



# City of Sachse, Texas

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

## Meeting Agenda Planning & Zoning Commission

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Monday, August 24, 2015

7:00 PM

Council Chambers

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The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, August 24, 2015, at 7:00 p.m. in the Council Chambers at 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 Report: Update on current activities.
3. Regular Agenda Items:

[15-2979](#)

Consider approval of the minutes of the July 27, 2015 Planning and Zoning Commission meeting.

**Attachments:** [July 27, 2015 Minutes](#)

[15-2976](#)

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 so as to grant a Special Use Permit for a Retail Sales with Gas Pumps use on an approximately 1.116-acre tract of land located at the northeast corner of State Highway 78 and Woodbridge Parkway, more particularly described in Exhibit "A" and located in a Planned Development District (PD-19); providing special conditions; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of the site plan attached as Exhibit "C".

### Executive Summary

The applicant is requesting that this item be tabled for a future Planning & Zoning Commission Meeting. The applicant has requested an opportunity to meet with citizens in the adjacent residential neighborhood to discuss the project prior to this item being heard.

[15-2974](#)

Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan.

### Executive Summary

The applicant is requesting that the future collector road from Ranch Road to Industrial Drive as shown in the current Master Thoroughfare Plan be shifted to the east, approximately 1,000 feet.

**Attachments:** [Attachment 1 - Current MTP](#)  
[Attachment 2 - Proposed MTP](#)  
[Attachment 3 - MTP Amendment Aerial Exhibit](#)  
[Attachment 4 - Property Owner Letter](#)  
[Attachment 5 - Adjacent Property Owner Letter](#)  
[Attachment 6 - Comprehensive Plan Transportation Information](#)  
[Master Thoroughfare Plan Amendment Presentation](#)  
[DRAFT Ordinance MTP Ammendment](#)

**15-2973**

Conduct a public hearing and consider a recommendation to the City Council for a Temporary Special Use Permit for North Pointe Church of Christ for two temporary portable classroom buildings on approximately 6.114 acres of land located at 7030 State Highway 78, for a period of five years.

Executive Summary

North Pointe Church is seeking to install two portable classroom buildings on the property for a period of five years. A Temporary Special Use Permit is required for the installation of portable school/church buildings.

**Attachments:** [Attachment 1 - Location Map](#)  
[Attachment 2 - Applicant Information](#)  
[Attachment 3 - Zoning Map](#)  
[Temporary Special Use Permit Presentation](#)

**15-2972**

Conduct a public hearing and consider a recommendation to the City Council of the City of Sachse, Texas of an ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended, by granting a change in zoning from Planned Development (PD-4) to General Commercial (C-2) with a Special Use Permit for a restaurant with drive-through use on an approximately 1.0492 acre tract of land located at 3802 Sachse Road; providing special conditions; providing a repealing clause; providing a savings clause; providing a severability clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing an effective date.

Executive Summary

The applicant is requesting a change of zoning for the property at 3802 Sachse Road from Planned Development (PD-4) to General Commercial (C-2) with a Special Use Permit for a Restaurant with Drive-Through use. The proposed property is undeveloped land at the southwest corner of Sachse Road and Miles Road. The Zoning Ordinance requires an SUP for the proposed Restaurant with Drive-Through.

**Attachments:** [Attachment 1 - Ordinance 0342 Planned Development 1983](#)  
[Attachment 2 - C-2 Zoning Requirements](#)  
[Attachment 3 - Future Land Use Plan](#)  
[Attachment 4 - Zoning Map](#)  
[Attachment 5 - Property Owner Responses](#)  
[Draft Zoning Ordinance Re C2 With SUP Drive Through Sachse Center](#)  
[Zoning Request Presentation](#)

15-2975

Consider the application of MP Sachse, Ltd. for approval of a Final Plat for Lot 4, Block A of Woodbridge Gate, being a commercial lot on approximately 0.865 acres, at the Southwest corner of State Highway 78 and Woodbridge Parkway.

Executive Summary

The applicant is requesting to final plat an approximately 0.865-acre tract of land in Block A of Woodbridge Gate for use as an urgent care facility.

**Attachments:** [Attachment 1 - Location Map](#)  
[Attachment 2 - Ordinance 1443](#)  
[Attachment 3 - Zoning Map](#)  
[Final Plat](#)  
[Woodbridge Gate Lot 4 Block A Final Plat Presentation](#)

4. Adjournment.

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: August 21, 2015; 5:00 p.m.

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Michelle Lewis Sirianni, Interim City Secretary

*If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact Michelle Lewis Sirianni, Interim 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 #:** 15-2979      **Version:** 1      **Name:** CD - PZ MINUTES 07132015  
**Type:** Agenda Item      **Status:** Agenda Ready  
**File created:** 8/21/2015      **In control:** Planning & Zoning Commission  
**On agenda:** 8/24/2015      **Final action:**  
**Title:** Consider approval of the minutes of the July 27, 2015 Planning and Zoning Commission meeting.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [July 27, 2015 Minutes](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

### Title

Consider approval of the minutes of the July 27, 2015 Planning and Zoning Commission meeting.

### *Executive Summary*

*Review and consider approval of the minutes of the July 27, 2015 Planning and Zoning Commission meeting.*

### Background

Consider approval of the Planning and Zoning Commission minutes for the July 27, 2015 meeting.

### Policy Considerations

N/A

### Budgetary Considerations

N/A

### Staff Recommendations

Recommend approval of the minutes of the Planning and Zoning Commission July 27, 2015 meeting.

**City of Sachse, Texas**  
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, July 27, 2015

Time: 7:00 p.m.

Place: Sachse City Hall

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**Members Present:**

Ty Lamb  
Wendy Stewart  
Scott Everett  
David Hock  
Fernando Guitierrez

**Members Absent:**

Lyndsey Rhode  
Chance Lindsey

**Staff Present:**

Michael Spencer, Interim Community Development  
Director  
Greg Peters, City Engineer  
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 Wendy Stewart and Ty Lamb led the pledges.

**2. Community Development Director's Update Report: Staff briefing on current activities.**

Mr. Spencer, Interim Community Development Director, introduced the item. He explained that the Community Development Director title has been changed to Director of Planning and Development Services to better market the position. He said that we have received two finish-out permits for the shell building on Murphy Road; one for a dentist office and another for a nail salon. He stated that at the southeast corner of Sachse Road and Miles Road, the city has received an application for a zoning change from PD-4 to C-2. Additionally, there was a Special Use Permit zoning application submitted for 7-11 at the corner of Woodbridge Parkway and Highway 78 to allow for fuel pumps.

**3. Consider approval of the minutes of the July 13, 2015 Planning and Zoning Commission meeting.**

David Hock made a motion to approve the minutes of the July 13, 2015 Planning and Zoning Commission meeting. Wendy Stewart seconded the motion. The motion passed unanimously with all voting in favor.

**4. Consider an application of 2012 Metropolitan Enclave Limited for approval of a Preliminary Plat for The Enclave, being 8 single-family residential lots on approximately 9.978 acres, on the southeast corner of Woodbridge Parkway and Laurel Crest Drive, just north of Sachse Road.**

Michael Spencer, Interim Community Development Director, introduced the item. He stated the applicant is requesting to subdivide approximately 9.978 - acre tract to consist of 8 single - family residential lots located at the southeast corner of Woodbridge Parkway and Laurel Crest Drive. He stated that the subject property is zoned Residential-10 (R-10), which was approved by City Council on December 3, 2012. He explained that the proposed preliminary plat meets the standards of the City of Sachse Code of Ordinances and staff is recommending approval.

Chairmen Everett asked who would be responsible for maintaining the drainage area and pond. He asked if there would be a homeowner's association to ensure the property is maintained.

Mr. Jones, Applicant's Representative, stated that the area would be part of Lot 8 and therefore maintained by the property owner. He stated that Lot 8 would be a largest of the lots and would contain the pond.

William Cravens, Applicant, states that there would be no Homeowner's Association. He stated there is no screening wall or open spaces that would need to be maintained by the HOA. He stated all the property would be private property. He explained that Lot 8 would be sold as (1) lot consisting of 5-acres and the pond.

Mrs. Stewart stated she was concerned with potential vehicles parking on Woodbridge Parkway in front of the proposed homes that would front Woodbridge Parkway. More discussion followed regarding parking scenarios and traffic patterns.

After discussion, Ty Lamb made a motion to approve the Preliminary Plat for The Enclave. David Hock seconded the motion. The motion passed 3-2 with Scott Everett and Wendy Stewart casting no votes.

There being no further business, David Hock made a motion to adjourn. The meeting was adjourned at 7:53 p.m.

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Secretary

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Chairperson



## Legislation Details (With Text)

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|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---|----------------------|------------------------------|
| <b>File #:</b>       | 15-2976                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Version:</b>      | 1 | <b>Name:</b>         | CD - S7-Eleven SUP           |
| <b>Type:</b>         | Agenda Item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Status:</b>       |   | <b>Status:</b>       | Agenda Ready                 |
| <b>File created:</b> | 8/20/2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>In control:</b>   |   | <b>In control:</b>   | Planning & Zoning Commission |
| <b>On agenda:</b>    | 8/24/2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Final action:</b> |   | <b>Final action:</b> |                              |
| <b>Title:</b>        | 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 so as to grant a Special Use Permit for a Retail Sales with Gas Pumps use on an approximately 1.116-acre tract of land located at the northeast corner of State Highway 78 and Woodbridge Parkway, more particularly described in Exhibit "A" and located in a Planned Development District (PD-19); providing special conditions; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of the site plan attached as Exhibit "C". |                      |   |                      |                              |

### Executive Summary

The applicant is requesting that this item be tabled for a future Planning & Zoning Commission Meeting. The applicant has requested an opportunity to meet with citizens in the adjacent residential neighborhood to discuss the project prior to this item being heard.

### Sponsors:

### Indexes:

### Code sections:

### Attachments:

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

### Title

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 so as to grant a Special Use Permit for a Retail Sales with Gas Pumps use on an approximately 1.116-acre tract of land located at the northeast corner of State Highway 78 and Woodbridge Parkway, more particularly described in Exhibit "A" and located in a Planned Development District (PD-19); providing special conditions; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of the site plan attached as Exhibit "C".

### Executive Summary

*The applicant is requesting that this item be tabled for a future Planning & Zoning Commission Meeting.* The applicant has requested an opportunity to meet with citizens in the adjacent residential neighborhood to discuss the project prior to this item being heard.

### Background

The applicant is seeking a Special Use Permit for a Retail Sales with Gas Pumps use on an

approximately 1.116-acre tract of land located at the northeast corner of State Highway 78 and Woodbridge Parkway.

#### Policy Considerations

The applicant is requesting that this item be tabled for consideration at the September 15, 2015 Planning and Zoning Commission Meeting.

#### Budgetary Considerations

None.

#### Staff Recommendations

Staff recommends that the Planning and Zoning Commission table this item for consideration at the September 15, 2015 Planning and Zoning Commission Meeting.



## Legislation Details (With Text)

|                      |                                                                                                                                                                                                                     |                      |   |                      |                              |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---|----------------------|------------------------------|
| <b>File #:</b>       | 15-2974                                                                                                                                                                                                             | <b>Version:</b>      | 1 | <b>Name:</b>         | MTP Amendment                |
| <b>Type:</b>         | Agenda Item                                                                                                                                                                                                         | <b>Status:</b>       |   | <b>Status:</b>       | Agenda Ready                 |
| <b>File created:</b> | 8/20/2015                                                                                                                                                                                                           | <b>In control:</b>   |   | <b>In control:</b>   | Planning & Zoning Commission |
| <b>On agenda:</b>    | 8/24/2015                                                                                                                                                                                                           | <b>Final action:</b> |   | <b>Final action:</b> |                              |
| <b>Title:</b>        | Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan. |                      |   |                      |                              |

### Executive Summary

The applicant is requesting that the future collector road from Ranch Road to Industrial Drive as shown in the current Master Thoroughfare Plan be shifted to the east, approximately 1,000 feet.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Attachment 1 - Current MTP](#)  
[Attachment 2 - Proposed MTP](#)  
[Attachment 3 - MTP Amendment Aerial Exhibit](#)  
[Attachment 4 - Property Owner Letter](#)  
[Attachment 5 - Adjacent Property Owner Letter](#)  
[Attachment 6 - Comprehensive Plan Transportation Information](#)  
[Master Thoroughfare Plan Amendment Presentation](#)  
[DRAFT Ordinance MTP Amendment](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

### Title

Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan.

### Executive Summary

*The applicant is requesting that the future collector road from Ranch Road to Industrial Drive as shown in the current Master Thoroughfare Plan be shifted to the east, approximately 1,000 feet.*

### Background

The applicant is seeking to develop a 5-acre portion of the subject property located approximately 300 feet east of the intersection of Ranch Road and Harlan Drive. The current Thoroughfare Plan (Attachment 1) that was adopted as part of the 2001 Comprehensive

Plan, showed a north-south collector street impacting the subject property being considered for the development. The plan identified a collector road between the Sachse Industrial Park and Ranch Road, which would provide a second access point for the Industrial Park and improved traffic movement in, through, and out of the undeveloped property along Ranch Road.

The proposed Thoroughfare Plan is shown in Attachment 2, and an exhibit with aerial imagery is provided in Attachment 3. Staff recieved support for the amendment from the property owner of the subject tract and the property owner of the adjacent tract. Letters of support can be found in Attachment 4 and Attachment 5.

### Policy Considerations

The Plan Amendment process for the Thoroughfare Plan is described on page 4-9 of the Comprehensive Plan (See Attachment 6 for a copy of the entire Transportation Element of the Comprehensive Plan); however, the amendment criteria are not succinctly defined. In order to evaluate this amendment, staff considered whether the proposed relocation of the thoroughfare would adversely or positively impact property access.

Tools used in the evaluation of the proposed amendment include the Goal and associated Objectives outlined in the Transportation Element (see below).

### ***Transportation Goal: Provide access to neighborhoods and businesses while serving overall mobility needs of residents and businesses.***

**Objective A:** Ensure the road system in the City provides appropriate access for residents while discouraging commercial traffic in neighborhoods.

*Action 1:* Use the Thoroughfare Plan to determine where arterial and collector streets are needed in new residential and commercial developments.

*Action 2:* Use city funds on streets to benefit the community as a whole.

*Action 3:* Improve traffic signal timings to enhance progressive movement along Hwy 78 and other major thoroughfares.

**Objective B:** Alternative transportation modes should be available to the residents of the City.

*Action 1:* Provide designated on and off street bike routes.

*Action 2:* Provide trails, sidewalks and crosswalks on all arterial and collector streets.

**Objective C:** Larger vehicles should utilize major transportation routes around the City to minimize negative impact on residential neighborhoods.

*Action 1:* Downgrade the functional classifications of roads traversing

Sachse to discourage their use by larger vehicles.

*Action 2:* Adopt designated enforceable truck routes.

*Action 3:* Establish Hazardous Material Routing.

*Action 4:* Provide better enforcement of traffic regulations, especially for trucks.

*Action 5:* Provide signage for truck traffic movement through and within the Sachse area.

Of the three above Objectives, Objectives B and C are not entirely applicable; however, Objective A is applicable, specifically the “Action 1” item. The recommendation for this item by staff is largely based on adherence to this item.

The proposed amendment will result in a more centrally located collector road within the undeveloped property on Ranch Road, allowing for improved access, connectivity, and use by future development in the area.

#### Budgetary Considerations

None

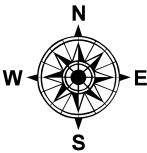
#### Staff Recommendations

Staff recommends approval of an Ordinance of the City of Sachse, Texas, amending Figure 4 -1, Thoroughfare Plan of the Sachse Comprehensive Plan.

EXHIBIT A

THOROUGHFARE PLAN

(NEW PROPOSED PLAN)



COLLIN COUNTY

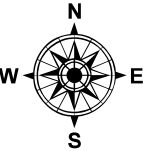
DALLAS COUNTY

March 17, 2014

- Legend**
- Principal Arterial-Existing
  - Collector-Existing
  - Collector-Proposed
  - Minor\_Arterial-Existing
  - Minor\_Arterial-Proposed
  - Trail-Existing
  - Trail-Proposed
  - city\_limits
  - countyline
  - S.H. 190 Turnpike
  - 100 Year Floodplain

THOROUGHFARE PLAN

(NEW PROPOSED PLAN)



COLLIN COUNTY  
DALLAS COUNTY

March 17, 2014

Legend

Principal Arterial-Existing

Collector-Existing

Collector-Proposed

Minor\_Arterial-Existing

Minor\_Arterial-Proposed

Trail-Existing

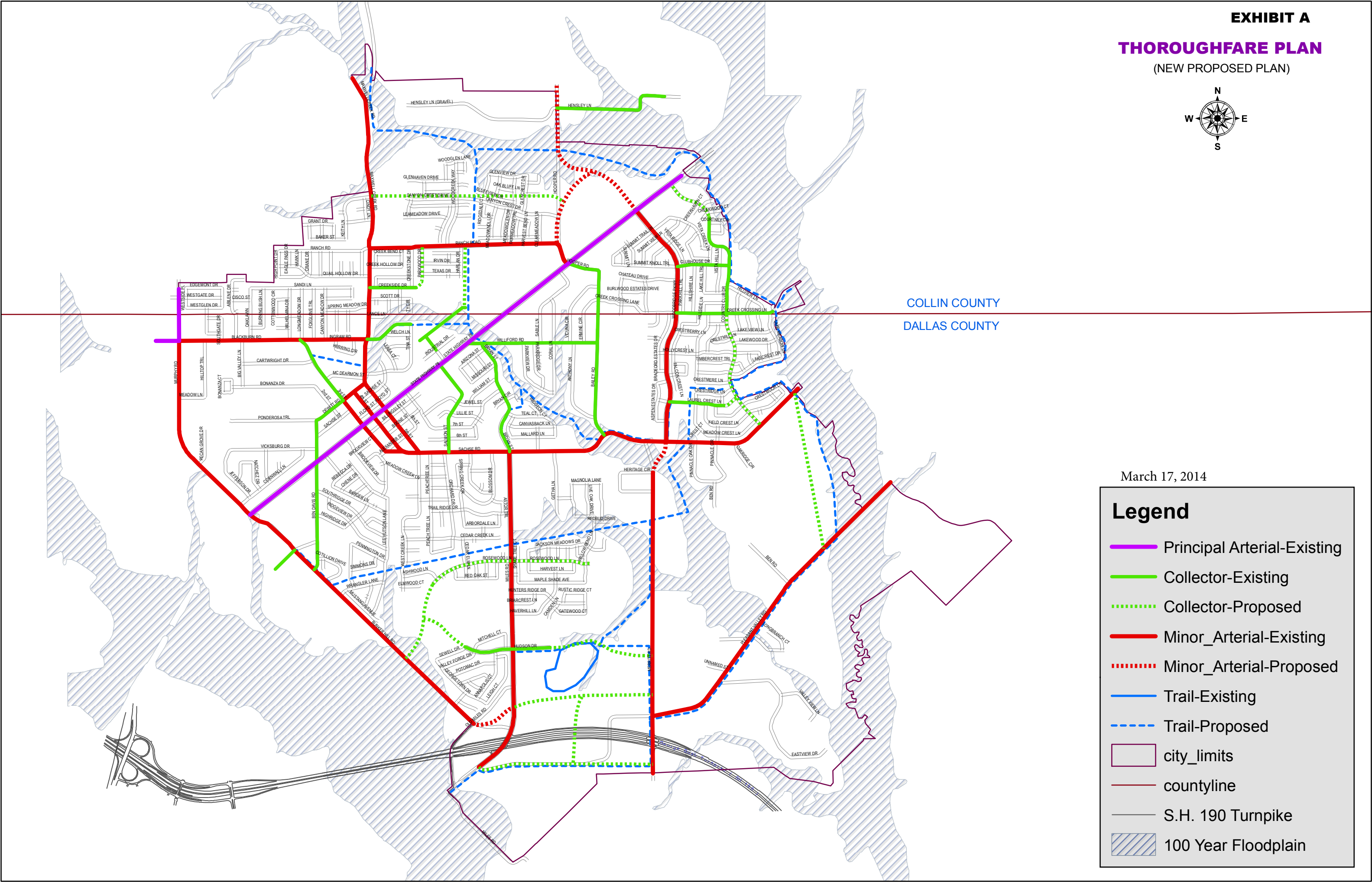
Trail-Proposed

city\_limits

countyline

S.H. 190 Turnpike

100 Year Floodplain

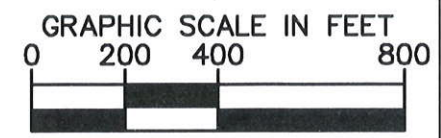
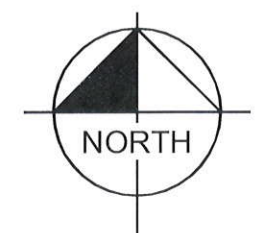


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AUG 04 2015

# EXHIBIT A



| No. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
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|     |           |      |    |
|     |           |      |    |
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**Kimley»Horn**  
108 WEST LOUISIANA STREET, MCKINNEY, TX 75068  
PHONE: 469-301-2585  
WWW.KIMLEY-HORN.COM TX F-828

KHA PROJECT  
064476303  
DATE  
07/30/2015  
SCALE AS SHOWN  
DESIGNED BY JEK  
DRAWN BY KKB  
CHECKED BY JEK

## MUSTANG CREEK SACHSE

LICENSED PROFESSIONAL  
\_\_\_\_\_  
DATE:

## PROPOSED THOROUGHFARE PLAN AMENDMENT

SHEET NUMBER  
1 / 1

Orville Craig Jones  
Kibbie Jones Hipp  
5825 Dewitt Street  
Sachse, TX 75048

August 3, 2015

Greg Peters, P.E.  
City Engineer  
City of Sachse  
3815-B Sachse Road  
Sachse, Texas 75048

RE: Thoroughfare Plan Amendment – Collector Road

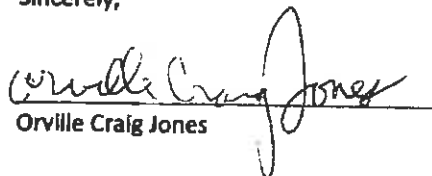
Dear Mr. Peters:

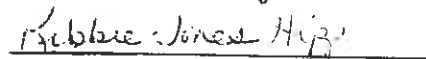
We own approximately 50 acres in the City of Sachse on the south side of Ranch Road. The property is north and west of S.H. 78.

It is our understanding that the Master Thoroughfare Plan of the City of Sachse, Texas currently shows a proposed collector road from Ranch Road to the Sachse Industrial Park, just to the east of the Parkwood Ranch residential subdivision.

As owners of real property on Ranch Road, we are in support of the Master Thoroughfare Plan being amended as shown in the attached exhibit prepared by Kimley-Horn & Associates.

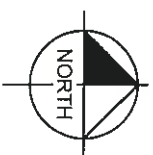
Sincerely,

  
Orville Craig Jones

  
Kibbie Jones Hipp



# EXHIBIT A



|                                                                                                                          |               |                                            |
|--------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------------------------|
| <b>Kimley»Horn</b><br>FOR THE CITY OF MUSTANG CREEK, SACHSE, TEXAS<br>PREPARED BY: KIMLEY-HORN, INC.<br>DATE: 07/20/2015 |               | SHEET NUMBER<br><b>1 / 1</b>               |
| MUSTANG CREEK<br>SACHSE                                                                                                  |               | PROPOSED<br>THOROUGHFARE PLAN<br>AMENDMENT |
| DATE: 07/20/2015<br>TIME: 10:00 AM<br>DRAWN BY: JCH<br>CHECKED BY: JCH<br>PROJECT NO: 1501                               | SHEET NO: 101 | SHEET NO: 101                              |

78 Lander Miller, Ltd.  
P.O Box 802736  
Dallas, TX 75380

8/3/15

To: Greg Peters, P.E.  
City Engineer  
City of Sachse  
3815-B Sachse Road  
Sachse, Texas 75048

Re: Thoroughfare Plan Amendment – Collector Road

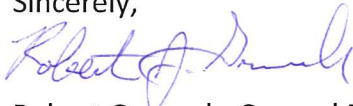
Dear Mr. Peters:

I represent the ownership of real property in the City of Sachse on Ranch Road. The property is 18.2 acres, located between Ranch Rd. to the north and east, and Highway 78 to the south, in Sachse, TX 75048. Please see the attached exhibit.

It is our understanding that the Master Thoroughfare Plan of the City of Sachse, Texas currently shows a proposed collector road from Ranch Road to the Sachse Industrial Park, just to the east of the Parkwood Ranch residential subdivision.

As an owners of real property on Ranch Road, we are in support of the Master Thoroughfare Plan being amended as shown in the attached exhibit prepared by Kimley-Horn & Associates.

Sincerely,



Robert Grunnah, General Partner  
78 Lander Miller, Ltd.



EXHIBIT A



|                                                        |  |                                                                                                    |  |                                                                                                                       |  |                         |  |                                           |  |                                            |  |                       |  |
|--------------------------------------------------------|--|----------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------|--|-------------------------|--|-------------------------------------------|--|--------------------------------------------|--|-----------------------|--|
| No. _____<br>REVISIONS _____<br>DATE _____<br>BY _____ |  | <b>Kimley»Horn</b><br>100 WEST LOUISIANA STREET, MOCKNEY, TX 75069<br>WWW.KIMLEY-HORN.COM TX F-528 |  | KHA PROJECT: 064676303<br>DATE: 07/30/2015<br>SCALE: AS SHOWN<br>DESIGNED BY: JEH<br>DRAWN BY: KJB<br>CHECKED BY: JEH |  | MUSTANG CREEK<br>SACHSE |  | LICENSED PROFESSIONAL _____<br>DATE _____ |  | PROPOSED<br>THOROUGHFARE PLAN<br>AMENDMENT |  | SHEET NUMBER<br>1 / 1 |  |
|--------------------------------------------------------|--|----------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------|--|-------------------------|--|-------------------------------------------|--|--------------------------------------------|--|-----------------------|--|

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# Transportation

## Sachse Comprehensive Plan

The Transportation Element of the Sachse Comprehensive Plan provides a framework for planning and guiding the rational and orderly development of the area's thoroughfare system, including Expressways, Arterials, Collectors and Local Streets. This element includes a review of previous transportation plans and studies, overview of existing transportation facilities and services, analysis of travel characteristics and development of the thoroughfare system plan for the City of Sachse. It covers the same geographic area, within the city limits, as other elements of the Comprehensive Plan. The planning area boundary is illustrated in **Figure 4-1 - Thoroughfare Plan**.

### **AUTHORITY FOR PLANNING AND REGULATING THOROUGHFARES**

Under the provisions of Article XI, Section 5 of the Texas Constitution and Title 7, Chapter 212 of the Texas Local Government Code, the City of Sachse may require that development plans and subdivision plats must conform to "...the general plan of the municipality and its current and future streets..." and, "...the general plan for extension of the municipality and its roads, streets and public highways within the municipality and its extraterritorial jurisdiction.....". Requirements for right-of-way dedication and construction of street improvements should apply to all subdivision of land within the City's incorporated area.

### **PREVIOUS PLANS AND STUDIES**

There are a number of related plans and studies that address transportation improvement needs for the City of Sachse, Dallas and Collin Counties and the Metroplex, which are being reviewed and considered in the development of the Comprehensive Plan.

- ★ *Comprehensive Plan Update, 1986 as amended*
- ★ *North Central Texas Metropolitan Planning Organization Regional Transportation Plan—Mobility 2025*

### **EXISTING TRANSPORTATION SYSTEM**

The development of the Transportation Element for the Comprehensive Plan includes analysis and evaluation of the City of Sachse's existing transportation system. The existing roadway and traffic conditions of the highway and street network have been identified and analyzed to assist in determining long-range needs for thoroughfare system development. Physical conditions of the roadway system and characteristics of existing travel patterns are based upon available information obtained through the City of Sachse, Dallas and Collin Counties, North Central Texas Metropolitan Planning Organization (MPO), Texas Department of Transportation (TxDOT), and other governmental agencies. Other transportation modes, facilities and services have also been identified and analyzed.

Sachse's transportation system is served by three modes: automobile, rail and non-motorized. The automobile travel mode, the predominant mode, is served through a utilitarian roadway network of state highways and local roads and streets. Sachse's solitary state highway is State Highway (SH) 78, which connects northeastern Dallas County with eastern Collin County and Fannin County. Through Sachse, Highway 78 is a four-lane divided facility that traverses the city from southwest to northeast. The remainder of Sachse's roadway network is comprised of local roads and streets. It should be noted that the planned extension of the President George Bush Turnpike (Highway 190) might pass through southern Sachse.

The rail mode in Sachse is accommodated by a track owned by Union Pacific that runs adjacent to SH 78 across the city. Because of its proximity to SH 78, this track contains numerous at-grade crossings. In addition, this track causes a significant geometric constraint where crossing roads intersect SH 78.

Although there are currently few facilities dedicated to the non-motorized travel mode, there is a demand for such facilities. As a result, the city is planning the future construction of a trail system designed to accommodate pedestrians, bicycles, and equestrians.

### **Major Traffic Generators**

The location and character of land uses that generate large numbers of trips have a major influence on traffic volumes and flow patterns. Major traffic generators are identified and considered in reviewing the transportation system and developing the Transportation Element. At this time, there are a number of small local businesses and activities in the area. Since the area is expected to grow in both residential and commercial developments, future major traffic generators in the area may include the industrial park, the new Sachse High School and the eventual commercial development near the proposed turnpike.

### **THOROUGHFARE PLAN**

**Thoroughfare System Planning** is the process used by cities and other governmental entities to assure development of the most efficient and appropriate street system to meet existing and future travel needs. The purpose is to ensure orderly and progressive development of the streets to serve mobility and access needs of the public. Thoroughfare planning is interrelated with other components of comprehensive planning and urban development such as land use, housing, environment and public utilities.

It is a common misconception that a Thoroughfare Plan is a blueprint for capital improvements, that once a street or road is shown on a Thoroughfare Plan, it must be improved to the minimum standards shown on the Plan. However, this is not the purpose of a Thoroughfare

Plan. Its purpose is to identify how streets and roads operate and are intended to operate, to provide guidance to local officials and property owners in the decision making process and to help ensure the construction of a logical, complete and functional roadway network. Through the use of typical cross-sections defined for each functional classification, the Thoroughfare Plan provides a uniform and consistent design for all new or improved roadway facilities, which helps provide guidance to motorists with respect to utility, speed and land use. While the Thoroughfare Plan does not identify who is responsible for funding and/or building proposed thoroughfare improvement, including new roadways, it shall be considered to be standard operating procedure that **developers are responsible for constructing and/or improving that portion of all roadways within or adjacent to their development, regardless of functional classification.** While the Thoroughfare Plan does identify how streets and roads are intended to operate, it **does not mandate that an existing functionally classified street or road must be improved to the specifications shown**, except where adjacent to or traversing a new development. In other words, just because an existing street or road is shown as a particular functional classification does not mean it must be improved to conform to the cross-section shown for that particular classification where it is not adjacent to or traversing a new development.

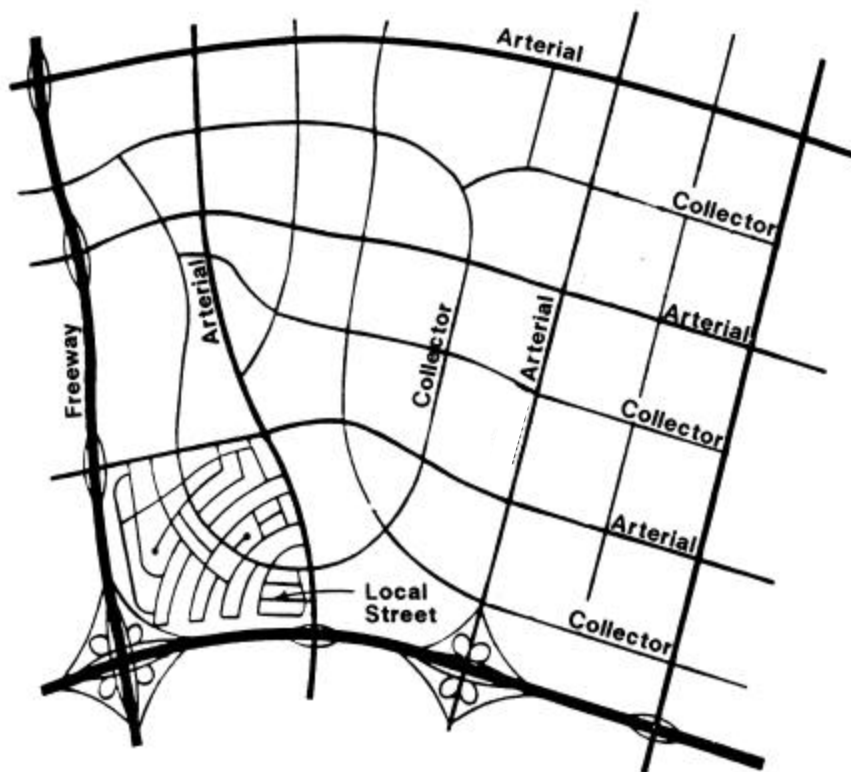
A Thoroughfare Plan is just that, a plan. It is important to recognize that the alignments shown for proposed facilities represent desired corridors and are merely illustrative. In other words, the alignments shown are general alignments. Because of geographical and other constraints, actual alignments may vary. The approximate alignments and right-of-way requirements for planned thoroughfares shown on the Plan should be considered in platting of subdivisions, right-of-way dedication and construction of major roadways.

The Sachse Thoroughfare Plan classifies every road and street within the corporate limits into one of five categories (listed from highest functional classification to lowest): Tollway, Principal Arterial, Minor Arterial, Collector and Local Street. The Sachse Thoroughfare Plan is represented graphically in **Figure 4-1 - Thoroughfare Plan**. While the Plan does show future alignments for those facilities assigned a functional classification of Collector or higher, it does not show future alignments for new Local Streets, because these streets function principally to provide access to adjacent land and their future alignments may vary depending upon specific development plans. Local Street alignments should be determined by the City, in cooperation with developers, as part of all planning for new development.

## FUNCTIONAL CLASSIFICATION OF THOROUGHFARES

Thoroughfares are grouped into functional classes according to the type of service they are intended to provide. Thoroughfares are classified according to their functional role in terms of *movement* and *access*. The higher classifications emphasize movement over access, while the lower classifications emphasize access over movement. The functional classification of a thoroughfare normally does not change as traffic increases and improvements are made unless the intended use of that roadway changes. Functional classification is not necessarily related to the number of lanes, although higher classes tend to be multi-lane roadways. However, two-lane roadways can and do function as Principal Arterials in many areas. A graphical representation of the functional classification hierarchy is shown in **Figure 4-2 - Relationship of Functional Classes**.

FIGURE 4-2  
RELATIONSHIP OF FUNCTIONAL CLASSES



Source: Wilbur Smith Associates

## **FUNCTIONAL CLASSIFICATIONS**

As stated previously, each of Sachse's streets and roads, existing and future, has been assigned one of the following classifications: Tollway, Principal Arterial, Minor Arterial, Collector and Local Street, with the Tollway being the highest classification, and the Local Street the lowest.

**Tollways and Freeways** are devoted entirely to traffic movement with little or no direct land service function. They are multi-lane divided highways with full access control, meaning that all intersections are grade separated and the main lanes provide no direct access to adjoining properties. Full access control is what distinguishes a Tollway or a Freeway from other classes of roadways. Tollways and Freeways serve large volumes of high-speed traffic and are primarily intended to serve long trips, including both vehicles entering and leaving the urban area, as well as major circulation movements within the urban area. In the Sachse area, currently no roadway facilities function as a tollway or a freeway, although the future extension of the President George Bush Turnpike (the extension of Highway 190) will pass through extreme southern Sachse. For Tollway and Freeway facilities with frontage roads, the main lanes are typically classified separately from the frontage roads, with the frontage roads being assigned a lower Arterial designation.

**Principal Arterials** are streets and highways that provide a high degree of mobility, serve relatively high traffic volumes, have high operational speeds and serve a significant portion of through-travel or long-distance trips. Freeways and Principal Arterials together typically accommodate about 30 to 40 percent of a region's travel on 5 to 10 percent of the total roadway network. Principal Arterials serve as primary routes through a region and between regions. They are continuous over long distances (greater than five miles) and accommodate both intraregional and interregional travel. These facilities generally serve high-volume travel corridors that connect major generators of traffic, such as the central business district, other large employment centers, suburban commercial centers, industrial centers, major residential communities and other major activity centers within the urban area. Highway 78 and Murphy Road north of Blackburn Road are classified as Principal Arterials and shown in purple on the Thoroughfare Plan.

Principal Arterials typically operate between 40 to 55 MPH. In order to expedite the movement of traffic, access to adjacent properties is restricted, on-street parking is prohibited and signals are spaced at not less than ½ mile intervals and are typically limited to only those intersections where the intersecting street is of a classification of Minor Arterial. Where two Principal Arterials intersect, a grade separation should be used. At an interchange of a Principal Arterial and a Tollway or Freeway, a cloverleaf or similar indirect ramping system is desirable to

minimize the impedance of through-traffic. Where intersections on Principal Arterials are installed, they are typically designed to limit speed differentials between turning vehicles and other traffic to no more than 10 to 15 MPH.

**Minor Arterials** are similar in function to Principal Arterials, except that their primary function is to accommodate only intraregional mobility. Minor Arterials are from one to five miles in length, operate at lower speeds (30 to 40 MPH), and provide more direct access to adjacent properties and the local street network. Signals and driveways are more frequent on Minor Arterials, with signals every block in heavily urbanized districts. Unlike Regional Arterials, on-street parking is permitted on Minor Arterials. Minor Arterials that are currently in use (or will be designated) include Maxwell Creek, Blackburn/Ingram, Ranch, Sachse, Merritt and Miles (south of Sachse Road, Pleasant Valley and Bunker Hill Roads and Wood Bridge Parkway. They are shown in red on the Thoroughfare Plan.

Principal and Minor Arterials are generally spaced at one mile intervals in an alternating grid pattern. The integrated system formed by Principal Arterials and Minor Arterials typically includes 15 to 25 percent of the total roadway network and serves 40 to 60 percent of total motor vehicle travel in the area.

**Collectors** are the connectors between Arterials and Local Streets, which serve to collect traffic and distribute it to the Arterial network. Collectors also serve to provide direct access to a wide variety of residential, commercial and other land uses, and their design involves site-specific considerations. They provide direct service to neighborhoods and other local areas, and may border or traverse neighborhood boundaries. Parking is generally permitted on Collectors. Sachse' Collectors are Clubhouse, Hooper, Bailey, Miles (north of Sachse Road), Salmon, Industrial and Ben Davis Roads. They are shown in green on the Thoroughfare Plan.

Since Collectors are used for short distance trips between Local Streets and Arterials, they should be continuous in the spaces between Arterials. However, Collectors should never be more than a mile in length and should not extend across an Arterial, as such an extension will promote the misuse of the Collector as an Arterial. To provide efficient traffic circulation and preserve amenities of neighborhoods, Collectors should desirably be spaced at about one-quarter to one-half mile intervals. Subdivision street layout plans should include Collectors as well as Local Streets in order to provide efficient traffic access and circulation.

Since Collectors generally carry higher traffic volumes than Local Streets, they require a wider roadway cross section. A Collector should be designed to accommodate two travel lanes and two parking lanes. A Collector should never be designed to accommodate more than two travel

lanes throughout its length, as such a design will encourage the misuse of the Collector as an Arterial. A Collector should be designed for an operating speed of 30 MPH. Collectors typically make up about 5 to 10 percent of the total street system.

Collectors serve an important role in collecting and distributing traffic between Arterials and Local Streets. Their identification is essential in planning and managing traffic ingress/egress and movement within residential neighborhoods as well as commercial and industrial areas. Existing Collectors are delineated on the Thoroughfare Plan and planned new Collectors are shown as general alignments that should be considered and incorporated in subdivision platting and development planning.

**Local Streets** include all other streets and roads that are not included in higher classes. They include internal and access streets that allow direct access to residential and commercial properties and similar traffic destinations. Direct access to abutting land is their primary role, for all traffic originates from or is destined to abutting land. Through-traffic and excessive speeds should be discouraged by using appropriate geometric designs, traffic control devices, curvilinear alignments and discontinuous streets. On-street parking is generally permitted. Trip lengths on Local Streets are short, volumes are low and speeds are slow, typically 25-30 MPH. A typical local street can accommodate one travel lane and two parking lanes, although narrower cross-sections are acceptable. Local Streets typically comprise about 65 to 80 percent of the total street system in urban areas. Local streets are shown in black on the Thoroughfare Plan.

### **TRANSPORTATION GOAL, OBJECTIVES AND ACTIONS:**

The Transportation Goal, with its Objectives and Actions form the basis of the transportation plan. They serve as a framework for guiding future transportation growth and improvements within the City of Sachse. For the Sachse Transportation Element these are based upon input from the Steering Committee as well as from comments received from residents at a community meeting held in May 2000. Also taken into consideration were the goals and objectives from the previous plans. The Transportation Plan is based upon the following goal, objectives and actions:

**Transportation Goal:** *Provide access to neighborhoods and businesses while serving overall mobility needs of residents and businesses.*

**Objective A:** Ensure the road system in the City provides appropriate access for residents while discouraging commercial traffic in neighborhoods.

**Action 1:** Use the Thoroughfare Plan to determine where arterial and collector streets are needed in new residential and commercial developments.

Action 2: Use city funds on streets to benefit the community as a whole.

Action 3: Improve traffic signal timings to enhance progressive movement along Hwy 78 and other major thoroughfares.

**Objective B:** Alternative transportation modes should be available to the residents of the City.

Action 1: Provide designated on and off street bike routes.

Action 2: Provide trails, sidewalks and crosswalks on all arterial and collector streets.

**Objective C:** Larger vehicles should utilize major transportation routes around the City to minimize negative impact on residential neighborhoods.

Action 1: Downgrade the functional classifications of roads traversing Sachse to discourage their use by larger vehicles.

Action 2: Adopt designated enforceable truck routes.

Action 3: Establish Hazardous Material Routing.

Action 4: Provide better enforcement of traffic regulations, especially for trucks.

Action 5: Provide signage for truck traffic movement through and within the Sachse area.

## **IMPLEMENTATION OF THE THOROUGHFARE PLAN**

Implementation of thoroughfare system improvements occurs in stages over time as the City grows and, over many years, builds toward the ultimate thoroughfare system shown in the Thoroughfare Plan. The fact that a planned thoroughfare is shown in the plan does not represent a commitment to a specific time frame for construction, nor that the City will build the roadway improvement. Individual thoroughfare improvements may be constructed by a variety of implementing agencies including the City of Sachse, Dallas and Collin Counties and Texas Department of Transportation (TxDOT), as well as private developers and land owners for sections of roadways located within or adjacent to their property.

The City of Sachse, Dallas and Collin Counties, TxDOT, as well as residents, land owners and developers, can utilize the Thoroughfare Plan in making decisions relating to the planning, coordination and programming of future development and transportation improvements. Review by the City of preliminary and final plats for proposed subdivisions in accordance with the Subdivision Ordinance should include consideration of compliance with the Thoroughfare Plan, in order to ensure consistency and availability of sufficient right-of-way for the general roadway alignments shown in the plan. By identifying thoroughfare locations where right-of-way is needed, land owners and developers can consider the roadways in their subdivision planning, dedication of public right-of-way and provision of set backs for new buildings, utility

lines, and other improvements located along the rights-of-way for existing and planned thoroughfares.

The Thoroughfare Plan will have long reaching effects on the growth and development in the Sachse area, since it guides the reservation of rights-of-way needed for future thoroughfare improvements. The plan has important influence on the pattern of movement and the desirability of areas as locations for development and land use. While other elements of the Comprehensive Plan look at foreseeable changes and needs over a 20-year period, thoroughfare planning requires an even longer-range perspective extending into the very long-term future. Future changes in transportation technology, cost structure, service demands for the transportation system and resulting long-term shifts in urban growth and development patterns require a farsighted and visionary approach to thoroughfare planning decisions.

### **PLAN AMENDMENT PROCESS**

It will be necessary to periodically consider and adopt proposed amendments to the Thoroughfare Plan to reflect changing conditions and new needs for thoroughfare system improvement and development. A systematic procedure should be followed for making plan amendments, including a set schedule for annually inviting and considering proposed changes.

The process for amending the Thoroughfare Plan should be established in the City's Subdivision Ordinance. Typically, plan amendment requests may originate from landowners, civic groups, neighborhood associations, developers, other governmental agencies, City staff, and other interested parties. Proposed revisions should be analyzed by the Planning and Development Department, Public Works Director, City Engineer and other City staff and the proposed changes and staff recommendations should then be considered by the Planning and Zoning Commission. The Planning and Zoning Commission should conduct a public hearing on proposed plan amendments, including required 15-day public notice in advance of the hearing. Proposed amendments should be considered in a fair, reasonable and open process. The burden for proving compelling reasons for and public benefit of any proposed changes should rest with the requesting parties. Decisions and determinations should represent the best interests of the public.

The revised Thoroughfare Plan, including any approved plan amendments, should be adopted by the Planning and Zoning Commission and submitted by the Commission for adoption by the City Council. The amended plan becomes effective upon adoption by the City Council.



# Master Thoroughfare Plan Amendment

Planning & Zoning Commission

August 24, 2015

## Overview

- Request
- Applicant Information
- Location Map
- Current Thoroughfare Plan
- Proposed Thoroughfare Plan
- Property Owner Support
- Staff Findings
- Staff Recommendation
- Public Hearing
- Planning & Zoning Commission to consider a recommendation to the City Council

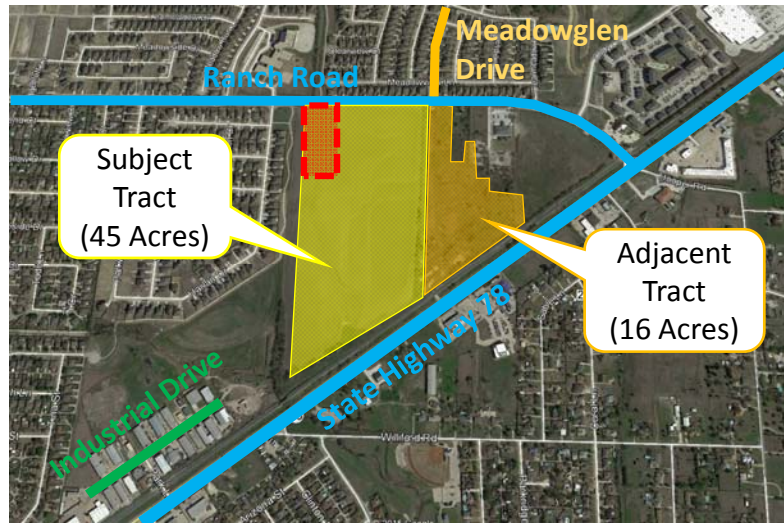
## Request

- The request is to conduct a public hearing and consider recommendation to the City Council for the approval of an Ordinance of the City of Sachse, Texas, amending Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan.
- The requested amendment to the Master Thoroughfare Plan is to shift a proposed future collector road (36-ft concrete road) to the east, approximately 1,000 feet.
- The proposed future collector road is located between Ranch Road and Industrial Drive.
- The requested amendment does not impact the proposed future connection to the Sachse Industrial Park.

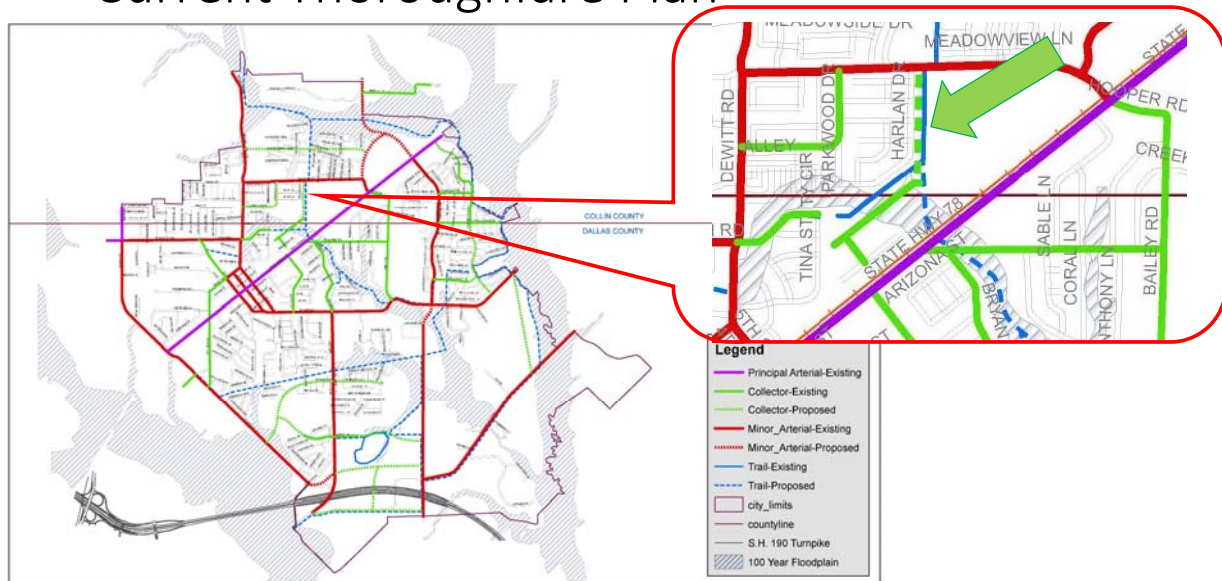
## Applicant Information

- The Applicant, Mustang Creek Estates, is seeking to develop a portion of the subject tract.
- The Applicant is seeking to develop a 5 acre (+/-) residential-style assisted living facility on the Subject Tract of land, just east of Parkwood Ranch.
- Assisted Living is an allowed use in the current zoning district (I-1).
- It is anticipated that the Preliminary Plat for the proposed development will be submitted and brought to the Planning & Zoning Commission, and City Council later this year.

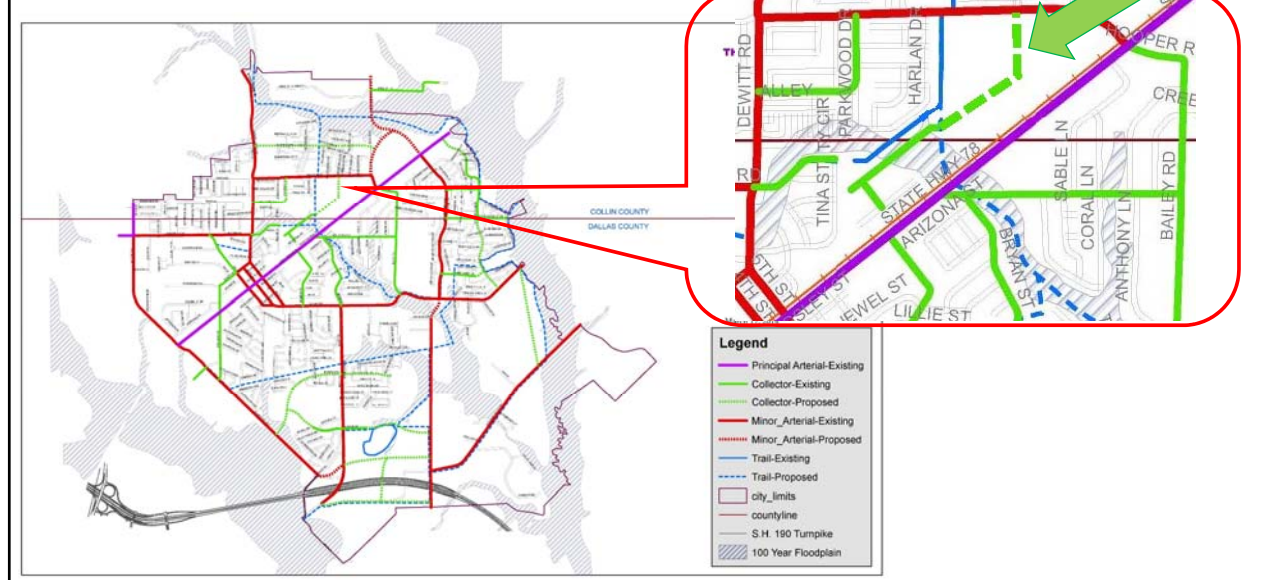
## Location Map



## Current Thoroughfare Plan



## Proposed Thoroughfare Plan



## Property Owner Support

- Staff received a letter of support from the property owners of both the Subject Tract and the Adjacent Tract:
  - Subject Tract Owner: Craig Orville Jones and Kibble Jones Hipp
  - Adjacent Tract Owner: 78 Lander Miller, Ltd

## Staff Findings

- Ranch Road is currently being widened to a 4-lane divided roadway with a median from Harlan Drive to Clearmeadow Lane. This project will complete Ranch Road as a 4-lane roadway.
- The new medians will somewhat limit access points from westbound traffic to the undeveloped property. Future turn lanes and roads, properly placed along Ranch Road, will provide access to the overall area.
- The proposed Master Thoroughfare Plan Amendment will shift the proposed future collector road to the East approximately 1,000 feet, where it will line up with an existing median break at Meadowglen Drive, eliminating a potential off-set intersection and eliminating a potential median conflict.
- The proposed amendment improves access to the future collector road for a larger portion of undeveloped property in the area.
- **Future Planning and Development of this area may result in further changes to the Master Thoroughfare Plan in the area, as land use and transportation needs are more clearly defined.**

## Staff Recommendation

- Staff recommends approval of an Ordinance of the City of Sachse, Texas, amending Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan.

## Public Hearing

Consideration of a  
Recommendation by the  
Planning & Zoning Commission

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING FIGURE 4-1, THOROUGHFARE PLAN OF THE SACHSE COMPREHENSIVE PLAN; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, an effective and efficient transportation system for the movement of people, goods and services is an essential component of a municipality; and,

**WHEREAS**, thoroughfare planning ensures an adequate transportation system for the future of the community; and,

**WHEREAS**, the Transportation Section of the Comprehensive Plan, including the Thoroughfare Plan, serves as a general guide for long range growth and development of the community's roadway system; and

**WHEREAS**, the Thoroughfare Plan must be adapted periodically to new patterns of development and changes in existing or expected conditions; and,

**WHEREAS**, a potential assisted living development in the vicinity of the area generally described as Ranch Road three hundred feet east of Harlan Drive has been proposed resulting in a need to reassess future thoroughfares within this area.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS:**

**SECTION 1.** That Figure 4-1 of the Sachse Comprehensive Plan, the Thoroughfare Plan, is hereby amended as shown on Exhibit "A," attached hereto and incorporated herein by reference.

**SECTION 2.** That all provisions of the ordinances of the City of Sachse in conflict with the provisions of this ordinance be and the same are hereby repealed.

**SECTION 3.** That should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Plan as a whole.

**SECTION 4.** That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 5.** . That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

**PASSED AND APPROVED** by the City Council of the City of Sachse, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
Mike Felix  
Mayor

DULY ENROLLED:

\_\_\_\_\_  
Michelle Lewis Sirianni  
Interim City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Peter G. Smith  
City Attorney

## **EXHIBIT “A”**



## Legislation Details (With Text)

| <b>File #:</b>        | 15-2973                                                                                                                                                                                                                                                                                           | <b>Version:</b>      | 1      | <b>Name:</b>         | CD - TSUP North Pointe Church |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------|----------------------|-------------------------------|
| <b>Type:</b>          | Agenda Item                                                                                                                                                                                                                                                                                       | <b>Status:</b>       |        | <b>Status:</b>       | Agenda Ready                  |
| <b>File created:</b>  | 8/20/2015                                                                                                                                                                                                                                                                                         | <b>In control:</b>   |        | <b>In control:</b>   | Planning & Zoning Commission  |
| <b>On agenda:</b>     | 8/24/2015                                                                                                                                                                                                                                                                                         | <b>Final action:</b> |        | <b>Final action:</b> |                               |
| <b>Title:</b>         | Conduct a public hearing and consider a recommendation to the City Council for a Temporary Special Use Permit for North Pointe Church of Christ for two temporary portable classroom buildings on approximately 6.114 acres of land located at 7030 State Highway 78, for a period of five years. |                      |        |                      |                               |
|                       | Executive Summary<br>North Pointe Church is seeking to install two portable classroom buildings on the property for a period of five years. A Temporary Special Use Permit is required for the installation of portable school/church buildings.                                                  |                      |        |                      |                               |
| <b>Sponsors:</b>      |                                                                                                                                                                                                                                                                                                   |                      |        |                      |                               |
| <b>Indexes:</b>       |                                                                                                                                                                                                                                                                                                   |                      |        |                      |                               |
| <b>Code sections:</b> |                                                                                                                                                                                                                                                                                                   |                      |        |                      |                               |
| <b>Attachments:</b>   | <a href="#">Attachment 1 - Location Map</a><br><a href="#">Attachment 2 - Applicant Information</a><br><a href="#">Attachment 3 - Zoning Map</a><br><a href="#">Temporary Special Use Permit Presentation</a>                                                                                     |                      |        |                      |                               |
| Date                  | Ver.                                                                                                                                                                                                                                                                                              | Action By            | Action |                      | Result                        |

### Title

Conduct a public hearing and consider a recommendation to the City Council for a Temporary Special Use Permit for North Pointe Church of Christ for two temporary portable classroom buildings on approximately 6.114 acres of land located at 7030 State Highway 78, for a period of five years.

### Executive Summary

*North Pointe Church is seeking to install two portable classroom buildings on the property for a period of five years. A Temporary Special Use Permit is required for the installation of portable school/church buildings.*

### Background

North Pointe Church of Christ has requested a Temporary Special Use Permit (TSUP) for two temporary portable classroom buildings on approximately 6.114 acres of land located at 7030 State Highway 78, for a period of five years. (see Attachment 1 - Location Map)

Section 11.4 of the Sachse Zoning Ordinance states that a TSUP may be granted by the City

Manager or his/her designated representative for a portable school/church building, but that the use may not exceed a period of two years unless approval is obtained from the City Council.

The proposed two portable buildings are 24-feet wide and 64-feet wide. The applicant intends to perform repairs to the existing buildings, and construct a new wood deck and ramp for access in order to comply with the Americans with Disabilities Act (ADA).

The applicant has provided additional information regarding the proposed building location, intent, and building photos. (see Attachment 2 - Applicant Information)

The subject property is currently zoned C-2 and R-4, and is in use as a Church. The surrounding properties are zoned C-2 to the north, R-4 to the west, R-2A to the east, and R-3 to the south. (see Attachment 2 - Zoning Map)

#### Policy Considerations

Section 11.4 of the Sachse Zoning Ordinance reads as follows:

11.4 Temporary special use permits. A temporary special use permit may be granted by the city manager or his designated representative for uses below or for a reasonably similar use. Hearings and approval by the planning and zoning commission is not required.

(a) Use regulations. Persons intended to operate a temporary use are required to apply for a temporary use permit. Temporary uses include, but are not limited to:

- (1) Produce stands.
- (2) Christmas tree lots.
- (3) Asphalt batching plant.
- (4) Cement batching plant.
- (5) Construction office.
- (6) Real estate office.
- (7) Portable school/church building. May not exceed a period of two years (24 months), unless approval is obtained from the City Council.

A Temporary Special Use Permit is an administrative review and does not constitute a change in zoning. Temporary Special Use Permits may not exceed a period of two years unless approval is obtained from the City Council. The applicant seeks to use the temporary buildings for a period of five years.

#### Budgetary Considerations

None.

### Staff Recommendations

Staff recommends approval of the Temporary Special Use Permit for North Pointe Church of Christ for two temporary portable classroom buildings on approximately 6.114 acres of land located at 7030 State Highway 78, for a period of five years.

# Property Location Map



JUL 29 2015

North Pointe Church of Christ  
Request to use two Temporary Buildings for Classrooms  
July 2015

Prepared by:  
Mike Campbell  
Shepherd NPCC  
972-898-2547

North Pointe Church of Christ  
7030 Highway 78  
Sachse, TX

### **Request to use Temporary Buildings**

The following describes our request to the city of Sachse to place on our property and use two temporary classroom buildings.

#### **Our churches need for additional classrooms**

The North Pointe Church of Christ began meeting in 2004 in the new Murphy Middle School with about 100 members. We purchased 8 acres at our current location in Sachse in 2008. The property included two houses that were converted to a staff office building and a ministry building currently used for youth and teen classes. This land was completely paid for with member donations and monies from the sale of a church building in Garland. The church family grew and in August 2012 we completed our present building. This building will seat about 300 in the worship center and has 5 children's classrooms and 1 adult classroom. Youth and Teens meet for Sunday Morning classes in the ministry building on our property.

Our current Sunday morning attendance averages 225 with some Sunday's close to 250. Several of our children's classes are at capacity. We offer 2 adult bible classes with one in the auditorium and one in the small adult classroom. We would like to offer an additional adult bible class to support member's spiritual needs. Also, we are planning to go to two Sunday morning services in the near future and this would not be possible without additional classroom space to handle the additional number of children. Currently the middle school and teens classes meet at the ministry building at the far end of our property. This is inconvenient for these youth when the weather is not good for them to walk between the buildings (approximately 500 ft.)

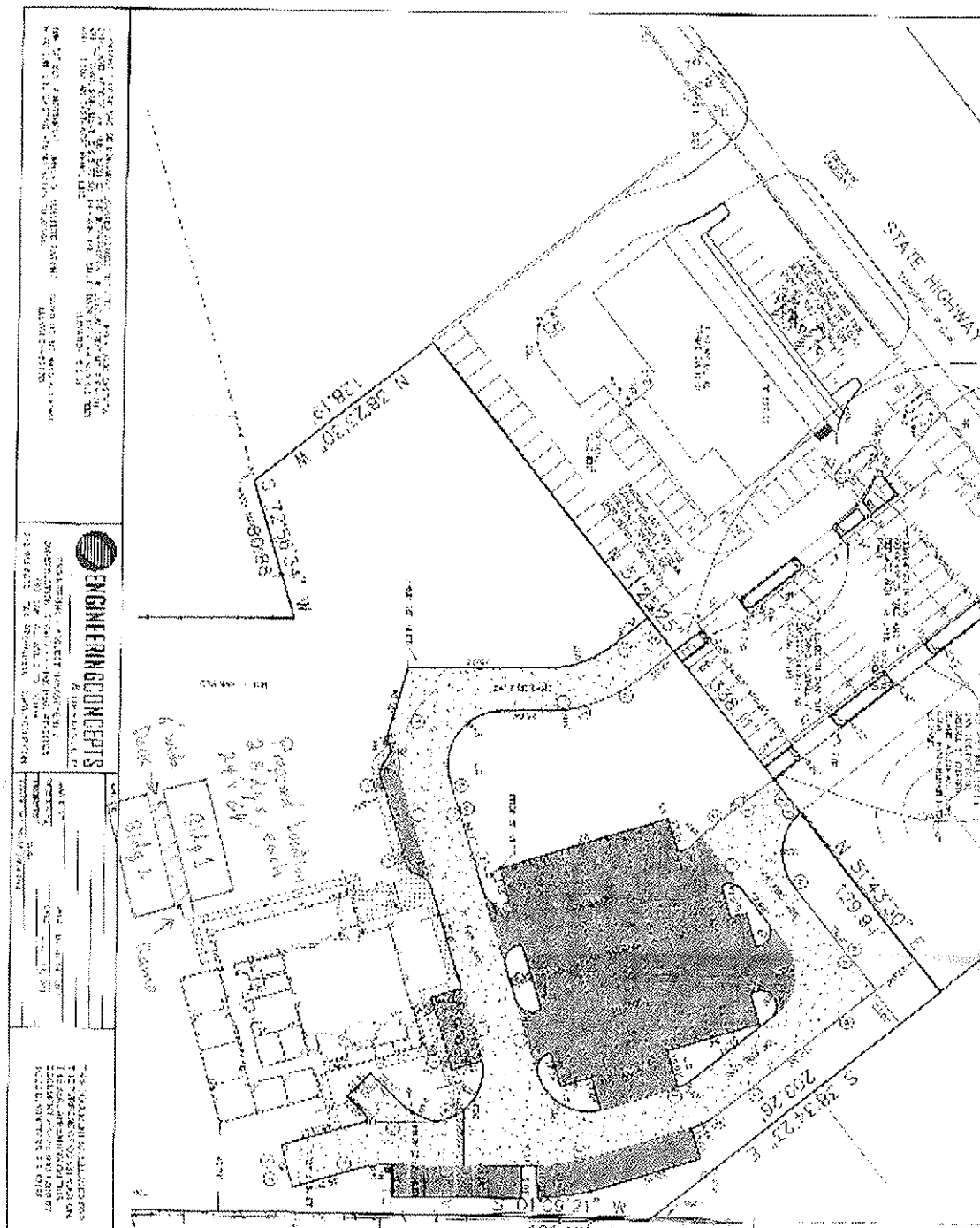
#### **Plans for Permanent Building Addition**

Our church has begun a building campaign to raise the funds to add a classroom wing onto our building. We are using a Ministry Strategist with Horizons Stewardship Company. This consultant has advised us that over a 3 year period we could raise the funds needed for a 5000sf addition that would add 8 classrooms. This is based on his interviews with members along with the size and growth of the congregation. This building addition would be completed in the third or fourth quarters of 2018. Two temporary classroom buildings (4 classrooms) would solve our space issues described above until the permanent addition is completed. As shown in the following, the placement of these temporary buildings would not interfere with the construction of the new permanent classrooms.

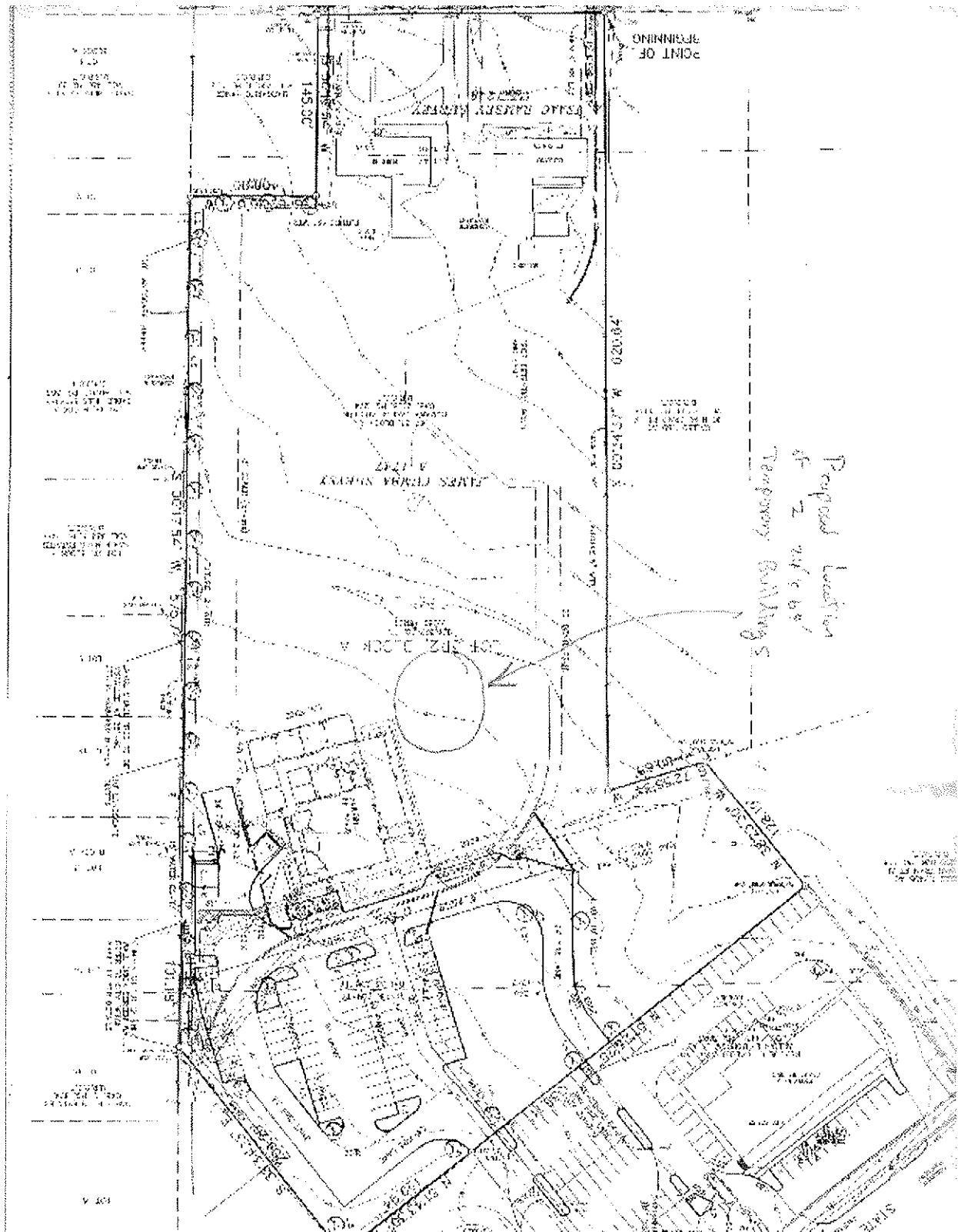
The following picture shows how the building will be located next to our church building.



The following layout shows how the two buildings will be located next to our building. The buildings are placed front to front with a deck in-between. The ramp will connect to our existing walkway at the rear door of our worship center foyer. This side of our building is all glass which makes it convenient for our church parents to watch their children as they go to classes.



The following Site Plan shows the location of these buildings on our church property.



## Description of the Temporary Buildings

We are fortunate to have located two buildings that will just meet our interim needs at a church in Garland that no longer needs these buildings as they will be starting a permanent classroom addition. These are two buildings each 24 ft x 64 ft. Each building has two classrooms and has a separate ac/heat unit for each room. The following shows these buildings at the Saturn Road Church of Christ. These buildings will be available for us to move later this summer.



The two buildings currently located in Garland

The cover, deck and ramp will be built new when moved to our location. We have contacted a local moving company that will move, level and anchor these buildings. The buildings do not have restrooms or water. The interior of these buildings looks very nice. The exterior will need trim, some siding repair, gutters, and paint and the cost for this is in our budget. The siding is a P15 architectural panel that looks like stucco.

In addition to helping solve our classroom space problems these buildings can help us expand our ministries to the Sachse community. For example, we have members interested in a Food or Clothing pantry and moving our youth and teen classes to one of the portable buildings will free up the ministry building on our property for this use. Other ministries can benefit from having these buildings.

The following is a close up picture of the exterior. The building will be painted to match our church building.

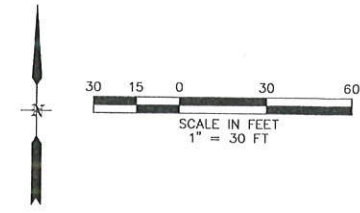
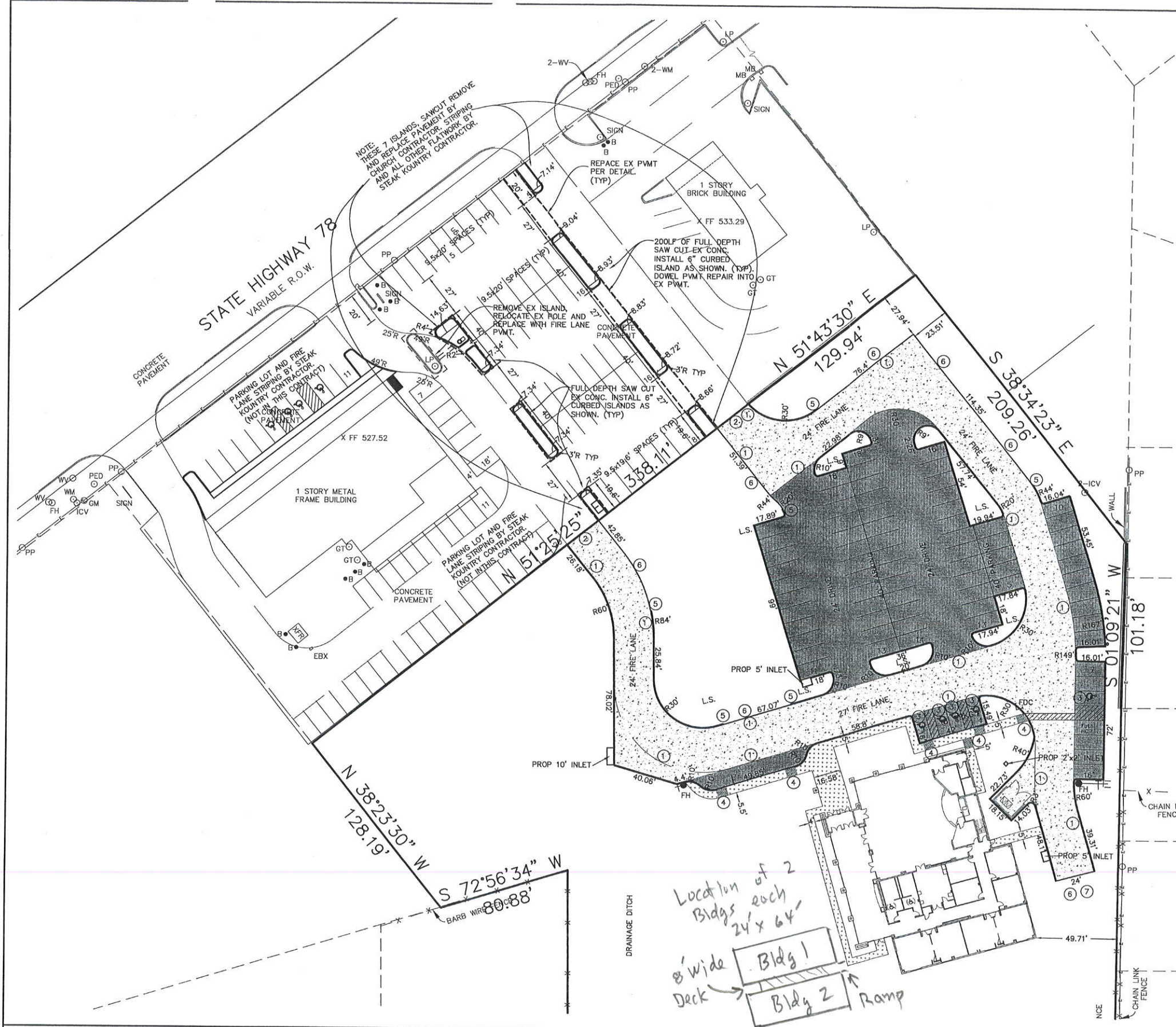


Close up of the Buildings Exterior

When moved to our location and following our exterior updates the building will look similar to the following building located at the Faith Baptist Church at 2715 Ingram Road. Our buildings will be placed front to front with the same type of ramp and deck shown below. Our buildings do not have the same type of overhang as show below but we will add gutters with a small overhang. We also have included in our budget for new skirting and landscaping.



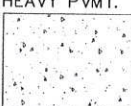
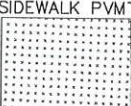
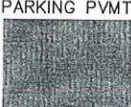
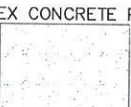
A Similar Portable Building Located in Sachse on Ingram Road



**GENERAL ON-SITE PAVING NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS.
2. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH TEXAS, LATEST EDITION, AND ANY SPECIAL PROVISION AS APPROVED BY THE CITY.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND DOCUMENTS APPROVED BY THE PERMITTING AGENCIES.
4. DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR THE PUBLIC WORKS CONSTRUCTION AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER MUST BE APPROVED BY THE CITY ENGINEER OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
5. ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF S.H. 78 SHALL REQUIRE COMPLIANCE TO TxDOT STANDARD SPECIFICATIONS FOR MATERIALS AND STANDARD PLANS. SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, JUNE 1, 2004, SHALL GOVERN IN THE STATE RIGHT-OF WAY.
6. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
8. PARKING SPACE ARE 90' UNLESS OTHERWISE NOTED.
9. REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING PLAN DIMENSIONS.

**PAVING LEGEND**

|                                                                                                                                                                                                                                                                                                                 |                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>HEAVY PVMT.</b><br><br>7" 3500 psi REINF. CONCRETE PVMT. w/ #3 BARS AT 18" CENTERS E.W. 6" SUBGRADE, COMPACTED TO 95% STANDARD PROCTOR DENSITY @ A RANGE OF -1% TO +3% OPTIMUM MOISTURE.<br>DUMPSTER APRON TO BE 7" THICK | <b>SIDEWALK PVMT.</b><br><br>REFER TO DETAIL SHTS |
| <b>PARKING PVMT.</b><br><br>5" 3500 psi REINF. CONCRETE PVMT. w/ #3 BARS AT 18" CENTERS E.W. 6" SUBGRADE, COMPACTED TO 95% STANDARD PROCTOR DENSITY @ A RANGE OF -1% TO +3% OPTIMUM MOISTURE.                               | <b>EX CONCRETE PVMT</b><br>                      |

- ① FIRELANE STRIPING REFER TO DETAIL SHIT.
  - ② 25LF CONNECTION TO EX. PVMT DOWEL TO EX PER STD. DETAIL
  - ③ HANDICAP STALL MARKINGS REFER TO DETAIL
  - ④ HANDICAP RAMP. REFER TO DETAILS
  - ⑤ TRANSITION CURB 6" TO 0" IN 1'.
  - ⑥ EDGE OF PAVEMENT (NO CURB)
  - ⑦ STREET HEADER FOR FUTURE PVMT
- NOTE: ALL PAVEMENT TO HAVE 6" INTEGRAL CURB UNLESS NOTED OTHERWISE.

ALL INTERIOR PARKING ROWS ARE 9'X20'  
ALL EXTERIOR PARKING ROWS ARE 9'X18'  
ALL DRIVE ISLES ARE 24' UNLESS OTHERWISE NOTED.  
ALL PVMT TO BE CURB AND GUTTER UNLESS OTHERWISE NOTED.

REFER TO GEOTECHNICAL EXPLORATION PREPARED BY: Terracon Consultants, Inc. PROJECT NO. 9105044 DATED: July 19, 2010

STANDARD CITY OF SACHSE MONUMENT LOCATED ACROSS THE STREET FROM 3400 EASTVIEW DRIVE AND APPROX. 290 FEET EAST OF THE INTERSECTION OF ESTVIEW DRIVE ND PLEASANT VALLEY ROAD, MONUMENT IS 9.8 FT SOUTH FROM THE SOUTH BACK OF CURB AND 9.0 FEET NORTH FROM AN EAST-WEST FENCE LINE. ELEVATION=510.31

TBM "X" SET IN NORTHEAST CORNER OF CONCRETE PARKING LOCATED BEHIND 4405 WILLIFORD ROAD (ON-SITE EXISTING ADMINISTRATION BUILDING). ELEVATION=521.33

**ENGINEERINGCONCEPTS**  
& DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145  
2801 CAPITAL, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:  
DRAWN: BT DATE: March 14, 2011  
CHECKED: TW DATE: March 14, 2011  
PROJECT NO.: 08523  
DWG FILE NAME: B523 pave.dwg

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CONSTRUCTION. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TODD D. WINTTERS, P.E. 87085



PAVING PLAN  
NORTH POINTE CHURCH OF CHRIST  
Phase 1 Multipurpose/Education  
CITY OF SACHSE, DALLAS COUNTY, TEXAS

SHEET  
4  
OF

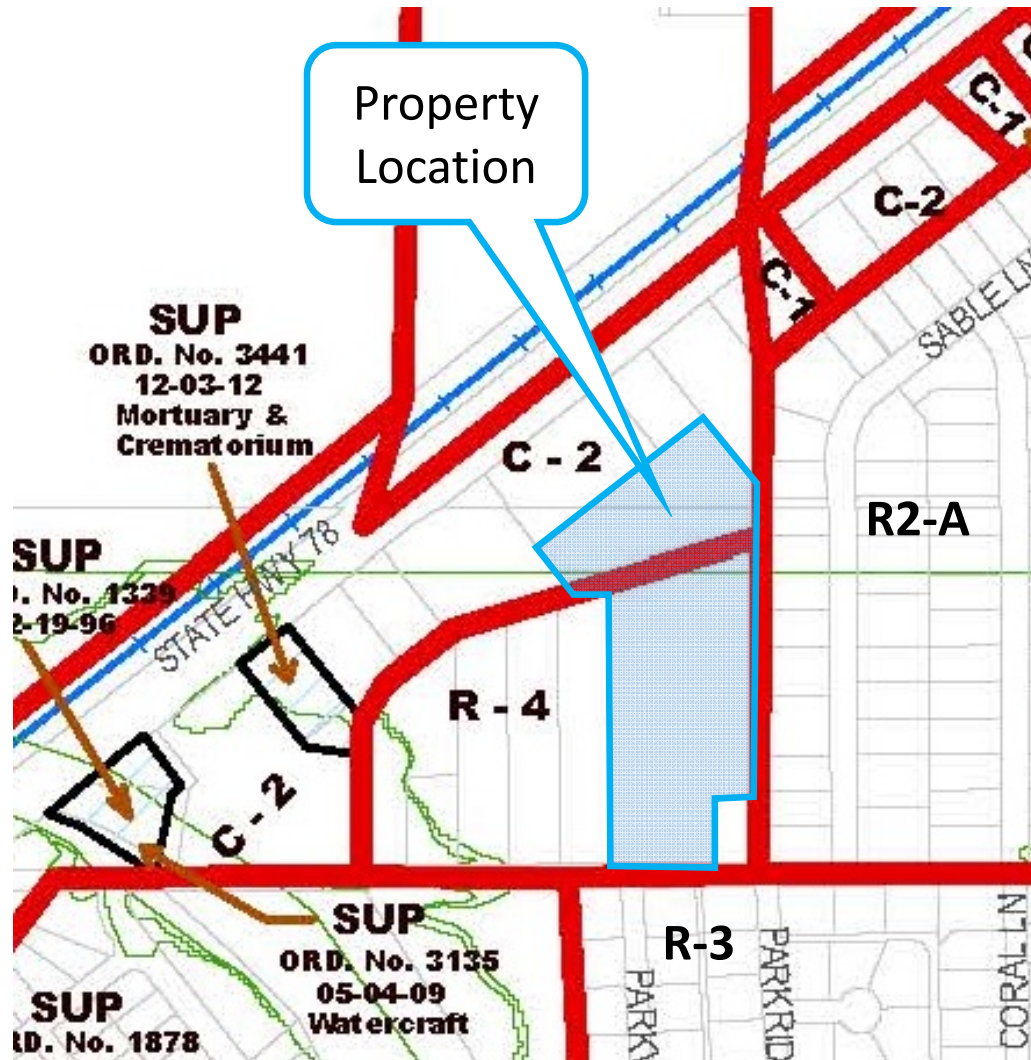
# Zoning Map

## Property Zoning:

- C-2 (Commercial)
- R-4 (Residential)
- The existing Church is an allowed use under current zoning

## Surrounding Property Zoning includes:

- C-2 (Commercial)
- R-4 (Residential)
- R2-A (Residential)
- R-3 (Residential)





## Temporary Special Use Permit North Pointe Church of Christ

Planning & Zoning Commission  
August 24, 2015

### Overview

- Request
- Applicant Information
- Property Location Map
- Proposed Building Locations
- Building Information
- Policy Considerations
- Staff Findings
- Staff Recommendation
- Public Hearing
- Recommendation by the Planning & Zoning Commission

## Request

- The request is to conduct a public hearing and consider a recommendation to the City Council for a Temporary Special Use Permit for North Pointe Church of Christ for two temporary portable classroom buildings on approximately 6.114 acres located generally on State Highway 78 between Williford Road and Sable Lane (7030 State Highway 78).

## Applicant Information

- The Applicant is North Pointe Church of Christ, located at 7030 State Highway 78, Sachse, Texas.
- The Applicant currently owns and operates a church on the subject property.
- The Applicant is seeking to install two temporary buildings for use as classrooms for a period of five years.

## Property Location Map



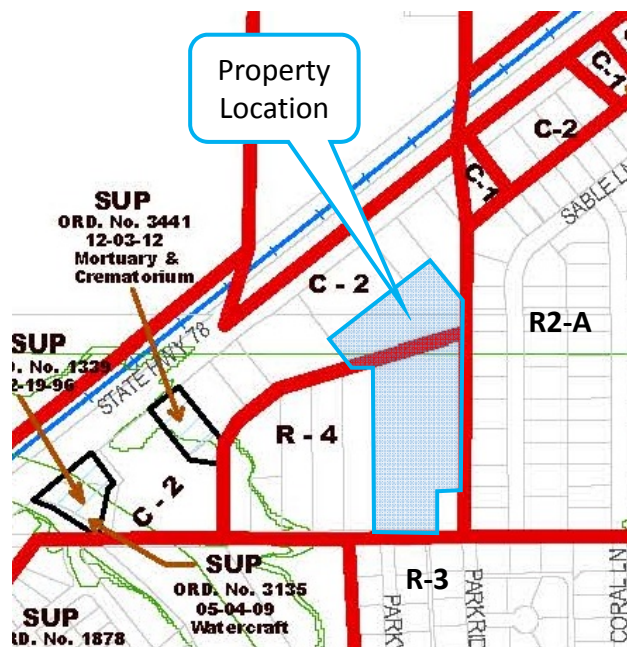
## Zoning Map

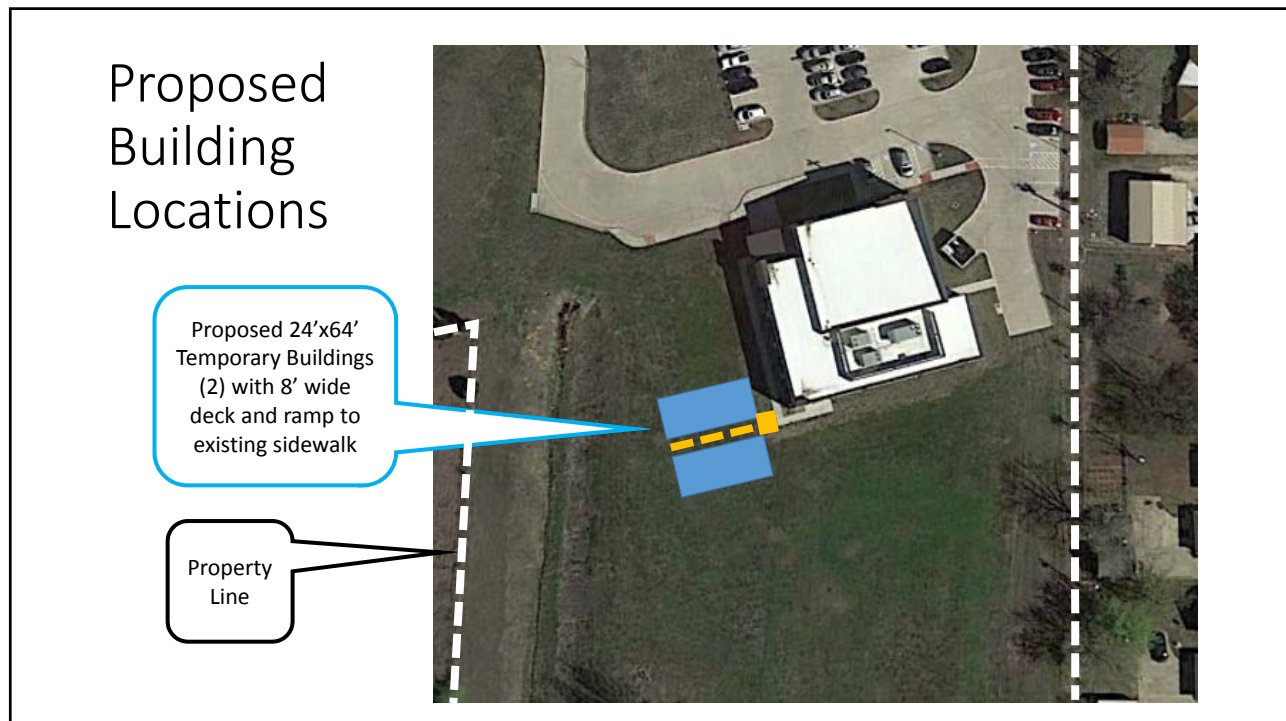
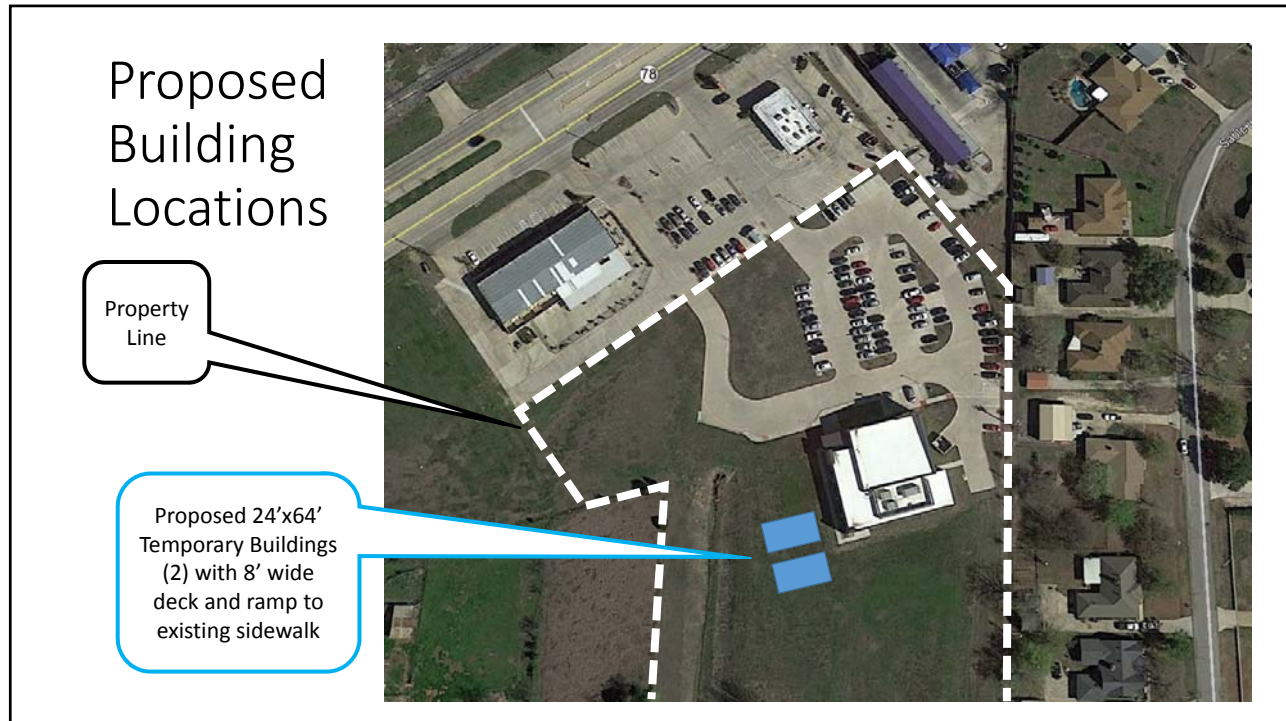
### Property Zoning:

- C-2 (Commercial)
- R-4 (Residential)
- The existing Church is an allowed use under current zoning

### Surrounding Property Zoning includes:

- C-2 (Commercial)
- R-4 (Residential)
- R2-A (Residential)
- R-3 (Residential)





## Building Information (per Applicant)

- The two buildings are proposed to be used as classrooms
- The buildings are currently located in Garland (Saturn Road Church of Christ)
- The buildings have 2 classrooms and a separate a/c & heat unit for each room
- The Applicant plans to construct a new deck & ramp, and complete exterior repairs to the siding, gutters, and paint

## Building Information



The two buildings currently located in Garland



Close up of the Buildings Exterior

## Policy Considerations

- Section 11.4 of the Sachse Zoning Ordinance
  - 11.4 Temporary Special Use Permits. A temporary special use permit may be granted by the City Manager or his/her designated representative for uses below or for a reasonably similar use. Hearings and approval by the Planning & Zoning Commission is not required.
    - (a) Use Regulations. Persons intended to operate a temporary use are required to apply for a temporary use permit. Temporary uses include, but are not limited to:
      - ....
      - (7) Portable school/church building. May not exceed a period of two years (24 months), unless approval is obtained from the City Council.

## Policy Considerations

- The requested temporary use permit for the temporary buildings could be approved by the City Manager, if the intended period of time was 2 years or less.
- The Applicant is requesting a period of five years, which requires City Council approval.

## Staff Findings

- Staff finds that temporary buildings have historically been allowed at other churches in the community for use as classrooms
  - 5-year Temporary SUP for Faith Independence Baptist Church (2009)
  - 5-year Temporary SUP for 1<sup>st</sup> Baptist Church of Sachse (2000)
- The proposed installation will include a new wood deck and ramp that will satisfy requirements of the Americans with Disabilities Act (ADA)

## Staff Recommendation

- Staff recommends approval of a Temporary Special Use Permit for North Pointe Church of Christ for two temporary portable classroom buildings on approximately 6.114 acres located generally on State Highway 78 between Williford Road and Sable Lane (7030 State Highway 78) for a period of five years.

Public Hearing

Consideration by the  
Planning & Zoning Commission



## Legislation Details (With Text)

**File #:** 15-2972      **Version:** 1      **Name:** CD - SACHSE CENTER ZONING  
**Type:** Agenda Item      **Status:** Agenda Ready  
**File created:** 8/20/2015      **In control:** Planning & Zoning Commission  
**On agenda:** 8/24/2015      **Final action:**  
**Title:** Conduct a public hearing and consider a recommendation to the City Council of the City of Sachse, Texas of an ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended, by granting a change in zoning from Planned Development (PD-4) to General Commercial (C-2) with a Special Use Permit for a restaurant with drive-through use on an approximately 1.0492 acre tract of land located at 3802 Sachse Road; providing special conditions; providing a repealing clause; providing a savings clause; providing a severability clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing an effective date.

### Executive Summary

The applicant is requesting a change of zoning for the property at 3802 Sachse Road from Planned Development (PD-4) to General Commercial (C-2) with a Special Use Permit for a Restaurant with Drive-Through use. The proposed property is undeveloped land at the southwest corner of Sachse Road and Miles Road. The Zoning Ordinance requires an SUP for the proposed Restaurant with Drive-Through.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Attachment 1 - Ordinance 0342 Planned Development 1983](#)  
[Attachment 2 - C-2 Zoning Requirements](#)  
[Attachment 3 - Future Land Use Plan](#)  
[Attachment 4 - Zoning Map](#)  
[Attachment 5 - Property Owner Responses](#)  
[Draft Zoning Ordinance Re C2 With SUP Drive Through Sachse Center](#)  
[Zoning Request Presentation](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

### Title

Conduct a public hearing and consider a recommendation to the City Council of the City of Sachse, Texas of an ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended, by granting a change in zoning from Planned Development (PD-4) to General Commercial (C-2) with a Special Use Permit for a restaurant with drive-through use on an approximately 1.0492 acre tract of land located at 3802 Sachse Road; providing special conditions; providing a repealing clause; providing a savings clause; providing a severability clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing an effective date.

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## Background

The 1.0492-acre subject property is located at 3802 Sachse Road. The subject property is currently zoned as a Planned Development (PD-4) (see Attachment 1 - PD Ordinance). The applicant is requesting a zoning change to General Commercial (C-2) (See Attachment 2 - C-2 zoning requirements). In addition, the applicant is requesting a Special Use Permit to allow for a Restaurant with Drive-Through in the proposed building.

The current Future Land Use designation for the subject property is Planned Development (PD-4). (see Attachment 3 - Future Land Use Plan) The subject property was zoned as PD-4 upon the approval of Ordinance 342 for Park Lake Estates on August 22, 1983. (see Attachment 4 - Zoning Map) The property to the south and west retain a zoning designation of Planned Development (PD-4). The property was not platted into the development of Park Lake Estates, which developed within PD-4 to the south of the property.

Park Lake Church is located to the west of the subject property, and is the property owner of the tract of land between the subject tract and Blossom Drive. The subject property is bounded on the north by the Sachse Road Right-of-Way and on the east by the Miles Road Right-of Way.

## Policy Considerations

The current Zoning Map and Future Land Use designation for the subject property is Planned Development (PD-4). The applicant is requesting a change of zoning from Planned Development (PD-4) to General Commercial (C-2) with a Special Use Permit for a Restaurant with Drive-Through use for the property located at 3802 Sachse Road. Pursuant to Schedule I, Permitted Uses of the City of Sachse Zoning Ordinance, a Special Use Permit is required for a Restaurant with Drive-Through use in the General Commercial (C-2) zoning district. A Restaurant use without a drive-through would be permitted in the General Commercial (C-2) zoning district.

The property is located at the corner of Sachse Road and Miles Road, two minor arterial roadways with high traffic volume. The property was included in the zoning change for Park Lake Estates (PD-4), but was never platted into the residential development, creating an orphan tract of land.

There is existing property zoned for commercial use at the northeast corner of Sachse Road and Miles Road, similarly located adjacent to residential property. Due to the location, property size, and adjacent traffic volumes, staff concludes that residential use is not the best use of the subject property. A change in zoning will result in a change to the Future Land Use Plan. Due to the limited size of the subject property (1 lot, 1.0492 acres), a separate

agenda item for an amendment to the Future Land Use Plan was not prepared.

#### Public Notification

Notice of this public hearing was mailed to the property owner and all other property owners within 1,000 feet of the subject property, as indicated by the most recently approved municipal tax roll and as required by Texas Local Government Code and the City of Sachse Code of Ordinances. A total of 165 notices were mailed on August 13, 2015. As of Thursday, August 20, 2015, nine responses were returned--one in favor, and eight opposed. See Attachment 5 for returned responses.

#### Budgetary Considerations

None.

#### Staff Recommendations

Staff recommends approval of an ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended, by granting a change in zoning from Planned Development (PD-4) to General Commercial (C-2) with a Special Use Permit for a restaurant with drive-through use on an approximately 1.0492 acre tract of land located at 3802 Sachse Road; providing special conditions; providing a repealing clause; providing a savings clause; providing a severability clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing an effective date.

CITY OF SACHSE, TEXAS  
ORDINANCE NO. 342

PARK LAKE ESTATES

An Ordinance amending basic Zoning Ordinance of the City of Sachse as enacted by the City Council by permitting the property described in Exhibit A to the ordinance to be used under Planned Development District No. 4 for single family dwellings. That Planned Development District No. 4 shall be granted regarding the property described in Exhibit A, subject, however, to the special conditions hereinafter more fully expressed; providing for a fine of not more than Two Hundred Dollars (200.00) for each violation thereof; providing for a Severability Clause; and providing for an effective date.

Whereas, the City Planning Commission of the City of Sachse and Governing Body of the City of Sachse, in compliance with the rules and regulations of the City of Sachse and the State Law, with reference to the granting of Planned Development Districts under the Zoning Ordinance Regulations, have given the requisite notices by publications and otherwise and after holding due hearing and affording a full and fair hearing to all property owners, generally, and to the persons interested situated in the affected area and in the vicinity thereof regarding the rezoning, proposed use of improvement of the property described in Exhibit A, the Governing Body of the City of Sachse in of the opinion that said Planned Development District should be granted, subject to the conditions set out therein;

Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SACHSE:

Section 1. That the basic Zoning Ordinances of the City of Sachse as enacted by the City Council be, and they are hereby amended insofar as they apply to the property described in Exhibit A which shall be used under Planned Development District No.4 for single family dwellings.

Section 2. That this Planned Development District No.4 for single family dwellings with reference to the property described in Exhibit A is approved and granted upon the following express condition, and adopted as part of the City of Sachse Zoning Ordinances.

- (1) Development Plan: There is attached and made part of this ordinance a Development Plan composed of one (1) plat for development titled Development Plan for Park Lake Estates. All development shall be in general conformance with the attached development plat.
- (2) Development Schedule: All development within the Planned Development District shall be in phases. Phase lines shown on the Development Plan are tentative, and may be required to be changed.
- (3) Subdivision Plat: A subdivision plat, meeting the requirement of the City of Sachse Subdivision Ordinances shall be submitted for each phase of development. Said plat shall be filed for record with the County Clerk, Dallas County, Texas.
- (4) Uses: The following lots shall meet the requirements of R-3 zoning, except Section 4.3(a) minimum building size 1800 square foot; Block A lots 1-5; Block C lots 1 and 12; Block E lot 1. All other lots will meet the requirements of R-4 zoning. Minimum building size on these lots will be 1525 square feet.

- (5) Building location: The main part of any building shall not be located closer to the front property line than twenty-five (25') feet. The main part of any building shall be no closer to the side property line than 10% of lot width ( said width measured at the building line ).
- (6) Maximum height: The maximum height of any building shall not exceed two (2) stories.
- (7) Living area: The minimum heated living area on any dwelling constructed on a single family lot shall be 1525 square feet or greater.
- (8) Entry garage: The entry to garage shall be side and rear entry only. Two car garage minimum.
- (9) Exterior construction: The exterior of any dwelling whint constructed in the Planned Development District shall be a minimum of 75% masonry construction.
- (10) Dedications: A minimum of fifty feet (50') wide street right-of-way shall be dedicated to the public and fro public use.
- (11) Paving: All streets within the Planned Development District shall be paved, 29' width back to back of curb in 50' right-of-way widths. 5" thick concrete pavement meeting the requirements of the City of Sachse Specifications.
- (12) Sidewalks: Four foor (4') wide, four inch (4") thick sidewalks are required along each side of the streets constructed in the Planned Development District.
- (13) Utilities and Drainage: All onsite utilities shall be constructed to meet existing ordinances and specifications of the City of Sachse. Utilities will be constructed underground on interior lots within the Planned Development District, above ground where above ground utilities exsists.
- (14) Lot Coverage: No less than thirty-five (35%) percent of the total gross land area shall be open space which is not used as building area, or for car traffic, either for maneuvering or parking. This open space shall be used for people, planting and visual appeal.
- (15) Alley Paving: 15' right-of-way with 10' of concrete paving.
- (16) Lot Size: All lots shall meet a minimum of 10,000 square feet in size.
- (17) Lot width without Alleys: The minimum lot width sahll be 100 feet on all lots without an alley.

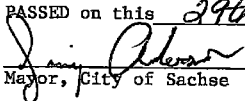
Section 3. That all paved areas, permanent drivers, streets, and structures, if any, shall be constructed in a manner consistent with standards of Sachse Specifications adopted for such purpose.

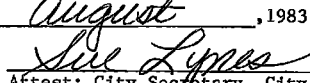
Section 4. That any persons, firm, or corporation violating any of the terms and provisions of this ordinance shall be subject to the penalties provided herein.

Section 5. Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this Ordinance, and same are deemed severable for this purpose.

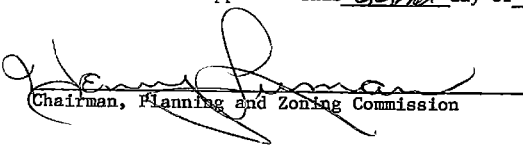
Section 6. WHEREAS, it appears that the subject property of this Ordinance is to be used under Planned Development District No. 4 for single family dwelling and this Ordinance shall take effect immediately from and after its passage, in accordance with the provision of the Charter of the City of Sachse and it is accordingly ordained.

PASSED on this 29th day of August, 1983.

  
Mayor, City of Sachse

  
Attest: City Secretary, City of Sachse

Recommended for Approval this 22nd day of August, 1983.

  
Chairman, Planning and Zoning Commission

All sewer lines and water lines to conform to the City Of Sachse Subdivision Requirements in effect at the time of passage of said Planned Development Zoning, and shall conform to the City's Master Water and Sewer Plan.

Electric, gas, and telephone lines to be placed in Easement Areas and to meet requirements of Subdivision Regulations and Railroad Commission requirements or as Texas Power and Light recommends.

EXHIBIT "A"

PROPERTY DESCRIPTION

Being a tract of land situated in the City of Sachse, Dallas County, Texas and being a part of the Robert McCullough Survey, Abstract No. 928, and being more particularly described as follows:

BEGINNING at the intersection of the South line of Sachse Road (100' ROW) and the West line of Miles Road (60' ROW);

THENCE South, along the West line of said Miles Road, 240.00 feet to an iron stake for corner;

THENCE West, 208.70 feet to an iron stake for corner;

THENCE South, 208.70 to an iron stake for corner;

THENCE West, 77.90 feet to an iron stake for corner;

THENCE South, 760.00 feet to an iron stake for corner;

THENCE East, 286.00 feet to an iron stake in the West line of said Miles Road, for corner;

THENCE South, along the West line of said Miles Road, 990.00 feet to an iron stake for corner;

THENCE N 89° 51' W, 1403.93 feet to an iron stake for corner;

THENCE N 5° 57' W, 2213.12 feet to an iron stake in the South line of said Sachse Road, for corner;

THENCE S 89° 47' E, along the South line of said Sachse Road, 1633.35 feet to the Place of Beginning and containing 70.683 acres of land.

EXHIBIT "A"

Being a tract of land located in the Robert McCullough Survey, Abstract No. 928, in Sachse, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the South Line of Old State Highway 78 (also known as the Garland-Sachse-Wylie Road), said point being South 87 Degrees 30 Minutes West 1654.20 feet from the intersection of the West line of Miles Road and said South line of Old State Highway 78;

THENCE South 08 Degrees 52 Minutes 38 Seconds East a distance of 2214.64 feet to a point for a corner;

THENCE South 87 Degrees 08 Minutes 20 Seconds West a distance of 937.75 feet to a point for a corner;

THENCE North 02 Degrees 50 Minutes 10 Seconds West a distance of 2206.93 feet to a point for a corner, said point being in the South line of Old State Highway 78;

THENCE North 87 Degrees 30 Minutes East with the South line of Old State Highway 78 a distance of 704.76 feet to the PLACE OF BEGINNING and CONTAINING 42.56 Acres of land, more or less.

- (c) *Accessory buildings.* The color of accessory buildings shall be the same as the main building.

(Ord. No. 2074, § 4, 4-19-04; Ord. No. 3169, § 1, 10-5-09; Ord. No. 3552, § 2, 12-2-13; Ord. No. 3573, § 1, 3-17-14)

**Sec. 5. C-2 general commercial district.**

5.1 *General description.* This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

5.2 *Uses permitted.*

- (a) Property and buildings in C-2 general commercial districts shall be used for those uses provided for in Schedule I, "Permitted Uses" in the zoning district";
- (b) Buildings, structures and uses customarily incidental to allowed uses, provided that there shall be no manufacture, processing or compounding of products other than such as are customarily incidental and essential to retail establishments;
- (c) Any other store or shop for retail trade or for rendering personal, professional or business service which does not produce more noise, odor, dust, vibration, blast or traffic than those enumerated in Schedule I. Except for open display permitted in Schedule I and under subsection 5.3 of this section 5, no article or material stored or offered for sale in connection with permitted uses shall be stored or displayed outside of a building unless it is so screened by permanent ornamental walls, fences or planting (in accordance with article 4, section 2) that it cannot be seen from adjoining streets or lots when viewed by a person standing at ground level; provided, however that no screening in excess of eight feet is required;
- (d) Temporary construction facilities incidental to the development of property as permitted in this district are allowed for so long as construction work is in progress;
- (e) Refuse storage screening: Materials and trash receptacles stored outside shall be screened from public view by a combination wood and masonry fence not to exceed eight feet in height.

5.3 *Open display uses permitted.* The uses indicated accordingly in Schedule I, and reasonably similar uses are permitted open display in the C-2 general commercial district. Service machines, such as those for ice, soft drinks and newspapers may be permanently displayed behind the front building line.

5.4 *Area regulations.* The following requirements shall apply to all uses permitted in this district:

- (a) *Front yard.* All buildings shall set back from the street right-of-way line to provide a front yard having not less than 25 feet in depth.

- (b) *Side yard.* On the side of a lot adjoining a dwelling district, there shall be a side yard of not less than 15 feet. There shall be a side yard setback from intersecting street of not less than 25 feet.
- (c) *Rear yard.* There shall be provided a private alley, service court, rear yard, or combination thereof, of not less than ten feet with not less than 25 feet adjoining a dwelling district.
- (d) *Area for off-street parking.* Buildings shall be provided with a yard area adequate to meet the off-street parking requirements set forth in article 4, section 5.

#### 5.5 *Building regulations.*

- (a) *Height regulations.* No building shall exceed 90 feet in height, except as hereinafter provided in article 4, section 3.
  - (b) *Exterior fire-resistant construction.* All exterior walls of buildings shall be masonry in accordance with the Building Code of the City of Sachse.
  - (c) *Electrical equipment.* Building and pad mounted electrical equipment shall be screened by fencing of wood and masonry or landscaped with shrubs and trees. All screening shall be approved on the site plan.
  - (d) *Exterior lighting.* All exterior lighting shall be directed toward the property where located, and in a downward direction. Lenses shall be of the nonglare type. Light poles for parking lots shall include a decorative fixture and pole according to the city building standard guide.
  - (e) *Accessory buildings.* The color of accessory buildings shall be the same as the main building.
  - (f) *Overhead doors.* No overhead doors shall face the front of the property.
- (Ord. No. 1435, 1-20-97; Ord. No. 2074, §§ 5—7, 4-19-04; Ord. No. 3169, § 1, 10-5-09; Ord. No. 3552, § 2, 12-2-13; Ord. No. 3573, § 1, 3-17-14)

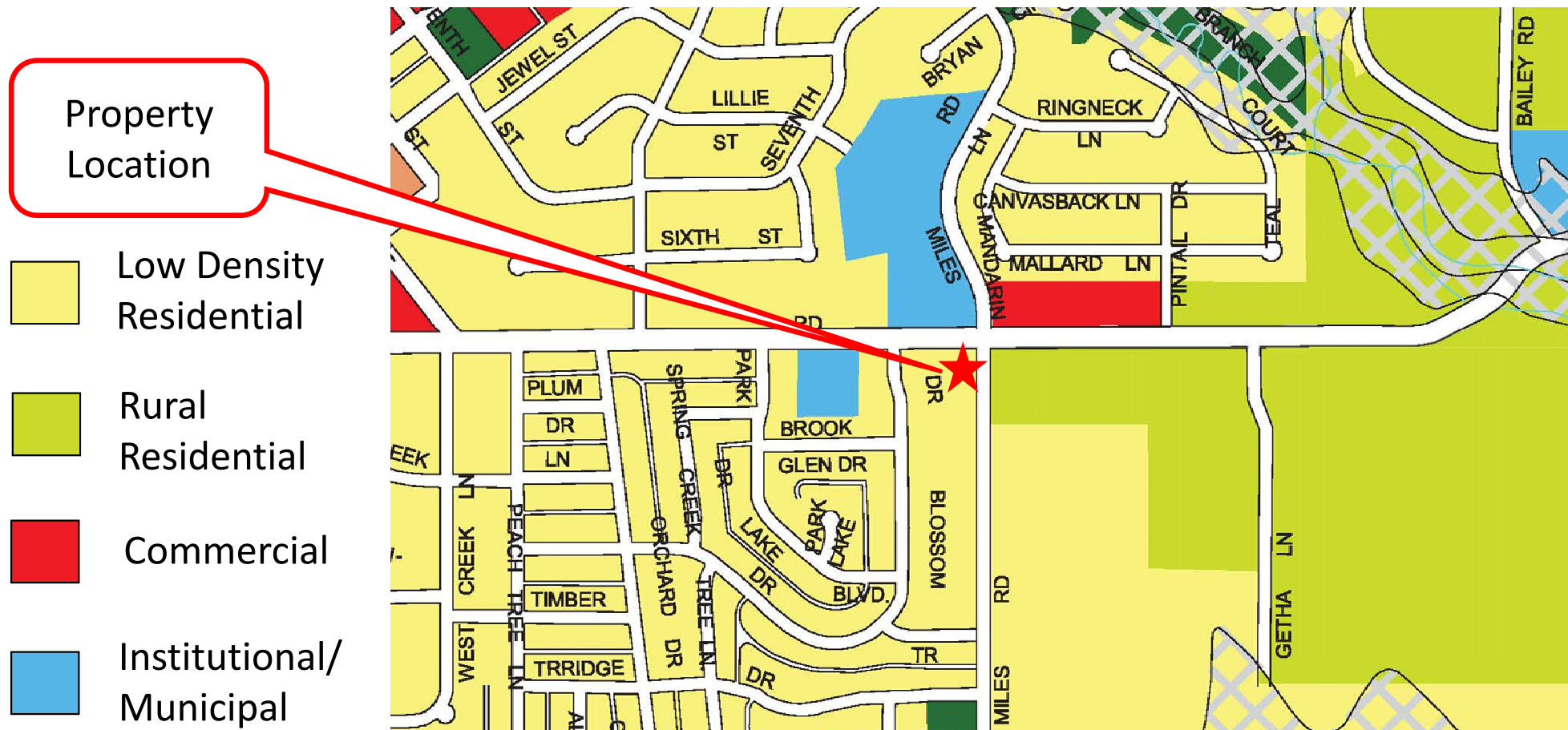
### **Sec. 6. I-1 restricted manufacturing and warehousing district.**

6.1 *General description.* This industrial district is intended primarily for manufacturing and assembly plants and warehousing that are conducted so the noise, odor, dust and glare of each operation is completely confined within an enclosed building. These industries may require direct access to rail, air or street transportation facilities; however, the size and volume of the raw materials and finished products involved should not produce the volume of freight generated by the uses of I-2 industrial district. Buildings in this district should be architecturally attractive and surrounded by landscaped yards.

#### 6.2 *Uses permitted.*

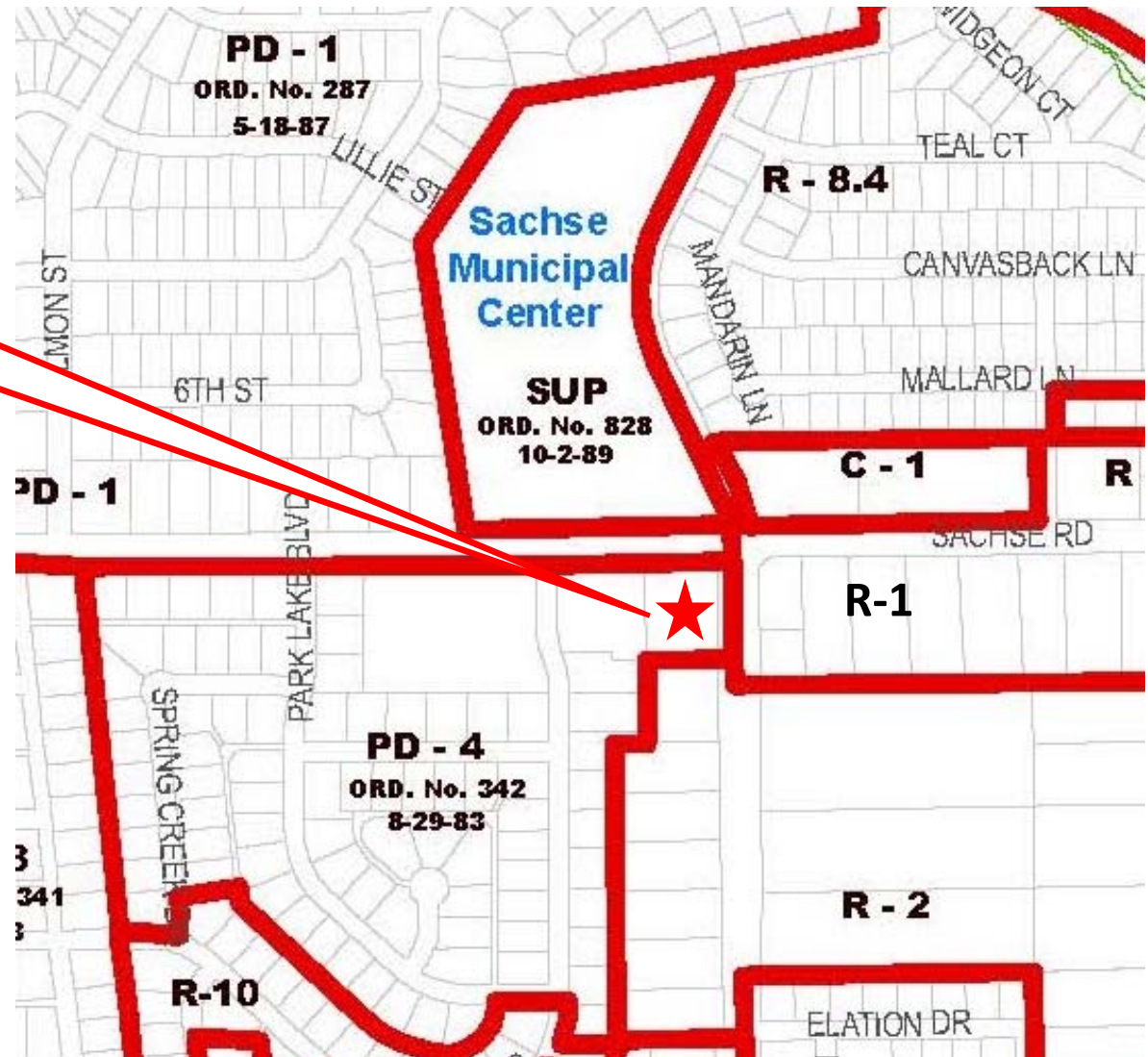
- (a) Any use permitted by Schedule I allowed uses in the district. No dwelling uses, except sleeping facilities for caretakers and night watchmen employed on the premises, is permitted.

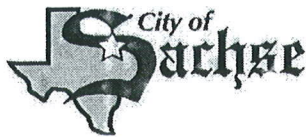
# Future Land Use Plan



# Current Zoning

Property  
Location





## Community Development Department

AUG 20 2015

### NOTICE OF PUBLIC HEARING

TO: Property Owner  
DATE: August 13, 2015  
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☒ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: Munadi Khayr  
PRINTED NAME: MUNADIJA KHAYR  
ADDRESS: 3925 BRAMLEY WAY PLANO TX 75093

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, August 24 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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If you have any questions concerning this request, please contact the Community Development Department.

Phone: (469) 429-4781

Email: [gpeters@cityofsachse.com](mailto:gpeters@cityofsachse.com)

#### RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.  
3815-B Sachse Road

Sachse, TX 75048

Fax: 972-675-9812



## Community Development Department

AUG 20 2015

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: INCREASED TRAFFIC; HOURS OF OPERATION; TRASH;  
CRIME; TEENAGE HANGOUT; OUTSIDERS; LIGHT OVERSPILL;  
NOISE

SIGNATURE: *Carlos Vigil*  
PRINTED NAME: CARLOS VIGIL  
ADDRESS: 3826 W 31 ST

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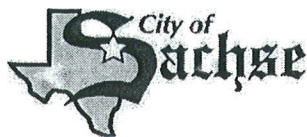
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3815-B Sachse Road

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AUG 19 2015



## Community Development Department

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

*See attached Comments*

SIGNATURE:

*Doug Miltenberger*

PRINTED NAME:

*DOUG MILTENBERGER*

ADDRESS:

*4402 SACHSE RD.*

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3815-B Sachse Road

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AUG 19 2015

Sachse City Council

None of the listed uses of this property is needed or desirable. We already have these conveniences close by—in Sachse and adjoining towns. A strip center or drive-through restaurant would only create more traffic and congestion, which at times now is substantial.

I applied for a change of zoning for property that I owned on Miles Rd. (adjacent to the property in question) a few years back and was rejected by the council. That was the right decision then and I believe that it would be the right decision now for the current subject property. I request that you follow the example set by a former council.

Sincerely,



Doug Miltenberger  
4402 Sachse Rd.



## Community Development Department

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

*It is too close to residential - traffic would be hindered if it was a fast food.*

SIGNATURE:

PRINTED NAME:

ADDRESS:

*Christine & Keith Horning*  
*CHRISTINE & Keith Horning*  
*4607 Mallard Lane*

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AUG 18 2015

**Community Development  
Department**

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☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

*It is to close to residential - traffic would be hindered if it was a fast food.*

SIGNATURE:

PRINTED NAME:

ADDRESS:

*Christine & Keith Horning*  
*CHRISTINE & Keith Horning*  
*4607 Meadow Lane*

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Sachse, TX 75048

Fax: 972-675-9812



AUG 20 2015

**Community Development  
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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *This type of zoning will disrupt the peace and quiet that we currently enjoy. This neighborhood is dominantly residential and we pride the quiet and low traffic here.*

SIGNATURE: *Lisa K Willey*

PRINTED NAME: *Lisa Willey (Weber)*

ADDRESS: *5304 Park Lake Blvd, Sachse TX 75048*

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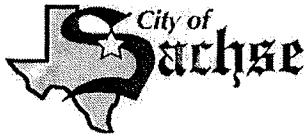
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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: children walking to school need  
to cross here, increased traffic, noise,  
high schoolers jog this area, could bring property  
value down.

SIGNATURE: Jack Nester

PRINTED NAME: Jack Nester

ADDRESS: 5816 Mandarin Lane Sachse TX

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City of Sachse Community Development Dept.

3815-B Sachse Road

Sachse, TX 75048

Fax: 972-675-9812

TIME RECEIVED  
August 18, 2015 5:03:38 AM CDT

REMOTE CSID  
WLSMITH

DURATION  
40

PAGES  
1

STATUS  
Received

2015-08-18 04:20

WLSMITH

9725306855 >> City of Sachse

P 1/1



## Community Development Department

AUG 18 2015

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☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: This might B Good dollar & cents  
but Not good for the Neighbor hood.

SIGNATURE: Jessie Dee Holloway

PRINTED NAME: JESSIE DEE HOLLOWAY

ADDRESS: 5530 SPRING CREEK DR. SACHSE, TX. 75048-4142

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City of Sachse Community Development Dept.  
3815-B Sachse Road  
Sachse, TX 75048

Fax: 972-675-9812

TIME RECEIVED  
August 18, 2015 8:11:04 AM CDT

REMOTE CSID

DURATION PAGES  
41 1

STATUS  
Received



## Community Development Department

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:** *This particular intersection is busy enough as it is - lots of kids also walk by due to schools down the street. Don't turn a quiet neighborhood into a 3 ring circus*

SIGNATURE: Heidi J. Durbin  
PRINTED NAME: Heidi J. Durbin  
ADDRESS: 5707 Mandarin Ln

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3815-B Sachse Road  
Sachse, TX 75048  
Fax: 972-675-9812

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM PLANNED DEVELOPMENT (PD-4) TO GENERAL COMMERCIAL (C-2) WITH A SPECIAL USE PERMIT FOR A RESTAURANT WITH DRIVE-THROUGH USE ON AN APPROXIMATELY 1.0492 ACRE TRACT OF LAND LOCATED AT 3802 SACHSE ROAD; PROVIDING SPECIAL CONDITIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Sachse and the governing body of the City of Sachse, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance and Map, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Sachse is of the opinion that said zoning ordinance should be amended as provided herein;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS:**

**SECTION 1.** That the Comprehensive Zoning Ordinance and Map of the City of Sachse, Texas, as heretofore amended, be and the same are hereby amended to grant a change in zoning from Planned Development (PD-4) to General Commercial (C-2) with a Special Use Permit for a restaurant with a drive through for the property located at 3802 Sachse Road, (hereinafter the "Property"), being situated in the City of Sachse, Dallas County, Texas, and being more particularly described as set forth in Exhibit "A", attached hereto and incorporated as if set forth herein, by reference for all purposes.

**SECTION 2.** That the above-described property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, subject to the following special conditions:

1. The Special Use Permit shall be for a restaurant with a drive through.
2. The establishment be constructed and operated in accordance with the site plan attached hereto as Exhibit "B" and incorporated as if set forth herein.

**SECTION 3.** That all provisions of the ordinances of the City of Sachse in conflict with the provisions of this ordinance be and the same are hereby repealed.

**SECTION 4.** That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 5.** That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 6.** That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 7.** This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

**DULY PASSED** by the City Council of the City of Sachse, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
Mike Felix  
Mayor

DULY ENROLLED:

\_\_\_\_\_  
Michelle Lewis Sirianni  
Interim City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Peter G. Smith  
City Attorney

**EXHIBIT “A”**  
Legal Description

## PROPERTY DESCRIPTION

Being a 1.0492 acre tract of land being situated In the Robert McCaullough Survey, Abstract No. 928, In the City of Sachse, Dallas County, Texas, being all of that called 1.0492 acre tract of land described in a deed to Dana Global Investment Inc., recorded In Instrument Number 201500108639, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch capped iron rod found for corner, said corner being along the south line of Sachse Road (public right-of-way) and being the Northeast corner of that tract of land described in a deed to Park Lake Baptist Church, a Texas Non Profit Corporation, by deed recorded In Volume 87207, Page 2920, Deed Records, Dallas County, Texas;

THENCE N 89°28'22" E, along the south line of said Sachse Road, at a distance of 183.60 feet, a 1/2 Inch Iron rod found for reference, said corner being along the West line of Miles Road (public right-of-way);

THENCE N 89°28'22" E, along the west line of said Miles Road, a distance of 35.39 feet to a p.k. nail set for corner;

THENCE S 00°49'17" E, along the west line of said Miles Road, a distance of 214.13 feet to a 1/2 inch iron rod found, said corner being the northeast corner of a called 0.9042 acre tract of land described in a deed to Javier Jaimes Sanchez, by deed recorded In Instrument Number 201300107381, Deed Records, Dallas County, Texas;

THENCE S 89°10'54" W, along the north line of said Sanchez tract, a distance of 210.55 feet to a 1/2 inch capped iron rod found for corner, said corner being the northwest corner of said Sanchez tract, being the northeast corner of Park Lake Estates Phase One, an addition to the City of Sachse, Dallas County, Texas, according to the plat thereof recorded In Volume 83219, Page 2015, Map Records, Dallas County, Texas and being the southeast corner of said Park Lake Baptist Church;

THENCE N 01°33'30" W, along the east line of said Park Lake Baptist Church tract, a distance of 240.06 feet to the POINT OF BEGINNING and containing 45,703 square feet or 1.0492 acres of land more or less.

**EXHIBIT “B”**  
Site Plan





# Zoning Request Sachse Center

Planning & Zoning Commission

August 24, 2015

## Overview

- Request
- Applicant & Property Information
- Location Map
- Future Land Use Plan
- Current Zoning
- Proposed Zoning
- Property Owner Responses
- Staff Findings
- Staff Recommendations
- Public Hearing
- Recommendation from the Planning & Zoning Commission

## Request

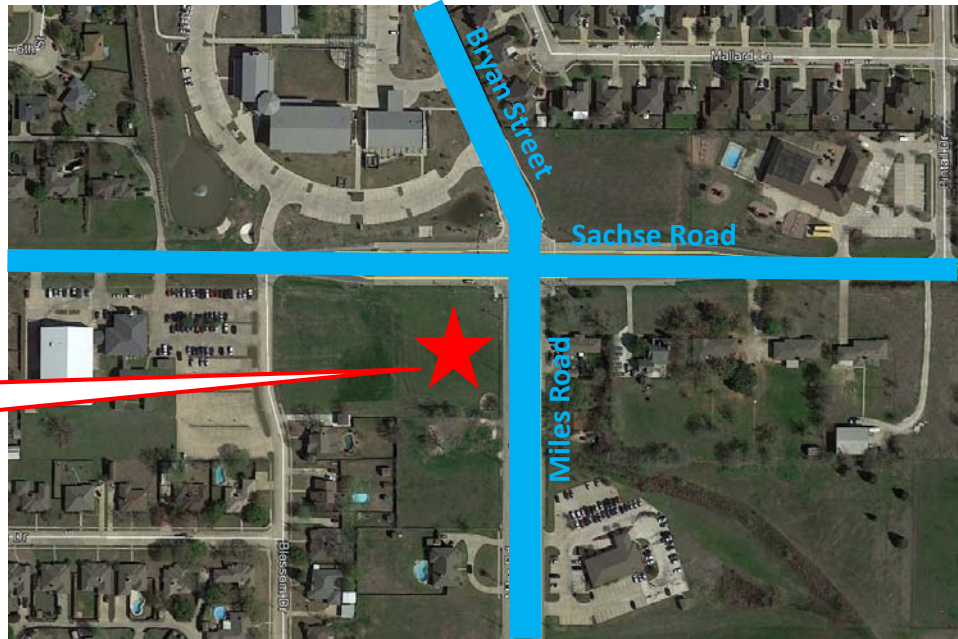
- Conduct a public hearing and consider a recommendation to the City Council of the City of Sachse, Texas of an ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended, by granting a change in zoning from Planned Development (PD-4) to General Commercial (C-2) with a Special Use Permit for a restaurant with drive-through use on an approximately 1.0492 acre tract of land located at 3802 Sachse Road; providing special conditions; providing a repealing clause; providing a savings clause; providing a severability clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing an effective date.

## Applicant & Property Information

- Property Owner: Dana Global Investments, Inc.
- Property Size: 1.0492 Acres
- Property Location: 3802 Sachse Road  
(Southwest Corner of Sachse Road & Miles Road)
- Proposed Use: 10,000 square feet of retail, including:
  - Restaurant with drive thru (drive thru requires a Special Use Permit)
  - Office
  - Retail

## Location Map

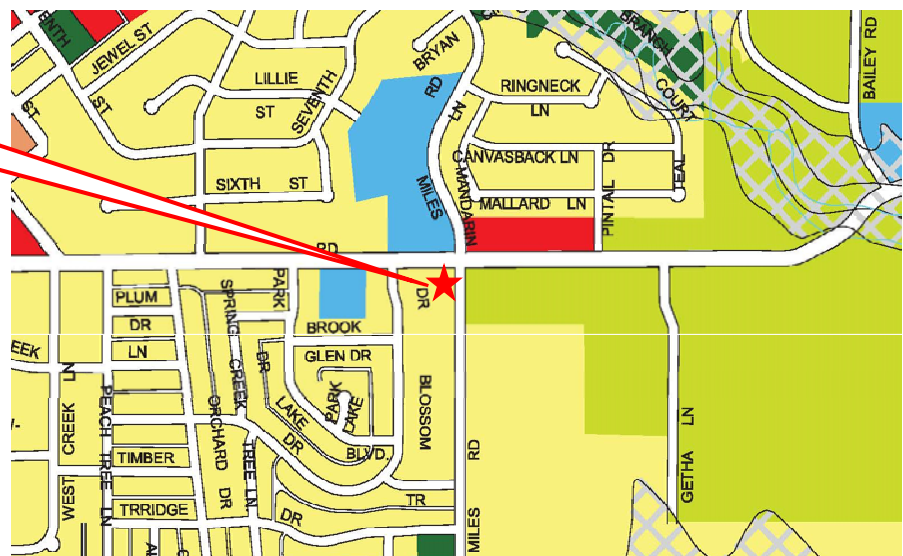
Property Location



## Future Land Use Plan

Property Location

- Low Density Residential
- Rural Residential
- Commercial
- Institutional/ Municipal



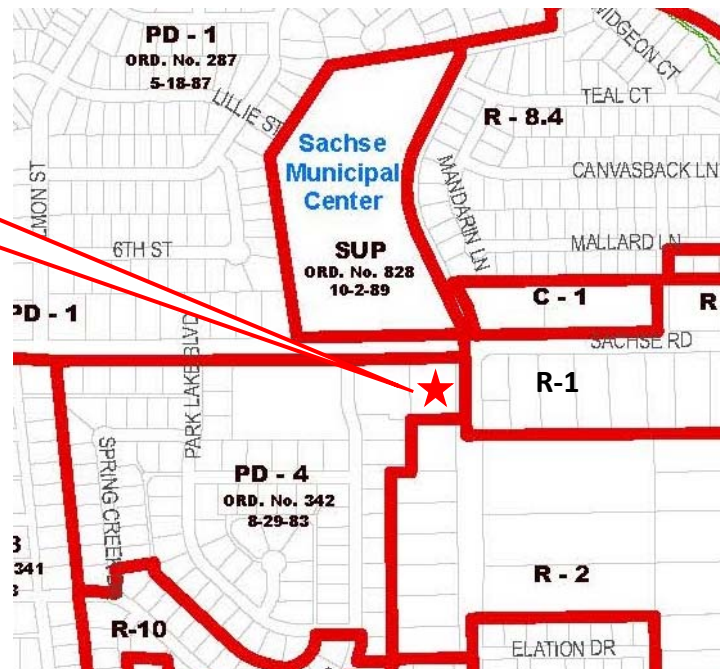
## Current Zoning

Property  
Location

Current Zoning: PD-4  
City Ordinance 342 (8-29-1983)  
Planned Development for Residential  
(Park Lake Estates)  
Underlying Zoning: R-4 (4 lots/acre)

Front Building Line: 25-feet  
Side yard Setback: 10% of lot width  
35% maximum lot coverage  
Maximum Building Height: 2-stories

\*Property was never platted with the  
residential development of Park Lake Estates



## Proposed Zoning

- **C-2 Commercial**
  - Front Yard Setback: 25 feet
  - Side Yard Setback: 15 feet (25 feet for side streets)
  - Rear Yard Setback: 25 feet (adjoining residential)
  - Maximum Building Height: 90 feet
  - City standard landscaping requirements
  - Masonry screen wall required along adjoining residential properties
- **Permitted uses**
  - The proposed uses of restaurant, office and retail are permitted in accordance with Schedule 1 in the Zoning Ordinance
  - The proposed use of a restaurant with drive thru requires a Special Use Permit for a drive thru

## Property Owner Responses

- 165 notices sent to surrounding property owners
- As of 4pm on Thursday, 8/20, staff received:
  - 1 returned in favor
  - 8 returned opposed

## Staff Findings

- The property is located at the corner of Sachse Road and Miles Road, two minor arterial roadways with high traffic volume.
- The property was included in the zoning change for Park Lake Estates, but was never platted into the residential development, creating an orphan tract of land.
- Due to the location, property size, and adjacent traffic volume, staff concludes that residential is not the best use of the subject property.
- A change in zoning will result in a change to the Future Land Use Plan. Due to the limited size of the property (1 lot, 1.0492 acres), a separate agenda item for a Future Land Use Plan was not prepared.

## Staff Recommendations

- Staff recommends approval of an ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended, by granting a change in zoning from Planned Development (PD-4) to General Commercial (C-2) with a Special Use Permit for a restaurant with drive-through use on an approximately 1.0492 acre tract of land located at 3802 Sachse Road; providing special conditions; providing a repealing clause; providing a savings clause; providing a severability clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing an effective date.

## Public Hearing

Recommendation by the  
Planning & Zoning Commission



## Legislation Details (With Text)

**File #:** 15-2975      **Version:** 1      **Name:** CD - Woodbridge Gate Block A Lot 1 Final Plat  
**Type:** Agenda Item      **Status:** Agenda Ready  
**File created:** 8/20/2015      **In control:** Planning & Zoning Commission  
**On agenda:** 8/24/2015      **Final action:**  
**Title:** Consider the application of MP Sachse, Ltd. for approval of a Final Plat for Lot 4, Block A of Woodbridge Gate, being a commercial lot on approximately 0.865 acres, at the Southwest corner of State Highway 78 and Woodbridge Parkway.

### Executive Summary

The applicant is requesting to final plat an approximately 0.865-acre tract of land in Block A of Woodbridge Gate for use as an urgent care facility.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Attachment 1 - Location Map](#)  
[Attachment 2 - Ordinance 1443](#)  
[Attachment 3 - Zoning Map](#)  
[Final Plat](#)  
[Woodbridge Gate Lot 4 Block A Final Plat Presentation](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

### Title

Consider the application of MP Sachse, Ltd. for approval of a Final Plat for Lot 4, Block A of Woodbridge Gate, being a commercial lot on approximately 0.865 acres, at the Southwest corner of State Highway 78 and Woodbridge Parkway.

### Executive Summary

*The applicant is requesting to final plat an approximately 0.865-acre tract of land in Block A of Woodbridge Gate for use as an urgent care facility.*

### Background

The 0.865-acre (approximately 37,679 square feet) subject property is located on the southwest corner of State Highway 78 and Woodbridge Parkway. The applicant is proposing to develop the site as an urgent care facility. (see Attachment 1 - Location Map)

The proposed subdivision will have primary access from State Highway 78 and Woodbridge Parkway, both major thoroughfares.

The subject property is zoned Planned Development District (PD-10), which was approved by City Council on February 17, 1997. PD-10 is a large planned development with many

allowable uses, including residential, commercial, and park/open space. (see Attachment 2 - Ordinance 1443 and Attachment 3 - Zoning Map)

The Planning and Zoning Commission approved the Preliminary Plat of Block A of Woodbridge Gate, a 10.1098 acre tract of land comprised of five commercial lots on December 22, 2014. The City Council approved the Preliminary Plat on January 19, 2015. Construction on Lot 1 has begun, and the public improvements are complete.

#### Policy Considerations

The proposed Final Plat meets the standards of the City of Sachse Code of Ordinances and of Ordinance No. 1443, a Planned Development (PD-10) and is designed in accordance with the zoning of the property.

#### Budgetary Considerations

N/A

#### Staff Recommendations

Staff recommends approval of a Final Plat for Lot 4, Block A of Woodbridge Gate, being a commercial lot on approximately 0.865 acres, at the Southwest corner of State Highway 78 and Woodbridge Parkway.

# Location Map



**ORDINANCE NO. 1443**

**AN ORDINANCE OF THE CITY OF SACHSE, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACHSE, TEXAS AS HERETOFORE AMENDED, SO AS TO GIVE THE HEREINAFTER DESCRIBED TRACT OF LAND "PD - PLANNED DEVELOPMENT ZONING"; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATION AND PROVIDING FOR AN EFFECTIVE DATE.**

An Ordinance amending the basic Zoning Ordinance of the City of Sachse as enacted by the City Council by permitting the property described in Exhibit "A" to the ordinance to be used under Planned Development District No. 10 for single family dwellings, that Planned Development District No. 10 shall be granted with reference to the property described in Exhibit "A";, subject, however, to the special conditions hereinafter more fully expressed.

**WHEREAS**, the Planning and Zoning Commission of the City of Sachse and the Governing Body of the City of Sachse, in compliance with the rules and regulations of the City of Sachse and the State Law, with reference to the granting of Planned Development Districts under the Zoning Ordinance Regulations, have given the requisite notices by publications and otherwise and after holding due hearing and affording a full and fair hearing to all property owners, generally, and to the persons interested situated in the affected area and in the vicinity thereof regarding the rezoning, proposed use or improvements of the property described in Exhibit "A", the Governing Body of the City of Sachse is of the opinion that said Planned Development District should be granted, subject to the conditions set out herein:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS;**

**SECTION I.**

That the basic Zoning Ordinances of the City of Sachse as enacted by the City Council be, and they are hereby amended insofar as they apply to the property described in Exhibit "A" which shall be used under Planned Development District No. 10, for single family dwellings.

**SECTION II.**

That this Planned Development District No. 10 for single family dwellings with reference to the property described in Exhibit "A" is approved and granted upon the following express condition, and adopted as part of the City of Sachse Zoning Ordinance.

- (1). Subdivision Plat: A subdivision plat, meeting the requirements of the City of Sachse Subdivision Ordinances shall be submitted. Said plat shall be filed for record with the County Clerk.
- (2). Uses: The uses shall conform to the requirements listed in Exhibit "C", as attached.

### **SECTION III.**

That all ordinances of the City of Sachse in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other provisions of the ordinances of the City of Sachse not in conflict with the provisions of the ordinance shall remain in full force and effect.

### **SECTION IV.**

That the provisions of this ordinance are severable, so that the invalidity of one or more provisions shall not affect the validity of those valid portions.

### **SECTION V.**

That the above-described tract of land shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, and as amended herein by the granting of this zoning classification.

### **SECTION VI.**

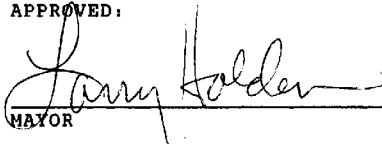
Whenever in this ordinance an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or wherever in such ordinance, the doing of an act is required or the failure to do any act is declared to be unlawful, the violation of any such provision shall be punished by a fine as provided in Chapter 1, Section 7 of the City of Sachse Code of Ordinances provided, that no penalty shall be greater or less than the penalty provided for the same or similar offense under the laws of the State. Each day any violation of this ordinance shall continue shall constitute a separate offense.

**SECTION VII.**

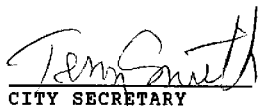
The fact that it appears that the above described property required that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City of Sachse, creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage, and the publication of the caption of said ordinance, as the law in such cases provides.

**DULY PASSED** by the City Council on this the 17th day of February, 1997.

APPROVED:

  
MAYOR

ATTEST:

  
CITY SECRETARY

SE ROAD  
AL RITE ROW

UNINCORPORATED  
VICTOR  
BRISENO

UNINCORPORATED  
JUAN MARTINEZ

UNINCORPORATED  
ERNEST CASTILLO

UNINCORPORATED  
PETE MARTINEZ

UNINCORPORATED  
MARIA MARTINEZ

UNINCORPORATED  
STATION

South 66°34'46" East, a distance of 140.00 feet to a point for corner;  
 South 25°54'46" West, a distance of 86.00 feet to a point for corner;  
 South 47°54'46" West, a distance of 100.00 feet to a point for corner;  
 South 01°39'46" West, a distance of 173.00 feet to a point for corner;  
 South 13°39'46" West, a distance of 139.00 feet to a point for corner;  
 South 52°39'46" West, a distance of 140.00 feet to a point for corner;  
 South 03°20'14" East, a distance of 240.00 feet to a point for corner;  
 South 43°09'46" East, a distance of 210.00 feet to a point for corner;  
 South 16°39'46" West, a distance of 290.00 feet to a point for corner;  
 South 22°39'46" West, a distance of 210.00 feet to a point for corner;  
 South 08°02'14" East, a distance of 150.00 feet to a point for corner;  
 South 31°39'46" West, a distance of 210.00 feet to a point for corner;  
 South 46°35'14" East, a distance of 215.00 feet to a point for corner;  
 North 41°09'46" East, a distance of 191.00 feet to a point for corner;  
 South 76°35'14" East, a distance of 131.00 feet to a point for corner;  
 South 11°39'46" East, a distance of 49.00 feet to a point for corner;  
 South 28°20'14" East, a distance of 155.00 feet to a point for corner;  
 Sachse Road for the beginning of a 54.80 feet to a point in the northeast right-of-way line  
 04°29'01" a radius of 653.28 feet and a chord bearing and distance of South 44°31'52" West  
 51.11 feet;

# ZONING EXHIBIT

RICHARD NEWMAN SURVEY, AB  
 CITY OF SACHSE, COLLIN COUNTY  
 RICHARD NEWMAN SURVEY, AB  
 CITY OF SACHSE, DALLAS COUNTY

ROBERT STONE  
 1518 CARROLL DRIVE  
 GARLAND, TEXAS 75041  
 (972) 278-6716

APPLICANT :  
 HERZOG DEVELOPMENT CORP.  
 12700 PARK CENTRAL, STE. 303  
 DALLAS, TEXAS 75119  
 (214) 960-1600

Date :  
 Revision:  
 Sheet  
 Job No.

J:\JOB\9513100\LG\SACZON.LGL

## LEGAL DESCRIPTION 530.66 ACRES

**BEING** a tract of land out of the RICHARD D. NEWMAN SURVEY, Abstract No. 660, in the City of Sachse, Collin County, Texas and the RICHARD D. NEWMAN SURVEY, Abstract No. 1072, in the City of Sachse, Dallas County, Texas, and being part of a 99.17 acre tract of land described in deed to Glen Day, recorded in Volume 2727, Page 480 of the Land Records of Collin County, Texas, and being part of a 411.19 acre tract of land described in deed to C.J. Thomsen, recorded in Volume 1096, Page 687 of the Land Records of Collin County, Texas, and being part of a 180 acre tract of land described in deed to Belco Equities, Inc., recorded in Collin County Clerk's File No. 95-0003093 of the Land Records of Collin County, Texas, all of a 47.70 acre tract of land described in deed to Robert Stone and all of a 40.86 acre tract of land described in deed to Timothy Bennet and being more particularly described as follows:

**BEGINNING** at a point in the center of a dirt road for the southwest corner of a 180.00 acre tract of land described in deed to Belco Equities, Inc., recorded in Collin County Clerk's File No. 95-0003093 of the Land Records of Collin County, Texas and an ell corner of the beforementioned 99.179 acre tract and in the north line of a tract of land described in deed to Robert Jensen, recorded in Collin County Clerk's File No. 93-0032152 of the Land Records of Collin County, Texas;

**THENCE** along the center of said dirt road and the north line of said Jensen tract, North 87°18'40" West, a distance of 1368.84 feet to a point from which a 1/2" iron rod found for corner;

**THENCE** leaving the center of the dirt road and the north line of the said Jensen tract, passing the southeast corner of a 2.00 acre tract of land described in deed to George Smartt, et Ux, recorded in Volume 3387, Page 983 of the Land Records of Collin County, Texas, North 01°48'18" East, at 20.11 feet, in all a total distance of 473.55 feet to a point in the southeast line of a 5.99 acre tract of land described in deed to Richard Cole, recorded in Volume 2700, Page 335 of the Land Records of Collin County, Texas;

**THENCE** with said southeast line, North 52°16'20" East, a distance of 471.53 feet to a point for the southeast corner of said 5.99 acre tract and the southwest corner of a 1.438 acre tract of land described in deed to Jesus Espinosa, recorded in Volume 3371, Page 440 of the Land Records of Collin County, Texas;

**THENCE** with the southeast line of said 1.438 acre tract, North 52°08'20" East, a distance of 151.17 feet to a point for the southeast corner of said 1.438 acre tract and the southwest corner of a 1.981 acre tract of land described in deed to Charles Douglas, recorded in Collin County Clerk's File No. 95-0042620 of the Land Records of Collin County, Texas;

**THENCE** with the southeast line of said 1.981 acre tract and along a wire fence, North 52°19'41" East, a distance of 206.99 feet to a steel fence post for the southeast corner of said 1.981 acre tract;

**THENCE** with the northeast line of said 1.981 acre tract and along a wire fence, North 37°53'57" West, a distance of 406.25 feet to a point in the southeast right-of-way line of State Highway No. 78 (a variable width ROW) described in the Collin County Court Judgement recorded in Collin County Clerk's File No. 0064149 of the Land Records of Collin County, Texas;

**THENCE** with said southeast right-of-way line, the following courses and distances to wit:  
North 52°16'26" East, a distance of 253.06 feet to a point for corner;

North 58°00'08" East, a distance of 200.98 feet to a point for corner;  
North 53°41'09" East, a distance of 69.00 feet to a point in the southwest line of a 15.939 acre tract of land described in deed to Saginaw Highland Station, L.P., recorded in Collin County Clerk's File No. 94-0048685 of the Land Records of Collin County, Texas;

**THENCE** with said southwest line, South 37°44'33" East, a distance of 385.87 feet to a point for the southwest corner of said 15.939 acre tract;

**THENCE** with the southeast line of said 15.939 acre tract of land, North 52°21'03" East, a distance of 425.30 feet to a point for corner;

**THENCE** with the southerly most southwest lines of said 15.939 acre tract and along a wire fence, the following courses and distances to wit:

South 04°02'37" West, a distance of 55.73 feet to a point for corner;

South 01°51'32" West, a distance of 109.93 feet to a point for the most southerly corner of said 15.939 acre tract;

**THENCE** North 52°18'54" East, a distance of 1106.65 feet to a point for corner;

**THENCE** North 37°39'51" West, a distance of 476.96 feet to a point for corner in the southeast right-of-way line of said State Highway No. 78;

**THENCE** with the southeast right-of-way line of said State Highway No. 78, the following courses and distances to wit:

North 50°33'38" East, a distance of 105.00 feet to a point for corner;

North 52°18'37" East, a distance of 100.00 feet to a point for corner;

North 63°37'13" East, a distance of 101.88 feet to a point for corner;

North 52°18'37" East, a distance of 15.30 feet to a point for the westerly corner of the tract of land described in deed to All East, Inc., recorded in Collin County Clerk's File No. 92-0081176 of the Land Records of Collin County, Texas;

**THENCE** with the southerly line of the said All East, Inc. tract, the following courses and distances to wit:

South 61°32'58" East, a distance of 106.23 feet to a point for corner;

South 87°36'57" East, a distance of 315.06 feet to a point for corner;

South 86°39'56" East, a distance of 117.57 feet to a point for corner;

**THENCE** with the southerly line of the said All East, Inc. tract part of the way and with the southerly line of the tract of land described in deed to Troy Miller, recorded in Volume 1717, Page 301 of the Land Records of Collin County, Texas, South 88°51'27" East, a distance of 315.69 feet to a point for the northeast corner of said Belco Equities, Inc. tract;

**THENCE** with the west line of the said Belco Equities, Inc. tract, South 02°31'54" West, a distance of 2668.19 feet to a point in the north line of the said 411.19 acre tract for the southwest corner of the Belco Equities, Inc. tract;

**THENCE** with the north line of the said 411.19 acre tract, the following courses and distances to wit:

South 87°58'46" East, a distance of 1160.59 feet to a point for corner;

South 88°30'15" East, a distance of 406.46 feet to a point for corner;

South 88°07'26" East, a distance of 789.06 feet to a point in the center of the main tributary of Muddy Creek;

**THENCE** with said center of the main tributary of Muddy Creek, the following courses and distances to wit:

South 01°23'14" East, a distance of 84.00 feet to a point for corner;  
 South 38°50'14" East, a distance of 229.00 feet to a point for corner;  
 South 82°50'14" East, a distance of 93.00 feet to a point for corner;  
 North 76°24'46" East, a distance of 130.00 feet to a point for corner;  
 South 00°20'14" East, a distance of 184.00 feet to a point for corner;  
 South 57°05'14" East, a distance of 179.00 feet to a point for corner;  
 South 19°09'46" West, a distance of 91.00 feet to a point for corner;  
 North 75°09'46" East, a distance of 134.00 feet to a point for corner;  
 South 16°20'14" East, a distance of 96.00 feet to a point for corner;  
 South 85°54'46" West, a distance of 143.00 feet to a point for corner;  
 South 17°35'14" East, a distance of 140.00 feet to a point for corner;  
 South 66°54'46" West, a distance of 86.00 feet to a point for corner;  
 North 25°54'46" East, a distance of 100.00 feet to a point for corner;  
 South 47°54'46" West, a distance of 137.88 feet to a point for corner;  
 North 47°54'46" East, a distance of 35.12 feet to a point for corner;  
 South 01°39'46" West, a distance of 139.00 feet to a point for corner;  
 South 13°39'46" West, a distance of 140.00 feet to a point for corner;  
 South 52°39'46" West, a distance of 240.00 feet to a point for corner;  
 South 03°20'14" East, a distance of 210.00 feet to a point for corner;  
 South 43°09'46" West, a distance of 290.00 feet to a point for corner;  
 South 16°39'46" West, a distance of 210.00 feet to a point for corner;  
 South 22°39'46" West, a distance of 160.00 feet to a point for corner;  
 South 08°02'14" East, a distance of 296.00 feet to a point for corner;  
 South 31°39'46" West, a distance of 215.00 feet to a point for corner;  
 North 46°35'14" West, a distance of 191.00 feet to a point for corner;  
 North 41°09'46" East, a distance of 131.00 feet to a point for corner;  
 South 76°35'14" East, a distance of 49.00 feet to a point for corner;  
 North 11°39'46" East, a distance of 155.00 feet to a point for corner;  
 South 28°20'14" East, a distance of 54.80 feet to a point in the northeast right-of-way line of  
 Sachse Road for the beginning of a non-tangent curve to the left, having a central angle of  
 04°29'01", a radius of 653.29 feet and a chord bearing and distance of South 44°31'52" West,  
 51.11 feet;

**THENCE** leaving the said center of the main tributary of Muddy Creek and with the northeast right-of-way line of said Sachse Road, the following courses and distances to wit:

Southwesterly with said curve, an arc distance of 51.12 feet to a point for corner;  
 South 42°17'21" West, a distance of 147.20 feet to a point for the beginning of a tangent curve to the left, having a central angle of 09°41'00", a radius of 1196.28 feet and a chord bearing and distance of South 37°26'51" West, 201.94 feet;  
 Southwesterly with said curve, an arc distance of 202.18 feet to a point for corner;  
 South 32°36'21" West, a distance of 1.50 feet to a point for the beginning of a tangent curve to the right, having a central angle of 12°52'00", a radius of 905.37 feet and a chord bearing and distance of South 39°02'21" West, 202.89 feet;  
 Southwesterly with said curve, an arc distance of 203.32 feet to a point for corner;  
 South 45°28'21" West, a distance of 482.50 feet to a point for corner, from which a concrete monument bears North 72°07'08" West, 1.3 feet;  
 South 46°21'08" West, a distance of 990.09 feet to a point for the beginning of a tangent curve to the right, having a central angle of 45°34'36", a radius of 523.14 feet and a chord bearing and distance of South 69°08'26" West, 405.25 feet;  
 Southwesterly with said curve, an arc distance of 416.14 feet to a point for corner;  
 Along a fence, North 88°04'16" West, a distance of 1245.84 feet to a point for the southeast

corner of a 2.7 acre tract of land described in deed to Joe J. Stone, recorded in Volume 204, Page 0161 of the Deed Records of Dallas County, Texas;

**THENCE** with the east line of the said 2.7 acre tract and, North 02°18'46" East, a distance of 311.32 feet to a point for corner;

**THENCE** with the east line of a 47.88 acre tract of land described in deed to Joe J. Stone, North 02°18'46" East, a distance of 3417.01 feet to a point for the northeast corner of said 47.88 acre tract;

**THENCE** with the north line of said 47.88 acre tract, the following courses and distances to wit:  
North 87°56'46" West, a distance of 535.24 feet to a point for corner;  
North 88°22'04" East, a distance of 200.08 feet to a point for the northwest corner of said 47.88 acre tract;

**THENCE** with the west line of said 47.88 acre tract, South 00°18'46" East, a distance of 3106.85 feet to a point for the northwest corner of said 2.7 acre tract;

**THENCE** with the west line of said 2.7 acre tract, South 01°23'54" West, a distance of 310.42 feet to a point in the north right-of-way line of Sachse Road;

**THENCE** with the said north right-of-way line, North 88°01'12" West, a distance of 247.00 feet to a point for the southeast corner of a 3.37 acre tract of land described in deed to Max Stone;

**THENCE** with the east and north lines of said 3.37 acre tract, the following courses and distances to wit:  
North 01°58'48" East, a distance of 368.00 feet to a point for corner;  
South 86°59'56" West, a distance of 452.00 feet to a point in the east line of a 3.71 acre tract of land described in deed to Todd Johnson;

**THENCE** with the east line of said 3.71 acre tract, the east line of NICHOLS ADDITION, an addition to the City of Sachse, the east line of a 6.23 acre tract of land described in deed to Bobby Boswell, the east line of a 29.75 acre tract of land described in deed to Virginia Stone, the east line of a 6.86 acre tract of land described in deed to Eugene Schmidt, the east line of a 6.14 acre tract of land described in deed to James Scarbrough and the east line of a 4.0 acre tract of land described in deed to Lawrence Acres, the following courses and distances to wit:

North 00°02'54" West, a distance of 2559.21 feet to a point for corner;  
North 01°06'00 East, a distance of 523.01 feet to a point in the south line of a 40.86 acre tract of land described in deed to Timothy Bennett;

**THENCE** with the south line of said 40.86 acre tract, North 88°30'30" West, a distance of 811.78 feet to a point for the southeast corner of a 2.0 acre tract of land described in deed to Charles Spain;

**THENCE** with the east and north lines of said 2.0 acre tract, the following courses and distances to wit:  
North 02°18'32" East, a distance of 208.73 feet to a point for corner;  
North 88°30'30" West, a distance of 445.39 feet to a point in the east right-of-way line of Bailey Road;

**THENCE** with said east right-of-way line, North 01°36'24" East, a distance of 671.48 feet to a point for the southwest corner of said Jensen tract;

**THENCE** with the south, east and north lines of said Jensen tract, the following courses and distances to wit:  
South 88°03'32" East, a distance of 2148.60 feet to a point for corner;

North 02°18'09" East, distance of 413.60 feet to a point for corner;  
North 88°21'59" West, a distance of 532.47 feet to the **POINT OF BEGINNING** and containing  
530.66 acres of land.

**EXHIBIT "C"**  
**PLANNED DEVELOPMENT DISTRICT**  
**DEVELOPMENT STANDARDS**  
**CITY OF SACHSE, TEXAS**

**1.0 PLANNED DEVELOPMENT DISTRICT**

**1.01 Purpose:**

The purpose of this Planned Development District is to provide for flexibility in the combination of allowed uses while insuring appropriate land use regulations and development standards. Each permitted use is planned, developed or operated as an integral land use unit while providing flexibility in the use and design of land and buildings where modification of specific provisions of this ordinance is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the neighborhood. While flexibility is given to provide special restrictions which allow for new and innovative concepts in land utilization and development not otherwise permitted, procedures are established to insure against misuse of the increased flexibility.

## **2.0 PLANNED DEVELOPMENT - SINGLE FAMILY RESIDENTIAL**

### **Tract A-1**

#### **2.01 General Description:**

The single family residential tract is intended to accommodate a variety of single family residential uses. Development standards for each of the housing types are outlined within this text.

#### **2.02 Permitted Uses:** Land uses permitted within residential areas, indicated as Tract A-1 on Exhibit "A", are as follows:

- a. Residential units as described herein.
- b. Uses permitted as referenced in Article 3, Section 2.2 of the City of Sachse Zoning Ordinance, Ordinance No. 1255, as it currently exists.
- c. Private or public recreation facilities.
- d. Churches/rectories, but not including mission tents or revival tents.
- e. Day care centers.
- f. Utility distribution lines and facilities.
- g. Parks, linear greenbelt areas, trails and walkways, playgrounds and neighborhood recreation facilities, golf course, maintenance facility and yard, and associated office uses, including, but not limited to, swimming pools, clubhouse facilities and tennis courts.
- h. Fire stations and public safety facilities.
- i. Real estate sales offices and model homes during the development and marketing of the residential areas.
- j. Private streets, which shall be permitted only if approved by the City Council at the time of platting.
- k. Electronic security facilities including gatehouse and control counter.
- l. Directional signs pertaining to the development.
- m. Accessory buildings which are not a part of a main building, including one private garage, or accessory buildings which are a part of a main building, including one private garage customarily incidental to the permitted uses.
- n. Temporary buildings, temporary signs, and uses incidental to construction work on the premises, which shall be removed upon completion.

- o. Uses similar to the above mentioned permitted uses, provided, however, that the City Council shall approve said use prior to the issuance of a building permit.
- p. Parking lot required to serve the uses permitted in this district. All single family dwelling districts shall have concrete surface pavement required for all applications.
- q. Concrete batch plant, temporary during construction when permitted by code enforcement.

**2.03 Density:** The overall maximum allowed residential units for Tract A-1 shall not exceed 1,650 units. The number of lots by type are as follows:

|              |              |
|--------------|--------------|
| R-87.0       | 3            |
| R-15.0       | 74           |
| R-13.5       | 77           |
| R-10.0       | 91           |
| R- 9.0       | 74           |
| R- 7.0       | 463          |
| R- 6.5       | 489          |
| R- 6.0       | 379          |
| <u>Total</u> | <u>1,650</u> |

**2.04 Garage, Parking and Driveway Requirements:** Garage, parking and driveway requirements for single family development areas shall be as follows:

- a. Two (2) off-street parking spaces shall be provided on the same lot as the main structure. In addition with this requirement, a two (2) car garage shall be provided for each unit. Garage parking shall be behind the front building line. The entrance to any attached or detached garage shall be allowed to face any street subject to paragraph 2.04(c) below. Any garage structure shall have a minimum of twenty (20) feet from the property line to the closed garage door.
- b. No parking space, garage or other automobile storage space or structure shall be used for storage of any heavy load vehicle with the exception that a recreation vehicle, travel trailer, boat or similar equipment may be stored off-street and behind the front building line by the owner or occupant of the residential premises in R-87.0 Single Family and R-15.0 Single Family uses

hereinafter defined; in accordance with the screening portion of this ordinance.

- c. No driveway entrances shall be allowed to be constructed on the side or rear lot line adjacent to any major thoroughfare (minimum eighty (80) foot right-of-way to maximum one hundred forty (140) foot right-of-way) or secondary thoroughfare (minimum sixty (60) foot right-of-way).

**2.05 Building Materials:** The building materials requirements shall be as follows:

- a. A minimum of seventy-five (75) percent of the total exterior wall surfaces of all main buildings shall have an exterior finish of stone, brick, or other masonry veneer. If there is a window or door, including garage doors, that is on a wall with masonry on both sides, then it can count as part of the masonry requirement. If there is wood siding around the window, door or garage door, it counts as wood siding. Regarding gables, if the gable is in front of an attic space, it is exempt from masonry requirement. If the gable is in front of a living space, it is considered into the calculation of masonry.
- b. Detached, free-standing garages, whether attached to the main building by a covered walkway or not, shall have a minimum of seventy-five (75) percent of the total exterior wall surface be of an exterior finish of stone, brick or other masonry veneer.
- c. If a detached garage is constructed on a corner lot or has sides adjacent to any street or thoroughfare that is not screened by a masonry screening wall, then seventy-five (75) percent of the garage structure must be of same masonry material as the residence.

**2.06 R-87.0 Single Family:** R-87.0 Single Family units are single family, detached housing units, having access and frontage on a public or private road. Building and area requirements are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building shall be two thousand two hundred (2,200) square feet, exclusive of garages, breezeways and porticos.
- b. **Lot Area:** The minimum area of any lot shall be two (2) acres.
- c. **Lot Coverage:** In no case shall more than thirty-five (35) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.

- d. **Lot Width:** The minimum width of any lot shall be one hundred fifty (150) feet at the front building line.
- e. **Lot Depth:** The minimum depth of any lot shall be two hundred fifty (250) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-points on front and rear lot lines, of two hundred (200) feet; provided all other requirements of this section are fulfilled.
- f. **Front Yard:** The minimum depth of the front yard shall be thirty (30) feet.
- g. **Side Yard:** The minimum side yard on each side of the lot shall be fifteen (15) feet. A side yard adjacent to a street shall be a minimum of twenty five (25) feet.
- h. **Rear Yard:** The minimum depth of the rear yard shall be thirty (30) feet.
- i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, or thirty five (35) feet.

**2.07 R-15.0 Single Family:** R-15.0 Single Family units are single family, detached housing units having access and frontage on a public or private road. Building and area requirements are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building shall be two thousand two hundred (2,200) square feet, exclusive of garages, breezeways and porticos.
- b. **Lot Area:** The minimum area of any lot shall be fifteen thousand (15,000) square feet.
- c. **Lot Coverage:** In no case shall more than thirty five (35) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. **Lot Width:** The minimum width at the front building line of any lot shall be as follows:

|                 |                    |
|-----------------|--------------------|
| 30% of the lots | 85 feet to 94 feet |
| 70% of the lots | 95 feet or greater |

except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of seventy (70) feet at the building line with the lot width at the mid point of the lot being 100 feet or greater; provided all other requirements of this section are fulfilled.

- e. **Lot Depth:** The minimum depth of any lot shall be one hundred twenty five (125) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-points on front and rear lot lines, of one hundred fifteen (115) feet; provided all other requirements of this section are fulfilled.
- f. **Front Yard:** The minimum depth of the front yard shall be twenty five (25) feet, except for side entry garages which shall have a minimum depth of the front yard of twenty (20) feet.
- g. **Side Yard:** The minimum side yard on each side of the lot shall be ten (10) feet. A side yard adjacent to a street shall be a minimum of twenty (20) feet.
- h. **Rear Yard:** The minimum depth of the rear yard shall be twenty five (25) feet if the rear yard is adjacent to another residential lot, and twenty (20) feet if adjacent to open space, parks or golf course.
- i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, or thirty five (35) feet.

**2.08 R-13.5 Single Family:** R-13.5 Single Family units are single family, detached housing units having access and frontage on a public or private road. Building and area requirements are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building, exclusive of garages, breezeways and porticos is as follows:
 

|                      |                   |
|----------------------|-------------------|
| 30% of the dwellings | 2,200 square feet |
| 40% of the dwellings | 2,100 square feet |
| 30% of the dwellings | 2,000 square feet |
- b. **Lot Area:** The minimum area of any lot shall be thirteen thousand five hundred (13,500) square feet.
- c. **Lot Coverage:** In no case shall more than thirty five (35) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. **Lot Width:** The minimum width of any lot shall be seventy five (75) feet at the front building line, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of seventy (70) feet at the building line; provided all other requirements of this section are fulfilled.

- e. **Lot Depth:** The minimum depth of any lot shall be one hundred twenty (120) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-points on front and rear lot lines, of one hundred ten (110) feet; provided all other requirements of this section are fulfilled.
- f. **Front Yard:** The minimum depth of the front yard shall be twenty five (25) feet, except for side entry garages which shall have a minimum depth of the front yard of twenty (20) feet.
- g. **Side Yard:** The minimum side yard on each side of the lot shall be ten (10) feet. A side yard adjacent to a street shall be a minimum of twenty (20) feet.
- h. **Rear Yard:** The minimum depth of the rear yard shall be twenty five (25) feet if the rear yard is adjacent to another residential lot, twenty (20) feet if adjacent to open space, parks or golf course.
- i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, or thirty five (35) feet.

**2.09 R-10.0 Single Family:** R-10.0 Single Family units are single family, detached housing units, having access and frontage on a public or private road. Building and area requirements are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building, exclusive of garages, breezeways and porticos is as follows:
 

|                      |                   |
|----------------------|-------------------|
| 30% of the dwellings | 2,200 square feet |
| 40% of the dwellings | 2,000 square feet |
| 30% of the dwellings | 1,800 square feet |
- b. **Lot Area:** The minimum area of any lot shall be ten thousand (10,000) square feet.
- c. **Lot Coverage:** In no case shall more than thirty five (35) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. **Lot Width:** The minimum width of any lot shall be seventy (70) feet at the front building line, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of sixty (60) feet at the building line; provided all other requirements of this section are fulfilled.
- e. **Lot Depth:** The minimum depth of any lot shall be one hundred ten (110) feet, except that a lot at the terminus of a cul-de-sac or along street

elbows/eyebrows may have a minimum lot depth, measured at mid-points on front and rear lot lines, of one hundred (100) feet; provided all other requirements of this section are fulfilled.

- f. **Front Yard:** The minimum depth of the front yard shall be twenty five (25) feet, except for side entry garages which shall have a minimum front yard depth of twenty (20) feet.
- g. **Side Yard:** The minimum side yard on each side of the lot shall be ten (10) feet. A side yard adjacent to a street shall be a minimum of twenty (20) feet.
- h. **Rear Yard:** The minimum depth of the rear yard shall be twenty five (25) feet if the rear yard is adjacent to another residential lot, and twenty (20) feet if adjacent to open space, parks or golf course.
- i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, or thirty five (35) feet.

**2.10 R-9.0 Single Family:** R-9.0 Single Family units are single family, detached housing units, having access and frontage on a public or private road. Building and area requirements are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building, exclusive of garages, breezeways and porticos is as follows:

|                      |                   |
|----------------------|-------------------|
| 30% of the dwellings | 2,200 square feet |
| 40% of the dwellings | 2,000 square feet |
| 30% of the dwellings | 1,800 square feet |
- b. **Lot Area:** The minimum area of any lot shall be nine thousand (9,000) square feet.
- c. **Lot Coverage:** In no case shall more than forty (40) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. **Lot Width:** The minimum width of any lot shall be seventy (70) feet at the front building line, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of sixty (60) feet at the building line; provided all other requirements of this section are fulfilled.
- e. **Lot Depth:** The minimum depth of any lot shall be one hundred ten (110) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-points

on front and rear lot lines, of one hundred (100) feet; provided all other requirements of this section are fulfilled.

- f. **Front Yard:** The minimum depth of the front yard shall be twenty (20) feet, except for side entry garages which shall have a minimum front yard depth of fifteen (15) feet.
- g. **Side Yard:** The minimum side yard on each side of the lot shall be eight (8) feet. A side yard adjacent to a street shall be a minimum of fifteen (15) feet.
- h. **Rear Yard:** The minimum depth of the rear yard shall be twenty five (25) feet if the rear yard is adjacent to another residential lot, and twenty (20) feet if adjacent to open space, parks or golf course.
- i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, or thirty five (35) feet.

**2.11 R-7.0 Single Family:** R-7.0 Single Family units are single family, detached housing units, having access and frontage on a public or private road. Building and area requirements are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building, exclusive of garages, breezeways and porticos is as follows:

|                      |                   |
|----------------------|-------------------|
| 30% of the dwellings | 1,800 square feet |
| 40% of the dwellings | 1,600 square feet |
| 30% of the dwellings | 1,400 square feet |
- b. **Lot Area:** The minimum area of any lot shall be seven thousand (7,000) square feet.
- c. **Lot Coverage:** In no case shall more than forty five (45) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. **Lot Width:** The minimum width of any lot shall be sixty (60) feet at the front building line, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of fifty (50) feet at the building line; provided all other requirements of this section are fulfilled.
- e. **Lot Depth:** The minimum depth of any lot shall be one hundred ten (110) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-points

on front and rear lot lines, of one hundred (100) feet; provided all other requirements of this section are fulfilled.

- f. **Front Yard:** The minimum depth of the front yard shall be twenty (20) feet, except for side entry garages which shall have a minimum front yard depth of fifteen (15) feet.
- g. **Side Yard:** The minimum side yard on each side of the lot shall be five (5) feet. A side yard adjacent to a street shall be a minimum of fifteen (15) feet.
- h. **Rear Yard:** The minimum depth of the rear yard shall be twenty (20) feet if the rear yard is adjacent to another residential lot, and fifteen (15) feet if adjacent to open space, parks or golf course. If the rear lot line abuts a dedicated alley, the garage drive entry, if provided, must be set back a minimum of twenty (20) feet.
- i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, or thirty five (35) feet.

**2.12 R-6.5 Single Family:** R-6.5 Single Family units may be either single family detached units or garden homes (homes in which the unit is sided on, or adjacent to, one of the side lot lines) having access and frontage on a public or private road. Building and area requirements for single family detached units and garden homes are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building, exclusive of garages, breezeways and porticos is as follows:

|                      |                   |
|----------------------|-------------------|
| 30% of the dwellings | 1,600 square feet |
| 40% of the dwellings | 1,500 square feet |
| 30% of the dwellings | 1,400 square feet |
- b. **Lot Area:** The minimum area of any lot shall be six thousand five hundred (6,500) square feet.
- c. **Lot Coverage:** In no case shall more than forty five (45) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. **Lot Width:** The minimum width of any lot shall be fifty five (55) feet at the front building line, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of fifty (50) feet at the building line; provided all other requirements of this section are fulfilled.

- e. **Lot Depth:** The minimum depth of any lot shall be one hundred (100) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-points on front and rear lot lines, of ninety (90) feet; provided all other requirements of this section are fulfilled.
  - f. **Front Yard:** The minimum depth of the front yard shall be twenty (20) feet, except for side entry garages which shall have a minimum front yard depth of fifteen (15) feet.
  - g. **Side Yard:** The minimum side yard for single family detached units shall be five (5) feet on each side of the lot. For garden homes the side yard setbacks shall be zero (0) feet to three (3) feet on one side (the zero side), and seven (7) feet to ten (10) feet on the opposite side. A minimum separation of ten (10) feet is required between structures. A side yard adjacent to a street shall be a minimum of fifteen (15) feet.
  - h. **Rear Yard:** The minimum depth of the rear yard shall be fifteen (15) feet if the rear yard is adjacent to another residential lot, and ten (10) feet if adjacent to open space, parks or golf course. If the rear lot line abuts a dedicated alley, the garage drive entry, if provided, must be set back a minimum of twenty (20) feet.
  - i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, or thirty five (35) feet.
  - j. **Garden Home Maintenance Easement:**
    - 1. A maintenance easement to provide access to an adjacent garden home of not less than four (4) feet or more than seven (7) feet in width extending along the entire side lot line shall be established on each lot adjacent to a garden home lot and shown on the final plat.
    - 2. The maintenance easement shall be maintained as an open space. However, the Building Official may approve fences and horizontal construction at grade level, such as a deck not exceeding twelve (12) inches above grade, or paved surfaces in the maintenance easement upon a finding that it does not impede the use of the easement for the maintenance and drainage of the adjoining structure.
- 2.13 **R-6.0 Single Family:** R-6.0 Single Family units may be either single family, detached units or garden homes (homes in which the unit is sided on, or adjacent to, one of the side lot lines), having access and frontage on a public or private

road. Building and area requirements for single family detached units and garden homes are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building, exclusive of garages, breezeways and porticos is as follows:

|                      |                   |
|----------------------|-------------------|
| 30% of the dwellings | 1,600 square feet |
| 40% of the dwellings | 1,500 square feet |
| 30% of the dwellings | 1,400 square feet |
- b. **Lot Area:** The minimum area of any lot shall be six thousand (6,000) square feet.
- c. **Lot Coverage:** In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. **Lot Width:** The minimum width of any lot shall be fifty (50) feet at the front building line, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of forty five (45) feet at the building line; provided all other requirements of this section are fulfilled.
- e. **Lot Depth:** The minimum depth of any lot shall be one hundred (100) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-points on front and rear lot lines, of ninety (90) feet; provided all other requirements of this section are fulfilled.
- f. **Front Yard:** The minimum depth of the front yard shall be twenty (20) feet, except for side entry garages which shall have a minimum front yard depth of fifteen (15) feet.
- g. **Side Yard:** The minimum side yard for single family detached units shall be five (5) feet on each side of the lot. For garden homes the side yard setbacks shall be zero (0) feet to three (3) feet on one side (the zero side), and seven (7) feet to ten (10) feet on the opposite side. A minimum separation of ten (10) feet is required between structures. A side yard adjacent to a street shall be a minimum of fifteen (15) feet.
- h. **Rear Yard:** The minimum depth of the rear yard shall be fifteen (15) feet if the rear yard is adjacent to another residential lot, and ten (10) feet if adjacent to open space, parks or golf course. If the rear lot line abuts a

dedicated alley, the garage drive entry, if provided, must be set back a minimum of twenty (20) feet.

- i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, or thirty five (35) feet.

- j. **Garden Home Maintenance Easement:**

1. A maintenance easement to provide access to an adjacent garden home of not less than four (4) feet or more than seven (7) feet in width extending along the entire side lot line shall be established on each lot adjacent to a garden home lot and shown on the final plat.
2. The maintenance easement shall be maintained as an open space. However, the Building Official may approve fences and horizontal construction at grade level, such as a deck not exceeding twelve (12) inches above grade, or paved surfaces in the maintenance easement upon a finding that it does not impede the use of the easement for the maintenance and drainage of the adjoining structure.

#### **2.14 General Requirements:**

- a. **Curvilinear Streets:** Existing topographic and physical site features allow for curvilinear streets to be constructed within portions of the residential tracts. This does not mandate that all residential streets be curvilinear or that all residential tracts or plats will incorporate the use of curvilinear streets. The conceptual plan will provide for at least twenty five (25) percent of all streets to be curvilinear.
- b. **Outside Storage:** Provisions allowing for outside storage within the tract(s) covered by this ordinance are as follows:
  1. Prohibition: A person commits an offense if he or she keeps, maintains or stores, outside of a building, on any property zoned for single family use, any personal property which is visible from a public street or alley, or is visible from private property which is under separate ownership, including but not limited to household items, building materials, automotive parts, equipment, etc., without proper screening and located in allowed outside storage areas only. It shall not be a defense to prosecution that such items were covered with a tarp or similar covering.
  2. Exception: It is not an offense to keep, store or maintain personal property customarily found outside of a building on property zoned

for single family use such as lawn furniture, dog houses, landscape containers, etc.

3. **Parties Responsible:** The owner (or owners) and persons in control of such residentially zoned property are responsible for violations of this subsection.

- c. **Landscaping Front Yards:** The front yard of each home will be sodded with a landscape package consisting of eight (8) shrubs and one (1) tree having a two (2) inch minimum caliper. The trees will be selected from or equal to the species listed as "Large Trees" in the City of Sachse Streetscape Plan And Guidelines, 1996. The front yards of each home, except the lots in R-87.0 Single Family, shall be irrigated.
- d. **Developed Lot Ratio:** A minimum ratio of 7 interior lots shall be developed for each golf course lot. The ratio shall be calculated on a cumulative total and not on a per phase basis. Any adjustment to the ratio must be approved by the City Council.

- e. **Minimum Dwelling Unit Size:** The minimum dwelling unit size for each housing type as defined in Section 2.0 are as follows:

| Lot Types | % of Units | Minimum Dwelling<br>Size |
|-----------|------------|--------------------------|
| R-87.0    |            | 2200 s.f.                |
| R-15.0    |            | 2200 s.f.                |
| R-13.5    | 30% @      | 2200 s.f.                |
|           | 40% @      | 2100 s.f.                |
|           | 30% @      | 2000 s.f.                |
| R-10.0    | 30% @      | 2200 s.f.                |
|           | 40% @      | 2000 s.f.                |
|           | 30% @      | 1800 s.f.                |
| R- 9.0    | 30% @      | 2200 s.f.                |
|           | 40% @      | 2000 s.f.                |
|           | 30% @      | 1800 s.f.                |
| R- 7.0    | 30% @      | 1800 s.f.                |
|           | 40% @      | 1600 s.f.                |
|           | 30% @      | 1400 s.f.                |
| R- 6.5    | 30% @      | 1600 s.f.                |
|           | 40% @      | 1500 s.f.                |
|           | 30% @      | 1400 s.f.                |
| R- 6.0    | 30% @      | 1600 s.f.                |
|           | 40% @      | 1500 s.f.                |
|           | 30% @      | 1400 s.f.                |

The minimum dwelling unit size for the homes on the R-13.5 lots adjacent to the north line of the 9.15 acre tract of land conveyed to Robert Jensen C.C.C.F. No. 93-0032152 of the L.R.C.C.T. shall be 2,200 s.f.

The number of homes by minimum dwelling size are as follows:

|                   |       |
|-------------------|-------|
| 1400 to 1499 s.f. | 400   |
| 1500 to 1599 s.f. | 346   |
| 1600 to 1799 s.f. | 446   |
| 1800 to 1999 s.f. | 188   |
| 2000 to 2099 s.f. | 90    |
| 2100 to 2199 s.f. | 31    |
| 2200 + s.f.       | 149   |
|                   | <hr/> |
|                   | 1,650 |

The minimum dwelling size in any final plat containing R-6.0, R-6.5 and R-7.0 lot types shall not have more than 70% of the homes in each respective final plat in the 1400 s.f. category so long as the aggregate total does not exceed the number of homes shown above unless approved by the Planning and Zoning Commission and the City Council at time of platting.

### 3.0 PLANNED DEVELOPMENT - MULTI-FAMILY

#### Tract B-1

- 3.01 General Description:** Multi-Family units are attached housing units. These units will consist of flats (single level dwelling units) and studios (two level dwelling units), or a combination thereof. Access shall be allowed from access drives or parking areas connecting to an adjacent public or private street. These multi-family units will range from two (2) units per building to twenty-four (24) units per building. Requirements for multi-family development shall be governed by standards as described below.
- 3.02 Permitted Uses:** Land uses permitted within multi-family areas, indicated as Tract B-1 on Exhibit "A", are as follows:
- a. Multi-family residential units and uses normally permitted as accessory to these uses.
  - b. Concrete batch plant, temporary during construction when permitted by code enforcement.
- 3.03 Density:** Allowed densities for the multi-family tract, known as Tract B-1, shall be 24 units per gross acre of land.
- 3.04 Required Parking:** Parking requirements for multi-family development areas shall be as follows:
- a. Two (2) covered off-street parking spaces shall be provided for each multi-family dwelling unit.
  - b. Parking shall be permitted within all required side and rear yard areas. No parking shall be permitted within the required front yard area.
  - c. Required off-street parking spaces shall be used for parking and shall not be used for storage of boats, trailers, campers and recreational motor vehicles.
- 3.05 Building Materials:** All multi-family structures shall have an exterior finish of glass, stone, stucco, brick, tile, exterior wood or similar materials, (as approved by the City of Sachse) or any combination thereof. The use of wood as a primary, exterior building material shall be limited to a maximum of twenty-five (25) percent of the total exterior wall surfaces. If there is a window or door, including garage doors, that is on a wall with masonry on both sides, then it can count as part of the masonry requirement. If there is wood siding around any window or door, including garage doors, the opening counts as wood siding. Gables located

in front of an attic space shall be exempt from masonry requirement. Gables located in front of a living space shall be included in the calculation of masonry.

**3.06 General Requirements:** General requirements for multi-family development shall be as follows:

- a. Unless otherwise approved by the City Council or their designee, a six (6) foot screening fence shall be constructed by the Developer of the multi-family property between areas developed for multi-family uses and those areas developed for single family residential uses. The above referenced six (6) foot screening fence shall be constructed of exterior wood, stone, stucco, brick, tile, concrete or similar materials or any combination thereof. Design of the aforementioned screening fence shall be approved by the City Council at the time of Development Plan approval.
- b. A concrete walkway shall connect the front door of each ground floor unit to a parking area.
- c. Exterior lighting fixtures, whether attached to buildings or free-standing, shall be of a harmonious design. A lighting plan, showing fixtures and lighting levels, shall be approved by the City at the time of development plan approval. In no event shall "area" lighting other than "cut off" or shielded type fixtures mounted twelve (12) feet or less above grade be allowed to be mounted on a building wall. All exterior lighting will have "cut off" or shielded fixtures.
- d. Lighting shall be in accordance with any fixture lighting standards adopted by the City, or these standards, whichever is more stringent.
- e. Any carport roof must be constructed of materials that are architecturally compatible with the roof of the main structure. Flat built-up roofs will be allowed only when all other materials meet the intent of this paragraph (i.e., prefabricated or other metal units are not considered compatible with brick, stone, stucco or wood siding and trim).

**3.07 Minimum Dwelling Size:** The minimum floor area for multi-family units shall be six hundred fifty (650) square feet, exclusive of garages, open breezeways and porticos.

**3.08 Lot Area:** The minimum area of any lot shall be ten thousand (10,000) square feet.

**3.09 Lot Coverage:** In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

- 3.10 **Lot Width:** The width of any lot shall not be less than eighty (80) feet.
- 3.11 **Lot Depth:** The minimum depth of any lot shall not be less than one hundred twenty (120) feet.
- 3.12 **Front Yard:** The minimum depth of the front yard shall be twenty five (25) feet.
- 3.13 **Side Yard:** The minimum side yard on each side of the lot shall be fifteen (15) feet. A side yard adjacent to a street shall be a minimum of twenty five (25) feet. A building separation of fifteen (15) feet shall be provided between multi-family structures. A minimum side yard of one hundred (100) feet shall be required where two (2) story units abut a single family zoning district and fifteen (15) feet for single story units abutting a single family zoning district.
- 3.14 **Rear Yard:** The minimum depth of the rear yard shall be twenty (20) feet. A minimum rear yard of one hundred (100) feet shall be required where units abut a single family zoning district and twenty (20) feet for single story units abutting a single family zoning district.
- 3.15 **Building Height:** The permitted height of all multi-family structures shall not exceed three (3) stories; provided, however, no multi-family structure shall exceed the side yard and rear yard requirements previously defined.
- 3.16 **Access Stairs:** The use of exterior stairways for any multi-family building shall include provisions in the design to cover, shield, or enclose the walkway from view of the street. Do not extend stairways outward from building to create an offensive design.
- 3.17 **Landscaping:**
- a. Each lot shall provide for a minimum of five (5) percent of the lot area to be landscaped. The area required for buildings, garages or carports, driveways, paved areas, rights-of-way or easements for streets or alleys shall be excluded from the lot area calculation. Fifty (50) percent of the required landscaping area shall be located in the front yard of each lot. Screening walls and fences may be located within the required landscaping area.
  - b. All required landscape areas shall consist of a combination of trees, grass, shrubs, ground cover and other live plant material to be shown on the landscape plan to be included in the non-residential development plan.
  - c. All landscape areas that are visible from a public street shall be irrigated.

#### 4.0 PLANNED DEVELOPMENT - COMMERCIAL

##### Tracts C-1 & C-2

- 4.01 **General Description:** The Commercial area will provide the ability to encourage, and to accommodate the development of office, retail and commercial service centers.
- 4.02 **Permitted Uses:** The uses permitted in the commercial area, indicated as Tracts C-1 & C-2 on Exhibit "A", shall be the uses permitted in C-1 Neighborhood Shopping District and C-2 General Commercial District of the City of Sachse Zoning Ordinance, Ordinance No. 1225 as it currently exists or may be amended.
- 4.03 **Restricted Uses:** Unless otherwise approved by the City of Sachse, no food product centers or food service uses shall be permitted within two hundred (200) feet of the northern boundary of Tract A-1 as shown on Exhibit "A".
- 4.04 **Open Display Uses Permitted:** Open display uses are permitted in accordance with Article 3, Section 5.3 of the City of Sachse Zoning Ordinance, Ordinance No. 1255.
- 4.05 **Area Regulations:** Area regulations are to be in accordance with Article 3, Section 5.4 of the City of Sachse Zoning Ordinance, Ordinance No. 1255.
- 4.06 **Building Regulations:** Building regulations are to be in accordance with Article 3, Section 5.5 of the City of Sachse Zoning Ordinance, Ordinance No. 1255.
- 4.07 **Shared Parking:** Shared parking agreements must be submitted, in writing, by all owners involved. The agreement must be approved by the City Council. If approved, the reduction shall be tied to the uses listed in the shared agreement. If any of the uses change, a reassessment of the shared parking agreement may be required. New uses shall not be permitted by the City until another agreement is approved by the City or the individual parking requirements are met.
- 4.08 **Lot Area:** No minimum lot areas or lot sizes are prescribed for commercial and office uses. It is the intent of this ordinance that lots of sufficient size be used by any business to provide adequate parking off of any public or private street, including unloading and loading space required for operation of the enterprise and comply with all open space requirements.
- 4.09 **Landscape Plans:** Landscape plans for proposed development areas shall be submitted by the applicant to the Planning and Zoning Commission and City Council, or their designee and approved in accordance with Article 3, Section 5.7

"Site Landscaping". The content of the site plan shall define all items to be included.

**4.10 Screening Wall:**

- a. Unless otherwise approved by the City Council or their designee, a six (6) foot screening wall shall be provided between areas developed for residential uses and those areas developed for commercial uses. The commercial user shall be responsible for the construction and maintenance of the six (6) foot screening wall. This screening wall shall be constructed on the property of the commercial tract at the time a commercial property is developed and shall only be required adjacent to the specific commercial property that is being developed. The screening wall shall be maintained by the owner of the commercial property. Repairs shall be made to keep the wall in good condition as determined by the opinion of the city building inspector.
- b. Unless otherwise approved by the City Council or their designee, the above referenced six (6) foot screening wall shall be constructed of stone, stucco, brick, tile, concrete or similar materials (as approved by the City of Sachse), or any combination thereof. Plans for the above mentioned screening wall shall bear the stamp of a registered professional engineer in the State of Texas. The design shall include a foundation and support structure which complies with the city's ordinances.

## 5.0 PLANNED DEVELOPMENT - GENERAL CONDITIONS

**5.01 Conformance to the Sachse Zoning Ordinance:** Except as amended herein, this Planned Development shall conform to any and all applicable articles and sections of the City of Sachse Zoning Ordinance, Ordinance No. 1255, as it presently exists.

### **5.02 Procedures of the Planned Development District:**

- a. Zoning Exhibit: A zoning exhibit is hereby attached and made a part of the approval for this Planned Development District. This exhibit, indicated as Exhibit "A" sets forth an overall property boundary description, and the designation of zoning tract(s), identified by numbers which correspond to tracts in Exhibit "C".
- b. Conceptual Plan: The Conceptual Plan for residential development is hereby attached and made a part of the approval for this Planned Development District. This plan, indicated as Exhibit "D", sets forth the following:
  1. The Conceptual Plan shall be drawn to scale and show: (a) topography; (b) land uses including parks and open space; (c) streets; (d) the lot layout for single family residential development; (e) thoroughfares; and (f) other features which graphically explain the standards and conditions set forth in Exhibit "C". Those items listed in Exhibit "C", yet not shown on Exhibit "D", shall continue to be and will remain a requirement and responsibility of the then current property Owner / Developer.
  2. For non-residential developments, a Non-Residential Conceptual Plan shall be drawn to scale and show: (a) topography; (b) land uses; (c) proposed ingress and egress; (d) physical features of the site; (e) existing streets, alleys and easements; (f) and other information to adequately describe the proposed development and to provide data for approval which is to be used in drafting the Development Plan.
  3. A public hearing shall be required to consider the approval of any Conceptual Plan by the Planning and Zoning Commission and City Council. A Conceptual Plan submitted for approval may be for one or multiple tracts. The approved Conceptual Plan shall be the basis for preparing a Development Plan.
  4. If a specific project requires a traffic engineering report concerning safety, access, traffic, etc. as determined by the city, the developer

shall furnish the prescribed report to the city for its review and evaluation.

- c. Development Plan/Preliminary Plat/Final Plat: The Development Plan shall set forth the final plans for development of the Planned Development District and shall conform to the data presented and approved on the Conceptual Plan. Changes of detail on the Development Plan or Preliminary Plat, which differ from the original Conceptual Plan, but do not alter the basic relationship of the proposed development to adjacent property, and do not alter the basic intent and development standards contained herein, may be authorized by the Planning and Zoning Commission or their designee without public hearing. The decision of the Planning and Zoning Commission may be appealed to the City Council for review and decision. Approval of the Development Plan or Preliminary Plat shall be the basis for submission of a Final Plat, but does not release the applicant of the responsibility to submit plans to the building official for a building permit. For any residential tract, a Preliminary Plat shall qualify as the Development Plan. The Development Plan or Preliminary Plat may be submitted for the total area of the Planned Development or for any section or part as approved on the Conceptual Plan.
- d. Non-Residential Development Plan: A Development Plan submission, for non-residential areas, shall contain a scaled drawing of the specific parcel to be developed showing:
1. Approximate locations for any proposed public or private streets.
  2. Approximate locations for any proposed alleys, loading or service corridors.
  3. Approximate locations for any proposed buildings or structures.
  4. Proposed building lines, setback lines and proposed roadway right-of-way lines.
  5. Existing roadway or utility easements or right-of-way.
  6. An accurate boundary description.
  7. Existing topography with a contour interval of not less than two (2) feet based on the USGS MSL datum.
  8. Parking area layout with a table indicating the parking requirements, reductions and shared parking agreements.
  9. Building coverage.

10. All adjacent land uses, including any future points of access to adjacent areas, and any shared uses with adjacent properties.
11. Floodplain and floodway boundaries (if applicable).
12. Proposed open space or amenity areas.
13. Proposed screening and buffering elements.
14. Proposed building heights of multi-story, non-residential structures.
15. Landscape plan.

e. **Preliminary Plat/Final Plat:**

1. A Preliminary Plat or Development Plan for each phase of development must be submitted to the City of Sachse and must be approved in accordance with applicable law prior to completion of the Final Plat. A Final Plat with construction plans, as required by the Sachse Subdivision Ordinance as it presently exists, must be submitted to the City of Sachse and must be approved and construction completed in accordance with applicable law prior to issuance of a building permit within that phase.
2. All Final Plats must conform to the approved Preliminary Plat or Development Plan and be recorded within the county or counties where the property is located.

**5.03 General Compliance:** Except as amended by these conditions, development of property within this Planned Development must comply with the requirements of all ordinances, rules and regulations of the City of Sachse as they presently exist.

**5.04 Corner Visibility Easements:** A corner visibility easement shall be maintained at the intersection of streets. This easement shall be kept clear of all structures or other visual obstructions located between two (2) feet six (6) inches and six (6) feet in height above the top of curb of the adjacent street. The easement is defined by a line connecting two points on perpendicular or perpendicularly adjacent lot lines, said points being located twelve (12) feet on one street and sixty (60) feet on the adjoining street from the intersecting lot corner in both directions.

**5.05 Maintenance of Common Facilities:** Prior to the issuance of a building permit for the initial phase of development, a property owner's association, membership association or other entity that will be responsible for the improvement and maintenance of all common areas and/or common facilities contained within the area of the development shall be formed. The city shall be under no obligation for

operation or maintenance of the above facilities without prior city acceptance and approval.

**5.06 Screening Walls:**

- a. Unless otherwise approved by the City Council or their designee, screening walls shall be provided along the side or rear lot lines adjacent to major thoroughfares and secondary thoroughfares. The screening wall shall be constructed of stone, stucco, brick, concrete block, concrete, wrought iron or similar materials, or any combination thereof. The design shall be in accordance with Illustration 3. The location of screening walls shall be submitted for approval with the Development Plan or Preliminary Plat. Construction plans are to be included as a part of the public works civil engineering plan at time of final plat approval.
- b. A screening fence shall be required for the storage of a recreation vehicle, travel trailer, boat or similar equipment. The screening fence shall be constructed of wood or masonry and shall be a minimum of six (6) feet in height and be in accordance with all applicable city ordinances.

**5.07 Hiking and Jogging Trail Along Major Thoroughfares, Secondary Thoroughfares and Residential Streets:** A six (6) foot wide concrete hiking and jogging trail may be constructed on one (1) side of the major thoroughfares, secondary thoroughfares, and residential streets as designated on the conceptual plan in lieu of sidewalks on both sides of the designated streets. In order to provide for a meandering trail, the pavement for the major thoroughfares, secondary thoroughfares and residential streets shall be allowed to be offset a maximum of five (5) feet from the center of the right-of-way to provide for additional parkway on one (1) side of the designated streets for the construction of the meandering trail. Trails along secondary thoroughfares and residential streets shall be constructed by the builder at the time of home construction.

**5.08 Street Design Standards:** All paved areas, permanent drives, streets, (dedicated or private) and drainage structures must be constructed in accordance with standard City of Sachse specifications as they presently exist. However, the following criteria shall apply:

- a. The minimum centerline radius for a major thoroughfare (minimum eighty (80) foot to maximum one hundred forty (140) foot right-of-way) shall be one thousand (1,000) feet, a secondary thoroughfare (minimum sixty (60) foot right-of-way) shall be two hundred fifty (250) feet and a minor residential street (minimum 50 foot right-of-way) shall be one hundred fifty (150) feet.

- b. A cul-de-sac shall not be longer than six hundred (600) feet.

**5.09 Landscaping Requirements:** Landscaping requirements are as follows:

- a. **Primary Entrances:** Primary entrances as indicated on Attachment 1 shall be landscaped in accordance with Illustration 1.
- b. **Subdivision Entrances:** Subdivision entrances as indicated on Attachment 1 shall be landscaped in accordance with Illustration 2.
- c. **Major Thoroughfare:** Median plantings and parkway plantings, with the exception of median nosings, will be informal in appearance with trees being located a minimum of three (3) feet from the back of curb. One Large Tree for each seventy five (75) feet of right-of-way and one Accent Tree for each fifty (50) feet of right-of-way will be planted in clusters from one to seven of the same species. Large trees will be a minimum of three (3) inch caliper. Selection of species will be from or equal to the species listed as "Large Trees" and "Accent Trees" in the City of Sachse Streetscape Plan And Guidelines, 1996.
- d. **Secondary Thoroughfares:** Parkway plantings will be informal in appearance with trees being located a minimum of three (3) feet from back of curb. One Large Tree for each seventy five (75) feet of right-of-way and one Accent Tree for each fifty (50) feet of right-of-way will be planted in clusters from one to seven of the same species. Large Trees will be a minimum of three (3) inch caliper. Selection of species will be from or equal to the species listed as "Large Trees" and "Accent Trees" in the City of Sachse Streetscape Plan And Guidelines, 1996.
- e. **Parks / Open Space / Common Areas:** Parks, open space and common areas shall include one (1) tree for every fifty (50) feet of frontage along a thoroughfare or street to be planted within twenty (20) feet of the back of curb. The trees will be selected from or equal to the species listed as "Large Trees" in the City of Sachse Streetscape Plan And Guidelines, 1996.
- f. **Existing Trees:** Any existing tree meeting the minimum caliper requirement located within the planting areas described in this Section 5.09 shall be credited to the tree planting requirement.
- g. **Landscaping Deviation:** Any deviation from the landscaping requirements of this Section 5.09 shall require approval by the City Council.

**5.10 Fences:** Fence requirements are as follows:

- a. All fences within ten (10) feet of the golf course shall be six (6) foot wrought iron fence. Any deviation from, or addition to, the six foot wrought iron fence must be approved by the Architectural Control Committee.
- b. Fences within the single family residential areas may be constructed of wood or masonry and shall be a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Any wood fence facing a public street shall have the board side of the fence toward the street.
- c. Fences in non-residential areas shall conform to City of Sachse requirements and standards.

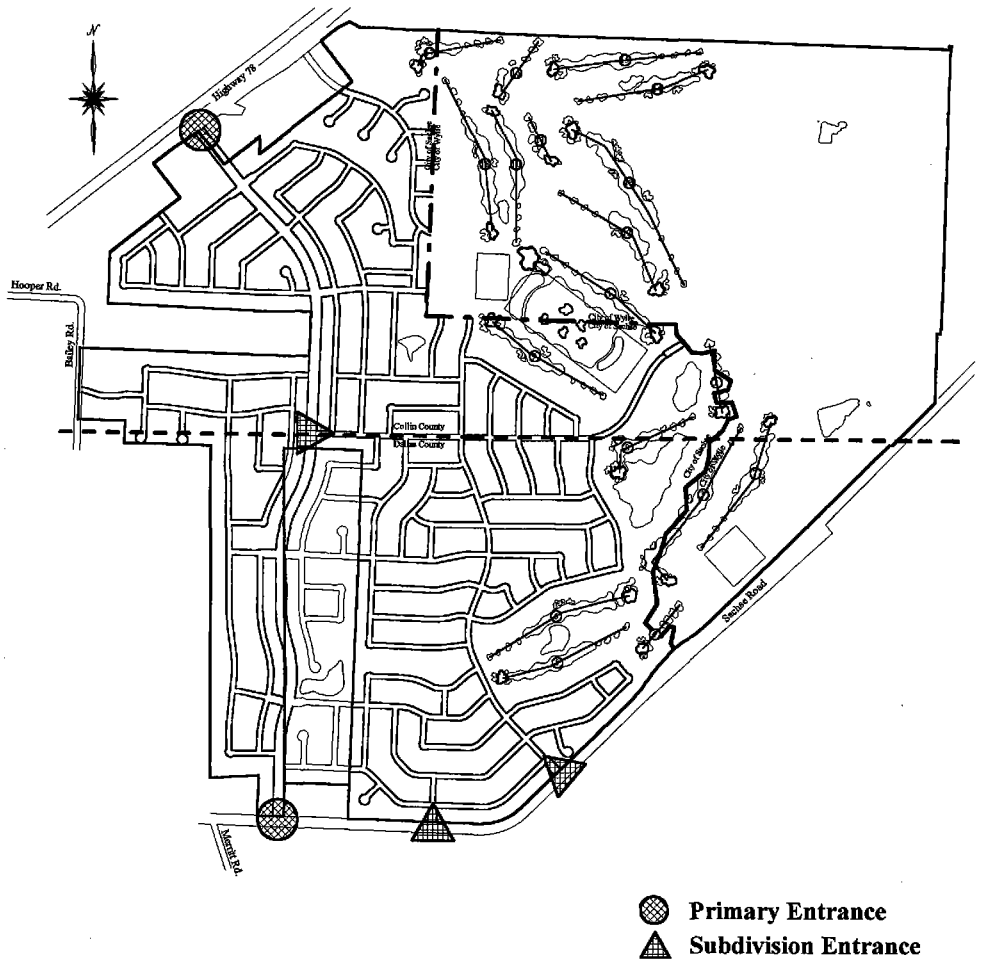
**5.11 Irrigation Requirements:** Irrigation requirements for the development are as follows:

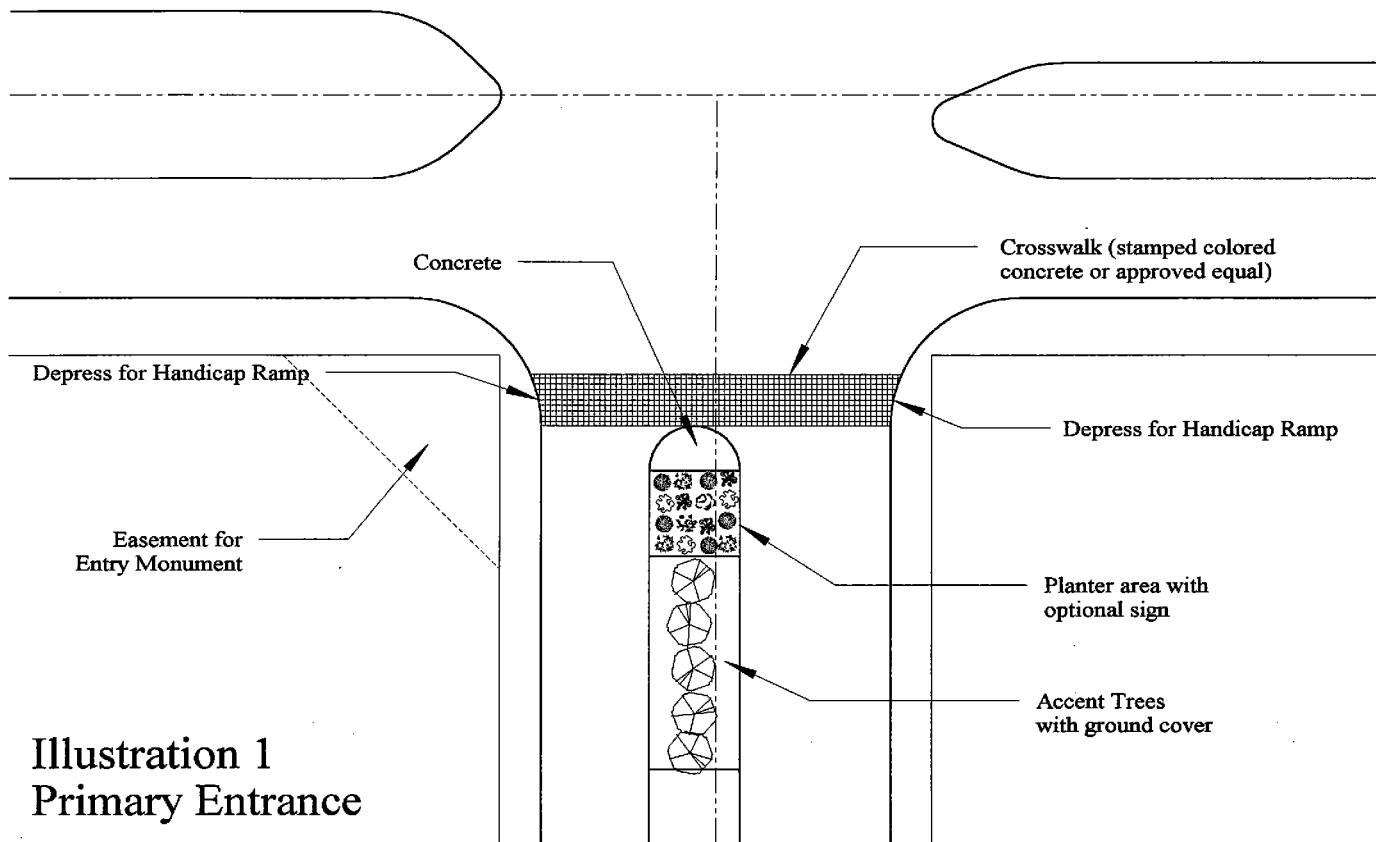
- a. The grass and shrub areas of all medians and parkways on major and secondary thoroughfares shall be irrigated.
- b. The grass and shrub areas of the primary and subdivision entrances shall be irrigated.

**5.12 Permits and Certificates of Occupancy:** The Building Official shall not issue a building permit or a certificate of occupancy for a use in a phase of this Planned Development District until there has been full compliance with these conditions, the construction codes and all other rules and regulations of the City of Sachse as they presently exist and are applicable to that phase.

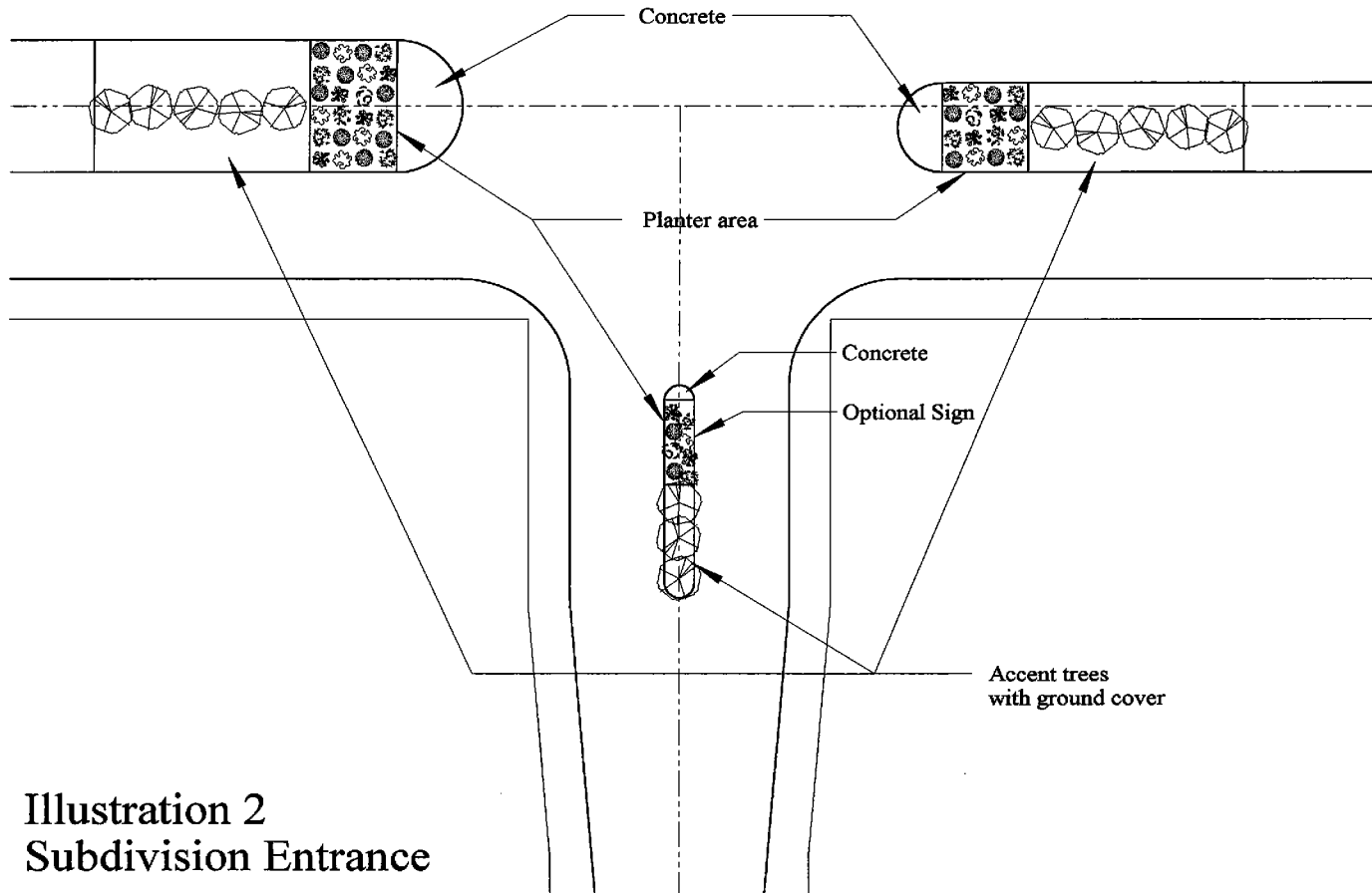
**5.13 Sidewalks and Handicap Ramps:** Sidewalks and handicap ramps at street intersections adjacent to lots on secondary thoroughfares and residential streets shall be constructed by the builder at the time of home construction.

# Attachment 1





**Illustration 1**  
**Primary Entrance**



# Woodbridge

## Exhibit "D" Conceptual Plan



Developer:

### Herzog Development Corporation

9696 Skillman Street, Suite 210  
Dallas, Texas 75243  
(214) 348-1300

Engineer:

### Post, Buckley, Schuh & Jernigan, Inc.

5999 Summerside Drive, Suite 202  
Dallas, Texas 75252  
(972) 380-2605

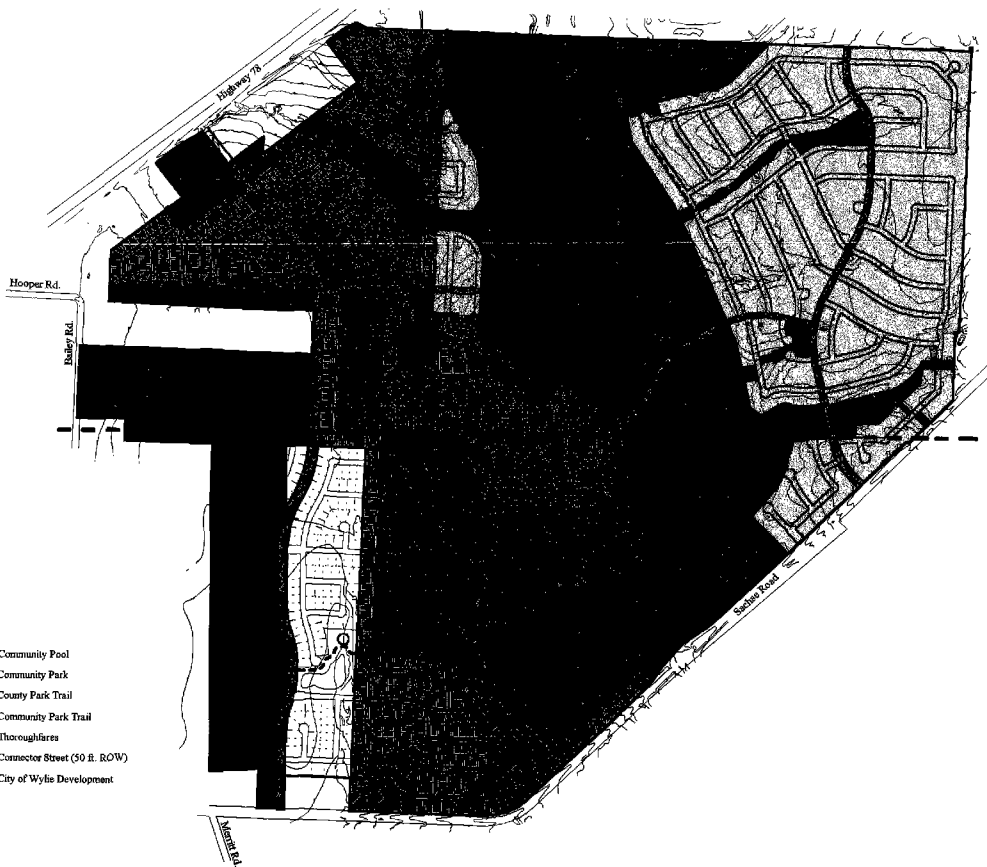
Golf Course Architect:

### Singletary Golf Services

3100 Independence Parkway, Suite 311-297  
Plano, Texas 75075  
(972) 390-1120

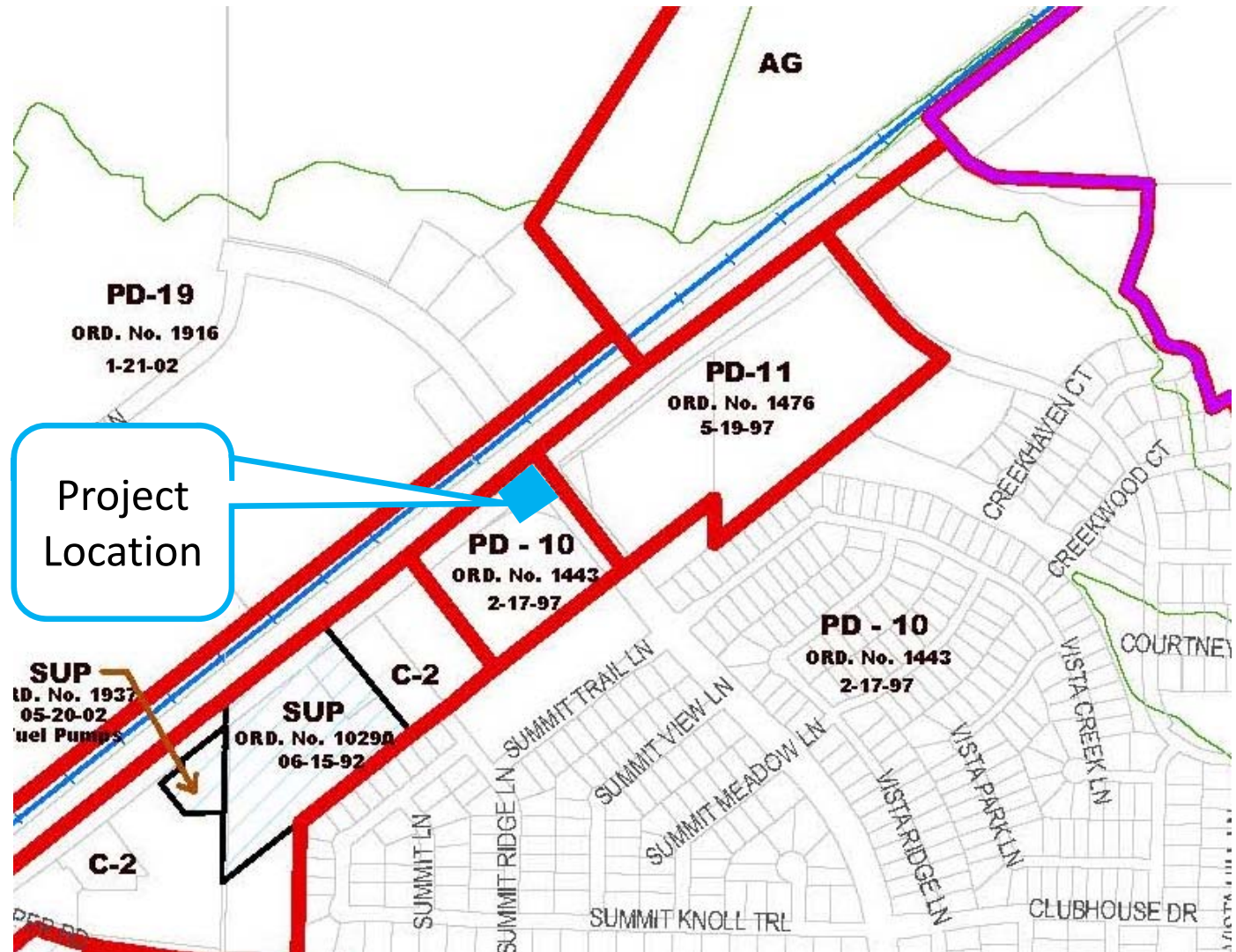
#### LEGEND:

|  |              |                |  |                               |
|--|--------------|----------------|--|-------------------------------|
|  | R-6.0        | 6,000 Sq. Ft.  |  | Community Pool                |
|  | R-6.5        | 6,500 Sq. Ft.  |  | Community Park                |
|  | R-7.0        | 7,000 Sq. Ft.  |  | County Park Trail             |
|  | R-9.0        | 9,000 Sq. Ft.  |  | Community Park Trail          |
|  | R-10.0       | 10,000 Sq. Ft. |  | Thoroughfares                 |
|  | R-13.5       | 13,500 Sq. Ft. |  | Connector Street (50 ft. ROW) |
|  | R-15.0       | 15,000 Sq. Ft. |  | City of Wylie Development     |
|  | R-87.0       | 2 Acre         |  |                               |
|  | Commercial   |                |  |                               |
|  | Multi Family |                |  |                               |



# Zoning Map

Current Zoning: PD-10  
Ordinance 1443 (2-17-1997)



OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS MP SACHSE LTD IS THE OWNER OF A TRACT OF LAND SITUATED IN THE RICHARD NEWMAN SURVEY, ABSTRACT NO. 660, COLLIN COUNTY, TEXAS AND BEING ALL OF THAT 0.865 ACRE LOT CONVEYED TO IT BY WOODBRIDGE PROPERTIES, LLC AS DESCRIBED IN THAT DEED FILED IN COLLIN COUNTY CLERK FILE NO. 20150522000605260, LAND RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 4, BLOCK A, WOODBRIDGE GATE ADDITION, SITUATED IN THE RICHARD NEWMAN SURVEY, ABSTRACT NO. 660, CITY OF SACHSE, COLLIN COUNTY, TEXAS AS RECORDED IN THE CONVEYANCE PLAT FILED UNDER COLLIN COUNTY CLERK'S FILE (CCF) NO. 20150512010001540, LAND RECORDS OF COLLIN COUNTY, TEXAS (LRCCT); ALSO BEING PART OF A CALLED 37.9046 ACRE TRACT DESCRIBED IN A DEED TO WOODBRIDGE PROPERTIES LLC, AS RECORDED UNDER CCF NO. 19970425000320740, LRCCT, AND ALSO A PART OF THE 0.0467 ACRE TRACT CONVEYED TO WOODBRIDGE PROPERTIES, LLC AS RECORDED UNDER CCF NO. 20060119000080620, LRCCT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING IS A 5/8" IRON ROD WITH CAP "PBS & J" FOUND IN THE SOUTHWEST RIGHT OF WAY LINE OF WOODBRIDGE PARKWAY (CALLED 100 FOOT RIGHT OF WAY) AS RECORDED IN CCF NO. 19980218000150040, LRCCT, AND AT THE SOUTHEAST CORNER OF A CALLED 0.0871 ACRE TRACT DESCRIBED AS "TRACT TWO" IN SPECIAL WARRANTY DEED TO WOODBRIDGE ASSOCIATION, INC., AS RECORDED IN CCF NO. 20020924001372960, LRCCT;

THENCE SOUTH 38 DEGREES 31 MINUTES 04 SECONDS EAST WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID WOODBRIDGE PARKWAY A DISTANCE OF 86.56 FEET TO A 5/8" IRON ROD WITH CAP "RPLS 1890" FOUND FOR THE MOST EASTERLY CORNER OF SAID LOT 4;

THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 51 DEGREES 40 MINUTES 51 SECONDS WEST A DISTANCE OF 198.62 FEET TO A 5/8" IRON ROD WITH CAP "RPLS 1890" FOUND FOR THE MOST SOUTHERLY CORNER OF SAID LOT 4;

THENCE NORTH 38 DEGREES 17 MINUTES 27 SECONDS WEST A DISTANCE OF 214.87 FEET TO A 5/8" IRON ROD WITH CAP "RPLS 1890" FOUND FOR THE MOST WESTERLY CORNER OF SAID LOT 4, SAID IRON ROD BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 78 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE WITH THE SAID SOUTHEAST HIGHWAY RIGHT-OF-WAY LINE AND THE NORTHWEST LINE OF SAID LOT 4 NORTH 51 DEGREES 43 MINUTES 12 SECONDS EAST A DISTANCE OF 128.75 FEET TO A 5/8" IRON ROD WITH CAP "RPLS 1890" FOUND FOR THE MOST NORTHERLY CORNER OF SAID LOT 4;

THENCE LEAVING THE SAID HIGHWAY RIGHT-OF-WAY WITH THE REMAINDER OF A 0.0467 ACRE TRACT TO WOODBRIDGE PROPERTIES, LLC AS FILED IN CCF 20060119000080620 LRCCT SOUTH 37 DEGREES 51 MINUTES 55 SECONDS EAST A DISTANCE OF 13.36 FEET TO A 5/8" IRON ROD WITH CAP "PBS & J" FOUND;

THENCE ALONG THE SOUTHWEST LINE OF THE SAID 0.0871 ACRE TRACT SOUTH 69 DEGREES 31 MINUTES 11 SECONDS EAST A DISTANCE OF 134.30 FEET TO THE POINT OF BEGINNING CONTAINING 0.8650 ACRES OR 37,679 SQUARE FEET OF LAND, MORE OR LESS.

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83, AS DERIVED BY FIELD OBSERVATION UTILIZING THE RTK NETWORK ADMINISTERED BY SMARTNET NORTH AMERICA.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT MP SACHSE LTD. , OWNER, DOES HEREBY BIND ITSELF AND ITS HEIRS, ASSIGNEES AND SUCCESSORS OF TITLE THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 4, BLOCK A, WOODBRIDGE GATE ADDITION, AN ADDITION TO THE CITY OF SACHSE, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND RIGHT-OF-WAY EASEMENTS SHOWN THEREON, AND DOES 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 THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS 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, INSPECTING, PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF SACHSE, TEXAS.

WITNESS MY HAND AT SACHSE, TEXAS, THIS \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_.

MP SACHSE, LTD.  
A TEXAS LIMITED PARTNERSHIP

BY: MP SACHSE OPERATING, INC.  
ITS GENERAL PARTNER

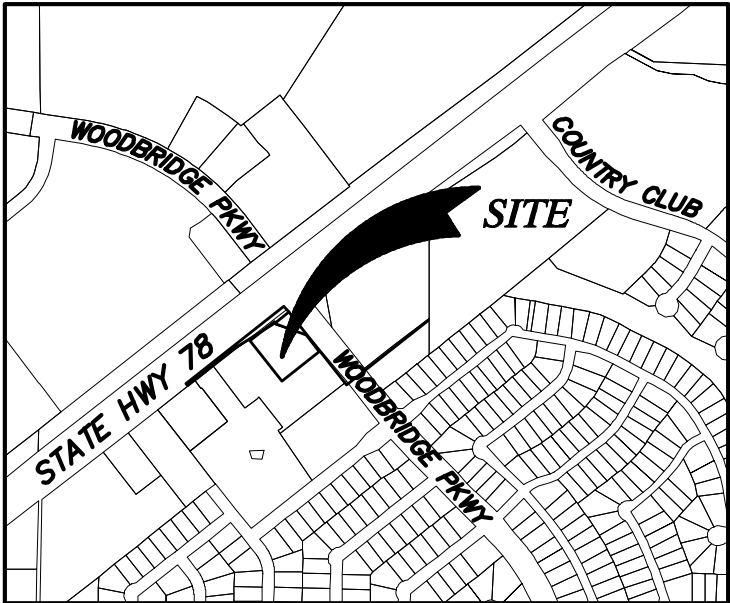
SIGNED: \_\_\_\_\_  
JOHN DICKERSON, PRESIDENT, MP SACHSE OPERATING INC.

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOHN DICKERSON, 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



VICINITY MAP NTS

NOTES

- 1) Selling a portion of this addition by metes and bounds is a violation of the City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.
- 2) Existing zoning on the subject property is PD-10 by Ordinance No. 1443.
- 3) The subject property is not located in a 100 year flood plain or in an identified flood prone area, as defined by the U.S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48085C0530J, June 2, 2009) pursuant to the Flood Disaster Protection Act of 1973.
- 4) BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83, AS DERIVED BY FIELD OBSERVATION UTILIZING THE RTK NETWORK ADMINISTERED BY SMARTNET NORTH AMERICA.
- 5) Easements shown with county recording information are existing and not created by this plat.

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 DATE

ATTEST: DATE

SIGNATURE DATE

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 DATE

ATTEST: DATE

SIGNATURE DATE

NAME & TITLE

SURVEYOR'S CERTIFICATION  
KNOW ALL MEN BY THESE PRESENTS:

THAT I, NOAH BOYDSTON, 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.

NOAH BOYDSTON  
REGISTERED PROFESSIONAL SURVEYOR

STATE OF TEXAS §

COUNTY OF TARRANT §

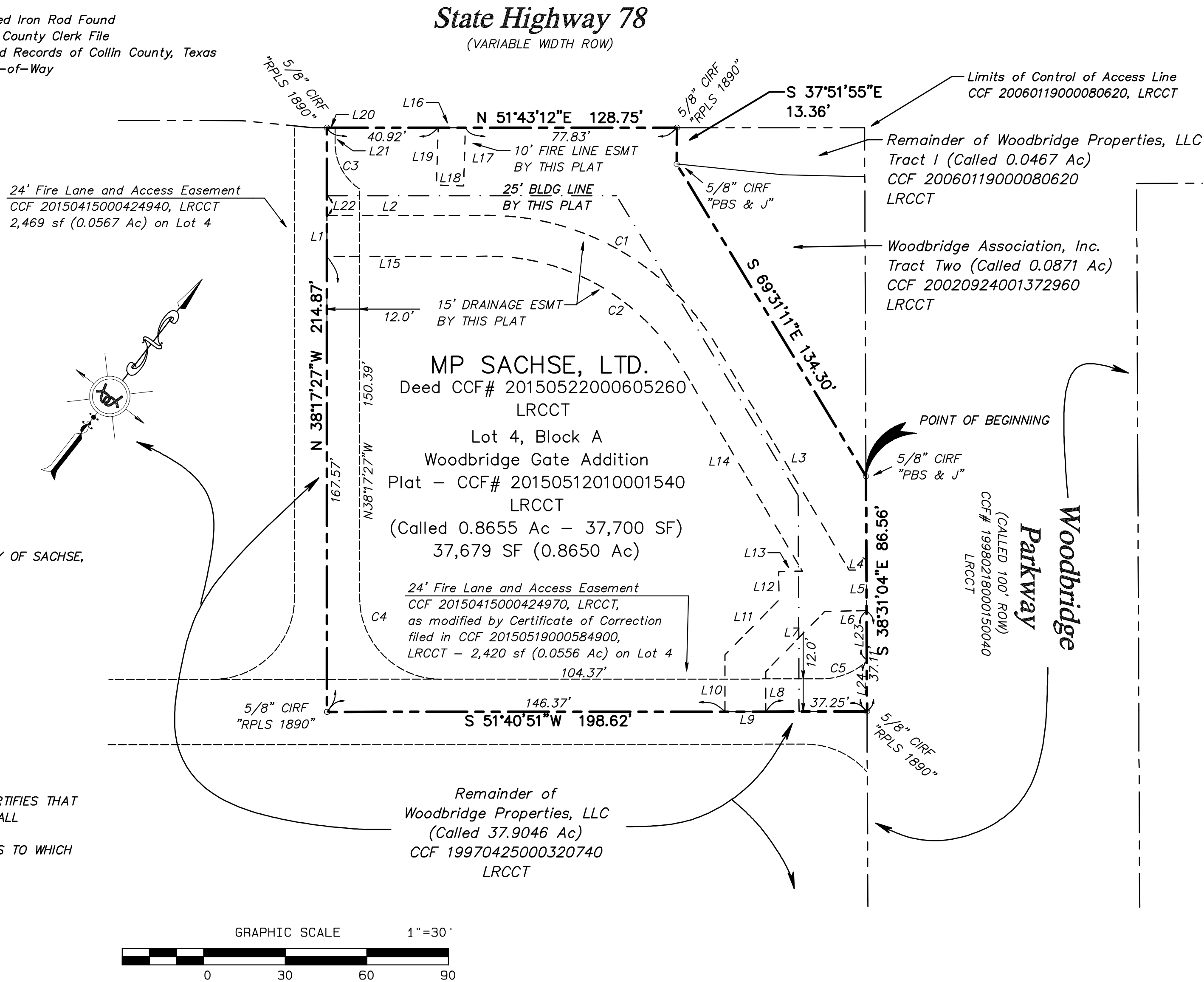
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED NOAH BOYDSTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LEGEND

CIRF = Capped Iron Rod Found  
CCF = Collin County Clerk File  
LRCCT = Land Records of Collin County, Texas  
ROW = Right-of-Way



| CURVE | RADIUS  | CHORD BEARING | CHORD LENGTH | ARC LENGTH | TANGENT | DELTA     |
|-------|---------|---------------|--------------|------------|---------|-----------|
| C1    | 97.50ft | N81°24'16"E   | 96.69ft      | 101.17ft   | 55.67ft | 59°27'06" |
| C2    | 82.50ft | S81°24'16"W   | 81.82ft      | 85.60ft    | 47.11ft | 59°27'06" |
| C3    | 20.00ft | S66°36'26"E   | 18.97ft      | 19.76ft    | 10.77ft | 56°37'16" |
| C4    | 30.00ft | S83°17'27"E   | 42.43ft      | 47.13ft    | 30.01ft | 90°00'35" |
| C5    | 25.00ft | N30°27'55"E   | 18.09ft      | 18.51ft    | 9.70ft  | 42°25'52" |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N38°17'27"W | 15.00ft  |
| L2   | N51°40'43"E | 59.26ft  |
| L3   | S68°52'11"E | 95.96ft  |
| L4   | N50°34'55"E | 6.34ft   |
| L5   | S38°31'04"E | 15.00ft  |
| L6   | S50°34'55"W | 15.42ft  |
| L7   | S06°07'49"W | 30.99ft  |
| L8   | S38°19'17"E | 14.69ft  |
| L9   | S51°40'51"W | 15.00ft  |
| L10  | N38°19'17"W | 20.81ft  |
| L11  | N06°07'49"E | 28.51ft  |
| L12  | N39°25'05"W | 10.32ft  |
| L13  | N50°34'55"E | 8.74ft   |
| L14  | N68°52'11"W | 87.49ft  |
| L15  | S51°40'43"W | 59.27ft  |
| L16  | N51°43'12"E | 10.00ft  |
| L17  | S36°31'29"E | 21.43ft  |
| L18  | S53°28'31"W | 10.00ft  |
| L19  | N36°31'29"W | 21.12ft  |
| L20  | N51°43'12"E | 3.00ft   |
| L21  | N38°17'27"W | 5.80ft   |
| L22  | N38°17'27"W | 7.30ft   |
| L23  | S38°31'04"E | 18.56ft  |
| L24  | S38°31'04"E | 18.55ft  |

1ST SUBMITTAL: 06/15/2015

Surveyor: Boydston Designs, Inc.  
222 W. Exchange Ave. #105  
Fort Worth, TX 76164  
Voice: (817) 626-7878  
Fax: (817)626-7879  
Contact: Noah Boydston

Owner: MP Sachse, Ltd.  
8333 Douglas Ave., Suite 1300  
Dallas, TX 75225  
Voice: (214) 691-5300  
Fax: (214) 691-8899  
Contact: John Dickerson

FINAL PLAT  
WOODBRIDGE GATE ADDITION  
LOT 4, BLOCK A  
0.8650 ACRES (37,679 SQUARE FEET)  
RICHARD NEWMAN SURVEY, ABSTRACT NO. 660  
CITY OF SACHSE, COLLIN COUNTY, TEXAS

|                                                                                                                                                                                                                                                                                                             |                   |                        |                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------------|-----------------|
|  <b>BOYDSTON DESIGNS, INC.</b><br>222 W. Exchange Ave. Suite 105<br>Fort Worth, TX 76164<br>Voice: 817 626-7878 Fax: 817 626-7879<br>Civil Engineering/Surveying • Land Planning<br>E. Reg.# F-11307 • S. Reg.#0193818 |                   |                        |                 |
| DESIGNED: BCB                                                                                                                                                                                                                                                                                               | SCALE: 1" = 30'   | PROJECT NO: BDI# 15002 | SHEET: 01 OF 01 |
| DRAWN: NCB                                                                                                                                                                                                                                                                                                  | DATE: August 2015 |                        |                 |
| CHECKED: BCB                                                                                                                                                                                                                                                                                                |                   |                        |                 |



# Final Plat Woodbridge Gate Lot 4, Block A

Planning & Zoning Commission

August 24, 2015

## Overview

- Applicant & Project Information
- Location Map
- Zoning Map
- Final Plat
- Public Improvements
- Staff Findings
- Staff Recommendations

## Applicant & Project Information

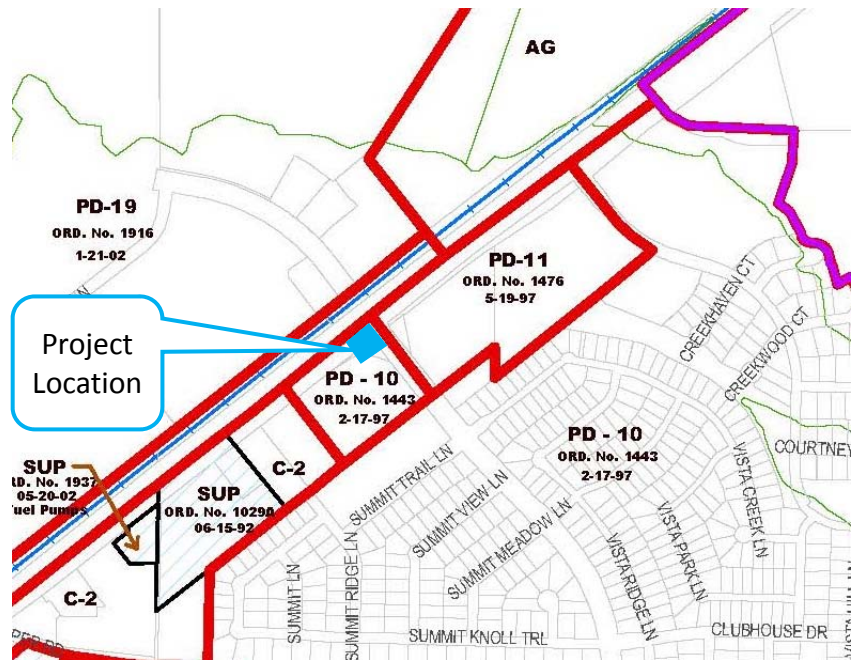
- Block A of Woodbridge Gate is a multi-lot commercial development in Collin County
- The development includes the subject property (Lot 4), the LA Fitness Development, and other commercial outparcels that are planned for future development.
- Applicant: MP Sachse, LTD
- Property Information:
  - Property Location: Southwest Corner of State Highway 78 and Woodbridge Parkway
  - Proposed Plat: Lot 4, Block A, Woodbridge Gate Addition
  - Property Size: 0.865 Acres
  - Proposed Use: Commercial - Urgent Care Facility (Shell Building)

## Location Map

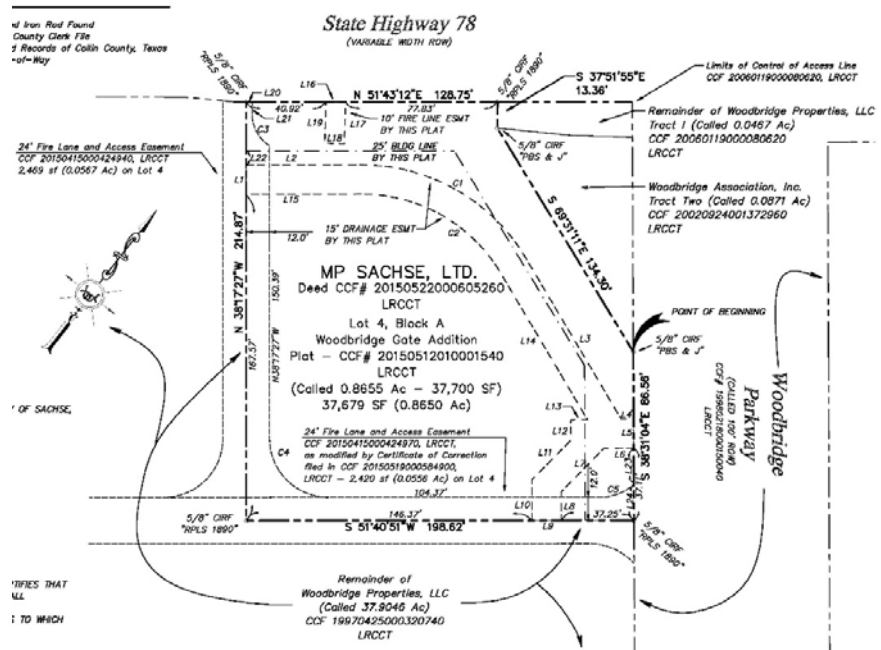


# Zoning Map

Current Zoning: PD-10  
Ordinance 1443 (2-17-1997)



## Final Plat



## Public Improvements

- The public infrastructure associated with this development includes:
  - 1 fire hydrant with 6" water line
- The public improvements for Lot 4 were found to be substantially complete on July 21, 2015.
- The public improvements were found to be complete on July 27, 2015.

## Staff Findings

- The preliminary plat for Block A of Woodbridge Gate Addition was approved by the City Council of the City of Sachse on January 19, 2015.
- The public improvements for Lot 4 of the development are complete.
- The proposed development and final plat meet the requirements of the Subdivision Ordinance and Zoning Ordinance of the City of Sachse, Texas.

## Staff Recommendation

- Staff recommends approval of the final plat for Lot 4 Block A of Woodbridge Gate Addition.