



City of Sachse, Texas

3815 Sachse Road,
Building B
Sachse, TX 75048

Meeting Agenda Planning & Zoning Commission

Monday, February 27, 2017

6:30 PM

Council Chambers Conference Room / Council
Chambers

To address the Commission for any public hearing item, please sign a speaker's sheet located on the tables by the front entry and submit to the acting Secretary. You will have three (3) minutes to address the Commission. In accordance with the Open Meetings Act, the Commission may not discuss or take action on any item, which has not been posted on the agenda.

6:30 PM WORK SESSION

1. Discussion of agenda items for the February 27, 2017 Planning and Zoning Commission Meeting. Please be advised that the work session is for discussion purposes only by the Planning and Zoning Commission.
2. Discussion of future agenda items, update on council action, training topics, requests for new business considerations, and Comprehensive Plan update.

7:00 PM REGULAR MEETING

1. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
2. [17-3707](#) Consider approval of the minutes of the January 23, 2017 Planning and Zoning Commission meeting.
Attachments: [01.23.17 Minutes](#)
3. [17-3703](#) Consider and act on a final plat application for Malone Estates from Paul Taylor Homes, generally located west of Merritt Road and south of Heritage Circle, within city limits.
Attachments: [Staff Presentation](#)
[Proposed Plat](#)
4. [17-3704](#) Consider and act on a final plat application for Pleasant Valley Estates (Phase 1) from JBI Partners, generally located north of the intersection of Pleasant Valley Road and Ben Road, within city limits.
Attachments: [Staff Presentation](#)
[Proposed Plat](#)
5. [17-3705](#) Consider and make recommendation on a preliminary plat application for Trepex Senior Housing from Trepex Construction, generally located east of Miles Road and south of Sewell Elementary, within city limits.
Attachments: [Staff Presentation](#)
[Proposed Plat](#)
6. [17-3701](#) Conduct a public hearing to consider, discuss, and act on the

Comprehensive Plan.

7. Discussion of future agenda items, update on council action, training topics, requests for new business considerations, and Comprehensive Plan update.

8. Adjournment.

Posted: February 24, 2017; 5:00 p.m.

Michelle Lewis Sirianni, City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact Michelle Lewis Sirianni, City Secretary at (972) 495-1212, 48 business hours prior to the scheduled meeting date.



City of Sachse, Texas

Legislation Details (With Text)

File #: 17-3707 **Version:** 1 **Name:** January 23, 2017 P&Z Minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 2/23/2017 **In control:** Planning & Zoning Commission
On agenda: 2/27/2017 **Final action:**
Title: Consider approval of the minutes of the January 23, 2017 Planning and Zoning Commission meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [01.23.17 Minutes](#)

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the January 23, 2017 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the January 23, 2017 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Approve the minutes of the Planning and Zoning Commission January 23, 2017 meeting.



**City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, January 23, 2017**

Members Present:

Scott Everett - Chair
Chance Lindsey
David Hock
Scott Ohman
Fernando Gutierrez
Wendy Stewart
Louie Carter

Members Absent:

Staff Present:

Dustin McAfee, AICP - Community Development Director
Charlotte Youngblood - Community Development Technician

Others Present:

Bill Adams, City Council Liaison
Kelsey Berry, Gateway Planning
Jason Claunch, Catalyst Commercial

6:30 PM Work Session

Staff provided the commission with a community update and discussed agenda items.

7:00 PM Regular Meeting

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

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

Commissioner Stewart offered the invocation, and Commissioner Gutierrez led the pledges.

Regular Agenda Items:

2. Consider election of officers.

With a motion by Stewart, and a second by Carter, Everett was elected Chairman. With a motion by Carter, and a second by Stewart, Hock was elected Vice-Chairman

3. Consider approval of the minutes of the November 14, 2016 Planning & Zoning Commission meeting. With a motion by Hock, and a second by Carter, the Planning & Zoning Commission adopted the November 14, 2016 minutes unanimously.

4. Consider and act on a final plat application for Woodbridge Commons (Phase 3, Lot 1R) from Clay Moore Engineering, generally located 8040 Woodbridge Parkway, within city limits.

Staff presented the case as outlined in the staff report. With a motion by Hock, and a second by Gutierrez, the recommendation to approve the final plat passed unanimously.

5. Conduct a public hearing and discuss the Comprehensive Plan after receiving a presentation from the consultants.

Berry, Gateway Planning, discussed feedback received from the citizens through the town hall meetings as well as online surveys. The consultants developed three concept plans for SH 190, two for the Industrial Park, and one for Old Town. Mr. Claunch, Catalyst Commercial, provided the fiscal impact assessment for each scenario. The consultants provided an implementation strategy and a process for moving forward. Chairman Everett opened the public hearing at 7:40 PM. Liz Tobler, 3345 7th Street, shared her concerns about the concept plan in the Old Town District. She was concerned the concept plan didn't have a legend to determine what the colors mean, and whether this plan would establish zoning in the area. Kathy Cobb, 3820 6th Street, stated she was concerned that tonight's meeting was not well

attended and wanted to see Sachse become more upscale like surrounding cities. Corrine Smith, 4008 Blossom, stated she only had two weeks to look at the concept plan, and that she was concerned about the disclaimer, housing densities, outdoor dining, and hotels. She felt that the traffic circle design was not feasible. With a motion by Hock, and a second by Stewart, the public hearing was closed at 7:55 PM.

6. Discussion of future agenda items, update on council action, training topics, requests for new business considerations, and Comprehensive Plan update.

Staff updated the Commission.

Adjourn: With a motion by Carter, the meeting was adjourned at 8:15 PM.

Chairperson

Secretary



City of Sachse, Texas

Legislation Details (With Text)

File #: 17-3703 **Version:** 1 **Name:** Malone Estates FP - P&Z
Type: Agenda Item **Status:** Agenda Ready
File created: 2/22/2017 **In control:** Planning & Zoning Commission
On agenda: 2/27/2017 **Final action:**
Title: Consider and act on a final plat application for Malone Estates from Paul Taylor Homes, generally located west of Merritt Road and south of Heritage Circle, within city limits.
Sponsors:
Indexes:
Code sections:
Attachments: [Staff Presentation](#)
[Proposed Plat](#)

Date	Ver.	Action By	Action	Result
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Title

Consider and act on a final plat application for Malone Estates from Paul Taylor Homes, generally located west of Merritt Road and south of Heritage Circle, within city limits.

Project Information

- Proposal to final plat 37 residential lots
- Applicant: Paul Taylor Homes
- Owner: Paul Taylor Homes
- Size: Approximately 13.5 acres
- Site Attributes: undeveloped land
- Proposed Use: Residential subdivision
- Current Zoning: PD (#31) with base residential zoning
- The City Council unanimously approved the associated preliminary plat in 2015
- The final plat is in conformance with the preliminary plat
- P&Z is the final approval authority for the proposed plat

Staff Recommendation

- Per Staff's technical review, the proposed plat is in compliance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official & City Engineer.
- Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.



MALONE ESTATES FP
PLANNING & ZONING COMMISSION
FEBRUARY 27, 2017

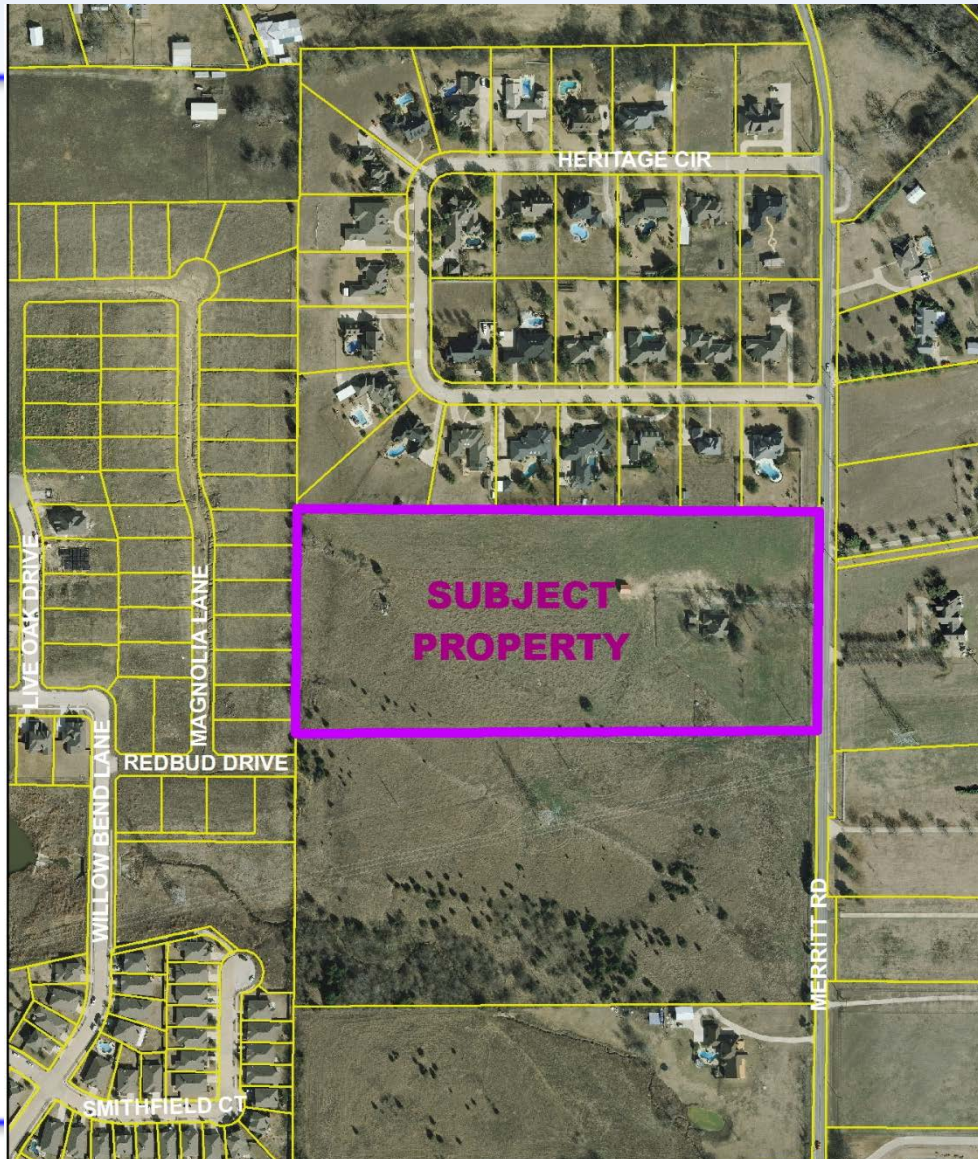
REQUEST

Consider and act on a final plat application for Malone Estates from Paul Taylor Homes, generally located west of Merritt Road and south of Heritage Circle, within city limits.

PROJECT INFORMATION

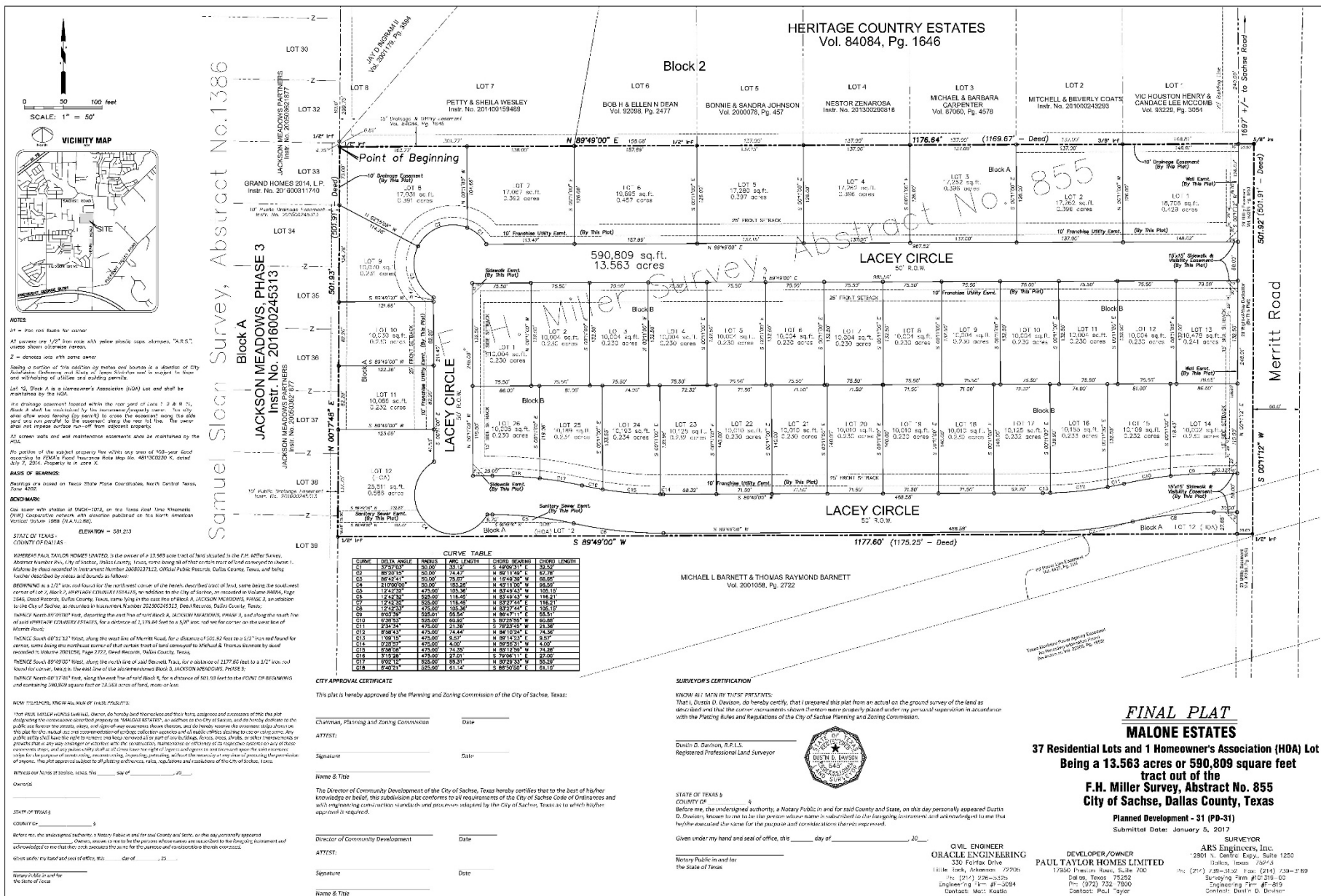
- Proposal to final plat 37 residential lots
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- P&Z is the final approval authority for the proposed plat

AERIAL MAP



The subject property is generally located west of Merritt Road and south of Heritage Circle, within city limits.

PROPOSED PLAT

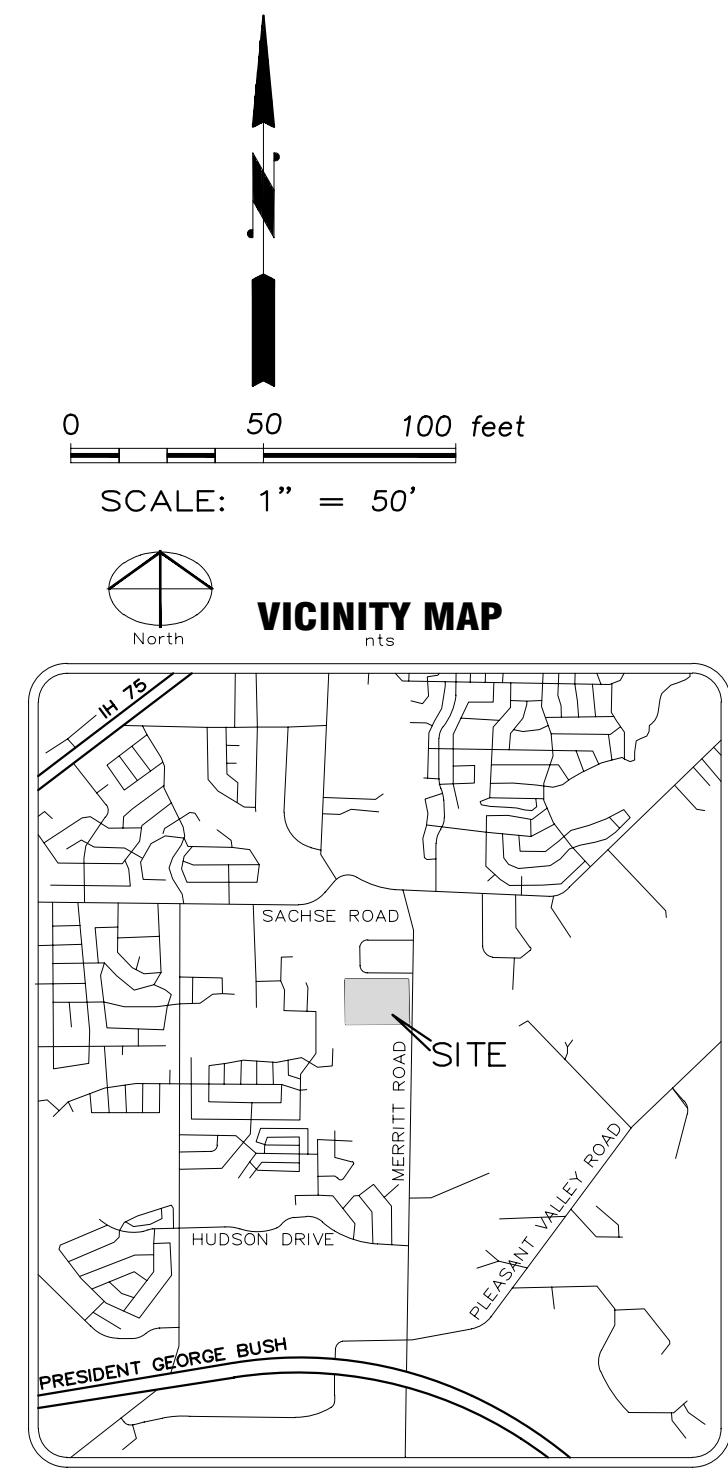


STAFF RECOMMENDATION

- Per Staff's technical review, the proposed plat is in compliance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official & City Engineer.

√

Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.



NOTES:

lrf = iron rod found for corner

All corners are 1/2" iron rods with yellow plastic caps, stamped, "A.R.S.", unless shown otherwise hereon.

Z = denotes lots with same owner

Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas Statutes and is subject to fines and withholding of utilities and building permits.

Lot 12, Block A is a Homeowner's Association (HOA) Lot and shall be maintained by the HOA.

The drainage easement located within the rear yard of Lots 1-2 & 8-11, Block A shall be maintained by the homeowner/property owner. The city shall allow wood fencing (by permit) to cross the easement along the side yard and run parallel to the easement along the rear lot line. The owner shall not impede surface run-off from adjacent property.

All screen walls and wall maintenance easements shall be maintained by the HOA.

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0230 K, dated July 7, 2014. Property is in zone X.

BASIS OF BEARINGS:

Bearings are based on Texas State Plane Coordinates, North Central Texas, Zone 4202.

BENCHMARK:

Cell tower with station id DMCK-1012, on the Texas Real Time Kinematic (RTK) Cooperative network with elevation published on the North American Vertical Datum 1988 (N.A.V.D.88).

ELEVATION = 581.213

STATE OF TEXAS -
COUNTY OF DALLAS -

WHEREAS PAUL TAYLOR HOMES LIMITED, is the owner of a 13.563 acre tract of land situated in the F.H. Miller Survey, Abstract Number 855, City of Sachse, Dallas County, Texas, same being all of that certain tract of land conveyed to Dwain L. Malone by deed recorded in Instrument Number 20080237113, Official Public Records, Dallas County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northwest corner of the herein described tract of land, same being the southwest corner of Lot 7, Block 2, HERITAGE COUNTRY ESTATES, an addition to the City of Sachse, as recorded in Volume 84084, Page 1646, Deed Records, Dallas County, Texas, same lying in the east line of Block A, JACKSON MEADOWS, PHASE 3, an addition to the City of Sachse, as recorded in Instrument Number 201600245313, Deed Records, Dallas County, Texas;

THENCE North 89°49'00" East, departing the east line of said Block A, JACKSON MEADOWS, PHASE 3, and along the south line of said HERITAGE COUNTRY ESTATES, for a distance of 1,176.64 feet to a 5/8" iron rod set for corner on the west line of Merritt Road;

THENCE South 00°11'12" West, along the west line of Merritt Road, for a distance of 501.92 feet to a 1/2" iron rod found for corner, same being the northeast corner of that certain tract of land conveyed to Michael & Thomas Bennett by deed recorded in Volume 2001058, Page 2722, Deed Records, Dallas County, Texas;

THENCE South 89°49'00" West, along the north line of said Bennett Tract, for a distance of 1177.60 feet to a 1/2" iron rod found for corner, being in the east line of the aforementioned Block B, JACKSON MEADOWS, PHASE 3;

THENCE North 00°17'48" East, along the east line of said Block B, for a distance of 501.93 feet to the POINT OF BEGINNING and containing 590,809 square feet or 13.563 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PAUL TAYLOR HOMES LIMITED, Owner, do hereby bind themselves and their heirs, assigns and successors of title this plat designating the hereinabove described property as "MALONE ESTATES", an addition to the City of Sachse, and do hereby dedicate to the public use forever the 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 easements 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)

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.

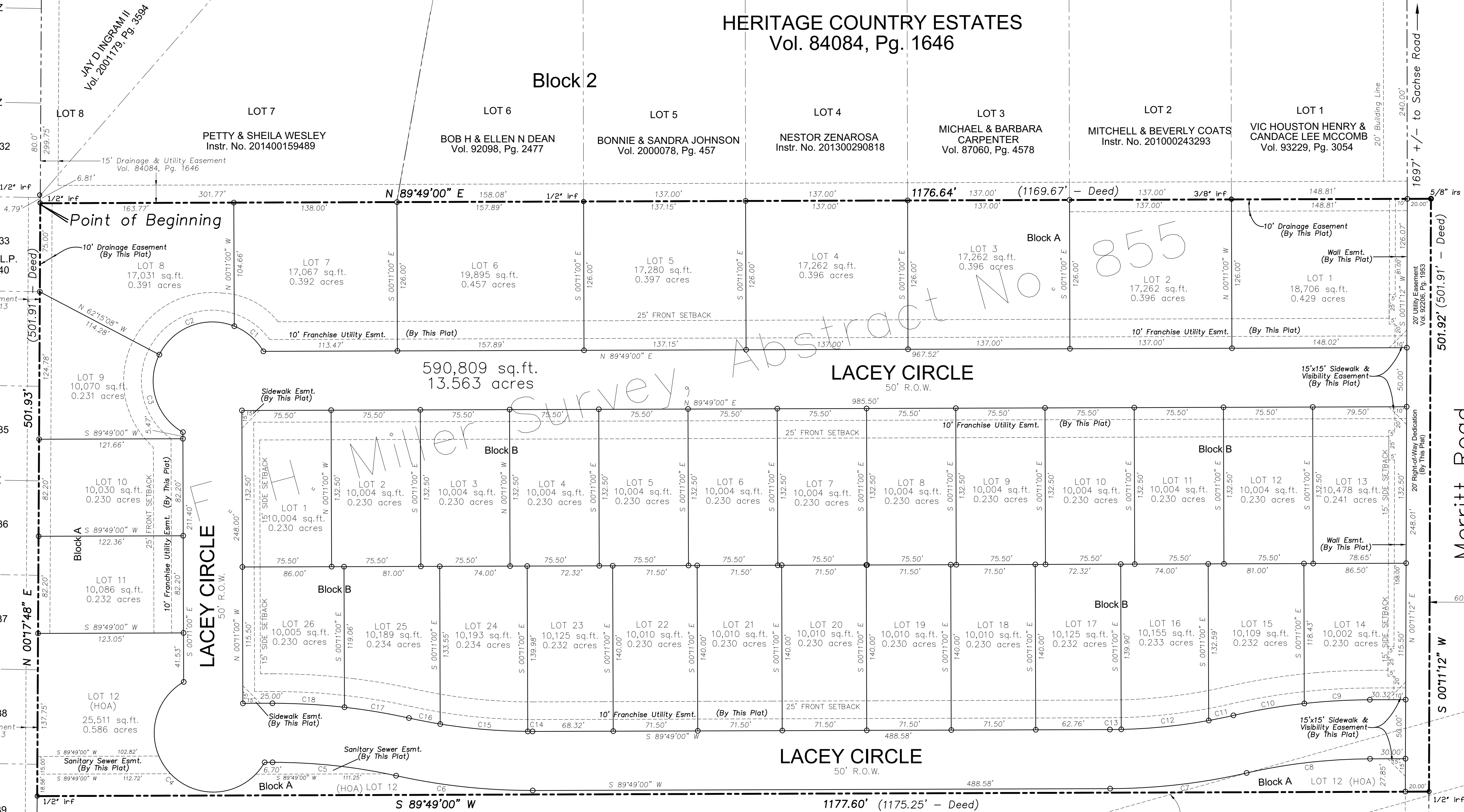
Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for
the State of Texas

Samuel Sloan Survey, Abstract No. 1386

Block A
JACKSON MEADOWS, PHASE 3
Instr. No. 201600245313

JACKSON MEADOWS PARTNERS
Instr. No. 200503621877



CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Planning and Zoning Commission of the City of Sachse, Texas:

Chairman, Planning and Zoning Commission

Date

ATTEST:

Signature

Date

Name & Title

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

MICHAEL L BARNETT & THOMAS RAYMOND BARNETT
Vol. 2001058, Pg. 2722

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Dustin D. Davison, 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.

Dustin D. Davison, R.P.L.S.
Registered Professional Land Surveyor



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 Dustin D. Davison, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the 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

CIVIL ENGINEER
ORACLE ENGINEERING
330 Fairfax Drive
Little Rock, Arkansas 72205
Ph: (214) 226-5325
Engineering Firm #F-5084
Contact: Matt Kostial

DEVELOPER/OWNER
PAUL TAYLOR HOMES LIMITED
17950 Preston Road, Suite 700
Dallas, Texas 75252
Ph: (972) 732-7800
Contact: Paul Taylor

SURVEYOR
ARS Engineers, Inc.
12801 N. Central Expy., Suite 1250
Dallas, Texas 75243
Ph: (214) 739-3152 Fax: (214) 739-3169
Surveying Firm #101319-00
Engineering Firm #F-819
Contact: Dustin D. Davison

Texas Municipal Power Agency Easement
No Recording Information Found
(as shown on Vol. 92206 Pg. 1953)

60° Power Line Easement
Vol. 4427, Pg. 224

FINAL PLAT

MALONE ESTATES

37 Residential Lots and 1 Homeowner's Association (HOA) Lot
Being a 13.563 acres or 590,809 square feet
tract out of the

F.H. Miller Survey, Abstract No. 855
City of Sachse, Dallas County, Texas

Planned Development - 31 (PD-31)

Submittal Date: January 5, 2017



City of Sachse, Texas

Legislation Details (With Text)

File #:	17-3704	Version:	1	Name:	Pleasant Valley Esates FP - P&Z
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	2/22/2017	In control:		In control:	Planning & Zoning Commission
On agenda:	2/27/2017	Final action:		Final action:	
Title:	Consider and act on a final plat application for Pleasant Valley Estates (Phase 1) from JBI Partners, generally located north of the intersection of Pleasant Valley Road and Ben Road, within city limits.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Staff Presentation Proposed Plat				

Date	Ver.	Action By	Action	Result
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Title

Consider and act on a final plat application for Pleasant Valley Estates from JBI Partners, generally located north of the intersection of Pleasant Valley Road and Ben Road, within city limits.

Project Information

- Proposal to final plat 42 residential lots
- Applicant: JBI Partners
- Owner: Sachse 95, LLC
- Size: Approximately 66.6 acres
- Site Attributes: undeveloped land
- Proposed Use: Residential subdivision
- Current Zoning: PD (#30) with base residential zoning
- The City Council unanimously approved the associated preliminary plat in 2016
- The final plat is in conformance with the preliminary plat
- P&Z is the final approval authority for the proposed plat

Staff Recommendation

- Per Staff's technical review, the proposed plat is in compliance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official & City Engineer.
- Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.



ESTATES OF PLEASANT VALLEY FP

PLANNING & ZONING COMMISSION

FEBRUARY 27, 2017

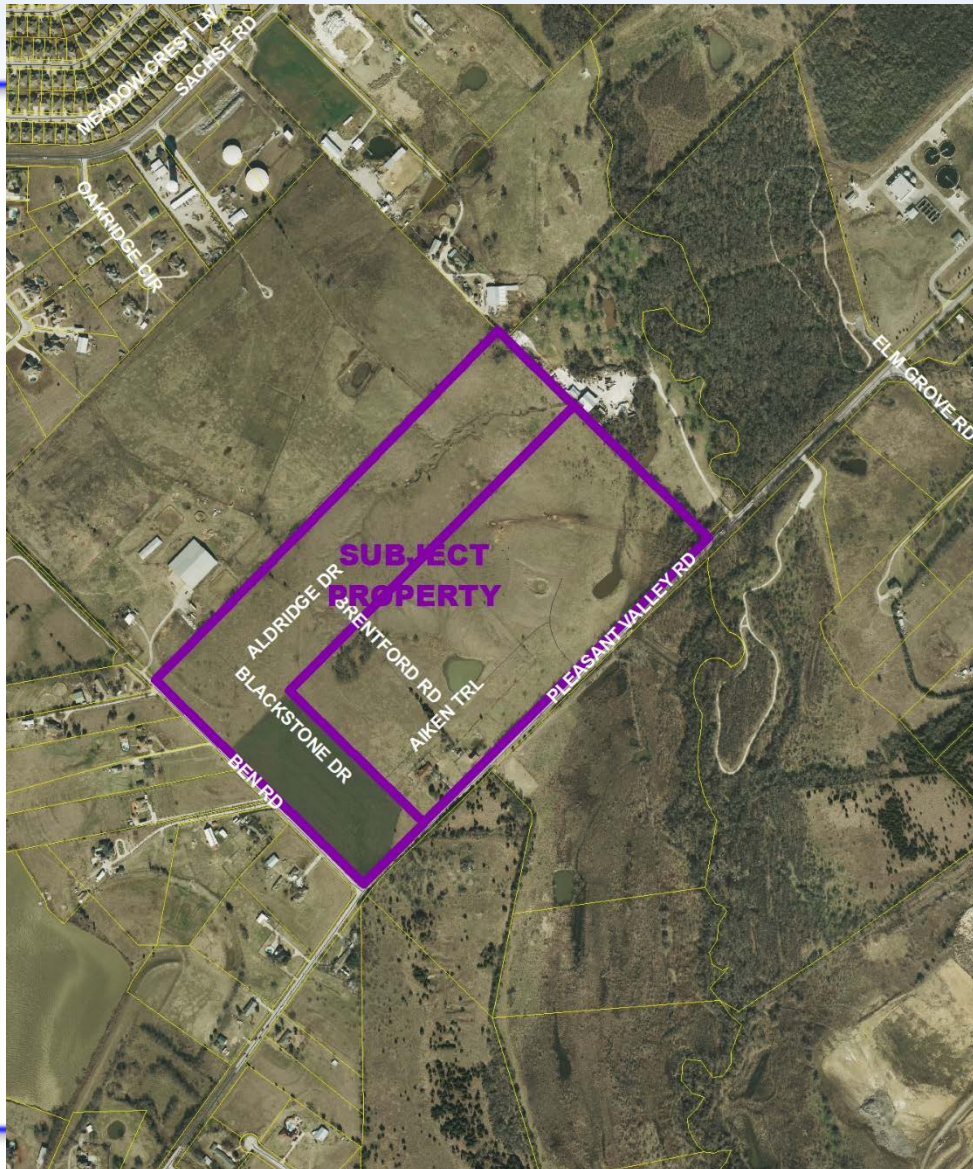
REQUEST

Consider and act on a final plat application for The Estates of Pleasant Valley (Phase 1) from JBI Partners, generally located north of the intersection of Pleasant Valley Road and Ben Road, within city limits.

PROJECT INFORMATION

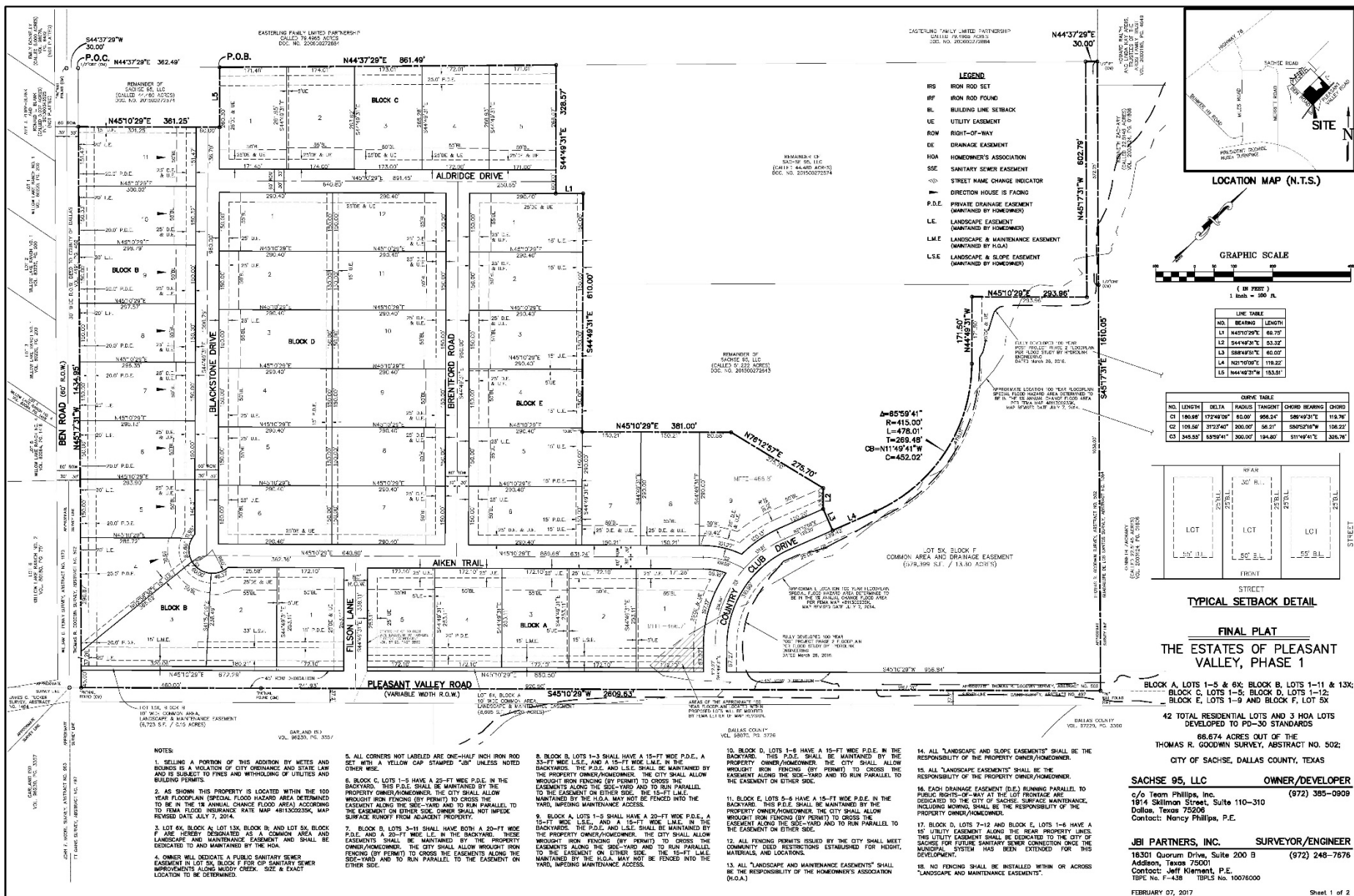
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- Proposed Use: Residential subdivision
- Current Zoning: PD (#30) with base residential zoning
- The City Council unanimously approved the associated preliminary plat in 2016
- The final plat is in conformance with the preliminary plat
- P&Z is the final approval authority for the proposed plat

AERIAL MAP



The subject property is generally located north of the intersection of Pleasant Valley Road and Ben Road, within city limits.

PROPOSED PLAT



STAFF RECOMMENDATION

- Per Staff's technical review, the proposed plat is in compliance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official & City Engineer.

√

Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.

OWNER'S DEDICATION §

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, Sachse 95, LLC is the owner of a parcel of land located in the City of Sachse, Dallas County, Texas, a part of the Thomas R. Goodwin Survey, Abstract No. 502, and being a part of that called 51.222 acre tract of land described in deed to Sachse 95, LLC as recorded in Document Number 201500272643, Official Public Records of Dallas County, Texas, and also being a part of that 44.480 acre tract of land described in deed to Sachse 95, LLC as recorded in Document Number 201500272574, Official Public Records of Dallas County, Texas, and being further described as follows:

COMMENCING at a one-half inch iron rod with yellow cap stamped "JBI" found at the west corner of said 44.480 acre tract of land, said point being the north corner of a 30 foot wide right-of-way dedication for Ben Road described in deed to County of Dallas, as recorded in Volume 4191, Page 452, Official Public Records of Dallas County, Texas, said point being in the southeast line of that called 79.4965 acre tract of land described in deed to the Easterling Family Limited Partnership, as recorded in Document Number 200600272884, Official Public Records of Dallas County, Texas, from which commencing point bears South 44 degrees 37 minutes 29 seconds West, 30.00 feet to a "pk" nail found in the approximate centerline of Ben Road, said point being the south corner of said 79.4965 acre tract;

THENCE North 44 degrees 37 minutes 29 seconds East, 362.49 feet along the northwest line of said 44.480 acre tract of land and along the southeast line of said 79.4965 acre tract of land to a one-half inch iron rod with yellow cap stamped "JBI" set for the POINT OF BEGINNING of this tract of land;

THENCE North 44 degrees 37 minutes 29 seconds East, 861.49 feet along the northwest line of said 44.480 acre tract of land and along the southeast line of said 79.4965 acre tract of land to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 44 degrees 49 minutes 31 seconds East, 328.57 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 45 degrees 10 minutes 29 seconds East, 69.75 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 44 degrees 49 minutes 31 seconds East, 610.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 45 degrees 10 minutes 29 seconds East, 381.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 76 degrees 12 minutes 57 seconds East, 275.70 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 44 degrees 49 minutes 31 seconds East, 53.32 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 68 degrees 49 minutes 51 seconds East, 60.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 21 degrees 10 minutes 09 seconds East, 119.22 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 478.01 feet along a curve to the left which has a central angle of 65 degrees 59 minutes 41 seconds, a radius of 415.00 feet, a tangent of 269.48 feet, and whose chord bears North 11 degrees 49 minutes 41 seconds West, 452.02 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 44 degrees 49 minutes 31 seconds West, 171.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 45 degrees 10 minutes 29 seconds East, 293.96 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 45 degrees 17 seconds 31 West, 602.79 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being in the northeast line of said 44.480 acre tract of land, said point also being in the southwest line of said 79.4965 acre tract of land;

THENCE North 44 degrees 37 minutes 29 seconds East, 30.00 feet to a one-half inch iron pipe found at the north corner of said 44.480 acre tract, said point being the east corner of said 79.4965 acre tract, said point also being in the southwest line of that tract of land described in deed to Howard Ralph and Linda Kay Ardis, Trustees of the Ardis Family Trust, as recorded in Volume 2002185, Page 4649, Official Public Records of Dallas County, Texas;

THENCE South 45 degrees 17 minutes 31 seconds East, at 572.04 feet passing a one-half inch iron rod with yellow cap stamped "JBI" found at the east corner of said 44.480 acre tract in all a total distance of 1610.05 feet to a "pk" nail found at the east corner of said 51.222 acre tract, said point also being in the approximate centerline of Pleasant Valley Road;

THENCE South 45 degrees 10 minutes 29 seconds West, at 2149.63 feet passing a "pk" nail found in the approximate centerline of Pleasant Valley Road, said point in the east line of said 44.480 acre tract, said point also being the south corner of said 51.22 acre tract in all a total distance of 2609.63 feet to a "pk" nail found at the south corner of said 44.480 acre tract, said point also being the east corner of said 30 foot wide right-of-way dedication for Ben Road to County of Dallas;

THENCE North 45 degrees 17 minutes 31 seconds West, 1434.95 feet along the northeast right-of-way line of Ben Road dedicated by said 30 foot wide right-of-way dedication to County of Dallas and along the southwest line of said 44.480 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 45 degrees 10 minutes 29 seconds East, 361.25 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 44 degrees 49 minutes 31 seconds West, 153.51 feet to the POINT OF BEGINNING and containing 2,904,306 square feet or 66.674 acres of land.

The basis of bearing is derived from GPS observations using the City of Sachse geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83).

OWNER'S CERTIFICATE §

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Sachse 95, LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as **THE ESTATES OF PLEASANT VALLEY, PHASE 1**, an addition to the City of Sachse, Dallas County, Texas, and does hereby dedicate to the public use forever the streets and alleys 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 in which 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 an 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. Easements must by maintained by property owner. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

WITNESS my hand at Dallas, Texas, this the _____ day of _____ 2017.

SACHSE 95, LLC, a Texas Limited Partnership

By: RNH Development Company,
its general partner

By: _____
Ronald N. Haynes, Jr.
President

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Ron Haynes, 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 UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public, State of Texas

BLOCK/LOT	LOT AREA TABLE	
	SQUARE FEET	ACRES
A-1	47,354	1.087
A-2	43,561	1.000
A-3	43,561	1.000
A-4	43,561	1.000
A-5	43,561	1.000
A-6X	8,605	0.197
B-1	43,561	1.000
B-2	43,560	1.000
B-3	53,978	1.293
B-4	49,695	1.140
B-5	43,958	1.009
B-6	44,177	1.014
B-7	44,360	1.018
B-8	44,544	1.022
B-9	44,727	1.026
B-10	45,007	1.033
B-11	45,538	1.045
B-13X	6,723	0.154
C-1	44,770	1.027
C-2	45,724	1.049
C-3	45,749	1.050
C-4	45,770	1.050
C-5	45,785	1.051
D-1	43,560	1.000
D-2	43,560	1.000
D-3	43,560	1.000
D-4	43,560	1.000
D-5	43,560	1.000
D-6	43,560	1.000
D-7	43,560	1.000
D-8	43,560	1.000
D-9	43,560	1.000
D-10	43,560	1.000
D-11	43,560	1.000
D-12	43,560	1.000
E-1	43,560	1.000
E-2	43,560	1.000
E-3	43,560	1.000
E-4	43,560	1.000
E-5	43,560	1.000
E-6	43,560	1.000
E-7	43,561	1.000
E-8	43,561	1.000
E-9	66,487	1.526
F-5X	579,399	13.301

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARK W. HARP, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Subdivision Rules and Regulations of the City of Sachse, Dallas County, Texas.

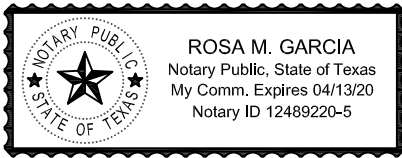
Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this date personally appeared Mark W. Harp, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2017.



Notary public for the state of Texas

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Planning and Zoning Commission of the City of Sachse, Texas.

Chairman, Planning and Zoning Commission

Date

ATTEST:

Signature

Date

Name & Title

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

FINAL PLAT

THE ESTATES OF PLEASANT VALLEY, PHASE 1

BLOCK A, LOTS 1-5 & 6X; BLOCK B, LOTS 1-11 & 13X;
BLOCK C, LOTS 1-5; BLOCK D, LOTS 1-12;
BLOCK E, LOTS 1-9 AND BLOCK F, LOT 5X

42 TOTAL RESIDENTIAL LOTS AND 3 HOA LOTS
DEVELOPED TO PD-30 STANDARDS

66.674 ACRES OUT OF THE
THOMAS R. GOODWIN SURVEY, ABSTRACT NO. 502;

CITY OF SACHSE, DALLAS COUNTY, TEXAS

SACHSE 95, LLC OWNER/DEVELOPER

c/o Team Phillips, Inc. (972) 385-0909
1914 Skillman Street, Suite 110-310
Dallas, Texas 75206
Contact: Nancy Phillips, P.E.

JB PARTNERS, INC. SURVEYOR/ENGINEER

16301 Quorum Drive, Suite 200 B (972) 248-7676
Addison, Texas 75001
Contact: Jeff Klement, P.E.
TBPE No. F-438 TBPLS No. 10076000



City of Sachse, Texas

Legislation Details (With Text)

File #:	17-3705	Version:	1	Name:	Trepex PP - P&Z
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	2/22/2017	In control:		In control:	Planning & Zoning Commission
On agenda:	2/27/2017	Final action:		Final action:	
Title:	Consider and make recommendation on a preliminary plat application for Trepex Senior Housing from Trepex Construction, generally located east of Miles Road and south of Sewell Elementary, within city limits.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Staff Presentation Proposed Plat				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title

Consider and make recommendation on a preliminary plat application for Trepex Senior Housing from Trepex Construction, generally located east of Miles Road and south of Sewell Elementary, within city limits.

Project Information

- Proposal to preliminary plat 1 senior housing lot
- Applicant: Trepex Construction
- Owner: Children's Medical
- Size: Approximately 9.9 acres
- Site Attributes: undeveloped land
- Proposed Use: Senior housing
- Current Zoning: PD (#34) for senior housing
- City Council: March 6, 2017

Staff Recommendation

- Per Staff's technical review, the proposed plat is in compliance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official & City Engineer.
- Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.



TREPEX SENIOR HOUSING PP

PLANNING & ZONING COMMISSION

FEBRUARY 27, 2017

REQUEST

Consider and make recommendation on a preliminary plat application for Trepex Senior Housing from Trepex Construction, generally located east of Miles Road and south of Sewell Elementary, within city limits.

PROJECT INFORMATION

- Proposal to preliminary plat 1 senior housing lot
- Applicant: Trepex Construction
- Owner: Children's Medical
- Size: Approximately 9.9 acres
- Site Attributes: undeveloped land
- Proposed Use: Senior Housing
- Current Zoning: PD (#34) for senior housing
- City Council: March 6th (2017)

AERIAL MAP



The subject property is generally located east of Miles Road and south of Sewell Elementary, within city limits.

LEGEND

REF = IRON ROD FOUND
RSE = IRON ROD SET

BOUNDARY LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
SURVEY TRACT LINE

FLOOD ZONE NOTE:
This Surveyor has reviewed Flood Insurance Rate Map No. 4410000000 (effective date July 7, 2004) published by the Federal Emergency Management Administration for Dallas County, Texas and based upon said map and graphic plotting, each owner certifies that the Subject Tract lies in Flood Zone (see shaded) and No part of the Subject Tract lies within the 100 Year Flood Plain.

ABBREVIATIONS
Ck. = Cabinet
Vol. = Volume
Pg. = Page
Doc. No. = Document Number
I.R.C.T. = Instrument Number
D.R.C.T. = Deed Records, Dallas County, Texas
P.R.C.T. = Official Public Records, Dallas County, Texas
CM = Controlling Monument
IRP = Iron Rod Found
IRS = 1/2" Iron Rod with cap stamped "RPLS 4701"

VICINITY MAP
Not To Scale

GENERAL NOTES:

- The area (acres) shown herein is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
- Reference Deering: The bearings shown herein are referenced to North 00 deg. 31 min. 33 sec. West along the west line of the Subject Tract and the east right-of-way line of Miles Road as described as "TRACT D" in the deed recorded in Instrument No. 2018000000, Official Public Records, Dallas County, Texas.
- Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

LINE TABLE

LINE	BEARING	DISTANCE	REMARKS
1	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
2	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
3	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
4	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
5	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
6	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
7	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
8	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
9	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
10	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
11	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
12	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
13	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
14	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
15	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
16	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
17	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
18	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
19	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
20	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
21	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
22	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
23	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
24	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
25	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
26	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
27	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
28	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
29	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
30	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
31	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
32	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
33	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
34	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
35	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
36	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
37	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
38	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
39	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
40	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
41	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
42	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
43	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
44	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
45	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
46	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
47	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
48	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
49	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
50	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
51	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
52	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
53	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
54	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
55	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
56	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
57	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
58	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
59	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
60	S 89°14'32" E	847.14'	TO CORNER OF TRACT D
61	N 89°14'32" E	808.24'	TO CORNER OF TRACT D
62	S 89°1		

 RINGLEY & ASSOCIATES, INC. SURVEYING · MAPPING · PLANNING Texas Survey Registration No. 10051JDD 201 S. Tennessee - McKinney, Texas 75069 (972) 342-1266				
Drawn by <i>Mark Smith</i>	Date 12/12/06	Scale 1" = 50'	Job 16090	Title 16090-PP.DWG
				Sheet 2 of 2

MONTAGE - CANTARE						
NUMERO	DETA RHELE	RHELE	ANU	DETA	RHELE	NUMERO LINDE
C1	27/00/33	46,00	76,07	8	27/00/33	80,39
C2	27/00/33	28,00	22,07	3	27/00/33	22,07
C3	27/00/33	28,00	22,07	3	27/00/33	22,07
C4	27/00/33	44,00	22,07	3	27/00/33	22,07
C5	27/00/33	44,00	20,58	3	27/00/33	20,58
C6	27/00/33	44,00	20,58	3	27/00/33	20,58
C7	27/00/33	20,58	19,07	3	27/00/33	19,07
C8	27/00/33	20,58	19,07	3	27/00/33	19,07
C9	27/00/33	20,58	19,07	3	27/00/33	19,07
C10	27/00/33	46,00	22,07	3	27/00/33	22,07
C11	27/00/33	20,58	22,07	3	27/00/33	22,07
C12	27/00/33	20,58	22,07	3	27/00/33	22,07
C13	27/00/33	20,58	22,07	3	27/00/33	22,07
C14	27/00/33	20,58	22,07	3	27/00/33	22,07

City Secretary _____ Date _____

1. The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerance that may be present due to positional accuracy of the boundary monuments in place.
2. Reference Bearing: The bearings shown hereon are referenced to North 00 deg. 31 min. 33 sec. West along the west line of the Subject Tract and the east right-of-way line of Miles Road as described as "TRACT D" in the deed recorded in Instrument No. 2018000053352, Official Public Records, Dallas County, Texas.
3. Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

OWNER:
CHILDREN'S MEDICAL CENTER
FOUNDATION
1935 Medical District Drive
Dallas, Texas 75235
214-456-3541
Contact: Larry Foust

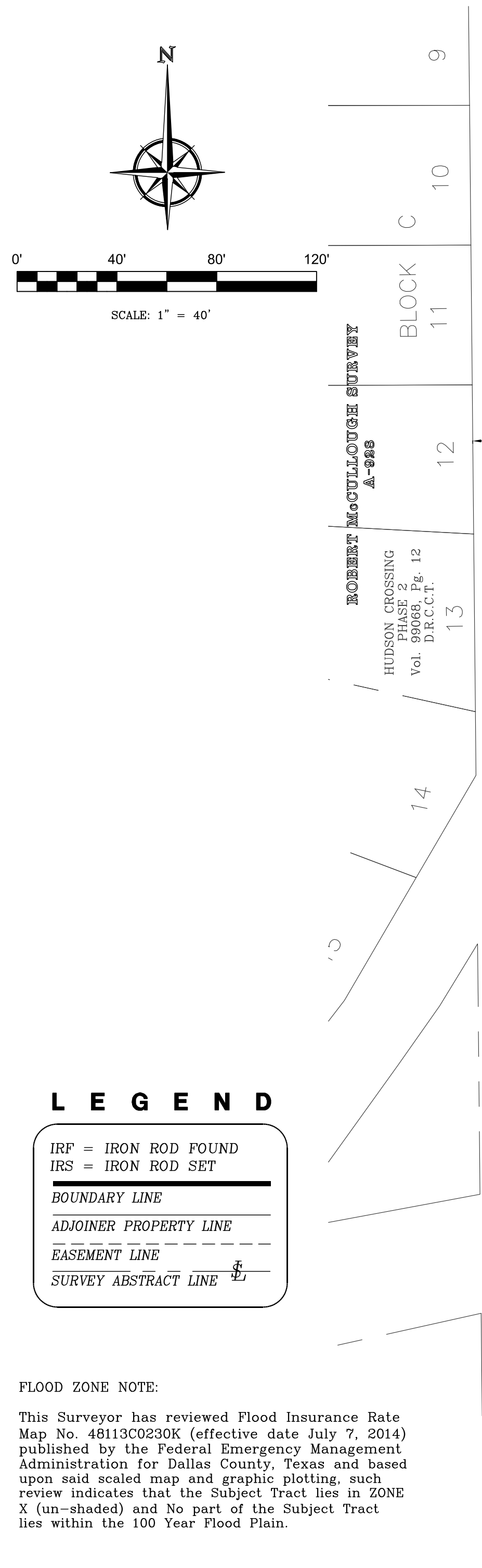
SURVEYOR
RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1286
Contact: Lawrence H. Ringley

STAFF RECOMMENDATION

- Per Staff's technical review, the proposed plat is in compliance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official & City Engineer.

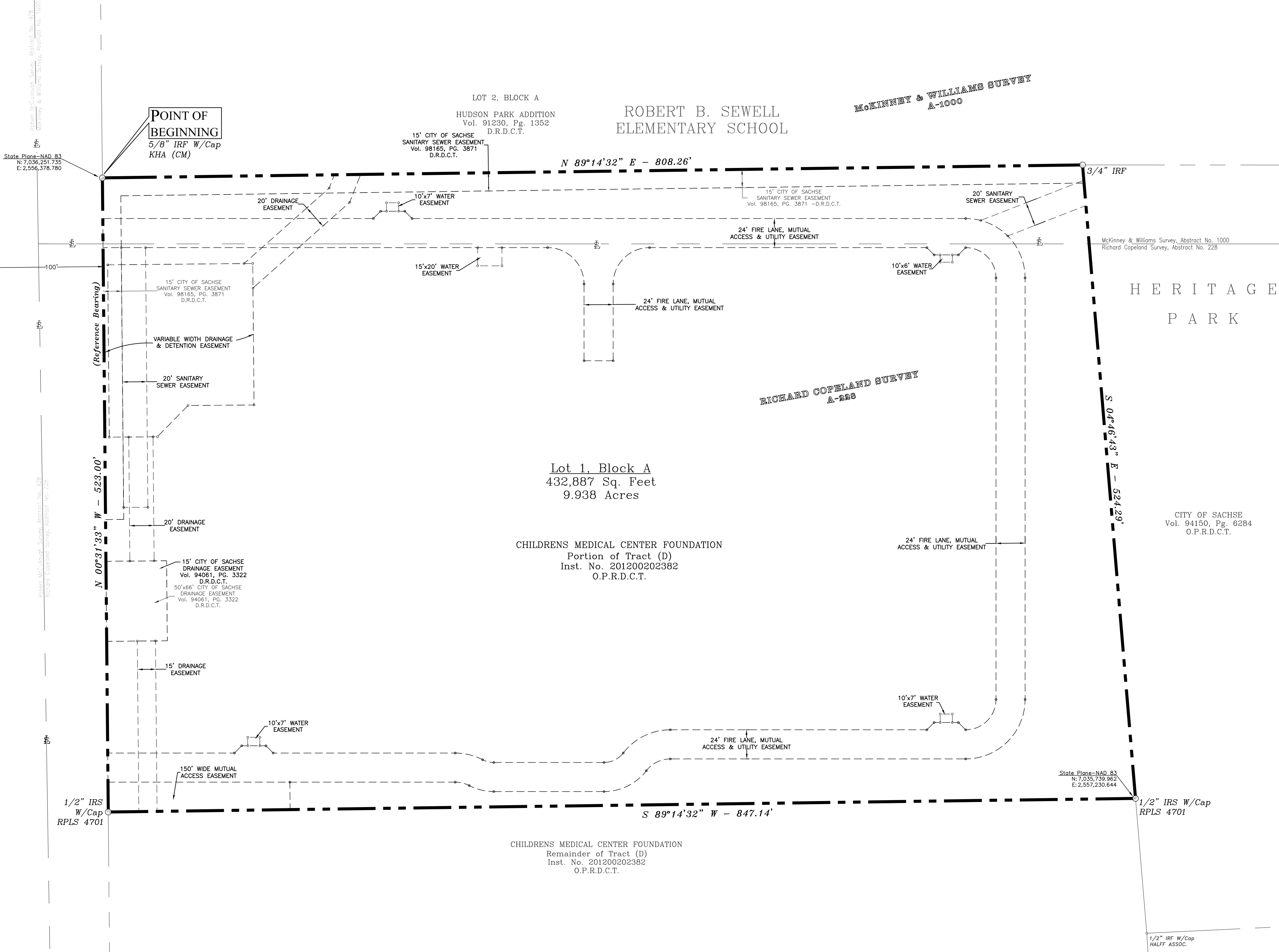
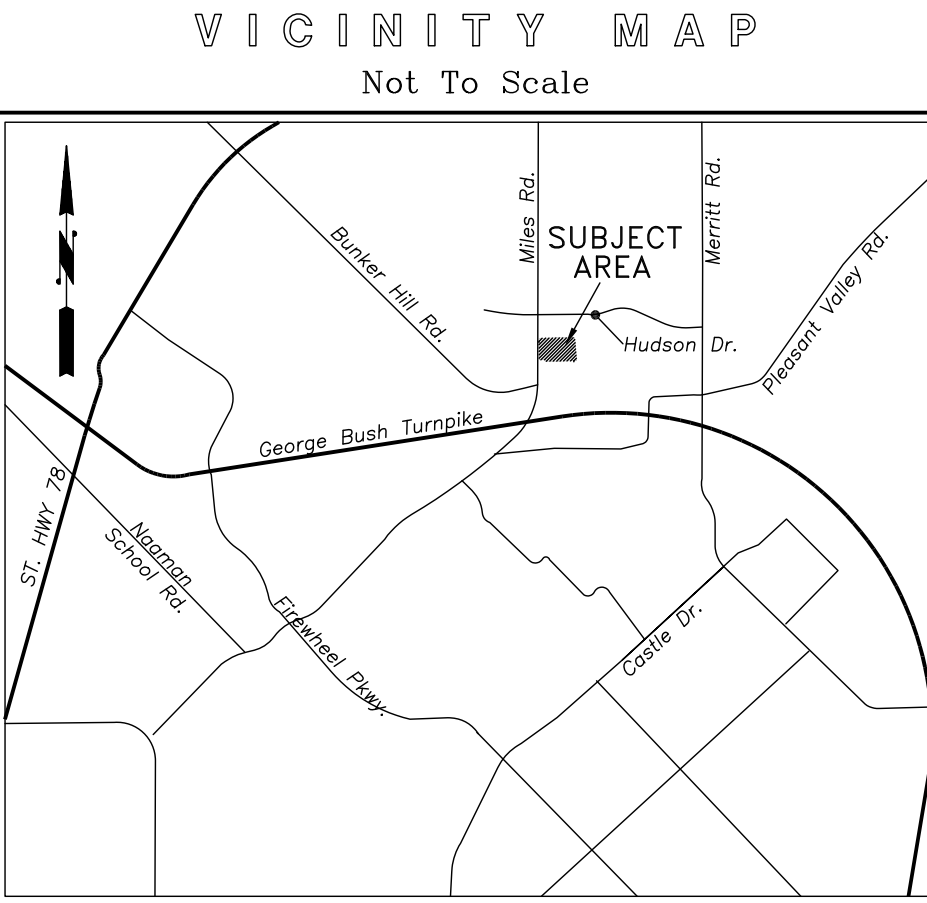
√

Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.



ABBREVIATIONS

Cab. = Cabinet
Vol. = Volume
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P.R.D.C.T. = Official Public Records, Dallas County, Texas
CM = Controlling Monument
IRF = Iron Rod Found
IRS = 1/2" Iron Set with cap stamped "RPLS 4701"



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°28'27" W	24.00'
L2	S 21°22'29" W	11.72'
L3	S 48°27'11" W	93.91'
L4	N 48°27'11" E	106.50'
L5	N 21°22'29" E	24.63'
L6	S 89°28'27" W	54.48'
L7	S 44°28'27" W	36.05'
L8	S 89°28'27" W	36.63'
L9	S 89°28'27" W	22.00'
L10	N 89°28'27" E	15.00'
L11	S 00°31'33" E	6.00'
L12	S 89°28'27" W	10.00'
L13	N 00°31'33" W	6.00'
L14	S 00°31'33" E	3.00'
L15	S 89°28'27" W	10.00'
L16	N 00°31'33" W	6.67'
L17	N 00°31'33" W	7.00'
L18	N 89°28'00" E	10.00'
L19	S 00°31'33" E	7.00'
L20	N 00°31'33" W	10.00'
L21	N 89°28'27" E	15.00'
L22	S 00°31'33" E	10.00'
L23	S 00°31'33" E	17.52'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	49.00'	76.97'	S 45°31'33" E	69.30'
C2	90°00'00"	49.00'	76.97'	S 44°28'27" W	69.30'
C3	52°28'03"	25.00'	22.88'	S 63°15'26" W	22.99'
C4	52°28'03"	44.00'	46.27'	S 63°15'26" W	38.88'
C5	27°25'31"	44.00'	21.06'	N 76°48'48" W	20.86'
C6	27°25'31"	25.00'	11.97'	N 76°48'48" W	11.85'
C7	27°25'28"	49.00'	23.45'	S 76°48'48" E	23.23'
C8	27°25'36"	20.00'	9.57'	S 76°48'48" E	9.48'
C9	52°28'01"	20.00'	18.30'	N 63°15'26" E	17.67'
C10	52°28'04"	49.00'	44.84'	N 63°15'26" E	43.29'
C11	90°00'00"	25.00'	39.27'	N 44°28'27" E	35.36'
C12	90°00'00"	25.00'	39.27'	N 45°31'33" W	35.36'
C13	92°51'48"	29.28'	47.45'	S 44°28'26" W	42.43'
C14	90°00'00"	30.00'	47.12'	N 45°31'33" W	42.43'

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

OWNER:
CHILDRENS MEDICAL CENTER
FOUNDATION
1935 Medical District Drive
Dallas, Texas 75235
214-456-5541
Contact: Larry Foust

SURVEYOR
RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
Contact: Lawrence H. Ringley

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, CHILDRENS MEDICAL CENTER FOUNDATION are the Owners of a tract of land situated in the City of Sachse, in the Richard Copeland Survey, Abstract No. 228 and being a part of that certain called 33.63 acre tract of land, described as "Tract (D)" in a Special Warranty Deed to Children's Medical Center Foundation, dated July 13, 2012 and recorded in Instrument No. 201200202382, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and said parcel being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod, topped with a plastic cap, stamped 'Kimley-Horn Associates', found on the east right-of-way line of Miles Road (100' wide right-of-way) for the northwest corner of the above described Tract D and same being the southwest corner of Lot 2, Block A of Hudson Park Addition, an addition to the City of Sachse, according to the plat thereof, recorded in Volume 91230, Page 1352, Deed Records, Dallas County, Texas;

THENCE: North 89 deg. 14 min. 32 sec. East, along the common line of said Tract D and Hudson Park Addition, a distance of 808.26 feet to a 3/4 inch iron rod found for the northeast corner of said Tract D and same being the most westerly line of that certain tract of land described in a deed to the City of Sachse, recorded in Volume 94150, Page 6284, Deed Records, Dallas County, Texas;

THENCE: South 04 deg. 46 min. 43 sec. East, along the common line of said Tract D and said City of Sachse tract, a distance of 524.29 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of this parcel and said point bears North 04 deg. 46 min. 43 sec. W - 111.56 feet from a 1/2 inch iron rod, topped with a plastic cap, stamped "HALFF ASSOC.", found for the southwest corner of said City of Sachse tract;

THENCE: South 89 deg. 14 min. 32 sec. West, departing from said common line, over and across said Tract D, a distance of 847.14 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of this parcel, on the west line of said Tract D and same being on the east right-of-way line of the above described Miles Road;

THENCE: North 00 deg. 31 min. 33 sec. West, along the common line of said Tract D and Miles Road, a distance of 523.00 feet to the POINT OF BEGINNING and containing 432,887 square feet or 9.938 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, CHILDRENS MEDICAL CENTER FOUNDATION, Owners, do hereby bind themselves and their heirs, assigns and successors of title this plat designating the hereinabove described property as "SENIOR LIVING COMMUNITY ADDITION", an addition to the City of Sachse, and do hereby dedicate to the public use forever the 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 easements 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 _____, 2017.

Larry Foust
Children's Medical Center Foundation

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared LARRY FOUST, Owner, known to me to be the person whose name is 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 _____, 2017.

Notary Public for and in the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, LAWRENCE H. RINGLEY, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as descibed 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.

LAWRENCE H. RINGLEY, R.P.L.S.
State of Texas, No. 4701

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared LAWRENCE H. RINGLEY, 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 consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2017.

Notary Public for and in the State of Texas

PRELIMINARY PLAT
FOR INSPECTION PURPOSES ONLY AND IN NO WAY
OFFICIAL OR APPROVED FOR RECORD PURPOSES

SENIOR LIVING COMMUNITY ADDITION
PRELIMINARY PLAT
LOT 1, BLOCK A
situated in
Richard Copeland Survey, Abstract No. 228
McKinney & Williams Survey, Abstract No. 1000
City of Sachse
Dallas County, Texas

RINGLEY & ASSOCIATES, INC.				
SURVEYING • MAPPING • PLANNING				
Texas Firm Registration No. 10061300				
701 S. Tennessee - McKinney, Texas 75069				
(972) 542-1266				
Drawn by	Date	Scale	Job	Title
Mark Stahl	12/12/16	1" = 50'	16080	16080-PP.DWG
				Sheet
				1 of 1



City of Sachse, Texas

Legislation Details (With Text)

File #: 17-3701 **Version:** 1 **Name:** Comp Plan 2-27-17 P&Z PH
Type: Agenda Item **Status:** Agenda Ready
File created: 2/22/2017 **In control:** Planning & Zoning Commission
On agenda: 2/27/2017 **Final action:**
Title: Conduct a public hearing to consider, discuss, and act on the Comprehensive Plan.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title
Comprehensive Plan

Background
The Planning & Zoning Commission will conduct a public hearing to receive input on the Comprehensive Plan.

Policy Considerations
As outlined within the Comprehensive Plan.

Budgetary Considerations
None.

Staff Recommendations
Conduct a public hearing, receive public input, discuss, and approve the Comprehensive Plan.