



# City of Saginaw

## City of Saginaw

**Meeting Date:** 04/19/2016

**Staff Contact:** Mark White  
Director of Public Works

**Agenda Item:** 8  
(CC-0416-17)

**E-mail:** [mwhite@saginawtx.org](mailto:mwhite@saginawtx.org)

**Phone:** 817-230-0500

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**SUBJECT:** Consideration and Action on Recommendation from Planning and Zoning Commission on a Request for Approval of a Final Plat for Bar C Ranch Phase 1, being 22.75 acres of land located in the John Wagley Survey, Abstract 1597, 79 single family lots

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**BACKGROUND/DISCUSSION:**

This request is for approval of a final plat for Bar C Ranch Phase 1. It consists of 22.75 acres of land. It includes 79 single family lots and a detention pond. This phase is located east of Prairie Moon Trail. The final plat has been reviewed by City Staff and Kimley-Horn and found to be in compliance with the City's subdivision rules. The Planning and Zoning Commission reviewed the proposed final plat at their meeting on April 12, 2016. They voted unanimously to recommend approval to the Council.

**FINANCIAL IMPACT**

N/A

**RECOMMENDATION:**

The Planning and Zoning Commission voted unanimously to recommend approval of the final plat for Bar C Ranch Phase 1 as presented.

**Attachments**

Memo with Attachments from Mark White

*Note: Full size copy of proposed plat will be available at the meeting.*

Memorandum

To: Nan Stanford, City Manager

From: Mark White, Director of Community Development

Subject: Consider Final Plat for Bar C Ranch Development, Phase I

Date: April 13, 2016

This item is a request for a final plat of 22.75 acres of the Bar C Ranch development phase I. The final plat for phase one is the area generally east of Prairie Moon Trail and includes 79 single family lots and the detention pond.

The final plat has been reviewed by staff and the City's engineering firm and found to be in compliance with the City's Subdivision rules.

As well as the customary internal improvements, the project includes the installation of offsite sewer to connect to an existing line at Sassafras Street to service the eastern area of the subdivision (rather than a lift station). Additionally, Prairie Moon Trail will include a triangular (pork chop) island that will be dedicated right in – right out at Bailey Boswell to minimize potential conflicting traffic movements.

Against: None

Absent Member LaBruyere

**(5) PZ 0416 01**

**Consideration And Action On A Request For Approval Of A Preliminary Plat For Bar C Ranch, Being A 38.604 Acre Tract Of Land Located In The John Wagley Survey, Abstract Number 1597, 145 Single Family Lots**

Travis Clegg, with Peloton Land Solutions, was present to answer questions for this preliminary plat. He stated this is the plat for the planned development that was approved in November of 2015 for The Bar C Ranch Development. Mr. Clegg advised that the preliminary plat matches the Planned Development that was approved by city council. He said the developer has already begun preliminary dirt work.

DPW/ED White advised the members that the preliminary plat meets the requirements of the subdivision ordinance and is in accordance with the planned development.

There was a discussion regarding the sewer system for this development, the building set back along East Bailey Boswell and other concerns of the members.

Motion was made by Vice Chairman McCraw with a second by Member Barngrover to approve the preliminary plat for Bar C Ranch as presented. Motion carried. 5-0-1

For: Chairman Lewis, Vice Chairman McCraw  
Members Haney, Barngrover, Alternate Member Guillory

Against: None

Absent Member LaBruyere

**(6) PZ 0416 02**

**Consideration And Action On A Request For Approval Of A Final Plat For The Bar C Ranch Phase 1, Being 22.751 Acres Of Land Located In The John Wagley Survey, Abstract Number 1597, 79 Single Family Lots**

Travis Clegg, with Peloton Land Solutions, was present to answer questions regarding this final plat.

DPW/ED White stated that this phase is for 79 single family lots and will include the construction of the detention pond on the southeast area of the development. He said the developer has applied for the BNSF permit to extend the sewer line under the railroad track to the east of this project. He also explained how traffic will be handled on and off of Bailey Boswell during the construction of this phase and also during the re-construction of East Bailey Boswell Road.

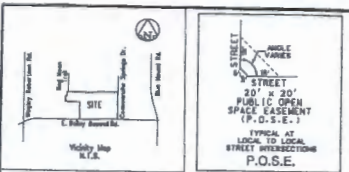
Motion was made by Vice Chairman McCraw with a second by Member Haney to recommend that the city council approve Final Plat, Phase 1 The Bar C Ranch. Motion carried. 5-0-1

For: Chairman Lewis, Vice Chairman McCraw  
Members Haney, Barngrover, Alternate Member Guillory

Against: None



15:12:22 AM 3/23/2016 02:18:58

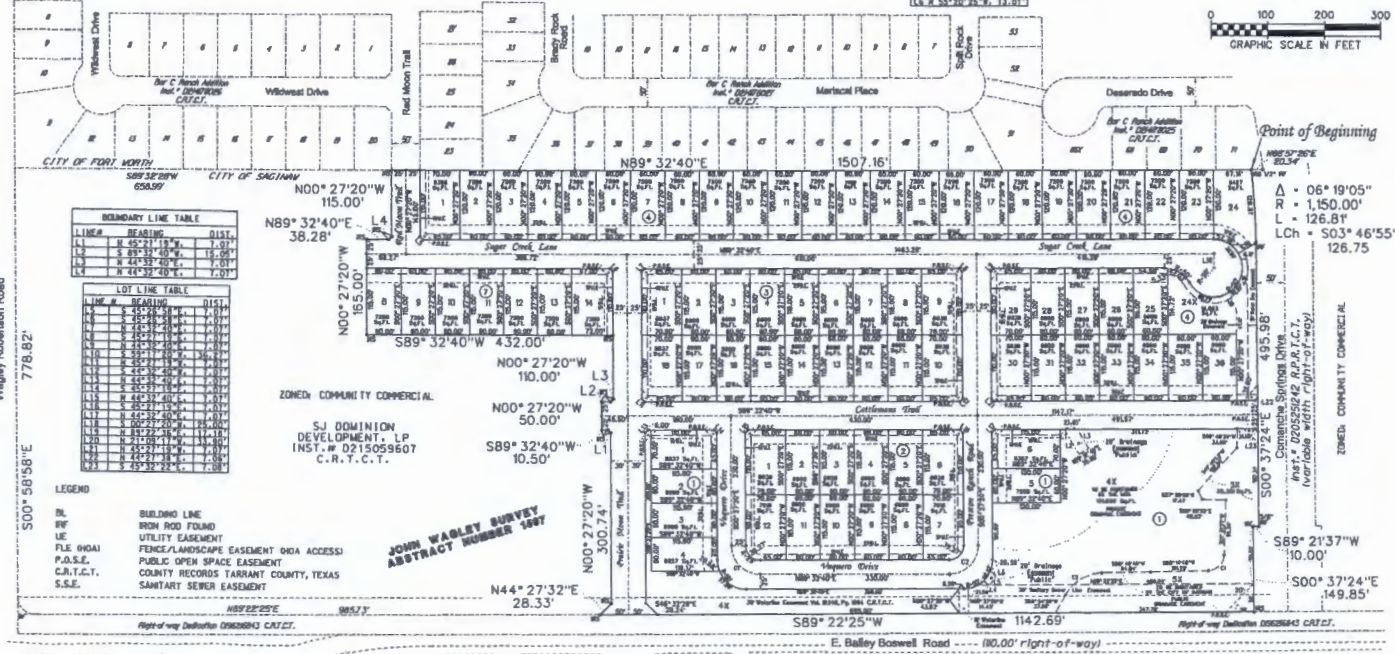
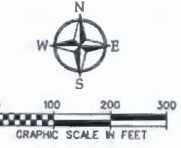


LAND USE TABLE
RESIDENTIAL LOTS 12.895 AC.
OPEN SPACE 4.333 AC.
RIGHT-OF-WAY 3.733 AC.
TOTAL 22.759 AC.

CURVE DATA
CURVE DELTA RADIUS LENGTH CH. BEARING CH. DIST.
C1 80°00'00" 50.00' 78.84' N45°27'20"W 70.71'
C2 80°00'00" 50.00' 78.54' S44°32'40"E 70.77'

Drainage Easement Curve Data
Curve Delta Radius Length CH. Bearing CH. Dist.
C1 80°00'00" 50.00' 78.84' N45°27'20"W 70.71'
C2 80°00'00" 50.00' 78.54' S44°32'40"E 70.77'

Drainage Easement Table
Line Length Area
1 10.00' 1.00'
2 10.00' 1.00'
3 10.00' 1.00'
4 10.00' 1.00'
5 10.00' 1.00'
6 10.00' 1.00'
7 10.00' 1.00'
8 10.00' 1.00'
9 10.00' 1.00'
10 10.00' 1.00'



BOUNDARY LINE TABLE
LINE # BEARING DIST.
1 N 89°32'40"E 155.00'
2 S 89°32'40"E 432.00'

LOT LINE TABLE
LINE # BEARING DIST.
1 N 89°32'40"E 155.00'
2 S 89°32'40"E 432.00'

LEGEND
BL BUILDING LINE
RF IRON ROD FOUND
UE UTILITY EASEMENT

JOHN WAGLEY SURVEY
ABSTRACT NUMBER 1597

Point of Beginning
Delta = 06°19'05"
R = 150.00'
L = 126.81'
Lch = S03°46'55"E 126.75'

STATE OF TEXAS
COUNTY OF TARRANT
I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN WITH THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS...

THE BAR C RANCH PHASE 1
LOTS 1-4, 4X, 5X & 5-8, BLOCK 1 LOTS 1-12, BLOCK 2 LOTS 1-18, BLOCK 3...

STATE OF TEXAS
COUNTY OF TARRANT
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY...

NOTARY PUBLIC OF TEXAS
MY COMMISSION EXPIRES:
LOT TABULATION
BLOCK 01 06 LOTS 12 OPEN SPACES
BLOCK 02 12 LOTS
BLOCK 03 18 LOTS
BLOCK 04 36 LOTS 8 OPEN SPACES
BLOCK 07 07 LOTS
TOTAL 78 RESIDENTIAL LOTS
03 OPEN SPACE LOTS
92 TOTAL LOTS

LOT AREAS
BLOCK LOT SQ. FEET
1 1 8,800
1 2 8,800
1 3 8,800
1 4 8,800
1 5 8,800
1 6 8,800
1 7 8,800
1 8 8,800
1 9 8,800
1 10 8,800
1 11 8,800
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1 18 8,800
1 19 8,800
1 20 8,800
1 21 8,800
1 22 8,800
1 23 8,800
1 24 8,427
1 25 18,962
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1 38 8,800

NOTES
NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER AN EXISTING WATER, SANITARY SEWER, OR UTILITY EASEMENT.
PUBLIC OPEN SPACE RESTRICTION
NO STRUCTURE, OBJECT, OR PLANT OF ANY TYPE MAY OBSTRUCT VISION FROM A HEIGHT OF 100 FEET TO A HEIGHT OF TEN FEET ABOVE THE TOP OF THE CURB, HOLDINGS BUT NOT LIMITED TO BARRIERS, FENCES, WALKS, SIGNS, TREES, SHRUBS, CACTI, TRUCKS, ETC. IN THE PUBLIC OPEN SPACE EASEMENTS OR SHOW ON THIS PLAN...

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 663.18C
Todd A. Bridges, RPLS 4940
Date: March 31, 2016

A FINAL PLAT OF

LOTS 1-4, 4X, 5X & 5-8, BLOCK 1; LOTS 1-12, BLOCK 2; LOTS 1-18, BLOCK 3; LOTS 1-24, 24X & 25-36, BLOCK 4 AND LOTS 8-14, BLOCK 7

THE BAR C RANCH PHASE 1

AN ADDITION TO THE CITY OF SAGINAW, SITUATED IN THE JOHN WAGLEY SURVEY, ABSTRACT NUMBER 1597 TARRANT COUNTY, TEXAS

THIS PLAT WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAGINAW, TEXAS.
BY: CHAIRMAN
ATTST: CITY SECRETARY

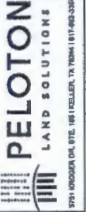
THE CITY COUNCIL OF SAGINAW, TEXAS ON 2016 VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVED IT FOR FILING OF RECORD.
BY: MAYOR
ATTST: CITY SECRETARY

OWNER
SJ DOMINION DEVELOPMENT, LP
7789 BELLAIRE DRIVE SOUTH
FORT WORTH, TX 76132
PHONE: (817) 737-4448

DATE OF PREPARATION: DECEMBER 2015 THIS DOCUMENT IS FILED IN INSTRUMENT NUMBER: DATE:

Revision:
Job #: HCH14001
Drawn By: W.Shelton
Checked By: T.Shelton
Date: 5.28.2015

THE BAR C RANCH PHASE 1
LOTS 1-4, 4X, 5X & 5-8, BLOCK 1; LOTS 1-12, BLOCK 2; LOTS 1-18, BLOCK 3; LOTS 1-24, 24X & 25-36, BLOCK 4 AND LOTS 8-14, BLOCK 7







OWNER'S SIGNATURE:  PHONE #: 817-737-4446

and/or OPTION HOLDER: \_\_\_\_\_ PHONE #: \_\_\_\_\_

OWNER'S NAME: (Please Print) Steve Hawkins

OWNER'S ADDRESS: 7201 Hawkins View Fort Worth TX

APPLICANT'S SIGNATURE:  PHONE #: 817-562-3350

APPLICANT'S NAME: Nicholas J. Powell

APPLICANT'S ADDRESS: 5751 Kroger Dr. #185, Keller, TX 76244

<b>FOR CITY USE ONLY DO NOT WRITE BELOW THIS LINE</b>		
RECEIVED BY: <u>M. [Signature]</u>	DATE: <u>9-30-15</u>	TIME: _____
FEE FOR APPLICATION: <u>1751.37</u>	RECEIPT #: <u>152316</u>	_____
SUBMITTED INFORMATION REVIEWED BY: <u>P. [Signature] FD KITA</u>		
PLANNING AND ZONING COMMISSION MEETING DATE: <u>4-12-16</u>		
ACTION TAKEN: _____		
CITY COUNCIL MEETING DATE: <u>4-19-16</u>		
ACTION TAKEN: _____		



April 5, 2016

Mr. Mark White  
Director of Public Works  
City of Saginaw  
P. O. Drawer 79070  
Saginaw, Texas 76179

**RE: *Review of the Final Plat and Construction Plans  
Bar C Ranch Phase 1-4th Submittal  
KHA No. 069427000***

Dear Mark:

We have completed our fourth review of final plat and construction plans for the above referenced project. Our comments are based upon the City of Saginaw's Subdivision and Zoning Ordinances, Comprehensive Master Plan, and Standard Construction Specifications. Our comments are as follows:

1. On the final submittals, please show the grading around the drop inlets that were added on this submittal.
2. Please note approval for the construction plans is contingent upon the developer obtain a permit from the railroad company for the construction of the sewer line.
3. Please note that the sanitary sewer line extension to Sassafras Street is located close to several existing structures. The developer will be responsible for repairing/replacing any structures/materials that are affected by the construction of the sanitary sewer line although it may not be noted on the plans.

These comments are considered minor and can be addressed on the final reproduction sets to the City. Should you have any questions or comments, please do not hesitate to contact me at 817-900-8525 or Jeff James at 817-335-6511.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.  
State of Texas Registered Firm #928

Misty Christian, P.E., CFM

MDC:jnt

Copy to: Ms. Nan Stanford, City Manager, City of Saginaw