country/Intuitional
<b>South</b>	(PC) Planned Center	Residential	Residential Estate Transition
<b>West</b>	(PC) Planned Center	Residential	Residential Estate Transition

PUBLIC INPUT: The town has notified 36 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.

RECOMMENDATION: Staff recommends **APPROVAL** of the subject amendment to the Development Plan for the Collinwood acres Addition request with the following stipulation:

1. The Development Plan shall be amended in accordance with the attached Concept Plan.

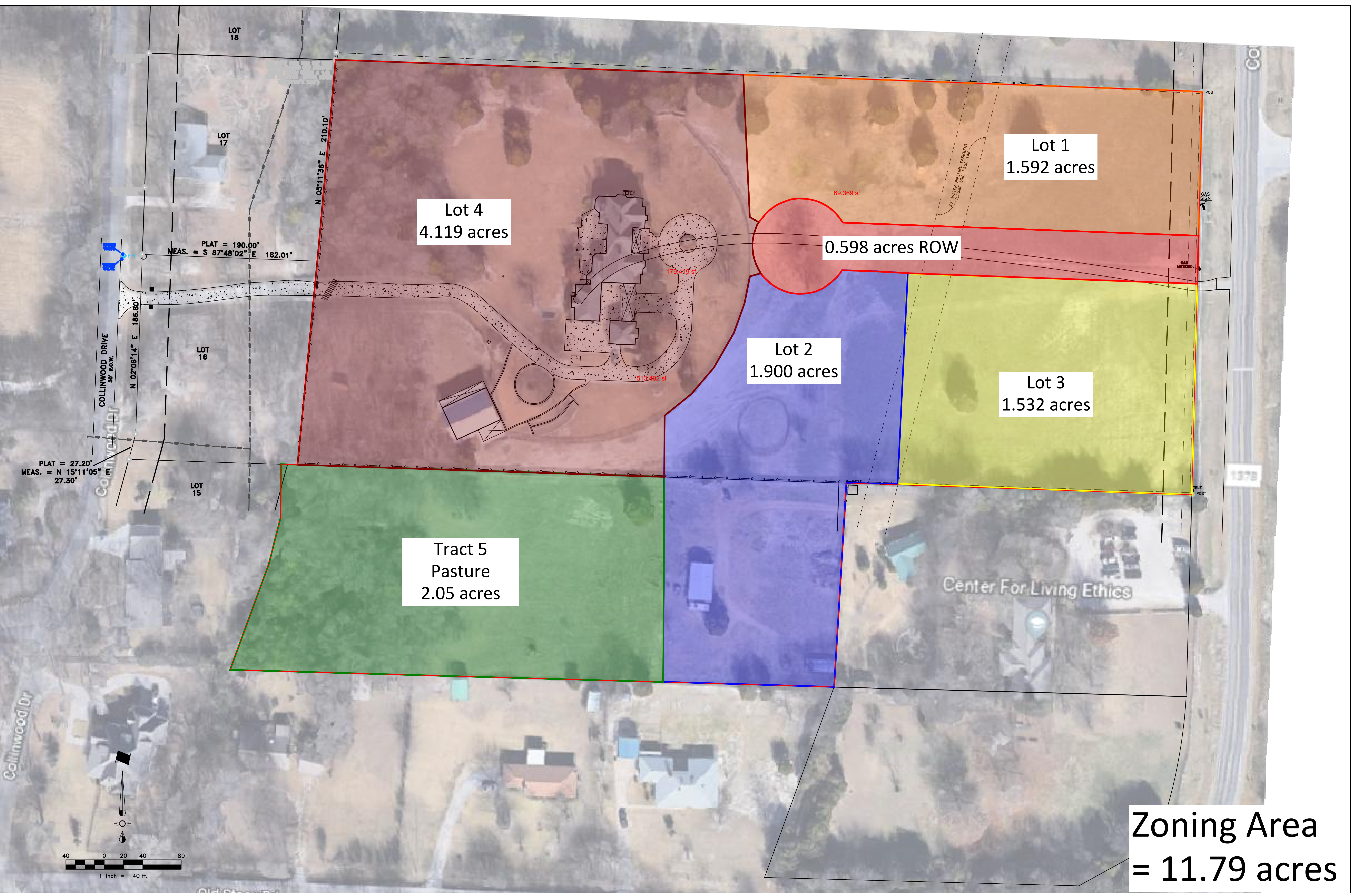
BUDGET: N/A

ATTACHMENTS:

- Locator
- Proposed Tract Map



**ZA2019-06**



Lot 4  
4.119 acres

Lot 1  
1.592 acres

0.598 acres ROW

Lot 2  
1.900 acres

Lot 3  
1.532 acres

Tract 5  
Pasture  
2.05 acres

Zoning Area  
= 11.79 acres

PLAT = 190.00'  
MEAS. = S 87°48'02" E 182.01'

COLLINWOOD DRIVE  
30' R.O.W.  
N 02°06'14" E 186.80'

PLAT = 27.20'  
MEAS. = N 15°11'05" E 27.30'

LOT 18

LOT 17

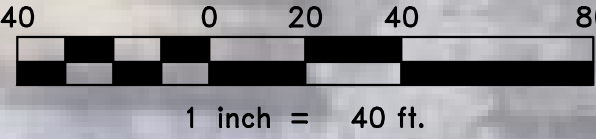
LOT 16

LOT 15

30' WATER PIPELINE EASEMENT  
VOLUME 108, PAGE 148

Center For Living Ethics

1378



THE STATE OF TEXAS }  
 County of Collin } I, JAS. R. WEBB, Clerk of the County Court of said County, do hereby  
 certify that the foregoing instrument of writing together with the certificate of authentication  
 was filed for record in my office on the 17 day of August, 1966, at 11:11 A. M. and  
 duly recorded on the 23 day of August, 1966, at 11:11 A. M. in the map plat  
 records of said County, in Volume 23, page 675.

JAS. R. WEBB, Clerk of County Court of  
 Collin County, Texas  
 By: *[Signature]* Deputy

Approved: August 17, 1966 (date)

City of Fairview  
 by: *[Signature]*  
 Mayor

Commissioner's Court, Collin County, Texas  
 August 16, 1966 by: *[Signature]*  
 (Don Weaver Davis)  
 County Judge

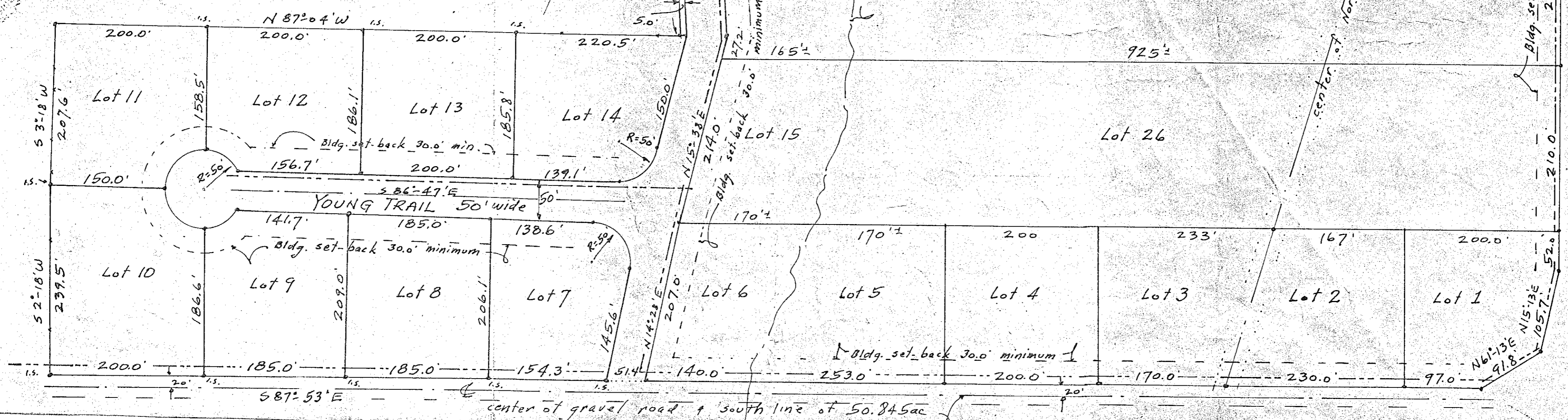
**COLLINWOOD ACRES**  
 Plan of subdivision for 50.845 acres  
 Sam'l Sloan Survey, Collin County, Texas. Being  
 50.845 acres acquired by Collinwood Corp. in  
 deed recorded in Vol 662, page 605 Collin County  
 Deed Records

SCALE: 1 INCH = 100 FEET

Water line indicated thus: *[Dashed line symbol]*

Final Plan: July 11, 1966 Addison G. Wilson, Jr.  
 Reg. Prof. Engr. #8417

*[Signature]*



F.M. Hwy No. 137B

FILED  
 1966 AUG 18 AM 11:11  
 CLERK COUNTY COURT  
 COLLIN COUNTY TEXAS

