



Memorandum

March 7, 2017

TO: Town Council
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **PRELIMINARY PLAT FOR THE KINGDOM ESTATES ADDITION**
(CASE #PP2017-01)

BACKGROUND: This is a request for approval of a preliminary plat for the Kingdom Estates Addition. The 27.9-acre tract of land is located south of Hart Road, between the Oakwood Estates Addition and the Stone Creek Estates Addition and is zoned for the (RE-2) two-acre Ranch Estate District. Applicant: Brandon Bush; Custom Homes on Texas **(PP2017-01)**

STATUS OF ISSUE: The proposed preliminary plat reflects the development of twelve (12) single family lots and one (1) common area lot. The proposed subdivision will have a main point of access from Elm Creek Drive through Stone Creek Estates and a secondary, gated, emergency only access point from Oakwood Estates via Country Trail Drive.

The purpose of a Preliminary Plat is to review the design of a proposed subdivision, including lot layout, right-of-way dedications, and easements. 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.

Preliminary Plats do not establish a subdivision; they are a temporary document (expires 180 days from the date of approval) that allow the Town to review the framework of a subdivision, prior to the preparation of a Final Plat.

Vehicle Access and Right-of-Way Requirements

Elm Creek Drive will be extended, which will be the main point of access into the subdivision. A gated, emergency access only connection, will be made via Country Trail Drive through Oakwood Estates. The second point of access, is necessary to provide adequate emergency response into this subdivision.

Parks, Open Space and Trails

In December 2016, the Parks Board made a recommendation that a 6-feet, wide concrete trail connecting Elm Creek Drive to Country Trail Drive be included as part of the subdivision development. As shown, the common area plan reflects the alignment of the trail and its connection at the gated, emergency access entry, at Country Trail.

P&Z Action: At the February 9 meeting, the Planning and Zoning Commission recommended **APPROVAL** of the proposed preliminary plat with the additional condition of installing a bollard within the pedestrian access pathway at the emergency gate. The plans have been updated to reflect this bollard.

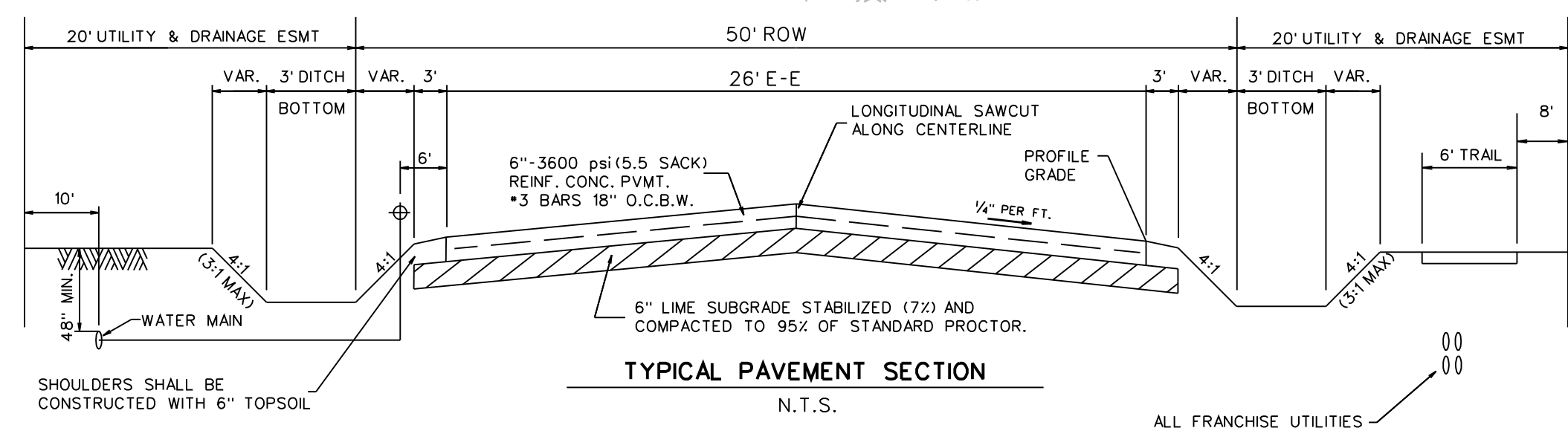
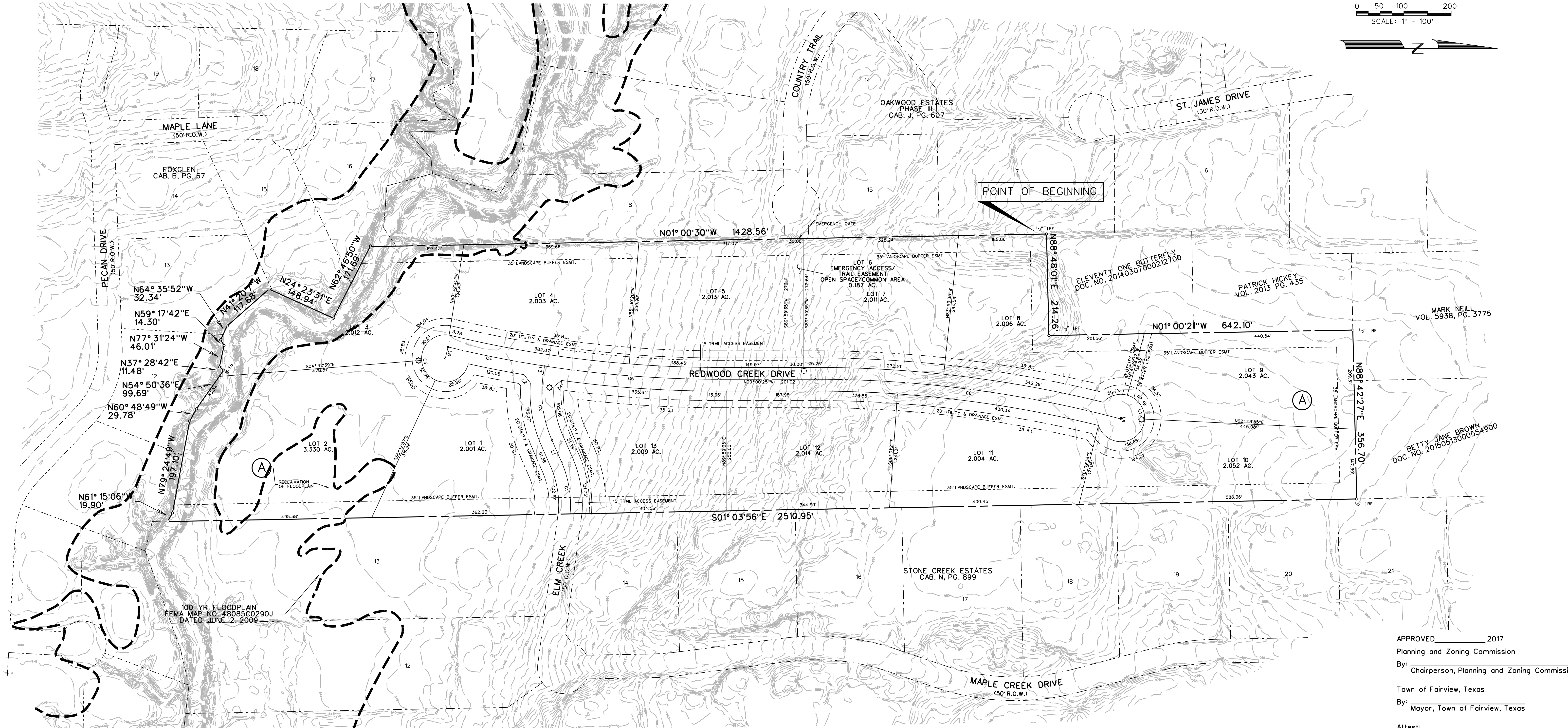
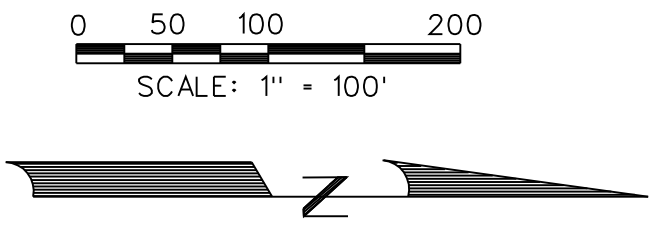
STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the proposed preliminary plat as presented.

BUDGET: N/A

ATTACHMENTS:

- Locator
- Proposed preliminary plat
- Common Area Plan
- Correspondence



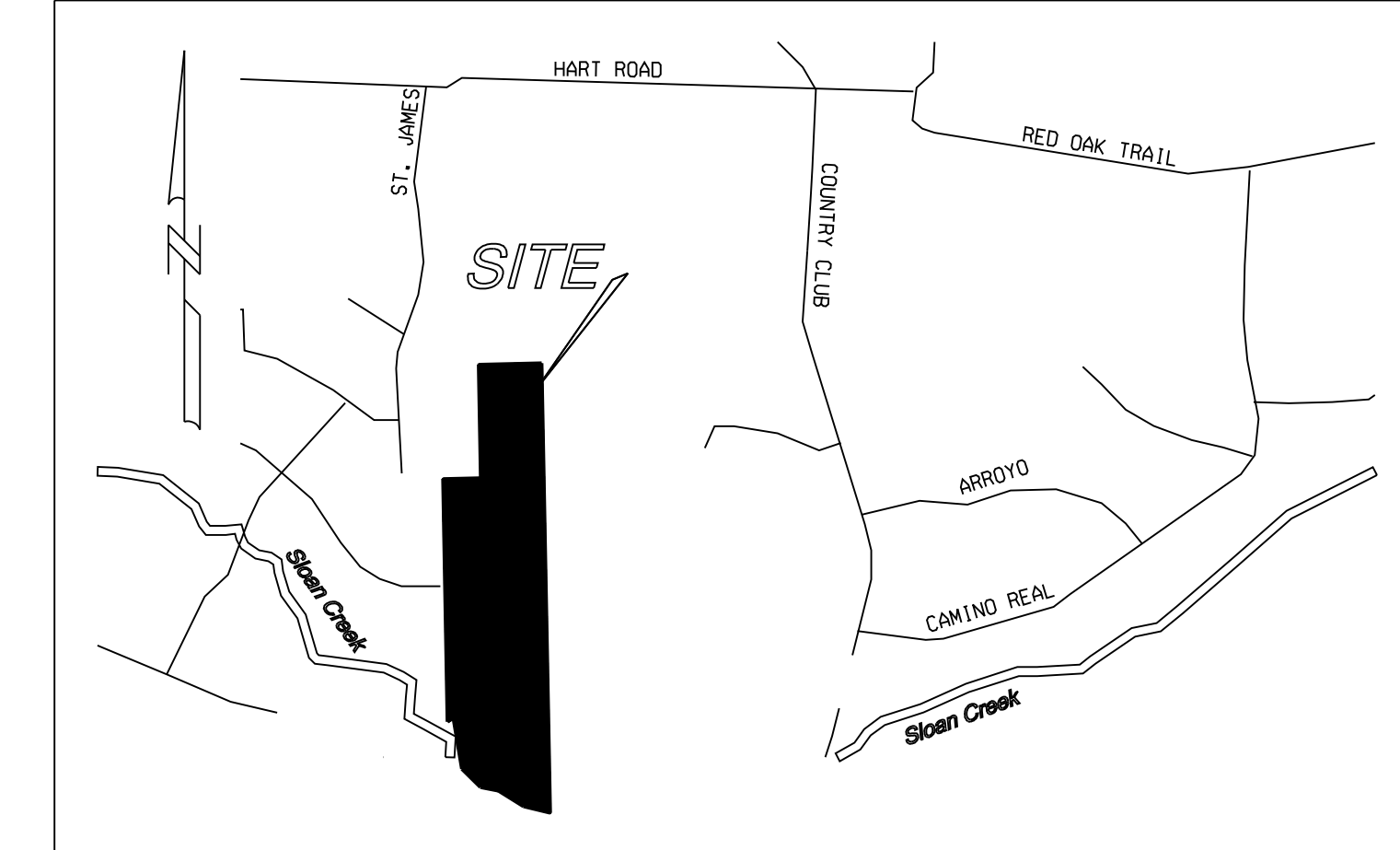


- NOTES**
- Bearing are referenced to Oakwood Estates Ph. III, as recorded in Cab. J., Pg. 607, in the Plat Records of Collin County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - "Notice: 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."
 - B.L. - Building Line
U.E. - Utility Easement
O.E. - Drainage Easement
S.L. - Street lights
 - Lot 6 shall be owned and maintained by the Homeowners Association

PLANNING AND ZONING CASE NUMBER
PP2017-01

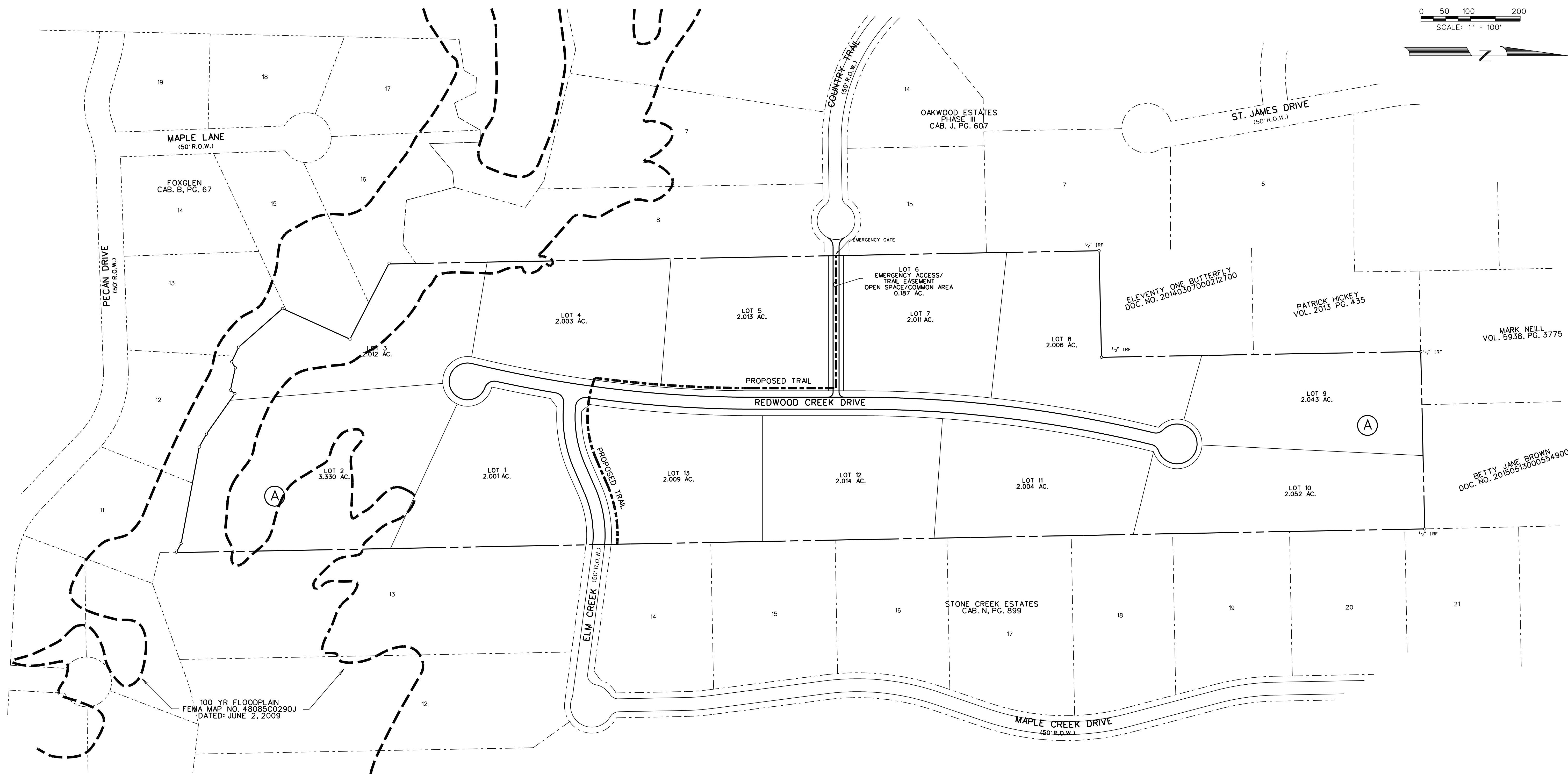
LINE TABLE					
LINE NO.	BEARING	DISTANCE			
1.	S 66° 22' 14" W	51.38'			
2.	S 52° 36' 57" W	21.93'			
3.	N 81° 17' 49" W	17.99'			
4.	S 38° 32' 57" E	20.69'			
5.	S 75° 40' 24" E	20.00'			
6.	N 75° 12' 02" W	2.02'			

CURVE TABLE						
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	28° 30' 04"	225.00'	111.92'	57.15'	110.77'	S80° 37' 16" W
2.	32° 19' 57"	250.00'	141.08'	72.47'	139.21'	S82° 32' 13" W
3.	69° 34' 16"	50.00'	253.45'	---	57.05'	N74° 41' 52" E
4.	05° 37' 25"	2425.00'	238.02'	119.10'	237.92'	S11° 30' 54" W
5.	08° 42' 36"	2425.00'	368.64'	184.68'	368.29'	N04° 20' 53" E
6.	14° 48' 23"	2525.00'	652.51'	328.08'	650.70'	N07° 23' 47" E
7.	60° 02' 53"	50.00'	261.76'	---	50.04'	S78° 21' 46" E

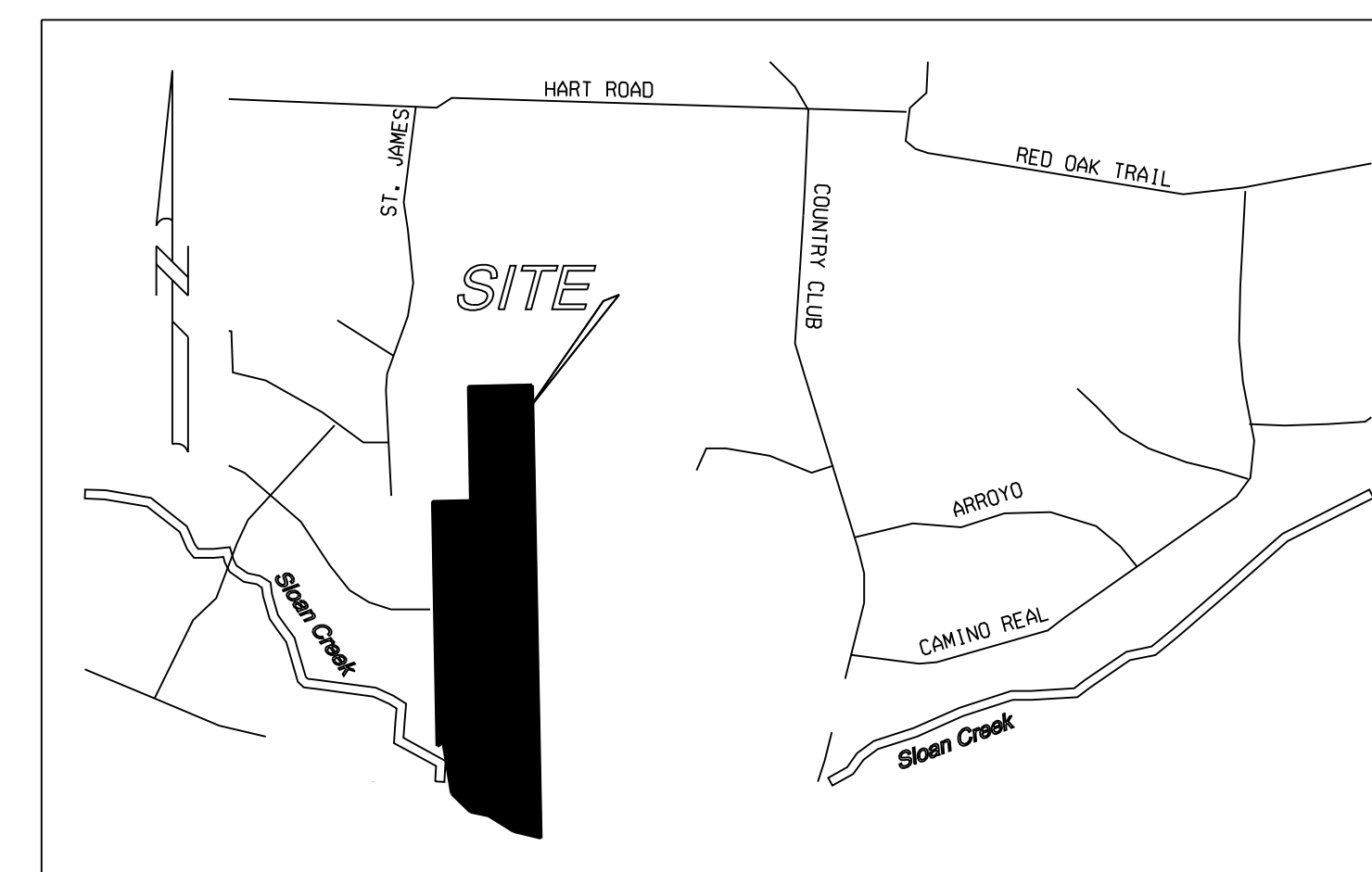


VICINITY MAP
Scale: 1"=1000'

PRELIMINARY PLAT
OF
KINGDOME ESTATES
LOTS 1-13, BLOCK A
OUT OF THE
SAMUEL SLOAN SURVEY ABSTRACT NO. 791
IN THE
TOWN OF FAIRVIEW
COLLIN COUNTY, TEXAS
OWNER/APPLICANT
CBBS LAND HOLDINGS, LLC.
PO BOX 2256
FRISCO, TEXAS 75034
214-432-0911
PREPARED BY
CORWIN ENGINEERING, INC.
TBPE FIRM #5951
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

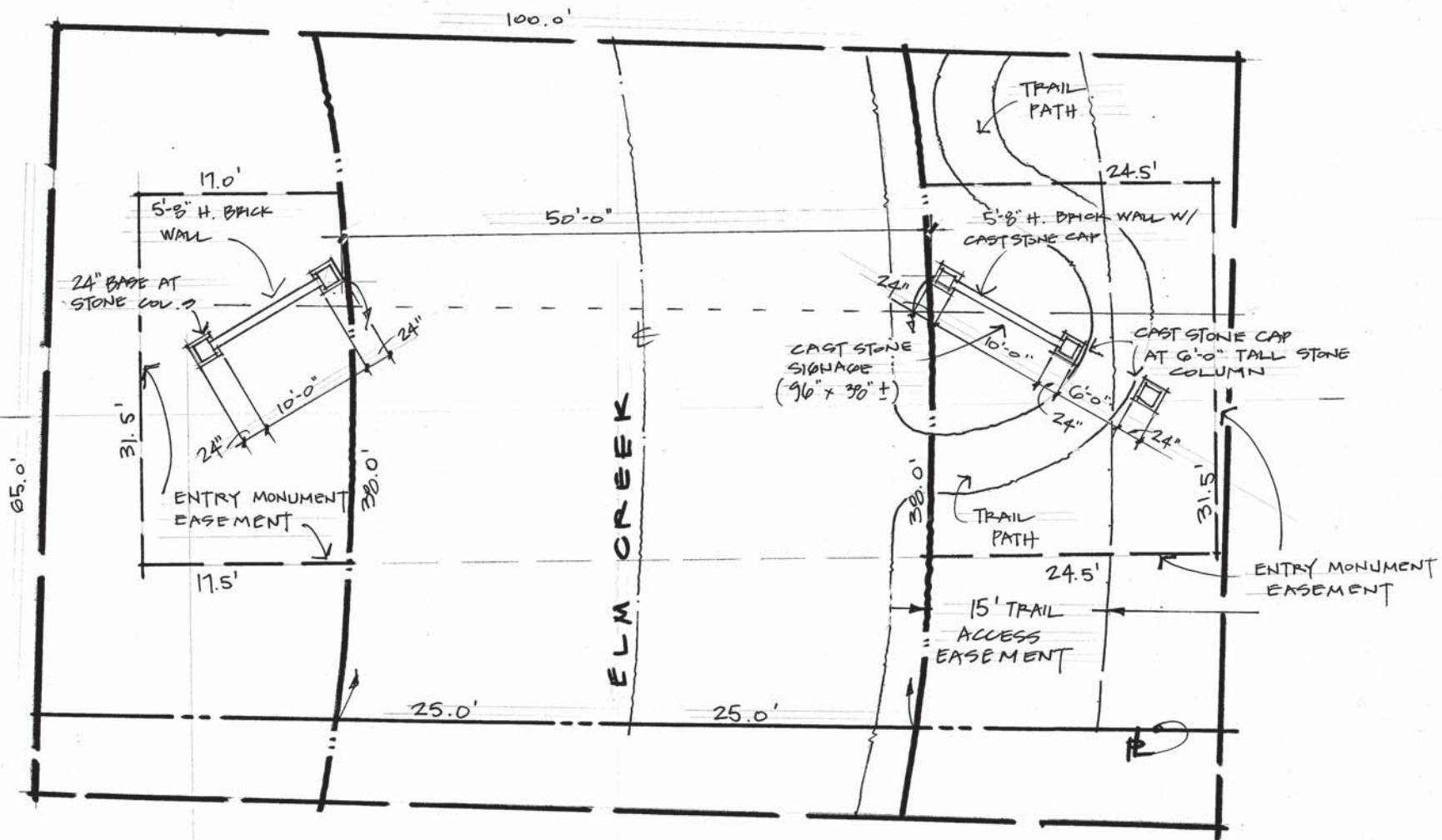


APPROVED _____ 2017
Planning and Zoning Commission
By: _____
Chairperson, Planning and Zoning Commission
Town of Fairview, Texas
By: _____
Mayor, Town of Fairview, Texas
Attest: _____
Town Secretary



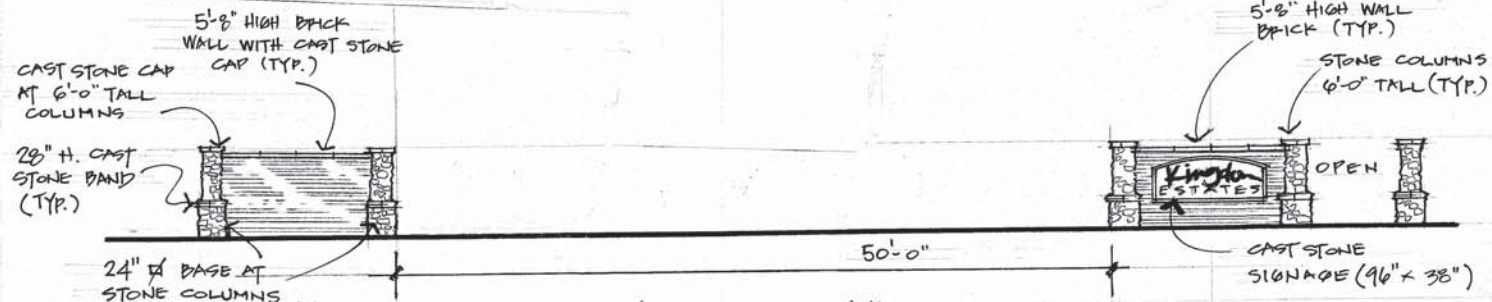
VICINITY MAP
Scale: 1"=1000'

COMMON AREA PLAN
OF
KINGDOM ESTATES
LOTS 1-13, BLOCK A
OUT OF THE
SAMUEL SLOAN SURVEY ABSTRACT NO. 791
IN THE
TOWN OF FAIRVIEW
COLLIN COUNTY, TEXAS
OWNER/APPLICANT
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200 W. BELMONT, SUITE E
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• DETAIL A • ENTRY MONUMENT •

50' = 1/8" = 1'-0"



• ELEVATION • ENTRY MONUMENT •

50' = 1/8" = 1'-0"

- Indian Hawthorn - 10 Gallon
- Dwarf Yaupon Holly - 3 Gallon
- Giant Liriope - 1 Gallon
- Seasonal Color
- Sod - 419 TIFF

ELM CREEK

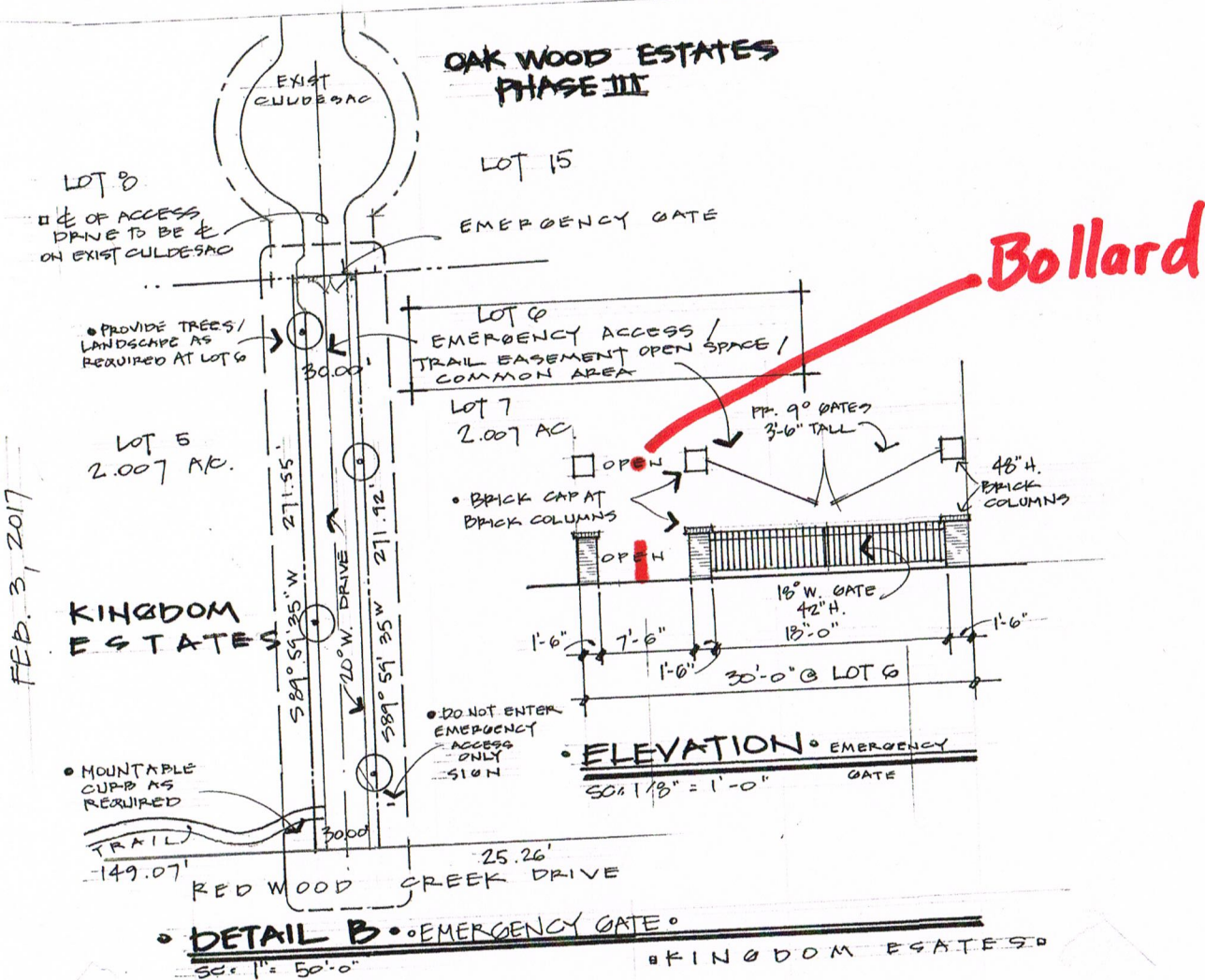
25.0'

25.0'

TRAIL
PATH

LANDSCAPE PLAN: ENTRY DETAIL

FEB. 3, 2017





January 27, 2017

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- Consider and take necessary action on a request for approval of a **Preliminary Plat for the Kingdom Estates Addition**. The 28.2-acre site is located south of Hart Road, between Stone Creek Estates and Oakwood Estates and is zoned for the (RE-2) Two-Acre Ranch Estate District. Applicant: Brandon Bush, Custom Homes of Texas. (PP2017-01)

All interested citizens and property owners are invited to attend in this meeting. For questions and/or comments please contact Israel Roberts, Planning Manager, at 972-562-0522, extension 5094; or via email: iroberts@fairviewtexas.org. Citizens may also visit Town Hall, Monday-Friday from 8:30-4:30 PM to obtain more information on this matter prior to the public hearing.

If you wish to communicate your support or opposition for this proposal to the Planning and Zoning Commission and town staff, please respond to the queries below and return it to Mr. Roberts via mail, email, fax or hand delivery.

Name: Donald Ray Bush Address: 1070 Pecan Drive

☒ Support Signature: Donald Ray Bush

☐ Oppose Date: January 31, 2017

Comments:



January 27, 2017

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Name: Bill Stapleton Address: 421 Forest Oaks Dr. Fairview
75069

☒ Support Signature: Bill Stapleton

☐ Oppose Date: 2-1-17

Comments:



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Name: *Sam Metzel* Address: 1031 Country Tr.
☒ Support Signature: *Sam Metzel*
☐ Oppose Date: 1/31/17

Comments:

As long as Country trail is NOT used as a thoroughfare and the lots are limited to 2 acres or more, I am in favor!

Sam



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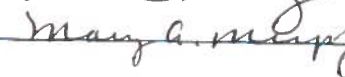
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 NEAL T. MURPHY

Name: MARY A. MURPHY Address: 671 MAPLE CREEK DR.

☐ Support

Signature: 

☒ Oppose

Date: 8 FEB 2017

Comments:

OUR OPPOSITION, AS NOTED HERE, IS IN REGARDS TO THE
USE OF STONE CREEK ESTATES AS PRIMARY OR
SOLE ACCESS TO THE PROPOSED DEVELOPMENT.



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Name: McFadden Address: 1091 Elm Creek Dr
☐ Support Signature: [Signature]
☒ Oppose Date: 2/8/17
Comments:

TRAFFIC CONCERNS + FLOODING CONCERNS



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Name: Randy Cooper Address: 711 Maple Creek Dr.
☐ Support Signature: Randy Cooper
☒ Oppose Date: 2-3-17

Comments:



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James + Mindy Provence
Name: _____

Address: *691 Maple Creek dr*
Fairview TX 75069

☐ Support

Signature: _____

☒ Oppose

Date: *1/6/17*

Comments:

Traffic Concerns



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Name: Staci Brooks Address: 1151 Stone Creek Dr.

☐ Support

Signature: *Staci Brooks*

☒ Oppose

Date: 2/6/17

Comments:



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Name: CHIC FORD Address: 680 MAPLE CREEK
☐ Support Signature: [Signature]
☒ Oppose Date: 2-7-17

Comments:



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Name: Liz Burkhardt Address: 700 Maple Creek Dr.

☐ Support

Signature: Liz Burkhardt

☒ Oppose

Date: 2/7/17

Comments:

Traffic concerns - Stone Creek neighborhood entrance is already on a dangerous curve. Don't need additional traffic here.



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Name: Randy Burkhardt Address: 700 Maple Creek
☐ Support Signature: [Signature]
☒ Oppose Date: 2/7/17

Comments: Traffic concerns



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Name: Breanna & Timothy Swanson Address: 1161 Stone Creek Dr.
☐ Support Signature: [Signature]
☒ Oppose Date: 2-7-2017

Comments:



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Name: TRAKI MSAUSTER Address: 651 MAPLE CREEK DR
☐ Support Signature: *Traki Msauster*
☒ Oppose Date: 2/5/2017

Comments:

TRAFFIC CONCERNS.



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Name: Michael Slay Address: 1131 Stone Creek Drive
☐ Support Signature: [Signature]
☒ Oppose Date: 02/07/17

Comments:

traffic concerns



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All interested citizens and property owners are invited to attend in this meeting. For questions and/or comments please contact Israel Roberts, Planning Manager, at 972-562-0522, extension 5094; or via email: iroberts@fairviewtexas.org. Citizens may also visit Town Hall, Monday-Friday from 8:30-4:30 PM to obtain more information on this matter prior to the public hearing.

If you wish to communicate your support or opposition for this proposal to the Planning and Zoning Commission and town staff, please respond to the queries below and return it to Mr. Roberts via mail, email, fax or hand delivery.

Name: Jeanette Andersen Address: 660 Maple Creek Dr
Fairview TX 75069
☐ Support Signature: Jeanette Andersen
☒ Oppose Date: 2/6/17

Comments:

TRAFFIC CONCERNS



January 27, 2017

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Name: Shelly Conorse Address: 681 Maple Creek Dr
Heath Calhan
☐ Support Signature: Shelly Conorse
☒ Oppose Date: 2/5/2017

Comments:

haffie concerns



January 27, 2017

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Name: DOUG DYER Address: 701 MAPLE CREEK DR
☐ Support Signature: [Signature]
☒ Oppose Date: 2/6/17

Comments:

Traffic Concerns
Delapadation of Road Concerns



January 27, 2017

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Name: TIM JACKSON Address: 650 MAPLE CREEK DR.

☐ Support

Signature: 

☒ Oppose

Date: 2/6/2017

Comments:

TRAFFIC CONCERNS; CUL DE SAC LENGTH VIOLATES
TOWN ORDINANCE.



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Name: Kelley Williams Address: 661 Maple Creek Dr.

☐ Support

Signature: Kelley Williams

☒ Oppose

Date: 2/6/2017

Comments:



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Name: Sally Weeks Address: 1081 Elm Creek Dr.

☐ Support

Signature: S Weeks

☒ Oppose

Date: 2/8/17

Comments:

Traffic concerns, water flow issues



January 27, 2017

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Name: Monroe, Melissa

Address: 630 Maple Creek Drive

☐ Support

Signature: Melissa Monroe

☒ Oppose

Date: 2-6-17

Comments:

Traffic concerns



January 27, 2017

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Name: Jennifer Williams Address: 640 Maple Creek Dr.

☐ Support

Signature: [Signature]

☒ Oppose

Date: 2/7/17

Comments: traffic concern



January 27, 2017

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Name: Catherine R+K Address: 114 Stone Creek Dr

☐ Support

Signature: [Signature]

☒ Oppose

Date: 2/7/17

Comments:

Traffic Concern



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Name: Jason & Anne Turner Address: 1171 Stone Creek DR.

☐ Support

Signature: Anne K. Turner

☒ Oppose

Date: 2/6/2017

Comments:

Israel Roberts

From: Richard Connelly <rconnelly980@sbcglobal.net>
Sent: Thursday, February 09, 2017 11:29 AM
To: Israel Roberts
Subject: Kingdom Estates

Mr. Roberts,

The Oakwood Homeowners Association held a meeting with residents last night, Wednesday, February 8, 2017, regarding the development known as Kingdom Estates. I requested that a presentation be made by representatives from the Kingdom Estates development as to what was involved with the new project.

In general, there was favorable response from the Oakwood residents in attendance. However there are four "must haves" from Oakwood residents for the HOA not to oppose the development. The four points below will have the highest attention and focus of many Oakwood residents during the approval process over the next few months.

1. We support the emergency access gate as depicted in the Town Staff's report as it does not increase the traffic flow within Oakwood. There are approximately 200 homes (Oakwood, Sycamore Place & Oaks of Fairview) that use either the Stacy Road entrance/exit or the Hart Road entrance/exit. Our roads also carry a lot of cut through traffic to and from Puster Elementary. In addition, there is a growing preponderance of golf carts driven by teens and sometimes, very young children, within the neighborhood. We have a persistent problem with cars traveling at high speeds and failing to stop at stop signs.

Oakwood residents do not support any increase in automobile traffic. The cul-de-sac at the east end of Country Trail must never be opened to traffic other than emergency vehicles.

We understand that there may be an easement running from the north of Kingdom Estates to Hart Road. If the Town requires Kingdom Estates have a second opening we recommend that this easement be developed for a road to move traffic to Hart Road but not through Oakwood.

2. There is a concept that if concrete is seen and the concrete looks like a road, some one will drive on it. We understand that the current plan is for the emergency access road to be a 20 ft wide concrete surface. Sadly, this is noticeably different than the other emergency access points/roads already in existence within Fairview. These other emergency access points/roads are constructed of what was referred to in last night's meeting as "grass-crete" i.e. grass over a concrete base sufficient to support emergency vehicles but also allowing grass to grow over the concrete surface.

We will expect the current plan to change such that the emergency access road to be built using "grass-crete". This will 1) deter the access point from being miss-identified as a road into Oakwood, 2) it will simply look like green space which is a big selling point within all of Fairview, and 3) this type of surface should reduce/restrict rainwater run-off to the south and west toward Oakwood. See #4 re: Drainage below.

3) The pedestrian path opening at the emergency gate on Country Trail is planned at 7ft 6 inches wide (80 inches). My pickup is 71 inches wide and can easily be driven through that size opening. The Oakwood residents insist that a bollard post of sufficient width be installed to obstruct and deter trucks, cars, ATV's, golf carts and other vehicles from going through the pedestrian path opening. The bollard post should not restrict access for bicycles, wheelchairs or pedestrian traffic. Furthermore, along the lines of keeping drivers from

miss-identifying the path as a concrete road, we expect that the planned concrete surface of the path be replaced with a natural material such as decomposed crushed granite or other aggregate that is hard enough for bicycles, wheelchairs and pedestrians to traverse the path.

4) I cannot overemphasize enough that flooding is an growing issue within Oakwood. Rainwater drainage is a very severe problem on Country Trail and especially on the south side from the cul-de-sac to Parkdale. We realize that this is the preliminary plan and that the final plan will show drainage. To this point, there is a natural drainage ditch that has formed along the property line between Oakwood and the proposed development. It runs south to Sloan Creek. We want this drainage ditch to remain in place, improved during the development construction (including construction of homes on lots 5 & 7) and maintained as a drainage ditch in perpetuity. Post development, the ongoing maintenance of the drainage ditch should be a top priority of the Town.

Additional questions we have are:

- a. The light post and the fire hydrant at the end of the east cul-de-sac on Country Trail may need to be relocated to allow space for the gate. Is this the developer's responsibility?
- b. It is not clear who will maintain/repair the gate and the stone work at the emergency access gate. Will this be the Town or the Kingdom Estates HOA? Will the restrictive covenants state which entity is responsible? What are Oakwood's remedies should the gate and stone work not be properly maintained?
- c. The Oakwood HOA must receive sufficient advance notice (recommend 30 days) of any future modification to the emergency access gate, the pedestrian path opening, the access road or pedestrian path surface. Who will have this notice responsibility?
- d. How will construction traffic be handled? If there is damage done to the roads or speed bumps in Oakwood, who will pay for the repairs? Who will do the repairs?

Residents not at last night's HOA meeting may have additional concerns and requirements, therefore the Oakwood HOA reserves the right to supplement and amend its requirements described above.

Please feel free to contact me if you have any questions.

Best regards,

Richard Connelly
President
Oakwood Homeowners Association

Israel Roberts

From: Richard Connelly <rconnelly980@sbcglobal.net>
Sent: Thursday, March 02, 2017 7:02 PM
To: David Beckett; Israel Roberts; Tim Jackson; Brandon Bush; James Chancellor
Cc: Charles Pratt
Subject: Kingdom Estates Construction Traffic

To All:

I spoke with the Oakwood HOA Board members this afternoon. The Oakwood HOA will not agree to take on 100% of the construction traffic into Kingdom Estates from Country Trail during the 1st construction phase (i.e. grading, utilities, roads etc.) . The Oakwood HOA will agree to an equitable 50/50 share of the construction traffic during the 1st construction phase and following the completion of the 1st construction phase, the emergency access gate will be installed at the end of Country Trail to stop cut through traffic.

Best regards,

Richard Connelly
President
Oakwood Homeowners Association