



Memorandum

April 11, 2024

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **REPLAT OF THE CREEKWOOD ADDITION**

BACKGROUND: This is a request for approval of a Replat of the Creekwood Addition. The 28.4-acre tract of land is located at the southwest corner of Stacy Road and Country Club road and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Brock Corbett, Kimley-Horn & Associates, representing owners Creekwood United Methodist Church

STATUS OF ISSUE: The proposed plat reflects the development of nine (9) new single-family lots from the existing Creekwood United Methodist Church property. The replat reflects a large 16.2-acre lot that will be retained by Creekwood UMC, and the new nine (9) new single-family lots accessed by a new cul-de-sac street extending from Stacy Road. Two common area lots will be owned and managed by and HOA.

The (RE-1) One-acre Ranch Estate District requires that each lot be a minimum of one-acre in area, have access to a street, and be a minimum of 150-foot width. Lots that are accessed by a cul-de-sac bulb must be a minimum of 70 feet wide. All lots meet those criteria.

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

Since this project was original submitted under the previous version of the Subdivision Ordinance, they are vested to the original Parkland Dedication requirements. The previous CSO also allows for a payment of cash-in-lieu of land dedication when appropriate. As presented, the 9 new single-

family lots would require approximately 11,731-square feet of land (0.26-acres) to be dedicated to the Town for park purposes, or a cash-in-lieu fee of approximately \$26,931. This amount was accepted with the approval of the Preliminary Replat by Town Council.

Drainage

The post-development drainage for the proposed subdivision is utilizing the detention pond prior to release from the properties. There are no adverse effects downstream with the drainage plan as submitted.

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

BUDGET: N/A

ATTACHMENTS:

- Locator
- Exhibits



Subject Site

Old Stacy Rd

Dover Ct

Hampton Ct

Stacy Rd

Stacy Rd

Cambridge Dr

Stafford Ct

FM 1378 (Country Club Rd)

Wyndham Ct

Summer Hill Ln

DEDICATION STATEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That Creekwold United Methodist Church, acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above-described property as Creekwold Addition Lots 1R, 2-10, CA-1 & CA-2, Block A...

No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the right-of-ways or easements on said plat without Town of Fairview permission. 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 the use to a particular utility or utilities...

The Town of Fairview or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

Creekwold United Methodist Church does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whosoever lawfully claiming or to claim the same or any part thereof.

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

Creekwold United Methodist Church (Owner)
Linda Judd (Signer)

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Linda Judd, 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 the ____ day of _____, 2024.

Notary Public in and for
The State of Texas

APPROVAL CERTIFICATE

APPROVED _____ 2024.
Planning & Zoning Commission

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

APPROVED _____ 2024.
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 Creekwold Addition Lots 1R, 2-10, CA-1 & CA-2, Block A was submitted to the Town Council on the ____ day of _____, 2024, 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 the ____ day of _____, 2024.

Town Secretary
Town of Fairview, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Creekwold United Methodist Church is the owner of a tract of land situated in the State of Texas, County of Collin and Town of Fairview, being a part of the Gabriel Fitzhugh Survey Abstract No. 318, being a part of the George Fitzhugh Survey Abstract No. 320, being part of Lot 1, Block A of Creekwold Addition as recorded in Volume 2007, Page 620 of the Plat Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a 60D Nail found in the west right-of-way line of Country Club Road (variable width right-of-way), marking the northwest corner of a called 0.102 acre right-of-way dedication for Country Club Road as recorded in Volume 2007, Page 620 of the Plat Records of Collin County, Texas, marking the southeast corner of a corner clip of Lot 1 of said Addition and the herein described premises;

THENCE with the curving west right-of-way of Country Club Road and a curving east line of Lot 1 of said Addition as follows: Southeastly along a curve to the left having a central angle of 06°15'46", for an arc distance of 372.02 feet, with a radius of 3,403.40 feet (chord = South 09°31'00" East, 371.83 feet); to a Roome capped iron rod set marking the end of said curve; South 12°45'23" East, 225.23 feet to an "X" Cut in the north line of a tract of land to Lovejoy Independent School District as recorded in Volume 232, Page 641 of the Deed Records of Collin County, Texas, marking the southwest corner of said 0.102 acre right-of-way dedication, the easterly most southeast corner of Lot 1 and said premises;

THENCE with the north line of said Lovejoy Independent School District tract and a south line of Lot 1, South 76°57'41" West, 278.35 feet to a point marking the northwest corner of said Lovejoy Independent School District tract, an interior corner of Lot 1 and said premises; from which a 1/2" iron rod found for reference bears South 76°57'41" West, 1.00 feet;

THENCE with the west line of said Lovejoy Independent School District tract and an east line of Lot 1, South 12°39'28" East, 226.91 feet to an "X" Cut marking the northwest corner of a tract of land to Lovejoy Independent School District as recorded in Volume 4331, Page 785 of the Deed Records of Collin County, Texas, the northeast corner of a tract of land to Lovejoy Independent School District as recorded in Volume 880, Page 203 of the Deed Records of Collin County, Texas, the southwest corner of the aforementioned Lovejoy Independent School District tract, the southerly most southeast corner of Lot 1 and said premises;

THENCE with the north line of said Lovejoy Independent School District tract, the north line of Lot 30, Lot 31 and Lot 32, Block D of Country Brook Estates Phase 1 as recorded in Volume L, Page 428 of the Plat Records of Collin County, Texas, and a south line of Lot 1, South 89°46'16" West (Basis of Bearings), 1,206.94 feet to a 1/2" iron rod found in the east line of Lot 5, Block K of Stacy Ridge Estates Phase I as recorded in Volume M, Page 195 of the Plat Records of Collin County, Texas, marking the southwest corner of Lot 1 and said premises;

THENCE with the east line of Stacy Ridge Estates Phase I and the west line of Lot 1 as follows: North 00°02'58" East, 587.39 feet to a 1/2" iron rod found for angle break; North 00°28'46" East, passing at 308.87 feet a 1/2" iron rod found and continuing for a total distance of 424.30 feet to a point in the south right-of-way line of Stacy Road (variable width right-of-way), marking the southwest corner of a right-of-way dedication for Stacy Road as recorded under County Clerk's No. 20141205001327020 of the Deed Records of Collin County, Texas, and the northwest corner of said premises;

THENCE with the south right-of-way line of Stacy Road, the south line of said right-of-way dedication and crossing through Lot 1 as follows: South 76°23'51" East, 369.43 feet to a 60D Nail found for angle break; South 83°59'22" East, 249.99 feet to a Roome capped iron rod set for angle break; North 89°42'02" East, 677.63 feet to a 60D Nail found in the northeasterly line of Lot 1, marking the northwest corner of a corner clip of said premises;

THENCE along said corner clip and with the northeasterly line of Lot 1, South 47°08'16" East, 39.32 feet to the place of beginning and containing 27.705 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, F. E. Bemenderfer Jr., 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.

NOT FOR RECORDING

F. E. Bemenderfer Jr.
R.P.L.S. No. 4051



ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared F. E. Bemenderfer Jr., 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 the ____ day of _____, 2024.

Notary Public in and for
The State of Texas

Replat
Creekwold Addition
Lots 1R, 2-10, CA-1 & CA-2, Block A
1,206,834 SF / 27.705 Acres
Being a replat of Lot 1, Block A
of Creekwold Addition as
Recorded in Vol. 2007, Pg. 620, P.R.C.C.T.
Gabriel Fitzhugh Survey Abstract No. 318
George Fitzhugh Survey Abstract No. 320
Town of Fairview, Collin County, Texas
March 2024

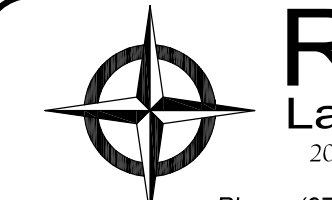
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Submitted: March 11, 2024
Revised: March 29, 2024

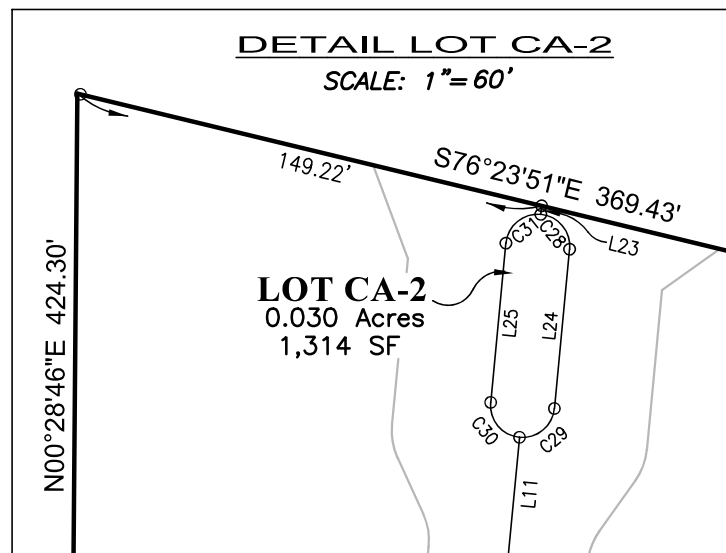
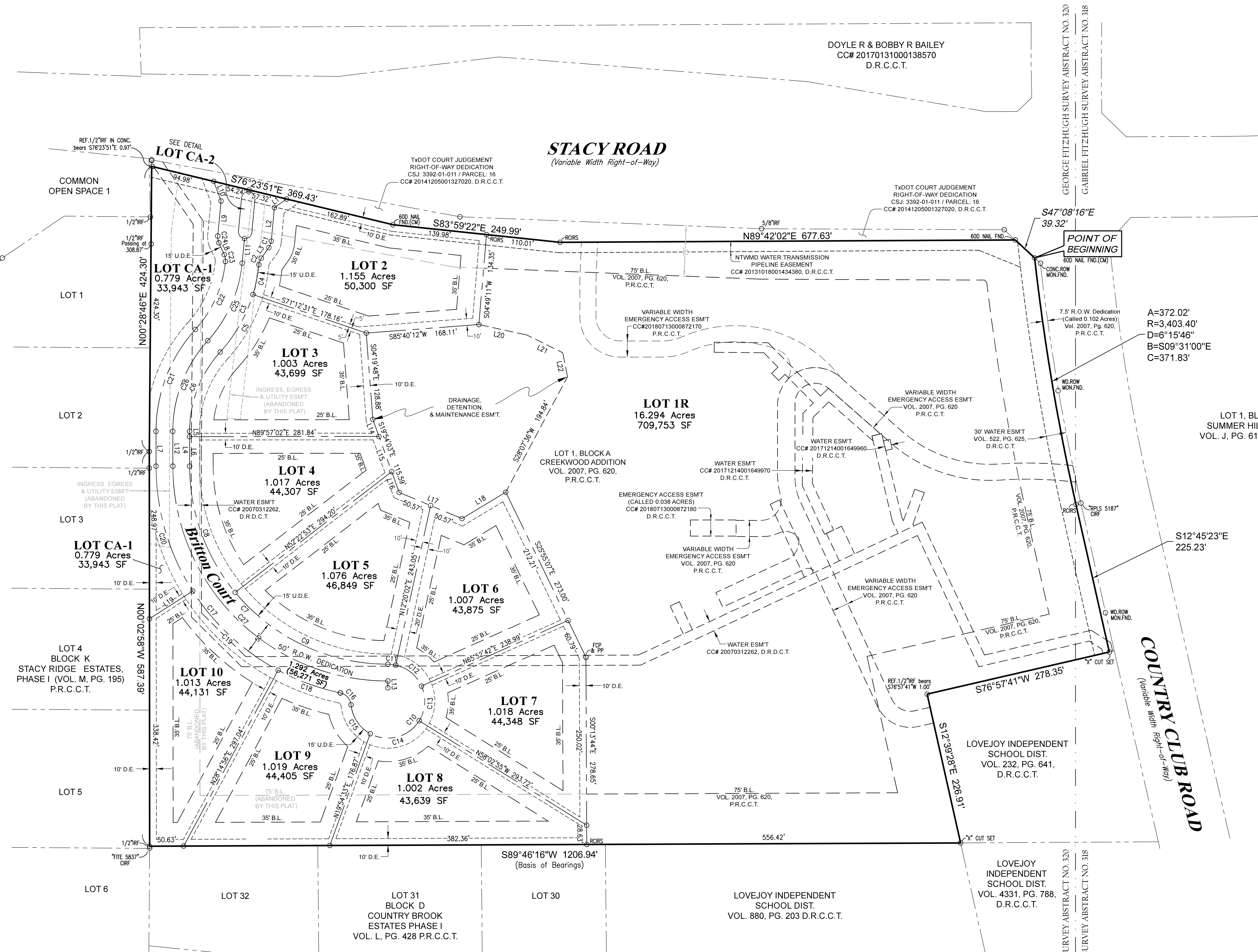
Engineer:
Kinley-Horn
260 East Davis Street, Suite 100
McKinney, Texas 75069
(972) 423-4372
(M) 817-205-2064
Contact: Eric T. Jeske, P.E.

Owner: Creekwold United
Methodist Church
261 Country Club Rd
Allen, TX 75002
(972) 423-4372
Linda Judd
ljudd42@creekwoldumc.org

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, TX 75074
(972) 423-4372
Attn: Fred Bemenderfer
fredb@roomeinc.com



2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100



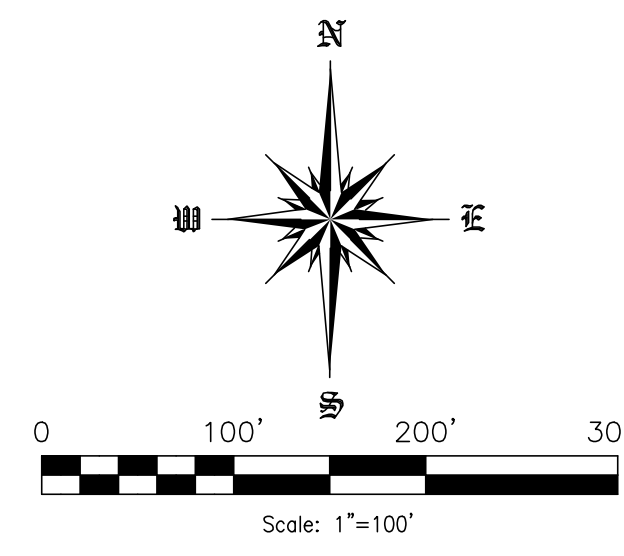
LOT FRONTAGE CHART table with columns: LOT NO., REQUIRED FRONTAGE (FT), PROVIDED FRONTAGE (FT)

CURVE TABLE table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE

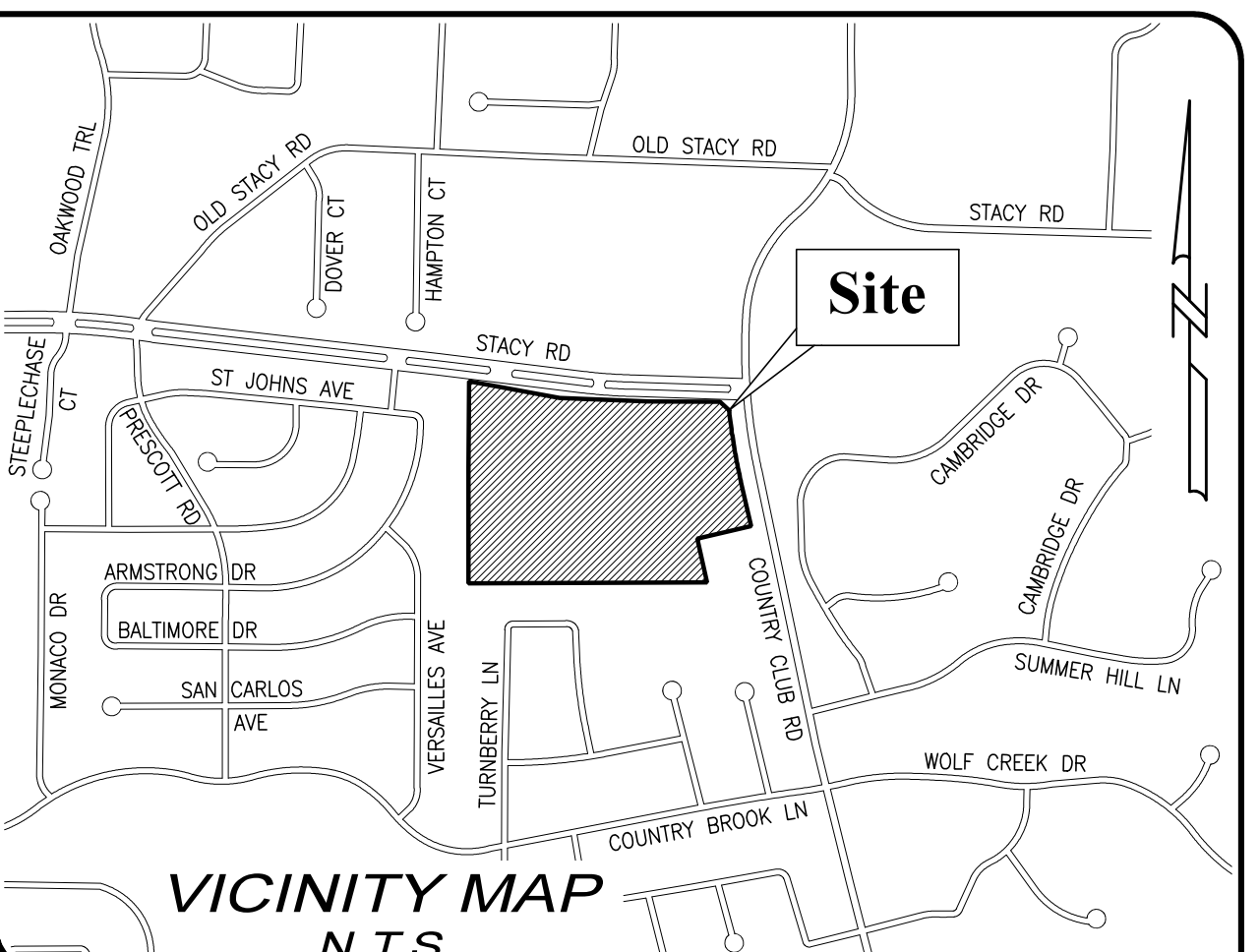
LINE TABLE table with columns: LINE, BEARING, DISTANCE

Selling off a portion of this addition by metes and bounds description without a replat being approved by the Town of Fairview is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.

- Notes: 1. No part of subject property lies within a Special Flood Hazard Area... 2. Source bearing per Lot 1, Block A of Creekwold Addition... 3. This plat has been performed without the benefit of a title commitment... 4. The purpose of this replat is to dedicate easements and create new lots.

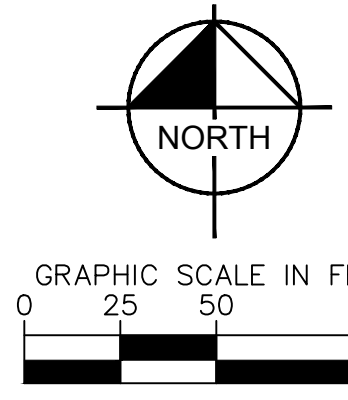
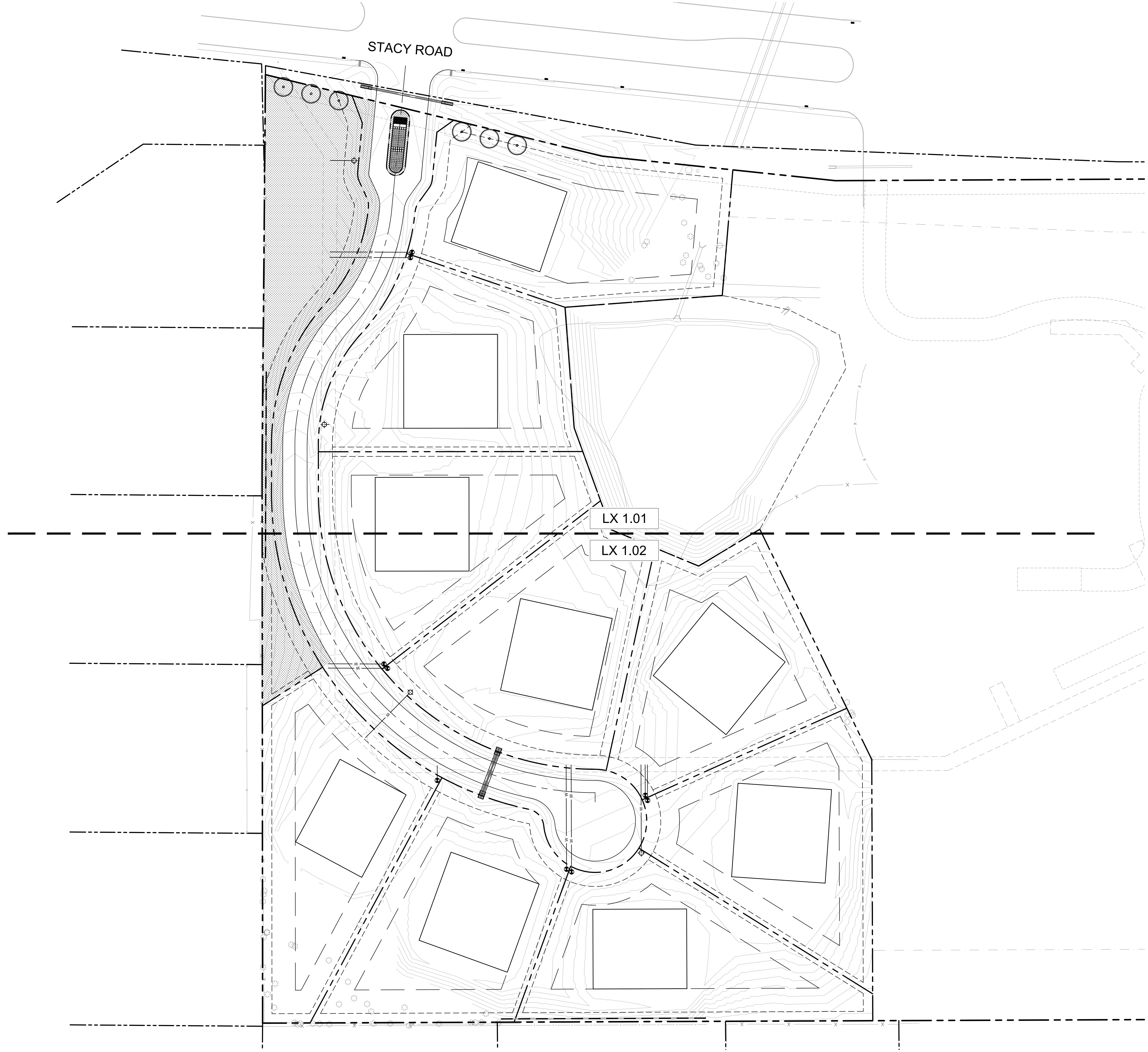


Legend table with symbols and descriptions for monument types and lines.



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 CREEKWOOD SUBDIVISION CAD SHEETS
 L1C 1.00

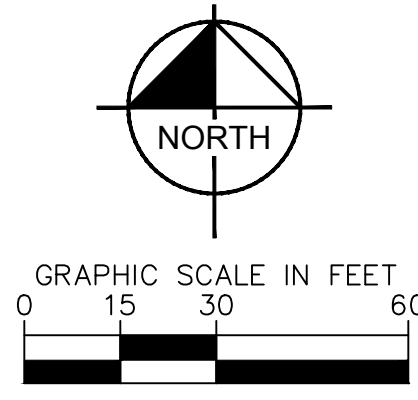
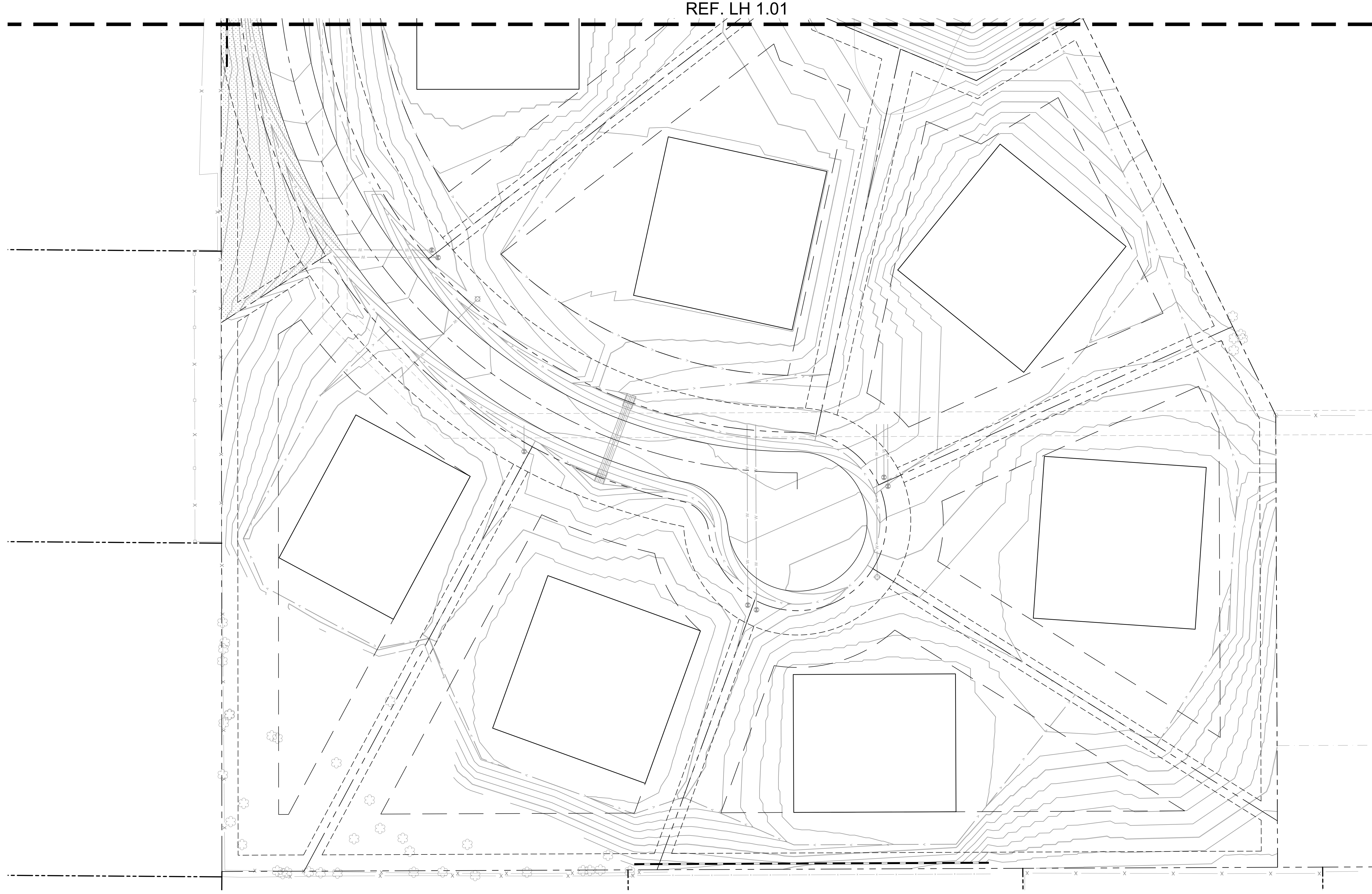
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OVERALL LANDSCAPE PLAN SHEET NUMBER L1C 1.00		CREEKWOOD ADDITION FAIRVIEW, TEXAS PREPARED FOR CUSTOM HOMES OF TEXAS		KHA PROJECT 068222110 DATE MARCH 2024 SCALE AS SHOWN DESIGNED BY MER DRAWN BY MER CHECKED BY MER		 FOR REVIEW ONLY Not for construction or permit purposes. P.L.A. MARIE E. ROBBIS L.A. No. 3389 Date 3/29/2024		 © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069 PHONE: 469-301-2560 FAX: 972-239-8320 WWW.KIMLEY-HORN.COM TX F-928		REVISIONS No. _____ DATE _____ BY _____

PLOT: 068222110.dwg
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 USER: MER
 PLOT: 068222110.dwg
 DATE: 3/20/2024 4:52 AM
 USER: MER

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HARDSCAPE PLAN	CREEKWOOD ADDITION FAIRVIEW, TEXAS PREPARED FOR CUSTOM HOMES OF TEXAS	Kimley»Horn <small>© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069 PHONE: 469-301-2560 FAX: 972-239-8320 WWW.KIMLEY-HORN.COM TX F-928</small>
KHA PROJECT 068222110 DATE MARCH 2024 SCALE AS SHOWN DESIGNED BY MER DRAWN BY MER CHECKED BY MER	P.L.A. No. 3389 MARI E. ROBRIS Date 3/20/2024	FOR REVIEW ONLY Not for construction or permit purposes. Kimley»Horn P.L.A. No. 3389 MARI E. ROBRIS Date 3/20/2024
PLOT: 068222110.dwg DATE: 3/20/2024 4:52 AM USER: MER PLOT: 068222110.dwg DATE: 3/20/2024 4:52 AM USER: MER	This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and stipulation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.	REVISIONS No. BY DATE

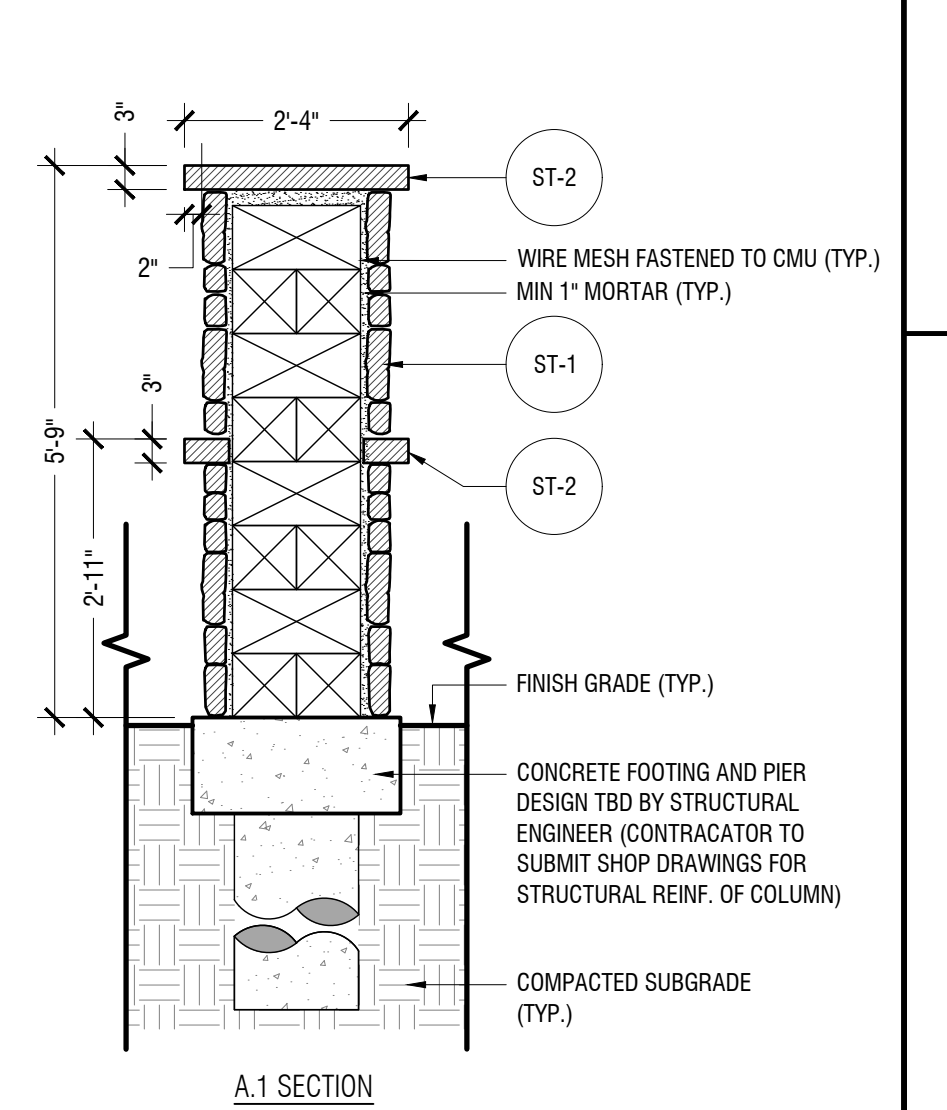
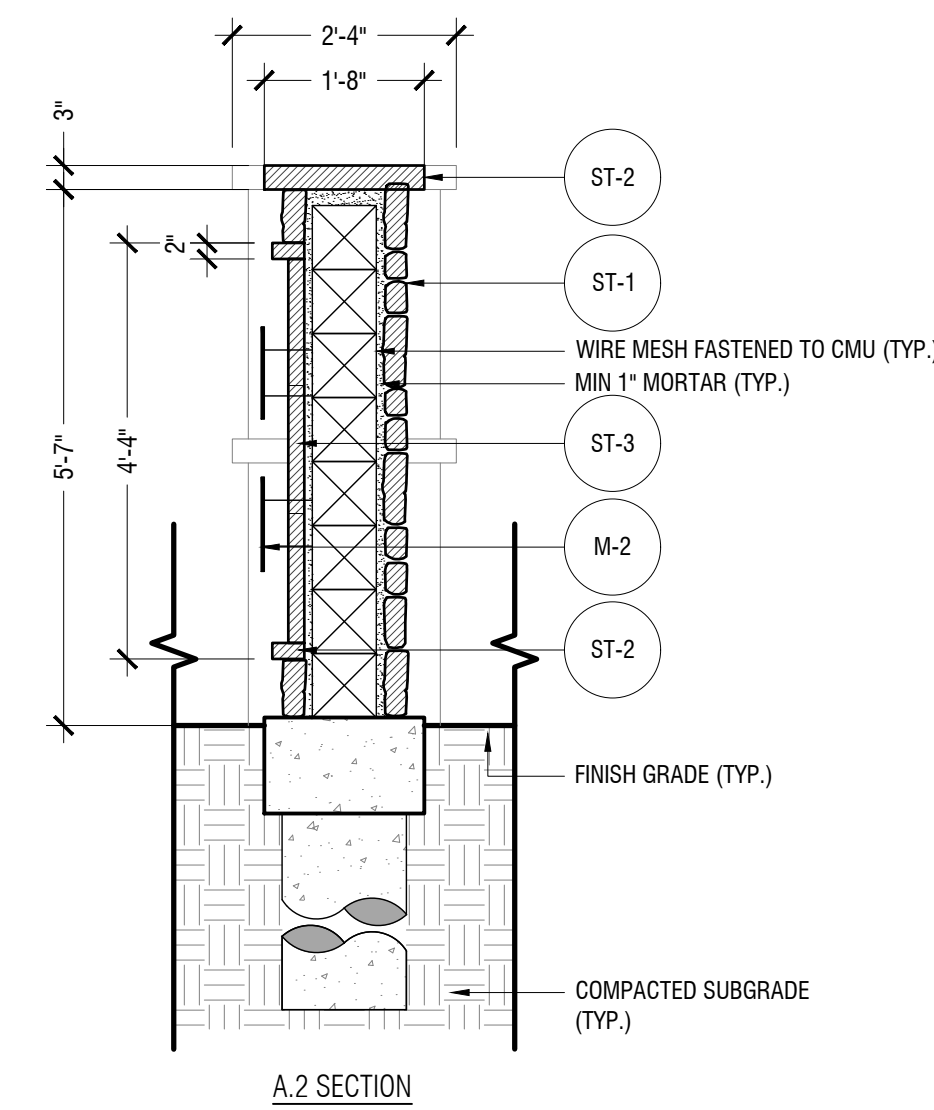
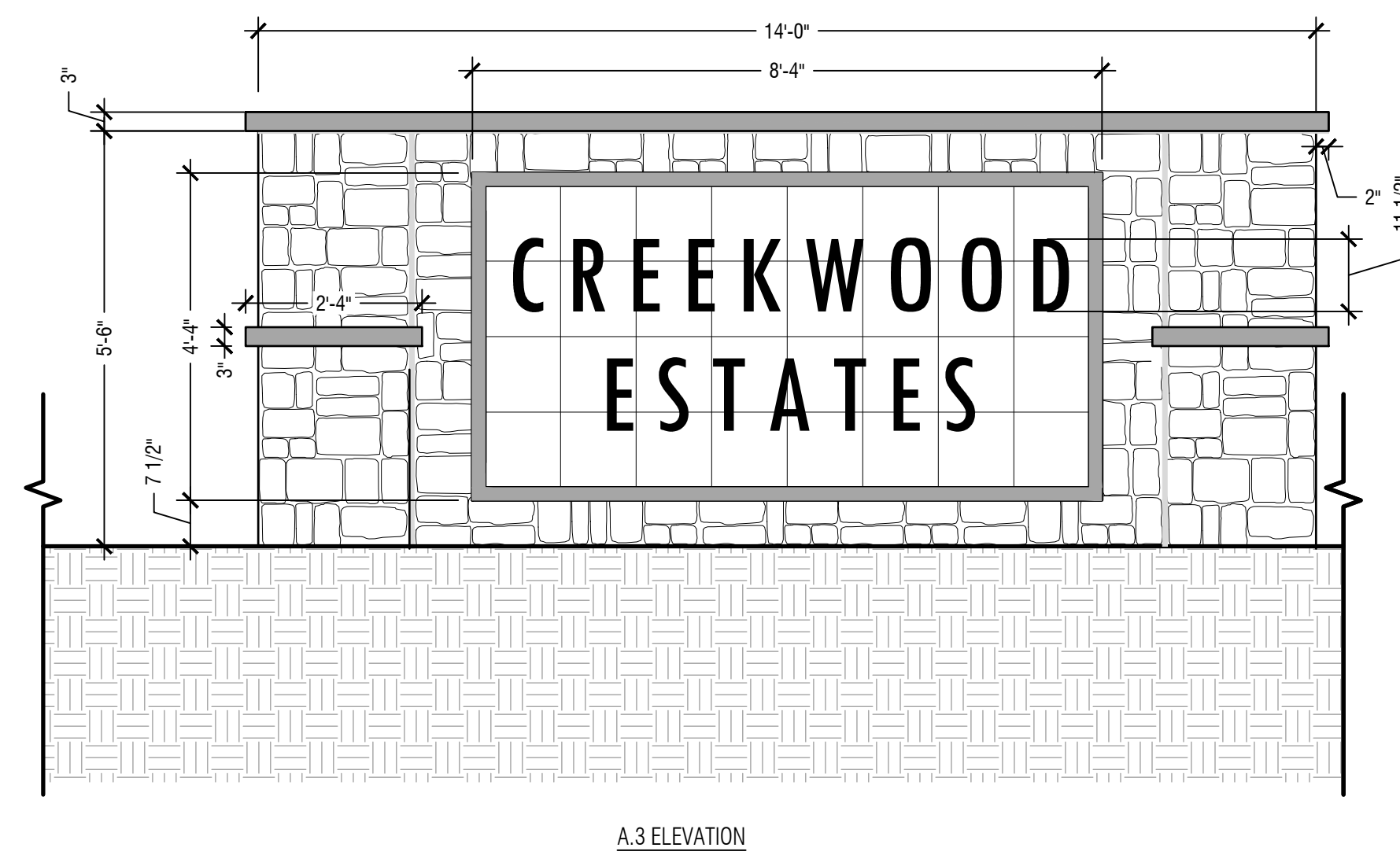
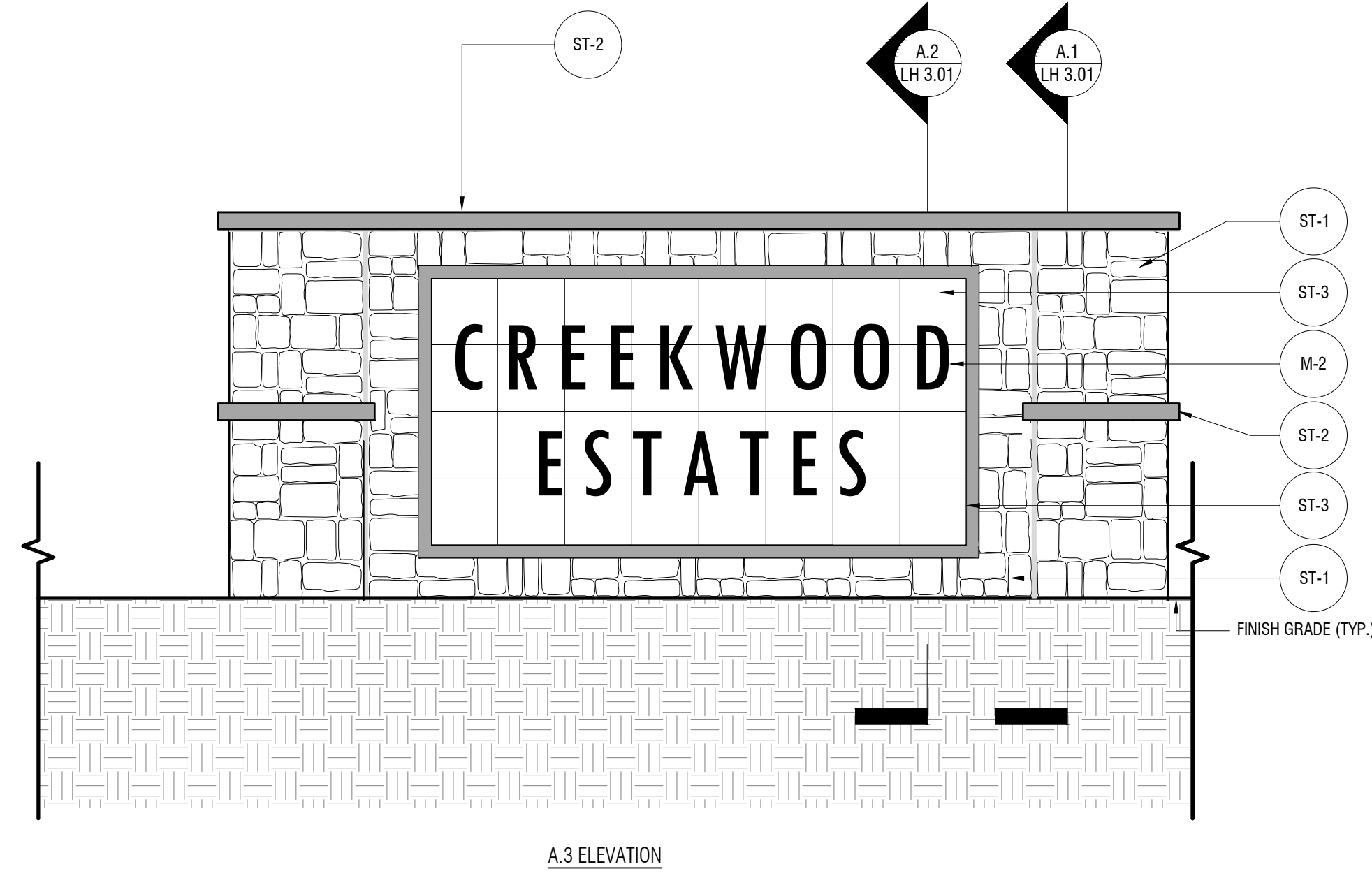
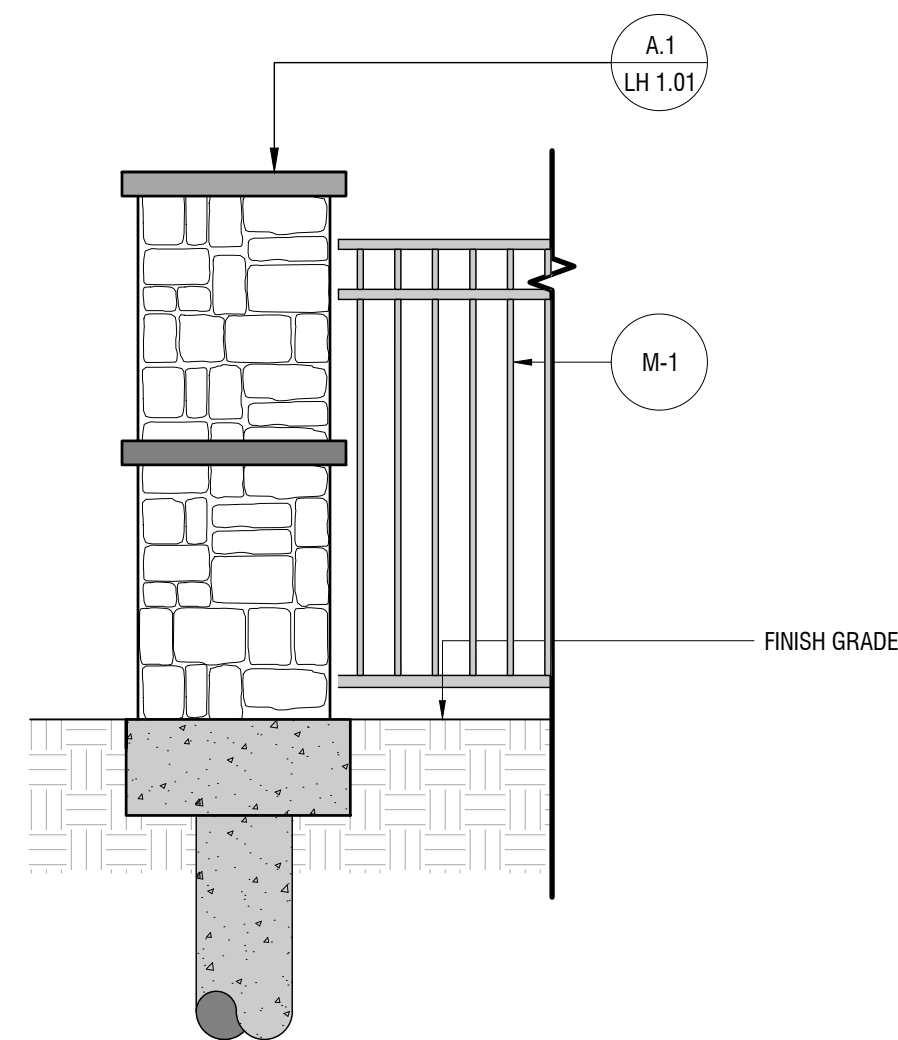
SHEET NUMBER
LH 1.02

JAMES
 WATKINS
 ARCHITECT
 2050224 10:50 AM
 2/29/2024 8:42 AM
 KIMLEY-HORN AND ASSOCIATES, INC.
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
 WWW.KIMLEY-HORN.COM TX F-928

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STONE COLUMN WITH 5'-0" ORNAMENTAL IRON FENCE

Scale: 1/2" = 1'-0"



ENTRY SIGN

Scale: 1/2" = 1'-0"

NOTE:
 1. FOR DESIGN INTENT ONLY. STRUCTURAL ENGINEERING BY OTHERS.
 2. CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.

Kimley»Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
 PHONE: 469-301-2560 FAX: 972-239-8320
 WWW.KIMLEY-HORN.COM TX F-928

FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley»Horn
 MARI E. ROBRIS
 P.L.A. No. 3389 Date 3/29/2024

KHA PROJECT	068222110
DATE	MARCH 2024
SCALE	AS SHOWN
DESIGNED BY	MER
DRAWN BY	MER
CHECKED BY	MER

CREEKWOOD ADDITION
 FAIRVIEW, TEXAS
 PREPARED FOR
 CUSTOM HOMES OF TEXAS

HARDSCAPE DETAILS

SHEET NUMBER
LH 3.01

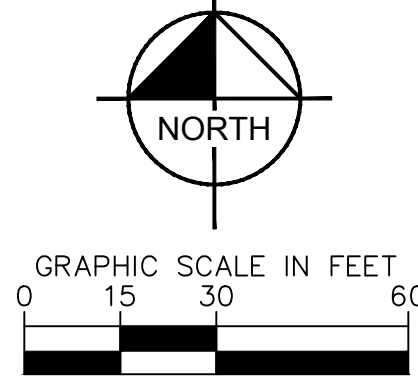
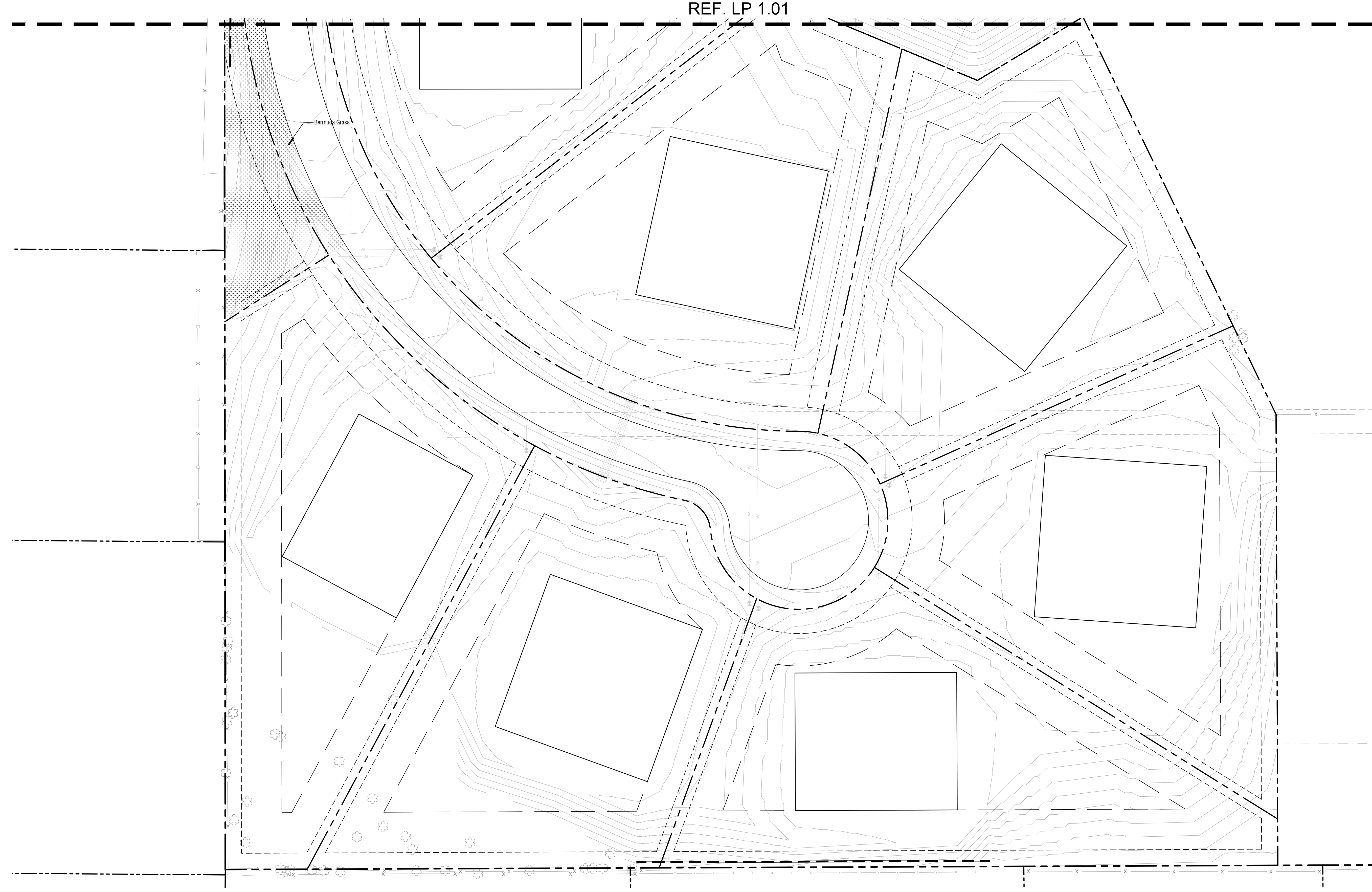
No.	REVISIONS	DATE	BY

A

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 DRAWN BY: MER

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LANDSCAPE PLAN SHEET NUMBER LP 1.02	CREEKWOOD ADDITION FAIRVIEW, TEXAS PREPARED FOR CUSTOM HOMES OF TEXAS	KHA PROJECT 068222110 DATE MARCH 2024 SCALE AS SHOWN DESIGNED BY MER DRAWN BY MER CHECKED BY MER	 <small>FOR REVIEW ONLY Not for construction or permit purposes.</small> P.L.A. MARIE E. ROBBINS L.A. No. 3389 Date 3/29/2024	 © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069 PHONE: 469-301-2560 FAX: 972-293-8320 WWW.KIMLEY-HORN.COM TX F-928	REVISIONS No. BY DATE