



Memorandum

August 9, 2018

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **PRELIMINARY PLAT FOR LUDLOW ADDITION**

BACKGROUND: This is a request for approval of a Preliminary Plat for a two (2) lot, single-family subdivision. The 10.7-acre site is located on the north side of Meandering Way, east of Highway 5 and is zoned for the (RE-2) Two-Acre Ranch Estate District. Owners/Applicant: Scott and Lauren Ludlow. PP2018-03

STATUS OF ISSUE: The proposed preliminary plat reflects the development of two (2) single-family lots on a 10.7-acre tract of land. The two (2) proposed lots will have direct access to an extension of Meandering Way. The extension is necessary to meet lot width requirements of the (RE-2) District. The (RE-2) Two-acre Ranch Estate District requires that each residential lot be a minimum of two-acres in area and that each lot have a minimum lot width, measured at the front building line, of 200 feet, however, lots with frontage on a cul-de-sac are permitted a reduced lot width of 90 feet (Lots 1 & 2). Both lots meet these design standards.

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.

Parks, Open Space and Trails

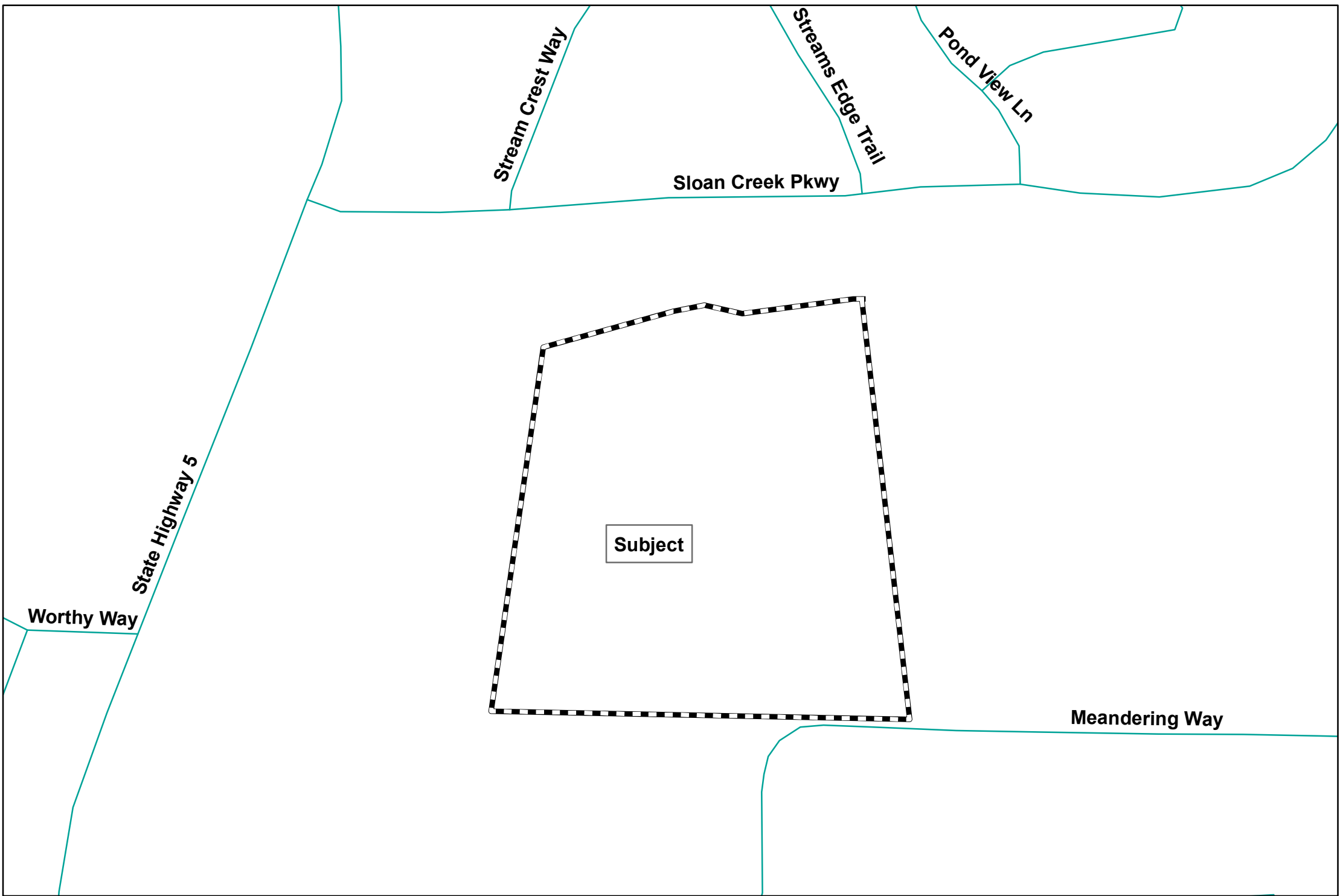
The Comprehensive Subdivision Ordinance (CSO) requires the dedication of parkland based on the number of proposed lots within the subdivision. The CSO also allows for a payment of cash-in-lieu of land dedication when appropriate. As presented, the 2-lot single-family subdivision would require approximately 2,606-square feet of land (0.05-acres) to be dedicated to the Town for park purposes. Typically, with dedications this small, the Town has requested a cash-in-lieu payment because the land that would be dedicated doesn't meet the minimum area for a neighborhood park (5-10-acres), as recommended by the Park Master Plan. For a 2-lot subdivision, the cash-in-lieu payment is approximately \$5,984. This amount would be collected and credited to Parks Funds before a Final Plat would be filed with the County.

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

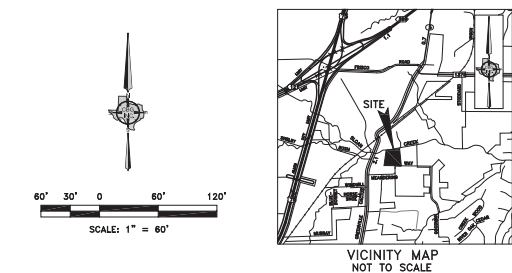
BUDGET: N/A

ATTACHMENTS:

- Locator
- Exhibits



PP2018-03
Ludlow Addition



OWNER'S CERTIFICATE

STATE OF TEXAS
COLLIN COUNTY

Whereas Scott W. Ludlow and Lauren G. Ludlow are the sole owners of a tract of land partially situated in the Joseph Dixon Survey, Abstract No. 275, and partially in the Samuel Sloan Survey, Abstract No. 791, Collin County, Texas, same being that tract of land conveyed to said Scott W. Ludlow and Lauren G. Ludlow, by Warranty Deed with Vendor's Lien, recorded in Instrument No. 2015082300754570, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING from a wooden highway monument found for corner, said corner being the Southwest corner of that tract of land conveyed to Don S. Stifroad and wife, Patricia P. Stifroad, by deed recorded in Instrument No. 20030099906, Official Public Records, Collin County, Texas, and being on the North line of that tract of land conveyed to Kharat Family, L.P., a Texas Limited Partnership, by deed recorded in Instrument No. 2007102601467230, Official Public Records, Collin County, Texas;

THENCE North 89 degrees 40 minutes 16 seconds East, along the South line of said Stifroad tract, a distance of 553.72 feet to a 1/2 inch iron rod set with plastic yellow cap stamped 'CBG Surveying' for corner, said corner being the Southeast corner of said Stifroad tract, and being the POINT OF BEGINNING;

THENCE North 04 degrees 58 minutes 18 seconds East, along the East line of said Stifroad tract, a distance of 668.10 feet to a point for corner, said corner being on the Southerly line of Tract 1-A, Block A, Sloan Creek Estates, Phase One, an Addition to the Town of Fairview, Collin County, Texas, according to the Map thereof recorded in Volume 2011, Page 272, Map Records, Collin County, Texas, the Northwest corner of the herein described tract, and being in the apparent centerline of Sloan Creek;

THENCE North 81 degrees 50 minutes 05 seconds East, along the apparent centerline of said Sloan Creek, a distance of 363.16 feet to a point for corner;

THENCE North 88 degrees 35 minutes 11 seconds East, along the apparent centerline of said Sloan Creek, a distance of 185.74 feet to a point for corner;

THENCE North 50 degrees 43 minutes 58 seconds East, along the apparent centerline of said Sloan Creek, a distance of 40.05 feet to a point for corner, said corner being on the West line of that tract of land conveyed to Loretta D. Tillingshat, and Antoinette K. Tillingshat, by deed recorded in Instrument No. 20061220001791290, Official Public Records, Collin County, Texas;

THENCE South 05 degrees 57 minutes 00 seconds East, along the West line of said Tillingshat tract, passing a 1/2 inch iron pipe found on-line for reference at a distance of 84.77 feet, also passing a fence post found on-line for a reference and a distance of 662.71 feet, and continuing a total distance of 757.55 feet to a 1/2 inch iron rod set with plastic yellow cap stamped 'CBG Surveying' for corner, said corner being the Southwest corner of said Tillingshat tract, and being in the North Right-of-Way line of Meandering Way (variable width Right-of-Way);

THENCE North 89 degrees 12 minutes 33 seconds West, along the North Right-of-Way line of said Meandering Way, and the North line of said Kharat Family, L.P. tract, a distance of 747.42 feet to the POINT OF BEGINNING, and containing 465,907 square feet or 10.70 acres of land.

LEGEND

M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME, PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1" IPF = 1 INCH IRON PIPE FOUND
1/2" IPF = 1/2 INCH IRON PIPE FOUND
1/2" IRF = 1/2 INCH IRON ROD FOUND
1/2" IRS = 1/2 INCH IRON ROD SET WITH PLASTIC YELLOW CAP STAMPED 'CBG SURVEYING'
MON. = WOODEN HIGHWAY MONUMENT
P.F.C. = POINT FOR CORNER
INST. NO. = INSTRUMENT NUMBER

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 3) CITY OF ALLEN BENCHMARK NO. 5
CENTER OF MANHOLE LID ON STORM CURB INLET, LOCATED 740' +/- EAST FROM THE INTERSECTION OF CURTIS LANE AND STACY ROAD, ON THE SOUTH SIDE OF STACY ROAD.
- 4) CITY OF ALLEN BENCHMARK NO. 7
CENTER OF MANHOLE LID ON STORM CURB INLET, LOCATED 202' +/- SOUTH OF THE INTERSECTION OF COUNTRYBROOK LANE AND ANGEL PARKWAY OF THE EAST SIDE OF ANGEL PARKWAY.
- 5) THE PURPOSE OF THIS PLAT IS TO CREATE TWO PLATTED LOTS.

PRELIMINARY PLAT APPROVAL CERTIFICATE

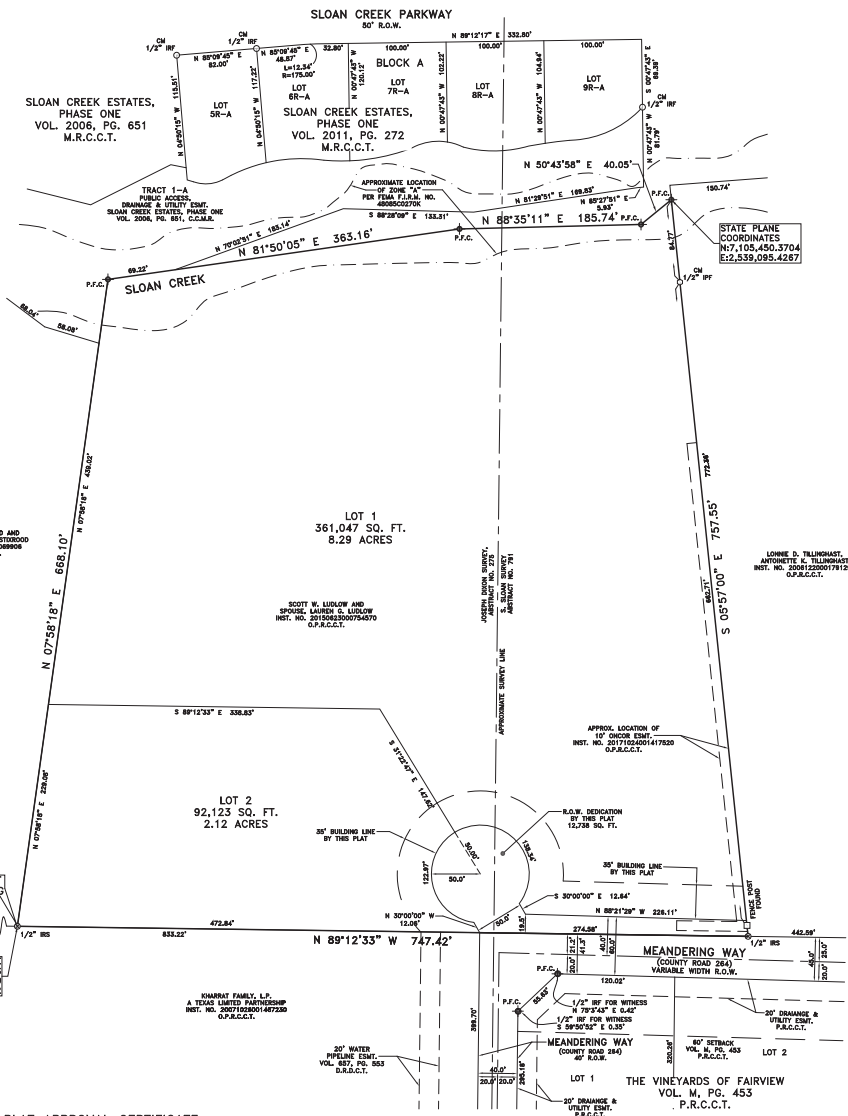
APPROVED _____ 20____
PLANNING AND ZONING COMMISSION

BY:
CHAIRPERSON, PLANNING AND ZONING COMMISSION
TOWN OF FAIRVIEW, TEXAS

APPROVED _____ 20____
TOWN COUNCIL, TOWN OF FAIRVIEW, TEXAS

BY:
MAYOR, TOWN OF FAIRVIEW, TEXAS

ATTEST:
TOWN SECRETARY



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Scott W. Ludlow and Lauren G. Ludlow, does hereby adopt this plat, designating the herein described property as LUDLOW ADDITION, an addition to the Town of Fairview, Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for such particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Fairview.

WITNESS, my hand at Fairview, Texas, this the _____ day of _____, 2018.

BY: _____
Scott W. Ludlow, Owner

STATE OF TEXAS
COLLIN COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Scott W. Ludlow, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for Collin County, Texas.

WITNESS, my hand at Fairview, Texas, this the _____ day of _____, 2018.

BY: _____
Lauren G. Ludlow, Owner

STATE OF TEXAS
COLLIN COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Lauren G. Ludlow, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for Collin County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared the plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

Dated this _____ day of _____, 2018.
RELEASED FOR REVIEW ONLY 08/03/18, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COLLIN COUNTY

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas

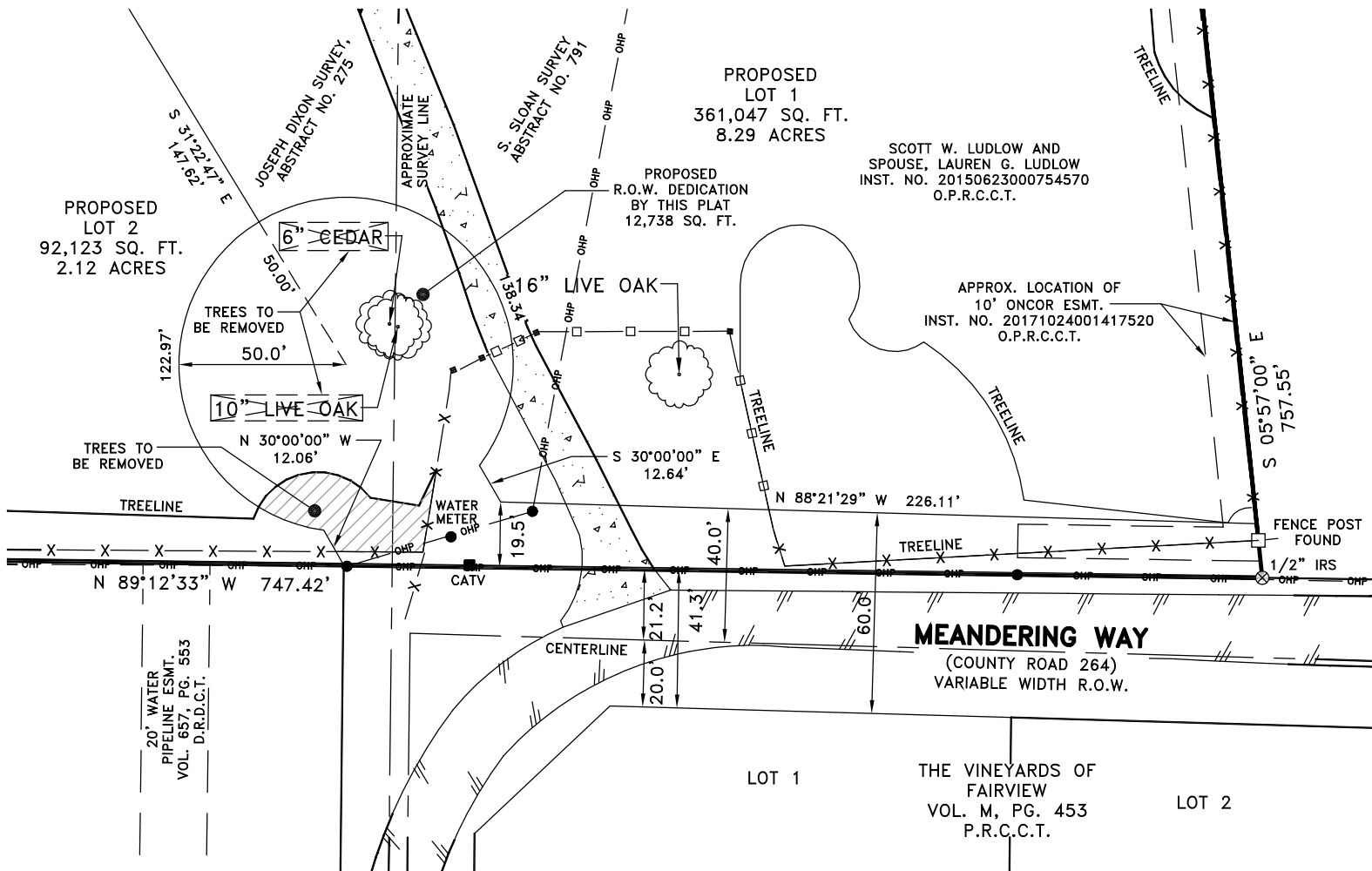
OWNER: SCOTT W. LUDLOW
LAUREN G. LUDLOW
776 MEANDERING WAY
FAIRVIEW, TX 75808

PRELIMINARY PLAT
LUDLOW ADDITION
LOTS 1 AND 2, BLOCK A
465,907 SQ.FT. / 10.70 ACRES
BEING A PORTION OF
THE JOSEPH DIXON SURVEY, ABSTRACT NO. 275, AND
THE SAMUEL SLOAN SURVEY, ABSTRACT NO. 791
TOWN OF FAIRVIEW, COLLIN COUNTY, TEXAS

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75249
P 214.349.9485
F 214.349.2216
Toll Free 1.800.880.8800
www.cbgsurvey.com

SCALE: 1"=60' / DATE: 08-27-18 / JOB NO. 1808025 / DRAWN BY: WTH

**TREE REMOVAL EXHIBIT
770 MEANDERING WAY
FAIRVIEW, TEXAS 75069
SITUATED IN THE
JOSEPH DIZON SURVEY, ABSTRACT NO. 275 AND
SAMUEL SLOAN SURVEY, ABSTRACT NO. 791**



LEGEND:

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 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
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 VOL., PG. = VOLUME, PAGE
 CM = CONTROLLING MONUMENT
 R.O.W. = RIGHT-OF-WAY
 1/2" IRS = 1/2 INCH IRON ROD SET WITH
 PLASTIC YELLOW CAP STAMPED "CBG SURVEYING"



TREES TO BE REMOVED

GENERAL NOTES:

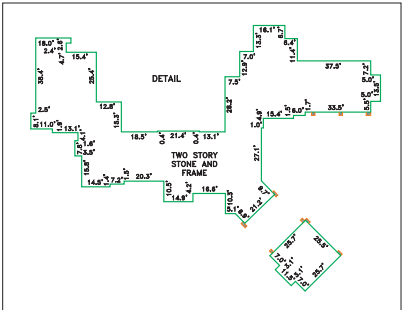
1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS
 NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).



CBG Surveying Texas, LLC.

PLANNING • SURVEYING
 12025 Shiloh Road • Suite 230 • Dallas, Texas 75228
 P 214.349.9485 • F 214.349.2216
 Firm No. 10168800
 www.cbginctx.com

SHEET 1 OF 1
 JOB NO. 1809603
 DRAWN BY: WTH
 DATE: 07/27/18



Bryan Connally
Registered Professional Land Surveyor No. 5513

TOPO SURVEY
JOSEPH DIXON SURVEY, ABST. NO. 275, & SAMUEL SLOAN SURVEY, ABST. NO. 79
CITY OF FAIRVIEW
770 MEANDERING WAY