



Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, August 11, 2014

7:00 PM

Council Chambers

The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, August 11, 2014, at 7:00 p.m. at the Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

1. **Invocation and Pledge of Allegiance to the U.S. and Texas Flags**
2. **Community Development Director's Update Report: Briefing on current activities of staff.**
3. **Regular Agenda Items:**

[14-2358](#) Consider approval of the minutes of the July 14, 2014 Planning and Zoning Commission meeting.

Executive Summary

Review and consider approval of the minutes of the July 14, 2014 Planning and Zoning Commission meeting.

Attachments: [20140714 PZ MINUTES](#)

[14-2353](#) Consider the application of 1500 Blackburn, LP for a Final Plat for Westgate Shopping Center Addition, Lots 1 - 3, Block A, being a total of 9.599 acres.

Executive Summary

The applicant is requesting approval of a Final Plat for three (3) individual lots comprising a total of 9.599 acres. The subject property is located on the northeast corner of Murphy Road and Blackburn Road.

Attachments: [CD - WESTGATE SHOPPING CTR FP CC - PRESENTATION.pdf](#)

[CD - WESTGATE SHOPPING CTR FP CC - ATTACHMENT 1.pdf](#)

[CD - WESTGATE SHOPPING CTR FP CC - ATTACHMENT 2.pdf](#)

[CD - WESTGATE SHOPPING CTR FP CC - ATTACHMENT 3.pdf](#)

[CD - WESTGATE SHOPPING CTR FP CC - ATTACHMENT 4.pdf](#)

[14-2355](#) Consider the application of Integral Woodbridge, LLC for approval of a Preliminary Plat for Woodbridge Commons Phase 3, being a 5.694-acre tract consisting of five (5) individual lots. The subject property is located on the northwest corner of Woodbridge Parkway

and State Highway 78 / KCS Railroad.

Executive Summary

The applicant is requesting approval of a Preliminary Plat for a 5.694-acre tract. The property will consist of five (5) individual lots.

Attachments: [CD – WB COMMONS PH 3 PP PZ - PRESENTATION-](#)
[CD – WB COMMONS PH 3 PP PZ - ATTACHMENT 1.pdf](#)
[CD – WB COMMONS PH 3 PP PZ - ATTACHMENT 2.pdf](#)
[CD – WB COMMONS PH 3 PP PZ - ATTACHMENT 3.pdf](#)
[CD – WB COMMONS PH 3 PP PZ - ATTACHMENT 4.pdf](#)

4. Adjournment

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

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

Posted: August 8, 2014; 5:00 p.m. Dan McGinn, Community Development Director

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



Legislation Details (With Text)

File #:	14-2358	Version:	1	Name:	CD - PZ MINUTES 071414
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	8/6/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	8/11/2014	Final action:		Final action:	
Title:	Consider approval of the minutes of the July 14, 2014 Planning and Zoning Commission meeting. Executive Summary Review and consider approval of the minutes of the July 14, 2014 Planning and Zoning Commission meeting.				

Sponsors:

Indexes:

Code sections:

Attachments: [20140714 PZ MINUTES](#)

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the July 14, 2014 Planning and Zoning Commission meeting.

Executive Summary

Review and consider approval of the minutes of the July 14, 2014 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the July 14, 2014 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Recommend approval of the minutes of the Planning and Zoning Commission July 14, 2014 meeting.

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, July 14, 2014

Time: 7:00 p.m.

Place: Sachse City Hall

Members Present:

Warren Becker
Chance Lindsey
Scott Everett
Jack Bickler
Wendy Stewart
David Hock

Members Absent:

Ty Lamb

Staff Present:

Greg Peters, City Engineer
Charlotte Youngblood, Secretary
Captain Robert Knappage, Fire Marshal

Others Present:

Bill Adams, City Council Liaison
Joe Gorfida, City Attorney

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 Warren Becker and Chance Lindsey led the pledges.

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

Mr. Peters, City Engineer, stated that Walmart will have its Grand Opening on Wednesday, July 16, 2014. He also noted that the Sachse Road asphalt overlay project has begun.

3. Consider approval of the minutes from the June 23, 2014 Planning and Zoning Commission meeting.

Wendy Stewart made a motion to approve the minutes of the June 23, 2014 Planning and Zoning Commission meeting. Jack Bickler seconded the motion. The motion passed with all voting in favor.

4. 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 an Automotive Repair, Major Use on an approximately 0.390 acre tract of land located at 6534 Industrial Drive, more particularly described as Lot 6, Block B, Sachse Industrial Park Phase 3, being further described in Exhibit "A", located in an I-1 Restricted Manufacturing / Warehousing District; providing special conditions; providing for the approval of the Site Plan attached as Exhibit "B".

Mr. Peters introduced the item. He stated that the applicant is requesting a Special Use Permit for a Major Automotive Repair Use for the property located at 6534 Industrial Drive. He stated that the applicant currently has a Certificate of Occupancy to conduct Minor Automotive Repair at the

location. He said that notice of the public hearing was mailed out to the surrounding property owners and as of Thursday, July 10, 2014, one (1) response in opposition has been received. He explained that it should be noted that the following conditions have been included in the Ordinance; 1) outside storage of vehicles under repair shall be prohibited; 2) outside repair of vehicles shall be prohibited; 3) a minimum of six (6) striped parking spaces shall be maintained on the site; 4) no parking or storage of vehicles shall be permitted outside of designated parking spaces. He said that staff is recommending approval of the zoning request as presented.

Chairman Everett opened the public hearing at 7:13 p.m.

With no one speaking, David Hock made a motion to close the public hearing. Wendy Stewart seconded the motion. The motion passed with all voting in favor.

The public hearing was closed at 7:13 p.m.

After discussion, David Hock made a motion to make recommendation to approve a Special Use Permit for an Automotive Repair, Major Use on an approximately 0.390 acre tract of land located at 6534 Industrial Drive, more particularly described as Lot 6, Block B, Sachse Industrial Park Phase 3, being further described in Exhibit "A", located in an I-1 Restricted Manufacturing / Warehousing District; providing special conditions; providing for the approval of the Site Plan attached as Exhibit "B". Warren Becker seconded the motion. With all voting in favor the motion passed unanimously.

There being no further business, David Hock made a motion to adjourn. The meeting was adjourned at 7:19 p.m.

Secretary

Chairperson



Legislation Details (With Text)

File #:	14-2353	Version:	1	Name:	CD - WESTGATE SHOPPING CTR FP CC
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	7/31/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	8/11/2014	Final action:		Final action:	
Title:	Consider the application of 1500 Blackburn, LP for a Final Plat for Westgate Shopping Center Addition, Lots 1 - 3, Block A, being a total of 9.599 acres.				

Executive Summary

The applicant is requesting approval of a Final Plat for three (3) individual lots comprising a total of 9.599 acres. The subject property is located on the northeast corner of Murphy Road and Blackburn Road.

Sponsors:

Indexes:

Code sections:

Attachments: [CD - WESTGATE SHOPPING CTR FP CC - PRESENTATION.pdf](#)
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[CD - WESTGATE SHOPPING CTR FP CC - ATTACHMENT 3.pdf](#)
[CD - WESTGATE SHOPPING CTR FP CC - ATTACHMENT 4.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

Consider the application of 1500 Blackburn, LP for a Final Plat for Westgate Shopping Center Addition, Lots 1 - 3, Block A, being a total of 9.599 acres.

Executive Summary

The applicant is requesting approval of a Final Plat for three (3) individual lots comprising a total of 9.599 acres. The subject property is located on the northeast corner of Murphy Road and Blackburn Road.

Background

The 9.599-acre (approximately 418,127 square feet) subject property is located on the northeast corner of Murphy Road and Blackburn Road (See Attachment 1 - Aerial Location Map) and retains a zoning designation of General Commercial / C-2 (See Attachment 2 for Zoning Identification Map).

There are no existing trees located on the subject site.

City Council approved the Preliminary Plat by a 7-0 vote at their October 7, 2013, with the following condition:

"A 50-ft landscape buffer shall be constructed along the north and east property lines consistent with the Deed Restrictions recorded in Dallas County (201300249427), and Collin County (20130808001124810)."

The condition does not introduce any new information, but simply provides clarification of previously approved documents. Therefore, staff is recommending that this condition remain as part of the Final Plat.

Policy Considerations

The applicant is proposing to plat the subject property into three (3) separate lots.

The site will have four access points, two from Blackburn Road and two from Murphy Road. On Murphy Road, there are two access points proposed, with the southernmost access being a full-access drive entry and will utilize the existing median cut and the northernmost being a limited "right-turn in/right-turn out only" access point. On Blackburn Road, there are two access points proposed, with the westernmost access being a limited "right-turn in/right-turn out only" access point and the easternmost access being a full-access drive entry. No right-of-way dedications are being proposed on either Blackburn Road or Murphy Road, as both of these roads are currently constructed at their ultimate width in accordance with the Capital Improvements Plan and the Major Thoroughfare Plan.

Construction has begun on the property and within the rights-of-way. The developer has constructed a right-turn deceleration lane along the Murphy Road frontage and the full width of Blackburn Road along their property line.

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

Budgetary Considerations

None.

Staff Recommendations

Staff recommends approval of the application of 1500 Blackburn, LP for a Final Plat for Westgate Shopping Center Addition, Lots 1 - 3, Block A, being a total of 9.599 acres.



PLANNING & ZONING COMMISSION

AUGUST 11, 2014

REQUEST

Consider the application of 1500 Blackburn, LP for a Final Plat for Westgate Shopping Center Addition, Lots 1 - 3, Block A, being a total of 9.599 acres.



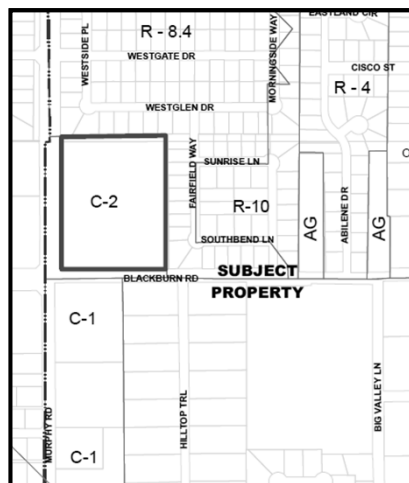
BACKGROUND

AERIAL LOCATION MAP



BACKGROUND

ZONING MAP



BACKGROUND

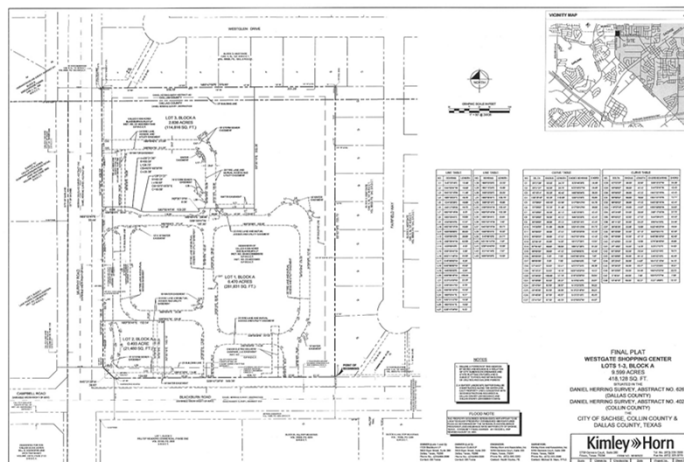
SITE INFORMATION

- ❑ Site Area: 9.599 acres
- ❑ Three individual lots
- ❑ Proposed Use:
Retail/Restaurant/Commercial
- ❑ Existing Zoning: C-2



BACKGROUND

FINAL PLAT



STAFF RECOMMENDATION

Staff recommends approval of the Final Plat as presented.

City Council approved the Preliminary Plat by a 7-0 vote at their October 7, 2013.





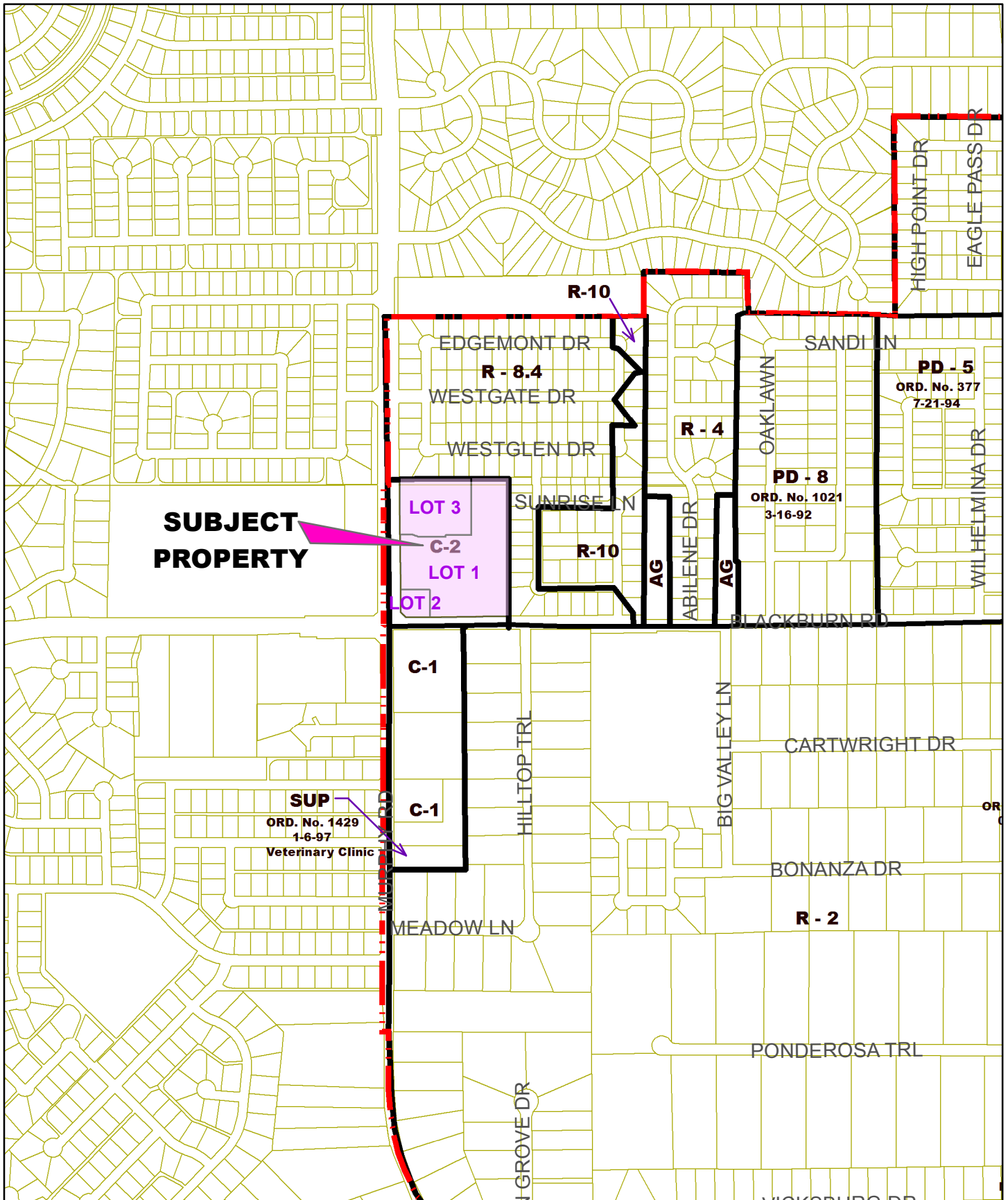
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Feet

AERIAL LOCATION MAP

WESTGATE SHOPPING CENTER

FILE: P 14-10, FINAL PLAT

Map Created: July 28, 2014



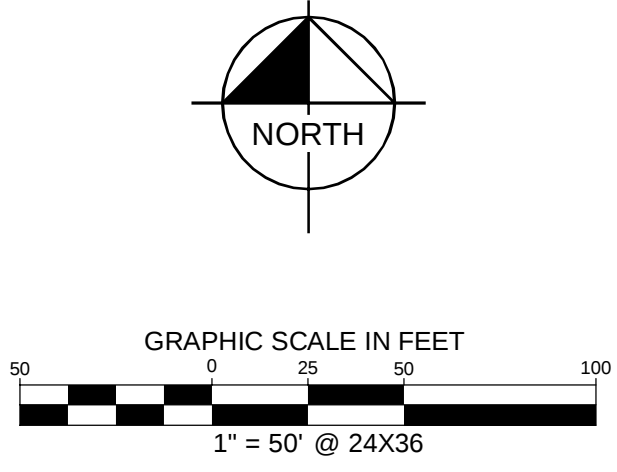
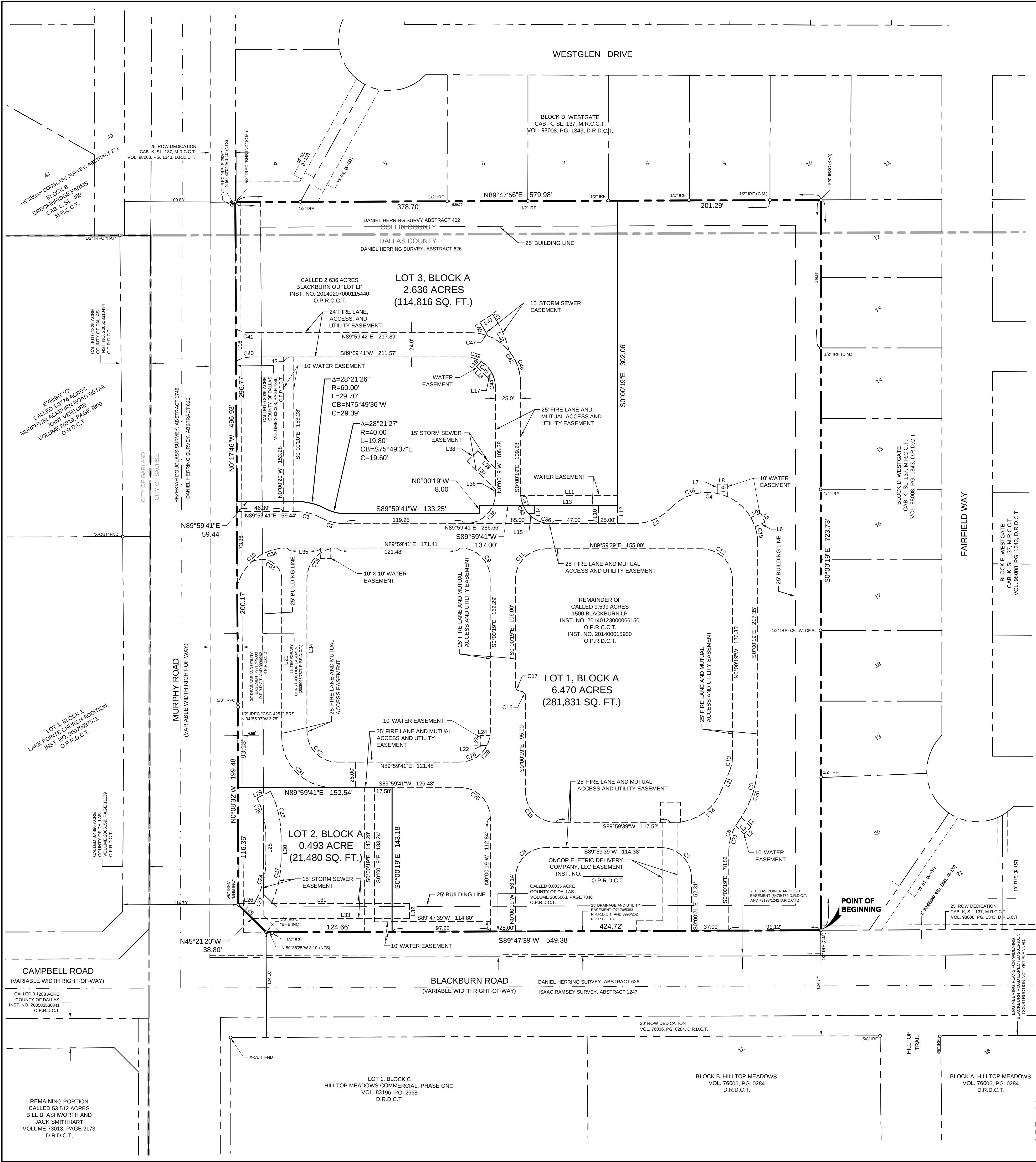
0 150 300 600 900 1,200
Feet

ZONING IDENTIFICATION MAP

WESTGATE SHOPPING CENTER

FILE: P 14-10, FINAL PLAT

Map Created: July 28, 2014



LINE TABLE		
NO.	BEARING	LENGTH
L1	S45°00'19"E	13.46'
L2	S44°59'41"W	10.00'
L3	N45°00'19"W	11.48'
L4	N65°39'21"E	10.75'
L5	S24°20'39"E	10.00'
L6	S65°27'09"W	10.75'
L7	N00°00'19"W	9.25'
L8	N89°59'41"E	10.00'
L9	S00°00'19"E	12.37'
L10	N00°00'19"W	18.00'
L11	N90°00'00"E	95.93'
L12	S00°00'19"E	28.00'
L13	S89°59'41"W	63.50'
L14	S00°00'19"E	8.00'
L15	S89°59'41"W	5.86'
L16	N00°17'46"W	31.89'
L17	S45°00'00"W	6.28'
L18	N45°00'00"W	15.00'
L19	N45°00'00"E	6.84'
L20	N00°00'18"W	156.01'
L21	S22°54'58"W	22.25'
L22	S89°59'41"W	6.70'
L23	N00°00'19"W	10.00'
L24	N89°59'41"E	9.77'
L25	N45°21'20"W	19.58'
L26	N89°59'41"E	15.82'
L27	S26°47'04"W	5.72'

LINE TABLE		
NO.	BEARING	LENGTH
L28	N00°00'00"E	25.05'
L29	N63°13'24"E	15.00'
L30	S00°00'00"E	25.05'
L31	N89°59'41"E	136.75'
L32	S00°00'19"E	15.00'
L33	S89°59'41"W	155.42'
L34	N00°00'18"W	152.29'
L35	N89°59'41"E	33.61'
L36	N00°00'19"W	3.60'
L37	N45°00'19"W	39.71'
L38	N44°59'41"E	15.00'
L39	S45°00'19"E	24.71'
L40	N31°41'14"W	7.97'
L41	S58°18'46"W	15.00'
L42	S31°41'14"E	7.97'
L43	N89°59'56"E	10.00'

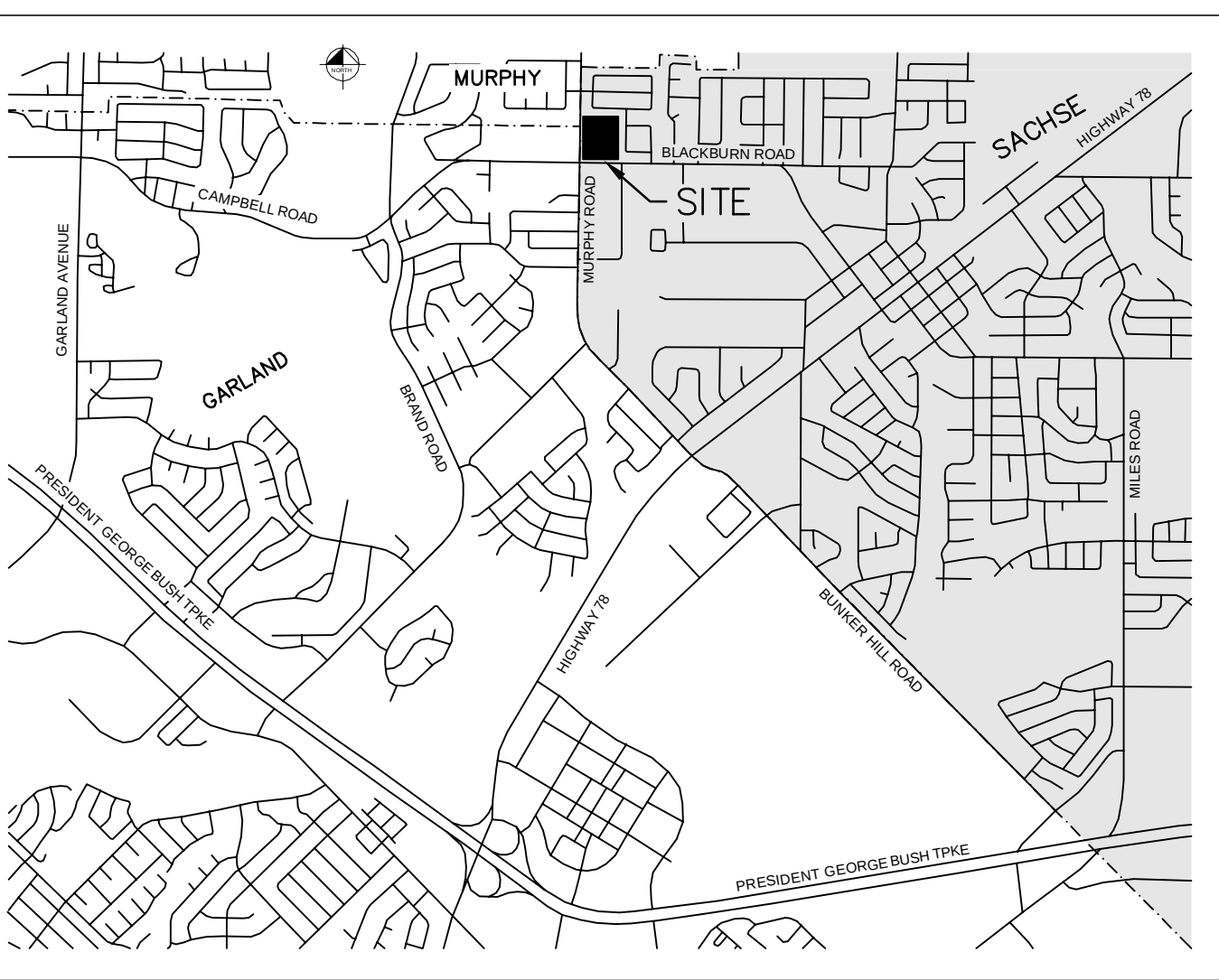
NOTES

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS
- A 50-FOOT LANDSCAPE BUFFER SHALL BE CONSTRUCTED ALONG THE NORTH AND EAST PROPERTY LINES CONSISTENT WITH DEED RESTRICTIONS RECORDED IN DALLAS COUNTY (2013002949427) AND COLLIN COUNTY (2013080601124810)

FLOOD NOTE

THE PROPERTY DESCRIBED HEREON DOES NOT APPEAR TO BE LOCATED IN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR CITY OF SACHSE, TEXAS. COMMUNITY PANEL NUMBER 4811300230 J, MAP REVISED AUGUST 23, 2001.

VICINITY MAP



CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	28°21'26"	50.00'	24.75'	S75°49'36"E
C2	28°21'27"	50.00'	24.75'	N75°49'37"W
C3	46°19'14"	50.00'	40.42'	N66°50'04"E
C4	136°25'10"	50.00'	119.05'	S68°12'54"E
C5	35°59'03"	100.00'	62.80'	S17°59'12"W
C6	35°59'03"	50.00'	31.40'	S17°59'12"W
C7	90°00'00"	30.00'	47.12'	S45°00'00"E
C8	90°00'00"	30.00'	47.12'	N45°00'00"E
C9	90°00'00"	30.00'	47.12'	S45°00'19"E
C10	74°28'55"	51.00'	66.30'	S52°45'13"W
C11	90°00'00"	30.00'	47.12'	S45°00'00"W
C12	90°00'00"	30.00'	47.12'	N45°00'19"W
C13	22°55'18"	35.00'	14.00'	N11°27'20"E
C14	67°04'42"	50.00'	58.54'	N56°27'20"E
C15	90°00'00"	30.00'	47.12'	S45°00'00"E
C16	90°00'00"	5.00'	7.85'	N45°00'19"W
C17	90°00'00"	5.00'	7.85'	S45°00'19"E
C18	57°46'07"	50.00'	50.41'	N72°27'34"E
C19	18°33'21"	50.00'	16.19'	N09°16'59"W
C20	33°04'55"	100.00'	57.74'	S18°32'09"W
C21	30°06'06"	50.00'	26.27'	N15°02'44"E
C24	26°47'04"	82.50'	38.57'	N13°23'32"E
C25	26°46'36"	82.50'	38.56'	N13°23'18"W
C26	26°46'36"	97.50'	45.57'	S13°23'18"E
C27	25°41'54"	97.50'	43.73'	S12°50'57"W

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C28	62°52'28"	30.00'	32.92'	S58°33'27"W
C29	90°00'00"	30.00'	47.12'	S44°59'41"W
C30	90°00'00"	30.00'	47.12'	N45°00'19"W
C31	90°00'02"	50.00'	78.54'	N45°00'18"W
C32	90°00'02"	30.00'	47.12'	N45°00'18"W
C33	119°57'04"	20.00'	41.87'	N59°58'50"W
C34	43°24'49"	51.00'	38.64'	S68°17'16"W
C35	90°00'02"	30.00'	47.12'	N44°59'42"E
C36	48°11'22"	30.00'	25.23'	S65°54'38"E
C37	38°00'35"	29.98'	19.89'	N22°49'25"W
C38	90°00'00"	30.00'	47.12'	N44°59'41"E
C39	90°00'00"	30.00'	47.12'	N45°00'19"W
C40	30°43'05"	30.00'	16.08'	S74°38'10"W
C41	28°14'02"	30.00'	14.78'	S75°27'07"E
C42	89°59'59"	50.00'	78.54'	S45°00'19"E
C43	90°00'00"	30.00'	47.12'	S45°00'19"E
C44	28°23'42"	30.00'	14.87'	N14°12'10"W
C45	28°58'30"	30.00'	15.17'	S42°53'20"E
C46	39°25'06"	50.00'	34.40'	N19°42'52"W
C47	5°16'34"	83.50'	7.69'	N29°02'57"W
C48	18°46'10"	98.50'	32.27'	S22°18'08"E

FINAL PLAT
WESTGATE SHOPPING CENTER
LOTS 1-3, BLOCK A
9.599 ACRES
418,128 SQ. FT.
SITUATED IN THE
DANIEL HERRING SURVEY, ABSTRACT NO. 626,
(DALLAS COUNTY)
DANIEL HERRING SURVEY, ABSTRACT NO. 402,
(COLLIN COUNTY)
THE
CITY OF SACHSE, COLLIN COUNTY &
DALLAS COUNTY, TEXAS

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM NO. 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	CRN	MBM	07/2014	063362372	1 OF 2

OWNER (Lots 1 and 2):
Blackburn Outlot LP
5622 Dyer Street, Suite 200
Dallas, Texas, 75206
Phone No.: (214)363-3900
Contact: Bill Foose

OWNER (Lot 3):
Blackburn Outlot LP
5622 Dyer Street, Suite 200
Dallas, Texas, 75206
Phone No.: (214)363-3900
Contact: Bill Foose

ENGINEER:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas, 75034
Phone No.: (972) 335-3580
Contact: Heath Voyles, PE

SURVEYOR:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas, 75034
Phone No.: (972) 335-3580
Contact: Michael B. Marx, RPLS

JUL 14 2014



UNIFORM DEVELOPMENT APPLICATION

APPLICATION INFORMATION			
Project Name: Westgate Shopping Center		Total Acreage: 9.599	
Location of Property: NEC Murphy Road and Blackburn Road		Appraisal District Account Number(s) & County:	
Subdivision/Addition Name: Westgate Shopping Center		Lot: 1-3	Block: A
Future Land Use Map Designation(s): Commercial/Retail		Current Zoning Designation(s): C-2	
TYPE OF REQUEST			
		Fees Paid (*For Administrative Use Only)	
☐ Rezoning		\$	
☐ Planned Development		\$	
☐ Special Use Permit (SUP)		\$	
☐ Temporary Special Use Permit (SUP)		\$	
☐ Temporary Seasonal Sales		\$	
☐ Temporary Retail Sales		\$	
☐ Variance		\$	
☐ Site Plan		\$	
☐ Landscape Plan		\$	
☐ Tree Management Plan		\$	
☐ Preliminary Plat		\$	
☒ Final Plat		\$ 600.00	
☐ Replat		\$	
☐ Amending Plat		\$	
☐ Minor Plat		\$	
☐ Conveyance Plat		\$	
CURRENT PROPERTY OWNER			
Company: 1500 Blackburn LP		Name:	
Address: 5622 Dyer St, Suite 200		Phone No: (214) 363-3900	
		Fax No:	
City: Dallas	State: Texas	Zip Code: 75206	E-Mail:
APPLICANT/CONTRACT PURCHASER			
Company: Kimley-Horn and Associates, Inc		Name: Heath Voyles, PE	
Address: 5750 Genesis Court, Suite 200		Phone No: (972) 731-2194	
		Fax No:	
City: Frisco	State: Texas	Zip Code: 75034	E-mail: heath.voyles@kimley-horn.com
AGENT/REPRESENTATIVE			
Company: Kimley-Horn and Associates, Inc		Name: Heath Voyles, PE	
Address: 5750 Genesis Court, Suite 200		Phone No: (972) 731-2194	
		Fax No:	
City: Frisco	State: Texas	Zip Code: 75034	E-mail: heath.voyles@kimley-horn.com
For Administrative Use Only			
Date: _____	Case Number: _____	Total Fees Paid: \$ _____	



Legislation Details (With Text)

File #: 14-2355 **Version:** 1 **Name:** CD – WB COMMONS PH 3 PP PZ
Type: Agenda Item **Status:** Agenda Ready
File created: 7/31/2014 **In control:** Planning & Zoning Commission
On agenda: 8/11/2014 **Final action:**
Title: Consider the application of Integral Woodbridge, LLC for approval of a Preliminary Plat for Woodbridge Commons Phase 3, being a 5.694-acre tract consisting of five (5) individual lots. The subject property is located on the northwest corner of Woodbridge Parkway and State Highway 78 / KCS Railroad.

Executive Summary

The applicant is requesting approval of a Preliminary Plat for a 5.694-acre tract. The property will consist of five (5) individual lots.

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Date	Ver.	Action By	Action	Result
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Title

Consider the application of Integral Woodbridge, LLC for approval of a Preliminary Plat for Woodbridge Commons Phase 3, being a 5.694-acre tract consisting of five (5) individual lots. The subject property is located on the northwest corner of Woodbridge Parkway and State Highway 78 / KCS Railroad.

Executive Summary

The applicant is requesting approval of a Preliminary Plat for a 5.694-acre tract. The property will consist of five (5) individual lots.

Background

The 5.694-acre (approximately 248,028 square feet) subject property is located on the northwest corner of Woodbridge Parkway and State Highway 78 / KCS Railroad. (See Attachment 1 - Aerial Location Map). The subject property retains a current zoning designation of Planned Development (PD-19) for General Commercial Uses (Ord. No. 1916 approved January 22, 2002). (See Attachment 2 for Zoning Identification Map).

Policy Considerations

The applicant is proposing to plat the subject property into five (5) individual lots. (See

Attachment 3 - Preliminary Plat)

Staff has determined that the proposed Preliminary Plat meets the standards of the City of Sachse Code of Ordinances and is designed in accordance with the zoning of the property. The Preliminary Plat and its supporting documents have been reviewed by the City Engineer and have been found to be in compliance with the City of Sachse Code of Ordinances.

Budgetary Considerations
None.

Staff Recommendations

Staff recommends approval of a Preliminary Plat for Woodbridge Commons Phase 3, being a 5.694-acre tract consisting of five (5) individual lots. The subject property is located on the northwest corner of Woodbridge Parkway and State Highway 78 / KCS Railroad.



PLANNING & ZONING COMMISSION

AUGUST 11, 2014

REQUEST

Consider the application of Integral Woodbridge, LLC for a Preliminary Plat for Woodbridge Commons Phase 3, Lots 1 - 5, Block A, being a total of 5.694 acres.



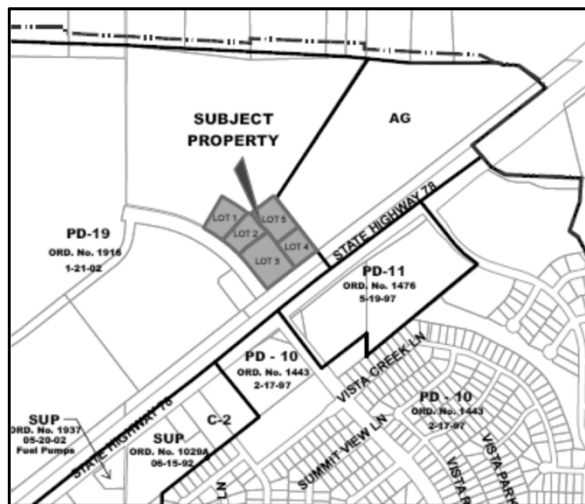
BACKGROUND

AERIAL LOCATION MAP



BACKGROUND

ZONING MAP



BACKGROUND

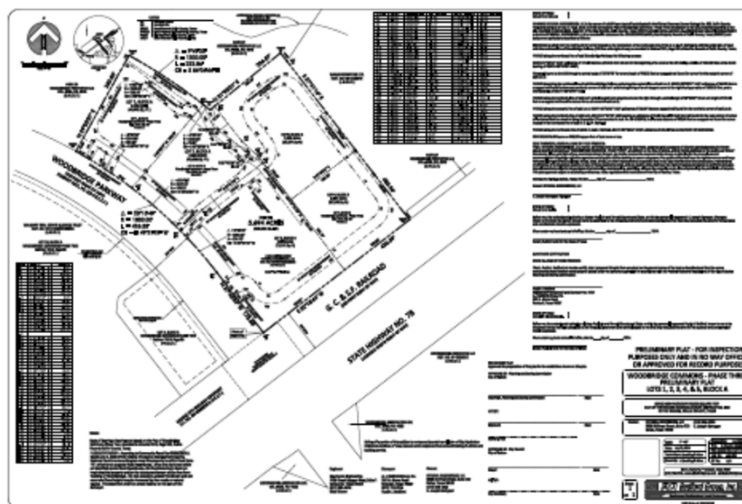
SITE INFORMATION

- ❑ Site Area: 5.694 acres
- ❑ Five individual lots
- ❑ Proposed Use:
Retail/Restaurant/Commercial
- ❑ Existing Zoning: PD-19



BACKGROUND

FINAL PLAT



BACKGROUND

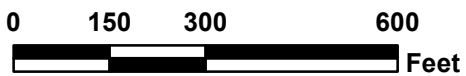
FINAL PLAT



STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plat as presented.



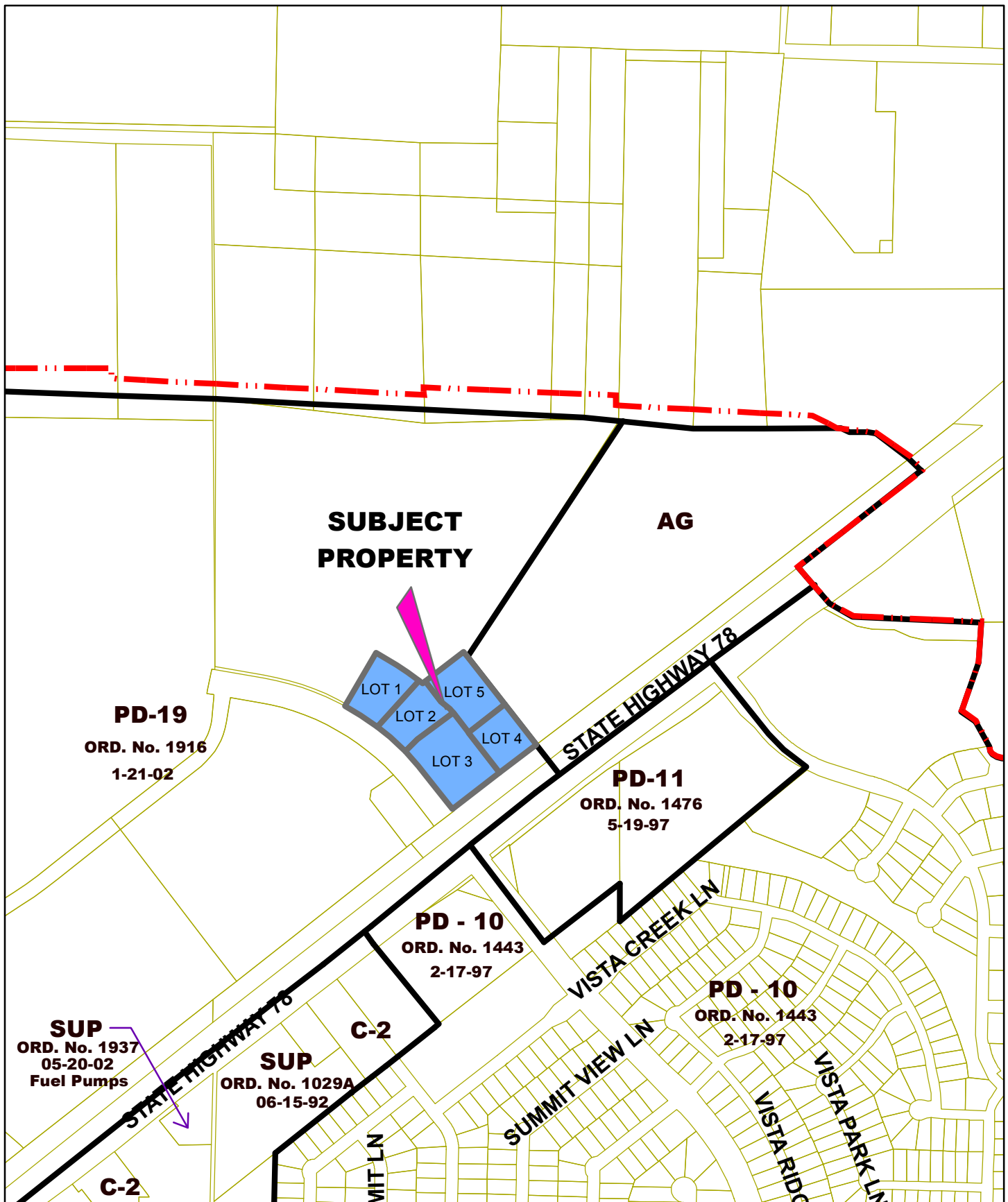


AERIAL LOCATION MAP

SHOPS OF WOODBRIDGE COMMONS PH3

FILE: P14-09, PRELIMINARY PLAT

Map Created: July 28, 2014



0 150 300 600 900
Feet

ZONING IDENTIFICATION MAP

SHOPS OF WOODBRIDGE COMMONS PH3

FILE: P14-09, PRELIMINARY PLAT

Map Created: July 28, 2014

JUL 14 2014



UNIFORM DEVELOPMENT APPLICATION

APPLICATION INFORMATION			
Project Name: <u>SHOPS AT WOODBRIDGE COMMONS</u>		Total Acreage: <u>5.69 Ac</u>	
Location of Property: <u>NWC OF SH 78 & WOODBRIDGE PKWY</u>		Appraisal District Account Number(s) & County: <u>R66600000401</u>	
Subdivision/Addition Name: <u>WOODBRIDGE COMMONS - PH 3</u>		Lot: <u>1R, 2R, 3R, 4 & 5</u>	Block: <u>A</u>
Future Land Use Map Designation(s):		Current Zoning Designation(s):	
TYPE OF REQUEST			
		Fees Paid (*For Administrative Use Only)	
☐ Rezoning		\$	
☐ Planned Development		\$	
☐ Special Use Permit (SUP)		\$	
☐ Temporary Special Use Permit (SUP)		\$	
☐ Temporary Seasonal Sales		\$	
☐ Temporary Retail Sales		\$	
☐ Variance		\$	
☐ Site Plan		\$	
☐ Landscape Plan		\$	
☐ Tree Management Plan		\$	
☒ Preliminary Plat		\$ <u>440</u>	
☐ Final Plat		\$	
☐ Replat		\$	
☐ Amending Plat		\$	
☐ Minor Plat		\$	
☐ Conveyance Plat		\$	
CURRENT PROPERTY OWNER			
Company: <u>Integral WOODBRIDGE, LLC</u>		Name: <u>jgammer@ireslp.com Joe Gamper</u>	
Address: <u>16200 Dallas Parkway, St 245</u>		Phone No: <u>214-432-3134</u>	
City: <u>DALLAS</u> State: <u>TX</u>		Fax No: <u>214-432-3135</u>	
		Zip Code: <u>75248</u> E-Mail:	
APPLICANT/CONTRACT PURCHASER			
Company: <u>SAME AS ABOVE</u>		Name:	
Address:		Phone No:	
		Fax No:	
City:	State:	Zip Code:	E-mail:
AGENT/REPRESENTATIVE			
Company: <u>CLAYMOORE ENGINEERING</u>		Name: <u>MATT MOORE</u>	
Address: <u>1105 Creek Sparger, Ste. 1</u>		Phone No: <u>817-281-0572</u>	
City: <u>Colleyville</u> State: <u>TX</u>		Fax No:	
		Zip Code: <u>76034</u> E-mail: <u>matt@claymooreeng.com</u>	
For Administrative Use Only			
Date: _____	Case Number: _____	Total Fees Paid: \$ _____	