



TOWN OF FARVIEW, TEXAS

Agenda

Planning and Zoning Commission Regular Meeting

April 11, 2024

7:00 PM

Town Hall Council Chambers
372 Town Place
Fairview, Texas

WATCH THE BROADCAST LIVE

This meeting will be broadcast live. Members of the public who wish to watch this meeting may watch the live broadcast on:

<https://ringcentr.al/3VNPWh5>

1. Call to Order

2. Citizen's Comments (for Non-Public Hearing Items)

At this time, any person may address the Commission regarding an item on this meeting agenda or on matters not on this meeting agenda. Each person will have up to three (3) minutes. The Chair may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Commission for items listed as Public Hearings will be recognized when the Public Hearing is opened.

No discussion or action may be taken at this meeting on items not listed on this agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

3. Consent Agenda

All items listed under the Consent Agenda are considered routine and will be acted on by one motion, with no separate discussion of these items. If discussion is desired, an item may be removed from the consent agenda and considered separately.

- a. Approve the minutes of the March 14, 2024, Regular Meeting of the Planning and Zoning Commission.

4. Public Hearings

- a. Conduct a public hearing to consider, discuss, and make a recommendation

on a request for approval of a Conditional Use Permit (CUP) for a religious facility. The 8.1-acre site is located on the north side of Stacy Road, west of Meandering Way and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Tom Coppin, Kimley-Horn and Associates representing owners The Church of Jesus Christ of Latter-Day Saints.

- b. Conduct a public hearing to consider, discuss, and make a recommendation on a request for approval of a Conditional Use Permit (CUP) for an accessory structure. The 2.13-acre lot is located at 1370 Camino Real and is zoned for a (PC) Planned Center District. Owner/Applicant: Jack and Tamara Gregory.
- c. Conduct a public hearing to consider, discuss, and make a recommendation on a request for approval of Major Warrants to accommodate the development of a one-story office building. The 1.12-acre site is located at 350 Highway 5 and is zoned for the (CPDD) Commercial Planned Development District with the Urban Transition sub-district. Application: Casey McBroom, Cross Engineering representing owner Jonathan and Gail Bentley.

5. Action/Discussion Items

- a. Consider, discuss and take necessary action on a request for approval of a Final Plat of the Immanuel Lutheran Church Addition. The 4.8-acre tract of land is located at 301 Country Club Road and is zoned for the (RE-1) One-acre Ranch Estate District and the (PC) Planned Center District. Applicant: Jeannette Grazioli, trustee of the Immanuel Lutheran Church.
- b. Consider, discuss and take necessary action on a request for approval of a Preliminary Plat of the Orr Road Estates. The 19.77-acre site is located at the southwest corner of Stacy Road and Orr Road (FM 317) and is zoned for the (RE-2) Two-acre Ranch Estate District. Applicant: Michael Westfall, Westfall Engineering representing owners Brian and Janna Jarvis.
- c. Consider, discuss and take necessary action on a request for approval of a Replat of Lot 3 of the Country Club Estates Addition into two (2) lots. The 4.263-acre site is located at 1180 Red Oak Trail and is zoned for the (RE-2) Two-acre Ranch Estate District. Owner/Applicant: Chanc Woods.
- d. Consider, discuss and take necessary action on 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.

6. Adjourn

I, Joshua Stevenson, Town Secretary, hereby certify that this notice was posted in accordance with Texas Government Code, Chapter 551, on or before the 5th day of April 2024 at 6:00 p.m.

Joshua Stevenson, Town Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS:

The Town of Fairview Council Chambers is wheelchair accessible. Access to the building and special parking is available at the primary southwest and northwest entrance into the Town Hall parking lot. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the Town Secretary's office at least 48-hours prior to the meeting. Please e-mail your request to townsecretary@fairviewtexas.org or call at 972-886-4234. BRAILLE IS NOT AVAILABLE.



Memorandum

April 11, 2024

FROM: Planning

SUBJECT: Conduct a public hearing to consider, discuss, and make a recommendation on a request for approval of a Conditional Use Permit (CUP) for a religious facility. The 8.1-acre site is located on the north side of Stacy Road, west of Meandering Way and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Tom Coppin, Kimley-Horn and Associates representing owners The Church of Jesus Christ of Latter-Day Saints.

BACKGROUND: This is a request for approval of a Conditional Use Permit (CUP) for a religious facility. The 8.1-acre site is located on the north side of Stacy Road, west of Meandering Way and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Tom Coppin, Kimley-Horn and Associates representing owners The Church of Jesus Christ of Latter-Day Saints.

Development along Stacy Road:

Along this section of Stacy Road, immediately to the west of this site is the Chase Oaks Church (2013) and the LDS Chapel (2013). The Twin Creeks Church of Christ owns the adjacent 5-acre parcel to the east, and is anticipated to submit for CUP consideration later this year.

STATUS OF ISSUE: The project reflects the main ceremonial temple building, surrounding parking and landscaped grounds, and a remote building which provides mechanical and ground maintenance support. Included within this remote building is a small distribution center that provides ceremonial clothing for members attending the temple. This is a private function and is not open to the general public.

The main temple building is 45,375 Square Feet (SF) and consists of two above-ground floors and a partial basement. A 173'-8" spire will be located on the south end of the building. The combined grounds/distribution building will measure 5,042 SF and consist of a single-story structure, measuring 16' in height, with an exterior façade which compliments the main temple building.

The main temple structure is over 220' feet from the northern property line, far exceeding the 160' building setback that would typically be required in the CPDD area of town.

The building design features a granite base course and imported limestone for the main wall facade material; highlighted by stained glass glazing and bronze-finished aluminum trim. Exterior doors and windows will be clad in decorative stained glass with no views in or out of the temple to adjacent properties.

The landscape plan reflects a heavily planted site featuring various tree types, shrubbery, ground cover and seasonal planting areas to provide a park-like setting for temple patrons and to compliment the reverent nature of the temple. The plan calls for a landscape island in the parking lot for every eight (8) spaces, which is consistent with commercial design standards.

As part of this request, the applicants are asking for two (2) deviations from the typical development standards. The first relates to building height, the second involves reduced buffering on the east and west property lines.

Building Height: Within this district, building height is limited to 35 feet. As shown, the proposal reflects a height that exceeds the 35'. Historically, the town has approved higher building heights for religious facilities of varying degrees on a case-by-case basis. Provided below is a chart that compares the proposed structure with a number of other religious facility approvals.

Project	Date	Height	Feature Height
LDS Temple (proposed)		42' mechanical level 56' upper roof 65' bottom steeple	107' top steeple 173'-8" top spire
Faith Anglican Church	2019	39'	48' bell tower
LDS Chapel	2013	30'	86' spire
Chase Oaks Church	2013	42'	
Creekwood UMC	2006	38'	154' bell tower
Creekwood UMC Redesign	2017		51' spire
Fairview Water Towers		140' - 150'	
Radio Tower on		163'	

HWY 5			
Town Hall		64'	

Landscape Buffer: When a religious facility located with a residential district a minimum 35' landscape buffer is required along all property lines. The intent of the setback/buffer is to maintain a landscape area between the religious facility and adjacent residential development. In this case, various religious organizations own both of the adjacent properties to the east and west, with the River Oaks neighborhood to the north. The plan maintains the 35' buffer along Stacy Road and provides a 75'-80' buffer along the northern property line adjacent to the existing River Oaks neighborhood. Within the northern buffer, the existing trees will remain, but will be supplemented with additional screening trees and vegetation.

Along the western property line, the plan proposes no buffer. The subject site and the adjacent property to the west have common ownership. When the adjacent chapel was built, the LDS did not have ownership of the subject site, therefore, they provided an extended buffer. Since they now own both properties, buffering from themselves seems unnecessary.

On the eastern property line, they are requesting a reduced 20' buffer. The property to the west is owned by the Twin Creeks Church of Christ. It is anticipated that they will be submitting for CUP approval sometime this year. The two organizations have been in contact with each other to coordinate development needs (utilities, drainage, etc.). Since both sites will be developed for religious facilities, requiring a 35' buffer from each other seems excessive.

Drainage

The runoff from the proposed site is captured into a detention basin prior to release, thus mitigating any adverse effects downstream.

Utilities

There is adequate water to supply the development and they are coordinating with the City of Allen to provide sanitary sewer, similar to the existing churches to the West.

Traffic

The traffic impact analysis has determined that there are no additional deceleration lanes or left turning lanes needed to meet the needs of the peak hour traffic demands. TxDOT has established the criteria necessary for additional deceleration lanes and they are well below the thresholds. There is adequate access from Stacy Rd to accommodate the turning movements and the through traffic.

Lot Coverage

The RE-1 district requires a maximum 35% lot coverage. The percentage varies by zoning district (25%-35% outside of the CPDD area). Traditionally, the Town has not applied the lot coverage standards from residential zoning district to institutional uses. As

shown, the lot coverage for this project is 50%. For reference, the lot coverage for the Chase Oaks Church and the adjacent LDS church is 39%. The lot coverage for the Anglican Church on Highway 5, is 42%.

Public Input

The town has notified 24 adjacent property owners within 500 feet of the subject property in accordance with Town requirements and to date, has not received any written correspondence.

STAFF COMMENTS:

Staff is supportive of the site and landscape development plans. However, the proposed height is quite taller than anything previously approved by the Town. As such, staff considers the proposed height of the main building to be a policy decision by Town Council.

BUDGET: N/A

RECOMMENDATION: N/A

Attachments:

1. McKinney LDS Temple complete PZ



Memorandum

April 11, 2024

FROM: Planning

SUBJECT: Conduct a public hearing to consider, discuss, and make a recommendation on a request for approval of a Conditional Use Permit (CUP) for an accessory structure. The 2.13-acre lot is located at 1370 Camino Real and is zoned for a (PC) Planned Center District. Owner/Applicant: Jack and Tamara Gregory.

BACKGROUND: This is a request for approval of a Conditional Use Permit (CUP) for an accessory structure. The 2.13-acre lot is located at 1370 Camino Real and is zoned for a (PC) Planned Center District. Owner/Applicant: Jack and Tamara Gregory.

STATUS OF ISSUE: The applicant is requesting a CUP to construct a 42'x70' (2,940 SF) accessory structure for a storage/workshop and interior activity space at an existing home-site. The structure features a "barn-style" design with a 30'x70' (2,100 SF) interior space a 12'x70' (840 SF) covered awning area, a metal siding façade and is approximately 16 feet tall. Existing on-site is this existing home, a 475 SF detached garage and a 156 SF covered patio both of which were built in the 2015.

For this (PC) district, all new developments are to follow the (RE-1.5) One-and-one-half Acre Ranch Estate District design standards. This PC district wasn't established on this neighborhood until 2008, well after the creation of the neighborhood in 1973. Therefore, there are a number of existing structures (both primary and accessory), within this neighborhood that do not conform with the current zoning requirements.

Site Analysis

- In this (PC) Planned Center District:
 - o Setbacks for accessory structures of this size (over 480 SF) is 35 feet: As shown the structure will be 55 feet from the northern property.
 - o Maximum number of accessory structures is two (2). The proposed structure would be the third accessory structure on site.
 - o Maximum square footage for all accessory structures on a lot is 1,200 square feet. Including the requested structure and the existing detached garage (475 sf) and the covered patio (156 sf), the total area on-site for accessory structures will be 3,571 square feet, exceeding the limitation by 2,371 square feet.

- o Maximum lot coverage is 35%. Including the proposed structure and existing elements on-site, the lot coverage is approximately 15%, meeting the lot coverage requirement.
- o Maximum height of an accessory structure is 30 feet. The proposed structure is approximately 16 feet to the top of the roofline.

Public Input

The town has notified 25 adjacent property owners within 500 feet of the subject property. To date, have not receive any correspondence.

BUDGET: N/A

RECOMMENDATION: Since this neighborhood developed before zoning was established there is a mixture existing development trends, including structure sizes, setbacks and position (both for houses and accessory structures), therefore structures that do not meet current regulations are not uncommon for this area. In this case, although the proposal exceeds the area/size limitation, the barn-style architecture blends nicely with the surrounding neighborhood development pattern, especially on a lot of this size, therefore, staff recommends **APPROVAL** of the proposed conditional use permit with the following conditions:

1. Use, location and design of the structure shall generally conform with the submitted concept Plans.

Attachments:

1. CUP2024-03 1370 CaminoReal PZ complete



Memorandum

April 11, 2024

FROM: Planning

SUBJECT: Conduct a public hearing to consider, discuss, and make a recommendation on a request for approval of Major Warrants to accommodate the development of a one-story office building. The 1.12-acre site is located at 350 Highway 5 and is zoned for the (CPDD) Commercial Planned Development District with the Urban Transition sub-district. Application: Casey McBroom, Cross Engineering representing owner Jonathan and Gail Bentley.

BACKGROUND: This is a request for approval of Major Warrants to accommodate the development of a one-story office building. The 1.12-acre site is located at 350 Highway 5 and is zoned for the (CPDD) Commercial Planned Development District with the Urban Transition subdistrict. Application: Casey McBroom, Cross Engineering representing owner Jonathan and Gail Bentley.

The proposal reflects the potential development of a 1-story (minor warrant), 5,100 square foot medical office building along Highway 5. The site will be accessed by a single driveway, that leads to rear oriented parking lot. The building is approximately 29 feet tall, features a tri-partite façade design of stone, brick and a shingle roof. The front elevation includes a canopy over the front entries, all requirements of the CPDD code. Within the Urban Transition Subdistrict, each site is required to have a minimum 14% publicly accessible usable open space. The plan reflects the installation of a 8' wide trail (per code) and the large area on the north side of the site with additional gravel paths to gazebos and sitting areas. The area on the north side of the site condition of 45% open space.

STATUS OF ISSUE: Consistent with the requirements of the updated CPDD code, the applicant has submitted a regulating plan for the proposed site and structure. With this application, the applicant is entitled to administrative review for components of the design the at conform to the preapproved standards that were adopted with the CPDD. In instances where the applicant wishes to request to deviate from said pre-approved standards the applicant may do so through the warrant process. The warrant process allows

applicants to request Minor Warrants and Major Warrants for deviations from the CPDD standards. Minor Warrants – which are deviations that are deemed to still meet the CPDD vision/intent – are reviewed administratively by the Town Manager. Major Warrants – which are deviations that may be perceived as not meeting the CPDD vision/intent – are considered in a similar manner as a zoning change, and as such, public hearings are required before the Planning & Zoning Commission and Town Council.

	Item	Requirement	Proposed	Applicant Justification	Staff Comments
1	Residential adjacency buffering	35' wide buffer with double tree row, and fencing	35' wide but maintain existing trees and pond	Meeting code would require the existing trees to be removed.	The design standards of the CPDD are very specific in order to gain approval, however the code does not give a relief option to maintain existing features to meet code requirements. Certainly, the desire to maintain existing landscape features should be encouraged.
2	Front build-to-zone (BTZ) along HWY 5	22'-30' from curb	35'+	A shown the 22' minimum BTZ is still within HWY 5 ROW, therefore that cannot be met. Utility conflicts.	A variable width utility easement parallel to HWY 5, makes it impossible to meet the front BTZ.
3	Street trees along HWY 5	1 tree for 30 linear feet Hwy 5: 23	Allow existing tree line to count towards street tree requirement	The number of existing trees along HWY 5 far exceeds code requirement	As noted, the code does not provide a built-in relief option to maintain significant existing features. The number of existing trees far exceeds the requirement. Additionally, a

					portion of this site extends in front of the Wooded Creek Villas, removing the trees in front of those homes would increase the noise associated with HWY 5 on those lots.
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Public Input

Staff notified 105 adjacent property owners within 500' of the subject properties in accordance with town and state requirements and have received one (1) letter of opposition.

BUDGET: N/A

RECOMMENDATION: Staff recommends **APPROVAL** of the subject major warrants and regulating plans subject to the following conditions:

1. Relocate the pavilion out of the 35' landscape buffer.
2. Site shall be development generally in accordance with the attached Regulating plan exhibits.

Attachments:

1. Bently Office PZ complete



Memorandum

April 11, 2024

FROM: Planning

SUBJECT: Consider, discuss and take necessary action on a request for approval of a Final Plat of the Immanuel Lutheran Church Addition. The 4.8-acre tract of land is located at 301 Country Club Road and is zoned for the (RE-1) One-acre Ranch Estate District and the (PC) Planned Center District. Applicant: Jeannette Grazioli, trustee of the Immanuel Lutheran Church.

BACKGROUND: This is a request for approval of a Minor Final Plan of the Immanuel Lutheran Church addition. Jarvis Estate Addition. The 4.8-acre tract of land is located at 301 Country Club Road and is zoned for the (RE-1) One-acre Ranch Estate District and the (PC) Planned Center District. Applicant: Jeannette Grazioli, trustee of the Immanuel Lutheran Church.

STATUS OF ISSUE: The final plat reflects the creation of one (1) lot of record from six (6) unplatted parcels of land for the existing church facility. Over the years the congregation has assembled of number of individual parcels for their existing facility and to accommodate eventual expansion plans.

There is no development association with this plat application.

The last parcel they obtained was from the adjacent Lime Ridge Stables. This is the western portion of the site that is zoned for a (PC) Planned Center for an equestrian center. Rezoning is not necessary for the platting process, but before they can start any expansion of the site for facility, the site will need Conditional Use Permit (CUP) approval and rezoned under a comment district.

The plat dedicates 25' of right-of-way for Old Stacy Road.

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

The plat dedicates a 20' wide drainage, utility and trail access easement along Old Stacy Road.

BUDGET: N/A

RECOMMENDATION: Staff recommends **APPROVAL** as presented.

Attachments:

1. Immanuel LC Addition PZ complete



Memorandum

April 11, 2024

FROM: Planning

SUBJECT: Consider, discuss and take necessary action on a request for approval of a Preliminary Plat of the Orr Road Estates. The 19.77-acre site is located at the southwest corner of Stacy Road and Orr Road (FM 317) and is zoned for the (RE-2) Two-acre Ranch Estate District. Applicant: Michael Westfall, Westfall Engineering representing owners Brian and Janna Jarvis.

BACKGROUND: This is a request for approval of a revised Preliminary Plat of the Orr Road Estates Addition. The 19.7-acre tract of land contains six (6) residential lots, is located at the southwest corner of Orr Road (FM 317) and Stacy Road, and is zoned for the (RE-2) Two-acre Ranch Estate District. Applicant: Doug Mousel, JW Partners LTD., representing owners Brian and Janna Jarvis.

STATUS OF ISSUE: The proposed preliminary plat reflects the development of six (6) singlefamily lots. All lots will have direct access to Orr Road (FM 317). The (RE-2) Two-acre Ranch Estate District requires that each lot be a minimum of two-acres in area, have access to a street, and be a minimum of 200-feet width. All lots meet those criteria.

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 that allow the Town to review the framework of a subdivision, prior to the preparation of a Final Plat.

Parks, Open Space and Trails

As part of the standard development process for a new single-family subdivision, the Comprehensive Subdivision Ordinance (CSO) requires the payment of a Parkland Dedication fee. The fee is a fixed amount of \$2,000 per lot. For a six (6) lot single-family

subdivision, the fee would be \$12,000.

However, the code also allows the acceptance of land when strategically appropriate. In this case, due to the location of the development, and in accordance with the Park Master Plan, the plat reflects a 30-foot wide tract of land (Lot 1X) that will be dedicated to the Town of Fairview. The land, matches the width of parkland that was dedicated from the Remington Park Addition to the west (shown as Lot 3X – Remington Park) and provides the accessibility to extend a trail from Beaver Run Park to Orr Road (and eventually to the Trinity Hiking and Equestrian Trail along Lake Lavon). The Preliminary Plat also reflects the dedication of a 15' feet wide trail easement along Orr Road. This will be accepted instead of the Parkland Dedication fee.

Under the new Subdivision Ordinance, a Park Development fee of \$2,000 will also be assessed with the issuance of a building permit each home.

Drainage

The drainage from the proposed site empties into the flood plain to the South and has demonstrated no adverse effects downstream.

BUDGET: N/A

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

Attachments:

1. Ord Road est revised PP PZ complete



Memorandum

April 11, 2024

FROM: Planning

SUBJECT: Consider, discuss and take necessary action on a request for approval of a Replat of Lot 3 of the Country Club Estates Addition into two (2) lots. The 4.263-acre site is located at 1180 Red Oak Trail and is zoned for the (RE-2) Two-acre Ranch Estate District. Owner/Applicant: Chanc Woods.

BACKGROUND: This is a request for a replat of Lot 3 of the Country Club Estates Addition into two (2) lots. The 4.263-acre site is located at 1180 Red Oak Trail and is zoned for the (RE-2) Two-acre Ranch Estate District. Owner/Applicant: Chanc Woods.

STATUS OF ISSUE: The proposed replat reflects the division of existing Lot 3 of the Country Club Estates Addition into two (2) lots. Proposed Lot 3B, with the existing home, will have direct access to Red Oak Trail. The (RE-2) Two-acre Ranch Estate District requires that each lot have a minimum of 200 feet of lot width. As shown, Lot 3B only has approximately 175 feet of frontage. The smaller lot frontage was created in the 1960s, before the town established zoning on the area in 2003, therefore, that frontage is non-conforming. As such, they are permitted to maintain that non-conforming frontage as long as it is not expanded. The potential sub-division of the lot does not expand the non-conforming item, therefore, the smaller lot width may be utilized for proposed Lot 3B.

Proposed Lot 3A, will have direct access to Country Club Drive. With the adoption of the new Subdivision Ordinance earlier this year, new residential driveways onto Country Club Drive were prohibited, however, exiting driveways or approaches were exempted. In this case, proposed Lot 3A, has an existing driveway approach along Country Club.

Utilities: There is an existing fire hydrant near the northwest corner of proposed Lot 3A. Pending the design of the new home on that lot, and additional fire hydrant may need to be installed with the construction of the new home.

Parks, Open Space and Trails

Under the new Subdivision Ordinance, for new single-family lots, a Parkland Dedication

fee is assessed at a fixed rate of \$2,000 per lot. For the one new lot, the fee is \$2,000. This must be paid before the plat can be filed with Collin County.

Under the new Subdivision Ordinance, a Park Development fee of \$2,000 will also be assessed with the issuance of a building permit a home.

PUBLIC INPUT:

Per State Law, notification of the replat will be sent to adjoining neighbors once the replat is approved.

BUDGET: N/A

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

Attachments:

1. Country Club Est Replat 3A 3B PZ complete



Memorandum

April 11, 2024

FROM: Planning

SUBJECT: Consider, discuss and take necessary action on 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.

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-feet 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.

BUDGET: N/A

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

Attachments:

1. Creekwood Addition PZ complete