



Sachse, Texas

Sachse City Hall
3815-B Sachse Road
Sachse, Texas 75048

Meeting Agenda Planning & Zoning Commission

Monday, December 22, 2014

7:00 PM

Council Chambers

The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, December 22, 2014, at 7:00 p.m. at the Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

1. **Invocation and Pledge of Allegiance to the U.S. and Texas Flags**

2. **Regular Agenda Items:**

- [14-2595](#) Consider approval of the minutes of the December 8, 2014 Planning and Zoning Commission meeting.

Executive Summary

Review and consider approval of the minutes of the December 8, 2014 Planning and Zoning Commission meeting.

Attachments: [20141208_PZ_Minutes.pdf](#)

- [14-2593](#) Consider the application of Woodbridge Properties, LLC for approval of a Preliminary Plat for Woodbridge Gate Addition, being a 10.1098-acre tract consisting of five (5) individual lots. The subject property is located on the southwest corner of Woodbridge Parkway and State Highway 78.

Executive Summary

The applicant is requesting approval of a Preliminary Plat for a 10.1098-acre tract. The property will consist of five (5) individual lots.

Attachments: [CD -Woodbridge Gate PP PZ- Presentation.pdf](#)

[CD -Woodbridge Gate PP PZ- Attachment 1.pdf](#)

[CD -Woodbridge Gate PP PZ- Attachment 2.pdf](#)

[CD -Woodbridge Gate PP PZ- Attachment 3.pdf](#)

- [14-2596](#) Consider the application of DR Horton-Texas, LTD for approval of an Amending Plat for Parkwood Ranch Phase 2, Lots 12 and 13, Block A, being a .392-acre tract. The subject property is located along Harlan Drive south of Ranch Road.

Executive Summary

The applicant is requesting approval of an Amending Plat for a .392-acre tract. The property consists of two (2) lots for residential uses.

Attachments: [CD -Parkwood Ranch Amending -presentation.pdf](#)
[CD -Parkwood Ranch 12 and 13. Attachment 1.pdf](#)
[CD -Parkwood Ranch 12 and 13. Attachment 2.pdf](#)
[CD -Parkwood Ranch 12 and 13. Attachment 3.pdf](#)

14-2598

Consider the application of DR Horton-Texas, LTD for approval of an Amending Plat for Parkwood Ranch Phase 2, Lots 19 and 20, Block A, being a .504-acre tract. The subject property is located along Harlan Drive south of Ranch Road.

Executive Summary

The applicant is requesting approval of an Amending Plat for a .504-acre tract. The property consists of two (2) lots for residential uses.

Attachments: [CD -Parkwood Ranch Amending -presentation.pdf](#)
[CD -Parkwood Ranch 19 and 20. Attachment 1.pdf](#)
[CD -Parkwood Ranch 19 and 20. Attachment 2.pdf](#)
[CD -Parkwood Ranch 19 and 20. Attachment 3.pdf](#)

14-2599

Consider the application of DR Horton-Texas, LTD for approval of an Amending Plat for Parkwood Ranch Phase 2, Lots 32 and 33, Block A, being a .436-acre tract. The subject property is located along Harlan Drive south of Ranch Road.

Executive Summary

The applicant is requesting approval of an Amending Plat for a .436-acre tract. The property consists of two (2) lots for residential uses.

Attachments: [CD -Parkwood Ranch Amending -presentation.pdf](#)
[CD -Parkwood Ranch 32 and 33. Attachment 1.pdf](#)
[CD -Parkwood Ranch 32 and 33. Attachment 2.pdf](#)
[CD -Parkwood Ranch 32 and 33. Attachment 3.pdf](#)

3. Community Development Director's Update Report: Briefing on current activities of staff.
4. **Adjournment**

Note: The Planning and Zoning Commission may retire and convene into Executive, Closed Session on any matter related to the above agenda items for the purposes of private consultation with the City Attorney under Section 551.071 of the Texas Government Code.

State law prohibits the introduction or discussion of any item of business not posted at least seventy-two (72) hours prior to the meeting time.

Posted: December 19, 2014; 5:00 p.m. Dan McGinn, Community Development Director

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact Terry Smith, City Secretary at (972) 495-1212, 48 business hours prior to the scheduled meeting date. Reasonable accommodations will be made to assist your needs.



Legislation Details (With Text)

File #: 14-2595 **Version:** 1 **Name:** CD - PZ MINUTES 12082014
Type: Agenda Item **Status:** Agenda Ready
File created: 12/16/2014 **In control:** Planning & Zoning Commission
On agenda: 12/22/2014 **Final action:**
Title: Consider approval of the minutes of the Decemer 8, 2014 Planning and Zoning Commission meeting.

Executive Summary

Review and consider approval of the minutes of the December 8, 2014 Planning and Zoning Commission meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [20141208_PZ_Minutes.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the Decemer 8, 2014 Planning and Zoning Commission meeting.

Executive Summary

Review and consider approval of the minutes of the December 8, 2014 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the December 8, 2014 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Recommend approval of the minutes of the Planning and Zoning Commission *December 8*, 2014 meeting.

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, December 8, 2014

Time: 7:00 p.m.

Place: Sachse City Hall

Members Present:

Ty Lamb
Chance Lindsey
Jack Bickler
Warren Becker
Scott Everett
David Hock

Members Absent:

Wendy Stewart

Staff Present:

Dan McGinn, Community Development Director
Greg Peters, City Engineer
Charlotte Youngblood, Secretary

Chairman Scott Everett opened the meeting of the Planning and Zoning Commission at 7:00 p.m. and a quorum was declared.

1. Invocation and Pledge of the Allegiance to the U.S. and Texas Flags

The invocation was offered by Jack Bickler and Warren Becker led the pledges.

2. Consider approval of the minutes of the November 24, 2014 Planning and Zoning Commission meeting.

David Hock made a motion to approve the minutes of the November 24, 2014 Planning and Zoning Commission meeting. Warren Becker seconded the motion. The motion passed unanimously with all voting in favor.

3. Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from an Agricultural District (AG) to a Residential -10 District (R-10) on an approximately 13.56 acre tract, more particularly described in Exhibit "A" and located along the west side of Merritt Road just south of Heritage Circle, City of Sachse, Dallas County, Texas.

Dan McGinn, introduced the item. He stated that the applicant is requesting to rezone the property from its existing Agricultural District to a Residential-10 (R-10) District on approximately 13.56 acre tract located on the west side of Merritt Road. He explained that the proposed development would be comprised of single-family residential lots with minimum lot sizes of 10,000 square feet. He stated that the Future Land Use designation for this property is Low Density Residential. He explained that the City of Sachse has three zoning districts that would be considered low density residential per the description in the comprehensive plan. Those districts are the R-10, R-12, and R-15 which allow minimum lot sizes of 10,000, 12,000, and

15,000 square feet for single family detached housing. He stated that the request is consistent with the Future Land Use Map and staff is recommending approval of the request.

Bill Dower, Applicant's Representative, stated that they have built in Sachse previously in the Sachse Farms subdivision. He explained that they are looking to do something comparable to that. He showed slides depicting the proposed lot layout, masonry wall, similar homes and entry way sign. He said there would be 43 home sites that would have the same look and feel as the ones they built in Sachse Farms. He stated there would be a mandatory homeowner's association to keep the neighborhood nice. He said the average size house would be approximately 3,850 square feet and with a price range starting in the \$350,000.

Chairman Everett opened the public hearing at 7:19 p.m.

Oren Peacock, 5409 Heritage Cr., stated he was in opposition to the zoning request. He said he had a couple of issues with the data on the 2012 traffic counts. He said a lot has changed and there has already been an increase in traffic. He stated that there are a lot of homes being built in Wylie and that traffic would be heading down Sachse Road and Merritt Road to George Bush. He said they moved here for the country feel and felt they would lose that with the approval of the zoning change.

Janis Wood, 4910 Merritt, stated that they moved here 30 years ago from Plano and have seen a lot of changes. She stated that they have 13 acres with one home and that is what they like. She said she can't imagine 43 homes on 13 acres. She said the zoning change would ruin their country feel. She was also concerned with possible foundation issues and large trucks using Merritt Road.

Linda Crank, 5006 Heritage Cr., said she moved to Sachse 13 years ago. She said the average lot size in Heritage Circle is 37,000 square feet. She said they moved here for the country feel. She felt that although the zoning change is consistent with the Future Land Use Map that is was not consistent with the feel of surrounding areas. She also said she was concerned with the infrastructure issues in regards to street size and future flooding concerns. She also was concerned with increased traffic along Merritt Rd. She wanted to know what would be done to protect Heritage Circle. She felt that they could increase the lot size of the proposed subdivision.

David Taylor, 5114 Merritt Rd., said he felt the lot sizes needed to be increased to 15,000 square feet. He was also concerned with the two entrances on Merritt Road and increased traffic.

Keith Arnold, 5215 Heritage Cr., moved here because of the location. He said he was concerned about stacking houses on top of each other. He was also concerned with increased traffic.

Candy Henry, 4903 Heritage Cr., said they moved here 20 years ago and her husband commutes to Dallas. They moved here so they could raise their kids in public schools and she has taught in Garland for many years. She said it takes it her longer to turn onto Merritt Road than it takes her to drive to the High School. She felt that the zoning request does not match their neighborhood. She said one acre lot sizes would a better fit in the surrounding area. She is concerned about being shielded from the proposed neighborhood.

Dan Kenefake, 5221 Heritage Cr., spoke in opposition. He said there would be an increase in the number of cars and was concerned about the traffic counts from 2012 being used when the traffic is much greater now than it was then. He said the home size could not be that large because of the lot size and the maximum lot coverage being 35%. He stated this area is totally open with no privacy fences. He said it will not look the same and it won't have the rural feel any longer.

Mike Carpenter, 4915 Heritage Cr., said his house backs up to the property and a fence line would be only thing that would separate his home from the development. He is appalled that a two story house could see in his yard and home if built. He has lived there for 25 years and lived there because of the rural feel. He said it has been implied that bigger houses and larger lots would be acceptable in the area but he wants the property left alone. He asked that the commission vote it down. Additionally, he said that a light or four – way stop signs was desperately needed at Sachse and Merritt Road to help with the traffic.

Louie Carter, 5119 Live Oak Drive, said he is new to Sachse and lives in Jackson Meadows. Before he moved here he looked at the Future Land Use Map before making his decisions. He stated that he views this type of zoning as spot zoning. He felt that it is contradictory to the Future Land Use Plan. He would like to see them maintain at least an R-15 zoning with a single entrance into the subdivision.

Cathy Taylor, 5114 Merritt Rd., spoke in opposition and felt the property should not be rezoned and remain the same. She doesn't think we need any more houses, cars, or people on Merritt Road.

With no else speaking, David Hock made a motion to close the public hearing. Ty Lamb seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 7:48 p.m.

Mr. McGinn wanted to clarify some of the statement made tonight. He stated that the rear yard setback would be 25 feet and that 2,000 square feet is the minimum lot size. He stated in regard to lot coverage that the 30% referred to the building footprint and they could go two stories. He said as far as having one entrance the fire department requested two entrances for emergency response vehicles.

Chairman Everett asked how the traffic study in 2012 relates to today's traffic and what are we doing to address the traffic issues along Merritt Rd.

Greg Peters, City Engineer, stated that clearly they are obviously more cars on all of our roads than what there was in 2012. He does not want to estimate but the city has a traffic counter and said the city could go and gather that information to see what that difference would be. He stated that with George Bush coming through Sachse traffic patterns have changed and shifted it towards Sachse Road, Merritt Road and Pleasant Valley Road. One of the comments made was there would be 800 trips a day. However, the number that Mr. McGinn showed was based on 10 trips a day per house which is a fairly conservative number. He said Merritt Road is shown in our long term plan to be a 4 lane divided.

Mr. Hock asked if there was a date for the widening of Merritt Road. Mr. Peters explained because we partner with Dallas County it is hard to say. He stated we are working with Dallas County currently on the widening of Sachse Road and Merritt Road is a top priority, however, it comes down to funding.

Chance Lindsey asked about Red Bud Drive located in the future Jackson Meadows. He said it looks like it is going to stay a dead end where it should connect with the proposed subdivision.

Mr. McGinn stated that they looked into that but it is not owned by Jackson Meadows and the current owner has not been able to be contacted by the developer.

Bill Dower, Applicant's representative, explained that the developer would be escrowing funds for widening the section of Merritt Road in front of their development. He also stated they wanted to put in only the one entrance but the city required the second entrance. He explained as far as home size these would be larger homes with maybe only one home being the minimum 2,000 square feet in the development. He also stated that with land costs skyrocketing R-12 zoning would not be financially feasible.

Paul Taylor, Paul Taylor Homes, said they could possibly add a buffer so to speak by increasing lot size to 12,000 square feet on the lots backing up to Heritage Circle.

After more discussion, Ty Lamb made a motion to make recommendation to City Council to grant a change of zoning from an Agricultural District (AG) to a Residential-10 District (R-10) on lots 13-43 and to change Agricultural District to R-15 on lots 1-12 on an approximately 13.56 acre tract. David Hock seconded the motion. The motion passed 4-2 with Warren Becker and Chance Lindsey voting no.

4. Community Development director's Update report: Briefing on current activities of staff.

Mr. McGinn said the Neighborhood Walmart grand opening would be this week. He stated that in the month of November we have issued 27 single family permits and have done 265 permits for the year. He stated there will be a Planning and Zoning Meeting on December 22, 2014 to discuss four plat submittals. He said on Thursday night we will be having our Highway 78 Planning meeting.

There being no further business, David Hock made a motion to adjourn. The meeting was adjourned at 8:22 p.m.

Secretary

Chairperson



Legislation Details (With Text)

File #: 14-2593 **Version:** 1 **Name:** CD – WB Gate PP PZ
Type: Agenda Item **Status:** Agenda Ready
File created: 12/16/2014 **In control:** Planning & Zoning Commission
On agenda: 12/22/2014 **Final action:**
Title: Consider the application of Woodbridge Properties, LLC for approval of a Preliminary Plat for Woodbridge Gate Addition, being a 10.1098-acre tract consisting of five (5) individual lots. The subject property is located on the southwest corner of Woodbridge Parkway and State Highway 78.

Executive Summary

The applicant is requesting approval of a Preliminary Plat for a 10.1098-acre tract. The property will consist of five (5) individual lots.

Sponsors:

Indexes:

Code sections:

Attachments: [CD -Woodbridge Gate PP PZ- Presentation.pdf](#)
[CD -Woodbridge Gate PP PZ- Attachment 1.pdf](#)
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[CD -Woodbridge Gate PP PZ- Attachment 3.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

Consider the application of Woodbridge Properties, LLC for approval of a Preliminary Plat for Woodbridge Gate Addition, being a 10.1098-acre tract consisting of five (5) individual lots. The subject property is located on the southwest corner of Woodbridge Parkway and State Highway 78.

Executive Summary

The applicant is requesting approval of a Preliminary Plat for a 10.1098-acre tract. The property will consist of five (5) individual lots.

Background

The 10.1098-acre (approximately 440,383 square feet) subject property is located on the southwest corner of Woodbridge Parkway and State Highway 78. (See Attachment 1 - Aerial Location Map). The subject property retains a current zoning designation of Planned Development (PD-10) for General Commercial Uses (Ord. No. 11443 approved February 17, 1997). (See Attachment 2 for Zoning Identification Map).

Policy Considerations

The applicant is proposing to plat the subject property into five (5) individual lots. (See Attachment 3 - Preliminary Plat)

Staff has determined that the proposed Preliminary Plat meets the standards of the City of Sachse Code of Ordinances and is designed in accordance with the zoning of the property. The Preliminary Plat and its supporting documents have been reviewed by the City Engineer and have been found to be in compliance with the City of Sachse Code of Ordinances.

Budgetary Considerations
None.

Staff Recommendations

Staff recommends approval of a Preliminary Plat for Woodbridge Gate Addition, being a 10.1098-acre tract consisting of five (5) individual lots. The subject property is located on the southwest corner of Woodbridge Parkway and State Highway 78.



PLANNING AND ZONING COMMISSION

DECEMBER 22, 2014

REQUEST

Consider the application of Woodbridge Properties, LLC for a Preliminary Plat for Woodbridge Gate Addition, Lots 1 - 5, Block A, being a total of 10.1098 acres.



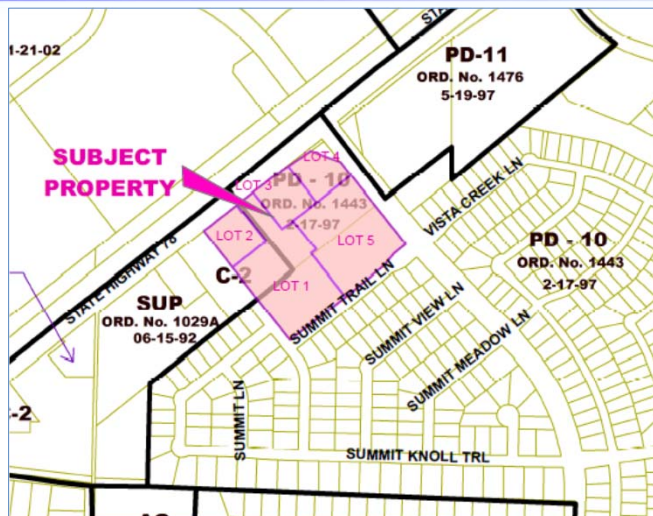
BACKGROUND

AERIAL LOCATION MAP



BACKGROUND

ZONING MAP



BACKGROUND

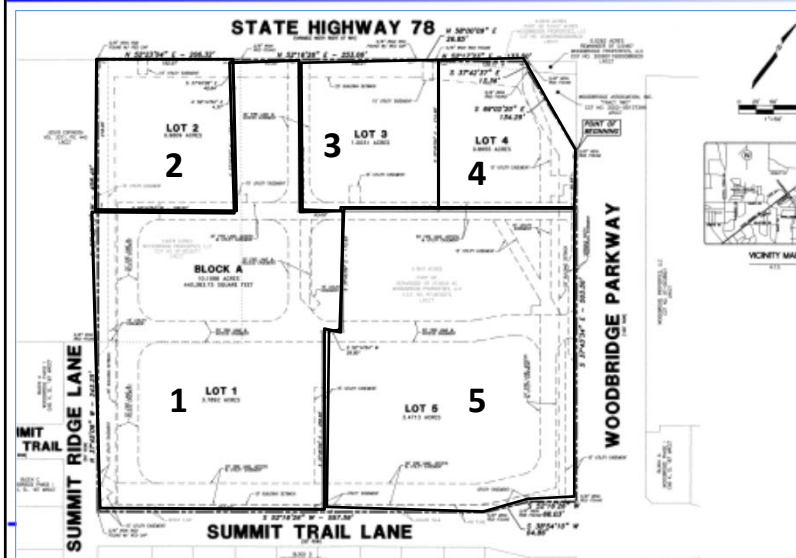
SITE INFORMATION

- ❑ Site Area: 10.1098 acres
- ❑ Five individual lots
- ❑ Proposed Use:
Retail/Restaurant/Commercial
- ❑ Existing Zoning: PD-10
 - Lot 1: LA Fitness Center



BACKGROUND

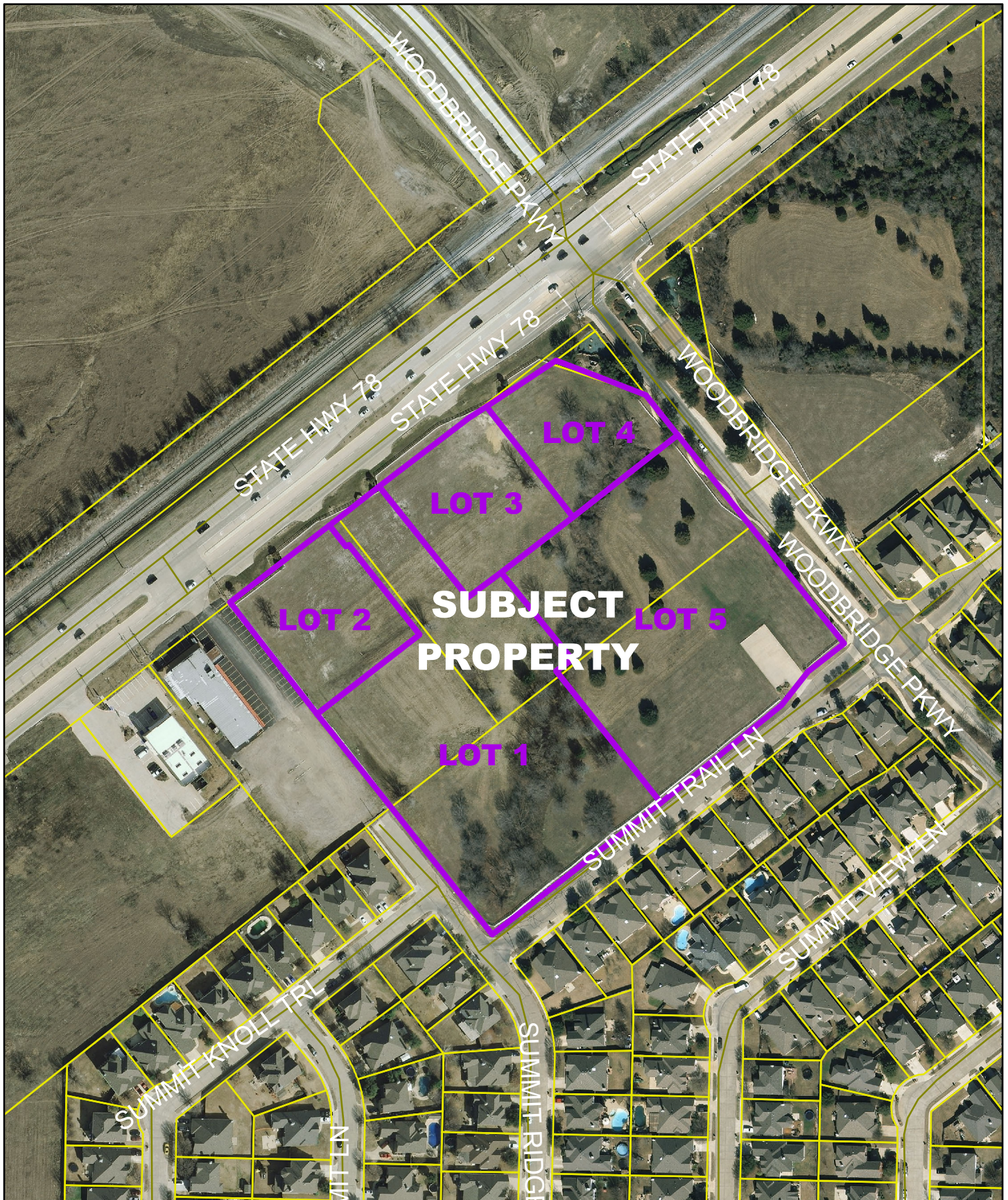
PRELIMINARY PLAT



STAFF RECOMMENDATION

- ☐ Staff recommends approval of the Preliminary Plat as presented.





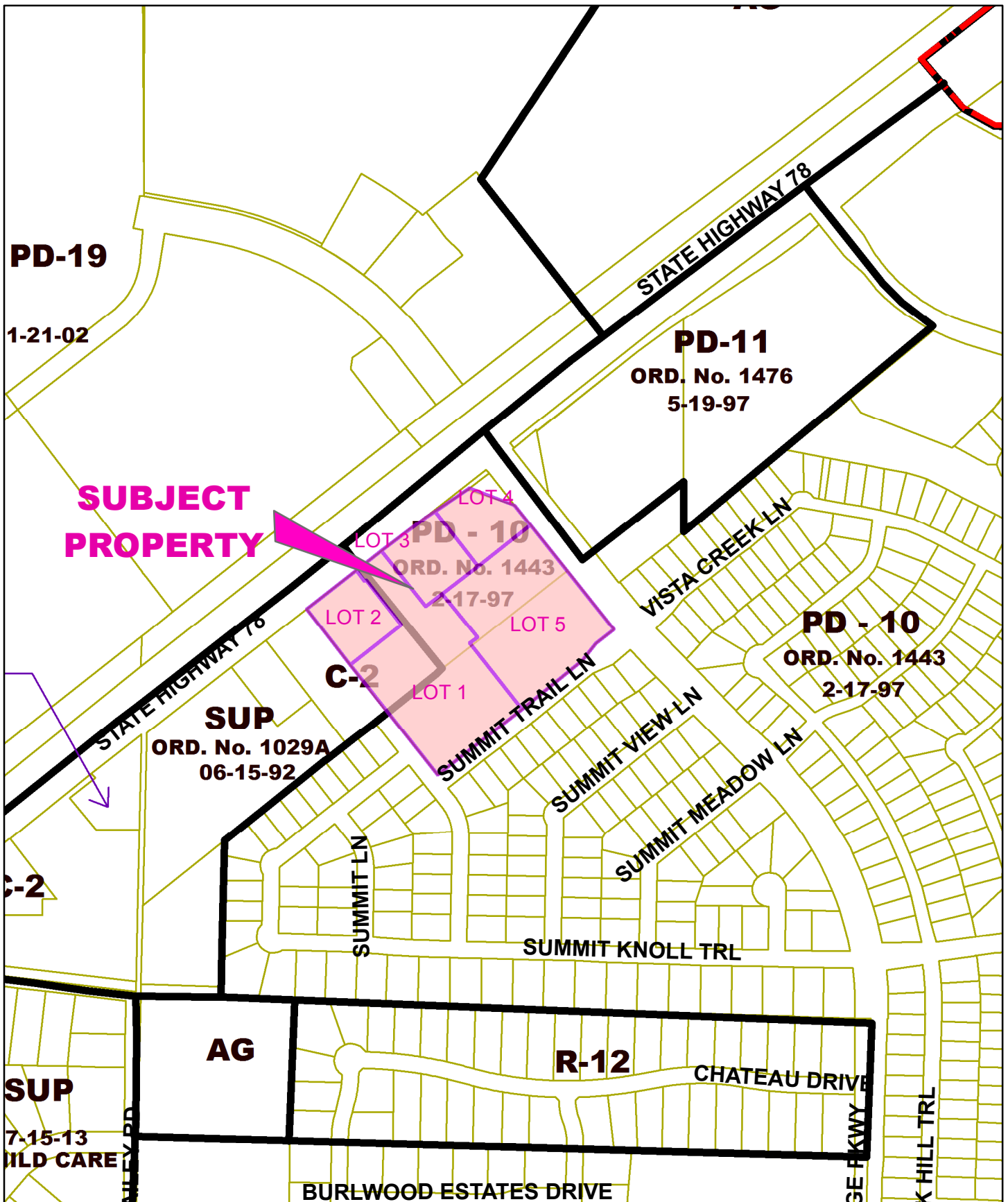
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AERIAL LOCATION MAP

WOODBIDGE GATE ADDITION

FILE: P14-15

Map Created: December 17, 2014



ZONING IDENTIFICATION MAP

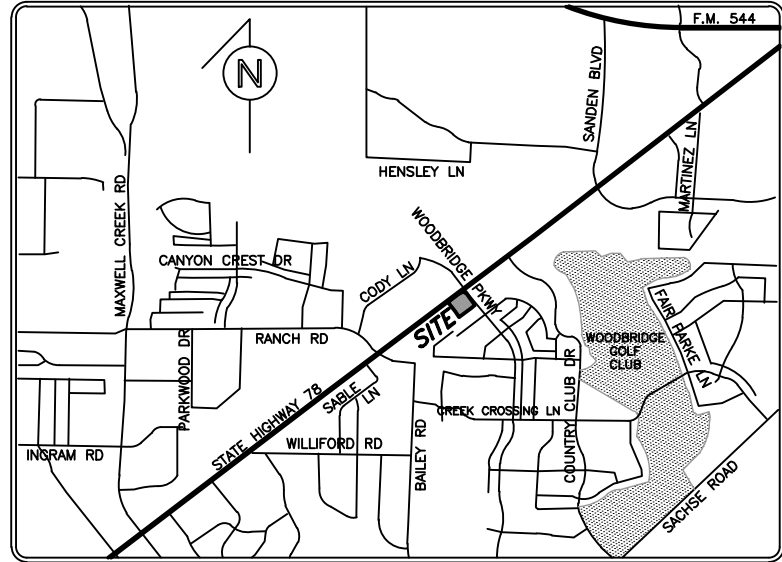
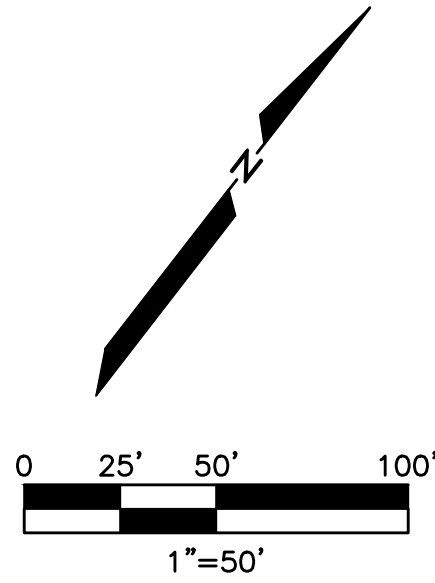
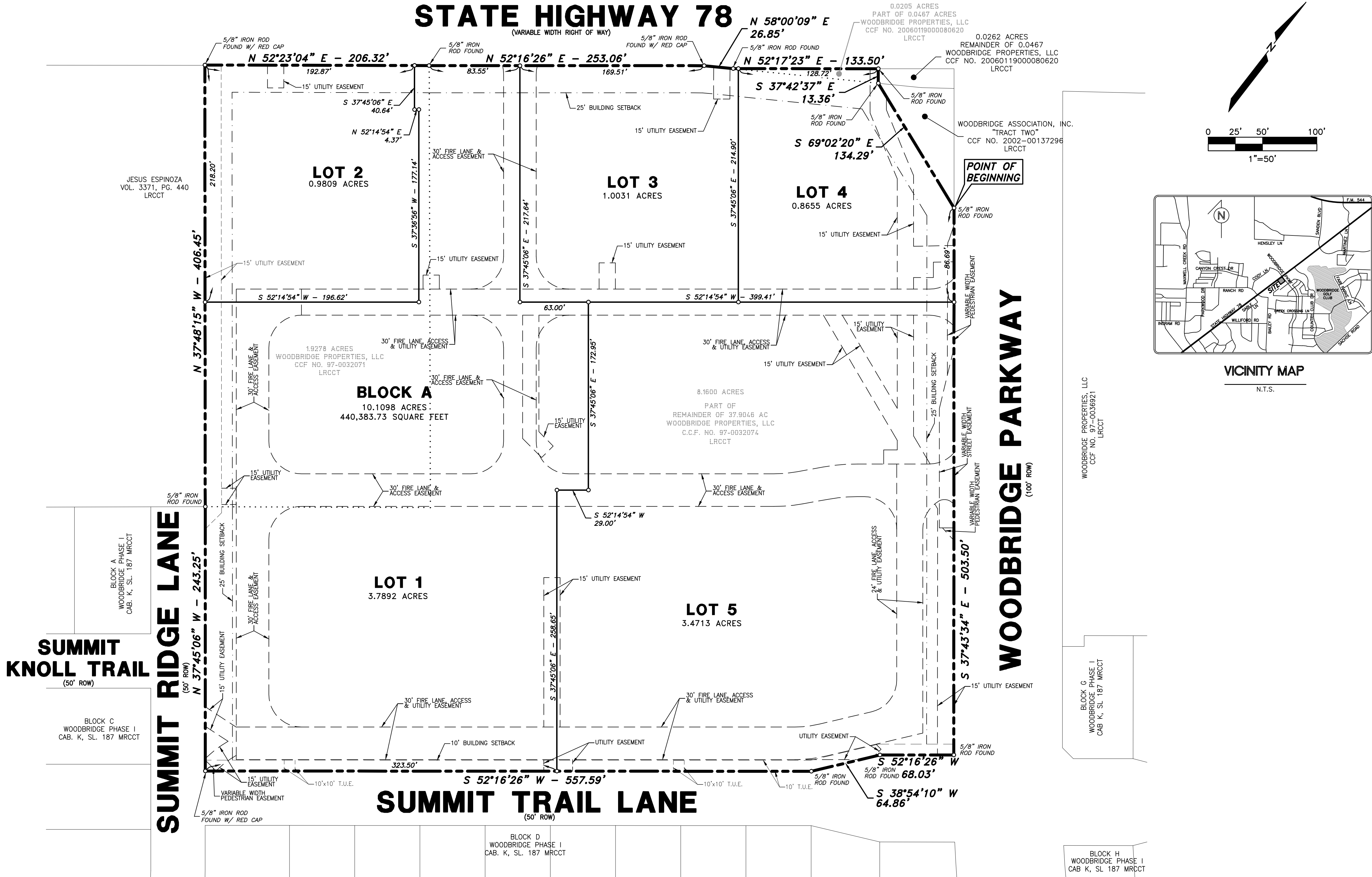
WOODBIDGE GATE ADDITION

FILE: P14-15

Map Created: December 17, 2014

STATE HIGHWAY 78

(VARIABLE WIDTH RIGHT OF WAY)



VICINITY MAP

N.T.S.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE RICHARD NEWMAN SURVEY, ABSTRACT NO. 660 AND BEING PART OF THE 37.9046 ACRE TRACT OF LAND DESCRIBED IN DEED TO WOODBRIDGE PROPERTIES, LLC, AS RECORDED UNDER COLLIN COUNTY CLERK FILE NO. 97-0032074 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS, AND BEING PART OF THE 0.0467 ACRE TRACT OF LAND DESCRIBED IN DEED TO WOODBRIDGE PROPERTIES, LLC, AS RECORDED UNDER COLLIN COUNTY CLERKS FILE NO. 97-0032071 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS, AND ALSO A PART OF THE 0.0467 ACRE PARCEL CONVEYED TO WOODBRIDGE PROPERTIES, LLC AS RECORDED UNDER COLLIN COUNTY CLERKS FILE NO. 20060119000080620 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN COMPOSITE AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF WOODBRIDGE PARKWAY (100 FOOT RIGHT OF WAY) AS RECORDED IN CABINET K, SLIDE 187 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS AT THE SOUTHEAST CORNER OF A CALLED 0.0871 ACRE TRACT OF LAND DESCRIBED AS "TRACT TWO" IN SPECIAL WARRANTY DEED TO WOODBRIDGE ASSOCIATION, INC., AS RECORDED IN VOLUME 5260 AT PAGE 4030 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 37° 43' 34" EAST AND FOLLOWING ALONG THE SOUTHWEST RIGHT-OF-WAY OF SAID WOODBRIDGE PARKWAY, FOR A DISTANCE OF 503.50 FEET TO A 5/8 IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY OF SAID WOODBRIDGE PARKWAY AND THE NORTHWEST RIGHT-OF-WAY LINE OF SUMMIT TRAIL LANE (A VARIABLE WIDTH RIGHT-OF-WAY) AS RECORDED IN CABINET K, SLIDE 187, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID WOODBRIDGE PARKWAY, AND FOLLOWING ALONG THE NORTH LINE OF WOODBRIDGE PHASE I, AND THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SUMMIT TRAIL LANE, THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) THROUGH (3):

- (1) SOUTH 52° 16' 26" WEST, FOR A DISTANCE OF 68.03 FEET TO A 5/8 IRON ROD FOUND FOR CORNER;
- (2) SOUTH 38° 54' 10" WEST, FOR A DISTANCE OF 64.86 FEET TO A 5/8 IRON ROD FOUND FOR CORNER;
- (3) SOUTH 52° 16' 26" WEST, FOR A DISTANCE OF 557.59 FEET TO A 5/8 IRON ROD WITH RED CAP FOUND FOR CORNER AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SUMMIT TRAIL LANE WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SUMMIT RIDGE LANE (50 FOOT RIGHT-OF-WAY);

THENCE NORTH 37° 43' 06" WEST AND DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SUMMIT TRAIL LANE AND THE NORTH LINE OF WOODBRIDGE PHASE I AND CONTINUING ALONG A NORTH LINE OF SAID WOODBRIDGE PHASE I, AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID SUMMIT RIDGE LANE, FOR A DISTANCE OF 243.25 FEET TO A 5/8 IRON ROD FOUND FOR CORNER;

THENCE NORTH 37° 48' 15" WEST AND DEPARTING SAID WOODBRIDGE PHASE I, AND FOLLOWING ALONG THE EAST LINE OF A 1.438 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JESUS ESPINOSA AS RECORDED IN VOLUME 3371, PAGE 440, OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS, AND FOLLOWING ALONG THE WEST LINE OF THE CALLED 1.9278 ACRE TRACT OF WOODBRIDGE PROPERTIES, LLC, AS RECORDED IN COLLIN COUNTY CLERKS FILE NO. 97-0032071, OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS, FOR A DISTANCE OF 406.45 FEET TO A 5/8 IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, AND CONTINUING ALONG THE SOUTHEAST RIGHT-OF-WAY OF AFORESAID STATE HIGHWAY NO. 78;

THENCE NORTH 52° 23' 04" EAST AND FOLLOWING THE SOUTHEAST RIGHT-OF-WAY LINE OF LINE OF AFORESAID STATE HIGHWAY NO. 78 AND THE NORTH LINE OF THE SAID 1.9278 ACRE WOODBRIDGE PROPERTIES, LLC TRACT, A DISTANCE OF 206.32 FEET TO A 5/8 IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 1.9278 ACRE TRACT;

THENCE NORTH 52° 16' 26" EAST AND CONTINUING ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 78 AND THE NORTH LINE OF THE AFORESAID 37.9046 ACRE TRACT DESCRIBED IN DEED TO WOODBRIDGE PROPERTIES, LLC, FOR A DISTANCE OF 253.06 FEET TO A 5/8 IRON ROD WITH RED CAP FOUND CORNER;

THENCE NORTH 58° 00' 09" EAST AND CONTINUING ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 78 AND THE NORTH LINE OF THE AFORESAID 37.9046 ACRE TRACT DESCRIBED IN DEED TO WOODBRIDGE PROPERTIES, LLC, FOR A DISTANCE OF 26.85 FEET TO A 5/8 IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF THE AFORESAID 0.0467 ACRE TRACT OF LAND CONVEYED TO WOODBRIDGE PROPERTIES, LLC AS RECORDED UNDER COLLIN COUNTY CLERKS FILE NO. 20060119000080620 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 52° 17' 23" EAST AND FOLLOWING ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 78 AND THE NORTH LINE OF SAID 0.0467 ACRE TRACT FOR A DISTANCE OF 133.50 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 37° 42' 37" EAST AND DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 78 FOR A DISTANCE OF 13.36 FEET TO A 5/8" IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF THE AFORESAID TRACT OF LAND DESCRIBED AS "TRACT TWO" IN SPECIAL WARRANTY DEED TO WOODBRIDGE ASSOCIATION, INC., AS RECORDED IN VOLUME 5260 AT PAGE 4030 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 69° 02' 20" EAST AND FOLLOWING ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED AS "TRACT TWO" AND CONVEYED TO WOODBRIDGE ASSOCIATION, INC. AS RECORDED IN COLLIN COUNTY CLERKS FILE NO. 2002-00137296 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS, FOR A DISTANCE OF 134.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.1098 ACRES OR 440,383.73 SQUARE FEET OF LAND, MORE OR LESS.

BEARING SYSTEM BASED UPON WOODBRIDGE GOLF CLUB, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET L, SLIDE 246 OF MAP RECORD OF COLLIN COUNTY, TEXAS AND VOLUME 99138, PAGE 84, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, WOODBRIDGE PROPERTIES, LLC, do hereby bind themselves and their heirs, assignees and successors of title this plat, designating the hereinabove described property as "WOODBRIDGE GATE ADDITION", on addition to the City of Sachse, and do hereby dedicate to the public use forever any streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

Witness our hands at Sachse, Texas, this ____ day of _____, 20____.

Owner(s)

PRELIMINARY

STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, Owners, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 20____.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
WOODBRIDGE GATE ADDITION
LOTS 1-5, BLOCK A

BEING 10.1098 ACRES OR 440,383.73 SQUARE FEET OUT OF THE
RICHARD NEWMAN SURVEY, ABSTRACT NO. 660
CITY OF SACHSE, COLLIN COUNTY, TEXAS

PRELIMINARY PLAT

Approved for preparation of final plat for the subdivision shown on this plat.

APPROVED BY: Planning and Zoning Commission
City of Sachse

Chairman, Planning and Zoning Commission Date

ATTEST:

Signature Date

Name & Title

APPROVED BY: City Council
City of Sachse

Mayor Date

ATTEST:

City Secretary Date

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS

That I, Lawrence A. Cates, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Sachse Planning and Zoning Commission.

PRELIMINARY

Lawrence A. Cates, P.E., R.P.L.S.
Registered Professional Land Surveyor No. 3717

STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned authority, Notary Public in and for said County & State, on this day personally appeared _____, 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 and considerations therein expressed.

Given upon my hand and seal of office this ____ day of _____, 20____.

Notary Public In And For The State Of Texas

ENGINEER

CATES-CLARK & ASSOCIATES, LLP
14800 QUORUM DRIVE
SUITE 200
DALLAS, TX 75254
PH: (972) 385-2272
CONTACT: DANIEL STEWART, P.E.

OWNER

WOODBRIDGE PROPERTIES, LLC
800 E. CAMPBELL ROAD
SUITE 130
RICHARDSON, TEXAS 75081
PH: (214) 348-1300
CONTACT: DON HERZOG

REVISED DECEMBER 17, 2014
REVISED DECEMBER 11, 2014
SUBMITTED NOVEMBER 24, 2014



Legislation Details (With Text)

File #:	14-2596	Version:	1	Name:	CD – Parkwood Ranch LT 12 and 13 BK A FP PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	12/18/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	12/22/2014	Final action:		Final action:	
Title:	Consider the application of DR Horton-Texas, LTD for approval of an Amending Plat for Parkwood Ranch Phase 2, Lots 12 and 13, Block A, being a .392-acre tract. The subject property is located along Harlan Drive south of Ranch Road.				
	Executive Summary The applicant is requesting approval of an Amending Plat for a .392-acre tract. The property consists of two (2) lots for residential uses.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	CD -Parkwood Ranch Amending -presentation.pdf CD -Parkwood Ranch 12 and 13. Attachment 1.pdf CD -Parkwood Ranch 12 and 13. Attachment 2.pdf CD -Parkwood Ranch 12 and 13. Attachment 3.pdf				

Date	Ver.	Action By	Action	Result
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Title

Consider the application of DR Horton-Texas, LTD for approval of an Amending Plat for Parkwood Ranch Phase 2, Lots 12 and 13, Block A, being a .392-acre tract. The subject property is located along Harlan Drive south of Ranch Road.

Executive Summary

The applicant is requesting approval of an Amending Plat for a .392-acre tract. The property consists of two (2) lots for residential uses.

Background

The .392 -acre (approximately 17,066 square feet) subject property is located on along Harlan Drive south of Ranch Road. (See Attachment 1 - Lot 2, Aerial Location Map). The subject property retains a current zoning designation of Planned Development (PD-21) for Residential Uses (Ord. No. 1949 approved July 15, 2002). (See Attachment 2 for Zoning Identification Map).

The applicant is requesting the amending plat to modify an existing pedestrian easement that provides access to a trail system that runs behind the homes along Harlan Drive. The modification will reduce the easement down to 10 feet in between lots 12 and 13 from its current 15 foot width. The modification would leave a five (5) foot easement on both

properties with a six (6) foot sidewalk centered on the property line. Staff has evaluated the request to reduce the pedestrian access and feels that it should not impact the ability to utilize the trail system.

Policy Considerations

The applicant is proposing to amend the subject plat to modify an existing pedestrian easement. The modification to the easement will not impact the existing houses on lots 12 and 13 or the sidewalk that is currently centered on the property line between lots 12 and 13. The reduction in easement width will give the home owners more flexibility in the placement of any future fence or accessory type structure. (See Attachment 3 - Final Plat)

Staff has determined that the proposed Amending Plat meets the standards of the City of Sachse Code of Ordinances and is designed in accordance with the zoning of the property. The Amending Plat and its supporting documents have been reviewed by the City Engineer and have been found to be in compliance with the City of Sachse Code of Ordinances.

Budgetary Considerations

None.

Staff Recommendations

Staff recommends approval of an Amending Plat for Parkwood Ranch Phase 2, Lots 12 and 13, Block A, being a .392-acre tract. The subject property is located along Harlan Drive south of Ranch Road.



PLANNING AND ZONING COMMISSION

DECEMBER 22, 2014

REQUEST

Consider the application of DR Horton-Texas, LTD for three Amending Plats for Parkwood Ranch Phase 2, Lots (12 and 13) (19 and 20) and (32 and 33), Block A.



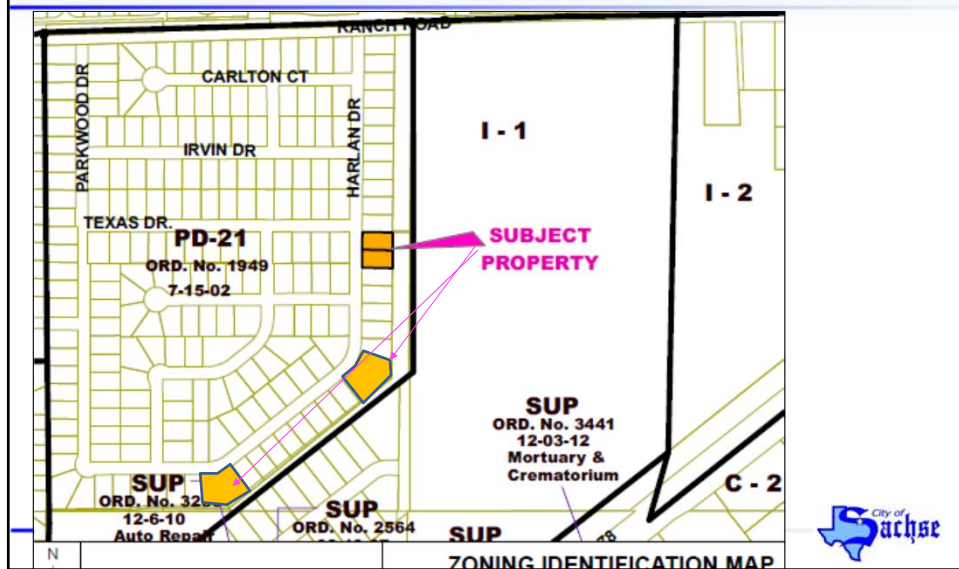
BACKGROUND

AERIAL LOCATION MAP

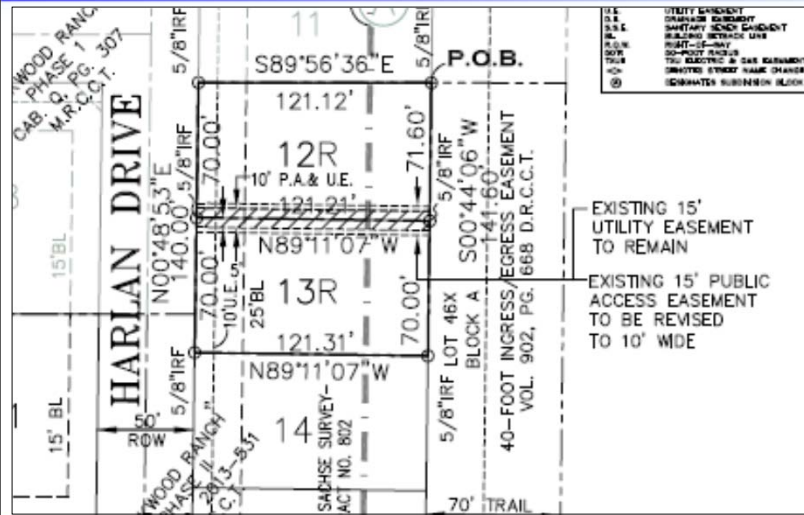


BACKGROUND

ZONING MAP

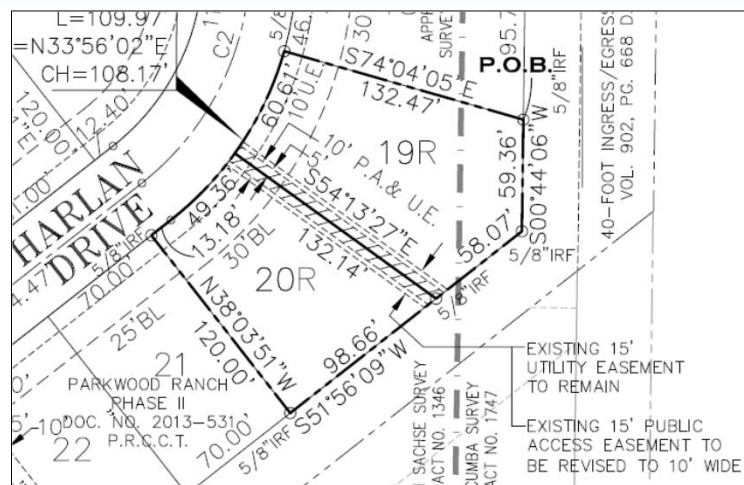


AMENDING PLAT LOTS 12 AND 13



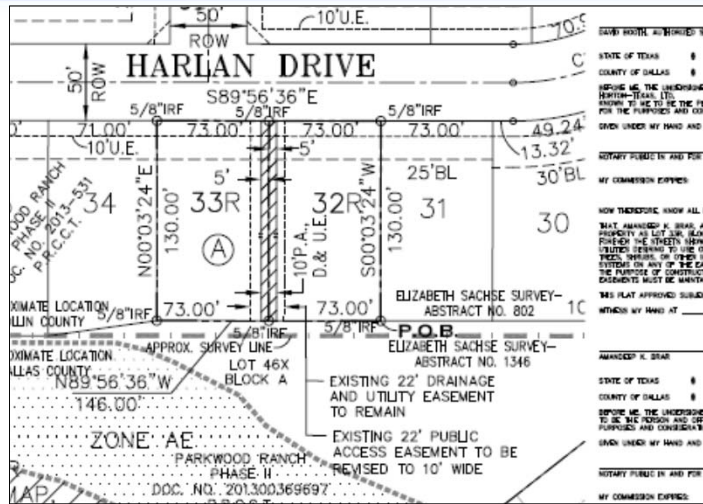
BACKGROUND

AMENDING PLAT LOTS 19 AND 20



BACKGROUND

AMENDING PLAT LOTS 32 AND 33



STAFF RECOMMENDATION

- Staff recommends approval of the Amending Plats as presented.



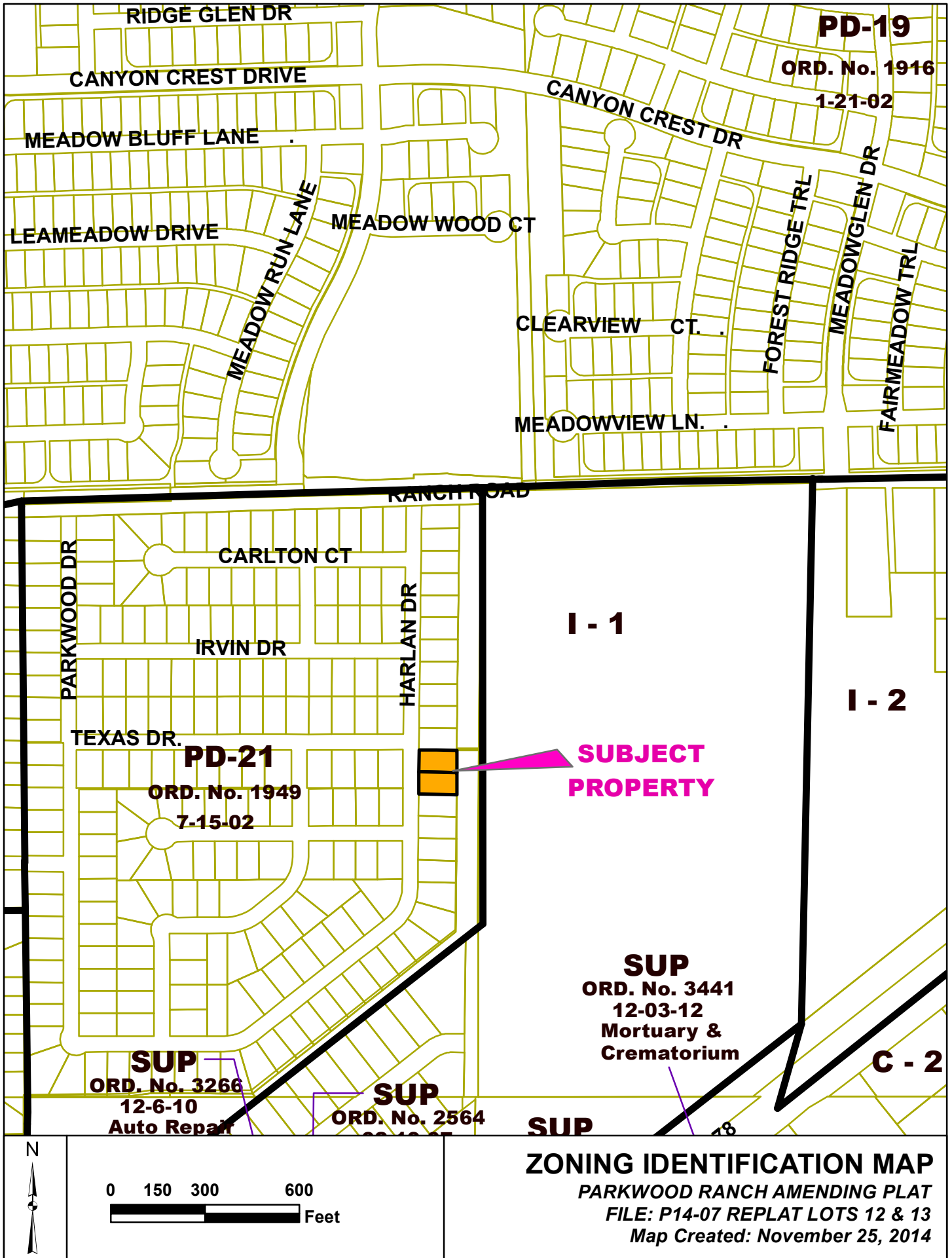


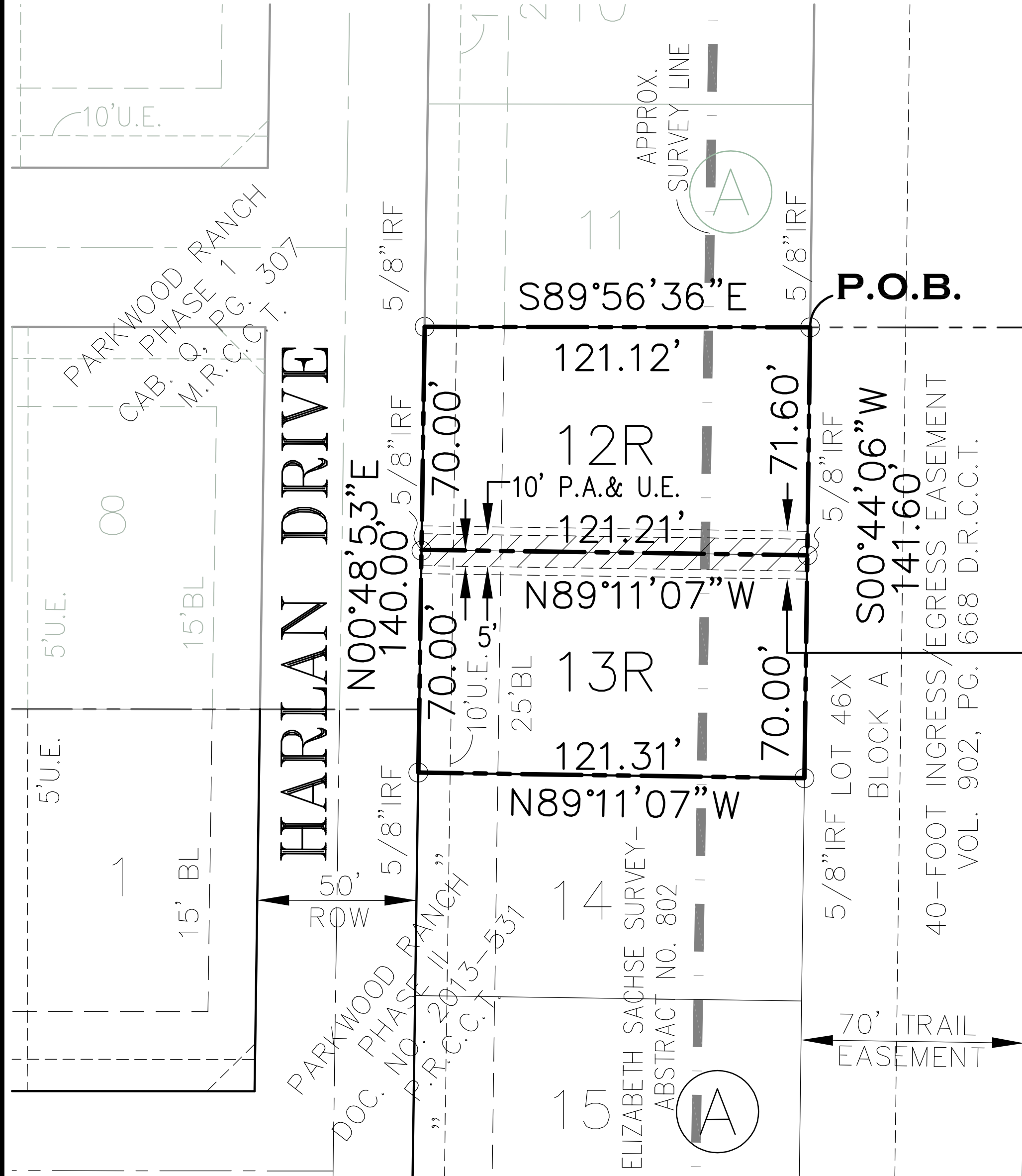
**SUBJECT
PROPERTY**



0 100 200
Feet

AERIAL LOCATION MAP
PARKWOOD RANCH AMENDING PLAT
FILE: P14-07 REPLAT LOTS 12 & 13
Map Created: November 25, 2014





P.O.B.	POINT OF BEGINNING
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
CAB.	CABINET
VOL.	VOLUME
PG.	PAGE
5/8"IRF	5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" FOUND
1/2"IRF	1/2-INCH IRON ROD WITH CAP
P.A.E.	PUBLIC ACCESS EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
BL	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
50'R	50-FOOT RADIUS
TXUE	TXU ELECTRIC & GAS EASMENT
<	DENOTES STREET NAME CHANGE
(A)	DESIGNATES SUBDIVISION BLOCK

EXISTING 15' UTILITY EASEMENT TO REMAIN

EXISTING 15' PUBLIC ACCESS EASEMENT TO BE REVISED TO 10' WIDE

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, D.R. HORTON — TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 12R, BLOCK A OF PARKWOOD RANCH PHASE II, AN ADDITION TO THE CITY OF SACHSE, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON AND DOES HEREBY RESERVE THE EASEMENT STRIPS ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENT STRIPS. ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE. EASEMENTS MUST BE MAINTAINED BY PROPERTY OWNERS.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF SACHSE, TEXAS.

WITNESS MY HAND AT _____, TEXAS, THIS _____ DAY OF _____, 2014.

D.R. HORTON — TEXAS, LTD.

DAVID BOOTH, AUTHORIZED SIGNATORY

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID BOOTH OF D.R. HORTON—TEXAS, LTD. KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES:

OW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GREGG OISHI, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 13R, BLOCK A OF PARKWOOD RANCH PHASE II, AN ADDITION TO THE CITY OF SACHSE, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON AND DOES HEREBY RESERVE THE EASEMENT STRIPS ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, UTILITIES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENT STRIPS. ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE. EASEMENTS MUST BE MAINTAINED BY PROPERTY OWNERS.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF SACHSE, TEXAS.

WITNESS MY HAND AT _____, TEXAS, THIS _____ DAY OF _____, 2014.

GREGG OISHI

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED GREGG OISHI, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

KNOW ALL ME BY THESE PRESENTS:

THAT I, JIMMIE D. NICHOLS, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE LAND DESCRIBED HEREON, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF SACHE.

"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

JIMMIE D. NICHOLS
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JIMMIE D. NICHOLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES:

CITY APPROVAL CERTIFICATE
THIS PLAT IS HEREBY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF SACHSE, TEXAS, IN ACCORDANCE WITH THE CITY OF SACHSE SUBDIVISION ORDINANCE, REVIEW & APPROVAL PROCEDURES.

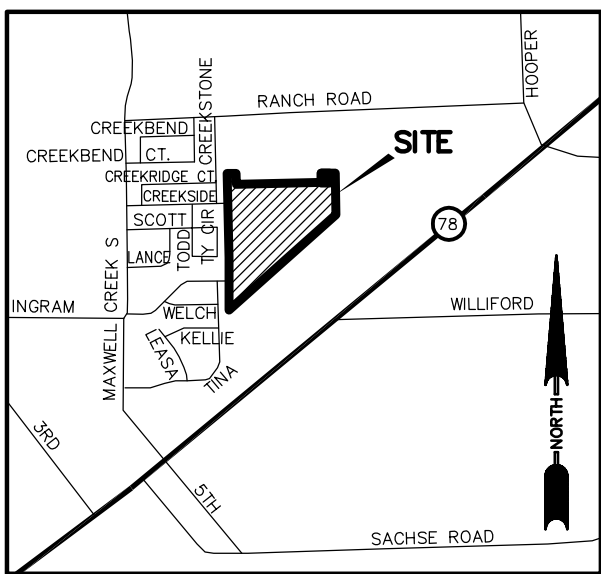
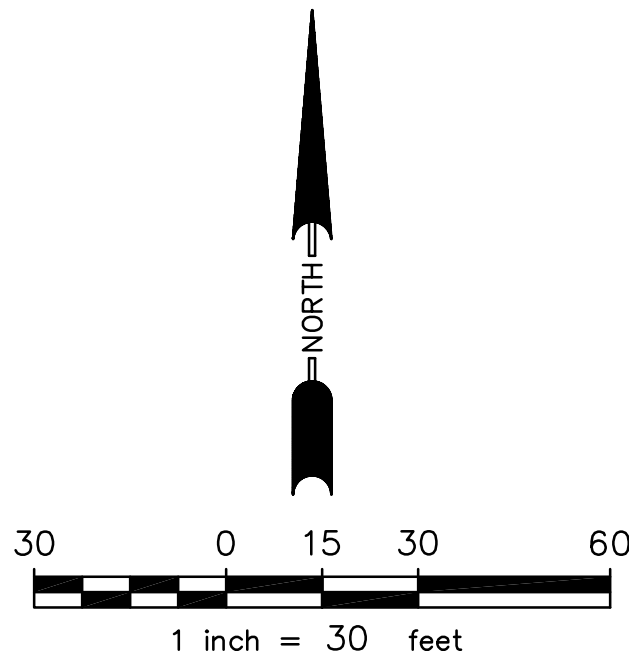
THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF SACHSE, TEXAS HEREBY CERTIFIES THAT TO THE BEST OF HIS/HER KNOWLEDGE OR BELIEF, THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF SACHSE CODE OF ORDINANCES AND WITH ENGINEERING CONSTRUCTION STANDARDS AND PROCESSES ADOPTED BY THE CITY OF SACHSE, TEXAS AS TO WHICH HIS/HER APPROVAL IS REQUIRED.

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

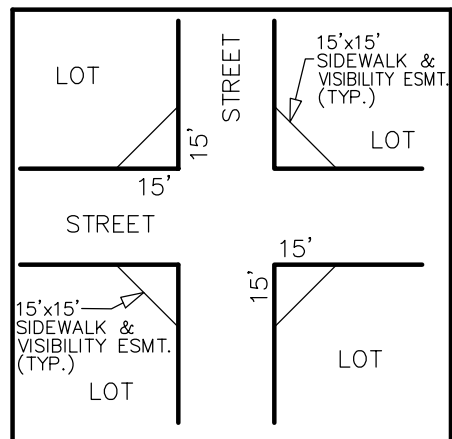
ATTEST:

SIGNATURE _____ DATE _____

NAME & TITLE _____



VICINITY MAP
N.T.S.



15'x15' SIDEWALK & VISIBILITY
ESMT. AT STREET INTERSECTION
(TYP.) N.T.S.

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON A CALL OF SOUTH 89 DEGREES 56 MINUTES 36 SECONDS EAST ALONG THE SOUTH LINE OF PARKWOOD RANCH PHASE II, AN ADDITION TO THE CITY OF SACHSE ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET Q, PAGE 37, MAP RECORDS, COLLIN COUNTY, TEXAS AS MONUMENTED ON THE GROUND.
- THE PORTION OF THE SUBJECT TRACT IN COLLIN COUNTY IS DEPICTED IN ZONE AE AND ZONE X (UNSHADED) ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 48085C0530J, DATED JUNE 2, 2009 AND REVISED TO REFLECT LOMR, JULY 6, 2012. THE PORTION OF THE SUBJECT TRACT IN DALLAS COUNTY IS DEPICTED IN ZONE AE, ZONE X (SHADED) AND ZONE X (UNSHADED) ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 48113C0230 J, DATED AUGUST 23, 2001 AND REVISED TO REFLECT LOMR JULY 6, 2012. ZONE AE IS DEFINED ON BOTH MAPS AS "BASE FLOOD ELEVATIONS DETERMINED". ZONE X (SHADED) IS DEFINED ON SAID MAP AS "AREAS OF 500-YEAR FLOOD: AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD". ZONE X (UNSHADED) IS DEFINED ON MAP NUMBER 48085C0530J AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". ZONE X (UNSHADED) IS DEFINED ON MAP NUMBER 48113C0230 J AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN".
THE LOCATION OF THE FLOOD ZONE LINES SHOWN HEREON, WERE DETERMINED BY SCALING FROM SAID FEMA MAPS. THE ACTUAL LOCATION AS DETERMINED BY ELEVATION CONTOURS MAY DIFFER. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS 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 OR PETITT BARRAZA, LLC AS A RESULT OF FLOODING.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE OF TEXAS STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL INTERIOR LOT CORNERS ARE 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET OR "X" CUTS SET IN CONCRETE, UNLESS OTHERWISE NOTED. IN THE EVENT A RETAINING WALL IS PRESENT AT THE REAR PROPERTY CORNER, A 5/8-INCH IRON ROD WILL BE PLACED 5 FEET FROM THE PROPERTY CORNER ALONG THE SIDE LOT LINE.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §
COUNTY OF DALLAS §

WHEREAS, D.R. HORTON — TEXAS, LTD. IS THE OWNER OF A TRACT OF LAND SITUATED IN THE ELIZABETH SACHSE SURVEY, ABSTRACT NO. 802 AND THE JAMES CUMBA SURVEY, ABSTRACT NO. 243, IN COLLIN COUNTY, TEXAS, SAID TRACT BEING PART OF A 34.521 ACRE TRACT OF LAND DESCRIBED IN A DEED TO D.R. HORTON—TEXAS, LTD. IN DOCUMENT NO. 20120625000750550, DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING ALL OF LOT 12, BLOCK A OF PARKWOOD RANCH PHASE II, RECORDED IN VOL. 2013, PG. 531, P.R.C.C.T.; AND WHEREAS GREGG OISHI IS THE OWNER OF A TRACT OF LAND SITUATED IN THE ELIZABETH SACHSE SURVEY, ABSTRACT NO. 802 AND THE JAMES CUMBA SURVEY, ABSTRACT NO. 243, IN COLLIN COUNTY, TEXAS, SAID TRACT BEING DESCRIBED IN A DEED TO GREGG OISHI AS INSTRUMENT NO. 20141027001166310, DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING ALL OF LOT 13, BLOCK A OF PARKWOOD RANCH PHASE II, RECORDED IN VOL. 2013, PG. 531, P.R.C.C.T., SAID OVERALL TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 12, BLOCK A OF SAID PARKWOOD RANCH PHASE II, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 11, BLOCK A OF PARKWOOD RANCH PHASE I AS RECORDED IN CABINET Q, PAGE 307, MAP RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 44 MINUTES 06 SECONDS WEST, A DISTANCE OF 141.60 FEET TO A POINT FOR THE SOUTHEAST CORNER OF LOT 13, BLOCK A OF SAID PARKWOOD RANCH PHASE II;

THENCE NORTH 89 DEGREES 11 MINUTES 07 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 121.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13, BLOCK A, SAID POINT ALSO BEING IN THE EAST RIGHT-OF-WAY OF HARLAN DRIVE;

THENCE NORTH 00 DEGREES 48 MINUTES 53 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 140.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 12, BLOCK A, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 11, BLOCK A;

THENCE SOUTH 89 DEGREES 56 MINUTES 36 SECONDS EAST, ALONG THE COMMON LINE OF LOTS 11 AND 12, BLOCK A, A DISTANCE OF 121.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 17066 SQUARE FEET OF LAND (0.392 ACRES), MORE OR LESS.

THE PURPOSE OF THIS AMENDING PLAT
IS TO REDUCE THE PUBLIC ACCESS
EASEMENT WIDTH TO 10' WIDE.

PARKWOOD RANCH PHASE II
AMENDING PLAT OF LOTS 12 AND 13, BLOCK A

LOT 12R AND LOT 13R BLOCK A
SITUATED IN THE
JAMES CUMBA SURVEY, ABSTRACT NO. 243
AND THE
ELIZABETH SACHSE SURVEY, ABSTRACT NO. 802
CITY OF SACHSE
COLLIN COUNTY & DALLAS COUNTY, TEXAS
0.392 ACRES (17,066 SQ. FT.)

CONTACT: KIRBY JONES

OWNERS:

D.R. HORTON — TEXAS, LTD
CONTACT: DAVID L. BOOTH, CPA
4306 MILLER ROAD, SUITE A
ROWLETT, TEXAS 75088
PHONE (214) 607-4244

GREGG OISHI
3708 HARLAN DRIVE
SACHSE, TEXAS 75048

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING
TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068

1651 Glenville Drive, Suite 208 Tel. No. (214) 221-9955
Richardson, Texas 75081 Fax No. (214) 340-3550

DATE: DECEMBER 2014
CONTACT: KIRBY JONES

SCALE: 1"=30'

JOB NO. 99051-02



Legislation Details (With Text)

File #:	14-2598	Version:	1	Name:	CD – Parkwood Ranch LT 19 and 20 BK A FP PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	12/18/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	12/22/2014	Final action:		Final action:	
Title:	Consider the application of DR Horton-Texas, LTD for approval of an Amending Plat for Parkwood Ranch Phase 2, Lots 19 and 20, Block A, being a .504-acre tract. The subject property is located along Harlan Drive south of Ranch Road.				
	Executive Summary The applicant is requesting approval of an Amending Plat for a .504-acre tract. The property consists of two (2) lots for residential uses.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	CD -Parkwood Ranch Amending -presentation.pdf CD -Parkwood Ranch 19 and 20. Attachment 1.pdf CD -Parkwood Ranch 19 and 20. Attachment 2.pdf CD -Parkwood Ranch 19 and 20. Attachment 3.pdf				

Date	Ver.	Action By	Action	Result
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Title

Consider the application of DR Horton-Texas, LTD for approval of an Amending Plat for Parkwood Ranch Phase 2, Lots 19 and 20, Block A, being a .504-acre tract. The subject property is located along Harlan Drive south of Ranch Road.

Executive Summary

The applicant is requesting approval of an Amending Plat for a .504-acre tract. The property consists of two (2) lots for residential uses.

Background

The .504 -acre (approximately 21,940 square feet) subject property is located on along Harlan Drive south of Ranch Road. (See Attachment 1 - Aerial Location Map). The subject property retains a current zoning designation of Planned Development (PD-21) for Residential Uses (Ord. No. 1949 approved July 15, 2002). (See Attachment 2 for Zoning Identification Map).

The applicant is requesting the amending plat to modify an existing pedestrian easement that provides access to a trail system that runs behind the homes along Harlan Drive. The modification will reduce the easement down to 10 feet in between lots 19 and 20 from its current 15 foot width. The modification would leave a five (5) foot easement on both

properties with a six (6) foot sidewalk centered on the property line. Staff has evaluated the request to reduce the pedestrian access and feels that it should not impact the ability to utilize the trail system.

Policy Considerations

The applicant is proposing to amend the subject plat to modify an existing pedestrian easement. The modification to the easement will not impact the existing houses on lots 19 and 20 or the sidewalk that is currently centered on the property line between lots 19 and 20. The reduction in easement width will give the home owners more flexibility in the placement of any future fence or accessory type structure. (See Attachment 3 - Final Plat)

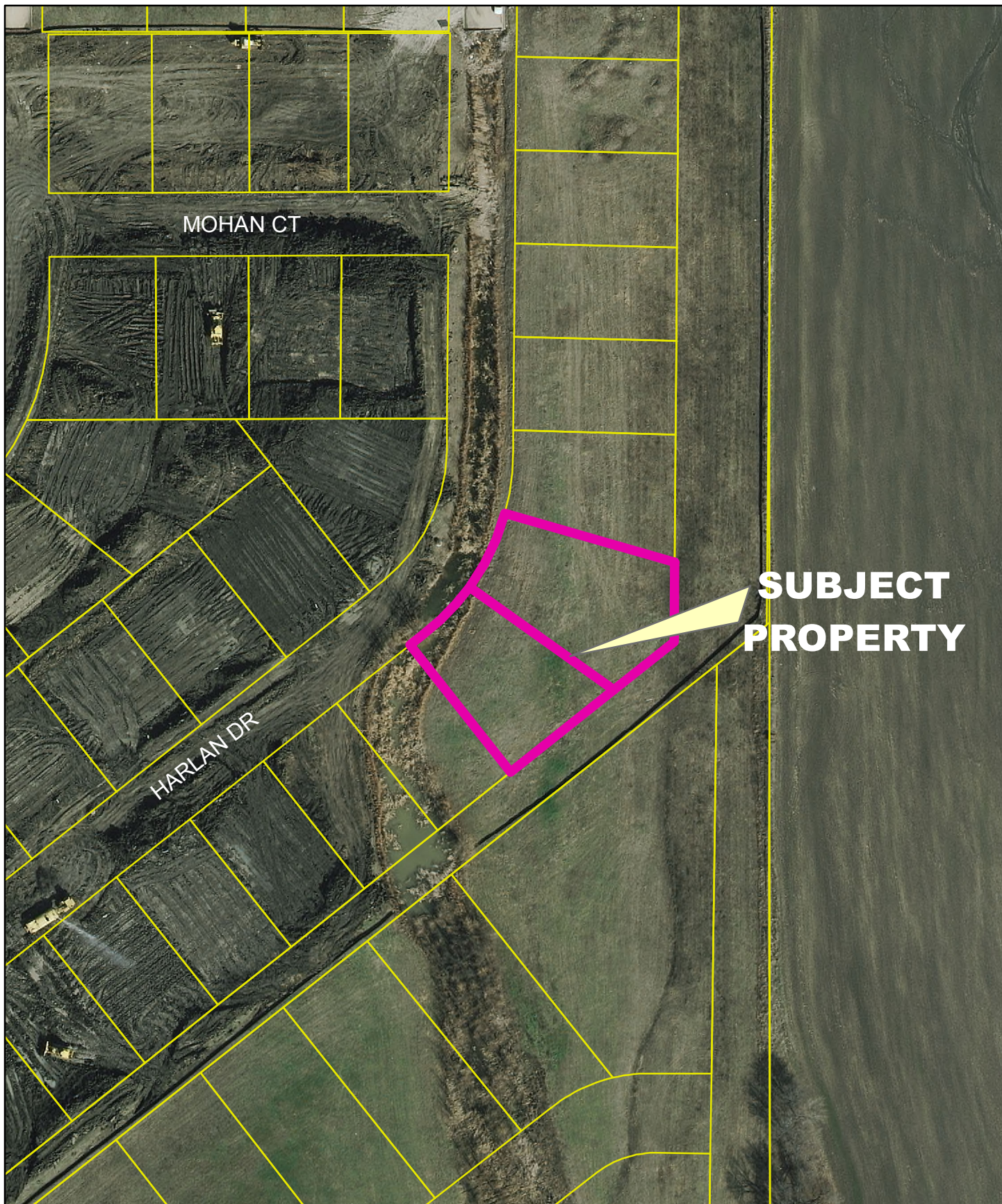
Staff has determined that the proposed Amending Plat meets the standards of the City of Sachse Code of Ordinances and is designed in accordance with the zoning of the property. The Amending Plat and its supporting documents have been reviewed by the City Engineer and have been found to be in compliance with the City of Sachse Code of Ordinances.

Budgetary Considerations

None.

Staff Recommendations

Staff recommends approval of an Amending Plat for Parkwood Ranch Phase 2, Lots 19 and 20, Block A, being a .504-acre tract. The subject property is located along Harlan Drive south of Ranch Road.



**SUBJECT
PROPERTY**



0 100 200
Feet

AERIAL LOCATION MAP
PARKWOOD RANCH AMENDING PLAT
FILE: P14-08 REPLAT LOTS 19 & 20
Map Created: November 25, 2014

MEADOWVIEW LN.

RANCH ROAD

CARLTON CT

IRVIN DR

PARKWOOD DR

HARLAN DR

TEXAS DR.

PD-21

ORD. No. 1949

7-15-02

I - 1

I - 2

**SUBJECT
PROPERTY**

SUP

ORD. No. 3441

12-03-12

Mortuary &
Crematorium

C - 2

SUP

ORD. No. 3266

12-6-10

Auto Repair

SUP

ORD. No. 2564

02-19-07

Auto Repair

SUP

ORD. No. 1338

2-19-96

I-1

SUP

ORD. No. 3109

02-16-09

Tattoo

STATE HIGHWAY 78

R - 4

INDUSTRIAL DR

PARK LN

STATE HIGHWAY 78

WILLIFORD RD

C - 2

SUP

ORD. No. 3135

05-04-09

Watercraft

SUP

ORD. No. 1878

09-17-01

Custom Auto Body

C-2



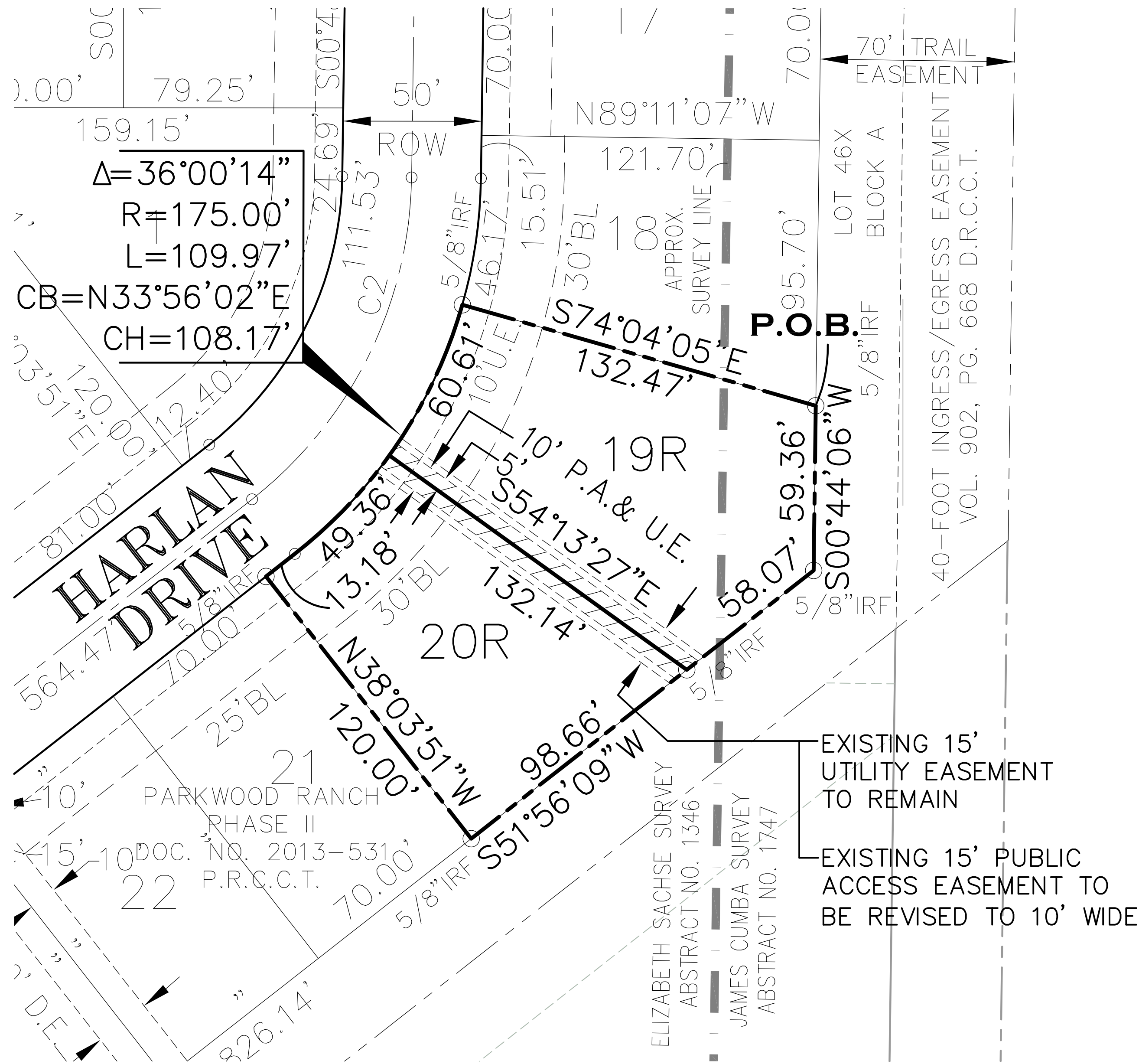
0 150 300 600
Feet

ZONING IDENTIFICATION MAP

PARKWOOD RANCH AMENDING PLAT

FILE: P14-08 REPLAT LOTS 19 & 20

Map Created: November 25, 2014



GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON A CALL OF SOUTH 89 DEGREES 56 MINUTES 36 SECONDS EAST ALONG THE SOUTH LINE OF PARKWOOD RANCH PHASE I, AN ADDITION TO THE CITY OF SACHSE ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET Q, PAGE 37, MAP RECORDS, COLLIN COUNTY, TEXAS AS MONUMENTED ON THE GROUND.
- THE PORTION OF THE SUBJECT TRACT IN COLLIN COUNTY IS DEPICTED IN ZONE AE AND ZONE X (UNSHADED) ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 48085C0530J, DATED JUNE 2, 2009 AND REVISED TO REFLECT LOMR, JULY 6, 2012. THE PORTION OF THE SUBJECT TRACT IN DALLAS COUNTY IS DEPICTED IN ZONE AE, ZONE X (SHADED) AND ZONE X (UNSHADED) ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 48113C0230 J, DATED AUGUST 23, 2001 AND REVISED TO REFLECT LOMR, JULY 6, 2012. ZONE AE IS DEFINED ON BOTH MAPS AS "BASE FLOOD ELEVATIONS DETERMINED". ZONE X (SHADED) IS DEFINED ON SAID MAP AS "AREAS OF 500-YEAR FLOOD: AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD". ZONE X (UNSHADED) IS DEFINED ON MAP NUMBER 48085C0530J AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". ZONE X (UNSHADED) IS DEFINED ON MAP NUMBER 48113C0230 J AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN".
- THE LOCATION OF THE FLOOD ZONE LINES SHOWN HEREON, WERE DETERMINED BY SCALING FROM SAID FEMA MAPS. THE ACTUAL LOCATION AS DETERMINED BY ELEVATION CONTOURS MAY DIFFER. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS 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 OR PETITT BARRAZA, LLC AS A RESULT OF FLOODING.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE OF TEXAS STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL INTERIOR LOT CORNERS ARE 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET OR "X" CUTS SET IN CONCRETE, UNLESS OTHERWISE NOTED. IN THE EVENT A RETAINING WALL IS PRESENT AT THE REAR PROPERTY CORNER, A 5/8-INCH IRON ROD WILL BE PLACED 5 FEET FROM THE PROPERTY CORNER ALONG THE SIDE LOT LINE.

LEGEND

P.O.B.	POINT OF BEGINNING
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
CAB.	CABINET
VOL.	VOLUME
PG.	PAGE
5/8"IRF	5/8-INCH IRON ROD WITH CAP
1/2"IRF	MARKED "PETITT-RPLS 4087" FOUND
P.A.E.	PUBLIC ACCESS EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
BL	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
50'R	50-FOOT RADIUS
TXUE	TXU ELECTRIC & GAS EASMENT
◇	DENOTES STREET NAME CHANGE
Ⓐ	DESIGNATES SUBDIVISION BLOCK

CITY APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF SACHSE, TEXAS, IN ACCORDANCE WITH THE CITY OF SACHSE SUBDIVISION ORDINANCE, REVIEW & APPROVAL PROCEDURES.

THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF SACHSE, TEXAS HEREBY CERTIFIES THAT TO THE BEST OF HIS/HER KNOWLEDGE OR BELIEF, THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF SACHSE CODE OF ORDINANCES AND WITH ENGINEERING CONSTRUCTION STANDARDS AND PROCESSES ADOPTED BY THE CITY OF SACHSE, TEXAS AS TO WHICH HIS/HER APPROVAL IS REQUIRED.

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____
ATTEST: _____
SIGNATURE _____ DATE _____
NAME & TITLE _____

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §
COUNTY OF DALLAS §

WHEREAS, D.R. HORTON - TEXAS, LTD. IS THE OWNER OF A TRACT OF LAND SITUATED IN THE ELIZABETH SACHSE SURVEY, ABSTRACT NO. 802 AND THE JAMES CUMBA SURVEY, ABSTRACT NO. 243, IN COLLIN COUNTY, TEXAS, SAID TRACT BEING PART OF A 34.521 ACRE TRACT OF LAND DESCRIBED IN A DEED TO D.R. HORTON-TEXAS, LTD. IN DOCUMENT NO. 20120625000750550, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOTS 19 AND 20, BLOCK A OF PARKWOOD RANCH PHASE II, RECORDED IN VOL. 2013, PG. 531, P.R.C.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 18, BLOCK A OF SAID PARKWOOD RANCH PHASE II, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 19, BLOCK A;

THENCE SOUTH 00 DEGREES 44 MINUTES 06 SECONDS WEST, A DISTANCE OF 59.36 FEET TO A POINT FOR CORNER;

THENCE SOUTH 51 DEGREES 56 MINUTES 09 SECONDS WEST, PASSING AT 58.07 FEET THE SOUTHWEST CORNER OF SAID LOT 19, BLOCK A, CONTINUING IN ALL A DISTANCE OF 156.73 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 20, BLOCK A AND NORTHEAST CORNER OF LOT 21, BLOCK A;

THENCE NORTH 38 DEGREES 03 MINUTES 51 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 20, BLOCK A AND BEING ON THE SOUTHEAST RIGHT-OF-WAY OF HARLAN DRIVE;

THENCE NORTH 51 DEGREES 56 MINUTES 09 SECONDS EAST, A DISTANCE OF 13.18 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, WHICH HAS A CHORD THAT BEARS NORTH 33 DEGREES 56 MINUTES 02 SECONDS EAST FOR 108.17 FEET, A CENTRAL ANGLE OF 36 DEGREES 00 MINUTES 14 SECONDS AND A RADIUS OF 175.00 FEET, FOR AN ARC DISTANCE OF 109.97 FEET TO A POINT FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF LOT 19, BLOCK A; AND THE SOUTHWEST CORNER OF SAID LOT 18, BLOCK A;

THENCE SOUTH 74 DEGREES 04 MINUTES 05 SECONDS EAST, A DISTANCE OF 132.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 21940 SQUARE FEET OF LAND (0.504 ACRES), MORE OR LESS.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, D.R. HORTON - TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 19R AND 20R, BLOCK A OF PARKWOOD RANCH PHASE II, AN ADDITION TO THE CITY OF SACHSE, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON AND DOES HEREBY RESERVE THE EASEMENT STRIPS ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENT STRIPS. ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE. EASEMENTS MUST BE MAINTAINED BY PROPERTY OWNERS.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF SACHSE, TEXAS.

WITNESS MY HAND AT _____, TEXAS, THIS _____ DAY OF _____, 2014.

D.R. HORTON - TEXAS, LTD.

DAVID BOOTH, AUTHORIZED SIGNATORY

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID BOOTH OF D.R. HORTON-TEXAS, LTD. KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

KNOW ALL ME BY THESE PRESENTS:

THAT I, JIMMIE D. NICHOLS, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE LAND DESCRIBED HEREON, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF SACHSE.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JIMMIE D. NICHOLS
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JIMMIE D. NICHOLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES:

PARKWOOD RANCH PHASE II
AMENDING PLAT OF LOTS 19 AND 20, BLOCK A

LOT 19R AND LOT 20R BLOCK A
SITUATED IN THE
JAMES CUMBA SURVEY, ABSTRACT NO. 243
AND THE
ELIZABETH SACHSE SURVEY, ABSTRACT NO. 802
CITY OF SACHSE
COLLIN COUNTY & DALLAS COUNTY, TEXAS
0.504 ACRES (21,940 SQ. FT)

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING

OWNER:

D.R. HORTON - TEXAS, LTD
CONTACT: DAVID L. BOOTH, CPA
4306 MILLER ROAD, SUITE A
ROWLETT, TEXAS 75088
PHONE (214) 607-4244

TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068
1651 Glenville Drive, Suite 208
Richardson, Texas 75081
Tel. No. (214) 221-9955
Fax No. (214) 340-3550
DATE: DECEMBER 2014
CONTACT: KIRBY JONES

SCALE: 1"=30'
JOB NO. 99051-02



Legislation Details (With Text)

File #:	14-2599	Version:	1	Name:	CD – Parkwood Ranch LT 32 and 33 BK A FP PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	12/18/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	12/22/2014	Final action:		Final action:	
Title:	Consider the application of DR Horton-Texas, LTD for approval of an Amending Plat for Parkwood Ranch Phase 2, Lots 32 and 33, Block A, being a .436-acre tract. The subject property is located along Harlan Drive south of Ranch Road.				
	Executive Summary The applicant is requesting approval of an Amending Plat for a .436-acre tract. The property consists of two (2) lots for residential uses.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	CD -Parkwood Ranch Amending -presentation.pdf CD -Parkwood Ranch 32 and 33. Attachment 1.pdf CD -Parkwood Ranch 32 and 33. Attachment 2.pdf CD -Parkwood Ranch 32 and 33. Attachment 3.pdf				

Date	Ver.	Action By	Action	Result
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Title

Consider the application of DR Horton-Texas, LTD for approval of an Amending Plat for Parkwood Ranch Phase 2, Lots 32 and 33, Block A, being a .436-acre tract. The subject property is located along Harlan Drive south of Ranch Road.

Executive Summary

The applicant is requesting approval of an Amending Plat for a .436-acre tract. The property consists of two (2) lots for residential uses.

Background

The .436 -acre (approximately 18,980 square feet) subject property is located on along Harlan Drive south of Ranch Road. (See Attachment 1 - Aerial Location Map). The subject property retains a current zoning designation of Planned Development (PD-21) for Residential Uses (Ord. No. 1949 approved July 15, 2002). (See Attachment 2 for Zoning Identification Map).

The applicant is requesting the amending plat to modify an existing pedestrian easement that provides access to a trail system that runs behind the homes along Harlan Drive. The modification will reduce the easement down to 10 feet in between lots 32 and 33 from its current 22 foot width. The modification would leave a five (5) foot easement on both

properties with a six (6) foot sidewalk centered on the property line. Staff has evaluated the request to reduce the pedestrian access and feels that it should not impact the ability to utilize the trail system.

Policy Considerations

The applicant is proposing to amend the subject plat to modify an existing pedestrian easement. The modification to the easement will not impact the existing houses on lots 32 and 33 or the sidewalk that is currently centered on the property line between lots 32 and 33. The reduction in easement width will give the home owners more flexibility in the placement of any future fence or accessory type structure. (See Attachment 3 - Final Plat)

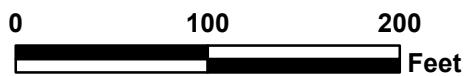
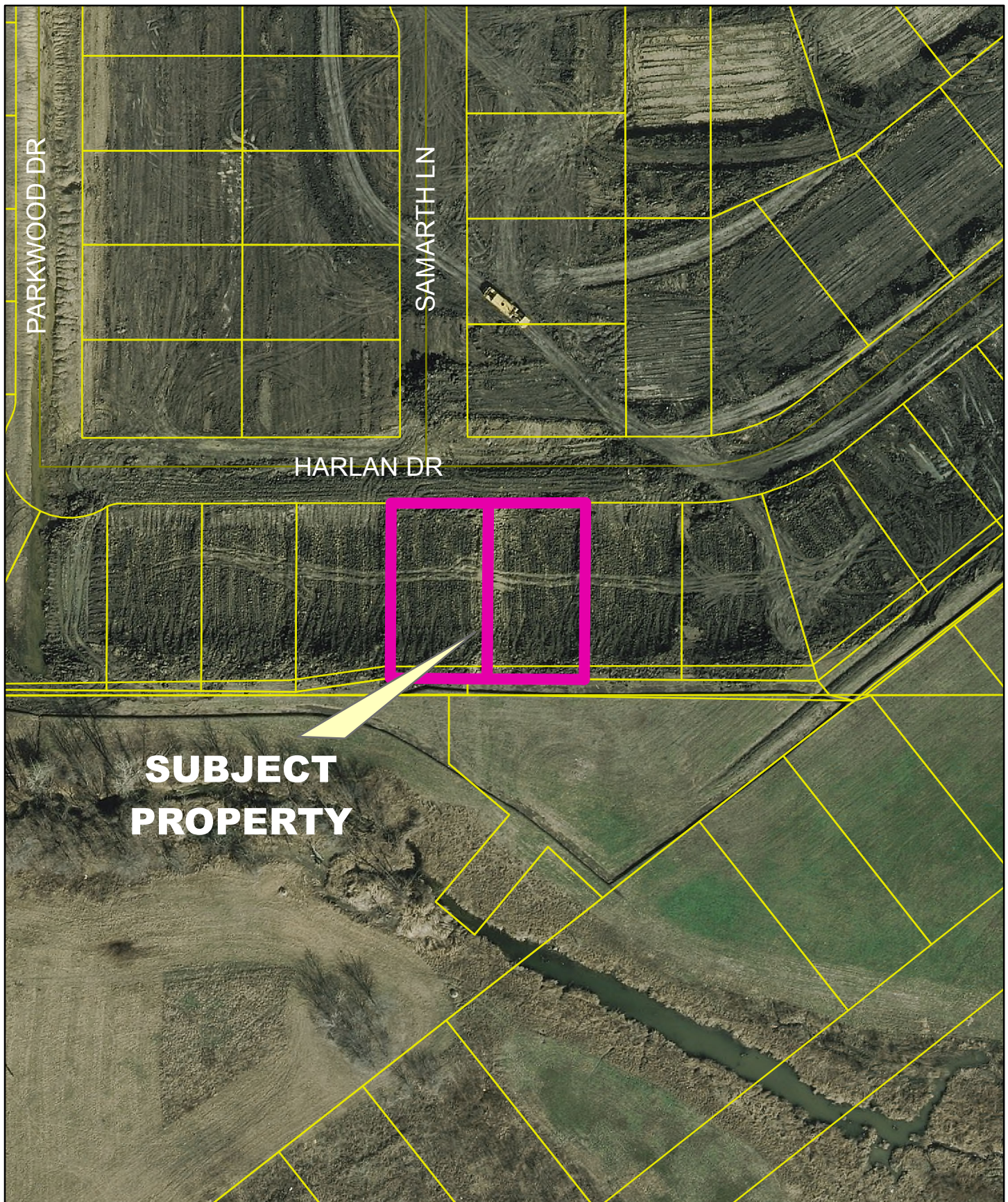
Staff has determined that the proposed Amending Plat meets the standards of the City of Sachse Code of Ordinances and is designed in accordance with the zoning of the property. The Amending Plat and its supporting documents have been reviewed by the City Engineer and have been found to be in compliance with the City of Sachse Code of Ordinances.

Budgetary Considerations

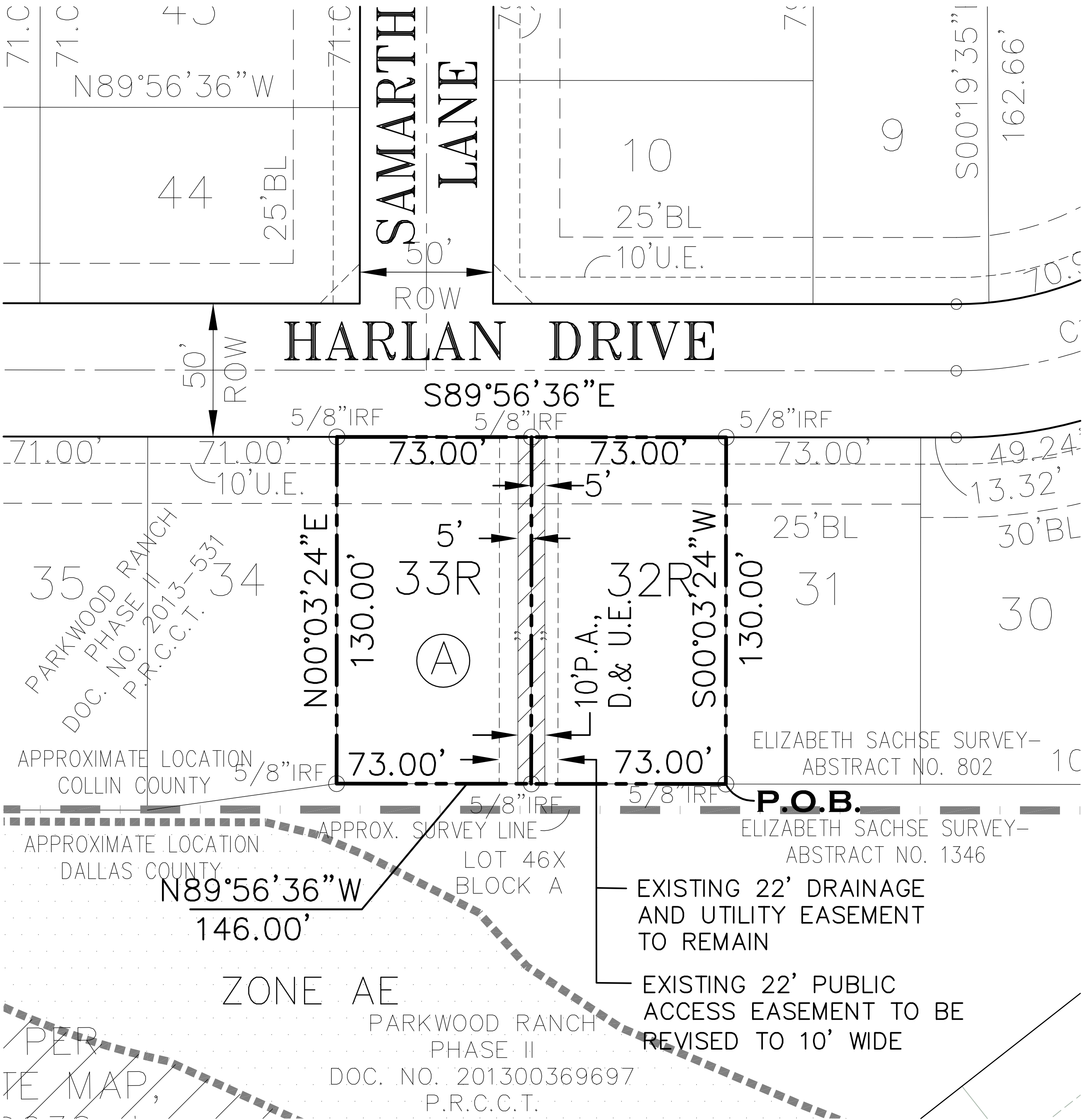
None.

Staff Recommendations

Staff recommends approval of an Amending Plat for Parkwood Ranch Phase 2, Lots 32 and 33, Block A, being a .436-acre tract. The subject property is located along Harlan Drive south of Ranch Road.



AERIAL LOCATION MAP
PARKWOOD RANCH AMENDING PLAT
FILE: P14-09 REPLAT LOTS 32 & 33
Map Created: November 25, 2014



- GENERAL NOTES:
- BEARINGS SHOWN HEREON ARE BASED ON A CALL OF SOUTH 89 DEGREES 56 MINUTES 36 SECONDS EAST ALONG THE SOUTH LINE OF PARKWOOD RANCH PHASE I, AN ADDITION TO THE CITY OF SACHSE, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET Q, PAGE 37, MAP RECORDS, COLLIN COUNTY, TEXAS AS MONUMENTED ON THE GROUND.
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 - THE LOCATION OF THE FLOOD ZONE LINES SHOWN HEREON, WERE DETERMINED BY SCALING FROM SAID FEMA MAPS. THE ACTUAL LOCATION AS DETERMINED BY ELEVATION CONTOURS MAY DIFFER. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS 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 OR PETITT BARRAZA, LLC AS A RESULT OF FLOODING.
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE OF TEXAS STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - ALL INTERIOR LOT CORNERS ARE 5/8-INCH IRON ROD WITH CAP MARKED "PETITT-RPLS 4087" SET OR "X" CUTS SET IN CONCRETE, UNLESS OTHERWISE NOTED. IN THE EVENT A RETAINING WALL IS PRESENT AT THE REAR PROPERTY CORNER, A 5/8-INCH IRON ROD WILL BE PLACED 5 FEET FROM THE PROPERTY CORNER ALONG THE SIDE LOT LINE.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §
COUNTY OF DALLAS §

WHEREAS, D.R. HORTON - TEXAS, LTD. IS THE OWNER OF A TRACT OF LAND SITUATED IN THE ELIZABETH SACHSE SURVEY, ABSTRACT NO. 802 IN COLLIN COUNTY, TEXAS, SAID TRACT BEING PART OF A 34.521 ACRE TRACT OF LAND DESCRIBED IN A DEED TO D.R. HORTON-TEXAS, LTD. IN DOCUMENT NO. 20120625000750550, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 32, BLOCK A OF PARKWOOD RANCH PHASE II, RECORDED IN VOL. 2013, PG. 531, P.R.C.C.T.; AND WHEREAS AMANDEEP K BRAR IS THE OWNER OF A TRACT OF LAND SITUATED IN THE ELIZABETH SACHSE SURVEY, ABSTRACT NO. 802 IN COLLIN COUNTY, TEXAS, SAID TRACT BEING DESCRIBED IN A DEED TO AMANDEEP K BRAR AS INSTRUMENT NO. 20141103001200140, DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING ALL OF LOT 33, BLOCK A OF PARKWOOD RANCH PHASE II, RECORDED IN VOL. 2013, PG. 531, P.R.C.C.T., SAID OVERALL TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 32, BLOCK A OF SAID PARKWOOD RANCH PHASE II, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 31, BLOCK A;

THENCE NORTH 89 DEGREES 56 MINUTES 36 SECONDS WEST, PASSING AT 73.00 FEET THE SOUTHWEST CORNER OF SAID LOT 32, CONTINUING IN ALL A DISTANCE OF 146.00 FEET TO A POINT FOR CORNER, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 33, BLOCK A;

THENCE NORTH 00 DEGREES 03 MINUTES 24 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 33 AND EAST LINE OF LOT 34, BLOCK A, A DISTANCE OF 130.00 FEET TO A POINT FOR CORNER, SAID POINT BEING IN THE SOUTH RIGHT-OF-WAY OF HARLAN DRIVE;

THENCE SOUTH 89 DEGREES 56 MINUTES 36 SECONDS EAST, ALONG SAID SOUTH LINE OF HARLAN DRIVE, A DISTANCE OF 146.00 FEET TO A POINT FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 32, AND THE NORTHWEST CORNER OF SAID LOT 31, BLOCK A;

THENCE SOUTH 00 DEGREES 03 MINUTES 24 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 32, BLOCK A AND THE WEST LINE OF LOT 31, BLOCK A, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 18,980 SQUARE FEET OF LAND (0.436 ACRES), MORE OR LESS.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, D.R. HORTON - TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 32R AND 33R, BLOCK A OF PARKWOOD RANCH PHASE II, AN ADDITION TO THE CITY OF SACHSE, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON AND DOES HEREBY RESERVE THE EASEMENT STRIPS ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENT STRIPS. ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE. EASEMENTS MUST BE MAINTAINED BY PROPERTY OWNERS.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF SACHSE, TEXAS.

WITNESS MY HAND AT _____, TEXAS, THIS _____ DAY OF _____, 2014.

D.R. HORTON - TEXAS, LTD.

DAVID BOOTH, AUTHORIZED SIGNATORY

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID BOOTH OF D.R. HORTON-TEXAS, LTD, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, AMANDEEP K. BRAR, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 33R, BLOCK A OF PARKWOOD RANCH PHASE II, AN ADDITION TO THE CITY OF SACHSE, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS SHOWN HEREON AND DOES HEREBY RESERVE THE EASEMENT STRIPS ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENT STRIPS. ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF SACHSE, TEXAS.

WITNESS MY HAND AT _____, TEXAS, THIS _____ DAY OF _____, 2014.

AMANDEEP K. BRAR

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED AMANDEEP K. BRAR, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

KNOW ALL ME BY THESE PRESENTS:

THAT I, JIMMIE D. NICHOLS, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE LAND DESCRIBED HEREON, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF SACHSE.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

JIMMIE D. NICHOLS
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JIMMIE D. NICHOLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES:

CITY APPROVAL CERTIFICATE
THIS PLAT IS HEREBY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF SACHSE, TEXAS, IN ACCORDANCE WITH THE CITY OF SACHSE SUBDIVISION ORDINANCE, REVIEW & APPROVAL PROCEDURES.

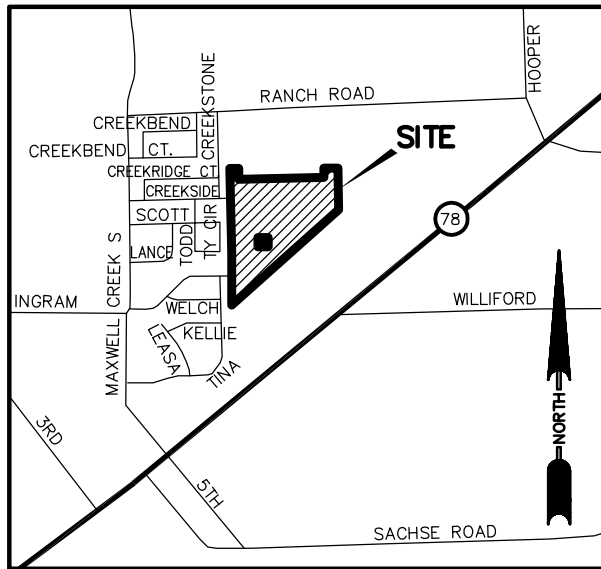
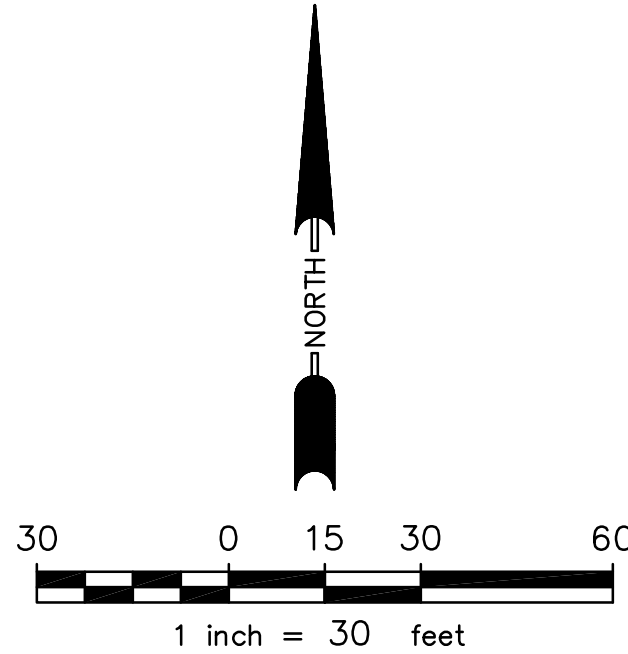
THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF SACHSE, TEXAS HEREBY CERTIFIES THAT TO THE BEST OF HIS/HER KNOWLEDGE OR BELIEF, THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF SACHSE CODE OF ORDINANCES AND WITH ENGINEERING CONSTRUCTION STANDARDS AND PROCESSES ADOPTED BY THE CITY OF SACHSE, TEXAS AS TO WHICH HIS/HER APPROVAL IS REQUIRED.

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

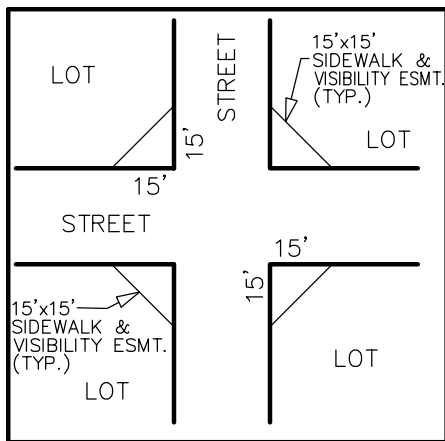
ATTEST: _____

SIGNATURE _____ DATE _____

NAME & TITLE _____



VICINITY MAP
N.T.S.



15'x15' SIDEWALK & VISIBILITY
ESMT. AT STREET INTERSECTION
(TYP.) N.T.S.

LEGEND

P.O.B.	POINT OF BEGINNING
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
CAB.	CABINET
VOL.	VOLUME
PG.	PAGE
5/8"IRF	5/8-INCH IRON ROD WITH CAP
1/2"IRF	MARKED "PETITT-RPLS 4087" FOUND 1/2-INCH IRON ROD WITH CAP
P.A.E.	PUBLIC ACCESS EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
BL	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
50'RX	50-FOOT RADIUS
TXUE	TXU ELECTRIC & GAS EASMENT
<>	DENOTES STREET NAME CHANGE
Ⓐ	DESIGNATES SUBDIVISION BLOCK

THE PURPOSE OF THIS AMENDING
PLAT IS TO REDUCE THE PUBLIC
ACCESS EASEMENT WIDTH TO 10'
WIDE.

PARKWOOD RANCH PHASE II
AMENDING PLAT OF LOTS 32 AND 33, BLOCK A

LOT 32R, AND LOT 33R, BLOCK A
SITUATED IN THE
ELIZABETH SACHSE SURVEY, ABSTRACT NO. 802
CITY OF SACHSE
COLLIN COUNTY & DALLAS COUNTY, TEXAS
0.436 ACRES (18,980 SQ. FT.)

OWNERS:

D.R. HORTON - TEXAS, LTD
CONTACT: DAVID L. BOOTH, CPA
4306 MILLER ROAD, SUITE A
ROWLETT, TEXAS 75088
PHONE (214) 607-4244

AMANDEEP K BRAR
3422 HARLAN DRIVE
SACHSE, TEXAS 75048

PETITT BARRAZA
ENGINEERING PLANNING SURVEYING
TBPE FIRM REGISTRATION NO. 1488
TBPLS FIRM REGISTRATION NO. 101068

1651 Glenville Drive, Suite 208 Tel. No. (214) 221-9955
Richardson, Texas 75081 Fax No. (214) 340-3550

DATE: DECEMBER 2014
CONTACT: KIRBY JONES

SCALE: 1"=30'