

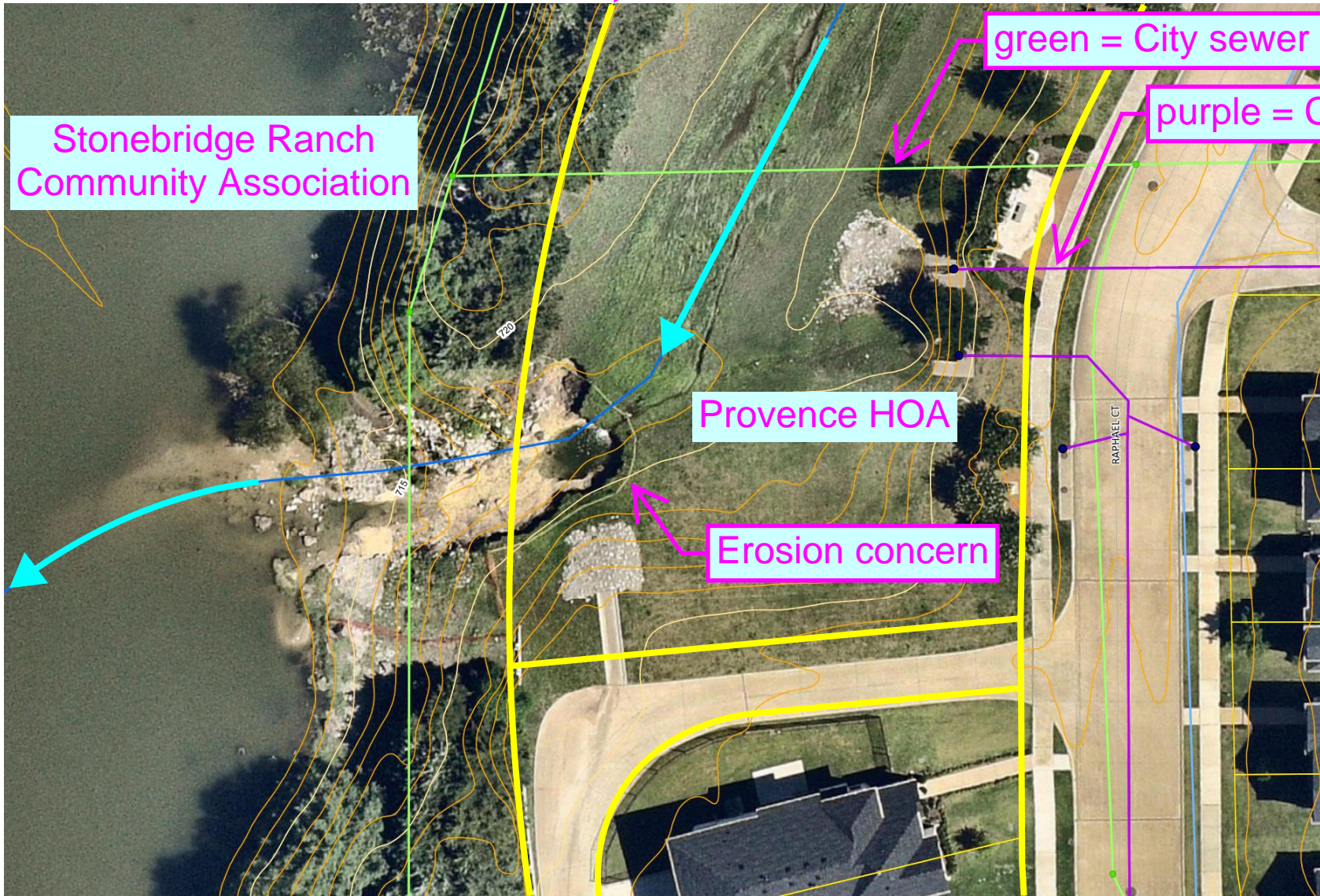
# Provence Townhomes Appeal of Drainage Maintenance Policy Decision



2024-07-10



# Provence Erosion Concern



yellow = property boundary lines

green = City sewer lines

purple = City storm lines

Stonebridge Ranch  
Community Association

Provence HOA

Erosion concern

## History:

- 2005 – Retention pond built by Stonebridge Ranch with grouted rock riprap for slope protection.
- 2016 – Provence Townhomes built. Provence is 8% of watershed.
- 2017 – Grouted rock riprap began to fail sometime before this.
- 2021 – Erosion began to cut upstream onto Provence property.
- 2024 – Provence HOA and the Stonebridge HOA asked City for assistance.
- 2024 – City response: erosion is a natural phenomenon and it's up to private property owners to address erosion on their property how they see fit. City only steps in if public infrastructure is threatened (not the case here) or if permitted private structures are threatened (also not the case here).

Provence appeal:

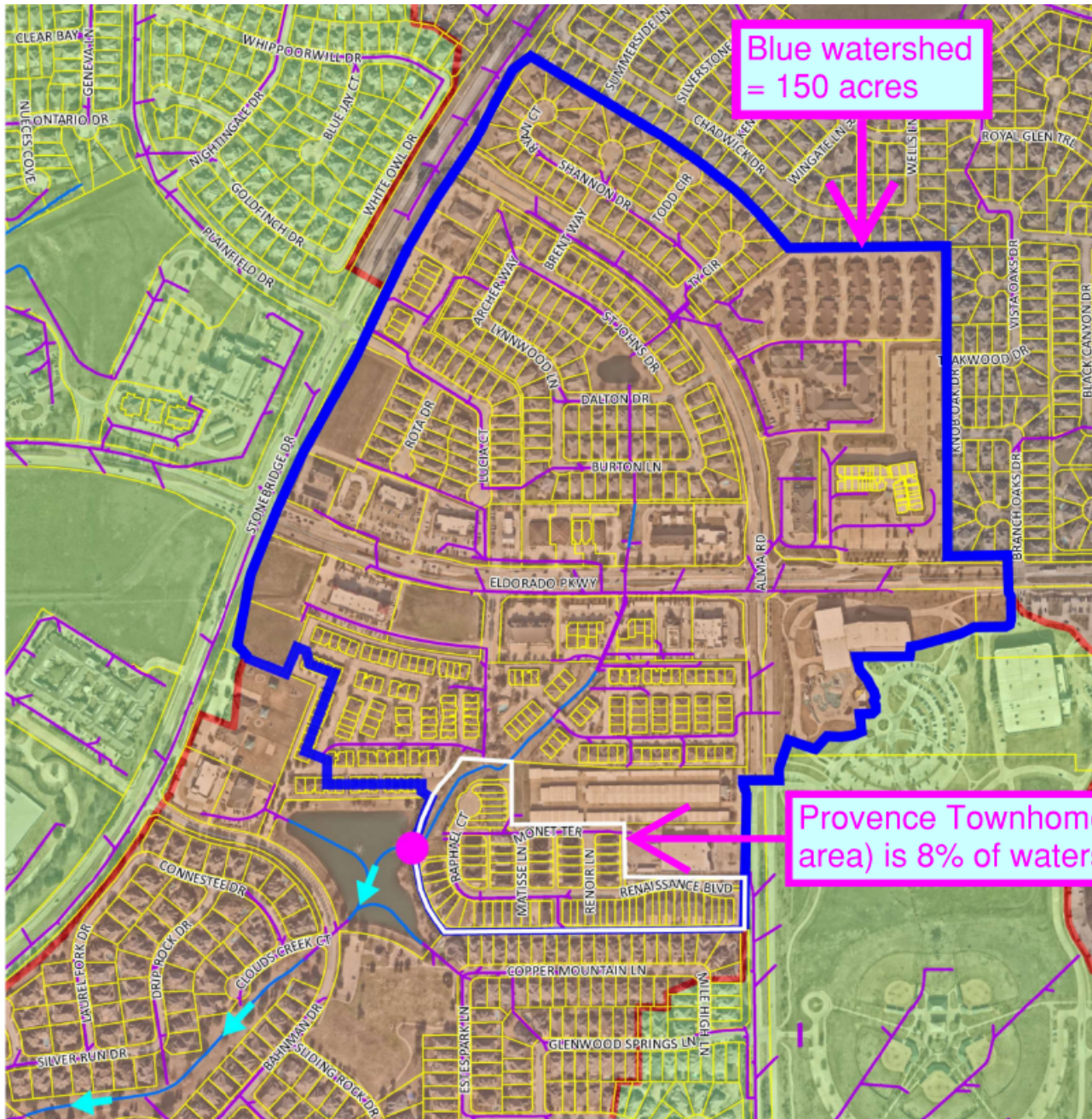
Safety risk – significant safety risk to children and adults due to location and accessibility to the public.

Economic impact – Anticipated Provence repair cost is over \$59,000 (\$880 per household). This is disproportionate to relatively small (8%) contribution to the overall watershed. This is an undue economic hardship on a small number of homeowners (67).

Additional information:

- 2016 Provence Plat states that the HOA is solely responsible for common area maintenance, including all erosion control.

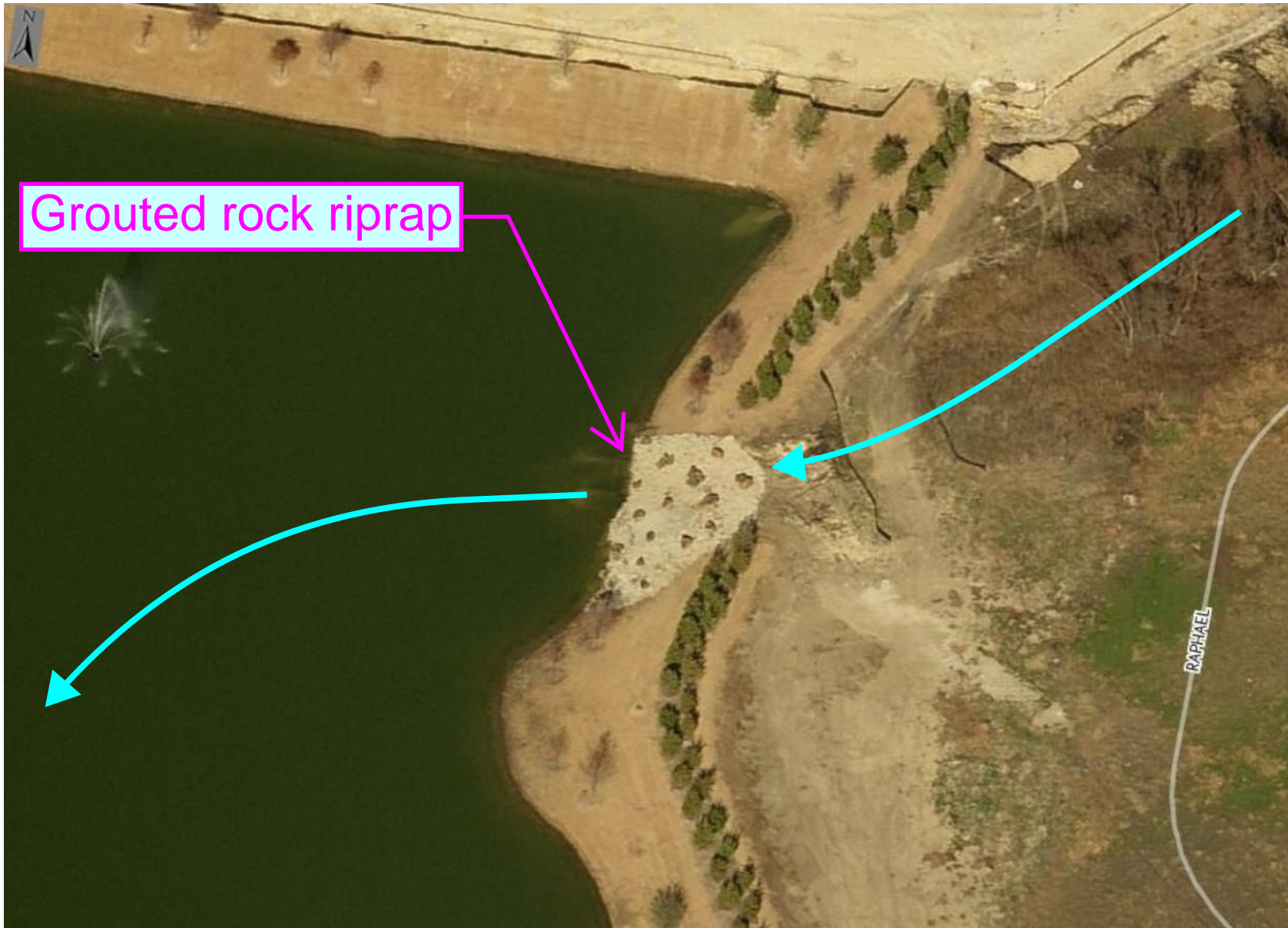




Blue watershed  
= 150 acres

Provence Townhomes (white  
area) is 8% of watershed.

Dec 2006

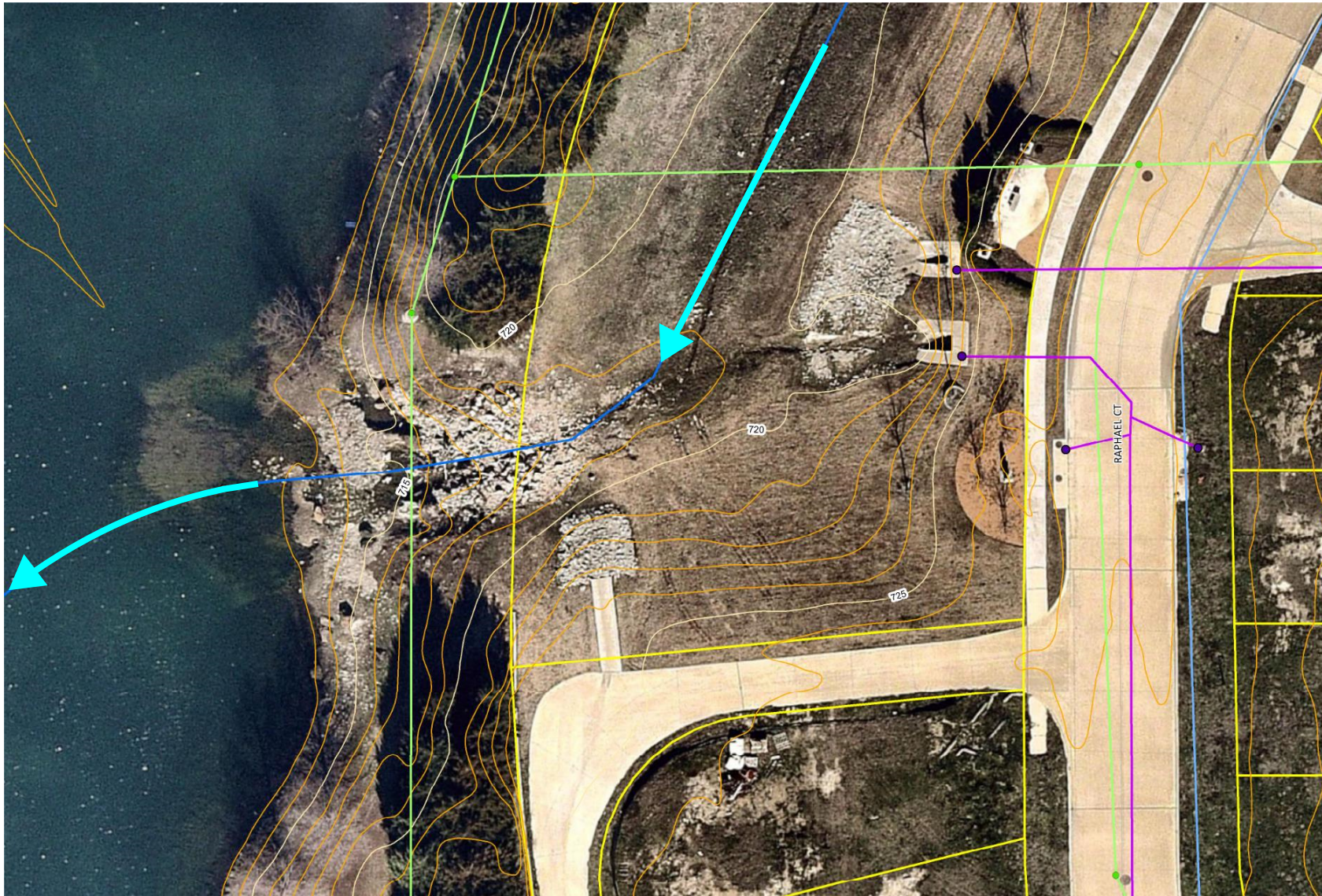


November 2017



2017.11.6

February 2020





January 2024



May 2024

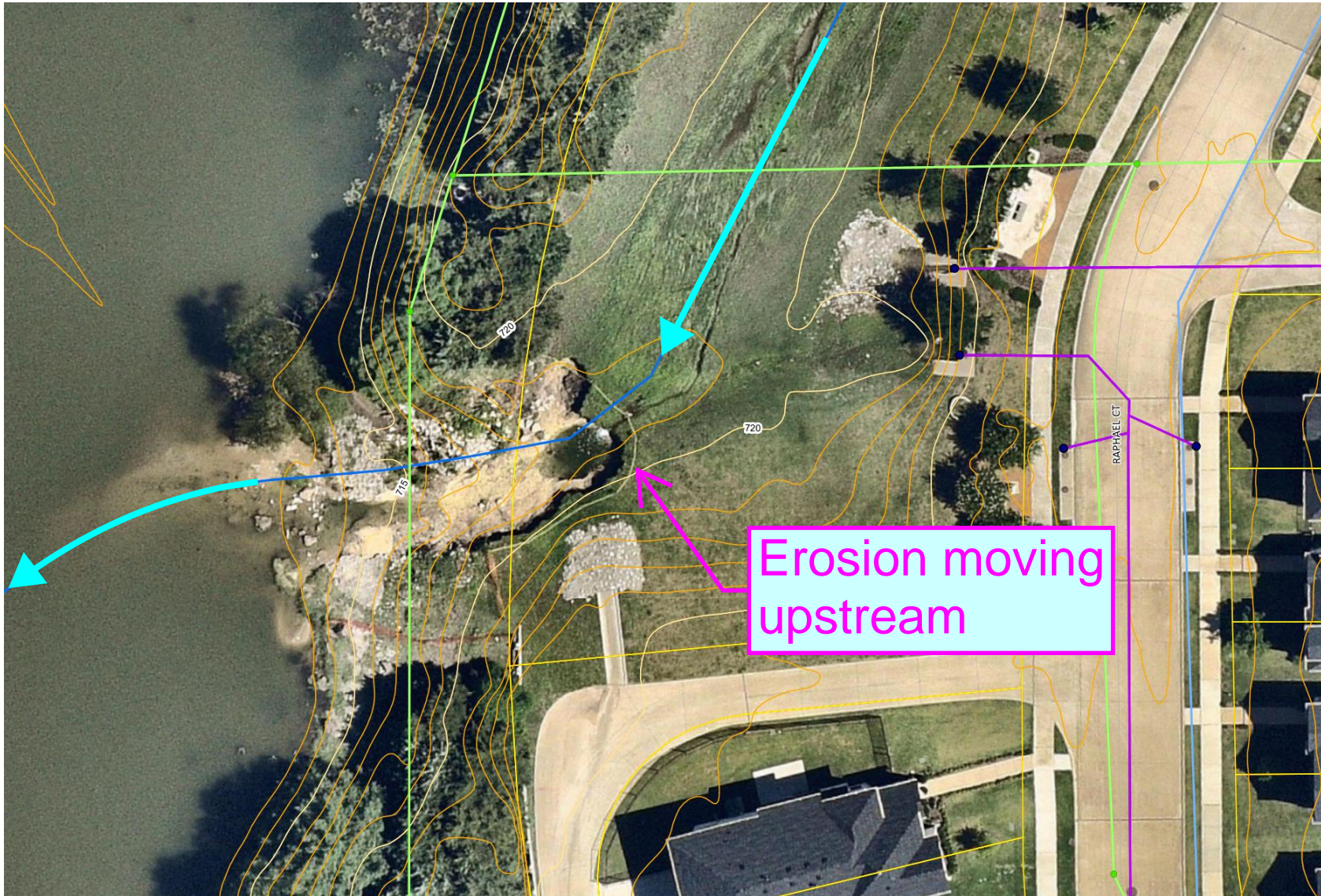


June 2024





June 2024



July 2024



# 2016 Provence Townhome Addition Phase 1 Record Plat:

## NOTES

- 1) No part of the property described herein lies within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community–Panel No. 48085C0265 J, present effective date of map June 2, 2009, herein property situated within Zone X (unshaded). The flood statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man–made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- 2) This plat was prepared without the benefit of a title commitment.
- 3) Subject property affected by any or all easements of record.
- 4) Source bearing is based on the south line of Builders Carpet Addition, an addition to the City of McKinney as recorded in Volume R, Page 156 of the Collin County Map Records.
- 5) State Plane Coordinates established using the State Plane Coordinates shown on the Builders Carpet Addition.
- 6) Common Areas to be owned and maintained by the Homeowner's Association.
- 7) All lots will be residential fire sprinkler protected.
- 8) The owners of Block A, Lot CA–1 of this plat shall be solely responsible for the maintenance of the storm water detention system as well as the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas, and United States of America.



# Questions

