



Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, January 27, 2014

7:00 PM

City Hall

The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, January 27, 2014, at 7:00 p.m. at the Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

1. **Invocation and Pledge of Allegiance to the U.S. and Texas Flags**
2. Community Development Director's Update Report: Briefing on current activities of staff.
3. **Regular Agenda Items:**
 - [14-2017](#) Consider approval of the minutes from the January 13, 2014 Planning and Zoning Commission meeting.

Executive Summary

Approval of the minutes from the January 13, 2014 Planning and Zoning Commission meeting.

Attachments: [20140113 PZ MINUTES.pdf](#)

- [14-2018](#) Consider an application from Almaraj and Emily Fernando for approval of a Final Plat for CLH Addition, being two lots comprised of approximately 2.8388 acres of land.

Executive Summary

The applicant is requesting to subdivide three existing lots into two individual lots, comprising a total of approximately 2.8388 acres. The subject property is generally located on the southeast corner of Hooper Road and State Highway 78.

Attachments: [CD - CLH FP PZ - PRESENTATION.pdf](#)
[CD - CLH FP PZ - FINAL PLAT.pdf](#)
[CD - CLH FP PZ - ATTACHMENT 1.pdf](#)
[CD - CLH FP PZ - ATTACHMENT 2.pdf](#)

4. **Adjournment**

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

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

Posted: January 24, 2014; 5:00 p.m. Marc Kurbansade, Community Development Director

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



Legislation Details (With Text)

File #: 14-2017 **Version:** 1 **Name:** CD - PZ MINUTES 20131209
Type: Agenda Item **Status:** Agenda Ready
File created: 1/16/2014 **In control:** Planning & Zoning Commission
On agenda: 1/27/2014 **Final action:**
Title: Consider approval of the minutes from the January 13, 2014 Planning and Zoning Commission meeting.

Executive Summary
Approval of the minutes from the January 13, 2014 Planning and Zoning Commission meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [20140113 PZ MINUTES.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes from the January 13, 2014 Planning and Zoning Commission meeting.

Executive Summary

Approval of the minutes from the January 13, 2014 Planning and Zoning Commission meeting.

Staff Recommendations

Staff recommends approval of the minutes from the January 13, 2014 Planning and Zoning Commission meeting.

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, January 14, 2014
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

David Hock
Jack Bickler
Ty Lamb
Paul Watkins
Scott Everett
Wendy Stewart
Warren Becker

Members Absent:

Staff Present:

Marc Kurbansade, Community Development Director
Charlotte Youngblood, Secretary

Others Present:

Bill Adams, City Council Liaison

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

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

The invocation was offered by Paul Watkins and Jack Bickler led the pledges.

2. Community Development Director's Update Report: Briefing on current activities of staff.

Marc Kurbansade announced that the Board and Commission Dinner will be next week, January 22. He stated that the kick-off meeting for the Highway 78 Advisory Committee was last week and reminded everyone they are welcome to attend future meetings.

3. Consider approval of the minutes from the December 9, 2013 Planning and Zoning Commission meeting.

Ty Lamb made a motion to approve the minutes of the December 9, 2013 Planning and Zoning Commission meeting. Wendy Stewart seconded the motion. The motion passed with all voting in favor.

4. Consider the application from Simpson Foster, LLC for approval of a Final Plat for Barnyard Gate Daycare Addition, being a single lot comprised of approximately 2.751 acres of land.

Marc Kurbansade introduced the item. He stated that the applicant is proposing to plat the subject property as one individual lot. He stated that a Special Use Permit rezoning request was approved for a portion of this property to allow for a Preschool or Childcare Center on December 3, 2012. He stated the subject property is located on the north side of Bunker Hill Road approximately 625 south of Highway 78. He stated that the Preliminary Plat was approved by the Planning and Zoning Commission on April 22, 2013 and City Council approved the Preliminary Plat on May 6, 2013. He stated that staff recommends approval of the Final Plat for Barnyard Gate Daycare Addition.

After discussion, David Hock made a motion to approve the Final Plat for Barnyard Gate Daycare Addition. Ty Lamb seconded the motion. The motion passed with all voting in favor.

5. Conduct a public hearing and offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from a Single-Family Residential (R-10) District to a Planned Development District (PD-27) on an approximately 79.902-acre tract of land, more particularly described in Exhibit "A" and located on the west side of Merritt Road approximately 1,500 feet north of Hudson Drive, City of Sachse, Dallas County, Texas; providing for the approval of Exhibit "B"; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan approved as Exhibit "D".

Marc Kurbansade introduced the item. He explained that the property owner is requesting a modification to the existing zoning designation to permit an increase in building lot coverage from 35% to 40%. All other zoning regulations associated with the existing Single-Family Residential will remain the same. He said that the subject property is 79.902 acres located on the west side of Merritt Road. He stated that the Future Land Use designation is Low Density Residential and the proposed request is consistent with the Future Land Use designation. He explained that the main concern of the zoning request is to ensure that the request would not negatively impact the quality of life of the surrounding properties. He stated that the building coverage standards for setbacks and building height would remain unchanged and the modest requested increase in building coverage in staff's opinions would not negatively impact surrounding residents and is consistent with the character of the surrounding properties.

Chairman Everett opened the public hearing at 7:17 p.m.

With no one speaking at the public hearing, David Hock made a motion to close the public hearing. Paul Watkins seconded the motion. With all voting in favor the public hearing was closed at 7:17 p.m.

David Hock was concerned that the lot coverage could make the homes resemble patio homes. Marc Kurbansade stated that the setback would remain the same and would still fall under the same building envelope.

Steven Pepper, Applicant Representative for Meritage Homes, stated that the pad site would remain unchanged. He stated that currently home buyers are not able to get as many options. He stated that those options are the 3rd car garage and outdoor living space. Currently they can only get one or the other and not both.

Chairman Everett asked about potential drainage issues with the increase of lot coverage.

Greg Peters, City Engineer, stated that he has reviewed the drainage plans for the subdivision and stated that if all the lots built out to the 40% lot coverage the system could handle it without a problem due to the conservative numbers the Engineer of Record used in designing the drainage plan for the subdivision.

After discussion, Warren Becker made a motion to grant a change of zoning from a Single-Family Residential (R-10) District to a Planned Development District (PD-27) on an approximately 79.902-acre tract of land, more particularly described in Exhibit "A" and located on the west side of Merritt Road approximately 1,500 feet north of Hudson Drive, City of Sachse,

Dallas County, Texas; providing for the approval of Exhibit “B”; providing for the approval of Development Standards attached as Exhibit “C”; providing for the approval of the Zoning Concept Plan approved as Exhibit “D”. Ty Lamb seconded the motion. The motion passed unanimously with all voting in favor.

6. Conduct a public hearing and offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from an Agricultural (AG) District and Single Family Residential (R-1) District to a Planned Development District (PD-26) to allow for the development of a Type 2 Cellular Communications Tower on an approximately 10.6241-acre tract of land, more particularly described in Exhibit “A” and located at 6420 Sachse Road, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit “B”; providing for the approval of the Zoning Exhibit attached as Exhibit “B”; providing for the approval of Development Standards attached as Exhibit “C”; providing for the approval of the Zoning Concept Plan approved as Exhibit “D”.

Mr. Kurbansade introduced the item. He stated that the City of Sachse is the applicant on this request to allow for the construction of a 150-foot cellular tower and associated equipment shelters. He stated that the communications tower will be located on approximately 10.6241-acre tract of land and located at 6420 Sachse Road. He stated that the Animal Shelter, City water storage tanks (and ancillary equipment) and a windmill generator are located on the site. He stated the antenna would be located approximately 300-feet from the Sachse Road right-of-way and 400-feet from the nearest single-family residence. He stated that staff is recommending approval for the zoning request to allow for the development of a Type 2 Cellular Communications Tower.

Chairman Everett opened the public hearing at 7:35 p.m.

Peter Kavanagh, 1620 Handley Drive, stated that he is with Verizon Wireless. He said that we talk a lot more on cell phones and many people replace their land lines with cell phones. He said people want their phones to work inside building and their homes. He explained in order for that to occur we need antennas a lot closer to one another. He stated as neighborhoods develop and there are improvements to water and sewer services you have to improve cell service also. He stated they try to locate cell towers on existing facilities if possible. He stated that the tower would provide service for all the major carriers in the area. He mentioned there were concerns about lighting striking the antenna. He explained that there are very sophisticated grounding systems on the cell towers to be able to handle lighting strikes. He stated as far as health concerns over the radio waves from the tower most recent studies shows the health issues may lie with the phone itself and not the antennas.

William Roney, 5506 Oakridge Circle, was concerned about whether the cell tower would put off a buzzing sound.

Sharon Wilson, 5717 Pinnacle Circle, wanted to see a diagram of the cell tower.

With no one else speaking, David Hock made a motion to close the public hearing. Wendy Stewart seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 7:46 p.m.

Mr. Kavanagh, Verizon Wireless Representative, explained that the tower would not produce any noise.

Ty Lamb asked how tall the water tower was and if it would that cause any shadowing or interference with the cell tower. Mr. Kurbansade stated that it was close to 200 feet tall. Mr. Kavanagh stated that it is far enough away from the water tower that it would not be an issue.

Chairman Everett asked if the facility would be maintained by the City. Mr. Kurbansade stated if the zoning request is approved that the city would enter a licensing agreement with Verizon.

After discussion, Ty Lamb made a motion to approve the change of zoning from an Agricultural (AG) District and Single Family Residential (R-1) District to a Planned Development District (PD-26) to allow for the development of a Type 2 Cellular Communications Tower on an approximately 10.6241-acre tract of land, more particularly described in Exhibit "A" and located at 6420 Sachse Road, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan approved as Exhibit "D". Warren Becker seconded the motion. The motion passed with all voting in favor.

7. Conduct a public hearing and offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Code of Ordinances, Chapter 11 "Zoning" Article 2, by adding definitions for Electronic Cigarette or E-Cigarette, Hookah/Smoke Lounge, Retail Electronic-Cigarette/Vaporizer Store; by amending the definition for Retail Tobacco Store; by amending Schedule I "Permitted Uses" to add Hookah/Smoke Lounge use in Restricted Manufacturing and Warehousing I-1 District and General Industrial I-2 District by approval of a Special Use Permit; by amending Schedule I "Permitted Uses" to add Retail Electronic-Cigarette/Vaporizer Store in General Commercial C-2 District, Restricted Manufacturing and Warehousing I-1 District and General Industrial I-2 District by approval of a Special Use Permit.

Mr. Kurbansade introduced the item. He stated that this amendment would establish regulations for Retail Electronic-Cigarette/Vaporizer store and Hookah/Smoke Lounge as well as provide clarification in definitions for regulations pertaining to Retail Tobacco Store Establishments. He stated that the city is taking a proactive approach to regulate these uses. He said the proposed amendment will provide a definition for a new use-Retail Electronic-Cigarette/ Vaporizer Store, and provide regulations in the Permitted Uses table that would permit the use as a Special Use Permit in the General Commercial C-2 District, Restricted Manufacturing and Warehousing I-1 District and General Industrial I-2 District. It would also provide a definition for a new use Hookah/ Smoke Lounge and provide regulations in the Permitted Uses table that would permit the use as a Special Use Permit in the Restricted Manufacturing and Warehousing I-1 District and General Industrial I-2 District. He stated that he wished to include the electronic cigarette devices themselves be in the definition and asked that the Commission to include this in the motion. Mr. Kurbansade stated that the city currently has two electronic cigarette stores and what we are starting to see is couches and sofas show up in these retail establishments as well and its starts to create a new type of use from an occupancy standpoint. He stated that by creating these lounge areas it allows for more people to be sitting around which creates more demand on parking and it becomes a different type of establishment. Mr. Kurbansade used the analogy between a grocery store and a restaurant.

Chairman Everett opened the public hearing at 8:04 p.m.

With no one speaking, Paul Watkins made a motion to close the public hearing. David Hock seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 8:05 p.m.

More discussion followed about the definitions of uses, configuration of floor area and how it relates to on-site consumption.

David Hock made a motion to offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Code of Ordinances, Chapter 11 "Zoning" Article 2, by adding definitions for Electronic Cigarette or E-Cigarette, Hookah/Smoke Lounge, Retail Electronic-Cigarette/Vaporizer Store: by amending the definition for Retail Tobacco Store; by amending Schedule I "Permitted Uses" to add Hookah/Smoke Lounge use in Restricted Manufacturing and Warehousing I-1 District and General Industrial I-2 District by approval of a Special Use Permit; by amending Schedule I "Permitted Uses" to add Retail Electronic-Cigarette/Vaporizer Store in General Commercial C-2 District, Restricted Manufacturing and Warehousing I-1 District and General Industrial I-2 District by approval of a Special Use Permit and include the definition of electronic cigarettes as requested by staff. Wendy Stewart seconded the motion. The motion passed with all voting in favor.

There being no further business, Warren Becker made a motion to adjourn. The meeting was adjourned at 8:23 p.m.

Secretary

Chairperson



Legislation Details (With Text)

File #:	14-2018	Version:	1	Name:	CD - CLH FP PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	1/16/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	1/27/2014	Final action:		Final action:	
Title:	Consider an application from Almaraj and Emily Fernando for approval of a Final Plat for CLH Addition, being two lots comprised of approximately 2.8388 acres of land.				
	Executive Summary The applicant is requesting to subdivide three existing lots into two individual lots, comprising a total of approximately 2.8388 acres. The subject property is generally located on the southeast corner of Hooper Road and State Highway 78.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	CD - CLH FP PZ - PRESENTATION.pdf CD - CLH FP PZ - FINAL PLAT.pdf CD - CLH FP PZ - ATTACHMENT 1.pdf CD - CLH FP PZ - ATTACHMENT 2.pdf				

Date	Ver.	Action By	Action	Result
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Title

Consider an application from Almaraj and Emily Fernando for approval of a Final Plat for CLH Addition, being two lots comprised of approximately 2.8388 acres of land.

Executive Summary

The applicant is requesting to subdivide three existing lots into two individual lots, comprising a total of approximately 2.8388 acres. The subject property is generally located on the southeast corner of Hooper Road and State Highway 78.

Background

The 2.8388-acre (approximately 123,658 square feet) subject property is generally located on the southeast corner of Bunker Hill Road and State Highway 78 (See Attachment 1). The proposed Lot 1 retains a zoning designation of Special Use Permit for a daycare/childcare facility, which was approved on July 15, 2013 via Ord. No. 3498. Proposed Lot 2 retains a zoning designation of General Commercial C-2. See Attachment 2 for Zoning Map.

Planning and Zoning Commission approved the Preliminary Plat on August 26, 2013, and City Council approved the Preliminary Plat on September 16, 2013.

Policy Considerations

The applicant is proposing to plat the subject property into two lots. The proposed Lot 1 contains a daycare facility currently under construction. The proposed Lot 2 contains easements that will provide access and utilities to Lot 1. Since the proposed Lot 2 is an existing platted lot, it needs to be included with this replat. When construction occurs on Lot 2 in the future, a replat will be required if additional easements are provided.

The proposed subdivision will have two access points from Hooper Road and one access point from State Highway 78. The access from State Highway 78 will cross Lot 2 via a mutual access easement. It should be noted that the existing southernmost access point on Lot 2 is being closed as a condition by TXDOT for widening the proposed northern access point.

In accordance with the City Subdivision Ordinance, the property owner has submitted escrow payments for the construction of one half of the improvement of Hooper Road for the portion fronting Lot 1.

Since this property had retained a single-family zoning designation at some point in the past five years, public notification was made in accordance with Texas Local Government Code Section 212.015. This notification consisted of publishing a legal advertisement in the Sachse News on January 9, 2014 and the mailing of notices to all property owners within 200 -feet on January 3, 2014.

The proposed Final Plat meets the standards of the City of Sachse Code of Ordinances and is designed in accordance with the zoning of the property. The Final Plat has been reviewed by the City Engineer and has been found to be in compliance with the City of Sachse Code of Ordinances.

The Final Plat was found to be in substantial completion with the installation of public improvements on December 12, 2013.

Budgetary Considerations

None.

Staff Recommendations

Staff recommends approval of the application from Almaraj and Emily Fernando for approval of a Final Plat for CLH Addition, being two lots comprised of approximately 2.8388 acres of land.



PLANNING & ZONING COMMISSION

JANUARY 27, 2014

REQUEST

Consider an application from Almaraj and Emily Fernando for approval of a Final Plat for CLH Addition, being two lots comprised of approximately 2.8388 acres of land.



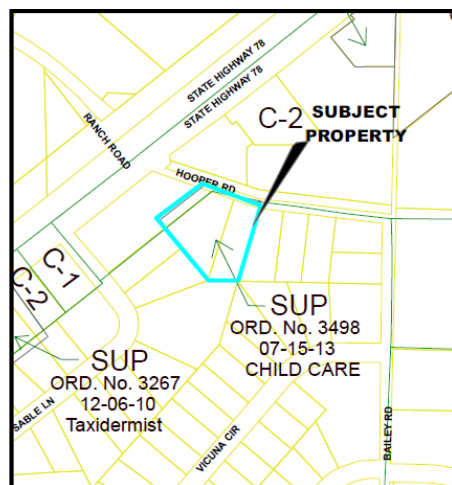
BACKGROUND

AERIAL LOCATION MAP



BACKGROUND

ZONING MAP



BACKGROUND

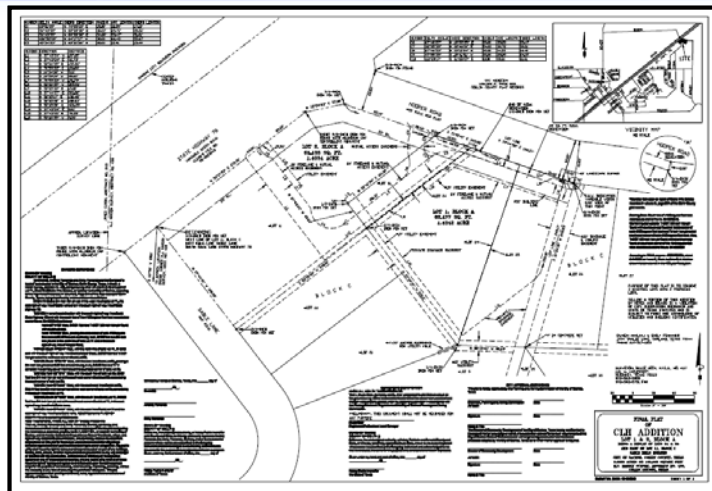
SITE INFORMATION

- ❑ Site Area: 2.8388 acres
- ❑ Two Lots
- ❑ Proposed Use
 - Lot 1: Childcare/Daycare
 - Lot 2: Access/Utilities for Lot 1
- ❑ Existing Zoning
 - Lot 1: SUP (Childcare/Daycare)
 - Lot 2: C-2



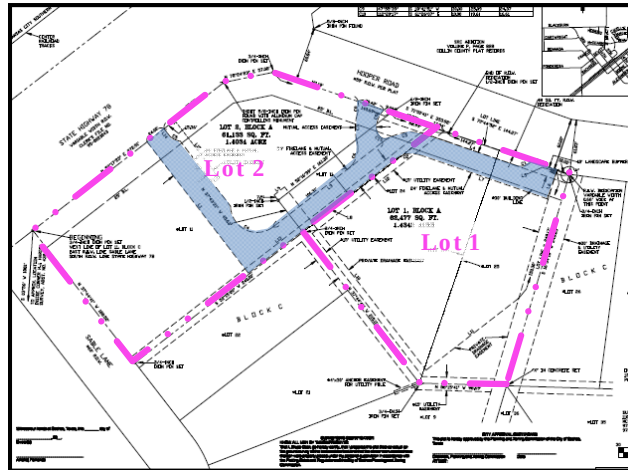
BACKGROUND

FINAL PLAT



BACKGROUND

FINAL PLAT



STAFF RECOMMENDATION

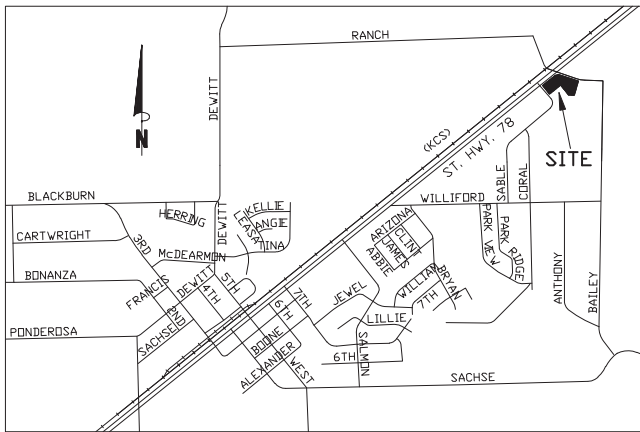
Staff recommends approval of the Final Plat.



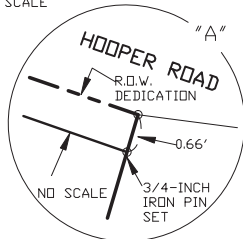
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	69°51'09"	N 74°05'03" E	15.00'	18.29'	17.18'
C2	56°43'59"	N 80°38'38" E	30.00'	29.71'	28.51'
C3	56°43'59"	N 80°38'38" E	54.00'	53.47'	51.31'
C4	126°52'09"	N 64°17'17" W	30.00'	66.43'	53.67'
C5	45°34'23"	S 60°30'36" E	20.00'	15.91'	15.49'

NUMBER	DIRECTION	DISTANCE
L1	N 37°43'24" W	187.02'
L2	S 37°43'24" E	92.73'
L3	N 52°16'39" E	155.96'
L4	S 70°59'22" E	106.80'
L5	S 16°34'18" W	5.11'
L6	S 18°59'19" W	28.60'
L7	N 70°59'22" W	151.79'
L8	S 52°16'39" W	209.96'
L9	N 52°15'33" E	15.00'
L10	S 37°44'27" E	261.32'
L11	N 52°15'17" E	132.48'
L12	S 52°15'20" W	188.63'
L13	S 52°15'20" W	426.29'
L14	S 37°43'24" E	8.01'
L15	S 37°43'21" E	78.35'
L16	S 52°16'39" W	9.36'

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C6	67°48'27"	N 18°22'25" E	30.00'	35.50'	33.47'
C7	32°35'39"	N 00°46'01" E	54.00'	30.72'	30.31'
C8	27°46'53"	N 03°10'24" E	30.00'	14.55'	14.40'
C9	47°55'39"	S 18°41'51" W	30.00'	25.09'	24.37'
C10	112°20'17"	S 61°26'07" E	10.00'	19.61'	16.61'



VICINITY MAP
NO SCALE



*Denotes item seen on replat of Sable Hills Estates recorded in volume 3, page 87A of the Collin County plat records.

Bearing Base: South line of 4168 square foot tract recorded as clerk's file no. 95-0023043.
Controlling monuments: TxDOT 5/8-inch iron pin found with aluminum cap found at inside corner of said 4168 square foot tract and 1/2-inch iron pin set at southwest corner of said 4168 square foot tract. Also, TxDOT 5/8-inch iron pin found with aluminum cap found at southeast corner of the 1645 square foot tract recorded as clerk's file no. 94-0062061

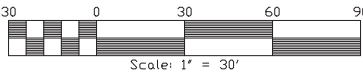
According to FEMA map no. 48086C0630J, dated 6-2-2009 Lot 1 and 2, Block A of the CLH Addition shown hereon are not in the 100 year flood plain.

PURPOSE OF THIS PLAT IS TO COMBINE 3 EXISTING LOTS INTO 2 PROPOSED LOTS.

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 CERTIFICATES.

OWNER: AMALRAJ & EMILY FERNANDO
1234 TRALEE LANE, GARLAND, TEXAS 75044
PHONE 214-517-1050

SURVEYOR: BRUCE GEER, R.P.L.S., NO. 4117
1101 W. UNIVERSITY
MCKINNEY, TEXAS 75069
972-562-3959
972-542-5751 FAX



FINAL PLAT
OF
CLH
ADDITION
LOT 1 & 2, BLOCK A
BEING A REPLAT OF LOTS 24 & 25
AND PART OF LOT 11, BLOCK C
SABLE HILLS ESTATES
CITY OF SACHSE, COLLIN COUNTY, TEXAS
2.8388 ACRES OR 123,658 SQUARE FEET
H.J. HARDIN SURVEY, ABSTRACT NO. 438,
COLLIN COUNTY, TEXAS

SUBMITTAL DATE: 1-13-2014

SHEET 1 OF 1

STATE OF TEXAS § COUNTY OF COLLIN §

WHEREAS, Amalraj Fernando and Emily Fernando are the Owners of a tract of land situated in the City of Sachse, Collin County, Texas, in the H. J. Hardin survey, abstract no. 438, being a survey of all of Lots 24 & 25 and part of Lot 11, Block C of Sable Hills Estates, an addition to the City of Sachse, according to the map thereof recorded in Volume 3, Page 87A of the map records of Collin County, Texas, being described by metes and bounds as follows:

BEGINNING at a 3/4-inch iron pin set in the west line of said Lot 11, the east right-of-way line of Sable Lane and in the south right-of-way line of State Highway 78;

THENCE in a northeast direction with the south right-of-way line of said State Highway 78 and with the south line of the 4168 square foot tract recorded as clerk's file no. 95-0023043 as follows:

North 62°17'23" East, 272.91 feet to a TxDOT 5/8-inch iron pin found with aluminum cap;

North 78°24'23" East, passing the east corner of said 4168 square foot tract at 66.79 feet and continuing in all, 57.08 feet to a 3/4-inch iron pin set in the north line of said Lot 11 and in the south right-of-way line of Hooper Road;

THENCE South 71°00'41" East, with the north line of said Lot 11, 24 & 25 and with the south right-of-way line of said Hooper Road, 383.92 feet to a 1/2-inch iron pin set at the northwest corner of said Lot 25;

THENCE South 16°34'18" West, with the east line of said Lot 25, passing a 3/4-inch iron pin set at 0.66 foot and continuing in all, 248.63 feet to a "x" in concrete in a sanitary sewer manhole at the southeast corner of said Lot 25;

THENCE North 88°16'41" West, with the south line of said Lot 25, 98.68 feet to a 3/4-inch iron pin set at the southwest corner of said Lot 25; same being the south corner of said Lot 24;

THENCE North 37°44'41" West, with the southwest line of said Lot 24, 218.11 feet to a 3/4-inch iron pin set at the west corner of said Lot 24; same being in the south line of said Lot 11;

THENCE South 52°15'20" West, with the south line of said Lot 11, 240.00 feet to a 3/4-inch iron pin set at the southwest corner of said Lot 11, in the east right-of-way line of said Sable Lane;

THENCE North 37°44'41" West, with the west line of said Lot 11 and the east right-of-way line of said Sable Lane, 186.52 feet to the PLACE OF BEGINNING and containing 2.8388 acres.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That we, Amalraj Fernando and Emily Fernando, Owners, do hereby bind ourselves and their heirs, assignees and successors of title this plat designating the heretofore described property as CLH 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 stripe shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement stripes, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement stripes 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

Owner(s) _____ 20__

Amalraj Fernando

Emily Fernando

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Amalraj Fernando and Emily Fernando, 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

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Bruce Geer
Registered Professional Land Surveyor

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Bruce Geer, 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

_____, 20__

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, Texas

Chairman, Planning and Zoning Commission
ATTEST:

Signature

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

ATTEST:

Signature

Name & Title

Date

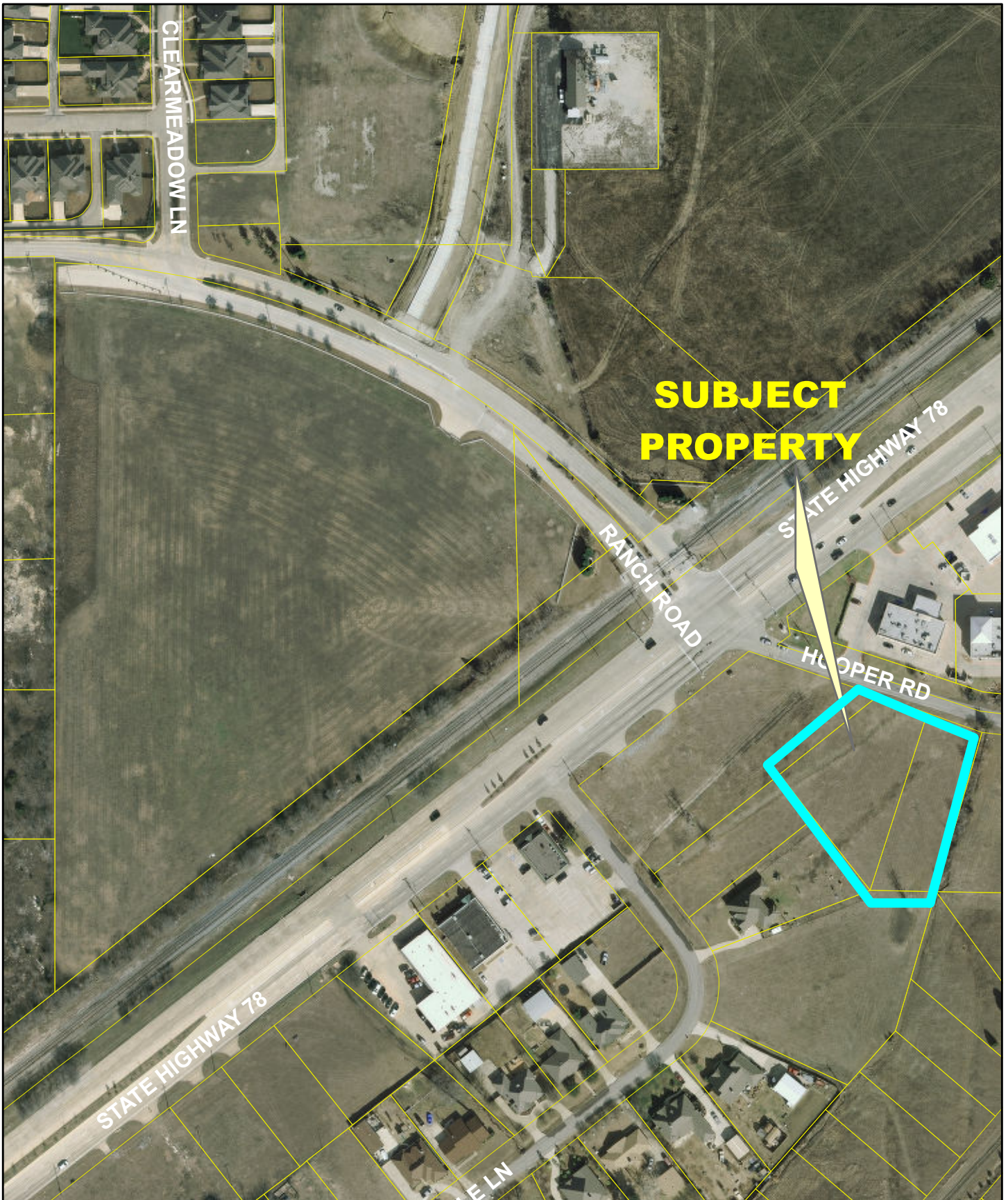
Date

Date

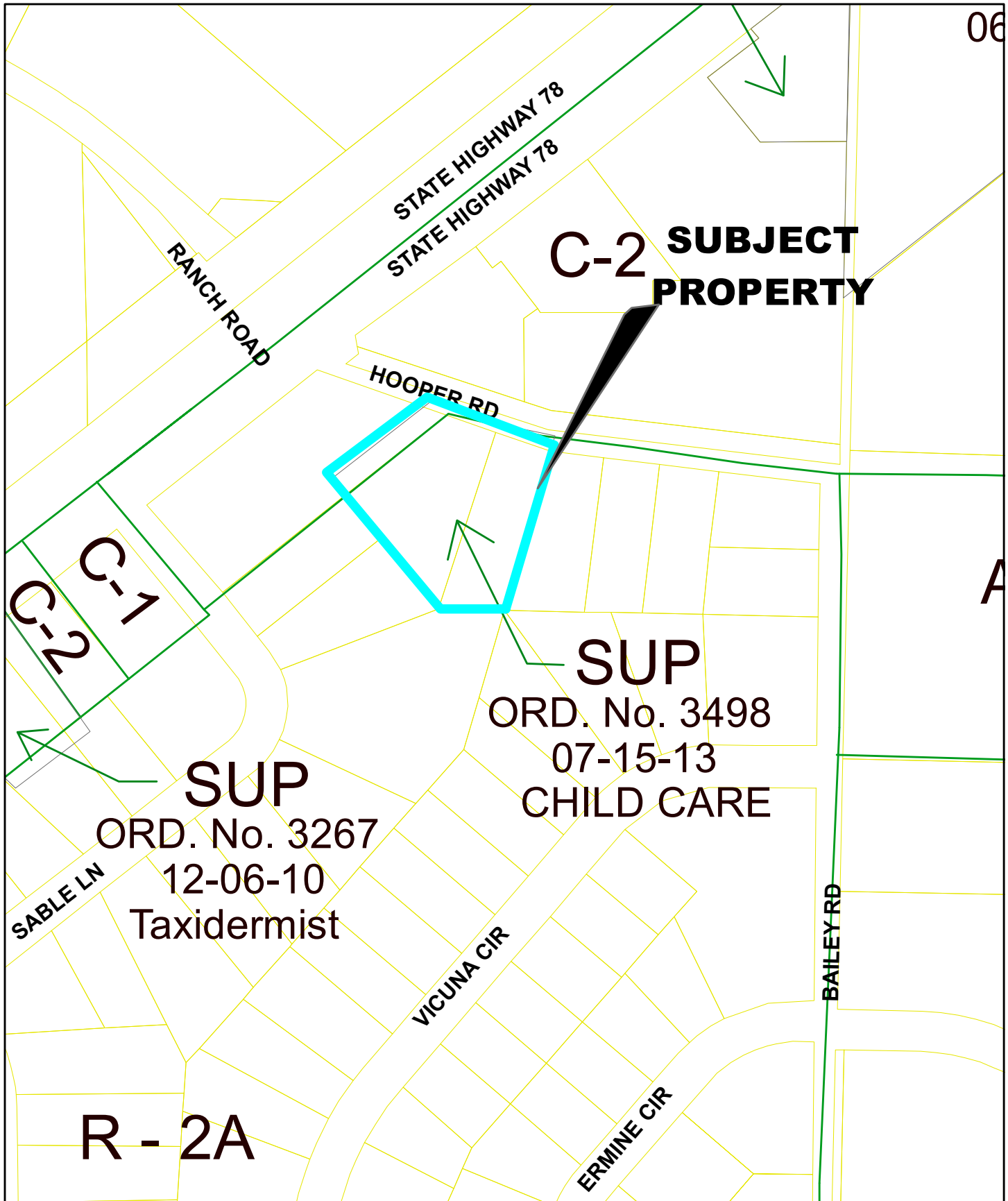
Date

Date

Date



	0 100 200 400 Feet	AERIAL LOCATION MAP <i>CLH Addition Final Plat (Z013-26) Map Created: January 17, 2014</i>
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ZONING IDENTIFICATION MAP

CLH Addition
Final Plat (Z013-26)
Map Created: January 17, 2014