



Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, June 23, 2014

7:00 PM

Council Chambers

The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, June 23, 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:**

[14-2283](#)

Consider approval of the minutes from the June 9, 2014 Planning and Zoning Commission meeting.

Executive Summary

Approval of the minutes from the June 9, 2014 Planning and Zoning Commission meeting.

Attachments: [CD - PZ MINUTES 060914.pdf](#)

[14-2282](#)

Conduct a public hearing and consider recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Zoning Ordinance and Schedule I Permitted Uses Parking Requirements for Retail Sales / Personal Service Use, as heretofore amended; to grant a change of zoning from a General Commercial (C-2) District to a Planned Development District on an approximately 6.47-acre tract of land, more particularly described in Exhibit "A" and located on the northeast corner of Murphy Road and Blackburn, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan approved as Exhibit "D".

Executive Summary

The property owner is requesting a modification to the existing

Schedule I. Permitted Uses Parking Requirements for Retail Sales / Personal Service Use in order to permit a reduction in required parking from 1 parking space per 200 square feet (sf) in gross floor area (gfa) to 1 parking space per 250 square feet in gross floor area. All other zoning regulations associated with the existing General Commercial (C-2) zoning district with conditions (Attachment 5) would remain in place as the C-2 district would serve as the base zoning district.

Attachments: [CD - PARKING PD WALMART PZ - PRESENTATION.pdf](#)
[CD - PARKING PD WALMART PZ - ATTACHMENT 1.pdf](#)
[CD - PARKING PD WALMART PZ - ATTACHMENT 2.pdf](#)
[CD - PARKING PD WALMART PZ - ATTACHMENT 3.pdf](#)
[CD - PARKING PD WALMART PZ - ATTACHMENT 4.pdf](#)
[CD - PARKING PD WALMART PZ - ATTACHMENT 5.pdf](#)
[CD - PARKING PD WALMART PZ - ATTACHMENT 6.pdf](#)
[CD - PARKING PD WALMART PZ - ATTACHMENT 7.pdf](#)
[CD - PARKING PD WALMART PZ - EXHIBIT A.pdf](#)
[CD - PARKING PD WALMART PZ - EXHIBIT B.pdf](#)
[CD - PARKING PD WALMART PZ - EXHIBIT C.pdf](#)
[CD - PARKING PD WALMART PZ - EXHIBIT D.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: June 20, 2014; 5:00 p.m. Michael Spencer, Interim 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 #:	14-2283	Version:	1	Name:	CD - PZ MINUTES 060914
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	6/12/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	6/23/2014	Final action:		Final action:	
Title:	Consider approval of the minutes from the June 9, 2014 Planning and Zoning Commission meeting. Executive Summary Approval of the minutes from the June 9, 2014 Planning and Zoning Commission meeting.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	CD - PZ MINUTES 060914.pdf				

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes from the June 9, 2014 Planning and Zoning Commission meeting.

Executive Summary

Approval of the minutes from the June 9, 2014 Planning and Zoning Commission meeting.

Staff Recommendations

Staff recommends approval of the minutes from the June 9, 2014 Planning and Zoning Commission meeting.

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, June 9, 2014
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Wendy Stewart
Ty Lamb
Scott Everett
Warren Becker

Members Absent:

Jack Bickler
David Hock

Staff Present:

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

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

Michael Spencer, Interim Community Development Director, stated that the Walmart Supercenter is nearing its grand opening date. Additionally, the Neighborhood Walmart has started construction and the Mansions are getting close to getting their final inspection on the Clubhouse.

3. Consider approval of the minutes from the May 27, 2014 Planning and Zoning Commission meeting.

Warren Becker made a motion to approve the minutes of the May 27, 2014 Planning and Zoning Commission meeting. Ty Lamb seconded the motion. The motion passed with all voting in favor.

4. Consider the application of Little Genius of Texas, LLC for approval of a Final Plat for Woodbridge Montessori School Addition, being a 1.988-acre tract consisting of one individual lot. The subject property is generally located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane.

Mr. Spencer, Interim Community Development Director, introduced the item. He stated that the applicant is requesting to plat the subject property into one individual lot. The subject property is located on the south side of Ranch Road and retains a zoning designation of Special Use Permit (SUP) for a Daycare, Childcare or Kindergarten Facilities. He stated that the applicant will be responsible for dedicating portions of Ranch Road and Montessori Lane as shown on the plat as well as constructing one-half of Montessori Lane. He said staff is recommending approval of the Final Plat.

After discussion, Ty Lamb made a motion to approve the Final Plat for Woodbridge Montessori School Addition. Wendy Stewart seconded the motion. The motion passed 4-0 with all voting in favor.

There being no further business, Wendy Stewart made a motion to adjourn. The meeting was adjourned at 7:10 p.m.

Secretary

Chairperson



Legislation Details (With Text)

File #:	14-2282	Version:	1	Name:	CD - PARKING PD WALMART PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	6/11/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	6/23/2014	Final action:		Final action:	
Title:	Conduct a public hearing and consider recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Zoning Ordinance and Schedule I Permitted Uses Parking Requirements for Retail Sales / Personal Service Use, as heretofore amended; to grant a change of zoning from a General Commercial (C-2) District to a Planned Development District on an approximately 6.47-acre tract of land, more particularly described in Exhibit "A" and located on the northeast corner of Murphy Road and Blackburn, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan approved as Exhibit "D".				

Executive Summary

The property owner is requesting a modification to the existing Schedule I. Permitted Uses Parking Requirements for Retail Sales / Personal Service Use in order to permit a reduction in required parking from 1 parking space per 200 square feet (sf) in gross floor area (gfa) to 1 parking space per 250 square feet in gross floor area. All other zoning regulations associated with the existing General Commercial (C-2) zoning district with conditions (Attachment 5) would remain in place as the C-2 district would serve as the base zoning district.

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Indexes:

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Date	Ver.	Action By	Action	Result
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Title

Conduct a public hearing and consider recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Zoning Ordinance and Schedule I Permitted Uses Parking Requirements for Retail Sales / Personal Service

Use, as heretofore amended; to grant a change of zoning from a General Commercial (C-2) District to a Planned Development District on an approximately 6.47-acre tract of land, more particularly described in Exhibit "A" and located on the northeast corner of Murphy Road and Blackburn, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan approved as Exhibit "D".

Executive Summary

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Background

The 6.47-acre subject property is generally located on the northeast corner of Murphy Road and Blackburn Road. The property retains a zoning designation of General Commercial (C-2). (See Attachment 1 - Aerial Location Map and Attachment 2 - Zoning Identification Map).

The zoning will only encompass the largest of the 3 tracts of land of a 9.599-acre parcel. At the time of preparation of this staff report, the civil plans have been approved and released for the construction of public infrastructure for the Walmart Neighborhood Market, a retail grocery store.

The subject property is bordered by the following uses:

- North: Westgate (Zoning: R-8.4; single family dwellings)
- South: Hilltop Meadows Commercial Phase 1 (Zoning: C-1, bank) and Hilltop Meadows Estates (Zoning: R-2; single family dwellings)
- East: Westgate (Zoning: R-8.4; single family dwellings)
- West: City of Garland - Religious Institution

The Future Land Use designation for the subject property is Commercial / Retail. The proposed Planned Development zoning designation is consistent with the Future Land Use designation.

The property owner has provided a Letter of Intent (Attachment 3) and a Parking Study

(Attachment 4) which offer their justification for the zoning request.

Policy Considerations

As stated in the above "Background" section, the existing zoning district of the subject property is General Commercial (C-2). As part of the proposed Planned Development, the property owner is requesting to maintain all the standards associated with the C-2 zoning district with the one exception that the required parking be reduced from 1 per 200 to 1 per 250.

The parking study provided by the property owner analyzed grocery store sites in the vicinity of Sachse including a large grocery store in Sachse. The study provided parking rate comparisons for retail stores in 8 Metroplex cities, including parking demand observations in like grocery retail stores in cities contiguous with Sachse. Staff took no exceptions to the information provided in the parking study.

Table 2 - Parking Occupancy Observations

<u>Location</u> <u>(Rate)</u>	<u>Store</u>	<u>Size</u>	<u>Observed</u>	<u>Peak</u>	<u>Demand</u>	<u>(Vehicle)</u>	<u>Observed</u>	<u>Peak</u>	<u>Demand</u>
Albertsons per 1,000 SF Murphy		64,680	SF		Saturday	-		101	1.56
			Road		/		FM		544
Kroger per 1,000 SF Woodbridge		123,621 SF			Saturday - 207				1.67
			Pkwy		/		FM		544
Albertsons per 1,000 SF Westgate		62,487 SF			Saturday - 77				1.23
			Way		/		FM		544
Kroger per 1,000 SF Murphy		68,555 SF			Saturday - 114				1.66
			Rd		/		SH		78
Tom Thumb per 1,000 SF Firewheel		64,711 SF			Saturday - 80				1.24
			Pkwy		/		Pleasant		Valley

In general, zoning ordinances contain property development regulations that serve as controls to maintain a certain development character. Typically, these regulations will utilize controls such as setbacks, building height, landscaping and lot coverage coupled with lot

area requirements to regulate intensity of development.

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 187 property owners were notified via mail on June 12, 2014. As of Thursday, June 19, 2014, 2 responses were returned; one in favor and one opposed (Attachment 6).

Budgetary Considerations

None.

Staff Recommendations

Staff recommends approval of the zoning request with one condition:

1. The reduced parking requirement of 4 spaces per 1,000 square feet of grocery store shall be restricted to a retail grocery use only.



PLANNING & ZONING COMMISSION

JUNE 23, 2014

REQUEST

Conduct a public hearing and offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Zoning Ordinance and Schedule I Permitted Uses Parking Requirements for Retail Sales / Personal Service Use, as heretofore amended; to grant a change of zoning from a General Commercial (C-2) District to a Planned Development District on an approximately 6.47-acre tract of land, more particularly described in Exhibit "A" and located on the northeast corner of Murphy Road and Blackburn Road, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan approved as Exhibit "D".



BACKGROUND

AERIAL LOCATION MAP

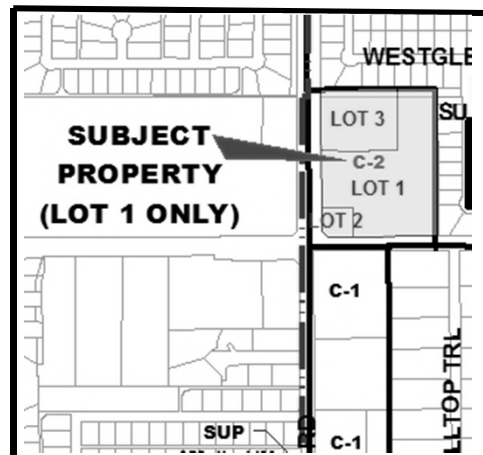
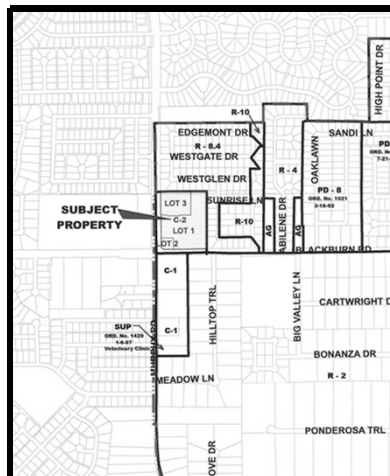


Collin County
Dallas County



BACKGROUND

ZONING MAP



BACKGROUND

SITE INFORMATION

- ❑ Site Area: 6.47 acres
- ❑ Existing Zoning: Commercial-2
- ❑ Proposed Zoning: Planned Development



BACKGROUND

ADJACENT PROPERTY

- **North:** Westgate (Zoning: R-8.4; single family dwellings)
- **South:** Hilltop Meadows Commercial Phase 1 (Zoning: C-1; Bank) and Hilltop Meadows Estates (Zoning: R-2; single family dwellings)
- **East:** Westgate (Zoning: R-8.4; single family dwellings)
- **West:** City of Garland - Religious Institution



POLICY CONSIDERATIONS

PROPOSED PD STANDARDS

- ❑ Maintain current General Commercial (C-2) zoning district.
- ❑ Developer Deed Restrictions which contain additional property conditions will remain in place.
- ❑ Reduce parking requirements from 1 space per 200 square feet of building floor area to 1 per 250.



POLICY CONSIDERATIONS

PARKING STUDY – PARKING RATE COMPARISON

Kimley»Horn



Table 1. Retail Parking Rate Comparison

City	Sachse C-2 General Commercial District	Proposed Parking Supply	Rowlett	McKinney	Carrollton
Land Use Category	General Commercial	Grocery Store	General Retail, 25,000-300,000 SF	Retail store or personal service establishment	Retail, <50,000 SF
Parking Minimum (Spaces / 1,000 SF)	5.0	4.0	3.3	4.0	4.0
Parking Maximum (Spaces / 1,000 SF)	n/a	n/a	n/a	n/a	n/a
Notes	n/a	n/a	n/a	Reductions available for preserving trees	n/a

City	Grapevine	Denton	Fort Worth	Arlington	Dallas
Land Use Category	Shopping Center, 25,000-400,000 SF	General Retail	Retail Sales	Retail stores, shopping centers, and personal service shops	General Merchandise or Food Store, 40,000-100,000 SF
Parking Minimum (Spaces / 1,000 SF)	4.0	3.3	4.0	3.0	4.0
Parking Maximum (Spaces / 1,000 SF)	n/a	n/a	n/a	n/a	n/a
Notes	n/a	n/a	n/a	n/a	Ordinance revised downwards from 5.0 in September 2012



POLICY CONSIDERATIONS

PARKING STUDY – OCCUPANCY OBSERVATIONS

Table 2. Parking Occupancy Observations

Location	Store Size	Observed Peak Demand (veh.)	Observed Peak Demand (Rate)
1. Albertsons Murphy Road / FM 544	64,680 SF	Weekday - 88	1.36 per 1,000 SF
		Saturday - 101	1.56 per 1,000 SF
2. Kroger Woodbridge Pkwy / FM 544	123,621 SF	Weekday - 188	1.52 per 1,000 SF
		Saturday - 207	1.67 per 1,000 SF
3. Albertsons Westgate Way / FM 544	62,487 SF	Weekday - 72	1.15 per 1,000 SF
		Saturday - 77	1.23 per 1,000 SF
4. Kroger Murphy Rd / SH 78	68,555 SF	Weekday - 112	1.63 per 1,000 SF
		Saturday - 114	1.66 per 1,000 SF
5. Tom Thumb Firewheel Pkwy / Pleasant Valley	64,711 SF	Weekday - 87	1.34 per 1,000 SF
		Saturday - 80	1.24 per 1,000 SF
6. Kroger 14th St./Los Rios Blvd.	65,604 SF	Weekday - 100	1.46 per 1,000 SF
		Saturday - n/a	n/a

kimley-horn.com 12750 Merit Drive, Suite 1000, Dallas, TX 75251

972 770 1300



POLICY CONSIDERATIONS

PARKING STUDY - SUMMARY

Studies from area grocery stores of similar size suggest that the requested parking requirement would be sufficient. This is also supported by other regional cities adopting lower parking requirements. Staff is in support of the requested parking density of 4.0 spaces per 1,000 square feet of grocery store.



PUBLIC NOTIFICATION FEEDBACK

- 187 property owners within 1,000 feet were notified. Two responses were returned.
 - 1 in favor
 - 1 opposed



STAFF RECOMMENDATION

Staff recommends approval of the zoning request with one condition:

1. The reduced parking requirement of 4 spaces per 1,000 square feet of grocery store shall be restricted to a retail grocery use only.





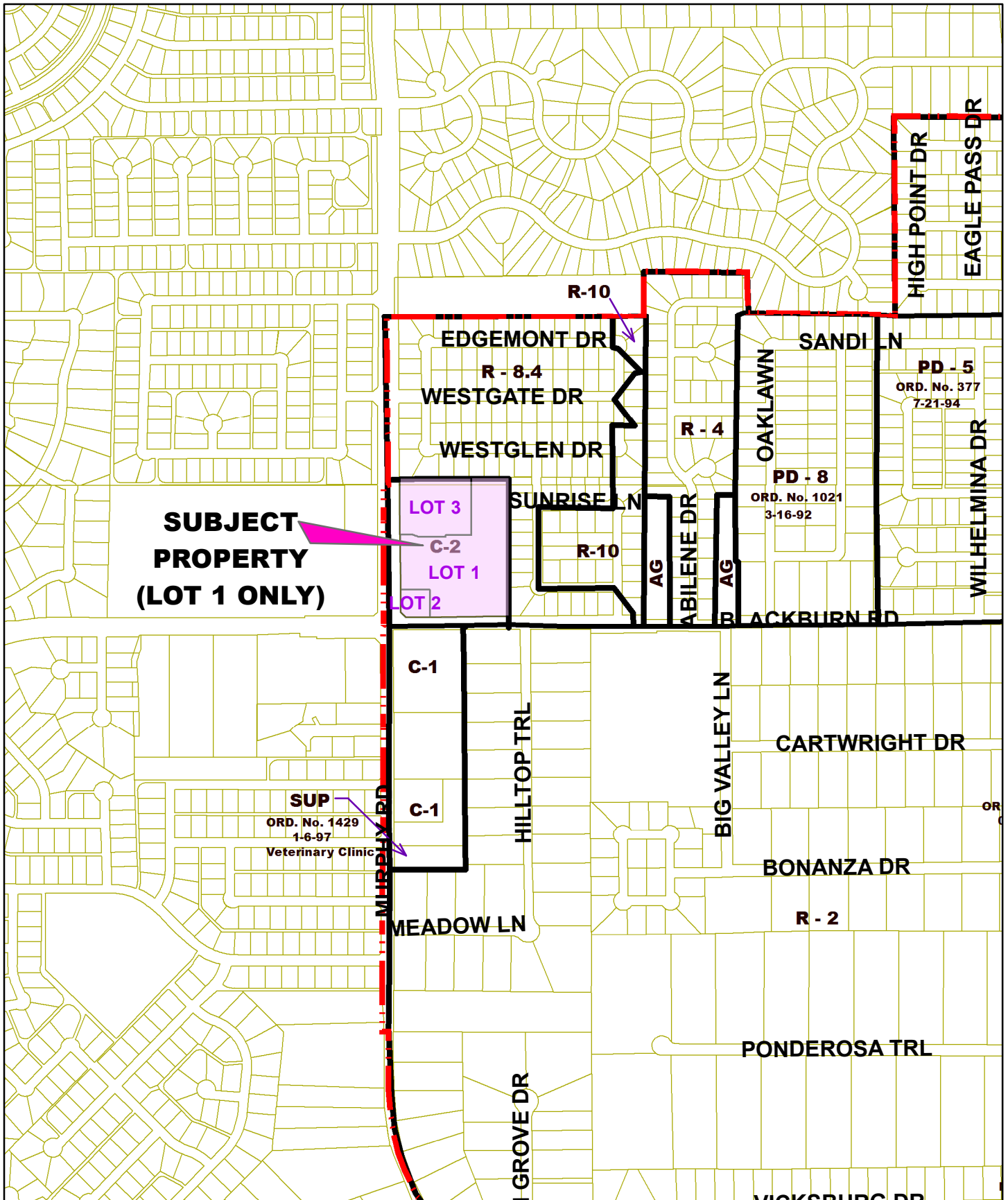
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AERIAL LOCATION MAP

WESTGATE SHOPPING CENTER

FILE: ZO 14-02

Map Created: April 01, 2014



0 150 300 600 900 1,200
Feet

ZONING IDENTIFICATION MAP

WESTGATE SHOPPING CENTER

FILE: ZO 14-02

Map Created: April 01, 2014

STATEMENT OF INTENT AND PURPOSE

The acreage of the subject property is 6.470 acres, located at the northeast corner of the intersection of Blackburn Road and Murphy Road.

The existing zoning district classification is C-2 General Commercial. The proposed zoning district classification is a new Planned Development District. The Future Land Use Designation of the property is for Commercial/Retail uses.

The reason for the proposed zoning change is to provide for a reduction in required off-street parking for a proposed Wal-Mart Neighborhood Market containing approximately 41,963 square feet of floor area. This requested reduction in off-street parking for the proposed retail use is justified for the reasons specified in the attached Parking Memorandum dated March 28, 2014, prepared by Scot Johnson, P.E., PTOE, of Kimley-Horn and Associates, Inc. The requested reduction in required parking will allow for an enlarged greenbelt adjacent to residential properties; prevent the waste of space and building materials; and reduce impermeable cover, storm water runoff, and the urban heat island effect. Further, by supporting the optimum site planning for the proposed retail use in a manner which is also respectful of the adjacent residential properties, this request is consistent with the Future Land Use designation. The proposed zoning addresses the conditions of an excess of parking otherwise being required, which would result in turn in an excess of pavement, at the expense of the green space to be provided.

The City and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development. The proposed rezoning is for this self-contained retail development, and will have no adverse impacts on other property in the vicinity of the subject tract. The subject property is suitable for the proposed zoning classification, and the proposed rezoning will ensure that the future use on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.



May 5, 2014

City of Sachse
3815 Sachse Road
Sachse, TX 75048

RE: *Grocery Store Parking Requirements*

Walmart is proposing to build a 41,839 SF Neighborhood Market grocery store on the northeast corner of Murphy Road and Blackburn Road in Sachse, TX. The site is proposed to provide a parking space supply 4.0 spaces per 1,000 SF. The normal City code requirement for C-2 general commercial districts is 5.0 spaces per 1,000SF. The following letter supports this reduced parking requirement with national research, comparisons with neighboring cities, and local observations of existing grocery stores.

Careful sizing of parking areas to specific uses will prevent the waste of space and building materials that is caused by providing parking that is rarely if ever used. Excessive parking also has negative impacts on often-hidden issues like walkable design, water runoff, and urban heat island effects. Most sources now cite recommended retail parking ratios below the old standard of 5 spaces per 1,000 SF.

NATIONAL RESEARCH

The Urban Land Institute's *Shared Parking* manual recommends 3.6 spaces per 1,000 SF for community shopping center sites on weekdays, and 4 per 1,000 SF on weekends. These recommendations include holiday shopping traffic. The Institute of Transportation Engineers (ITE) *Parking Generation 4th Edition* shows observed demands at suburban grocery stores averaging 3.78 spaces per 1,000 SF on weekdays. Weekend observations were average 3.92 spaces per 1,000 SF. This national research shows that the proposed 4.0 spaces per 1,000 SF still provides an functional parking supply.

COMPARABLE CITY STANDARDS

Many nearby municipalities have minimum parking requirements for retail or grocery store uses in the 3.0 to 4.0 spaces per 1,000 SF range, some of which are shown in **Table 1**. For example, Dallas recently reduced its parking requirement for retail stores in this size from 5.0 to 4.0 spaces per 1,000 SF.

Table 1. Retail Parking Rate Comparison

City	Sachse C-2 General Commercial District	Proposed Parking Supply	Rowlett	McKinney	Carrollton
Land Use Category	General Commercial	Grocery Store	General Retail, 25,000-300,000 SF	Retail store or personal service establishment	Retail, <50,000 SF
Parking Minimum (Spaces / 1,000 SF)	5.0	4.0	3.3	4.0	4.0
Parking Maximum (Spaces / 1,000 SF)	n/a	n/a	n/a	n/a	n/a
Notes	n/a	n/a	n/a	Reductions available for preserving trees	n/a

City	Grapevine	Denton	Fort Worth	Arlington	Dallas
Land Use Category	Shopping Center, 25,000-400,000 SF	General Retail	Retail Sales	Retail stores, shopping centers, and personal service shops	General Merchandise or Food Store, 40,000-100,000 SF
Parking Minimum (Spaces / 1,000 SF)	4.0	3.3	4.0	3.0	4.0
Parking Maximum (Spaces / 1,000 SF)	n/a	n/a	n/a	n/a	n/a
Notes	n/a	n/a	n/a	n/a	Ordinance revised downwards from 5.0 in September 2012

PARKING DEMAND OBSERVATIONS

Six existing grocery store sites in the vicinity of Sachse were selected to be observed to determine weekday and Saturday parking demands. A map of the locations is attached. The stores were as follows:

1. Albertsons – 150 E. FM 544, Murphy, TX 75094
2. Kroger – 2608 W. FM 544, Wylie, TX 75098
3. Albertsons – 921 Westgate Way, Wylie, TX 75098
4. Kroger - 5190 SH 78, Sachse, TX 75048
5. Tom Thumb – 2535 Firewheel Pkwy., Garland, TX 75040
6. Kroger – 4017 14th Street, Plano, TX 75074 (weekday only)

Each site was observed each hour during the weekday Midday peak, from 11 AM to 2 PM and again during the PM commuter peak from 4 PM to 6 PM. The sites were also observed

for the weekend peak from 11 AM to 2 PM. The observations were conducted on Thursday, April 24th, Saturday, April 26th, and Tuesday, April 30th. A total of 65 observations were made across the sites.

Hourly observations were conducted by taking a physical count of vehicles parked in the grocery store parking lots. Any atypical conditions affecting parking operations were noted. In all aspects, the observed grocery store sites appeared to be operating in a typical fashion. The ample parking on each site meant that all customers could be accommodated easily on the site, and thus the true parking demand could be observed. A data sheet for each location is attached.

All the grocery store sites had some form of in-line or pad commercial uses (retail or restaurant) within the site. To ensure a conservatively-high count of grocery store parking demand, an aggressive portion of the available parking was assigned to the grocery store. Therefore, the occupancy counts likely include a few vehicles which are actually customers of the other commercial uses. The boundaries of the area considered to be grocery store spaces is shown on the aerial photos which go along with each site data sheet.

The floor area of each grocery store was found from tax records. Using the highest observed parking demand for the weekday and Saturday time periods, the observed parking demands in spaces per 1,000 SF were calculated for each site. **Table 2** shows the resulting observed demands for weekdays and weekends.

Table 2. Parking Occupancy Observations

Location	Store Size	Observed Peak Demand (veh.)	Observed Peak Demand (Rate)
1. Albertsons Murphy Road / FM 544	64,680 SF	Weekday - 88	1.36 per 1,000 SF
		Saturday - 101	1.56 per 1,000 SF
2. Kroger Woodbridge Pkwy / FM 544	123,621 SF	Weekday - 188	1.52 per 1,000 SF
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		Saturday - 80	1.24 per 1,000 SF
6. Kroger 14th St./Los Rios Blvd.	65,604 SF	Weekday - 100	1.46 per 1,000 SF
		Saturday - n/a	n/a

The observations show that parking demands at the local grocery stores are significantly lower than the national research would expect to find. The highest observed demand was 1.66 vehicles per 1,000 SF, and most observations were much lower. There are several potential reasons for this low demand, such as competition from the large number of grocery stores and big-box stores within the local area. All of the observed sites are over 60,000 SF, which is on the large side for grocery stores when compared to the average of 32,000 to 36,000 SF in ITE *Parking Generation*. Unfortunately, no conventional grocery stores of smaller sizes were available in the study area. Whatever the reason, the observed parking demand at local grocery stores is much lower than the parking supply on each site.

SUMMARY

With observed parking demand of lower than 2.0 vehicles per 1,000 SF for nearby grocery stores, it is clear that the proposed parking requirement of 4.0 spaces per 1,000 SF will provide an ample parking supply for the proposed Neighborhood Market grocery store. The 4.0 requirement is also supported by national research and matches or is higher than the requirement of many nearby municipalities. We recommend the modification of the parking requirement to be 4.0 spaces per 1,000 SF of grocery store.

Sincerely,



Scot A. Johnson, P.E., PTOE
Project Manager

Attachments: Map of Area Showing Proposed Site and Observation Locations

For Each of Six Sites:

Parking Demand Survey Form

Aerial Photo with Parking Catchment Area Marked

Grocery Store Observation Locations

The map displays the following numbered sites:

- Site 1:** Located in Plano, near E FM-544 and S Highway 78.
- Site 2:** Located in Plano, near E FM-544 and S Highway 78.
- Site 3:** Located in Plano, near S Highway 78 and W Brown St.
- Site 4:** Located in Sachse, near E Campbell Rd and E Brand Rd.
- Site 5:** Located in Garland, near E Miller Rd and S 1st St.
- Site 6:** Located in Plano, near E Plano Pkwy and Shiloh Rd.

Other labeled locations include Richardson, Buckingham, Audelia, Rowlett, and Dalrock. Major highways shown are I-75, I-35, I-635, and US-75. A scale bar indicates 5 miles.



Kimley-Horn and Associates, Inc.

Parking Demand Survey Form

#1 - Albertsons, Murphy Road / FM 544

Land Use Code*	850
Name of Site	Albertsons #4101 - 150 E FM 544 Murphy, TX 75094
Brief Description of Site	Supermarket
Transit*	No
Area*	Suburban
TMP*	No
City	Murphy
State	TX
Country	USA
Site Size*	64,680
Units*	GSF
Occupancy*	100%
Land Use	
Site Size	
Site Size	
Site Size	
Units	
Units	
Units	
Occupancy	
Occupancy	
Occupancy	

Number of Parking Spaces Provided at Site From site plan

OCCUPANCY

Date	4/24/2014	4/26/2014	4/30/2014	
Day	Thursday	Saturday	Wednesday	
	Occupied Spaces	Demand spaces/KSF	Occupied Spaces	Demand spaces/KSF
12 Mid				
1:00 AM				
2:00 AM				
3:00 AM				
4:00 AM				
5:00 AM				
6:00 AM				
7:00 AM				
8:00 AM				
9:00 AM				
10:00 AM				
11:00 AM	54	0.83	98	1.52
12 Noon	66	1.02	101	1.56
1:00 PM	77	1.19	96	1.48
2:00 PM	67	1.04	99	1.53
3:00 PM				
4:00 PM			86	1.33
5:00 PM			88	1.36
6:00 PM			86	1.33
7:00 PM				
8:00 PM				
9:00 PM				
10:00 PM				
11:00 PM				

Person	Scot Johnson / Hiron Fernando	Organization	KHA
Phone	972-770-1300		
Fax			
Email	scot.johnson@kimley-horn.com		
Notes			

Albertsons - 150 E. FM 544, Murphy



NCTCOG



Kimley-Horn and Associates, Inc.

Parking Demand Survey Form

#2 - Kroger, Woodbridge Pkwy / FM 544

Land Use Code*

850

Name of Site Kroger - 2608 W FM 544 Wylie, TX 75098

Brief Description of Site

Supermarket

Transit*

No

Area*

Suburban

TMP*

No

City

Wylie

State

TX

Country

USA

Site Size*

123,621

Units*

GSF

Occupancy*

100%

Land Use

Site Size

Units

Occupancy

Site Size

Units

Occupancy

Site Size

Units

Occupancy

Number of Parking Spaces Provided at Site

From site plan

OCCUPANCY

Date	4/24/2014		4/26/2014		4/30/2014		
Day	Thursday		Saturday		Wednesday		
	Occupied	Demand	Occupied	Demand	Occupied	Demand	
	Spaces	spaces/KSF	Spaces	spaces/KSF	Spaces	spaces/KSF	
12 Mid							
1:00 AM							
2:00 AM							
3:00 AM							
4:00 AM							
5:00 AM							
6:00 AM							
7:00 AM							
8:00 AM							
9:00 AM							
10:00 AM							
11:00 AM	185	1.50	196	1.59			
12 Noon	188	1.52	184	1.49			
1:00 PM	174	1.41	195	1.58			
2:00 PM	148	1.20	207	1.67			
3:00 PM							
4:00 PM					153	1.24	
5:00 PM					154	1.25	
6:00 PM					161	1.30	
7:00 PM							
8:00 PM							
9:00 PM							
10:00 PM							
11:00 PM							

Person

Scot Johnson / Hiron Fernando

Organization KHA

Phone

972-770-1300

Fax

Email

scot.johnson@kimley-horn.com

Notes



Kroger - 2608 W. FM 544, Wylie



Kimley-Horn and Associates, Inc.

Parking Demand Survey Form

#3 - Albertsons, Westgate Way / FM 544

Land Use Code*

850

Name of Site Albertsons #4239 - 921 S Westgate Way Wylie, TX 75098

Brief Description of Site

Supermarket

Transit*

No

Area*

Suburban

TMP*

No

City

Wylie

State

TX

Country

USA

Site Size*

62,487

Units*

GSF

Occupancy*

100%

Land Use

Site Size

Units

Occupancy

Site Size

Units

Occupancy

Site Size

Units

Occupancy

Number of Parking Spaces Provided at Site

From site plan

OCCUPANCY

Date	4/24/2014		4/26/2014		4/30/2014		
Day	Thursday		Saturday		Wednesday		
	Occupied	Demand	Occupied	Demand	Occupied	Demand	
	Spaces	spaces/KSF	Spaces	spaces/KSF	Spaces	spaces/KSF	
12 Mid							
1:00 AM							
2:00 AM							
3:00 AM							
4:00 AM							
5:00 AM							
6:00 AM							
7:00 AM							
8:00 AM							
9:00 AM							
10:00 AM							
11:00 AM	33	0.53	68	1.09			
12 Noon	67	1.07	76	1.22			
1:00 PM	60	0.96	77	1.23			
2:00 PM	55	0.88	74	1.18			
3:00 PM							
4:00 PM					51	0.82	
5:00 PM					72	1.15	
6:00 PM					63	1.01	
7:00 PM							
8:00 PM							
9:00 PM							
10:00 PM							
11:00 PM							

Person

Scot Johnson / Hiron Fernando

Phone

972-770-1300

Fax

Email

scot.johnson@kimley-horn.com

Notes

Organization KHA

Albertsons - 921 Westgate Way, Wylie

50 m
200 ft

bing

NCTCOG





Kimley-Horn and Associates, Inc.

Parking Demand Survey Form

#4 - Kroger, Murphy Road / SH 78

Land Use Code*

850

Name of Site Kroger - 5190 SH 78 Sachse, TX 75048

Brief Description of Site

Supermarket

Transit*

No

Area*

Suburban

TMP*

No

City

Sachse

State

TX

Country

USA

Site Size*

68,555

Units*

GSF

Occupancy*

100%

Land Use

Site Size

Units

Occupancy

Site Size

Units

Occupancy

Site Size

Units

Occupancy

Number of Parking Spaces Provided at Site

From site plan

OCCUPANCY

Date	4/24/2014		4/26/2014		4/30/2014		
Day	Thursday		Saturday		Wednesday		
	Occupied	Demand	Occupied	Demand	Occupied	Demand	
	Spaces	spaces/KSF	Spaces	spaces/KSF	Spaces	spaces/KSF	
12 Mid							
1:00 AM							
2:00 AM							
3:00 AM							
4:00 AM							
5:00 AM							
6:00 AM							
7:00 AM							
8:00 AM							
9:00 AM							
10:00 AM							
11:00 AM	90	1.31	91	1.33			
12 Noon	94	1.37	103	1.50			
1:00 PM	89	1.30	114	1.66			
2:00 PM	110	1.60	101	1.47			
3:00 PM							
4:00 PM	105	1.53			112	1.63	
5:00 PM					111	1.62	
6:00 PM					92	1.34	
7:00 PM							
8:00 PM	84	1.23					
9:00 PM							
10:00 PM							
11:00 PM							

Person

Scot Johnson / Hiron Fernando

Phone

972-770-1300

Fax

Email

scot.johnson@kimley-horn.com

Notes

Organization KHA



Kroger - 5190 SH 78, Sachse



Kimley-Horn and Associates, Inc.

Parking Demand Survey Form

#5 - Tom Thumb, Firewheel Pkwy / Pleasant Valley

Land Use Code*

850

Name of Site Tom Thumb - 2535 Firewheel Pkwy Garland, TX 75040

Brief Description of Site

Supermarket

Transit*

No

Area*

Suburban

TMP*

No

City

Garland

State

TX

Country

USA

Site Size*

64,711

Units*

GSF

Occupancy*

100%

Land Use

Site Size

Units

Occupancy

Site Size

Units

Occupancy

Site Size

Units

Occupancy

Number of Parking Spaces Provided at Site

From site plan

OCCUPANCY

Date	4/24/2014		4/26/2014		4/30/2014		
Day	Thursday		Saturday		Wednesday		
	Occupied	Demand	Occupied	Demand	Occupied	Demand	
	Spaces	spaces/KSF	Spaces	spaces/KSF	Spaces	spaces/KSF	
12 Mid							
1:00 AM							
2:00 AM							
3:00 AM							
4:00 AM							
5:00 AM							
6:00 AM							
7:00 AM							
8:00 AM							
9:00 AM							
10:00 AM							
11:00 AM	59	0.91	76	1.17			
12 Noon	61	0.94	72	1.11			
1:00 PM	60	0.93	80	1.24			
2:00 PM	62	0.96	71	1.10			
3:00 PM	62	0.96					
4:00 PM					72	1.11	
5:00 PM					75	1.16	
6:00 PM					87	1.34	
7:00 PM							
8:00 PM	39	0.60					
9:00 PM							
10:00 PM							
11:00 PM							

Person

Scot Johnson / Hiron Fernando

Phone

972-770-1300

Fax

Email

scot.johnson@kimley-horn.com

Notes

Organization KHA

Tom Thumb - 2535 Firewheel Pkwy., Garland



bing

100 m
400 ft

Naaman Scho Rd

Pleasant Valley Rd

Firewheel Pkwy

Firewheel Pkwy

NCTCOG

Portman Way

Pleasant Valley Rd



Kimley-Horn and Associates, Inc.

Parking Demand Survey Form

#6 - Kroger, 14th Street / Los Rios

Land Use Code*

850

Name of Site Kroger - 4017 14th Street Plano, TX 75074

Brief Description of Site

Supermarket

Transit*

No

Area*

Suburban

TMP*

No

City

Plano

State

TX

Country

USA

Site Size*

68,555

Units*

GSF

Occupancy*

100%

Land Use

Site Size

Units

Occupancy

Site Size

Units

Occupancy

Site Size

Units

Occupancy

Number of Parking Spaces Provided at Site

From site plan
20 ADA spaces from site plan

OCCUPANCY

Date	4/24/2014		4/30/2014			
Day	Thursday		Wednesday			
		Demand		Demand		
		spaces/KSF		spaces/KSF		
12 Mid						
1:00 AM						
2:00 AM						
3:00 AM						
4:00 AM						
5:00 AM						
6:00 AM						
7:00 AM						
8:00 AM						
9:00 AM						
10:00 AM						
11:00 AM	78	1.14				
12 Noon	94	1.37				
1:00 PM	84	1.23				
2:00 PM	76	1.11				
3:00 PM						
4:00 PM			97	1.41		
5:00 PM			100	1.46		
6:00 PM						
7:00 PM						
8:00 PM						
9:00 PM						
10:00 PM						
11:00 PM						

Person

Scot Johnson / Hiron Fernando

Organization KHA

Phone

972-770-1300

Fax

Email

scot.johnson@kimley-horn.com

Notes



Kroger - 4017 14th Street, Plano

DEED RESTRICTIONS

I.

The undersigned, PLANO ARS LP, a Texas limited partnership ("Owner"), is the owner of an approximate 9.599 acre tract of land out of the Daniel Herring Survey, Abstract No. 402, City of Sachse, Texas (the "City"), Dallas County and Collin County, Texas, and being that same tract of land more particularly described in Exhibit "A", which is attached hereto for all purposes (the "Property").

II.

Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

1. Maximum Building Height: The maximum building height is thirty (30') feet except the following architectural features may project a maximum of 12 feet above the maximum structure height: towers, turrets, lighting fixtures, bulkheads, mechanical equipment, ornamental cupolas or domes, skylights, parapet walls, visual screens which surround roof-mounted equipment, and other similar architectural features.
2. Buffer Adjacent to Residential Properties: A vegetative buffer measuring no less than fifty (50') feet in width shall be provided along contiguous residential lots.
3. Maximum Lot Coverage: The maximum lot coverage for the Property is 65,000 square feet. For purposes of these restrictions, "lot coverage" is defined as the area of the Property covered by the largest floor of a building or structure, including garages and accessory buildings, but excluding uncovered patios, walkways, driveways, parking lots, unsupported roof overhangs and other architectural projections.
4. Hours for Loading and Unloading: No loading or unloading may be conducted between the hours of 10:00 PM and 6:00 AM.

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Planning and Zoning Commission and a public hearing before and approval by the City Council of the City. Notice of

the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the attorney of the City. If the City Council approves an amendment or termination of these restrictions, Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

Owner agrees that these restrictions inure to the benefit of the City. Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

Owner shall defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with Owner's use of the Property pursuant to the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document. Notwithstanding anything to the contrary contained in this document, upon a sale or other transfer of Owner's or any subsequent owner's interest in all or any portion of the Property, the obligations of Owner or any such subsequent transferor of the Property, as applicable, under this document, including, without limitation, those set forth in Article VII above, shall terminate as of the date of such sale or other transfer with respect to the portion of the Property so sold, and the City shall look solely to the then current owner of the Property or portion thereof for the satisfaction of any obligations on the part of the owner of the Property to be performed under this Agreement.

IX.

Unless stated otherwise in this document, the definitions and provisions of the City's Zoning Ordinance, as amended, apply and are incorporated into this document as if recited in this document.

X.

Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

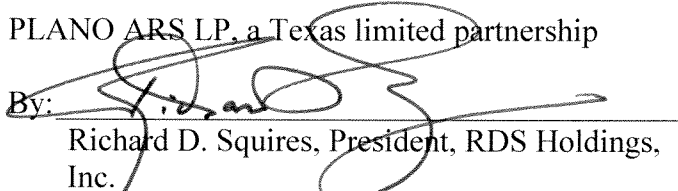
XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED this the 30th day of July, 2013.

OWNER

PLANO ARS LP, a Texas limited partnership

By: 

Richard D. Squires, President, RDS Holdings, Inc.

The General Partner of RS II, LP which is
The General Partner of Plano ARS, LP

APPROVED AS TO FORM:
Peter G. Smith, City Attorney

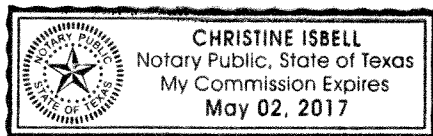
By: _____
Peter G. Smith

STATE OF Texas §

§

COUNTY OF Dallas §

This instrument was acknowledged before me on July 30th, 2013, by Richard D. Squires, President of RDS Holdings, Inc., as the General Partner of RS II, LP, as the General Partner Plano ARS, LP, on behalf of said corporation and limited partnerships.



Christine Isbell
Notary Public, State of Texas

EXHIBIT "A"

DESCRIPTION OF PROPERTY SURVEYED:

Being a tract of land situated in the Daniel Herring Survey, Abstract No. 402, Dallas County, and the Daniel Herring Survey, Abstract No. 626, Collin County, Texas, and in the City of Sachse, and being a portion of a called 48.302 acre tract of land described in the deed to Plano ARS, L.P., recorded in Volume 96138, Page 6886, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the southeast corner of the herein described tract of land at a ½" iron rod found in the north right-of-way line of Blackburn Road at the southwest corner of Lot 20 in Block D of the Westgate addition according to the plat thereof recorded in Cabinet K, Slide 137, Map Records of Collin County, Texas, and Volume 98008, Page 1343, said Deed Records of Dallas County, said point of beginning also being the eastern-most northeast corner of a called 0.8035 right-of-way dedication to County of Dallas recorded in Volume 2005063, Page 7846, Official Public Records of Dallas County, Texas, and the northwest corner of a 25 foot wide right-of-way dedication by said Westgate addition;

THENCE South 89°47'39" West, with the north right-of-way line of Blackburn Road according to said 0.8035 acre right-of-way dedication a distance of 549.38 feet to a 5/8" iron rod with plastic cap stamped "BHB INC" found for corner at a corner clip at the intersection of the north right-of-way line of Blackburn Road and the east right-of-way line of Murphy Road and which bears North 80°36'25" West a distance of 3.10 feet from a ½" iron rod found for witness;

THENCE North 45°21'20" West, with said corner clip a distance of 38.80 feet to a 5/8" iron rod with plastic cap stamped "BHB INC" found for corner in the east right-of-way line of Murphy Road according to said 0.8035 acre right-of-way dedication;

THENCE North 0°08'32" West, with the east right-of-way line of Murphy Road according to said 0.8035 acre right-of-way dedication, a distance of 199.48 feet to a 5/8" iron rod with plastic cap found for corner at an angle point in the east right-of-way line of Murphy Road and which bears North 04°55'07" West a distance of 3.78 feet from a ½" iron rod with plastic cap stamped "CSC 4252" found for witness;

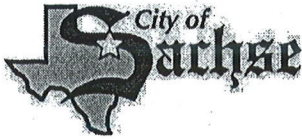
THENCE North 0°17'46" West, continuing with the east right-of-way line of Murphy Road according to said 0.8035 acre right-of-way dedication, a distance of 496.93 feet to a 5/8" iron rod with plastic cap stamped "BHB INC" found for corner at the southwest corner of Lot 4 in Block D of said Westgate addition, common to the northern-most northeast corner of said 0.8035 acre right-of-way dedication, common to the southeast corner of a 25 foot wide right-of-way dedication by said Westgate addition, and which bears North 50°32'04" East a distance of 1.10 feet from a ½" iron rod with plastic cap stamped "RPLS 2826" found for witness;

THENCE North 89°47'56" East, with a south line of Block D, in said Westgate addition, passing en route at a distance of 529.70 feet a ½" iron rod found for witness at the southwest corner of Lot 10 in Block D of said Westgate addition, and continuing on said course a total distance of 579.98 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner at the northwest corner of Lot 12 in Block D of said Westgate addition and at a re-entrant corner of said Block D;

THENCE South 0°00'19" East, with a west line of Block D, in said Westgate addition, passing en route at a distance of 146.67 feet a ½" iron rod found for witness at the northwest corner of

Lot 14 in Block D of said Westgate addition, and continuing on said course a total distance of 723.73 feet to the **POINT OF BEGINNING** and containing 9.599 acres (418128 square feet) of land, more or less.

Bearings and distances are based upon Texas State Plane Coordinates, North Central Zone 4202, NAD83. The bearings shown are Grid values. The distances shown are Surface values. To convert the distances to Grid values, multiply the distances by a Combined Scale Factor of 0.999848523.



JUN 17 2014

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: June 12, 2014
RE: Zoning Application for a Rezoning to Plan Development District
LOCATION: The subject property is located at 6750 Murphy Road, Lot 1, Block A, Westgate Shopping Center. (A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting to rezone the property to a Plan Development district from its current zoning designation of C-2 General Commercial zoning district to C-2 General Commercial zoning district and to reduce parking requirements for a Walmart Neighborhood Market. This is a retail sales use associated with this request; which is permitted in the C-2 General Commercial zoning district.

- ☒ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: _____

SIGNATURE: _____
PRINTED NAME: Gillian Urpani
ADDRESS: 1205 Edgemont Drive, Sachse 75048

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, June 23, 2014, 2014. The City Council will hold a public hearing and consider approval of an Ordinance amending the Planned Development at 7:30pm on Monday, July 21, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

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

Phone: (469) 429-4781

Email: mspencer@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road

Sachse, TX 75048

JUN 17 2014



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: June 12, 2014
 RE: Zoning Application for a Rezoning to Plan Development District
 LOCATION: The subject property is located at 6750 Murphy Road, Lot 1, Block A, Westgate Shopping Center. (A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting to rezone the property to a Plan Development district from its current zoning designation of C-2 General Commercial zoning district to C-2 General Commercial zoning district and to reduce parking requirements for a Walmart Neighborhood Market. This is a retail sales use associated with this request; which is permitted in the C-2 General Commercial zoning district.

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

COMMENTS:

I do not want overflow parking on my street (Hilltop Rd) I do not want cut through traffic in Hilltop Road

SIGNATURE:

PRINTED NAME:

ADDRESS:

Jim Holland
James P. Holland
6403 Hilltop Rd Ste 35 75048

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, June 23, 2014. The City Council will hold a public hearing and consider approval of an Ordinance amending the Planned Development at 7:30pm on Monday, July 21, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

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

Phone: (469) 429-4781

Email: mspencer@cityofsachse.com

RETURN BY FAX OR MAIL

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

MAR 31 2014



UNIFORM DEVELOPMENT APPLICATION

APPLICATION INFORMATION			
Project Name: Westgate Shopping Center		Total Acreage: 6.470 Acres	
Location of Property: NE Corner of Murphy Road and Blackburn Road		Appraisal District Account Number(s) & County: 650626275100100 Dallas County; 2532313 Collin County	
Subdivision/Addition Name: Westgate Shopping Center		Lot: (Proposed) Lot 1	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		\$	
☐ Replat		\$	
☐ Amending Plat		\$	
☐ Minor Plat		\$	
☐ Conveyance Plat		\$	
CURRENT PROPERTY OWNER			
Company: 1500 Blackburn L.P.		Name: Kent M. Stainback	
Address: 5622 Dyer Street, Suite 200		Phone No: (214) 363-3900	
		Fax No: (see agent/representative, below)	
City: Dallas	State: Texas	Zip Code: 75206	E-Mail: kent@stainback.com
APPLICANT/CONTRACT PURCHASER			
Company: Jackson Walker, L.L.P.		Name: William S. Dahlstrom	
Address: 901 Main Street, Suite 6000		Phone No: (214) 953-5932	
		Fax No: (214) 661-6616	
City: Dallas	State: Texas	Zip Code: 75202	E-mail: wdahlstrom@jw.com
AGENT/REPRESENTATIVE			
Company: Jackson Walker, L.L.P.		Name: William S. Dahlstrom	
Address: 901 Main Street, Suite 6000		Phone No: (214) 953-5932	
		Fax No: (214) 661-6616	
City: Dallas	State: Texas	Zip Code: 75202	E-mail: wdahlstrom@jw.com
For Administrative Use Only			
Date: _____	Case Number: _____	Total Fees Paid: \$ _____	

Consent Form

Project Name: Westgate Shopping Center

Submittal Date: March 31, 2014

Application Type (check all that apply)

- | | | |
|---|--|---|
| ☐ Rezoning | ☒ Planned Development | ☐ Special Use Permit (SUP) |
| ☐ Temporary Seasonal Sales | ☐ Temporary Retail Sales | ☐ Temporary SUP |
| ☐ Variance | ☐ Tree Survey / Preservation Plan | ☐ Preliminary Plat |
| ☐ Final Plat | ☐ Replat | ☐ Amending Plat |
| ☐ Minor Plat | ☐ Conveyance Plat | |

I hereby give CONSENT to Jackson Walker, L.L.P./William S. Dahlstrom (type, stamp or print clearly full name of agent/representative) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in is the subject of this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the City of Sachse, Texas, and will not be returned. I understand that any false, inaccurate or incomplete information provided by me or my agent/representative will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I acknowledge that additional information may be required to process this application. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Current Property Owner Information

Name: 1500 Blackburn, L.P.

Address: 5622 Dyer Street, Suite 200

Signature: 
City, State, ZIP: Dallas, Texas 75206

Agent/Representative Information

Name: Jackson Walker, L.L.P./William S. Dahlstrom

Address: 901 Main Street, Suite 6000

City, State, ZIP: Dallas, Texas 75202

NOTARY PUBLIC INFORMATION

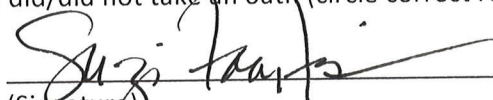
THE STATE OF TEXAS

COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 31st day of March, 2014 by Kent M. Starnback (name of person acknowledging). He/she is personally known to me or has produced (type of identification) na as identification and did/did not take an oath (circle correct response).

(Name - type)




(Signature)

NOTARY'S SEAL OR STAMP

For Administrative Use Only

Date: _____

Case Number: _____

Exhibit A
Legal Description
6.470 Acres

BEING a tract of land situated in the Daniel Herring Survey, Abstract No. 626, Dallas County, Texas, and the Daniel Herring Survey, Abstract No. 402, Collin County, Texas, and in the City of Sachse, and being a portion of a called 48.302 acre tract of land described in the deed to Plano ARS, L.P., recorded in Volume 96138, Page 6886, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the northerly right-of-way line of Blackburn Road (variable width right-of-way), and at the eastern-most northeast corner of a called 0.8035 acre tract of land described in a deed to County of Dallas, as recorded in volume 2005063, Page 7846, Official Public Records of Dallas County, Texas, and at the southern-most southwest corner of Block D, Westgate, according to the plat thereof recorded in Cabinet K, Slide 137, Map Records of Collin County, Texas, and Volume 98008, Page 1343, said Deed Records of Dallas County, Texas, and;

THENCE South 89°47'39" West, along a north line of said 0.8035 acre tract and the north right-of-way line of said Blackburn Road, a distance of 424.72 feet to a point for corner;

THENCE North 00°00'19" West, departing the north line of said 0.8035 acre tract and the north right-of-way line of said Blackburn road, crossing said 48.302 acre tract, a distance of 143.18 feet to a point corner;

THENCE South 89°59'41" West, crossing said 48.302 acre tract, a distance of 152.54 feet to a point for corner on an easterly line of said 0.8035 acre tract and on the easterly right-of-way line of Murphy Road (variable width right-of-way), and from which a 5/8-inch iron rod with a cap stamped "BHB INC" found bears South 0°08'32" East, a distance of 116.35 feet;

THENCE North 00°08'32" West, along the east line of said 0.8035 acre tract and the east right-of-way line of said Murphy Road, a distance of 83.13 feet to a 5/8-inch iron rod found for a corner from which a 1/2-inch iron rod with a cap stamped "CSC 4252" found for witness bears South 4°56'06" East a distance of 3.78 feet;

THENCE North 00°17'46" West, continuing along the easterly line of said 0.8035 acre tract and the easterly right-of-way line of said Murphy Road, a distance of 200.17 feet to a point corner;

THENCE departing the easterly line of said 0.8035 acre tract and the easterly right-of-way line of said Murphy Road, crossing said 48.302 acre tract, the following seven (7) courses:

1. North 89°59'41" East, a distance of 59.44 feet to a point corner at the beginning of a tangent curve to the right having a central angle of 28°21'26", a radius of 60.00 feet, a chord bearing and distance of South 75°49'36" East, 29.39 feet;

2. In a southeasterly direction, with said curve to the right, an arc distance of 29.70 feet to a point corner at the beginning of a reverse curve to the left having a central angle of $28^{\circ}21'26''$, a radius of 40.00 feet, a chord bearing and distance of South $75^{\circ}49'36''$ East, 19.60 feet;
3. In a southeasterly direction, with said curve to the left, an arc distance of 19.80 feet to a point for corner at the end of said curve;
4. North $89^{\circ}59'41''$ East, a distance of 133.25 feet to a point for corner;
5. North $00^{\circ}00'19''$ West, a distance of 8.00 feet to a point for corner;
6. North $89^{\circ}59'41''$ East, a distance of 137.00 feet to a point for corner;
7. North $00^{\circ}00'19''$ West a distance of 302.06 feet to a point for corner on a southerly line of Block D of aforesaid Westgate addition;

THENCE North $89^{\circ}47'56''$ East, along the southerly line of said Block D, a distance of 201.29 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for corner;

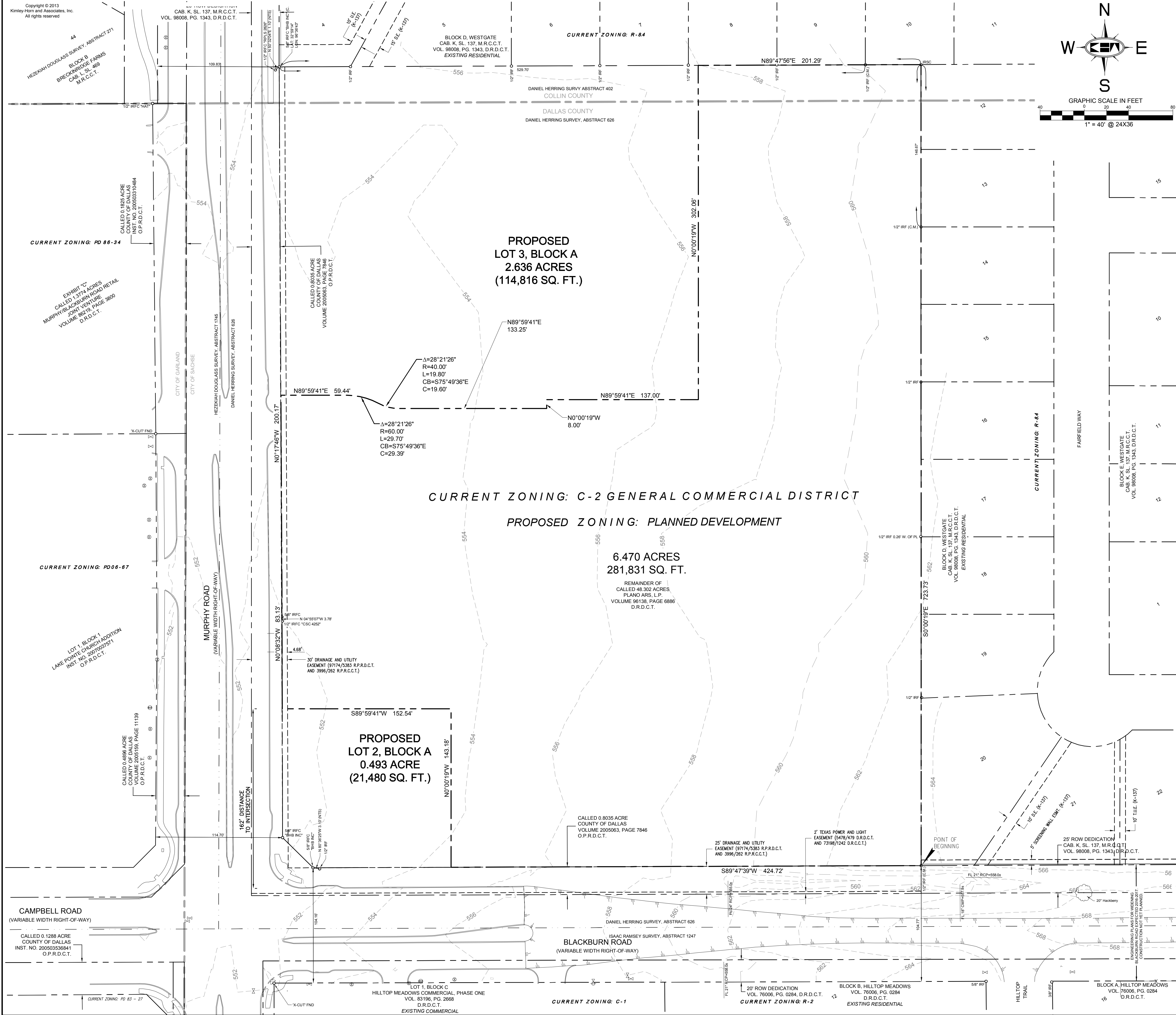
THENCE South $00^{\circ}00'19''$ East, along the most easterly, west line of said Block D, a distance of 723.73 feet to the **POINT OF BEGINNING** and containing 6.470 acres (281,831 square feet) of land, more or less.

Bearings and distances are based upon Texas State Plane Coordinates, North Central Zone 4202, NAD83. The bearings shown are Grid values. The distances shown are Surface values. To convert the distances to Grid values, multiply the distances by a Combined Scale Factor of 0.999848523.

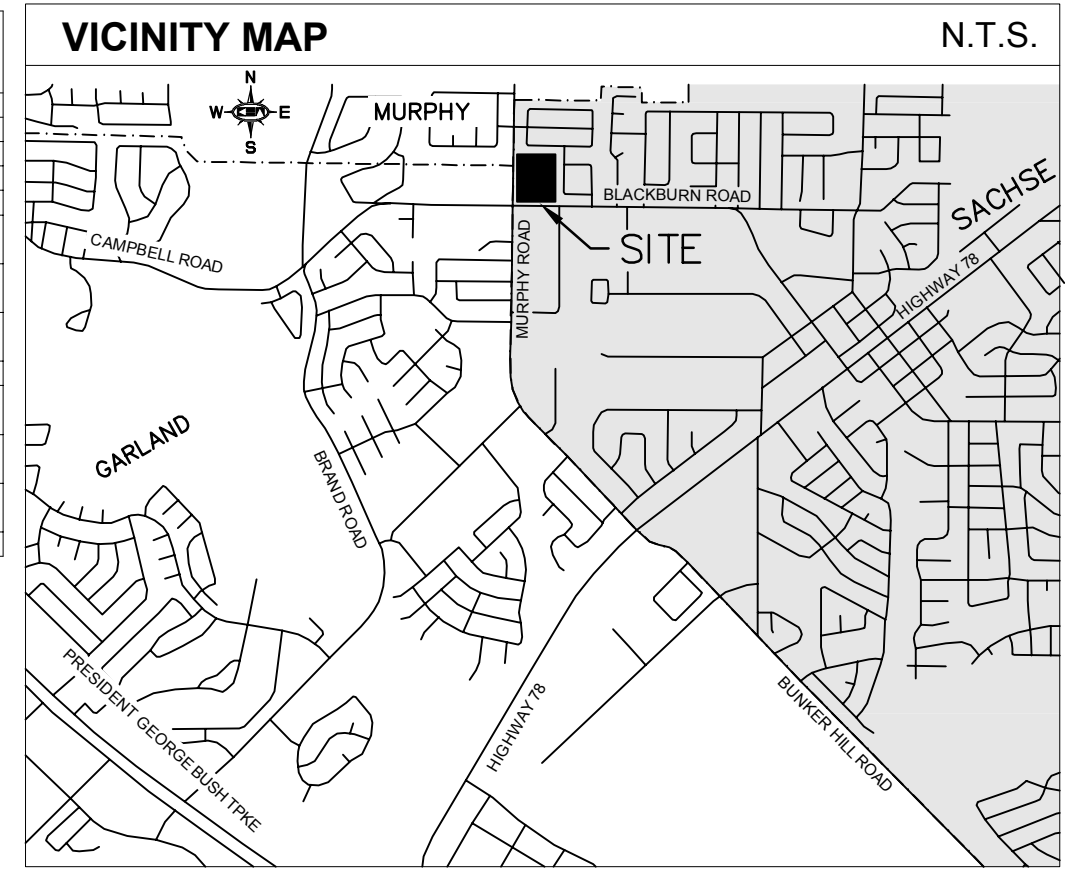
Michael B. Marx 3/31/14

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Ph. 972-335-3580
michael.marx@kimley-horn.com





LEGEND	
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
NTS	NOT TO SCALE
(C.M.)	CONTRIBUTING MONUMENT
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
FND.	FOUND
S.W.B.T.	SOUTHWESTERN BELL TELEPHONE COMPANY
D.P.&L.	DALLAS POWER & LIGHT COMPANY
T.U.	TEXAS UTILITIES ELECTRIC COMPANY
NTS	NOT TO SCALE



- NOTES:**
- 1.) All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
 - 2.) All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999848523.
 - 3.) The development of this site will be in accordance with City of Sachse development standards.
 - 4.) According to Map No. 48113C0230 J dated August 23, 2001, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County and Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - 5.) The thoroughfare alignment shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of engineering approval.

BEING a tract of land situated in the Daniel Herring Survey, Abstract No. 626, Dallas County, Texas, and the Daniel Herring Survey, Abstract No. 402, Collin County, Texas, and in the City of Sachse, and being a portion of a called 48.302 acre tract of land described in the deed to Plano ARS, L.P., recorded in Volume 96138, Page 6886, Deed Records of Dallas County, Texas, and being more particularly described as follows:

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THENCE North 00°08'32" West, along the east line of said 0.8035 acre tract and the east right-of-way line of said Murphy Road, a distance of 83.13 feet to a 5/8-inch iron rod found for a corner from which a 1/4-inch iron rod with a cap stamped "CSC 4252" found for witness bears South 4°56'06" East a distance of 3.78 feet;

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2. In a southeasterly direction, with said curve to the right, an arc distance of 29.70 feet to a point corner at the beginning of a reverse curve to the left having a central angle of 28°21'26", a radius of 40.00 feet, a chord bearing and distance of South 75°49'36" East, 19.60 feet;
3. In a southeasterly direction, with said curve to the left, an arc distance of 19.80 feet to a point for corner at the end of said curve;
4. North 89°59'41" East, a distance of 133.25 feet to a point for corner;
5. North 00°00'19" West, a distance of 8.00 feet to a point for corner;
6. North 89°59'41" East, a distance of 137.00 feet to a point for corner;
7. North 00°00'19" West a distance of 302.06 feet to a point for corner on a southerly line of Block D of aforesaid Westgate addition;

THENCE North 89°47'56" East, along the southerly line of said Block D, a distance of 201.25 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for corner;

THENCE South 00°00'19" East, along the most easterly, west line of said Block D, a distance of 723.73 feet to the POINT OF BEGINNING and containing 6.470 acres (281,831 square feet) of land, more or less.

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ENGINEER



**Kimley-Horn
and Associates, Inc.**

OWNER/APPLICANT

**1500 BLACKBURN LP
DALLAS, TX 75206
CONTACT: ENGINEER**

5750 GENESIS COURT
FRISCO, TEXAS 75034
PH. (972) 335-3580
CONTACT: HEATH VOYLES, P.E.
FIRM NO. F-928

EXHIBIT B - ZONING EXHIBIT
6.470 ACRES
6950 MURPHY ROAD
SITUATED IN THE
DANIEL HERRING SURVEY, ABSTRACT NO. 626,
DALLAS COUNTY, TEXAS
DANIEL HERRING SURVEY, ABSTRACT NO. 402,
COLLIN COUNTY, TEXAS
THE
CITY OF SACHSE



**Kimley-Horn
and Associates, Inc.**

5750 Genesis Court, Suite 200 Frisco, Texas 75034				Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
<u>Scale</u> AS SHOWN	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u> 03/26/2014	<u>Project No.</u> 063362372	<u>Sheet No.</u> 1 OF 1

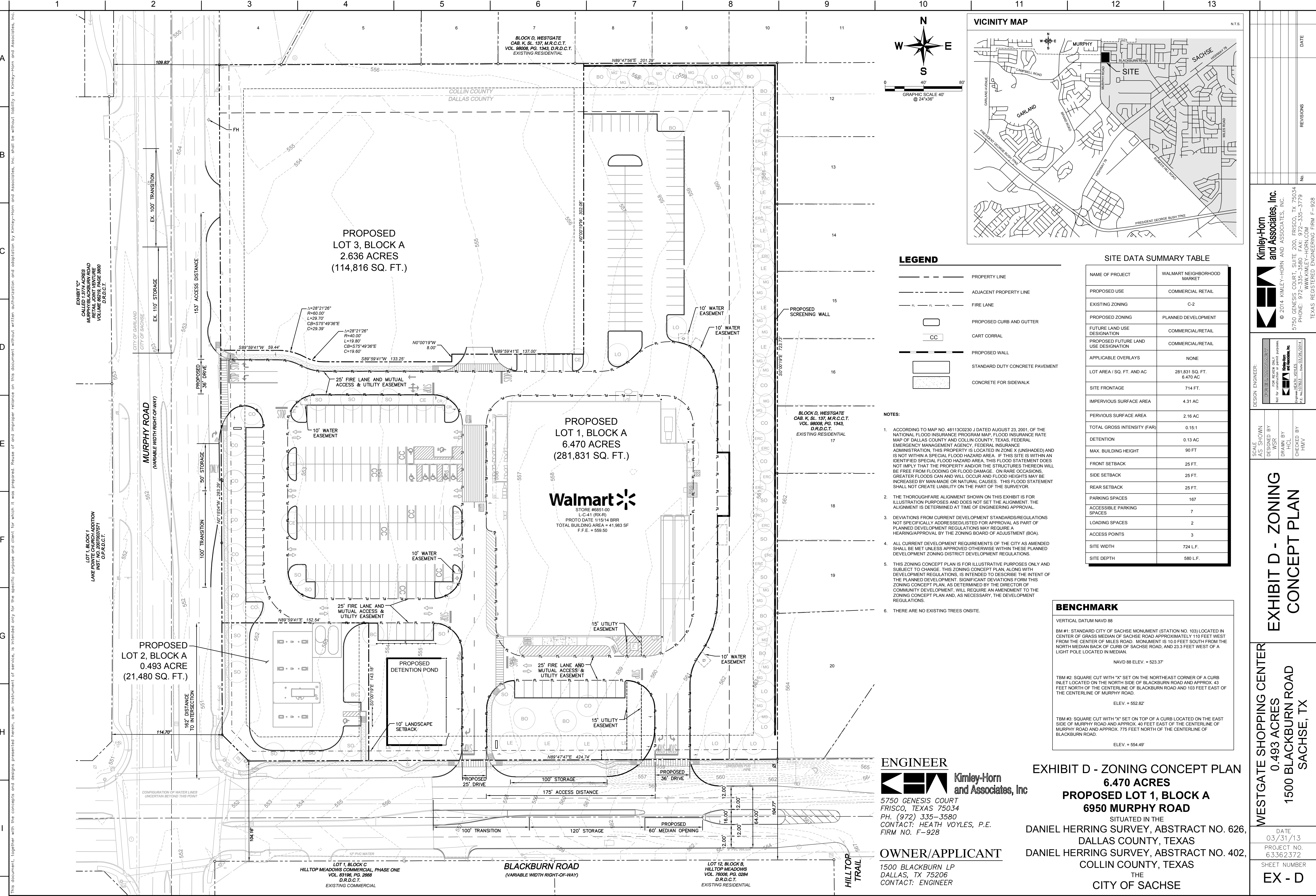
EXHIBIT C

PLANNED DEVELOPMENT STANDARDS

The proposed planned development standards for the subject property are as follows:

1. With the exception of the retail parking ratio set forth in 2. below, the property will be subject to all of the use and development standards of the C-2 General Commercial District.
2. Retail uses shall provide off-street parking at a ratio of one off-street parking space for each 250 square feet of floor area.

Plotted By: Lewis, Huntley Sheet Set: Walmart-6851 Layout: ZONING CONCEPT PLAN March 28, 2014 11:49:49am K:\FR\GWA\63362372-Sachse NH - Blackburn and Murphy\dwg\Exhibits\PD Zoning Concept Plan - 4.0 Parking.dwg



ENGINEER

Kimley-Horn and Associates, Inc.
5750 GENESIS COURT
FRISCO, TEXAS 75034
PH. (972) 335-3580
CONTACT: HEATH VOYLES, P.E.
FIRM NO. F-928

OWNER/APPLICANT
1500 BLACKBURN LP
DALLAS, TX 75206
CONTACT: ENGINEER

EXHIBIT D - ZONING CONCEPT PLAN
6.470 ACRES
PROPOSED LOT 1, BLOCK A
6950 MURPHY ROAD
SITUATED IN THE
DANIEL HERRING SURVEY, ABSTRACT NO. 626,
DALLAS COUNTY, TEXAS
DANIEL HERRING SURVEY, ABSTRACT NO. 402,
COLLIN COUNTY, TEXAS
THE
CITY OF SACHSE

WESTGATE SHOPPING CENTER
0.493 ACRES
1500 BLACKBURN ROAD
SACHSE, TX

DATE
03/31/13
PROJECT NO.
63362372
SHEET NUMBER
EX - D

DESIGNED BY
WSR
DRAWN BY
HCL
CHECKED BY
HMV

DESIGN ENGINEER

Kimley-Horn and Associates, Inc.
© 2014 KIMLEY-HORN AND ASSOCIATES, INC.
5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

REVISIONS
No.
DATE