CITY COUNCIL MEETING – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: March 24, 2020

APPLICANT: Todd Wintters
201 Windco Circle, Suite 200
Wylie, Texas 75098

LOCATION: West of Smith Road, south of FM 550 [west of Phase 1 of Wellington Manor] in the City’s Extra Territorial Jurisdiction and Rockwall County.

REQUEST:

The applicant is requesting approval of the preliminary and final plats for Phase 2 of Wellington Manor. The Phase 2 final plat includes 44 single-family lots and is 82.946 acres in size.

PROPERTY OWNER: Oak National Holdings, LLC
5763 South S. H. 205, Suite 100
Rockwall, Texas 75032

REPRESENTATIVE: Todd Wintters

P&Z COMMISSION RECOMMENDATION: The Planning & Zoning Commission met on March 19, 2020 and recommended that Council approve the plat subject to the conditions contained within this report and the consulting engineer’s report.

STAFF RECOMMENDATION: Approval subject to the conditions contained within this report and any comments or requirements from the City’s consulting engineer.

City staff has reviewed the submitted Final Plat for Phase 2 and find that the lots are the required 1.5 acres net of drainage easements and that the roadways are consistent with the standards established in Phase 1.

Staff recommended conditions:

1. Drainage issues identified by the City and by the County are to be resolved to the satisfaction of the City Engineer and the County Environmental Coordinator prior to commencement of infrastructure construction on Phase 2.
2. No permits for residential construction shall be issued and no residential construction shall commence on Lot 36, Block A or Lots 22 and 23 of Block D until a turnaround satisfying the 2015 International Fire Code for dead ends exceeding 150 feet in length is provided and approved by the City and County Fire Marshals.

3. The property owner or developer shall provide Homeowner’s Association documentation for Phase 2 prior to consideration of the final plat by the City Council.

BACKGROUND INFORMATION:

The requested final plat for Phase 2 of the Wellington Manor subdivision is located within the City’s Extra Territorial Jurisdiction and within the Rockwall County.

The preliminary plat was approved by the City Council March 13, 2018. The City Subdivision Regulations provide for a maximum time period of one-year for an approved preliminary plat to remain valid without the submission of an application for a final plat. In this case, the preliminary plat approval has expired and subsequently a resubmission is required. The Subdivision Regulations provides for a combined preliminary plat and final plat as an option for Planning and Zoning Commission consideration. This combined preliminary and final plat are generally consistent with the preliminary plat that was approved by the City Council in 2018.

The subject property is located on the west side of Smith Road approximately 2610 linear feet southwest of FM 550.

The subject property is partially within the McLendon-Chisholm Extra Territorial Jurisdiction and a portion of the subject property is in Rockwall County. The applicant has agreed to the jurisdiction of the McLendon-Chisholm Subdivision Regulations for the entirety of the proposed two phased development.

The total property is 191.475 acres of land located on the West side of Smith Road just outside the McLendon-Chisholm City Limits. The original request was to provide for the development of 107 residential lots with a minimum lot size of one and one-half acres with on-site sanitary sewerage facilities, paved streets and surface storm drainage facilities in two phases.

Thoroughfares/streets:

Smith Road is a county road maintained by the Road and Bridge Department of Rockwall County. Rockwall County’s Thoroughfare Plan identifies Smith Road as a four-lane undivided minor arterial. The minimum right of way width for a four-lane undivided minor arterial is 100 feet. The developer has entered into an agreement with the County for the maintenance of Smith Road from the subdivision entrances to FM 550.

Zoning:
The subject property is located in McLendon-Chisholm’s Extra Territorial Jurisdiction or in the county. Zoning regulations do not apply in the ETJ or in the county.

**Floodplain:**

A review of the Flood Insurance Rate Map for this property reveals that the entirety of the tract is in the X zone, low flood risk.

**Interlocal Agreement:**

The interlocal Agreement with the County regarding subdivision applications in the City’s ETJ and in the County require submittal to the County for their review and recommendations. The subject application was submitted to Ron Merritt at the County for his review and comment. Mr. Merritt’s comments follow:

“I am good with the lot sizes. What I am concerned with is the drainage problems we are having with Phase 1 and now with Phase 2 the problems will only get worse.”

Staff recommended condition 1. has been added to the Staff recommendation to address the County’s and City consulting engineer’s concerns regarding drainage.

**Homeowners Association:**

The property owner has adopted conditions and covenants establishing the required homeowner’s association for Phase 1, but has not submitted the required homeowner’s association documentation for Phase 2. The failure to provide the HOA documentation for Phase 2 does not comply with the County Subdivision Regulation requirements. Staff recommended condition 3. addresses this requirement.

**Fire Code:**

The County has adopted the 2015 Edition of the International Fire Code, while City has adopted the 2012 Edition of the International Fire Code. In either case, the code requires a qualifying turnaround for dead end streets exceeding 150 feet in length. The southwest extension of Norbury Drive ends in a dead end with no qualifying turn around as required by the Fire Code. The dead end extends to the southwest from the intersection with Colchester Drive. This dead end with no qualifying turnaround establishes the foundation for Staff recommended condition 2.
March 19, 2020

Ms. Lisa Palomba
City Administrator
1371 West FM 550
McLendon-Chisholm, Tx 75032

Re: Wellington Manor Phase 2 Second Review

Dear Ms. Palomba:

As you requested, we have completed the second review of the Wellington Manor Phase 2 prepared by Engineering Concepts. Our review is based on the City of McLendon-Chisholm subdivision regulations and good engineering design principles and practice. We offer the following comments below:

Final Plat

1. Add a 20’ drainage easements outside of and adjacent to the existing gas line easement in the rear of Lots 20 – 22 Block “C”, as well as Lots 12-16 Block “D”, Lots 13-16 Block A, and Lots 16-17 Block “C”

Street Plans

1. Sheet 5 Provide a street name correction as noted on the marked plan set.
2. Sheet 5 Shift the 3- 3’x8’ Multiple Box Culvert to the center of the drainage easement, likewise shift the proposed fire hydrant as noted on the marked plan set.
3. Sheet 5 Provide rock rip rap within a trapezoidal channel within the drainage easement as noted on the marked plan set.
4. Sheet 6 Shift the location of the approach culvert on Norbury Dr. to match the flowline bar ditch of Ledstone Dr. so as to contain the flow within the right of way.
5. Sheet 7 Darken the line weight of the double 36” RCP culvert at Station 6 + 63 on Norbury Dr.
6. Sheet 7 Rotate the culvert to match and connect the upstream entrance of the culvert with the 20’ drainage easement as noted on the marked plan set.
7. Sheet 9 Center the 4-9’ x 4’ culvert located at Station 26+30 on Colchester Dr within the drainage easement and not offset from the flowline of the easement drainway.
8. Sheet 9 Install rock rip rap upstream and downstream confluence areas of the 4- 4’x 9’ box culvert.
9. Sheet 9 Call out the drainage easement in Block ‘C” & “D”
10. Sheet 11 Center the 3-7’ x 3’ box culvert structure with the center of the drainage easement.
Grading Plans

11. Sheet 11 Provide a grade to drain trapezoidal channel within the drainage easement with a maximum slope of 4:1. Provide a plan/profile, cross sections with existing and proposed cuts, and calculations of the proposed flow with capacity.
12. Sheet 11 Clarify the size of the Multiple Box Culvert, either 7’ x 3’ or 8’ x 3’?
13. Sheet 12 Add rock rip rap as noted on the marked plan set for locations on Norbury Dr. and Ledstone Dr.
14. Sheet 12 Shift the 24” culvert location on Norbury Dr to match the flowline of the bar ditch flowline in the Ledstone Dr right of way.
15. Sheet 12 Provide directional drainage arrows along the bar ditch of Ledstone Dr right of way.
16. Sheet 12 Clarify the size of the multiple box culvert 3-7’ x 3’ or 3- 8’ x 3’?
17. Sheet 12 Provide rock rip rap in the upstream and downstream confluence area of the channel as noted on the marked plan set.
18. Sheet 12 Provide exist grade ground conditions on all cross sections (all sheets) indicating depth of cut with 4:1 maximum slope.
19. Sheet 12 Provide grade to drain plan/profile trapezoidal channelization of Ditch “?” (Designate Name) within the variable drainage ditch.
20. Sheet 13 Provide rock rip rap in confluence as noted on the marked plan set.
21. Sheet 13 Center the location of the Trip 3-8’x 3’ multiple box culvert on Colchester with the flowline center of the drainage easement.
22. Sheet 13 Provide rock rip rap noted on Colchester within the drainage easement.
23. Sheet 13 Provide a grade to drain trapezoidal channel within the drainage easement as marked on the plan set.
24. Sheet 13 Sheet 13 Provide a new drainage easement with grade to drain in rear of Lots 16 – 19 Block “C”
25. Sheet 14 Provide rock rip rap as noted on the marked plan set.
26. Sheet 14 Provide street name Colchester Dr.
27. Sheet 14 Call out high pressure gas pipeline easement with caution note as marked on the plan set.
28. Sheet 14 Provide drainage easement outside of the pipeline easement in the rear of the Lots 20 – 22 Block “C” and Lots 15 & 16 Block “D”

Drainage Plans

29. Sheet 16 Enlarge the proposed Drainage Area Map and reduce the drainage area line weight, very cluttered and needs to be cleaned up.
30. Sheet 16 Provide additional directional drainage areas noted on the marked plan set.
31. Sheet 16 (A) Insert all of the detention design plans for the detention pond located in Phase 1 Common Area Lot 1 on Colchester Dr which is designated to detain Phase 2 and Parts of Phase 1 detention as noted on the marked plan set.

Storm Plans

32. Sheet 17 Shift the location of the 24” RCP culvert at Norbury Dr. approach to align within the right of way bar ditch flowline of Ledstone Dr.
33. Sheet 17 Center the 3-8’ x 3’ box culvert on Ledstone to center of the 90’ variable drainage easement, shift the fire hydrant accordingly as noted on the marked plan set
34. Sheet 18 Rotate storm line “C” to connect to the upstream drainage easement
35. Sheet 18 Call out top of headwall elevations for Line ‘C’ and “D”

**Erosion Control Plan**

36. Sheet 19 Provide additional locations of rock rip rap to be consistent with marked plan set all sheets
37. Sheet 19 Curlex line and seed the channelized drainway within the the 90’ drainage easement
38. Sheet 19 Call out broadcast seeding of entire site
39. Sheet 19 Call out additional rock check dams as noted on the marked plan set.
40. Sheet 20 Shift location of culverts on Ledstone and Colchester as noted on the previous marked plan sheets.
41. Provide under separate cover the proposed drainage detention design modifications for the existing Phase 1 detention pond for separate review addressing the excessive and problematic discharge issues previously discussed with the City staff and downstream property owners.

Should any questions arise with regard to these comments provided herein please let me know. We are available to discuss our review of the Wellington Manor Phase 2 plan set at your convenience.

Sincerely,

**W.L. Douphrate II, P.E.**
President / Owner

Cc: Mike Coker
Application Date: March 04, 2020

Items Submitted. Check all that Apply:

[ ] Preliminary Plat: $175 per lot + $10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs

[ x ] Final Plat: $150 per lot + $10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs

[ ] Replat/ Amended Plat: $150 per lot + $10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs

[ ] Digital Copy of Submitted Plat/Plan (required)

[ ] Site Plan

[ ] Concept Plan

[ ] Planned Development

[ ] Vacation of Plat

General Information:

Addition Name (if platted): Wellington Manor, Phase Two

Current Zoning: SF - 1.5

No. of Acres: 82.946

No. of Lots: 44

Proposed Zoning: SF - 1.5

General Location of Property: Smith Road southwest of Wellington Manor, Phase One

Proposed Use for Property: Single Family Residential

Applicant Name: Todd Wintters


Address: 201 Windco Circle, Suite 200 City, State, Zip: Wylie, Texas 75098

Phone(s): (972) 941-8400 Email: todd@ecdlp.com

Owner Name: OAK NATIONAL HOLDINGS, LLC.

Address: 5763 South S.H. 205, Suite 100 City, State, Zip: Rockwall, Texas 75032

Legal Description of the Property: Tract 14 of R. Peckham Abstract No. 175

County Parcel ID: #12159

Other Information: ____________________________

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Development Fees

The City recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning or Board of Adjustment applications. Therefore, the City will provide a one-hour or 2 one-half hour complimentary professional consultation with the City Planner and/or City Engineer. These complimentary consultation(s) will be arranged by City Staff. Limit of one complimentary consultation per property.

The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the City prior to consultant review of any application. Should the actual consultant cost exceed the estimate, the applicant will be invoiced for amounts owed. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

ALL Consulting Costs - Includes City Planning, City Engineer, City Attorney and any other outside consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA. Consultants invoice the City monthly after work is completed, so it is possible for plat applicants to receive notice of outstanding fees after a plat has been considered. The City will invoice for any remaining consulting charges. Building permits be not be issued with fees outstanding.

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of $980.00 to cover the cost of this application, and an initial deposit of $___________ for consulting fees has been paid to the City of McLendon-Chisholm on this _______day of MARCH______, 2020.

Further, I hereby certify that I understand and agree to the development and consulting fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning & Zoning Commission and/or City Council.

Signature of Applicant: ________________________________  (Seal)

City Secretary: ________________________________