



Board of Commissioners Agenda Memo

From: Mike Whaley
Date: October 15th, 2012
Item: Final Plat Lot 1 Block 1 Saddlebrook Addition

Background

Final Plat was prepared by Corlett, Probst , & Boyd for owners Rick Otto and Timothy Morris for the purpose of constructing a multi-level apartment complex (64 units). The City of Burkburnett and the BDC have been working with the Overland Property group in their application to the TDHCA (Texas Dept of Housing and Community Affairs) in regards to the Housing Tax Credit and HOME Investment Partnership Program. This program is a very competitive program in which the Overland Property Group ranked first place for their submittal of the Saddlebrook Apartments in the City of Burkburnett and have been awarded the tax credits.

Fiscal Impact

N/A

Options

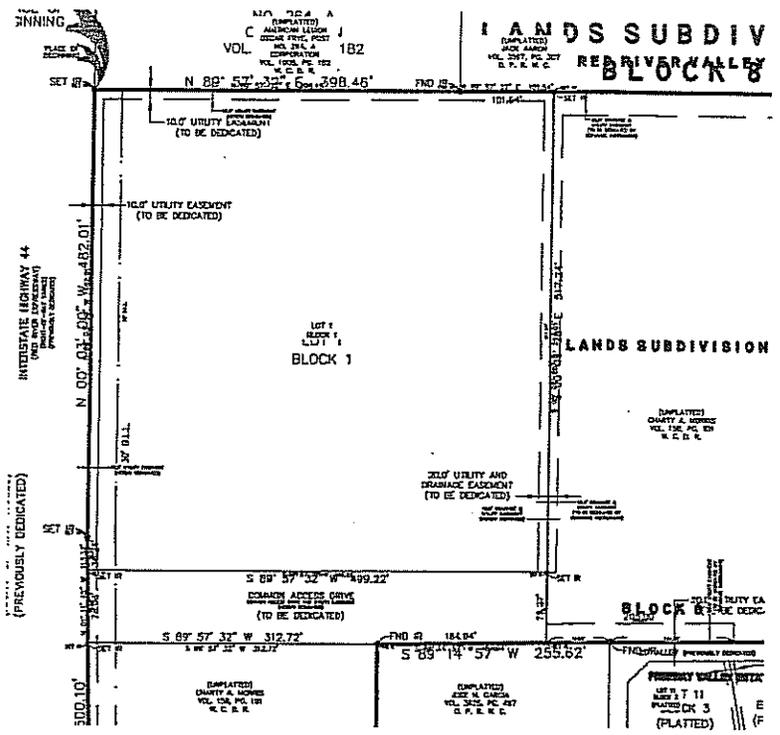
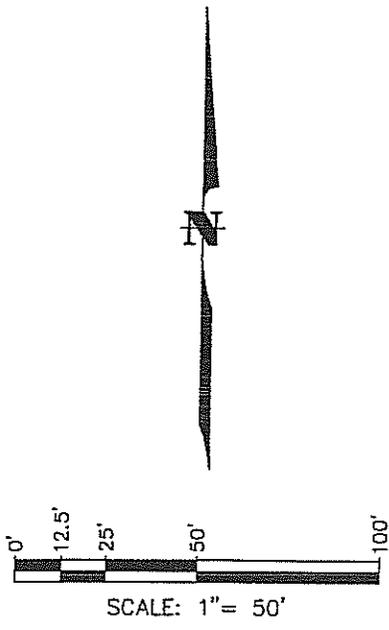
Approve
Deny

Staff Recommendation

The P&Z voted unanimously to approve. Also no citizens attended meeting to oppose request.
The Staff recommends approval.

Attachments

Detail of plat
Detail of Prelim plat
Aerial View



BASIS OF BEARING IS THE WEST LINE OF THE TOWNSEND ADDITION BEING NORTH/SOUTH

FINAL PLAT
LOT 1
BLOCK 1
SADDLEBROOK ADDITION
 BURKBURNETT, TEXAS
 OUT OF
 BLOCK 8, RED RIVER VALLEY LANDS SUBDIVISION,
 BURKBURNETT, TEXAS

The herein described property does not lie within the Special Flood Hazard Areas inundated by 100 Year Flood as delineated on the Flood Insurance Rate Map for the City of Burkburnett, Wichita County, Texas,

Map Number: 48485C0185G,

Dated: February 3, 2010

as published by the U.S. Department of Homeland Security, Federal Emergency Management Agency.

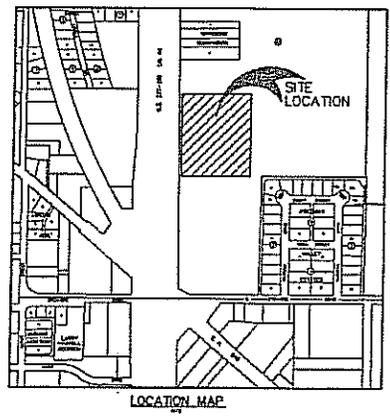
Flood Zone designation is Zone X.

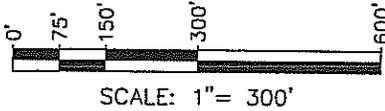
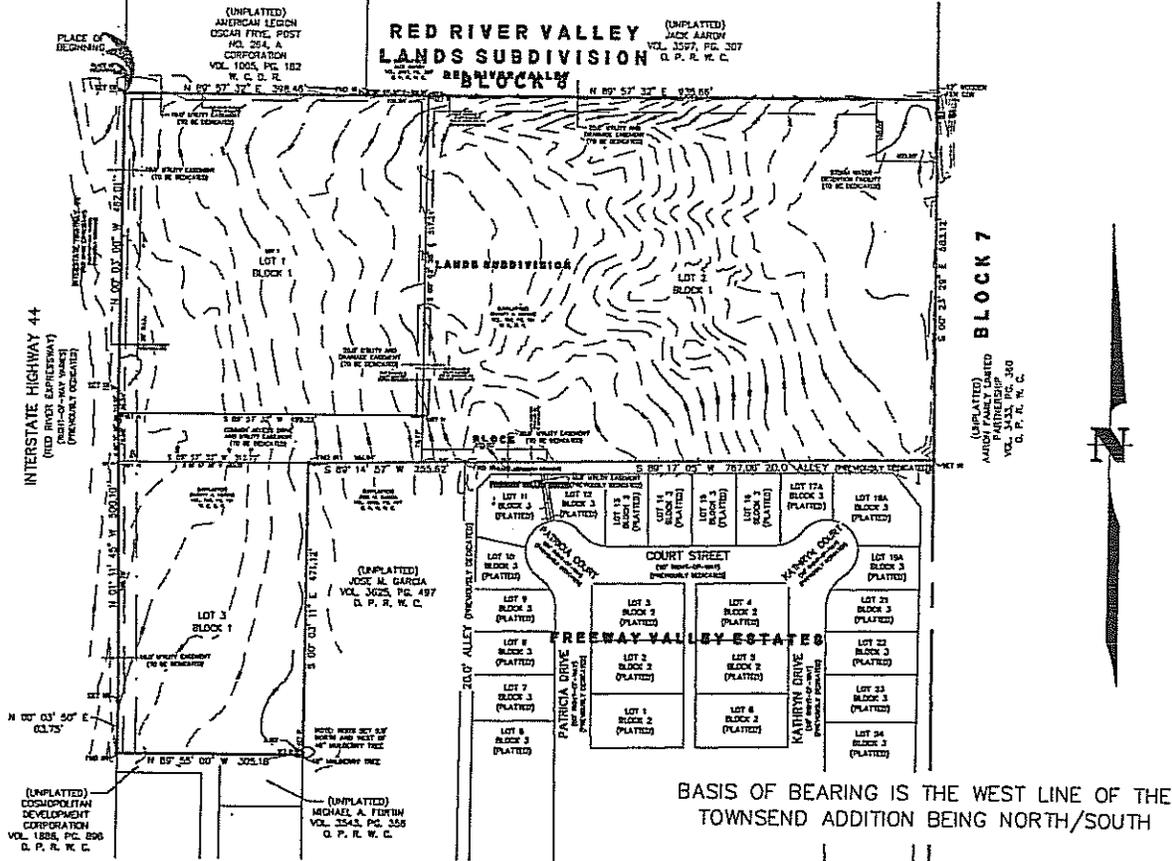
SEPTEMBER, 2012
 SCALE: 1" = 50'

OWNER
TIMOTHY MORRIS
 3001 COMMUNICATIONS PARKWAY
 APARTMENT #2718
 PLANO, TEXAS 75093
 PHONE (469) 243-2146

OWNER
RICK OTTO
 P. O. BOX 1748
 BIG BEAR CITY, CALIFORNIA 92314
 PHONE (951) 313-3706

PREPARED BY
CORLETT, PROBST & BOYD, P.L.L.C.
 ENGINEERS & SURVEYORS
 4605 OLD JACKSBORO HIGHWAY
 WICHITA FALLS, TEXAS 76302
 PHONE (940) 723-1455





BASIS OF BEARING IS THE WEST LINE OF THE TOWNSEND ADDITION BEING NORTH/SOUTH

PRELIMINARY PLAT
LOTS 1 THRU 3
BLOCK 1
SADDLEBROOK ADDITION

BURKBURNETT, TEXAS
 OUT OF
 BLOCK 8, RED RIVER VALLEY LANDS SUBDIVISION,
 BURKBURNETT, TEXAS

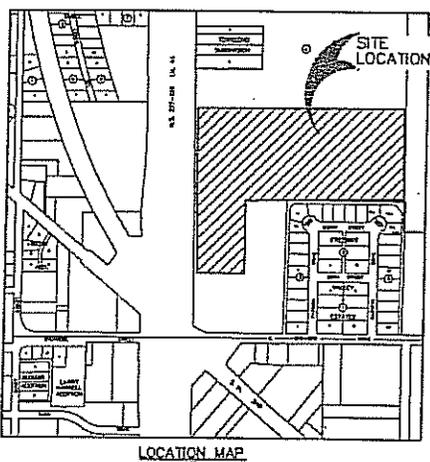
SEPTEMBER, 2012
 SCALE: 1" = 300'

OWNER
TIMOTHY MORRIS
 3001 COMMUNICATIONS PARKWAY
 APARTMENT #2718
 PLANO, TEXAS 75093
 PHONE (469) 243-2146

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The herein described property does not lie within the Special Flood Hazard Areas inundated by 100 Year Flood as delineated on the Flood Insurance Rate Map for the City of Burkburnett, Wichita County, Texas,
 Map Number: 48485C0185G,
 Dated: February 3, 2010
 as published by the U.S. Department of Homeland Security, Federal Emergency Management Agency.
 Flood Zone designation is Zone X.



LOCATION MAP



Google earth





Board of Commissioners Agenda Memo

From: Mike Whaley
Date: October 15th, 2012
Item: Final Plat Lots 19-A thru 24-A and Lots 26-A thru 31-A Block 13 Janlee Heights Addition Section 14.

Background

Final Plat was prepared by Corlett, Probst, & Boyd for owner Darren Broadus for the purpose of replatting designated lots to single-family detached home specifications as included in the current R-1 District (which are the same as the single family residential-6 district specifications). Originally the area was platted for zero-lot line residences however the owner believes that larger lots will be more marketable. Currently the property proposed is zoned R1 residential district which allows for a variety of medium density housing. Plat reflects proper building line and easements. At this time the staff sees no conflict with the Zoning ordinance or the Subdivision Ordinance.

Fiscal Impact

N/A

Options

Approve
Deny

Staff Recommendation

P&Z voted unanimously to approve. Also no citizens attended meeting to oppose request.
The Staff recommends approval.

Attachments

Detail of plat
Arial View

the herein described property does not lie within the Special Flood Hazard Areas inundated by 100 Year Flood as delineated on the Flood Insurance Rate Map for the City of Burkburnett, Wichita County, Texas,

(60.0' R.O.W.) (PREVIOUSLY DEDICATED)

S 00° 39' 14" W 5.16'
N 88° 39' 51" E 190.05'

Map Number: 48485C0180G,

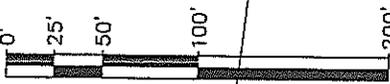
Dated: February 3, 2010

as published by the U.S. Department of Homeland Security, Federal Emergency Management Agency.

(UNPLATTED)

Flood Zone designation is Zone X.

LOT 3
SECTION 5
JANLEE TOWN
(PLATTED)



SCALE: 1" = 100'

LOT 1
BLOC.
JANLEE TOWN
(PLATTED)

IA
TOWN
(ED)

M. OF
INING

FINAL PLAT
LOTS 19-A THRU 24-A AND
LOTS 26-A THRU 31-A
BLOCK 13
JANLEE HEIGHTS ADDITION
SECTION 14

BURKBURNETT, TEXAS
A REPLAT OF LOTS 18 THUR 31, BLOCK 13,
JANLEE HEIGHTS ADDITION
BURKBURNETT, TEXAS

SEPTEMBER, 2012
SCALE: 1" = 50'

OWNER
DARREN BROADUS
1405 RED FOX
BURKBURNETT, TEXAS 76354
PHONE (940) 224-3673

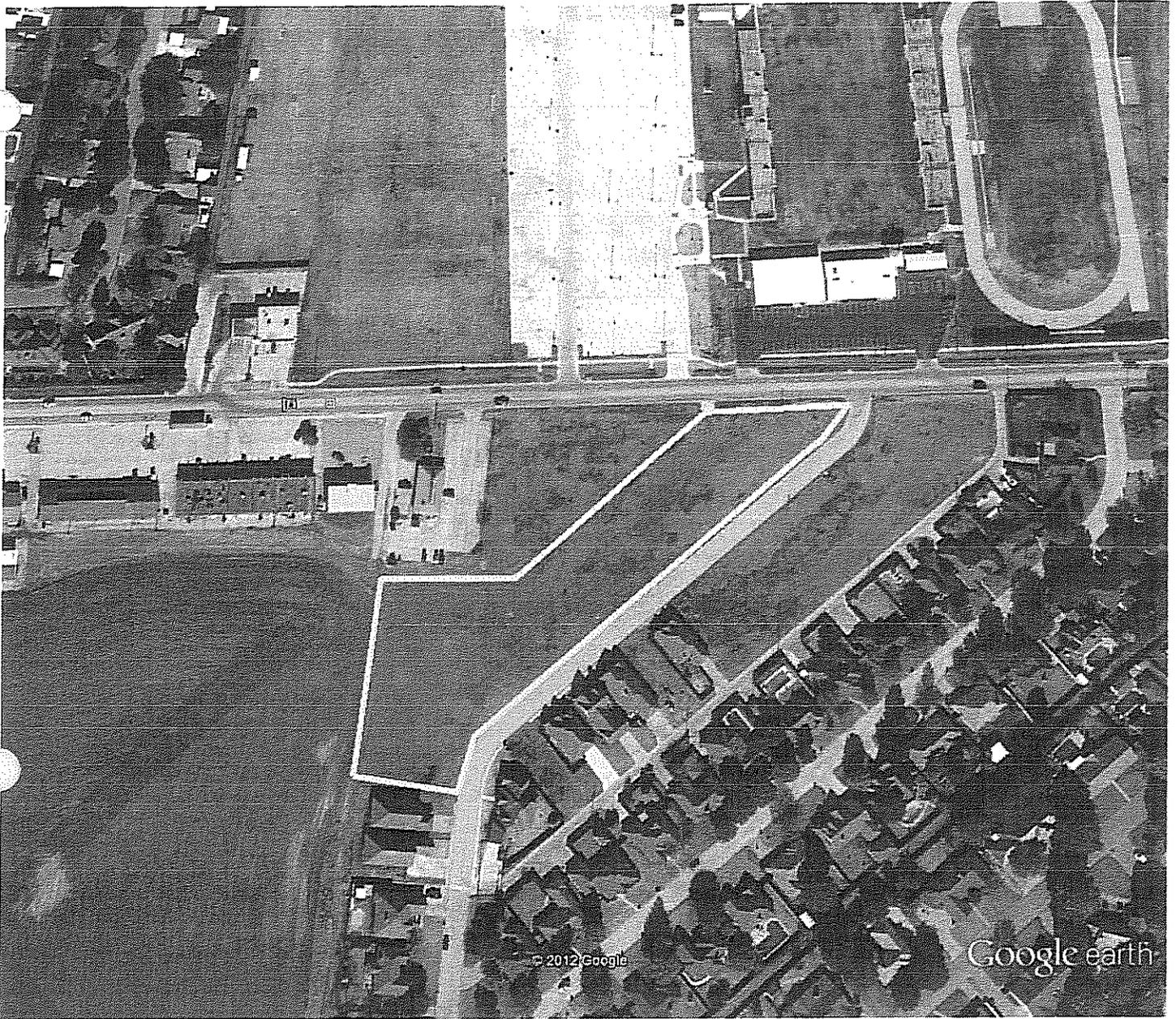
PREPARED BY
CORLETT, PROBST & BOYD, P.L.L.C.
ENGINEERS & SURVEYORS
4605 OLD JACKSBORO HIGHWAY
WICHITA FALLS, TEXAS 76302
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BASIS OF BEARING IS THE SOUTH LINE OF
KRAMER ROAD BEING N 88° 45' 49" E



LOCATION MAP
NTS





Google earth





Board of Commissioners Agenda Memo

From: Mike Whaley
Date: October 15th, 2012
Item: Planned Development District for 800 Block of Coulter Dr.

Background

This request for a planned development district is being brought forth by the City staff. Recently, a permit request for a zero-lot line home on Coulter Dr. brought an issue to light in regards to an existing problem with the set-backs on Coulter Dr. After staff review, it was determined that the existing homes on Coulter Dr. did not meet the set-back requirements of a 25' front building lot line as set forth in the zoning ordinance. Officially the City staff cannot grant a request for a building permit which violates the Zoning Ordinance. Therefore, it was determined that in order to approve this request and eliminate future issues, that a planned development district would need to be assigned to this area. This will allow us the flexibility to adjust the front set-back requirement to meet the setback of existing homes and create a unified setback for future construction. Since this area is rear entry it will not create any problems. Legal notice and 200' radius written notices were completed per ordinance. The request is also in conjunction with the base zoning district which is R1. Within this request the remaining lots on the north/west side of Coulter Dr. will be designed as SF-6 lots and hold to all the existing requirements as set forth by the zoning ordinance. The lots on the south/east side of Coulter Dr. will remain zero-lot-line lots with which will hold to all the existing requirements as set forth by the zoning ordinance except: **1. The front set-back requirement will be reduced from 25' to 5' (these homes are rear entry allowing for a lesser front set-back) and 2. The usable open space requirements will be reduced from 10% to 5%.**

Fiscal Impact

N/A

Options

Approve
Deny

Staff Recommendation

The P&Z voted unanimously to approve request. Also there were no citizens at the hearing opposed.
Staff recommends approval

Attachments

Aerial view of proposed PD



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Google earth

Google earth

feet
meters

