



City of Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, July 27, 2015

7:00 PM

Council Chambers

The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, July 27, 2015, at 7:00 p.m. in the Council Chambers 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: Staff briefing on current activities.
3. Regular Agenda Items:

[15-2924](#)

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

Executive Summary

Review and consider approval of the minutes of the July 13, 2015 Planning and Zoning Commission meeting.

Attachments: [July 13, 2015 P&Z Minutes](#)

[15-2922](#)

Consider the application of 2012 Metropolitan Enclave Limited for approval of a Preliminary Plat for The Enclave, being 8 single-family residential lots on approximately 9.9768 acres, on the southeast corner of Woodbridge Parkway and Laurel Crest Drive, just north of Sachse Road.

Executive Summary

The applicant is requesting to subdivide an approximately 9.9768-acre tract to consist of 8 single-family residential lots on approximately 9.9768 acres, on the southeast corner of Woodbridge Parkway and Laurel Crest Drive, just north of Sachse Road.

Attachments: [CD - THE ENCLAVE PP PZ - PRESENTATION.pdf](#)

[CD - THE ENCLAVE PP PZ - ATTACHMENT 1.pdf](#)

[CD - THE ENCLAVE PP PZ - ATTACHMENT 2.pdf](#)

[CD - THE ENCLAVE PP PZ - ATTACHMENT 3.pdf](#)

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: July 22, 2015; 5:00 p.m.

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 #:	15-2924	Version:	1	Name:	CD - PZ MINUTES 07132015
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	7/16/2015	In control:		In control:	Planning & Zoning Commission
On agenda:	7/27/2015	Final action:		Final action:	
Title:	Consider approval of the minutes of the July 13, 2015 Planning and Zoning Commission meeting.				

Executive Summary

Review and consider approval of the minutes of the July 13, 2015 Planning and Zoning Commission meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [July 13, 2015 P&Z Minutes](#)

Date	Ver.	Action By	Action	Result
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Title

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

Executive Summary

Review and consider approval of the minutes of the July 13, 2015 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the July 13 2015 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Recommend approval of the minutes of the Planning and Zoning Commission July 13, 2015 meeting.

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, July 13, 2015

Time: 7:00 p.m.

Place: Sachse City Hall

Members Present:

Ty Lamb
Chance Lindsey
Scott Everett
David Hock
Wendy Stewart

Members Absent:

Fernando Guterrez
Lyndsey Rhode

Staff Present:

Michael Spencer, Interim Community Development
Director
Charlotte Youngblood, Secretary

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 David Hock and Ty Lamb led the pledges.

2. Consider approval of the minutes of the June 22, 2015 Planning and Zoning Commission meeting.

Ty Lamb made a motion to approve the minutes of the June 22, 2015 Planning and Zoning Commission meeting. Wendy Stewart seconded the motion. The motion passed unanimously with all voting in favor.

3. Consider an application from Woodbridge XVII, Ltd. for approval of a Final Plat for Woodbridge Phase 19, being 148 single-family residential lots and four (4) Homeowner's Association (HOA) lots, on approximately 52.486 acres, on the east side of Maxwell Creek Road, just north of Ranch Road.

Michael Spencer, Interim Community Development Director, introduced the item. He stated the applicant is requesting to subdivide approximately 52.486 - acre tract to consist of 148 single-family residential lots and four (4) HOA lots located on the east side of Maxwell Creek Road. He stated that the subject property is zoned Planned Development District (PD-19) which was approved by City Council on January 21, 2002. He explained that the City Council approved the Preliminary Plat on May 5, 2014. He stated that the proposed final plat meets the standards of the City of Sachse Code of Ordinances and staff is recommending approval.

Scott Everett asked about drainage issues on the particular property with the recent rains. Don Herzog, Herzog Development, stated that with the inlet protectors in place for erosion control purposes that the storm sewer system is not being used and until they are able to remove the inlet covers when it rains it will continue to run over the curbs and down the streets. Scott Everett also asked if there would be a screen wall along Maxwell Creek Road. Mr. Herzog stated there would be one.

After brief discussion, Ty Lamb made a motion to approve the Final Plat for Woodbridge Phase 19. David Hock seconded the motion. The motion passed 5-0 with all voting in favor.

4. Consider the application of Woodbridge Properties, LLC for approval of a Preliminary Plat for Woodbridge Phase 20A, being 42 single-family residential lots, one commercial lot, and 2 Homeowner's Association lots on approximately 20.658 acres, on the northwest corner of Ranch Road and Cody Lane.

Mr. Spencer, Interim Community Development Director, introduced the item. He stated the applicant is requesting to subdivide approximately 20.658-acre tract to consist of 42 single family residential lots, one commercial lot and 2 Homeowner's Association lots on the northwest corner of Ranch Road and Cody Lane. He explained that where the property abuts Woodbridge Parkway, a 24-foot emergency access drive will be installed to allow for two points of access to the cul-de-sac right-of-way. He said it would be a secured access drive for emergency vehicles only. He stated that the proposed Preliminary Plat meets the standards of the City of Sachse Code of Ordinances and staff is recommending approval.

Ty Lamb asked who would be maintaining the access drive in the future. Mr. Spencer stated that it would be maintained by the City once the public improvements were accepted.

After brief discussion, Wendy Stewart made a motion to approve the Preliminary Plat for Woodbridge Phase 20A. Chance Lindsey seconded the motion. The motion passed with all voting in favor.

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 #:	15-2922	Version:	1	Name:	CD - THE ENCLAVE PP PZ - PRELIMINARY PLAT
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	7/15/2015	In control:		In control:	Planning & Zoning Commission
On agenda:	7/27/2015	Final action:		Final action:	

Title: Consider the application of 2012 Metropolitan Enclave Limited for approval of a Preliminary Plat for The Enclave, being 8 single-family residential lots on approximately 9.9768 acres, on the southeast corner of Woodbridge Parkway and Laurel Crest Drive, just north of Sachse Road.

Executive Summary

The applicant is requesting to subdivide an approximately 9.9768-acre tract to consist of 8 single-family residential lots on approximately 9.9768 acres, on the southeast corner of Woodbridge Parkway and Laurel Crest Drive, just north of Sachse Road.

Sponsors:

Indexes:

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Title

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Executive Summary

The applicant is requesting to subdivide an approximately 9.9768-acre tract to consist of 8 single-family residential lots on approximately 9.9768 acres, on the southeast corner of Woodbridge Parkway and Laurel Crest Drive, just north of Sachse Road.

Background

The 9.9768-acre (approximately 434,588 square feet) subject property is located on the southeast corner of Woodbridge Parkway and Laurel Crest Drive, just north of Sachse Road. The applicant is proposing to subdivide the subject property into 8 single-family residential lots.

The proposed subdivision will have primary access from Woodbridge Parkway, which is a collector street and Laurel Crest Lane, which is a minor residential street. All lots will have alley access except for Lots 1 and 8, which will have access from Laurel Crest Lane.

The subject property is zoned Residential-10 (R-10), which was approved by City Council on December 3, 2012. R-10 is intended for single-family dwellings on minimum 10,000 square foot lots.

Policy Considerations

The proposed Preliminary Plat meets the standards of the City of Sachse Code of Ordinances, for Residential-10 (R-10) zoning and is designed in accordance with the zoning of the property.

Budgetary Considerations

N/A

Staff Recommendations

Staff recommends approval of the Preliminary Plat for The Enclave.



PLANNING & ZONING COMMISSION

JULY 27, 2015

REQUEST

Consider the application of 2012 Metropolitan Enclave Limited for approval of a Preliminary Plat for The Enclave, being 8 single-family residential lots on approximately 9.9768 acres or 434,588 square feet.



SUBJECT PROPERTY

LAUREL CREST LN

MEADOW CREST LN

KENDA TODD DR

FIELD CREST LN

CRESTIDGE WAY

SACHSE RD



BACKGROUND

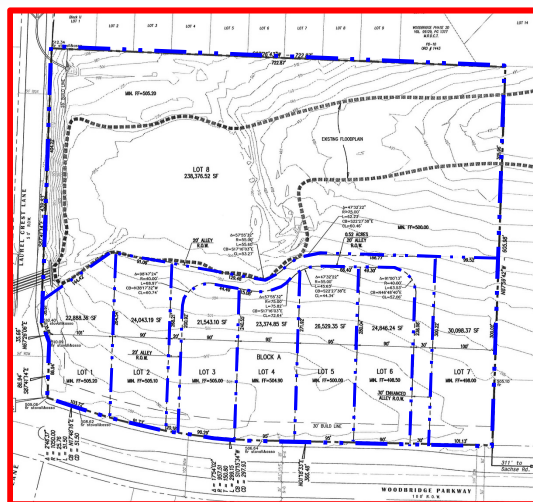
SITE INFORMATION

- ❑ Site Area: 9.9768 acres
- ❑ # Lots: 8 Single-Family Lots
- ❑ Proposed Use: Single-Family Residential
- ❑ Existing Zoning: Residential-10



BACKGROUND

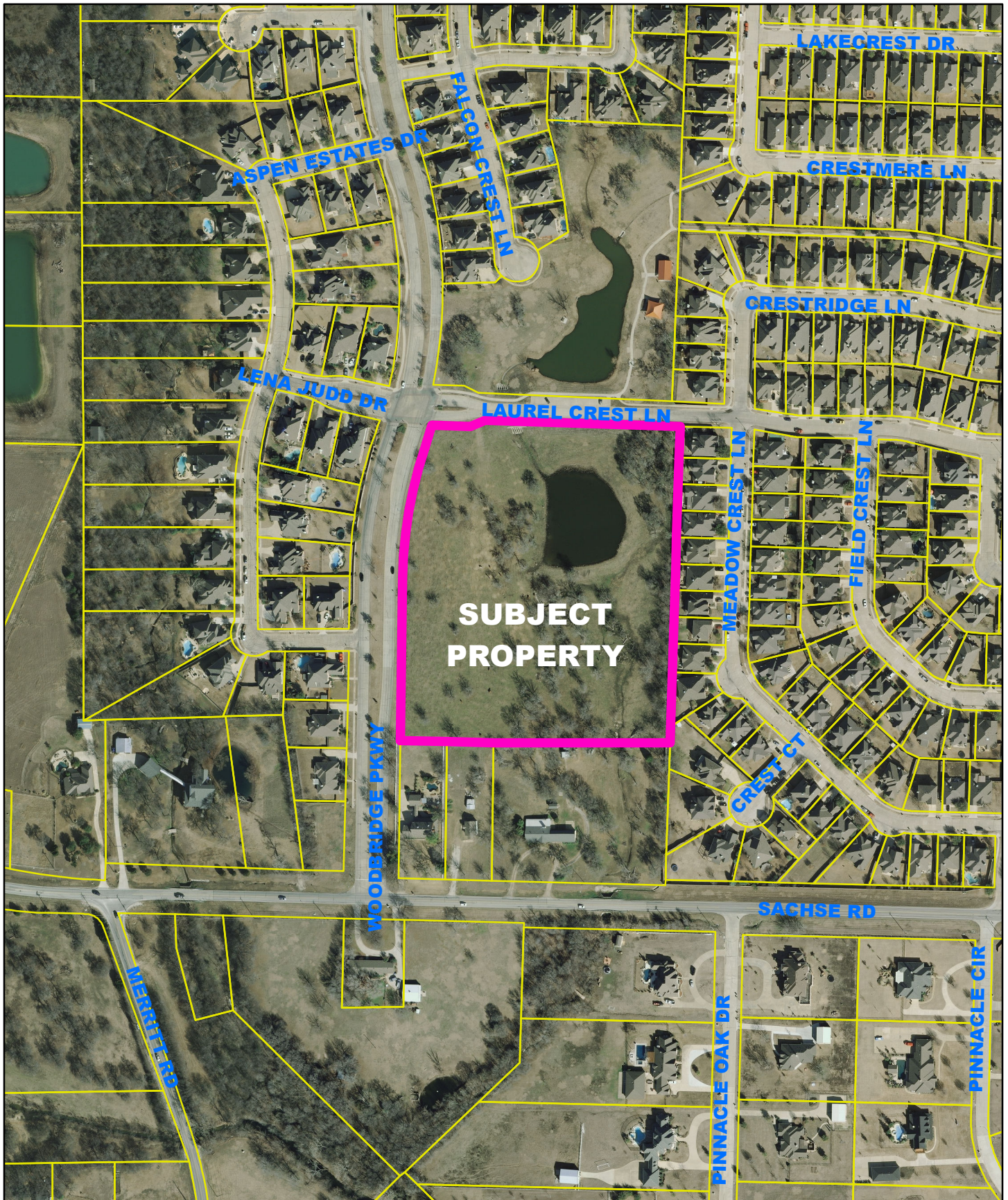
LOT LAYOUT



STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plat for The Enclave.





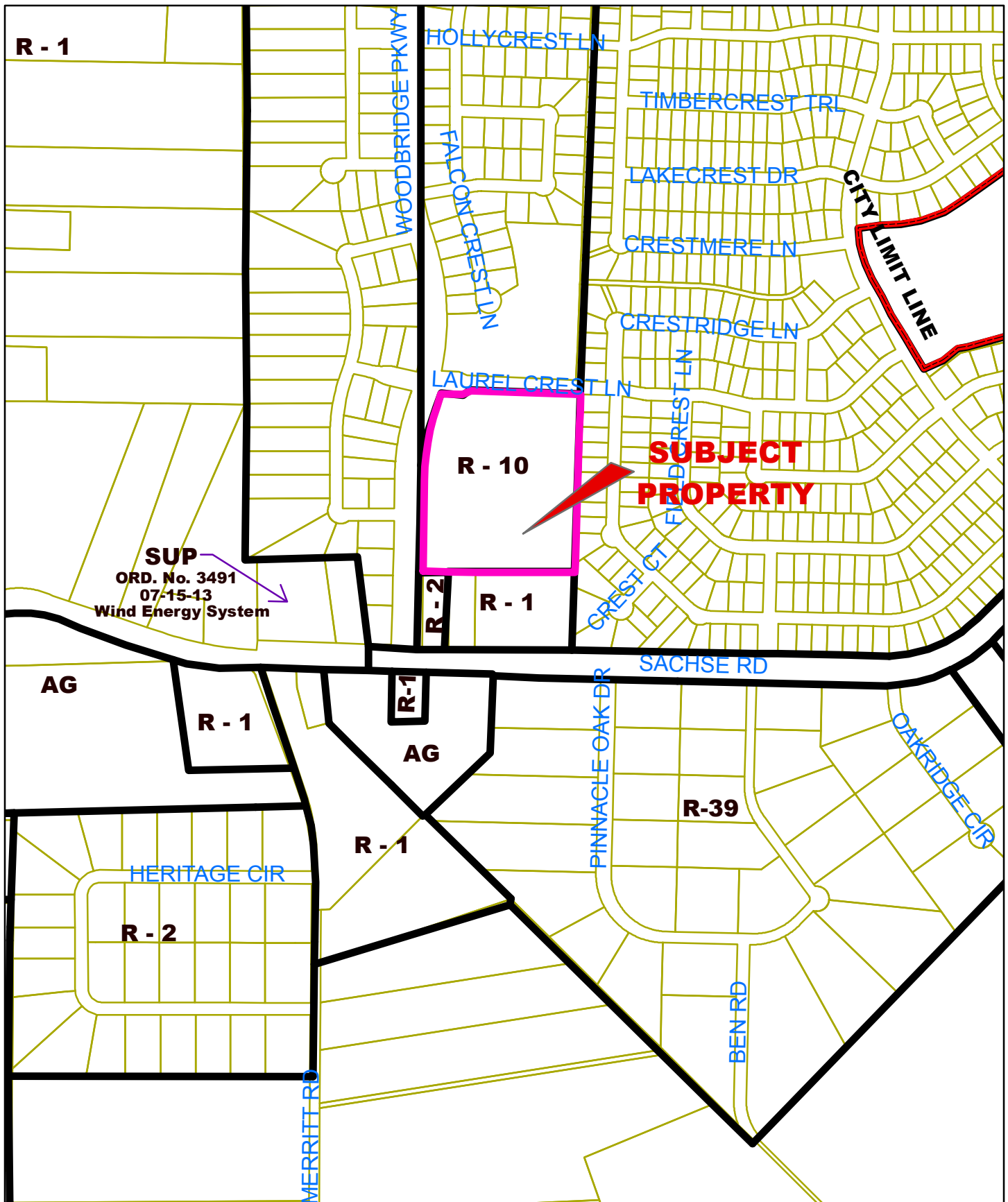
0 100 200 400 600
Feet

AERIAL LOCATION MAP

THE ENCLAVE

FILE: P 15-10, PRELIMINARY PLAT

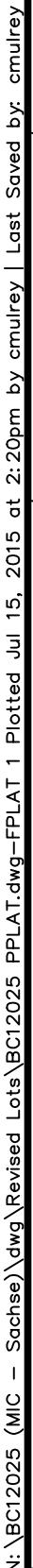
Map Created: July 15, 2015



0 150 300 600 900 1,200
Feet

ZONING IDENTIFICATION MAP

THE ENCLAVE
FILE: P 15-10, PRELIMINARY PLAT
Map Created: July 15, 2015



A standard USC&GS disk stamped W 924 1946 set in the top of a concrete post located 49.2 feet north of Sachse Road, 1050 feet east of Merritt Road, 3.8 feet east of a telephone pole and 2 feet south of a wire fence.



Sheet 1 of 1

NOTE:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE OF TEXAS STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. ALL OPEN AND LOTS OWNED BY THE HOMEOWNER'S ASSOCIATION SHALL BE MAINTAINED BY THE HOA.
3. THERE SHALL BE A ONE FOOT DRAINAGE EASEMENT ON EITHER SIDE OF THE SIDE INTERIOR LOTS LINE OF EVERY LOT.

Scale 1"=50'

Project No. BC12025

July 14, 2015

Sheet 1 of 1