



City of Sachse, Texas

3815 Sachse Road,
Building B
Sachse, TX 75048

Meeting Agenda Planning & Zoning Commission

Work Session and Regular Meeting

Monday, July 25, 2016

6:30 PM

Council Conference Room / Council Chambers

To address the Commission for any public hearing item, please sign a speaker's sheet located on the tables by the front entry and submit to the acting Secretary. You will have three (3) minutes to address the Commission. In accordance with the Open Meetings Act, the Commission may not discuss or take action on any item, which has not been posted on the agenda.

6:30 PM WORK SESSION

1. Discussion of agenda items for the July 25, 2016 Planning and Zoning Commission Meeting. Please be advised that the work session is for discussion purposes only by the Planning and Zoning Commission.
2. Discussion of future agenda items, update on council action, training topics, requests for new business considerations, and Comprehensive Plan update.

REGULAR MEETING

The regular meeting will immediately follow the work session.

1. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
2. [16-3437](#) Consider approval of the minutes of the June 27 , 2016 Planning and Zoning Commission meeting.
Attachments: [06.27.16 Minutes](#)
3. [16-3433](#) Consider and act on a final plat application for Jackson Meadows (Phase 3) from JBI Partners, generally located southeast of Sachse Road and Getha Lane, within city limits.
Attachments: [Staff Presentation](#)
[Proposed Plat](#)
4. [16-3434](#) The Community Development Director will provide P&Z with a status update on the Comprehensive Plan.
Attachments: [Staff Presentation](#)
5. [16-3435](#) Conduct a public hearing to consider and make recommendation on a request by Woodbridge Properties, to amend PD #10, PD #11, and PD #19 (Woodbridge retail tracts) by removing the restricted uses for food product centers and food service uses.
Attachments: [Staff Presentation](#)
[Aerial Map](#)

6. Discussion of future agenda items, update on council action, training topics, requests for new business considerations, and Comprehensive Plan update.

7. Adjournment.

Posted: July 22, 2016; 5:00 p.m.

Michelle Lewis Sirianni, 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, City Secretary at (972) 495-1212, 48 business hours prior to the scheduled meeting date.



City of Sachse, Texas

Legislation Details (With Text)

File #: 16-3437 **Version:** 1 **Name:** JUne 27, 2016 P&Z Minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 7/22/2016 **In control:** Planning & Zoning Commission
On agenda: 7/25/2016 **Final action:**
Title: Consider approval of the minutes of the June 27 , 2016 Planning and Zoning Commission meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [06.27.16 Minutes](#)

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the June 27, 2016 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the June 27, 2016 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Recommend approval of the minutes of the Planning and Zoning Commission June 27, 2016 meeting.



**City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, June 26, 2016**

Members Present:

Scott Everett - Chair
Chance Lindsey
David Hock
Ty Lamb
Fernando Gutierrez
Wendy Stewart

Members Absent:

Louie Carter

Staff Present:

Dusty McAfee, AICP- Community Development Director
Charlotte Youngblood - Community Development Technician

Others Present:

Bill Adams, City Council Liaison

6:30 PM Work Session

Staff provided the commission with a community update and discussed agenda items.

7:00 PM Regular Meeting

Chairman Scott Everett opened the meeting of the Planning & Zoning Commission at 7:10 p.m. and declared a quorum.

1. Invocation and Pledge of the Allegiance to the U.S. and Texas Flags.

Commissioner Stewart offered the invocation, and Commissioner Lindsey led the pledges.

2. Regular Agenda Items:

16-3391 Consider approval of the minutes of the April 11, 2016 Planning & Zoning Commission meeting.

With a motion by Hock, and a second by Lamb, the Planning & Zoning Commission adopted the April 11, 2016 minutes unanimously.

3. 16-3389 Consider and act on a final plat application for Woodbridge Village addition (Lot 1, Block A) from The Dimension Group, generally located east of the intersection of SH 78 and Woodbridge Parkway, within city limits.

Staff presented the case outlined in the staff report. With a motion by Hock, and a second by Lamb, the recommendation to approve the proposed final plat passed unanimously.

4. 16-3390 Conduct a public hearing to consider and make recommendation on a request by Serene Global Group, to amend the Future Land Use Plan (FLUP) of the 2001 Comprehensive Plan to re-categorize approximately 10.26 acres of land from Commercial/ Retail and Public to Medium Density Residential, and to rezone approximately 10.26 acres of land from C-2 (General Commercial District) and Special Use Permit (Ord. #1430) to Planned Development district (PD) to allow for a residential townhouse subdivision, generally located north of the intersection of Ben Davis Road, Bunker Hill Road and Ben Davis Road, within Sachse city limits.

Staff presented the case as presented in the staff report, and the public hearing opened at 7:27 PM. Corrine Smith, 4408 Blossom, had questions on how changes to the FLUP would affect other areas in Sachse and questioned if it would be better to postpone the request until after the comp plan is completed. With a motion by Hock, and a second by Gutierrez, the public hearing was closed at 7:35 PM. Lindsey made a motion to approve as conditioned in the staff report and withdrew it. With a motion by Hock, and a second by Stewart, the PD was approved per the special ordinance provisions recommended by

staff, with a minor modification to require all rear facades to be masonry in lieu of hardy. The PD to allow for residential townhouse subdivision was approved unanimously (6-0).

5. Discussion of future agenda items, update on council action, training topics, requests for new business considerations, and Comprehensive Plan update.

Staff provided the Commission and update.

Adjourn: With a motion by Hock, the meeting was adjourned at 7:57 PM.

Chairperson

Secretary



City of Sachse, Texas

Legislation Details (With Text)

File #: 16-3433 **Version:** 1 **Name:** Jackson Meadows 3 FP - P&Z
Type: Agenda Item **Status:** Agenda Ready
File created: 7/18/2016 **In control:** Planning & Zoning Commission
On agenda: 7/25/2016 **Final action:**
Title: Consider and act on a final plat application for Jackson Meadows (Phase 3) from JBI Partners, generally located southeast of Sachse Road and Getha Lane, within city limits.
Sponsors:
Indexes:
Code sections:
Attachments: [Staff Presentation](#)
[Proposed Plat](#)

Date	Ver.	Action By	Action	Result
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Title

Consider and act on a final plat application for Jackson Meadows (Phase 3) from JBI Partners, generally located southeast of Sachse Road and Getha Lane, within city limits.

Project Information

- Proposal to final plat 53 residential lots (51 residential; 2 common)
- Applicant: JBI Partners
- Owner: Jackson Meadows Partners
- Size: Approximately 23.379 acres
- Site Attributes: undeveloped land
- Proposed Use: Single Family Residential
- Current Zoning: PD with base residential zoning (2001)
- The City Council unanimously approved the associated preliminary plat in 2006
- The final plat is in conformance with the preliminary plat
- P&Z is the final approval authority for the proposed plat

Staff Recommendation

- Per Staff's technical review, the proposed plat is in compliance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by

the City Engineer.

- Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.



JACKSON MEADOWS 3 FP

PLANNING & ZONING COMMISSION

JULY 25, 2016

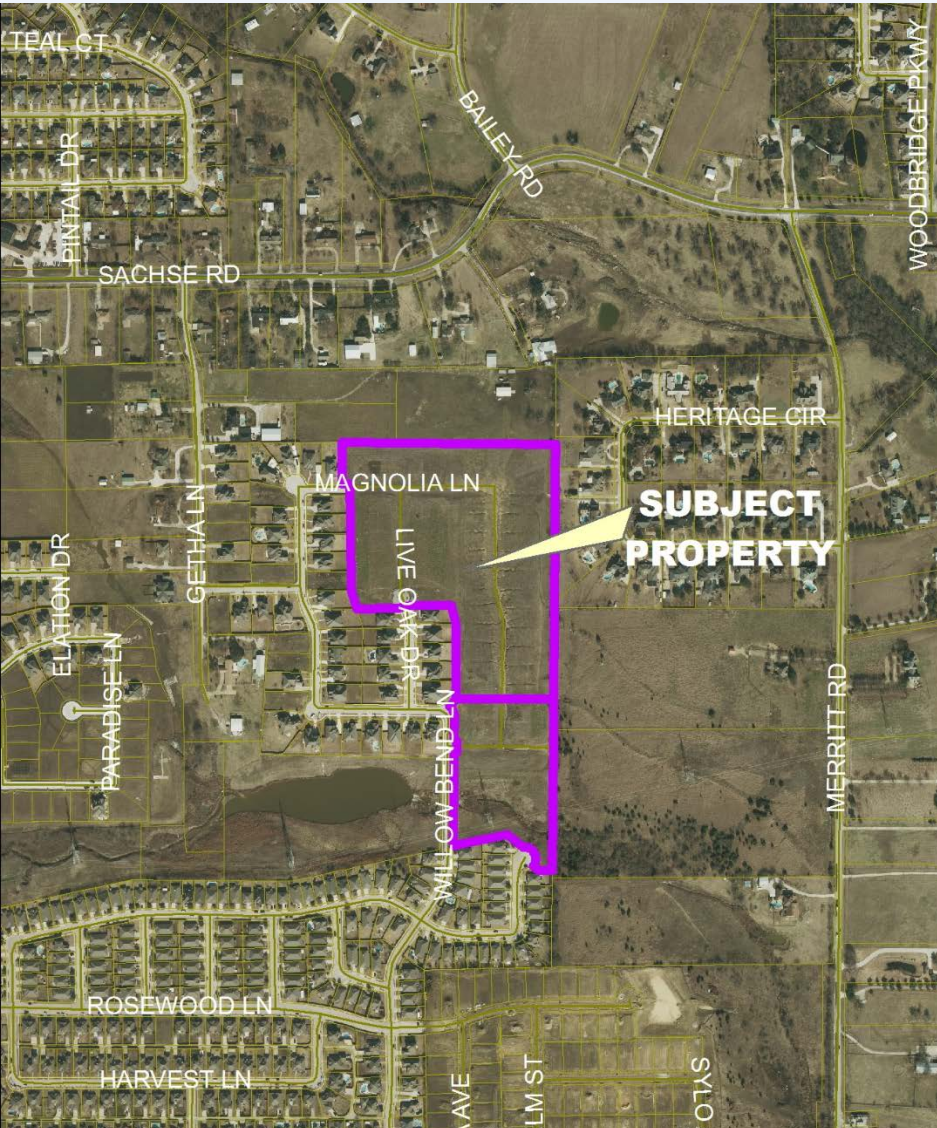
REQUEST

Consider and act on a final plat application for Jackson Meadows (Phase 3) from JBI Partners, generally located southeast of Sachse Road and Getha Lane, within city limits.

PROJECT INFORMATION

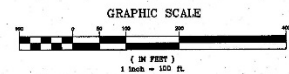
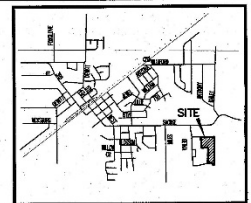
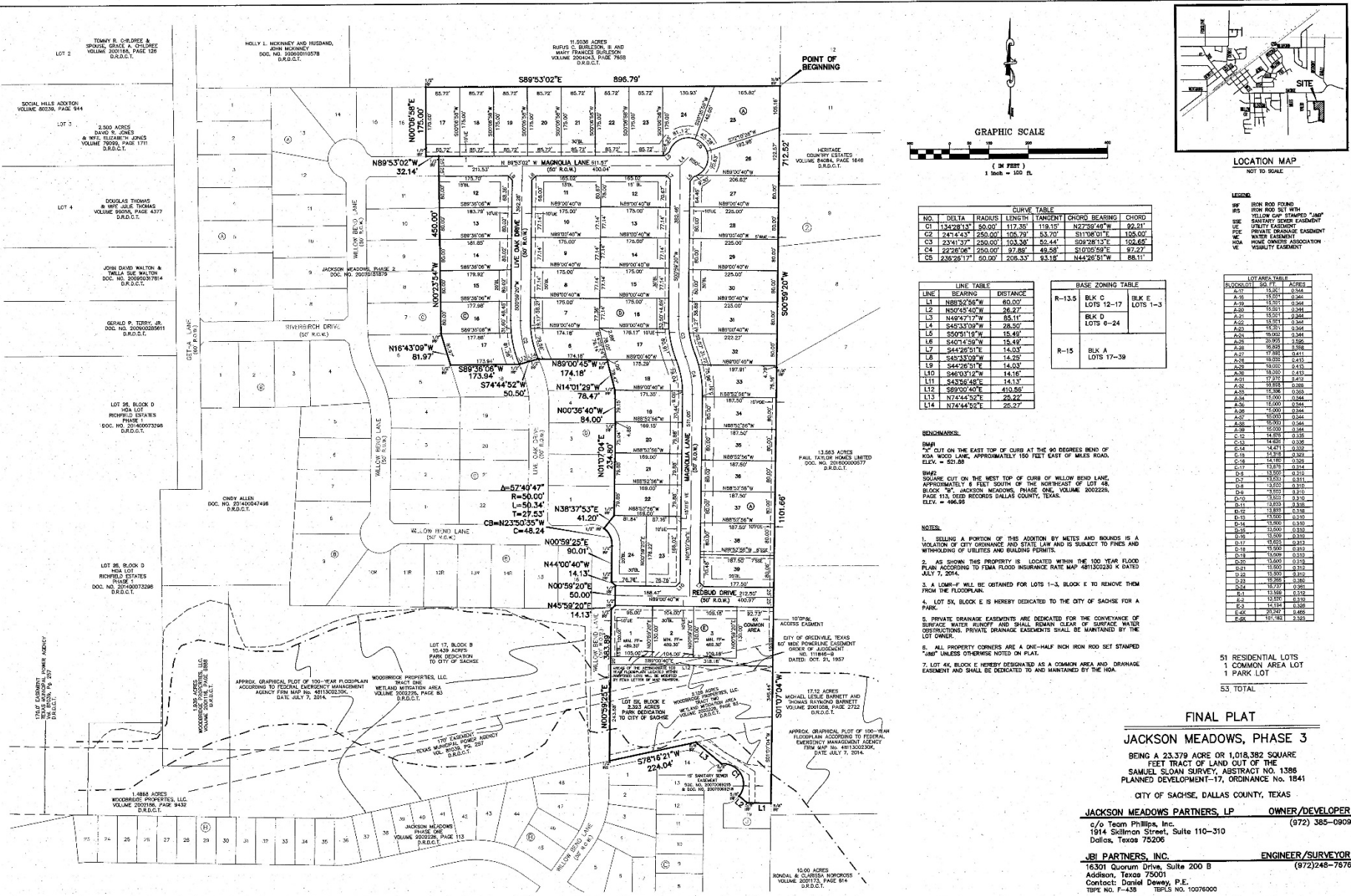
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- P&Z is the final approval authority for the proposed plat

AERIAL MAP



The subject property is generally located southeast of Sachse Road and Getha Lane, within city limits.

PROPOSED PLAT



CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	134°28'13"	50.00'	117.35'	119.15'	N87°58'48"W	92.91'
C2	24°14'43"	250.00'	105.79'	53.70'	S11°00'17"E	105.00'
C3	23°41'37"	250.00'	103.38'	52.44'	S09°28'13"E	102.65'
C4	22°28'06"	250.00'	97.88'	49.58'	S10°00'59"E	97.27'
C5	28°28'17"	50.00'	206.57'	63.12'	N44°36'51"W	88.11'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°52'56"W	80.00'
L2	N50°45'40"W	26.27'
L3	N48°47'17"W	25.11'
L4	S45°33'09"W	28.50'
L5	S50°51'18"W	15.46'
L6	S42°14'59"W	15.46'
L7	S44°20'17"E	14.03'
L8	S45°33'09"W	14.26'
L9	S44°20'17"E	14.03'
L10	S45°33'09"W	14.16'
L11	S45°36'48"E	14.13'
L12	S89°00'40"E	410.55'
L13	N74°44'52"E	25.22'
L14	N74°44'52"E	25.27'

BASE ZONING TABLE		
R-13.5	BLK C	LOTS 12-17
	BLK E	LOTS 1-3
	BLK D	LOTS 9-24
R-15	BLK A	LOTS 17-39

LOT AREA TABLE		
BLOCK	BLK	ACRES
A-15	15.00	0.34
A-16	15.00	0.34
A-17	15.00	0.34
A-18	15.00	0.34
A-19	15.00	0.34
A-20	15.00	0.34
A-21	15.00	0.34
A-22	15.00	0.34
A-23	15.00	0.34
A-24	15.00	0.34
A-25	15.00	0.34
A-26	15.00	0.34
A-27	15.00	0.34
A-28	15.00	0.34
A-29	15.00	0.34
A-30	15.00	0.34
A-31	15.00	0.34
A-32	15.00	0.34
A-33	15.00	0.34
A-34	15.00	0.34
A-35	15.00	0.34
A-36	15.00	0.34
A-37	15.00	0.34
A-38	15.00	0.34
A-39	15.00	0.34
A-40	15.00	0.34
A-41	15.00	0.34
A-42	15.00	0.34
A-43	15.00	0.34
A-44	15.00	0.34
A-45	15.00	0.34
A-46	15.00	0.34
A-47	15.00	0.34
A-48	15.00	0.34
A-49	15.00	0.34
A-50	15.00	0.34
A-51	15.00	0.34
A-52	15.00	0.34
A-53	15.00	0.34
A-54	15.00	0.34
A-55	15.00	0.34
A-56	15.00	0.34
A-57	15.00	0.34
A-58	15.00	0.34
A-59	15.00	0.34
A-60	15.00	0.34
A-61	15.00	0.34
A-62	15.00	0.34
A-63	15.00	0.34
A-64	15.00	0.34
A-65	15.00	0.34
A-66	15.00	0.34
A-67	15.00	0.34
A-68	15.00	0.34
A-69	15.00	0.34
A-70	15.00	0.34
A-71	15.00	0.34
A-72	15.00	0.34
A-73	15.00	0.34
A-74	15.00	0.34
A-75	15.00	0.34
A-76	15.00	0.34
A-77	15.00	0.34
A-78	15.00	0.34
A-79	15.00	0.34
A-80	15.00	0.34
A-81	15.00	0.34
A-82	15.00	0.34
A-83	15.00	0.34
A-84	15.00	0.34
A-85	15.00	0.34
A-86	15.00	0.34
A-87	15.00	0.34
A-88	15.00	0.34
A-89	15.00	0.34
A-90	15.00	0.34
A-91	15.00	0.34
A-92	15.00	0.34
A-93	15.00	0.34
A-94	15.00	0.34
A-95	15.00	0.34
A-96	15.00	0.34
A-97	15.00	0.34
A-98	15.00	0.34
A-99	15.00	0.34
A-100	15.00	0.34

- NOTES:**
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHDRAWAL OF UTILITIES AND BUILDING PERMITS.
 2. AS SHOWN THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 481300230 K DATED JULY 7, 2004.
 3. A LOW-F FILL WILL BE OBTAINED FOR LOTS 1-3, BLOCK E TO REMOVE THEM FROM THE FLOODPLAIN.
 4. LOT 5X, BLOCK E IS HEREBY DEDICATED TO THE CITY OF SACHS FOR A PARK.
 5. PRIVATE DRAINAGE EASEMENTS ARE DEDICATED FOR THE CONVEYANCE OF SURFACE WATER RUNOFF AND SHALL REMAIN CLEAR OF SURFACE WATER OBSTRUCTIONS. PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE LOT OWNER.
 6. ALL PROPERTY CORNERS ARE A ONE-HALF INCH IRON ROD SET STAMPED "JMP" UNLESS OTHERWISE NOTED ON PLAT.
 7. LOT 4X, BLOCK E HEREBY DESIGNATED AS A COMMON AREA AND DRAINAGE EASEMENT AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.

FINAL PLAT
JACKSON MEADOWS, PHASE 3
 BEING A 23,378 ACRES OR 1,018,382 SQUARE
 FEET TRACT OF LAND OUT OF THE
 SAMUEL SLOAN SURVEY, ABSTRACT NO. 1386
 PLANNED DEVELOPMENT-17, ORDINANCE NO. 1841
 CITY OF SACHS, DALLAS COUNTY, TEXAS

JACKSON MEADOWS PARTNERS, LP **OWNER/DEVELOPER**
 c/o Team Phillips, Inc.
 1914 Skillman Street, Suite 110-310
 Dallas, Texas 75206 (972) 365-0909

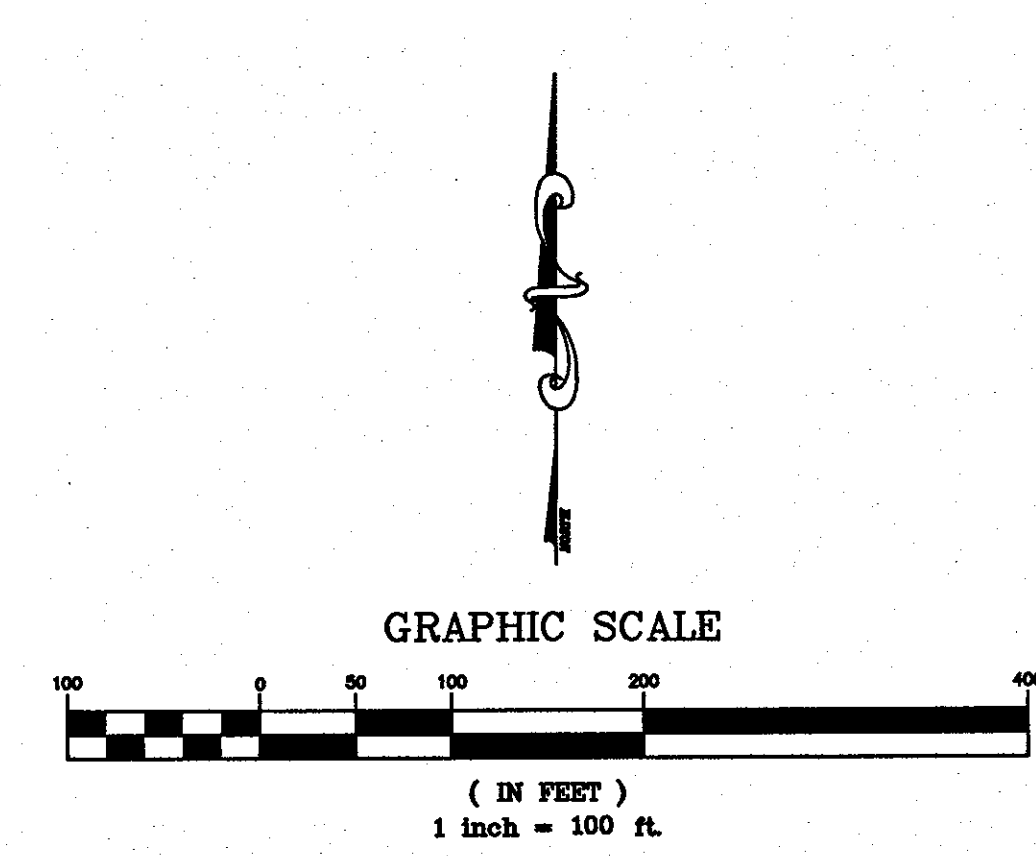
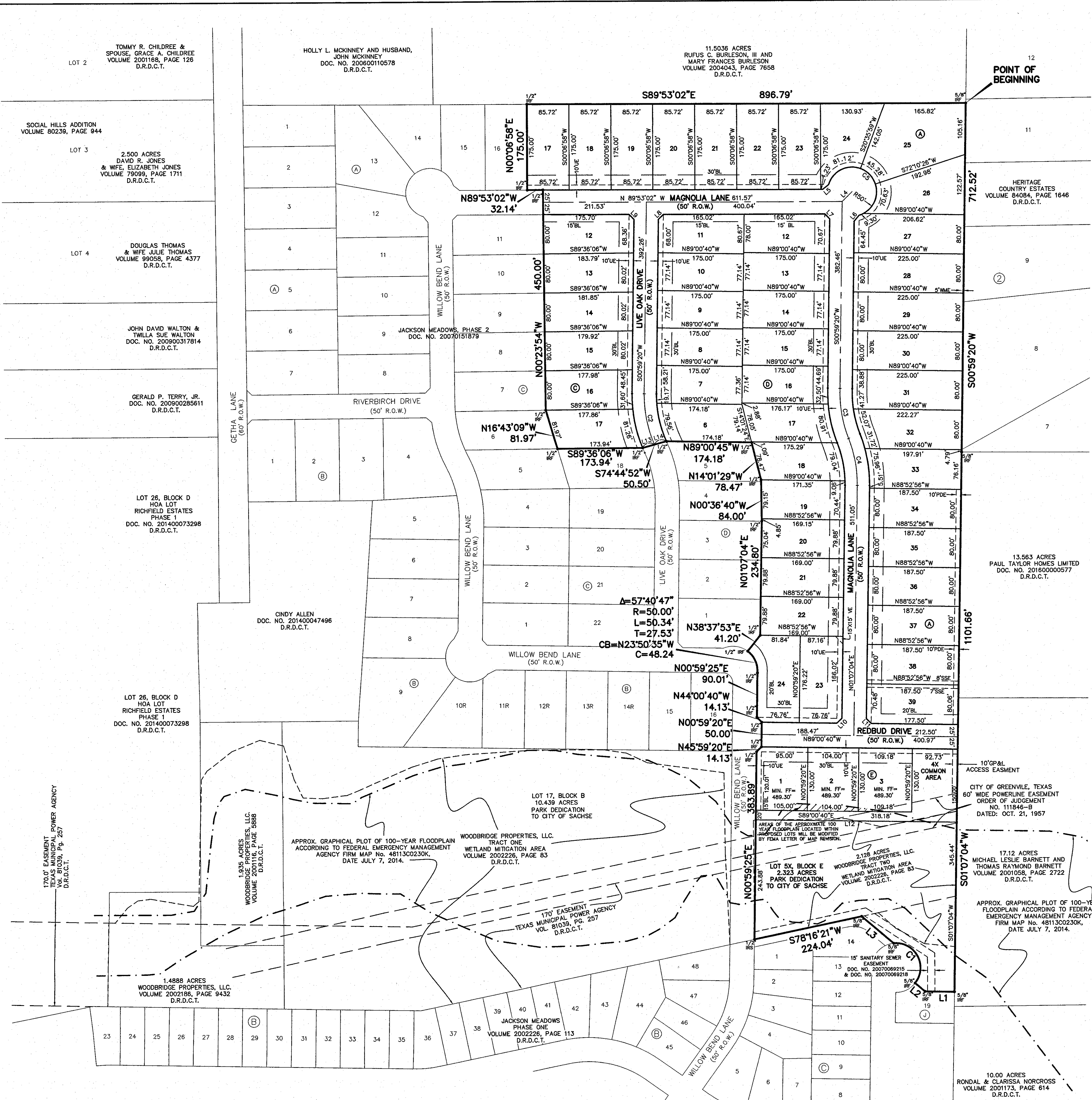
JBI PARTNERS, INC. **ENGINEER/SURVEYOR**
 16301 Quorum Drive, Suite 200 B
 Addison, Texas 75001 (972) 248-7676
 CONTACT: Doreen Dewey, P.E.
 TYPE NO. F-438 TEMPL NO. 10076000

STAFF RECOMMENDATION

- Per Staff's technical review, the proposed plat is in compliance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the City Engineer.

√

Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.



CURVE TABLE						
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C4	22°26'06"	250.00'	97.89'	49.58'	S10°05'59"E	97.27'
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L5	S50°51'19"W	15.49'
L6	S40°14'59"W	15.49'
L7	S44°26'51"E	14.03'
L8	S45°33'09"W	14.25'
L9	S44°26'51"E	14.03'
L10	S46°03'12"W	14.16'
L11	S43°56'48"E	14.13'
L12	S89°00'40"E	410.56'
L13	N74°44'52"E	25.22'
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BASE ZONING TABLE		
R-13.5	BLK C LOTS 12-17	BLK E LOTS 1-3
R-15	BLK D LOTS 6-24	BLK A LOTS 17-39

LEGEND		
IRF	IRON ROD FOUND	
IRS	IRON ROD SET WITH	
	YELLOW CAP STAMPED "J&B"	
SSE	SANITARY SEWER EASEMENT	
UE	UTILITY EASEMENT	
PDE	PRIVATE DRAINAGE EASEMENT	
WE	WATER EASEMENT	
HOA	HOME OWNERS ASSOCIATION	
VE	VISIBILITY EASEMENT	

LOT AREA TABLE		
BLOCK/LOT	SQ. FT.	ACRES
A-17	15,001	0.344
A-18	15,001	0.344
A-19	15,001	0.344
A-20	15,001	0.344
A-21	15,001	0.344
A-22	15,001	0.344
A-23	15,001	0.344
A-24	15,002	0.344
A-25	29,005	0.666
A-26	15,005	0.344
A-27	17,890	0.411
A-28	18,000	0.413
A-29	18,000	0.413
A-30	18,000	0.413
A-31	17,970	0.413
A-32	15,000	0.344
A-33	15,398	0.353
A-34	15,000	0.344
A-35	15,000	0.344
A-36	15,000	0.344
A-37	15,000	0.344
A-38	15,000	0.344
A-39	15,000	0.344
C-12	14,576	0.335
C-13	14,626	0.336
C-14	14,471	0.332
C-15	14,316	0.329
C-16	14,180	0.326
C-17	13,378	0.314
D-6	13,500	0.310
D-7	13,533	0.311
D-8	13,500	0.310
D-9	13,500	0.310
D-10	13,500	0.310
D-11	13,533	0.318
D-12	13,533	0.318
D-13	13,500	0.310
D-14	13,500	0.310
D-15	13,500	0.310
D-16	13,500	0.310
D-17	13,623	0.313
D-18	13,500	0.310
D-19	13,500	0.310
D-20	13,500	0.310
D-21	13,500	0.310
D-22	13,500	0.310
D-23	15,265	0.350
D-24	15,737	0.361
E-1	13,500	0.310
E-2	13,500	0.310
E-3	14,194	0.328
E-4X	20,247	0.466
E-5X	101,182	2.323

- BENCHMARKS:**
- BM#1
X CUT ON THE EAST TOP OF CURB AT THE 90 DEGREES BEND OF KOA WOOD LANE, APPROXIMATELY 150 FEET EAST OF MILES ROAD. ELEV. = 521.88
- BM#2
SQUARE CUT ON THE WEST TOP OF CURB OF WILLOW BEND LANE, APPROXIMATELY 6 FEET SOUTH OF THE NORTHEAST OF LOT 48, BLOCK "B", JACKSON MEADOWS, PHASE ONE, VOLUME 2002226, PAGE 113, DEED RECORDS DALLAS COUNTY, TEXAS. ELEV. = 496.96
- NOTES:**
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - AS SHOWN THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 48113C0230 K DATED JULY 7, 2014.
 - A LOMR-F WILL BE OBTAINED FOR LOTS 1-3, BLOCK E TO REMOVE THEM FROM THE FLOODPLAIN.
 - LOT 5X, BLOCK E IS HEREBY DEDICATED TO THE CITY OF SACHSE FOR A PARK.
 - PRIVATE DRAINAGE EASEMENTS ARE DEDICATED FOR THE CONVEYANCE OF SURFACE WATER RUNOFF AND SHALL REMAIN CLEAR OF SURFACE WATER OBSTRUCTIONS. PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE LOT OWNER.
 - ALL PROPERTY CORNERS ARE A ONE-HALF INCH IRON ROD SET STAMPED "J&B" UNLESS OTHERWISE NOTED ON PLAT.
 - LOT 4X, BLOCK E HEREBY DESIGNATED AS A COMMON AREA AND DRAINAGE EASEMENT AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.

51 RESIDENTIAL LOTS
1 COMMON AREA LOT
1 PARK LOT
53 TOTAL

FINAL PLAT

JACKSON MEADOWS, PHASE 3

BEING A 23.379 ACRE OR 1,018,382 SQUARE FEET TRACT OF LAND OUT OF THE SAMUEL SLOAN SURVEY, ABSTRACT NO. 1386 PLANNED DEVELOPMENT-17, ORDINANCE NO. 1841

CITY OF SACHSE, DALLAS COUNTY, TEXAS

JACKSON MEADOWS PARTNERS, LP **OWNER/DEVELOPER**
c/o Team Phillips, Inc.
1914 Skillman Street, Suite 110-310
Dallas, Texas 75206
(972) 385-0909

JB PARTNERS, INC. **ENGINEER/SURVEYOR**
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001
Contact: Daniel Dewey, P.E.
TBPE NO. F-438 TBPLS NO. 10076000
(972)248-7676

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS JACKSON MEADOWS PARTNERS, LP, is the owner of that parcel of land in the City of Sachse, Dallas County, Texas, a part of the Samuel Sloan Survey, Abstract No. 1386, and being a part of a called 56.0044 acre tract of land described in a special warranty deed to Jackson Meadows Partners, LP, as recorded in Document Number 200503621877, Dallas County Deed Records, and being further described as follows:

BEGINNING at a five-eighths inch iron rod found iron rod found for the northeast corner of said 56.0044 acre tract of land, said point being the southeast corner of a called 11.5036 acre tract of land described in a general warranty deed to Rufus C. Burleson, III and Mary Frances Burleson as recorded in Volume 2004043, Page 7858, Dallas County Deed Records, and said point being in the west line of Heritage Country Estates, an addition to the City of Sachse as recorded in Volume 84084, Page 1646, Dallas County Deed Records;

THENCE South 00 degrees 59 minutes 20 seconds West, 712.52 feet along the east line of said 56.0044 acre tract of land and along the west line of said Heritage County Estates to a five-eighths inch iron rod found at the southwest corner of said Heritage Country Estates, said point being the northwest corner of a called 13.563 acre tract of land described in a general warranty deed to Paul Taylor Hornes Limited as recorded in Document Number 201600000577, Dallas County Deed Records;

THENCE South 01 degrees 07 minutes 04 seconds West, at 502.37 feet passing a five-eighths inch iron rod found at the southwest corner of said 13.563 acre tract of land, said point being the northwest corner of a called 17.12 acre tract of land described in a warranty deed to Michael Leslie Barnett and Thomas Raymond Barnett as recorded in Volume 2001058, Page 2722, Dallas County Deed Records, in all a total distance 1101.66 feet to a five-eighths inch iron rod found for the southeast corner of said 56.0044 acre tract of land, said point being the northeast corner of Jackson Meadows Phase One, an addition to the City of Sachse as recorded in Volume 2002226, Page 113, Dallas County Deed Records, and said point being in the west line of said 17.12 acre tract of land;

THENCE along the south line of said 56.0044 acre tract of land and along the north line of said Jackson Meadows, Phase One as follows:

North 88 degrees 52 minutes 56 seconds West, 60.00 feet to a five-eighths inch iron rod found for corner;

North 50 degrees 45 minutes 40 seconds West, 26.27 feet to a five-eighths inch iron rod found for corner;

Northwesterly, 117.35 feet along a curve to the left having a central angle of 134 degrees 28 minutes 13 seconds, a radius of 50.00 feet, a tangent of 119.15 feet, a whose chord North 27 degrees 59 minutes 46 seconds West, 92.21 feet to a five-eighths inch iron rod found for corner;

North 49 degrees 47 minutes 17 seconds West, 85.11 feet to a five-eighths inch iron rod found for corner;

South 78 degrees 16 minutes 21 seconds West, 224.04 feet to a one-half inch iron rod found for corner in the east right-of-way line of Willow Bend Lane (a 50 foot wide right-of-way), said point being the southeast corner of Jackson Meadows, Phase 2, an addition to the City of Sachse as recorded in Document Number 20070151879, Dallas County Deed Records;

THENCE along the east line of Willow Bend Lane and along the east line of said Jackson Meadows, Phase 2 as follows:

North 00 degrees 59 minutes 25 seconds East, 383.89 feet to a one-half inch iron rod found for corner;

North 45 degrees 59 minutes 20 seconds East, 14.13 feet to a one-half inch iron rod found for corner;

North 00 degrees 59 minutes 20 seconds East, 50.00 feet to a one-half inch iron rod found for corner;

North 44 degrees 00 minutes 40 seconds West, 14.13 feet to a one-half inch iron rod found for corner;

North 00 degrees 59 minutes 25 seconds East, 90.01 feet to a one-half inch iron rod found for corner;

Northwesterly, 50.34 feet along a curve to the left having a central angle of 57 degrees 40 minutes 47 seconds, a radius of 50.00 feet, a tangent of 27.53 feet and whose chord bears North 23 degrees 50 minutes 35 seconds West, 48.24 feet to a one-half inch iron rod found for corner;

THENCE along the east line of said Jackson Meadows, Phase 2 as follows:

North 38 degrees 37 minutes 53 seconds East, 41.20 feet to a one-half inch iron rod found for corner;

North 01 degrees 07 minutes 04 seconds East, 234.80 feet to a one-half inch iron rod found for corner;

North 00 degrees 36 minutes 40 seconds West, 84.00 feet to a one-half inch iron rod found for corner;

North 14 degrees 01 minutes 29 seconds West, 78.47 feet to a one-half inch iron rod found for corner;

North 89 degrees 00 minutes 45 seconds West, 174.18 feet to a one-half inch iron rod found for corner;

South 74 degrees 44 minutes 52 seconds West, 50.50 feet to a one-half inch iron rod found for corner;

South 89 degrees 36 minutes 06 seconds West, 173.94 feet to a one-half inch iron rod found for corner;

North 18 degrees 43 minutes 09 seconds West, 81.97 feet to a one-half inch iron rod found for corner;

North 00 degrees 23 minutes 54 seconds West, 450.00 feet to a one-half inch iron rod found for corner;

North 89 degrees 53 minutes 02 seconds West, 32.14 feet to a one-half inch iron rod found for corner;

North 00 degrees 06 minutes 58 seconds East, 175.00 feet to a one-half inch iron rod found for corner in the north line of said 56.0044 acre tract of land and in the south line of said 11.5036 acre tract of land;

THENCE South 89 degrees 53 minutes 02 seconds East, 896.79 feet along the north line of said 56.0044 acre tract of land and along the south line of said 11.5036 acre tract of land to the POINT OF BEGINNING and containing 1,018,382 square feet or 23.379 acres of land.

OWNER'S CERTIFICATE §

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Jackson Meadows Partner, LP, acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as JACKSON MEADOWS, PHASE 3, an addition to the City of Sachse, Dallas County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon and do 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 in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress an 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. Easements must be maintained by property owner. This plat approved subject to all pending ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

WITNESS my hand at Dallas, Texas, this the _____ day of _____ 2016.

Jackson Meadows Partners, LP, a Texas Limited Partnership

By: RNH Development Company,
its general partner

By:

Ronald N. Haynes, Jr.
President

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Ronald N. Haynes, Jr., 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 _____ 2016.

Notary Public, State of Texas

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:

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:

Signature

Date

Name & Title

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAN B. RAMSEY, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Subdivision Rules and Regulations of the City of Sachse, Dallas County, Texas.



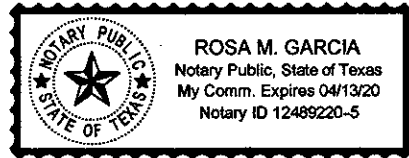
Dan B. Ramsel, R.P.L.S. No. 4172

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this date personally appeared Dan B. Ramsey, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2016.



Notary public for the state of Texas

FINAL PLAT JACKSON MEADOWS, PHASE 3

BEING A 23.379 ACRE OR 1,018,382 SQUARE
FEET TRACT OF LAND OUT OF THE
SAMUEL SLOAN SURVEY, ABSTRACT NO. 1386
PLANNED DEVELOPMENT-17, ORDINANCE NO. 1841.

CITY OF SACHSE, DALLAS COUNTY, TEXAS

JACKSON MEADOWS PARTNERS, LP OWNER/DEVELOPER

c/o Team Phillips, Inc.
1914 Skillman Street, Suite 110-310
Dallas, Texas 75206
Contact: Nancy Phillips, P.E.

(214) 613-3400

JB PARTNERS, INC.

SURVEYOR/ENGINEER

16301 Quorum Drive, Suite 200 B
Addison, Texas 75001
Contact: Daniel Dewey, P.E.
TBPE No. F-438 TBPLS No. 10076000

(972) 248-7676



City of Sachse, Texas

Legislation Details (With Text)

File #:	16-3434	Version:	1	Name:	Comp Plan Update 7-25 P&Z
Type:	Presentation	Status:		Status:	Agenda Ready
File created:	7/18/2016	In control:		In control:	Planning & Zoning Commission
On agenda:	7/25/2016	Final action:		Final action:	
Title:	The Community Development Director will provide P&Z with a status update on the Comprehensive Plan.				

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Presentation](#)

Date	Ver.	Action By	Action	Result
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Title

The Community Development Director will provide P&Z with a status update on the Comprehensive Plan.



COMPREHENSIVE PLAN UPDATE

P&Z

JULY 25, 2016

PUBLIC INPUT TIMELINE

- In late April, the consultant team met with 10 different focus groups to launch the public input campaign
- On May 4th, an open town hall meeting was held for the community to meet with the consultants
- In early May, a charrette was held with property owners and other stakeholders of the Bush turnpike overlay area
- At its May meeting, the EDC received an update that included early feedback from the focus groups
- The 1st of many Facebook surveys commenced in May
- In late May, 2 additional focus groups met with the consultant team to discuss Sachse

PUBLIC INPUT TIMELINE

- On June 20th, Council received a presentation from the Consultants
- Members of the consultant team attended the Red, White, & Blue Blast to survey the public
- The next round of surveys that targeted specific policy themes hit Facebook in early July
- 2 Woodbridge focus groups were held the 2nd week of July
- Consultants and staff held an internal work session in early July

NEXT STEPS

- In late July, two (2) charrettes for Old Town, SH 78, and the industrial zoned tract are scheduled
- More detailed surveys that drill deeper into key policy themes of the Comprehensive Plan will continue to hit Facebook throughout the rest of summer
- A similar presentation was provided to City Council on July 5th and EDC on July 21st
- CPAC will begin meeting in late summer and early fall when Plan elements are ready for review

COMP PLAN PUBLIC FEEDBACK

(GENERAL OVERVIEW, SO FAR)

- More retail & restaurant options
- Bush development should be maximized to pay for city services and maintain tax rate (cut any limitations)
- Old Town should be reserved as a walkable urban downtown area (with mixed use)
- SH 78 (redevelopment, rehabs, & beautification)
- CIPs (Merritt & PV expansion, Woodbridge realignment)
- Better Curb Appeal (cleaner & nicer community in general – where “programs” come into play)
- Better parks & trails (implementing a CDC)
- More comfort level with urban living in Turnpike overlay and medium sized lots (10k sf – 20k sf) than originally anticipated.

THINGS TO KNOW

- The community has demonstrated excitement for the process
- Involvement has been high and diverse
- Public input process is incomplete & on-going
- Timely resources available on city website & Plan Sachse
- Input is not unanimous, but a majority has been observed on many key themes
- The integrity of the process is important (extracting honest differences of opinion on vision is part of that)
- Concept Plan for Turnpike area was extremely helpful at ICSC
- Any questions?



City of Sachse, Texas

Legislation Details (With Text)

File #: 16-3435 **Version:** 1 **Name:** Woodbridge Retail PD Revision - P&Z 7-25
Type: Agenda Item **Status:** Agenda Ready
File created: 7/18/2016 **In control:** Planning & Zoning Commission
On agenda: 7/25/2016 **Final action:**
Title: Conduct a public hearing to consider and make recommendation on a request by Woodbridge Properties, to amend PD #10, PD #11, and PD #19 (Woodbridge retail tracts) by removing the restricted uses for food product centers and food service uses.

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Presentation](#)
[Aerial Map](#)

Date	Ver.	Action By	Action	Result
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Title

Conduct a public hearing to consider and make recommendation on a request by Woodbridge Properties, to amend PD #10, PD #11, and PD #19 (Woodbridge retail tracts) by removing the restricted uses for food product centers and food service uses.

Section 4.03 (in all 3 PDs - proposed for revocation):

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 any residential tract.

Project Information

- Request includes 3 different PDs (#10, #11, & #19)
- Applicant: Woodbridge Properties
- Owner: Multiple
- Size: Approximately 137.767 acres
- Current Zoning: PD with base commercial zoning
- Site Attributes: Retail tracts of Woodbridge
- 987+ property owners noticed @ 1,000' (no negative responses received; several general inquiries as to purpose of rezoning)

Location Descriptions

- PD #10 is generally located at the southwest corner of SH 78 and Woodbridge Parkway.
- PD #11 is generally located at the southeast corner of SH 78 and Woodbridge Parkway.
- PD #19 (Tracts C1, C2, & C3) is generally located north of SH 78, along Ranch Road,

Cody Lane, and Woodbridge Parkway.

Ordinance Overview

- The aforementioned Section 4.03 exists in all 3 PDs (from the 1990s)
- The amendment functions to repeal the food use restrictions within Section 4.03
- *Food Service Uses* precludes restaurants
- *Food Product Centers* was less clear regarding its impact, but still warrants revoking
- 200' setback for food uses would limit restaurants to only the front pad sites like the new 7-Eleven
- Rear in-line strip centers could not have restaurant tenants

Food Product Center

- The term is ambiguous and uncommon in land use lexicon
- The concern is that it could be interpreted to preclude grocery stores
- Zoning use charts traditionally refer to grocery stores as "Grocery Stores" or "Grocers"
- The minutes from the original PDs provide little insight into the term's meaning or the City's intent
- The property owner and applicant could not provide insight into the City's intent either
- One theory is that the term referred to a food processing center that was more manufacturing in nature

Policy Considerations

- Regardless of the true definition of *Food Product Center*, both it and *Food Product Uses* are proposed for deletion
- Most corners with retail zoning allow for restaurants
- Potential negative fiscal impact of maintaining the current food use restrictions
- Design standards (masonry walls, landscaping) already address incompatibility concerns between residential and retail uses
- Important to note, the future buildings are not required to be set back 200' (only food uses cannot currently be within 200') - the building setback (25') governs the location of the building irrespective of this revision
- In summary, does providing for the potential use of restaurants and grocery stores on the Woodbridge retail tracts fit the vision of Sachse?

Staff Recommendation

- Staff recommends approval of the proposed textual amendments to the 3 Woodbridge PDs, as discussed herein.
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its August 15th regular meeting.



WOODBRIIDGE RETAIL PD REVISION

P&Z

JULY 25, 2016

APPLICANT'S REQUEST

Conduct a public hearing to consider and make recommendation on a request by Woodbridge Properties, to amend PD #10, PD #11, and PD #19 (Woodbridge retail tracts) by removing the restricted uses for food product centers and food service uses.

Section 4.03 (in all 3 PDs – proposed for revocation):

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 any residential tract.

PROJECT INFORMATION

- Request includes 3 different PDs (#10, #11, & #19)
- Applicant: Woodbridge Properties
- Owner: Multiple
- Size: Approximately 137.767 acres (total)
- Current Zoning: PD with base commercial zoning
- Site Attributes: Retail tracts of Woodbridge
- 987+ property owners noticed @ 1,000' (no negative responses received; several general inquiries as to purpose of rezoning)

AERIAL MAP



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- PD #11 is generally located at the southeast corner of SH 78 and Woodbridge Parkway.
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ORDINANCE OVERVIEW

- The aforementioned Section 4.03 exists in all 3 PDs (from the 1990s)
- The amendment functions to repeal the food use restrictions within Section 4.03
- *Food Service Uses* precludes restaurants
- *Food Product Centers* was less clear regarding its impact, but still warrants revoking
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FOOD PRODUCT CENTER

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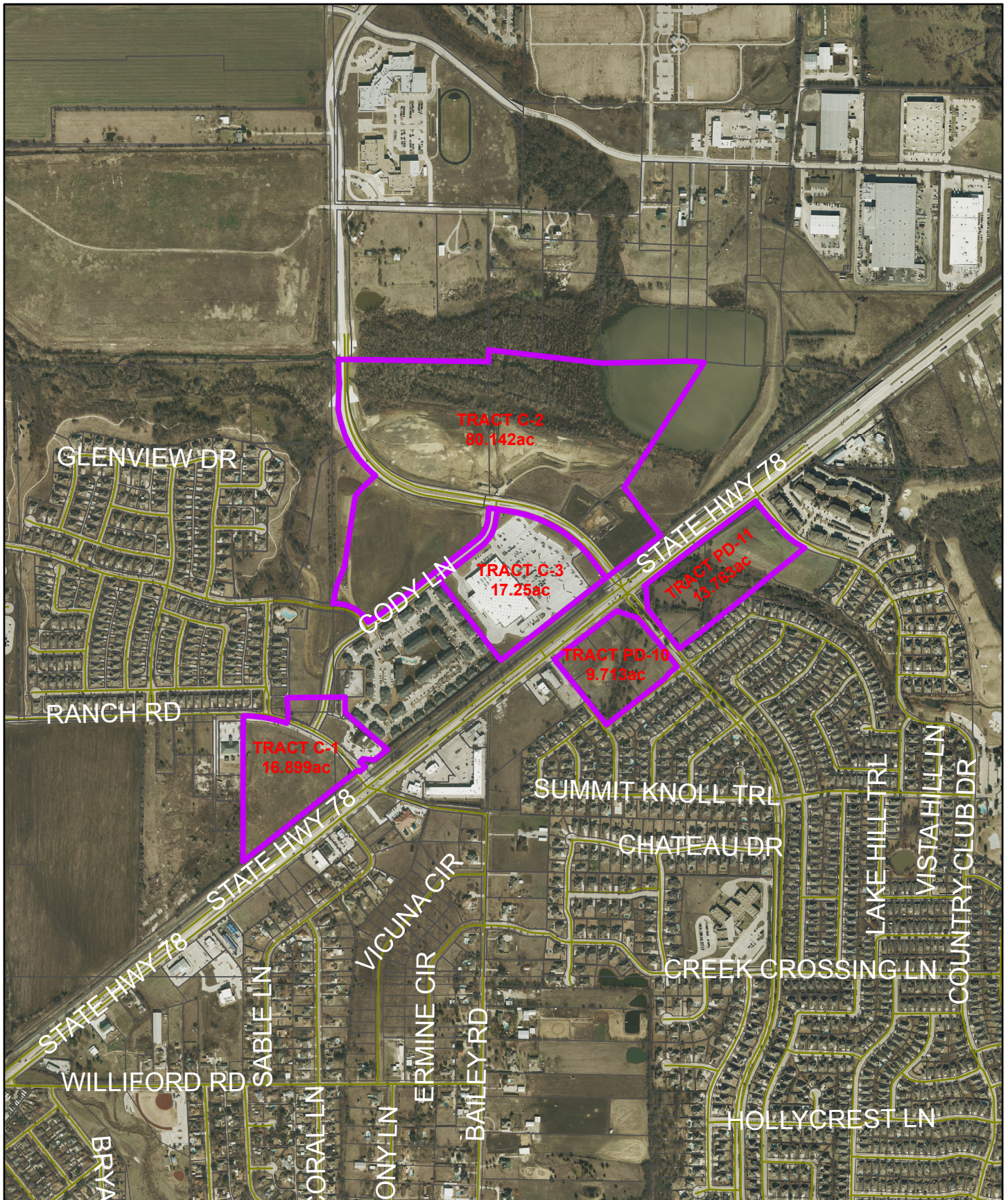
POLICY CONSIDERATIONS

- Regardless of the true definition of *Food Product Center*, both it and *Food Service Uses* are proposed for deletion
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- In summary, does providing for the potential use of restaurants and grocery stores on the Woodbridge retail tracts fit the vision of Sachse?

STAFF RECOMMENDATION

✓ - Staff recommends approval of the proposed textual amendments to the 3 Woodbridge PDs, as discussed herein.

✓ - The recommendation of the Planning & Zoning Commission will be considered by the City Council at its August 15th regular meeting.



015000 600 900 1,200 1,500
Feet

AERIAL LOCATION MAP
WOODBIDGE PD COMMERCIAL TRACTS
FILE: ZO 16-02
Map Created: June 27, 2016