



**City of Richardson  
City Plan Commission  
Agenda Packet  
Tuesday, June 4, 2013**

To advance to the background material for each item in the agenda, click on the item title in the agenda or click on Bookmarks in the tool bar on the left side of your screen.

**AGENDA**  
**CITY OF RICHARDSON – CITY PLAN COMMISSION**  
**TUESDAY, JUNE 4, 2013**  
**7:00 P.M.**  
**CIVIC CENTER – COUNCIL CHAMBERS**  
**411 W. ARAPAHO ROAD**

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**BRIEFING SESSION: 6:00 P.M.** Prior to the regular business meeting, the City Plan Commission will meet with staff in the East Conference room, located on the first floor, to receive a briefing on:

- A. Discussion of Regular Agenda items**
  - B. Staff Report on pending development, zoning permits, and planning matters**
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**MINUTES**

- 1. Approval of minutes of the City Plan Commission regular business meeting of May 21, 2013.**

**CONSENT AGENDA**

All items listed under the Consent Agenda are considered to be routine by the City Plan Commission and will be enacted by one motion in the form listed below. There will be no separate discussion of these items unless desired, in which case any item(s) may be removed from the Consent Agenda for separate consideration.

- 2. Savoy Trace Addition, Lot 2A, Block B and Lot 2X-A, Block E:** A request for approval of an amending plat for two (2) lots totaling 0.39-acres, located at 2004 and 2008 Meridian Way; at the southeast corner of Meridian Way and Naples Drive. Applicant: Eyal Avnon, representing David Weekley Homes. *Staff: Israel Robert.*
- 3. Cantera Addition, Lots 7A and 9A, Block A:** A request for approval of an amending plat for two (2) lots totaling 1.41-acres, located at 3809 and 3817 Cantera Lane, on the west side of Cantera Lane, north of Renner Road. Applicant: Doug Stewart, representing Texas Heritage Surveying, LLC. *Staff: Israel Robert.*

**ADJOURN**

The City Hall/Civic Center is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours ahead of the meeting. To make arrangements, call (972) 744-4100, or (972) 744-4001.

I hereby certify that the above agenda was posted on the bulletin board at City Hall on or before 5:30p.m., Friday, May 31, 2013.

\_\_\_\_\_  
Kathy Welp, Executive Secretary

# Development Status Report & Map



# Development Status Report

City of Richardson, Texas • Development Services Department

Updated: May 30, 2013

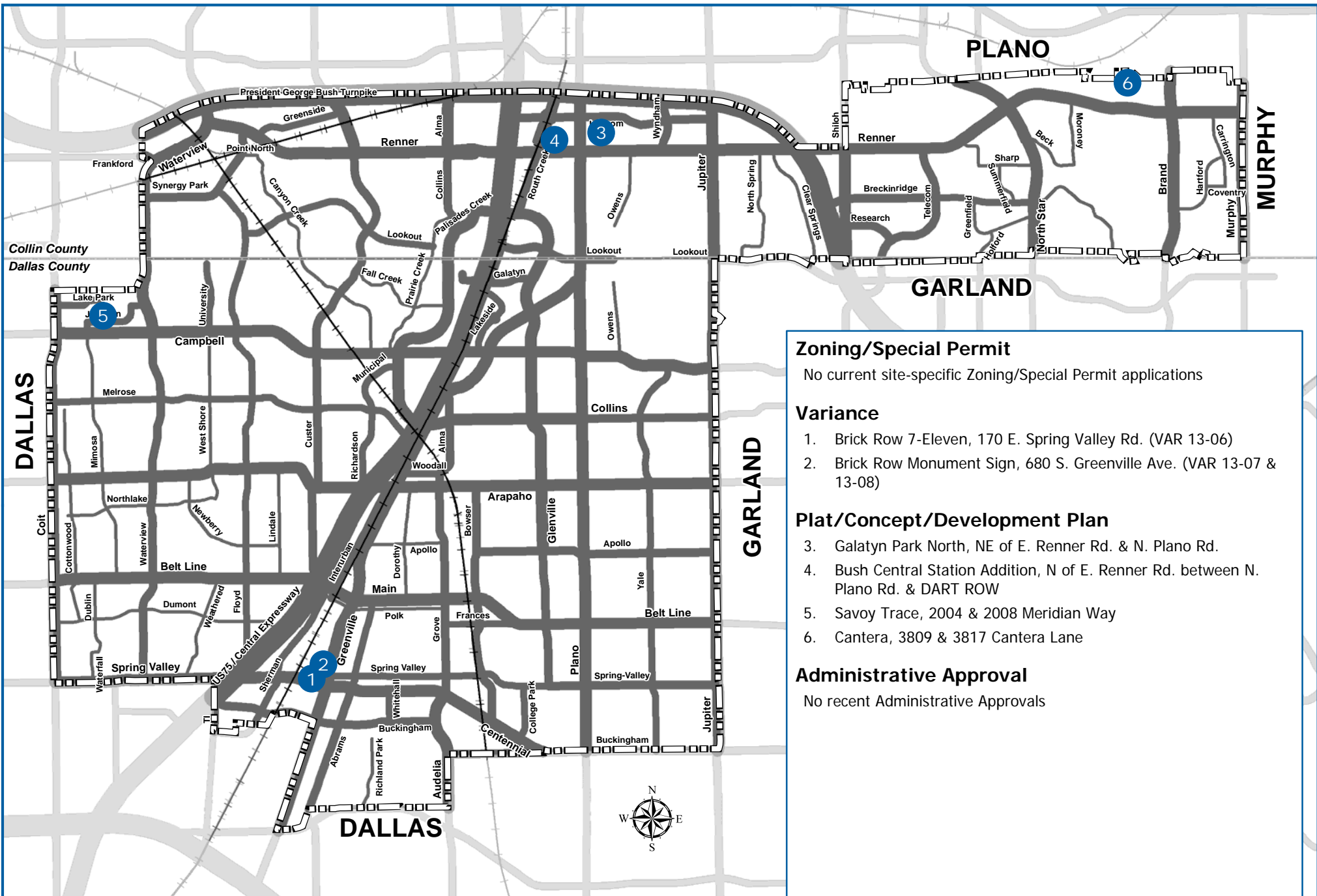
#	Name/Location	Project Information	Status
<b>ZONING/SPECIAL PERMITS</b>			
n/a	ZF 13-11 Comprehensive Zoning Ordinance Amendment (City-wide)	A City-initiated amendment to the Comprehensive Zoning Ordinance (Appendix A), Article XXI-C (PD Planned Development District Regulations) Section 1 through Section 8, inclusive, of the Code of Ordinances relative to Intent, Use Regulations, Building Regulations, Area Requirements, Parking Regulations, Planned Development Review Procedure, and Amendments.	<b>City Plan Commission</b> May 21, 2013 <i>Recommended Approval</i>  <b>City Council</b> June 10, 2013 <i>Tentative</i>
<b>VARIANCES</b>			
1	VAR 13-06 Brick Row 7-Eleven 170 E. Spring Valley Rd.	A request for a variance to the sign regulations of the Spring Valley Station District to allow a monument sign with digital display of gasoline prices. The site is located at 170 E. Spring Valley Road, the southeast corner of Spring Valley Road and Centennial Boulevard. Applicant: Tommy Bell, representing Barnett Signs. <i>Staff: Israel Roberts.</i>	<b>City Plan Commission</b> May 7, 2013 <i>Approved</i>  <b>City Council</b> June 10, 2013 <i>Review</i>
2	VAR 13-07 & 13-08 Brick Row Monument Sign 680 S. Greenville Ave.	A request for variances to the sign regulations of the Spring Valley Station District to allow an off-premises monument sign within 5 feet of an adjoining property line. The site is located at 680 S. Greenville Avenue, on the north side of Emily Drive, west of Greenville Avenue. Applicant: Scott Levy, representing L&B Realty Advisors. <i>Staff: Israel Roberts.</i>	<b>City Plan Commission</b> May 7, 2013 <i>Approved</i>  <b>City Council</b> June 10, 2013 <i>Review</i>
<b>PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS</b>			
3	Galatyn Park North Addition NE of E. Renner Rd. & N. Plano Rd.	<b>Replat, Lots 1 and 2, Block B; Lots 1 and 2, Block C; and Open Space Lots 1 and 2, Block X:</b> A request for approval of a final plat for six (6) lots within 147.52 acres, located at the northeast corner of Renner Road and Plano Road. Applicant: Brad Moss, Kimley-Horn and Associates, representing BCS East Land Investments, L.P. <i>Staff: Susan Smith.</i>	<b>City Plan Commission</b> May 21, 2013 <i>Approved</i>



# Development Status Report

City of Richardson, Texas ♦ Development Services Department

#	Name/Location	Project Information	Status
<b>PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS (CONT'D)</b>			
4	Bush Central Station Addition N of E. Renner Rd. between N. Plano Rd. & DART ROW	<p><b>Replat, Lots 1 and 2, Block D:</b> A request for approval of a final plat for two (2) lots within 7.61-acres, located north of Renner Road, west of the future extension of Routh Creek Parkway. Applicant: Brad Moss, Kimley-Horn and Associates, representing BCS West Land Investments, L.P. <i>Staff: Susan Smith.</i></p> <p><b>Replat, Lot 1, Block A; Lot 1, Block B; and Lot 1, Block C:</b> A request for approval of a final plat for three (3) lots within the 18.96-acres, located at 3451 N. Plano Road, 1225 E. Renner Road, and 1125 E. Renner Road; the northwest corner of Renner Road and Plano Road. Applicant: Hugo Morales, Kimley-Horn and Associates, representing BCS MFI, LLC. <i>Staff: Susan Smith.</i></p>	<b>City Plan Commission</b> May 21, 2013 <i>Approved</i>
5	Savoy Trace Addition 2004 & 2008 Meridian Way	<p><b>Amending Plat: Lot 2A, Block B and Lot 2X-A, Block E:</b> A request for approval of an amending plat for two (2) lots totaling 0.39-acres, located at 2004 and 2008 Meridian Way; at the southeast corner of Meridian Way and Naples Drive. Applicant: Eyal Avnon, representing David Weekley Homes. <i>Staff: Israel Robert.</i></p>	<b>City Plan Commission</b> June 4, 2013
6	Cantera Addition 3809 & 3817 Cantera Lane	<p><b>Amending Plat: Lots 7A and 9A, Block A:</b> A request for approval of an amending plat for two (2) lots totaling 1.41-acres, located at 3809 and 3817 Cantera Lane, on the west side of Cantera Lane, north of Renner Road. Applicant: Doug Stewart, representing Texas Heritage Surveying, LLC. <i>Staff: Israel Robert.</i></p>	<b>City Plan Commission</b> June 4, 2013
<b>ADMINISTRATIVE APPROVALS</b>			
		No recent Administrative Approvals	



**Zoning/Special Permit**  
 No current site-specific Zoning/Special Permit applications

**Variance**

1. Brick Row 7-Eleven, 170 E. Spring Valley Rd. (VAR 13-06)
2. Brick Row Monument Sign, 680 S. Greenville Ave. (VAR 13-07 & 13-08)

**Plat/Concept/Development Plan**

3. Galatyn Park North, NE of E. Renner Rd. & N. Plano Rd.
4. Bush Central Station Addition, N of E. Renner Rd. between N. Plano Rd. & DART ROW
5. Savoy Trace, 2004 & 2008 Meridian Way
6. Cantera, 3809 & 3817 Cantera Lane

**Administrative Approval**  
 No recent Administrative Approvals

# Development Status Map

## City of Richardson, Texas



# Agenda Item 1

**Approval of the minutes of the May 21, 2013  
City Plan Commission Meeting**

**CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – MAY 21, 2013**

The Richardson City Plan Commission met on May 21, 2013, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

**MEMBERS PRESENT:** David Gantt, Chairman  
Barry Hand, Vice Chair  
Janet DePuy, Commissioner  
Marilyn Frederick, Commissioner  
Thomas Maxwell, Commissioner  
Randy Roland, Alternate

**MEMBER ABSENT:** Don Bouvier, Alternate  
Gerald Bright, Commissioner  
Eron Linn, Commissioner

**CITY STAFF PRESENT:** Sam Chavez, Assistant Director – Dev. Svcs - Planning  
Chris Shacklett, Sr. Planner  
Kathy Welp, Executive Secretary

**BRIEFING SESSION**

Prior to the start of the regular business meeting, the City Plan Commission met with staff to receive a briefing on staff reports, and agenda items. No action was taken.

**MINUTES**

**1. Approval of the minutes of the regular business meeting of May 7, 2013.**

**Motion:** Commissioner DePuy made a motion to approve the minutes as presented; second by Commissioner Maxwell. Motion passed 6-0.

**CONSENT AGENDA**

All items listed under the Consent Agenda are considered to be routine by the City Plan Commission and will be enacted by one motion in the form listed below. There will be no separate discussion of these items unless desired, in which case any item(s) may be removed from the Consent Agenda for separate consideration.

- 2. Galatyn Park North Addition, Lots 1 and 2, Block B; Lots 1 and 2, Block C; and Open Space Lots 1 and 2, Block X:** A request for approval of a final plat for six (6) lots within 147.52 acres, located at the northeast corner of Renner Road and Plano Road. Applicant: Brad Moss, Kimley-Horn and Associates, representing BCS East Land Investments, L.P. *Staff: Susan Smith.*
- 3. Bush Central Station Addition, Lots 1 and 2, Block D:** A request for approval of a final plat for two (2) lots within 7.61-acres, located north of Renner Road, west of the future extension of Routh Creek Parkway. Applicant: Brad Moss, Kimley-Horn and Associates, representing BCS West Land Investments, L.P. *Staff: Susan Smith.*



4. **Bush Central Station Addition, Lot 1, Block A; Lot 1, Block B; and Lot 1, Block C:** A request for approval of a final plat for three (3) lots within 18.96-acres, located at 3451 N. Plano Road, 1225 E. Renner Road, and 1125 E. Renner Road; the northwest corner of Renner Road and Plano Road. Applicant: Hugo Morales, Kimley-Horn and Associates, representing BCS MFI, LLC. Staff: Susan Smith.

**Motion:** Vice Chair Hand made a motion to approve the Consent Agenda as presented; second by Commission Roland. Motion approved 6-0.

## **PUBLIC HEARING**

5. **Zoning File 13-11:** A City-initiated amendment to the Comprehensive Zoning Ordinance (Appendix A), Article XXI-C (PD Planned Development District Regulations) Section 1 through Section 8, inclusive, of the *Code of Ordinances* relative to Intent, Use Regulations, Building Regulations, Area Requirements, Parking Regulations, Planned Development Review Procedure, and Amendments.

Mr. Shacklett advised that the current regulation requires a minimum 10-acre tract of land for an applicant to request a Planned Development (PD) designation. He added that as the City of Richardson becomes more fully built out, additional flexibility in the minimum acreage requirement is desirable due to the likely development in the future of smaller properties and infill development that are less than 10 acres.

Mr. Shacklett noted that the purpose of the proposed amendments was to create the opportunity to craft development standards that can be tailored to be context sensitive than the current regulations. He added that the current regulations provide a specific list of allowable uses, but a PD would provide a specific flexibility in mixing of uses, building materials and residential density requirements that would be listed in each individual PD.

In addition, Shacklett stated that staff was suggesting the removal of the requirement for a Conceptual Drainage Plan because any drainage issues would be handled during the development review process; however, the requirement for a Traffic Impact Analysis (TIA) would remain as part of the regulations.

Mr. Shacklett reviewed a map noting there are only twenty-five sites in the City that are over 10 acres and the remaining forty-five sites under 10 acres in size would not be allowed under the current regulations to request a PD designation. He added that there are also six different enhancement/redevelopment zones in the City, and although there are no large areas of undeveloped land within the zones, most of the property within those zones would be covered under any zoning changes proposed for the area similar to the West Spring Valley District.

Mr. Shacklett concluded his presentation by noting the proposed amendments to the PD section of the Comprehensive Zoning Ordinance would potentially impact future development in the City in multiple ways, including:

- Providing for greater content sensitivity;
- Providing increased flexibility for allowable uses, site layout, and building design and materials;
- Facilitating incremental redevelopment;
- Facilitating infill development;
- Providing for a broader range of development types, residential, non-residential, and mixed-use; and
- Providing better responsiveness to changing markets.

Additionally, the proposed amendments would not affect previously zoned PD's, but would preserve the existing requirement for public hearings before the Commission and Council, as well as complete legislative discretion the City Council currently has when considering and acting on any zoning change request.

Commissioner Roland asked if the revision in Section 6 was an administrative change.

Mr. Shacklett replied that the revision was simply an administrative change to make sure all relevant material accompanied the submittal of the application, but the Commission would still have the ability to request additional information if necessary.

Vice Chair Hand asked if there would be flexibility in the masonry requirements of 85 percent as mentioned in Section 3 of the building regulations.

Mr. Shacklett replied the current section only lists "masonry construction or other approved materials" and staff thought this would give applicants a baseline to work from. Also, the verbiage gives applicants the flexibility of using "other approved materials" and the Commission and Council will still approve the requests.

Commissioner Maxwell stated if the purpose of the proposed changes was to maintain consistency, and the applicant was able to request whatever they want, he wanted to know why the proposed changes was being made.

Mr. Shacklett replied that currently the section states "should be of masonry construction or other approved materials" and the change would say "85 percent masonry construction or other approved materials," but the Commission could change the verbiage.

Commissioner Maxwell also noted that the proposed changes states the "Director of Development Services" has the authority to make any changes, whereas, in other PD regulations the term "City Manager or his designee" was the verbiage most often used.

Mr. Shacklett replied that change could be made and suggested that it be part of the motion.

Commissioner DePuy stated that in other PD regulations the City Manager approval was used when minor modifications were requested and did not feel the proposed changes were the same issue and should be left as is.

Commissioner Maxwell said that for him it was a matter of consistency and the City Manager had the ultimate authority and he could assign the approval rights to a designee, which would most likely be the Development Services Director.

Chairman Gantt said he thought there was a difference in previous PD regulations because a minor modification would not come back before the Commission or City Council so he felt Mr. Maxwell's suggested change was appropriate.

Commissioner DePuy asked if it was the staff's opinion that the proposed changes would make it a more favorable environment for developers. She also wanted to know if there had been requests from developers for the proposed change.

Mr. Shacklett replied that the proposed changes would provide a new tool, but will not make it easier because they will still have to go through the zoning and development process.

Regarding requests from developers for the proposed changes, Mr. Shacklett replied that most of the recent zoning cases had been Special Permits and related to specific uses, but he was sure there had been developers over the years that would have chosen the proposed changes because it would have been more tailored to what they wanted to do.

With no further questions for staff, Chairman Gantt opened the public hearing.

No comments were received in favor or opposed and Chairman Gantt closed the public hearing.

Chairman Gantt said he was in favor of the request and thought it would be a positive change and would give developers another tool for developing smaller tracts of land.

**Motion:** Commissioner Roland made a motion to recommend approval of the revision to Article XXI-C, PD Planned Development Regulations, per the attached Exhibit "A" (Proposed PD Regulations), and replacing the term "Director of Development Services" to "City Manager or his designee"; second by Commissioner DePuy. Motion approved 6-0.

## **ADJOURN**

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 7:26 p.m.

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David Gantt, Chairman  
City Plan Commission

# Agenda Item 2

**Amending Plat:  
Savoy Trace Addition, Lot 2A, Block B and Lot 2X-A, Block E**

**Savoy Trace Addition  
Lot 2A, Block B and  
Lot 2X-A, Block E**

Attachments:

1. Locator
2. Staff Report
3. Amending Plat



**Lot 2A, Block B and Lot 2X-A, Block E  
Savoy Trace Addition**



**CITY PLAN COMMISSION  
BACKGROUND INFORMATION  
June 4, 2013**

**Amending Plat**

**PROJECT SUMMARY**

**Subdivision:** **Lot 2A, Block B and Lot 2X-A, Block E of the Savoy Trace Addition** *being an amending plat of Lot 2, Block A and Lot 2X, Block E of the Savoy Trace Addition*

**Location:** 2004 and 2008 Meridian Way

**Staff Comments:** The purpose of the amending plat is to relocate the lot line separating the two subject lots to accommodate a sidewalk and light pole that were incorrectly installed within Common Area lot 2X, Block E.

Ordinance No. 3854 permits non-radial lot lines within the subdivision; therefore, the amending plat complies with City zoning and development regulations and Ordinance No. 3854.

**CPC Action:** **Final decision**

**BACKGROUND**

**Land Area:** 0.39-acres (17,389 square feet)  
Lot 2A 0.08-acres (3,719 square feet)  
Lot 2X-A 0.31-acres (13,670 square feet)

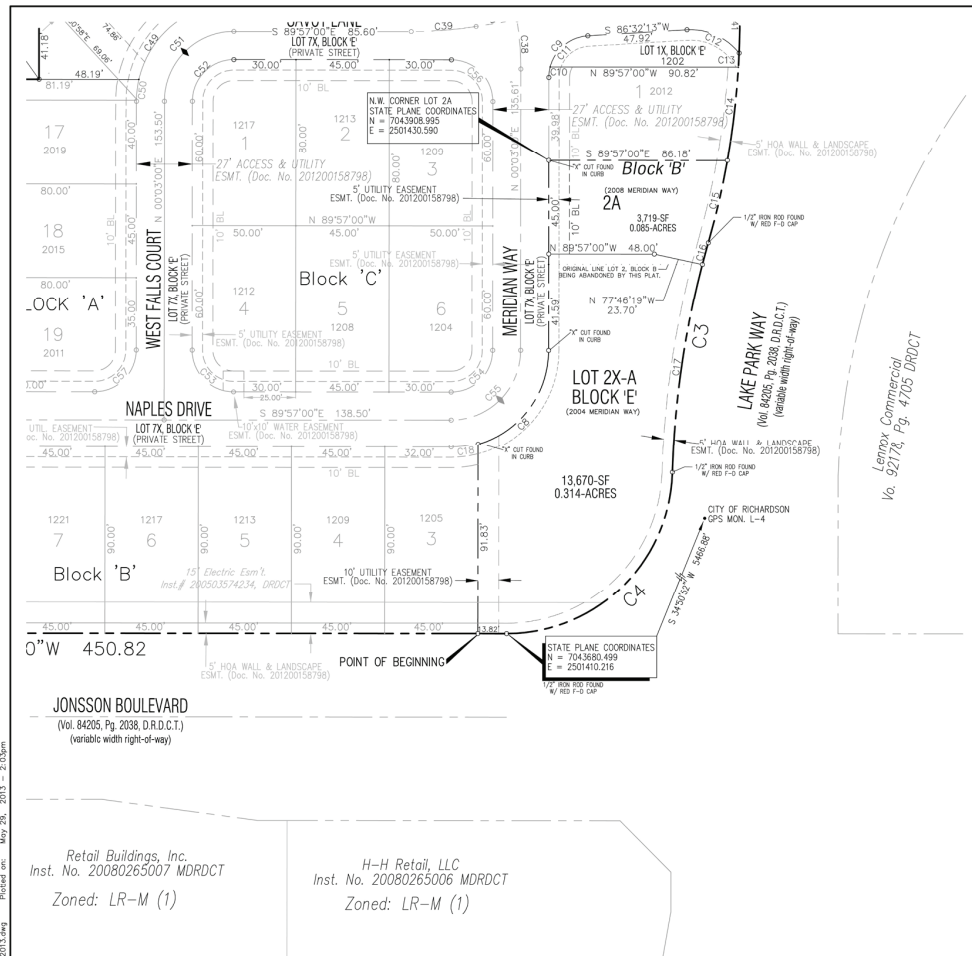
**Zoning:** (PD) Planned Development under Ordinance No. 3854.

**Right-of-way Dedication:** None

**Easements/Setbacks:**  
Existing to Remain 10' front yard setback,  
5' utility easement along Meridian Way,  
10' utility easement along the west property line of Lot 2X-A, Block E  
5' HOA and wall maintenance easement along the rear property lines adjacent to Lake Park Way.

Dedicated by this Plat None.

Abandoned by this Plat None.



STATE OF TEXAS  
DALLAS COUNTY  
CITY OF RICHARDSON

**OWNERS DEDICATION**

That We, Weekley Homes-FC Holdings, LLC, being the owner of Lot 2, Block B, of the Savoy Trace Addition to the City of Richardson as recorded at Document No. 201200158798 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and Savoy Trace Homeowners Association, Inc., being the owner of Lot 2X, Block E, of said Savoy Trace Addition, do hereby adopt this plat designating the herein described property as Lot 2A, Block B and Lot 2X-A, Block E, an Amending Plat of SAVOY TRACE, an addition to the City of Richardson, Dallas County, Texas. We do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for purposes as indicated. The utility and access easements shall be open to the public, fire and police utilities, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and access easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utility shall have the right to remove and keep removed all or parts 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 the easements, and all public utilities shall at all times have the full right of ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

I do hereby dedicate the mutual access easements shown thereon for use by the public as a means of pedestrian and vehicle access to the property shown thereon and to the adjacent property thereon.

This plat approved subject to all existing ordinances, rules, regulations, and resolutions of the City of Richardson, Texas.

EXCUTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Weekley Homes-FC Holdings, LLC  
By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS  
DALLAS COUNTY

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (She) executed the same for the purposes and considerations therein expressed.

GIVEN, UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2013.

My commission expires: \_\_\_\_\_

Notary Public in and for Dallas County, Texas

STATE OF TEXAS  
DALLAS COUNTY

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (She) executed the same for the purposes and considerations therein expressed.

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My commission expires: \_\_\_\_\_

Notary Public in and for Dallas County, Texas

STATE OF TEXAS  
DALLAS COUNTY

**OWNERS CERTIFICATE**

WHEREAS Weekley Homes-FC Holdings, LLC, is the owner of Lot 2, Block B, and Savoy Trace Homeowners Association, Inc. is the owner of Lot 2X, Block E, of Savoy Trace, an Addition to the City of Richardson as recorded in Document No. 201200158798 of the Official Public Records of Dallas County, Texas, in the J.W. Curtis Survey, Abstract No. 345, and being more fully described as follows:

LOT 2X-A, BLOCK E AND LOT 2A, BLOCK B:

COMMENCING at a 1/2 inch iron rod with a Romeo cap found for corner in the north line of Jonsson Boulevard (a variable right-of-way), said point also being the southeast corner of Savoy Trace, an addition to the City of Richardson, Dallas County, Texas, according to the plat recorded in Document No. 201200158798, Official Public Records of Dallas County, Texas;

THENCE South 89° 57' 00" East, along the north line of said Jonsson Boulevard a distance of 437.00 feet to a 1/2 inch iron rod found for corner in the north line of said Jonsson Boulevard, said point also being the southeast corner of Lot 3, Block B, of said Savoy Trace Addition and being the POINT OF BEGINNING;

THENCE North 00° 03' 00" East, along the east line of said Lot 3 and leaving the said north line of Jonsson Boulevard, a distance of 91.83 feet to an "X" cut in concrete found in south line of a 27-foot wide Access and Utility easement (Meridian Way) according to the plat for the said Savoy Trace Addition and being the beginning point of a non-tangent curve to the left having a central angle of 73° 36' 34", a tangent of 30.36 feet, a radius of 47.00 feet, a chord bearing North 37° 01' 17" East and a chord length of 56.53 feet;

THENCE in a northeasterly direction, along said curve to the left and along the south line of said 27-foot access easement (turning into the east line of said easement), a distance of 60.66 feet to an "X" cut found for a point of tangency;

THENCE North 00° 03' 00" East, continuing along the east line of said 27-foot access easement, a distance of 86.50 feet to an "X" cut in concrete set for the northeast corner of Lot 2, Block B of said Savoy Trace Addition and also being the southwest corner of Lot 1, Block B of said Savoy Trace Addition;

THENCE South 89° 57' 00" East, leaving the east line of said 27-foot access easement, a distance of 86.50 feet to an "X" cut in concrete found at the southeast corner of said Lot 1, Block B, of the said Savoy Trace Addition and also being in the west line of Lake Park Way (a variable width right-of-way), the beginning of a non-tangent curve to the right having a central angle of 06° 00' 21", a tangent of 20.35 feet, a radius of 388.00 feet, a chord bearing South 13° 05' 52" West and a chord length of 40.65 feet;

THENCE in a southerly direction, along said curve to the left and along the west line of said Lake Park Way, a distance of 40.67 feet to a 1/2 inch iron rod with a red F-0 cap found for corner, said point being the beginning point of a non-tangent curve to the left having a central angle of 14° 30' 44", a tangent of 56.69 feet, a radius of 445.24 feet, a chord bearing South 08° 07' 09" West and a chord length of 112.47 feet;

THENCE in a southerly direction, along said curve to the left and along the west line of said Lake Park Way, a distance of 112.77 feet to a 1/2 inch iron rod with a red F-0 cap found for corner, said point being the beginning point of a non-tangent curve to the right having a central angle of 88° 27' 27", a tangent of 77.87 feet, a radius of 80.00 feet, a chord bearing South 45° 49' 24" West and a chord length of 111.60 feet;

THENCE in a southerly direction, along said curve to the right and along the northwest line of said Lake Park Boulevard, a distance of 123.50 feet to a 1/2 inch iron rod with a red F-0 cap found for corner in the north line of Jonsson Boulevard (a variable width right-of-way);

THENCE North 89 degrees 57 minutes 00 seconds West, along the north line of said Jonsson Boulevard a distance of 13.82 feet to the POINT OF BEGINNING and containing 17,389 square feet or 0.399 acres of land.

EXCUTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Savoy Trace Homeowners' Association, Inc.  
By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS  
DALLAS COUNTY

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (She) executed the same for the purposes and considerations therein expressed.

GIVEN, UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2013.

My commission expires: \_\_\_\_\_

Notary Public in and for Dallas County, Texas

STATE OF TEXAS  
DALLAS COUNTY

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DALLAS COUNTY

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STATE OF TEXAS  
DALLAS COUNTY

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Notary Public in and for Dallas County, Texas

STATE OF TEXAS  
DALLAS COUNTY

**SURVEYOR'S CERTIFICATE**

I, F.E. Benmenderfer, Jr., do hereby certify that this plat was prepared from an on the ground survey of the property herein described, and that the corner monuments shown thereon were placed under my supervision in accordance with the plotting rules and regulations of the City of Richardson, Texas.

F.E. Benmenderfer, Jr.  
Registered Professional Land Surveyor  
No. 4001

STATE OF TEXAS  
DALLAS COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day F.E. Benmenderfer, Jr., personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

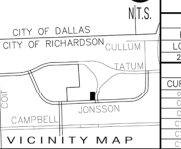
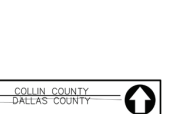
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

My commission expires: \_\_\_\_\_

Notary Public in and for the State of Texas

Retail Buildings, Inc.  
Inst. No. 20080265007 MDRDCT  
Zoned: LR-M (1)

H-H Retail, LLC  
Inst. No. 20080265006 MDRDCT  
Zoned: LR-M (1)



**LOT AREA TABLE**

BLOCK	LOT	AREA (SF)
BLOCK 'B'	2A	3,719.98
	2A	13,670.31
BLOCK 'E'	1	112.47
	2	123.50
	3	60.66
	4	40.67
	5	18.78
	6	10.78

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C1	112.77	115.21	143.244	330.210691	112.47
C2	123.50	80.00	88.72727	324.942166	112.60
C3	60.66	97.50	73.96144	131.971171	56.53
C4	40.67	388.00	08.07027	51.3302537	40.65
C5	18.78	445.24	03.71361	52.9243376	10.78
C6	10.78	101.60	44.2424	130.791161	10.78

**H.O.A. OWNER / MAINTAINER:**  
Savoy Trace Homeowners' Association, Inc.  
Attn: Eyal Annon  
3301 North I-35  
Carrollton, Texas 75007  
(972) 323-7504

**RESIDENTIAL OWNER / DEVELOPER:**  
Weekley Homes-FC Holdings, LLC  
Attn: Eyal Annon  
3301 North I-35  
Carrollton, Texas 75007  
(972) 323-7504

**NOTES:**

All lots designated with an "X" are to be owned and maintained by the HOA.

The purpose of this Amending Plat is to adjust the common lot line between Lot 2, Block B and common area Lot 2X, Block E, from its original position as shown in the Final Plat for Savoy Trace as recorded in Document No. 2012000158798 of the Official Public Records of Dallas County, Texas.

BASIS OF BEARINGS is according to the plat recorded in instrument Number 200600332584, Official Public Records, Dallas County, Texas, the north line of Jonsson Boulevard bears N 89° 57' 00" W.

**BENCHMARKS:**

RICHARDSON I-3 AZ. MARK - ALUMINUM DISK IN THE WEST END OF TEN FT. CURB INLET ON THE SOUTH SIDE OF WILCOX DRIVE, 30 FEET EAST OF WATERWAY DRIVE.  
NORTHING: 7040563.39  
EASTING: 2503791.66  
ELEVATION: 637.904

RICHARDSON I-3 AZ. MARK - ALUMINUM DISK IN OUTLET AT THE TEN FT. CURB INLET ON THE EAST SIDE OF FLOOD ROAD, 50 FEET NORTH OF WILCOX DRIVE.  
NORTHING: 7045963.38  
EASTING: 2505897.03  
ELEVATION: 672.133

PREPARED BY:  
**dietz engineering**  
205 S. Alma Drive  
Attn: Jay Childs  
Allen, Texas • 75013  
(972) 889.977

**AMENDING PLAT**  
**LOT 2A, BLOCK B**  
**and LOT 2X-A, BLOCK E OF THE**  
**SAVOY TRACE ADDITION**

Being an Amending Plat of Lot 2A, Block B and Lot 2X, Block E of Savoy Trace, an Addition to the City of Richardson as recorded in Document No. 201200158798 of the Official Public Records of Dallas County, Texas.  
J. W. Curtis Survey, Abstract No. 345  
City of Richardson, Dallas County, Texas  
Lot 2B: 2008 Meridian Way  
Lot 2X-A: 2004 Meridian Way

**SHEET 1 OF 1**



# Agenda Item 3

**Amending Plat:  
Cantera Addition, Lots 7A and 9A, Block A**

# **Cantera Addition Lots 7A and 9A, Block A**

## Attachments:

1. Locator
2. Staff Report
3. Amending Plat



**Lot 9A, Blk A**  
**0.70-acres**

**Lot 7A, Blk A**  
**0.71-acres**

**Lots 7A & 9A, Block A**  
**Cantera Addition**



**CITY PLAN COMMISSION  
BACKGROUND INFORMATION**

**June 4, 2013**

**Amending Plat**

**PROJECT SUMMARY**

**Subdivision:** **Lots 7A and 9A, Block A of the Cantera Addition**  
*being an amending plat of Lots 7, 8 and 9, Block A of the Cantera Addition.*

**Location:** 3809 and 3817 Cantera Lane

**Staff Comments:** The purpose of the amending plat is to combine Lots 7, 8 and 9, Block A into two (2) lots to allow for the existing homes on proposed Lots 7A and 9A to have larger lots.

Ordinance 3601 permits non-radial lots lines within the development as shown on the approved concept plan. Although the lot line separating proposed Lots 7A and 9A is not shown on the concept plan, and is not radial from the front property line, staff feels the proposed design is consistent with the intent of Ordinance 3601 and established character of the neighborhood. Therefore, a variance to the Subdivision and Development Code for a non-radial lot line is not necessary.

The amending plat complies with City zoning and development regulations and Ordinance 3601.

**CPC Action:** **Final decision**

**BACKGROUND**

**Land Area:** 1.41-acres (61,772 square feet)  
Lot 7A 0.71-acres (31,340 square feet)  
Lott 9A 0.70-acres (30,432 square feet)

**Zoning:** PD Planned Development under ordinance 3601

**Right-of-way Dedication:** None

**Easements/Setbacks:**

Existing to Remain	30' Front yard setback, 10' Utility easement along Cantera Lane, 5' Wall maintenance easement along the rear property line.
Dedicated by this Plat	None.
Abandoned by this Plat	None.

