Sachse TEXAS

Monday, February 10, 2020
Planning and Zoning Commission Meeting

Council Chambers
3815 Sachse Road, Building B
6:00 p.m.

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 to the Open Meetings Act, the Commission may not discuss or take any action on any item which has not been posted on the agenda.

A. Regular Meeting - 6:00 PM

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, February 10, 2020 at 6:00 p.m. at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

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

3. Discuss and consider election of officers.

4. Consider approval of the November 25, 2019 meeting minutes.

5. Consider and act on a Final Plat for Hudson Hills, consisting of 67 single-family lots, generally located along Rosewood Lane and Hudson Drive, within Sachse city limits

6. Conduct a public hearing to consider and act on a Preliminary Plat for the Park Plaza Addition, being a replat of Lots 1-7, Block 10 of Old Town Sachse, generally located at the southwest corner of Fifth Street and Dewitt Street, within Sachse city limits.

7. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.

8. Adjournment.

I, the undersigned authority, do hereby certify that this notice of meeting was posted in accordance with the regulations of the Texas Open Meetings Act and on the bulletin board, an accessible location at Sachse City Hall.

Michelle Lewis Sirianni

Michelle Lewis Sirianni, City Secretary

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Lauren Rose, ADA Coordinator, via phone at 972.429.4770, via email at lrose@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

Sachse TEXAS

Agenda Item Details

Meeting	Feb 10, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 6:00 PM
Subject	3. Discuss and consider election of officers.
Access	Public
Type	Action, Discussion

Public Content

Sachse TEXAS

Agenda Item Details

Meeting	Feb 10, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 6:00 PM
Subject	4. Consider approval of the November 25, 2019 meeting minutes.
Access	Public
Type	Action, Minutes
Minutes	View Minutes for Nov 25, 2019 - Planning and Zoning Commission Meeting

Public Content

Planning and Zoning Commission Meeting (Monday, November 25, 2019)
Generated by Charlotte Youngblood on Monday, December 2, 2019

Members present
Travis Mondok, Jeanie Marten, Bill Thrash, Scott Ohman, George Kemper

Meeting called to order at 6:00 PM

Regular Meeting - 6:00 PM

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, November 25, 2019 at 6:00 p.m. at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

Vice Chairwoman Marten opened the meeting of the Planning and Zoning Commission at 6:00 pm.

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

Chairwoman Marten offered the invocation. Commissioner Ohman led the pledges.

3. Consider approval of the October 28, 2019 meeting minutes.

With a Motion by Bill Thrash, and a second by Travis Mondok, the minutes passed unanimously 5-0.

4. Consider and act on a request by Batsu Enterprises for major and minor modifications to the PGBT Zoning District standards for a site civil plan relating to the development of 19.607± acres out of the Richard Copeland Survey, Abst. No. 228, City of Sachse, Dallas County, Texas, generally located north of the westbound PGBT Frontage Road between Miles Road and Merritt Road.

Development Services Director Matt Robertson, stated the 2017 adoption of the Comprehensive Plan outlined three catalytic scenarios to substain economic stability for Sachse. The PGBT Zoning District was to facilitate the development of the area into a walkable, mixed-use environment with shopping, employment, housing and regional services. He said the site civil plan item is being presented in conjunction with the preliminary plat. Typically, site plans are approved at the staff level, however, the applicant is proposing nine (9) major modifications and one (1) minor modifications. He outlined what the modifications were in his presentation. Staff recommends denial of the requested major modifications and site civil plan due to conflicts with the principles and vision of the Comprehensive Plan.

Applicant representative, Bill Persefield, highlighted the proposed 32- bed hospital and future medical building development. He stated there is a large need in the area and their market studies have shown there is a 232 bed need. He explained that this would be a full service hospital with inpatients, outpatients, and diagnostic services. He stated this would be a regional hospital and would be the biggest employer in Sachse. He stated that many doctors want to practice at the hospital. He stated the only competing hospitals would be Methodist in Richardson and Lakepoint in Rowlett.

More discussion followed among the commissioners to include questions about parking scenarios, walkability, and compatibilty with the rest of the district.

Chairwoman Marten invited those who wish to speak to the podium.

Randy Hale, 5012 Merritt Rd., spoke in faovr of the hospital and stated he owned part of the land they were developing on.

Dorothy Hale, 5012 Merritt Rd., spoke in favor of the development and is opposed to parking garages.

After discussion, Commissioner Mondok made a motion to approve with the stipulation that sidewalks east to west will be added by developer and contingent upon all other staff comments. Commissioner Thrash seconded the motion. The motion passed 3-2 with Chairwoman Marten and Commissioner Ohman voting no.

5. Consider and act on a preliminary plat of Trinity Regional Hospital Lot 1, Block A and Lot 1, Block B, being 19.607± acres out of the Richard Copeland Survey, Abst. No. 228, City of Sachse, Dallas County, Texas, generally located north of the westbound PGBT Frontage Road between Miles Road and Merritt Road Conditional approval satisfying previous conditions stated and remaining staff comments

Robertson stated that there was no formal presentation for this since as it was included in the civil plan review. After the commission approved the modifications to the civil site plans, the plat would meet city standards contingent upon all other outstanding staff comments being addressed.

Commissioner Thrash made a motion to approve the preliminary plat with a second by Commissioner Mondok. The motion passed 4-1 with Chairwoman Marten voting no.

6. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.

Robertson stated that the RV rezoning request was denied by city council. He stated that tonights item will be going to council on December 2, 2019. He stated there would be a vote for Chair and Vice-Chair at the next meeting.

7. Adjournment.

Sachse TEXAS

Agenda Item Details

Meeting	Feb 10, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 6:00 PM
Subject	5. Consider and act on a Final Plat for Hudson Hills, consisting of 67 single-family lots, generally located along Rosewood Lane and Hudson Drive, within Sachse city limits
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the final plat as presented.

Public Content

BACKGROUND

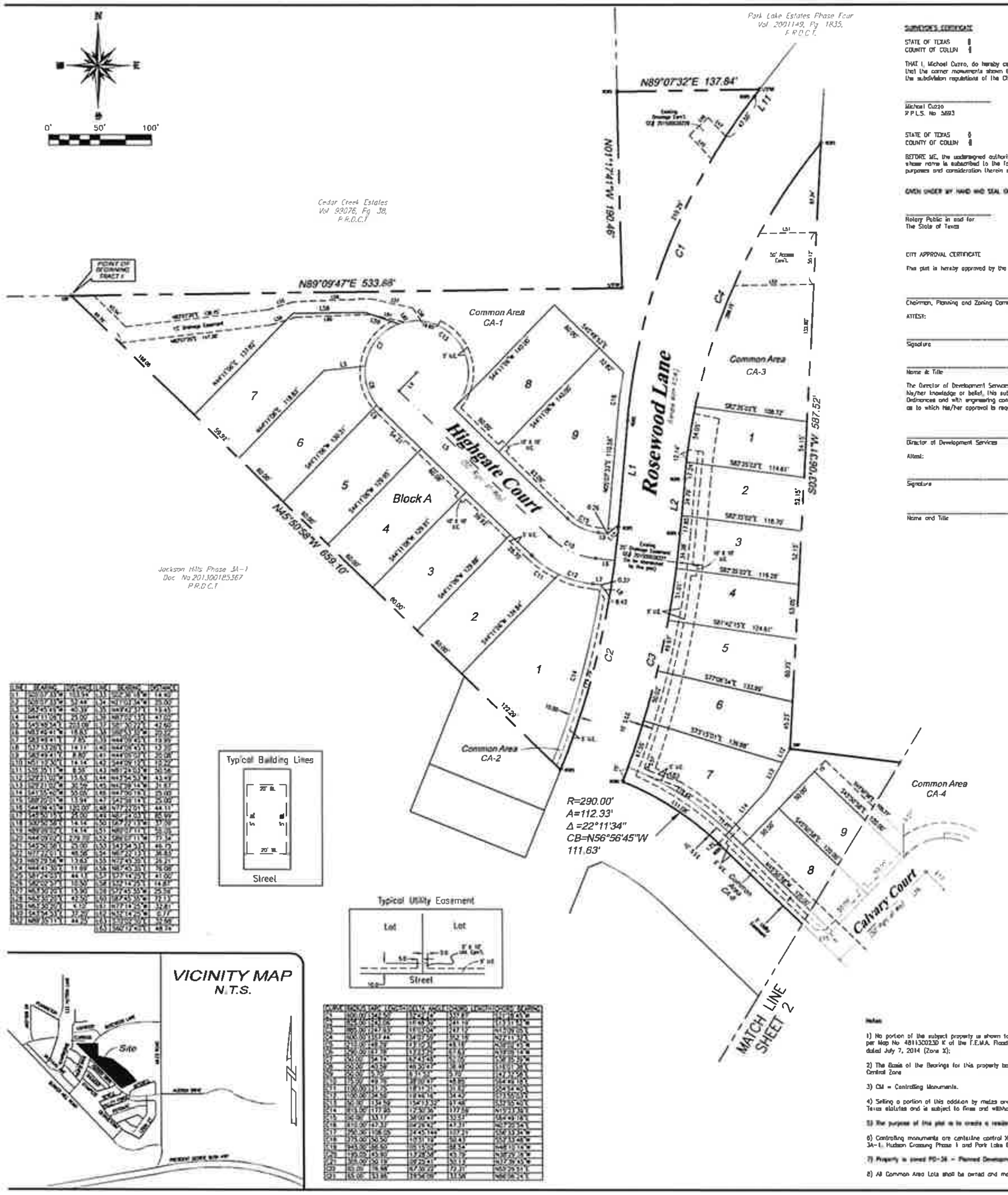
- The applicant is proposing to final plat:
  - 67 single-family lots
- The size of the property is approximately 17.74 acres.
- Applicant: Hudson Hills, LLC.
- Owner: Hudson Hills, LLC.
- The property is zoned PD#36, which was approved by the City Council in January 2019.

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

POLICY
There are no policy considerations affiliated with this item.

RECOMMENDATION
Per Staff's technical review, the proposed final plat is in compliance with the City's subdivision regulations. As such, Staff recommends approval of the proposed final plat, subject to all conditions stipulated by the Building Official and City Engineer.

Proposed Hudson Hills Final Plat.pdf (1,700 KB) | Staff Presentation.pptx (2,496 KB)



SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, Michael Cuzzo, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sachse, Texas.

Michael Cuzzo
R.P.L.S. No. 5693

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Cuzzo, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of __________ 2020.

Notary Public in and for
The State of Texas

CITY APPROVAL CERTIFICATE

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

Chairman, Planning and Zoning Commission   Date

ATTEST:

Signature   Date

Name & Title

The Director of Development Services 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 Development Services   Date

Attest:

Signature   Date

Name and Title

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Hudson Hills, LLC is the owner of a tract of land situated in the State of Texas, County of Dallas, and City of Sachse, being part of the Robert McCullough Survey, Abstract No. 928, being all of a called 14.301 acre and a called 3.421 acre tract conveyed to Hudson Hills, LLC by deed recorded in Document No. 201900100557 of the Deed Records of Dallas County, Texas and these tracts being more particularly described as follows:

TRACT 1

BEGINNING at a capped iron rod found for corner in the south line of Cedar Creek Estates Phase Two, an addition to the City of Sachse, Dallas County, Texas, according to the plat thereof recorded in Volume 99076, Page 38 of the Plat Records of Dallas County, Texas and marking the most northerly northeast corner of Jackson Hills Phase 3A-1, an addition to the City of Sachse, Dallas County, Texas, according to the plat thereof recorded in Document No. 201300185367 of the Plat Records of Dallas County, Texas and the most westerly corner of said 3.421 acre tract;

THENCE with the south line of Cedar Creek Estates Phase Two and a north line of said 3.421 acre tract, North 89°09'47" East, 533.68 feet to a 5/8 inch iron rod found for corner marking the southeast corner of Cedar Creek Estates Phase Two and an ell corner of said 3.421 acre tract;

THENCE with the east line of Cedar Creek Estates Phase Two and the west line of said 3.421 acre tract, North 01°17'47" West, 190.46 feet to a 1/2 inch iron rod capped "Roome" set for corner marking the southwest corner of Park Lake Estates Phase Four, an addition to the City of Sachse, Dallas County, Texas, according to the plat thereof recorded in Volume 2001149, Page 1835 of the Plat Records of Dallas County, Texas and the northwest corner of said 3.421 acre tract;

THENCE with the south line of Park Lake Estates Phase Four and the north line of said 3.421 acre tract, North 89°07'32" East, 137.84 feet to a 1/2 inch iron rod found for corner in the west right-of-way line of Rosewood Lane and marking the southeast corner of Lot 1, Block Q of said Park Lake Estates Phase Four;

THENCE with the east right-of-way line of Rosewood Lane and the east line of said 3.421 acre tract as follows:

South 33°35'11" West, 8.59 feet to a 1/2 inch iron rod capped "Roome" set for corner marking the beginning of a curve to the left;

Southerly with said curve to the left having a radius of 600.00 feet, a central angle of 32°42'24", an arc length of 342.50 feet and a chord bearing and distance of South 21°28'43" West, 337.87 feet to a 1/2 inch iron rod capped "Roome" set for corner;

South 02°07'33" West, 103.84 feet to a 1/2 inch iron rod capped "Roome" set for corner marking the beginning of a curve to the right, and

Southerly with said curve to the right having a radius of 825.00 feet, a central angle of 16°48'39", an arc length of 242.08 feet and a chord bearing and distance of South 13°31'52" West, 241.19 feet to a 1/2 inch iron rod capped "Roome" set for corner marking the most easterly northeast corner of Jackson Hills Phase 3A-1 and the south corner of said 3.421 acre tract;

THENCE with the northeast line of said Jackson Hills Phase 3A-1 and the southwest line of said 3.421 acre tract, North 45°50'58" West, 659.10 feet to the Point of Beginning and containing 149,038 square feet or 3.421 acres of land, more or less

TRACT 2

BEGINNING at a capped iron rod found in the north line of Hudson Crossing Phase 1, an addition to the City of Sachse, Dallas County, Texas, according to the plat thereof recorded in Volume 98106, Page 83 of the Plat Records of Dallas County, Texas and marking the most southerly corner of Lot 1, Block A of Sachse High School Addition, an addition to the City of Sachse, Dallas County, Texas, according to the plat thereof recorded in Document No. 201200155387 of the Plat Records of Dallas County, Texas and the southeast corner of said 14.301 acre tract;

THENCE with the north line of Hudson Crossing Phase 1, the north line of Hudson Crossing Phase 3, an addition to the City of Sachse, Dallas County, Texas, according to the plat thereof recorded in Volume 2000149, Page 1069 of the Plat Records of Dallas County, Texas and the south line of said 14.301 acre tract, South 88°53'32" West, 489.34 feet to a 1/2 inch iron rod capped "Roome" set for corner in the northeast right-of-way line of Hudson Drive and being in a curve to the right;

THENCE with the northeast right-of-way line of Hudson Drive and the southwest line of said 14.301 acre tract as follows:

Northwesterly with said curve to the right having a radius of 950.00 feet, a central angle of 07°04'04", an arc length of 118.42 feet and a chord bearing and distance of North 49°10'03" West, 118.35 feet to a 1/2 inch iron rod capped "Roome" set for corner marking the beginning of a curve to the right;

Northwesterly with said curve to the right having a radius of 210.00 feet, a central angle of 13°10'32", an arc length of 48.29 feet and a chord bearing and distance of North 39°02'45" West, 48.18 feet to a 1/2 inch iron rod capped "Roome" set for corner marking the beginning of a curve to the left;

Northwesterly with said curve to the left having a radius of 290.00 feet, a central angle of 13°23'29", an arc length of 67.78 feet and a chord bearing and distance of North 39°09'14" West, 67.63 feet to a 1/2 inch iron rod capped "Roome" set for corner;

North 45°50'58" West, 1104.27 feet to a 1/2 inch iron rod capped "Roome" set for corner marking the beginning of a curve to the left, and

Northwesterly with said curve to the left having a radius of 290.00 feet, a central angle of 22°11'34", an arc length of 112.33 feet and a chord bearing and distance of North 56°56'45" West, 111.63 feet to a 1/2 inch iron rod capped "Roome" set for corner marking the intersection of the east right-of-way line of Rosewood Lane and the northeast right-of-way line of Hudson Drive, and being in a curve to the left;

THENCE with the east right-of-way line of Rosewood Lane and the west line of said 14.301 acre tract as follows:

Northerly with said curve to the left having a radius of 885.00 feet, a central angle of 16°03'04", an arc length of 247.93 feet and a chord bearing and distance of North 13°09'05" East, 247.12 feet to a 1/2 inch iron rod capped "Roome" set for corner,

North 02°07'33" East, 52.44 feet to a 1/2 inch iron rod capped "Roome" set for corner marking the beginning of a curve to the right, and

Northeasterly with said curve to the right having a radius of 600.00 feet, a central angle of 34°07'59", an arc length of 357.44 feet and a chord bearing and distance of North 22°11'32" East, 352.18 feet to a 1/2 inch iron rod capped "Roome" set for corner in the west line of said Sachse High School Addition and marking the north corner of said 14.301 acre tract;

THENCE with the west line of said Sachse High School Addition and the east line of said 14.301 acre tract, South 03°06'31" West, 587.52 feet to a capped iron rod found for corner marking the southwest corner of said Sachse High School Addition and an ell corner of said 14.301 acre tract;

THENCE with the south line of said Sachse High School Addition and the north line of said 14.301 acre tract as follows:

South 82°45'49" East, 393.00 feet to a 1/2 inch iron rod capped "Roome" set for corner,

South 54°41'45" East, 890.04 feet to a 1/2 inch iron rod capped "Roome" set for corner, and

South 43°54'33" East, 262.08 feet to the Point of Beginning and containing 622,940 square feet or 14.301 acres of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:

That, Hudson Hills, LLC, does hereby adopt this plat designating the described property as Hudson Hills, an addition to the City of Sachse, Texas and does hereby dedicate to the public use forever the street and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. 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 in any way endanger or interfere with the construction, maintenance or efficiency of its respective system 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 any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity of any time of procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sachse, Texas.

WITNESS, MY HAND, this ______ day of __________ 2020

Owner, Hudson Hills, LLC
Bryan Robertson
Manager

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this, on the day personally appeared ______________ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ______ day of __________, 2020.

Notary Public in and
for the State of Texas

BLOCK A	
LOT	Area (sq.ft.)
1	12520
2	7841
3	7794
4	7796
5	7799
6	8152
7	11269
8	8400
9	11943

BLOCK B			
LOT	Area (sq.ft.)	LOT	Area (sq.ft.)
1	6052	30	6000
2	6015	31	6000
3	6126	32	6000
4	6320	33	6186
5	7104	34	11028
6	7625	35	8477
7	7986	36	8353
8	6000	37	6517
9	6000	38	7479
10	8461	39	6767
11	9384	40	6709
12	6536	41	7380
13	9350	42	8104
14	6600	43	7603
15	6000	44	8246
16	6000	45	8429
17	6608	46	7750
18	6684	47	7750
19	6133	48	7750
20	7567	49	7529
21	6206	50	12663
22	6000	51	7683
23	6000	52	6827
24	6000	53	8045
25	6000	54	9184
26	6600	55	9186
27	6600	56	9188
28	6000	57	9190
29	6000	58	10839

Common Areas	
CA	Area (sq.ft.)
1	44187
2	1764
3	17653
4	59414
5	16905
6	3729
7	4250
8	3500
9	3739
10	2644

Notes

1) No portion of the subject property is shown to be within a Special Flood Hazard Area mandated by 100-year flood per Map No. 48113C0230 K of the F.E.M.A. Flood Insurance Rate Maps for Dallas County, Texas and Incorporated Areas, dated July 7, 2014 (Zone X);

2) The Basis of the Bearings for this property boundary is the Texas State Plane Coordinate System (NAD 83), North Central Zone

3) CM = Controlling Monuments.

4) 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.

5) The purpose of this plat is to create a residential subdivision.

6) Controlling monuments are centerline control X cuts found and PK Nails found in the streets of Jackson Hills 3B & 3A-1, Hudson Crossing Phase 1 and Park Lake Estates Phase Four.

7) Property is zoned PD-36 – Planned Development District No. 36.

8) All Common Area Lots shall be owned and maintained by the Homeowners Association (HOA)

Legend

RCIRF Roome Capped Iron Rod Found
DRDCT Deed Records Dallas County Texas
PRDCT Plat Records Dallas County Texas
IRF Iron Rod Found
CM Controlling Monument
WE Water Easement
DE Drainage Easement

Owner:
Hudson Hills, LLC
1740 Midway Road
Lewisville, Texas 75056
Contact: Bryan Robertson
Phone: 214-535-0057

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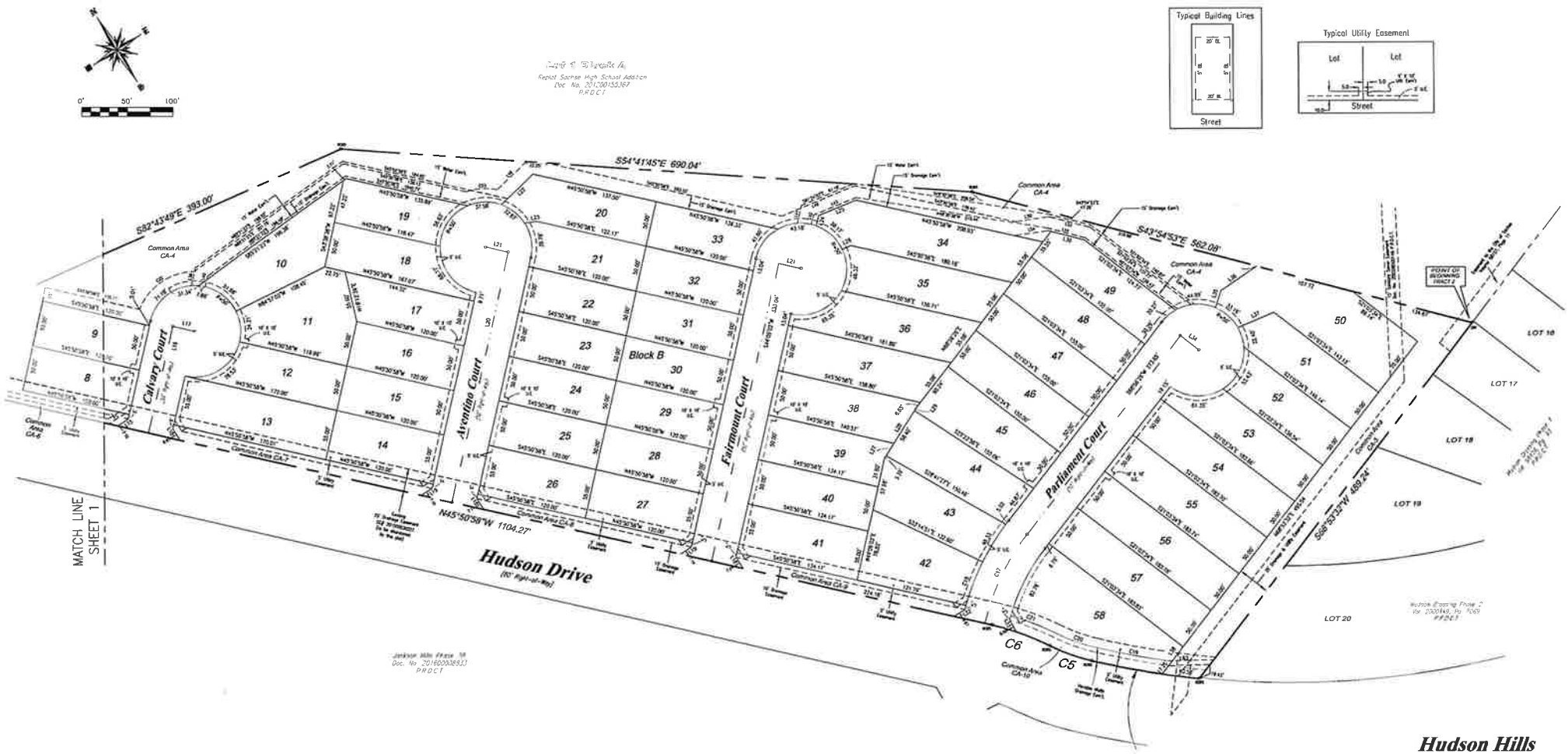
Hudson Hills

Final Plat
Robert McCullough Survey,
Abstract No. 928
17.722 Acres or 771,978 Square Feet
City of Sachse, Dallas County, Texas
January 2020
Surveyed February 2019

SHEET 1 OF 2

Roome
Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100



Hudson Hills

Final Plat
Robert McCullough Survey,
Abstract No. 928
17.722 Acres or 771,978 Square Feet
City of Sachse, Dallas County, Texas
January 2020

Surveyed February 2019

Line	Bearing	Distance
L1	S00°00'00"E	10.00'
L2	S00°00'00"E	5.45'
L3	S00°00'00"E	40.00'
L4	S00°00'00"E	40.00'
L5	S45°50'58"W	20.00'
L6	N45°50'58"W	14.00'
L7	N45°50'58"W	13.83'
L8	N45°50'58"W	14.17'
L9	N45°50'58"W	8.00'
L10	N45°50'58"W	14.17'
L11	N45°50'58"W	13.83'
L12	N45°50'58"W	8.00'
L13	N45°50'58"W	14.17'
L14	N45°50'58"W	13.83'
L15	N45°50'58"W	8.00'
L16	N45°50'58"W	14.17'
L17	N45°50'58"W	13.83'
L18	N45°50'58"W	8.00'
L19	N45°50'58"W	14.17'
L20	N45°50'58"W	13.83'
L21	N45°50'58"W	10.00'
L22	N45°50'58"W	44.15'
L23	N45°50'58"W	20.00'
L24	N45°50'58"W	51.06'
L25	N45°50'58"W	50.00'
L26	N45°50'58"W	79.74'
L27	N45°50'58"W	46.23'
L28	N45°50'58"W	43.58'
L29	N45°50'58"W	26.21'
L30	N45°50'58"W	13.83'
L31	N45°50'58"W	14.17'
L32	N45°50'58"W	41.00'
L33	N45°50'58"W	14.87'
L34	N45°50'58"W	13.83'
L35	N45°50'58"W	8.00'
L36	N45°50'58"W	14.17'
L37	N45°50'58"W	13.83'
L38	N45°50'58"W	32.81'
L39	N45°50'58"W	6.70'
L40	N45°50'58"W	31.98'
L41	N45°50'58"W	48.79'

Line	Bearing	Distance
L42	N00°00'00"E	10.00'
L43	N00°00'00"E	10.00'
L44	N00°00'00"E	10.00'
L45	N00°00'00"E	10.00'
L46	N00°00'00"E	10.00'
L47	N00°00'00"E	10.00'
L48	N00°00'00"E	10.00'
L49	N00°00'00"E	10.00'
L50	N00°00'00"E	10.00'
L51	N00°00'00"E	10.00'
L52	N00°00'00"E	10.00'
L53	N00°00'00"E	10.00'
L54	N00°00'00"E	10.00'
L55	N00°00'00"E	10.00'
L56	N00°00'00"E	10.00'
L57	N00°00'00"E	10.00'
L58	N00°00'00"E	10.00'
L59	N00°00'00"E	10.00'
L60	N00°00'00"E	10.00'
L61	N00°00'00"E	10.00'
L62	N00°00'00"E	10.00'
L63	N00°00'00"E	10.00'
L64	N00°00'00"E	10.00'
L65	N00°00'00"E	10.00'
L66	N00°00'00"E	10.00'
L67	N00°00'00"E	10.00'
L68	N00°00'00"E	10.00'
L69	N00°00'00"E	10.00'
L70	N00°00'00"E	10.00'
L71	N00°00'00"E	10.00'
L72	N00°00'00"E	10.00'
L73	N00°00'00"E	10.00'
L74	N00°00'00"E	10.00'
L75	N00°00'00"E	10.00'
L76	N00°00'00"E	10.00'
L77	N00°00'00"E	10.00'
L78	N00°00'00"E	10.00'
L79	N00°00'00"E	10.00'
L80	N00°00'00"E	10.00'
L81	N00°00'00"E	10.00'
L82	N00°00'00"E	10.00'
L83	N00°00'00"E	10.00'

Notes

1) No portion of the subject property is shown to be within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48113C0230 K of the F.E.M.A. Flood Insurance Rate Maps for Dallas County, Texas and Incorporated Areas, dated July 7, 2014 (Zone X).

2) The Basis of the Bearings for this property boundary is the Texas State Plane Coordinate System (NAD 83), North Central Zone.

3) CM = Controlling Monuments

4) 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.

5) The purpose of this plat is to create a residential subdivision.

6) Controlling monuments are centerline control X cuts found and PK Nails found in the sidewalk of Jackson Hills 3B & 3A-1, Hudson Crossing Phase 1 and Park Lake Estates Phase Four.

7) Property is zoned PD-36 – Planned Development District No 36

8) All Common Area Lots shall be owned and maintained by the homeowners Association (HOA).

Legend

IRSF	Iron Capped Iron Rod Found
DRDCT	Deed Records Dallas County Texas
PRDCT	Plat Records Dallas County Texas
IRF	Iron Rod Found
CM	Controlling Monument
WE	Water Easement
DE	Drainage Easement

P:\ES\2019\01\1903028.DWG

SHEET 2 OF 2

Roome Land Surveying
3000 Avenue G, Suite 820
Plano, Texas 75074
Plano (972) 423-4172 / Fax (972) 423-1523
www.roomesurveying.com / Firm No. 10011100

Final Plat

Hudson Hills

PLANNING & ZONING COMMISSION

FEBRUARY 10, 2020

Request

Consider and act on a Final Plat for Hudson Hills, consisting of 67 single-family lots, generally located along Rosewood Lane and Hudson Drive, within Sachse city limits.

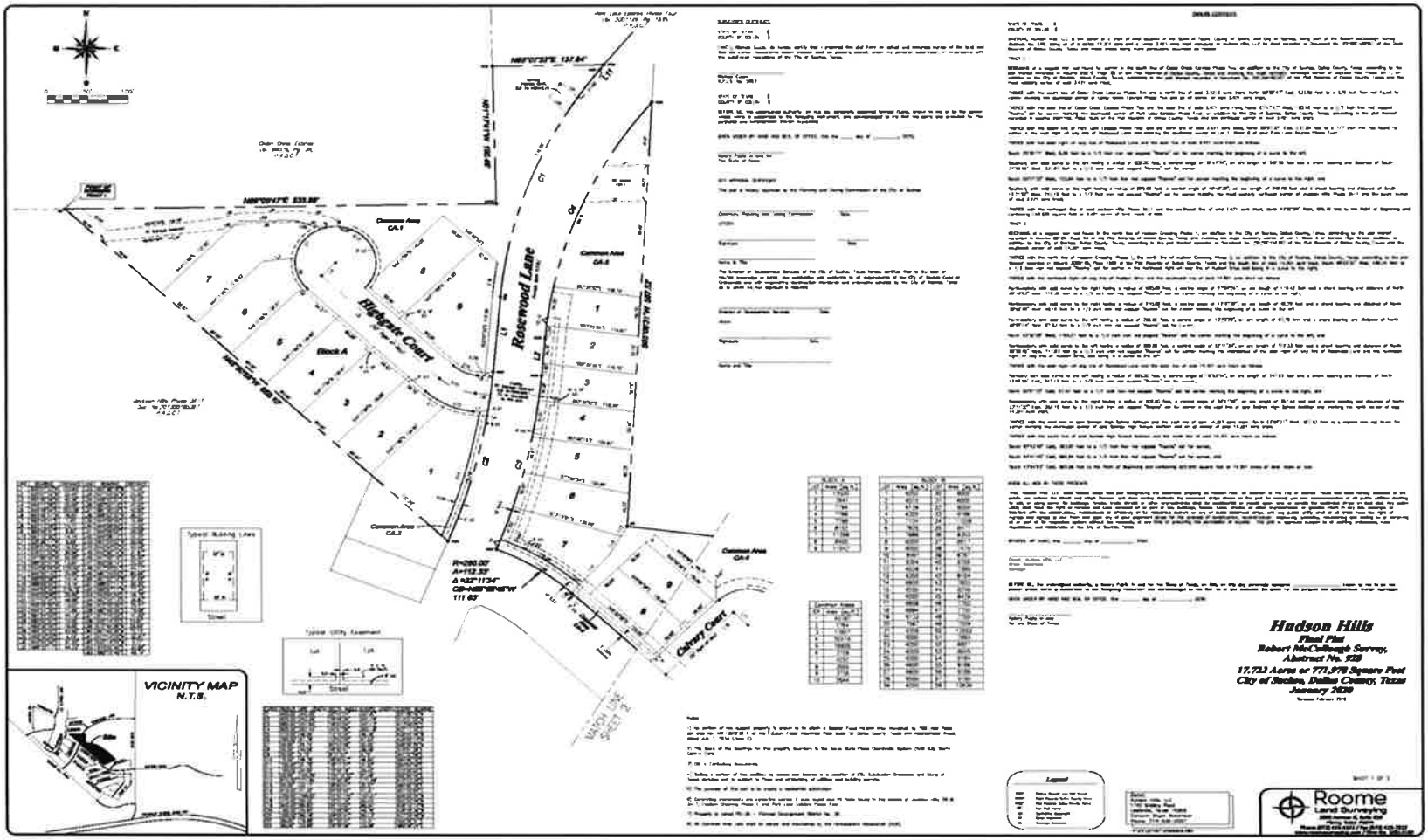
Project Information

- Proposal to final plat:
  - 67 single-family lots
- Applicant: Hudson Hills, LLC
- Owner: Hudson Hills, LLC
- Size: Approximately 17.74 acres
- Site Attributes: vacant
- Proposed Use: Single-family Residences
- Current Zoning: PD-36

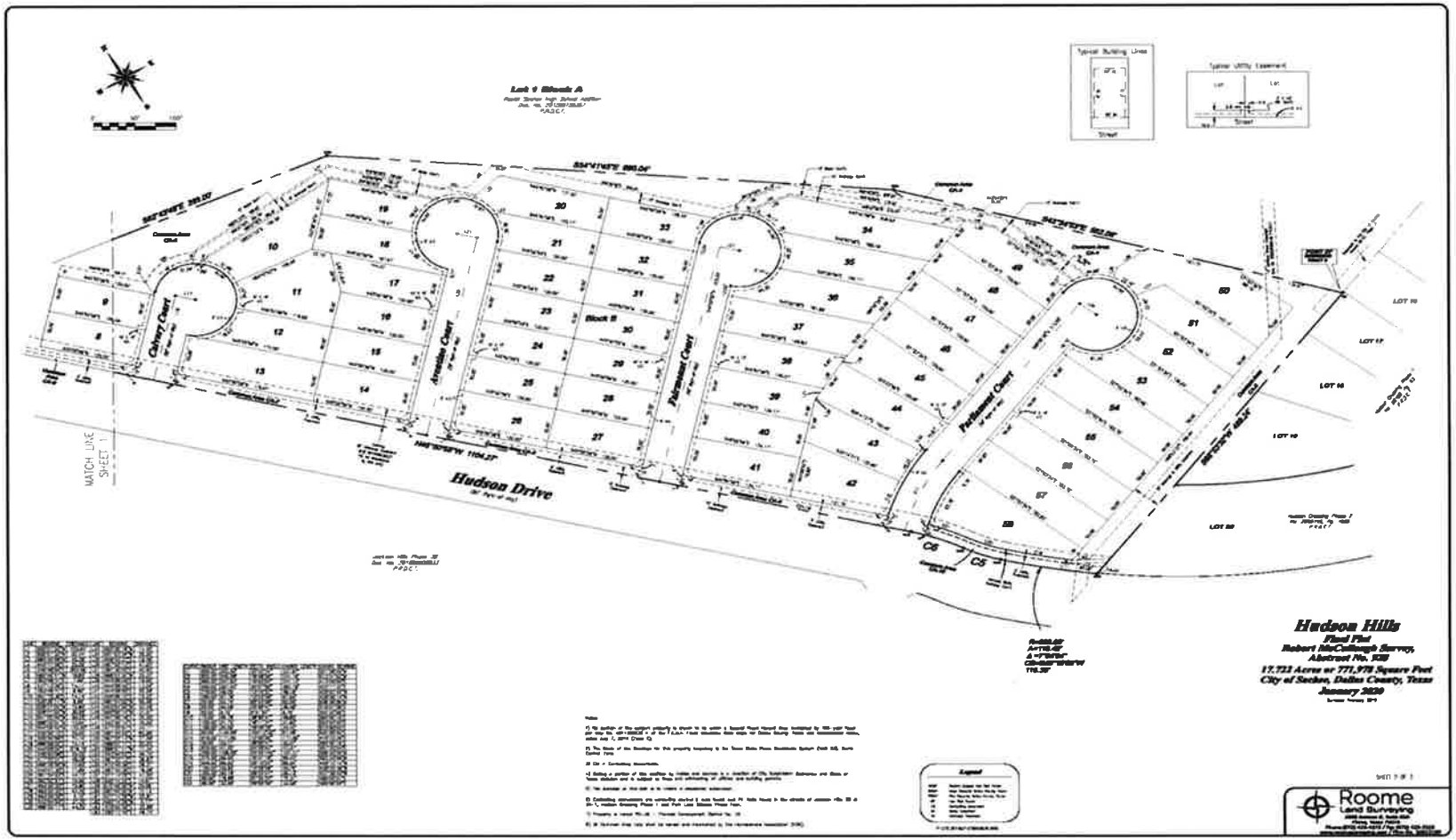
Aerial Map

The subject property is generally located along Rosewood Lane and Hudson Drive.

Proposed Plat



Proposed Plat



Staff Recommendation

- Per Staff's technical review, the proposed plat is in conformance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official and City Engineer.
- The action of the Planning & Zoning Commission is the final action for the final plat.

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

Sachse TEXAS

Agenda Item Details

Meeting	Feb 10, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 6:00 PM
Subject	6. Conduct a public hearing to consider and act on a Preliminary Plat for the Park Plaza Addition, being a replat of Lots 1-7, Block 10 of Old Town Sachse, generally located at the southwest corner of Fifth Street and Dewitt Street, within Sachse city limits.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the proposed preliminary plat, subject to all conditions stipulated by the Building Official and City Engineer.

Public Content

BACKGROUND

- The applicant is proposing to preliminary plat:
  - 15 single-family attached lots
- The size of the property is approximately 1.14 acres.
- Applicant: Sunrise Integrity Group, LLC
- Owner: Sunrise Integrity Group, LLC
- The property is currently platted as seven lots.
- The property is part of the Old Town Zoning District and is located in the Downtown North character district.

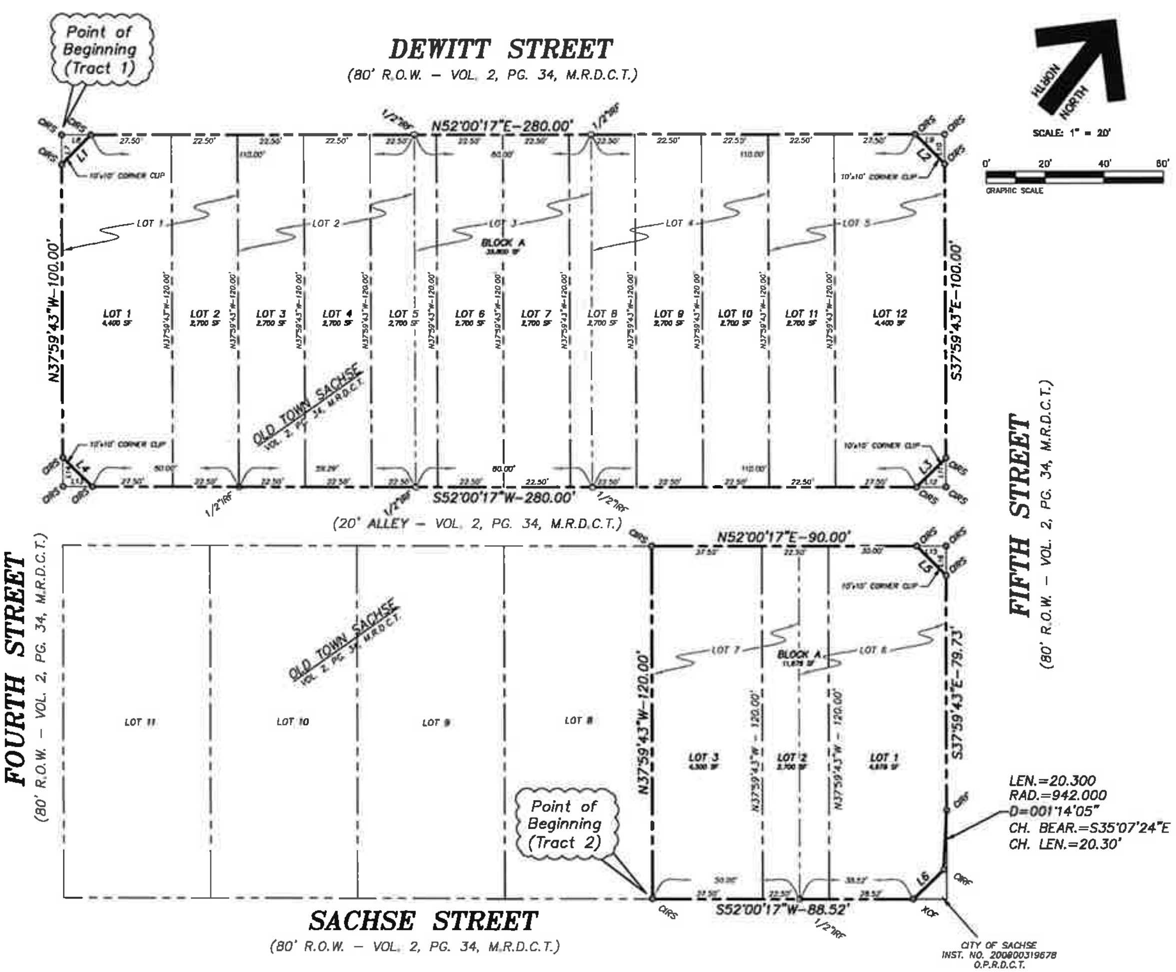
OVERVIEW
Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.

POLICY
There are no policy considerations affiliated with this item.

RECOMMENDATION
Per Staff's technical review, the proposed preliminary plat is in compliance with the City's subdivision regulations. As such, Staff recommends approval of the proposed preliminary plat, subject to all conditions stipulated by the Building Official and City Engineer.

Proposed Park Plaza Preliminary Plat.PDF (1,350 KB)

Staff Presentation.pptx (1,286 KB)



OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

Whereas, **SUNRISE INTEGRITY GROUP, LLC** is the owner of a 1.1416 acre tract or parcel of land situated in the L. RAMSEY SURVEY, Abstract No 1248, Dallas County, Texas, and being described as Lots 1-7, Block 10, OLD TOWN SACHSE, an Addition to the City of Sachse, Dallas County, Texas, as recorded in Volume 2, Page 34, Map Records, Dallas County, Texas, SAVE & EXCEPT that portion described in Warranty Deed to the City of Sachse, recorded in County Clerk's Instrument Number 200900319678, Official Public Records, Dallas County, Texas; and being more particularly described by metes and bounds as follows:

TRACT 1:

BEGINNING at a set 5/8 inch iron rod with plastic cap marked "JDJR" (hereinafter referred to as a set iron rod) for the west corner of said Lot 1 located at the intersection of the southeast right-of-way line of Dewitt Street with the northeast right-of-way line of Fourth Street (both being 80-foot wide right-of-ways per Volume 2, Page 34, Map Records, Dallas County, Texas);

THENCE North 52 degrees 00 minutes 17 seconds East, along said southeast right-of-way line and the northwest line of said Lots 1-5, at a distance of 120.00 feet pass a found 1/2 inch iron rod for the west corner of said Lot 3, and at a distance of 180.00 feet pass a found 1/2 inch iron rod for the west corner of said Lot 4, and continuing for a total distance of 300.00 feet to a set iron rod for the north corner of said Lot 5 located at the intersection of the southeast right-of-way line of said Dewitt Street with the southwest right-of-way line of Fifth Street;

THENCE South 37 degrees 59 minutes 43 seconds East, along said southwest right-of-way line and along the northeast line of said Lot 5, a distance of 120.00 feet to a set iron rod for the east corner of said Lot 5 located at the intersection of said right-of-way line with the northwest line of a 20-foot wide Alley as shown on the plat of said OLD TOWN SACHSE;

THENCE South 52 degrees 00 minutes 17 seconds West, along the southeast line of said Lots 1-5 and the northwest line of said Alley, at a distance of 120.00 feet pass a found 1/2 inch iron rod for the south corner of said Lot 4, and at a distance of 180.00 feet pass a found 1/2 inch iron rod for the south corner of said Lot 3, and continuing for a total distance of 300.00 feet to a set iron rod for the south corner of said Lot 1 located at the intersection of the northwest line of said Alley with the aforementioned northeast right-of-way line of Fourth Street;

THENCE North 37 degrees 59 minutes 43 seconds West, along said northeast right-of-way line and the southwest line of said Lot 1, a distance of 120.00 feet to the Point of Beginning and containing 0.8264 acres (36,000 square feet) of land.

TRACT 2:

BEGINNING at a set 5/8 inch iron rod with plastic cap marked "JDJR" (hereinafter referred to as a set iron rod) for the south corner of said Lot 7 located on the north right-of-way line of Sachse Street (an 80-foot wide right-of-way per Volume 2, Page 34, Map Records, Dallas County, Texas);

THENCE North 37 degrees 59 minutes 43 seconds West, along the southwest line of said Lot 7, a distance of 120.00 feet to a set iron rod for the west corner of said Lot 7, said iron rod being located on the southeast line of a 20-foot wide Alley as shown on the plat of said OLD TOWN SACHSE;

THENCE North 52 degrees 00 minutes 17 seconds East, along the northwest line of said Lots 6-7 and the northwest line of said Alley, at a distance of 50.00 feet pass a found 1/2 inch iron rod for the west corner of said Lot 6, and continuing for a total distance of 100.00 feet to a set iron rod for the north corner of said Lot 6 located at the intersection of the northwest line of said Alley with the southwest right-of-way line of Fifth Street (an 80-foot wide right-of-way per Volume 2, Page 34, Map Records, Dallas County, Texas);

THENCE South 37 degrees 59 minutes 43 seconds East, along the northeast line of said Lot 6 and said southwest right-of-way line, a distance of 89.73 feet to a found 1/2 inch capped iron rod for the most northerly corner of that certain tract described in Warranty Deed to the City of Sachse, recorded in County Clerk's Instrument Number 200900319678, Official Public Records, Dallas County, Texas; said found iron rod being the beginning of a non-tangent curve to the right having a radius of 942.00 feet and a chord bearing South 35 degrees 07 minutes 24 seconds East, 20.30 feet;

THENCE Southerly, along said curve to the right and the westerly line of said City of Sachse tract, through a central angle of 01 degrees 14 minutes 05 seconds, an arc distance of 20.30 feet to a found 1/2 inch capped iron rod for the end of said curve;

THENCE South 08 degrees 18 minutes 48 seconds West, continuing along the westerly line of said City of Sachse tract, a distance of 14.47 feet to a found "X" cut in concrete for the most southerly corner of said City of Sachse tract located on the aforementioned northwest right-of-way line of Sachse Street;

THENCE South 52 degrees 00 minutes 17 seconds West, along the south line of said Lots 6-7 and said northwest right-of-way line, at a distance of 38.52 feet pass a found 1/2 inch iron rod for the south corner of said Lot 6, and continuing for a distance of 88.52 feet to the Point of Beginning and containing 0.3152 acres (13,728 square feet) of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, **SUNRISE INTEGRITY GROUP, LLC**, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the herein above described property as **PARK PLAZA ADDITION**, an addition in the City of Sachse, and do hereby dedicate to the public use forever the streets, alleys and right-of-way easements shown thereon, 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 which in any way endanger or interfere with the construction of, maintenance or efficiency of its respective system 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, 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 my hand at Sachse, Texas, this ______ day of ________________ 2020.

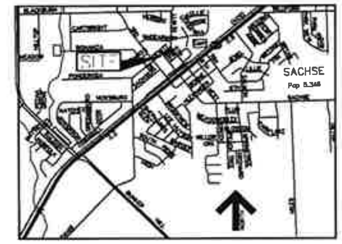
AHMED HUSSEIN (OWNER)
SUNRISE INTEGRITY GROUP, LLC

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 **AHMED HUSSEIN (OWNER), SUNRISE INTEGRITY GROUP, LLC**, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he was duly authorized to perform the same by appropriate resolution of the partnership for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ______ day of ______________ 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LOCATION MAP
N.T.S.

LEGEND

CIRS	5/8 INCH IRON ROD SET WITH CAP STAMPED "JDJR"
CIRF	1/2 INCH capped IRON ROD FOUND
IRF	IRON ROD FOUND
XCF	"X" CUT IN CONCRETE FOUND
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
INST. NO.	COUNTY CLERK'S FILE NUMBER
VOL., PG.	VOLUME, PAGE

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N52°00'17"E	14.14'
L2	S82°59'43"E	14.14'
L3	S07°00'17"W	14.14'
L4	N82°59'43"W	14.14'
L5	S82°59'43"E	14.14'
L6	S08°18'48"W	14.47'
L7	S37°59'43"E	10.00'
L8	S52°00'17"W	10.00'
L9	S52°00'17"W	10.00'
L10	N37°59'43"W	10.00'
L11	N37°59'43"W	10.00'
L12	N52°00'17"E	10.00'
L13	N52°00'17"E	10.00'
L14	S37°59'43"E	10.00'
L15	S52°00'17"W	10.00'
L16	N37°59'43"W	10.00'

ZONING: OT DISTRICT
(OLD TOWN ZONING DISTRICT)

NOTES:

1. Basis of Bearing: plat of OLD TOWN SACHSE, recorded in Cabinet 2, Page 34, M.R.D.C.T.

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

3. BENCHMARK:
BM#1 Standard City of Sachse monument (Number 103) located in the center of a grass median of Sachse Road approximately 110 feet west of Miles Road. Monument is 10 feet south from north median back of curb of Sachse Road and 23.3 feet west of a light pole. Elevation–523.36'

BM#2 Standard City of Sachse monument (Number 103) located in the center of a grass median of Miles Road approximately 720 feet south of the intersection of Miles Road and Old Miles Road. Monument is 40 feet south of north median nose and is 17.2 feet east of the west median back of curb line. Elevation–520.08'

4. The purpose for this plat is to provide additional Lots to enable townhome development of subject property.

5. According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, the subject property appears to be located in Zone "X" (areas determined to be outside the 100-Year Flood Plain), as shown on Map No. 48113C0330K, Map Revised: July 7, 2014, for Dallas County, Texas and incorporated areas. This flood statement does not imply that the property and/or the structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

THAT I, KERRY M. HOEFNER, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual survey on the ground of property and that all block monuments and corners were placed under my personal supervision, and in accordance with platting rules and regulations of the City of Sachse, Texas.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
KERRY M. HOEFNER – RPLS 4562

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and said State on this date personally appeared KERRY M. HOEFNER, known to me personally 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the ______ day of ______________, 2020.

Notary Public in and for the State of Texas

CITY APPROVAL CERTIFICATION

This plat is hereby approved by the Director of Development Services of the City of Sachse, Texas, in accordance with the City of Sachse Subdivision Ordinance, Review & Approval Procedures.

The Director of Development Services of the City of Sachse, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all 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 Development Services ______ Date

ATTEST:

Signature ______ Date

Name & Title

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:
SUNRISE INTEGRITY GROUP, LLC
601 PLEASANT RUN DR.
MURPHY, TX 75094-3880
PHONE: 972-814-4248
CONTACT: AHMED HUSSEIN

PRELIMINARY PLAT
PARK PLAZA ADDITION

BEING A REPLAT OF LOTS 1–7, BLOCK 10
OLD TOWN SACHSE
VOLUME 2, PAGE 34
PLAT RECORDS, DALLAS COUNTY, TEXAS
1.1416 ACRES (49,728 SQUARE FEET) SITUATED IN
THE ISAAC RAMSAY SURVEY, ABSTRACT NO. 1248
IN THE CITY OF SACHSE, DALLAS COUNTY, TEXAS

PREPARED BY:
JDJR ENGINEERS AND CONSULTANTS, INC.
TBPLS Firm No. 100368-00
ENGINEERS · LAND PLANNERS · SURVEYORS
2600 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958

DATE: 23 DEC., 2019	DRAWN BY: BJC	JDJR PROJECT NO. 1277-1-19
SCALE: 1" = 20'	CHECKED BY: KMH	© COPYRIGHT 2019

Preliminary Plat

Park Plaza Addition

PLANNING & ZONING COMMISSION

FEBRUARY 10, 2020

Request

Conduct a public hearing to consider and act on a Preliminary Plat for the Park Plaza Addition, being a replat of Lots 1-7, Block 10 of Old Town Sachse, generally located at the southwest corner of Fifth Street and Dewitt Street, within Sachse city limits.

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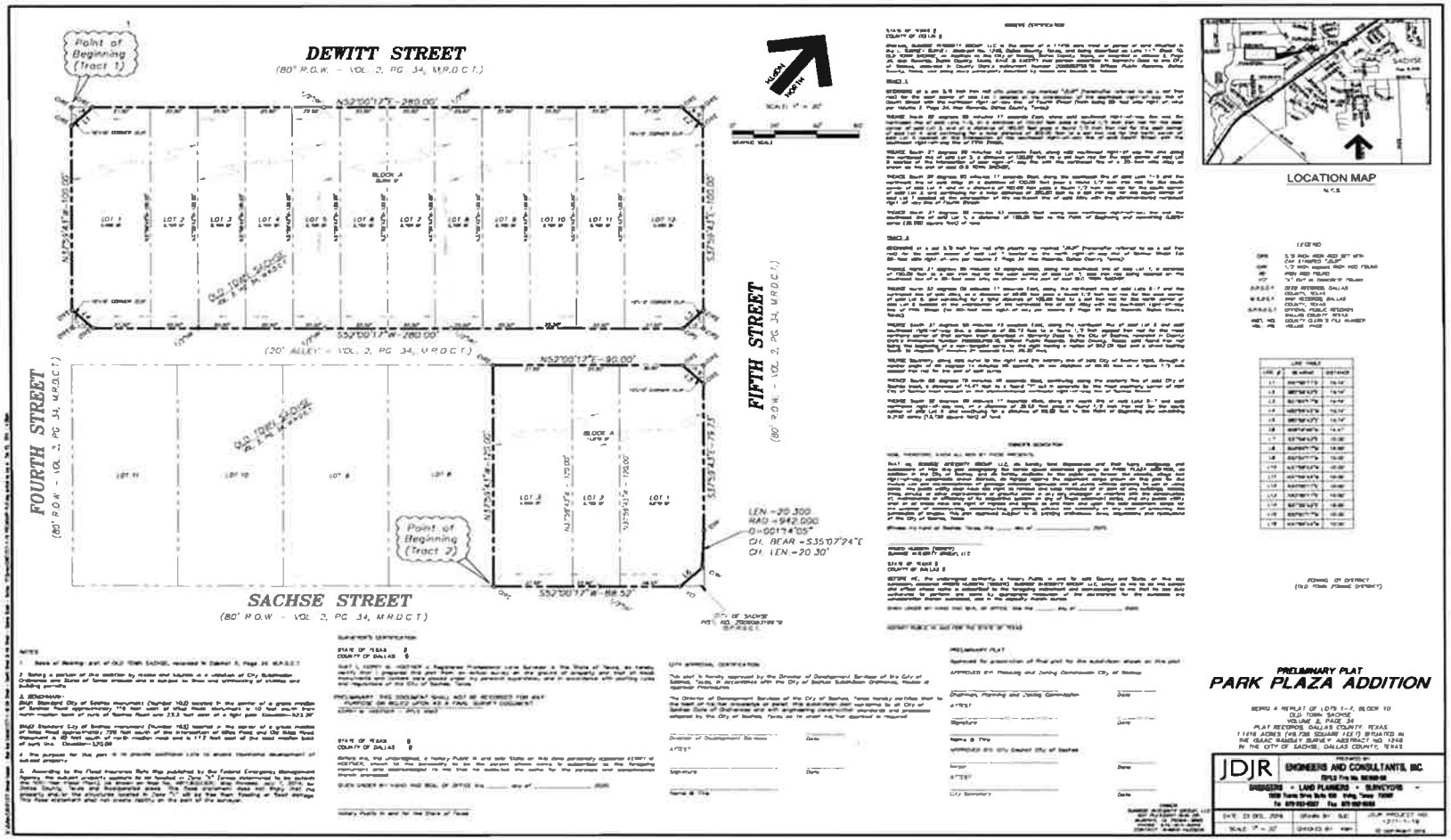
  - 15 single-family attached lots
- Applicant: Sunrise Integrity Group, LLC
- Owner: Sunrise Integrity Group, LLC
- Size: Approximately 1.14 acres
- Site Attributes: vacant
- Proposed Use: Attached Single-Family Residences
- Current Zoning: Old Town District – Downtown North Character District

Aerial Map

The subject property is generally located at the southwest corner of Fifth Street and Dewitt Street.

Proposed Plat



Staff Recommendation

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- The action of the Planning & Zoning Commission is the final action for the preliminary plat.

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