



Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, June 22, 2015

7:00 PM

Council Chambers

The Planning And Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, June 22, 2015, 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. **Regular Agenda Items:**

- [15-2876](#) Consider approval of the minutes of the May 11, 2015 Planning and Zoning Commission meeting.

Executive Summary

Review and consider approval of the minutes of the May 11, 2015 Planning and Zoning Commission meeting.

Attachments: [20150511 PZ Minutes.pdf](#)

- [15-2866](#) Consider the application of Woodbridge Properties, LLC for approval of a Preliminary Plat for Woodbridge Phase 20B, being 10 single-family residential lots on approximately 2.32 acres, on the south side of Country Club Drive, just east of State Highway 78.

Executive Summary

The applicant is requesting to subdivide an approximately 2.32-acre tract to consist of 10 single-family residential lots, located on the south side of Country Club Drive, just east of State Highway 78.

Attachments: [CD - WB 20B PP PZ - PRESENTATION.pdf](#)

[CD - WB 20B PP PZ - ATTACHMENT 1.pdf](#)

[CD - WB 20B PP PZ - ATTACHMENT 2.pdf](#)

[CD - WB 20B PP PZ - ATTACHMENT 3.pdf](#)

3. **Adjournment**

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

Posted: June 19, 2015; 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 #: 15-2876 **Version:** 1 **Name:** CD - PZ MINUTES 05112015
Type: Agenda Item **Status:** Agenda Ready
File created: 6/18/2015 **In control:** Planning & Zoning Commission
On agenda: 6/22/2015 **Final action:**
Title: Consider approval of the minutes of the May 11, 2015 Planning and Zoning Commission meeting.

Executive Summary
Review and consider approval of the minutes of the May 11, 2015 Planning and Zoning Commission meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [20150511 PZ Minutes.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the May 11, 2015 Planning and Zoning Commission meeting.

Executive Summary

Review and consider approval of the minutes of the May 11, 2015 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the May 11, 2015 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Recommend approval of the minutes of the Planning and Zoning Commission May 11, 2015 meeting.

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, May 11, 2015

Time: 7:00 p.m.

Place: Sachse City Hall

Members Present:

Ty Lamb
Chance Lindsey
Scott Everett
David Hock
Wendy Stewart
Lyndsey Rhode

Members Absent:

Staff Present:

Dan McGinn, Community Development Director
Charlotte Youngblood, Secretary

Others Present:

Bill Adams, City Council Liaison

Chairman Scott Everett opened the meeting of the Planning and Zoning Commission at 7:00 p.m. and a quorum was declared.

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

The invocation was offered by Wendy Stewart and Ty Lamb led the pledges.

2. Consider approval of the minutes of the March 9, 2015 Planning and Zoning Commission meeting.

David Hock made a motion to approve the minutes of the March 9, 2015 Planning and Zoning Commission meeting. Wendy Stewart seconded the motion. The motion passed unanimously with all voting in favor.

3. Consider an application from Meritage Homes of Texas, LLC, for approval of a Final Plat for Heritage Park Phase 3, being 81 single-family residential lots and one Common Area lot, on approximately 45.08 acres of land.

Dan McGinn, Community Development Director, introduced the item. He stated the applicant is requesting to subdivide an approximately 45.08 – acre tract to consist of 81 single –family residential lots and one Common Area lot. He stated that staff recommends approval of the Final Plat.

Ty Lamb made a motion to approve the Final Plat for Heritage Park Phase 3. David Hock seconded the motion. The motion passed unanimously with all voting in favor.

4. Consider the application of James R. and Ly T. Klassen for approval of a Final Plat for God's Servant Vietnamese Baptist Church Addition, being a single 8.96-acre lot, generally located on the south side of Sachse Road, approximately 425 feet east of the intersection with Country Club Drive.

Dan McGinn, Community Development Director, introduced the item. He stated the applicant is requesting approval of a Final Plat for a single 8.96-acre tract for use as a Religious Institution.

He stated that the proposed subdivision will have one single point of access from Sachse Road. He said staff is recommending approval of a Final Plat for God's Servant Vietnamese Baptist Church.

Wendy Stewart made a motion to approve the Final Plat for God's Servant Vietnamese Baptist Church. Chance Lindsey seconded the motion. The motion passed unanimously with all voting in favor.

There being no further business, David Hock made a motion to adjourn. The meeting was adjourned at 7:13 p.m.

Secretary

Chairperson



Legislation Details (With Text)

File #:	15-2866	Version:	1	Name:	CD - WB 20B PP PZ - PRELIMINARY PLAT
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	6/9/2015	In control:		In control:	Planning & Zoning Commission
On agenda:	6/22/2015	Final action:		Final action:	
Title:	Consider the application of Woodbridge Properties, LLC for approval of a Preliminary Plat for Woodbridge Phase 20B, being 10 single-family residential lots on approximately 2.32 acres, on the south side of Country Club Drive, just east of State Highway 78.				
	Executive Summary The applicant is requesting to subdivide an approximately 2.32-acre tract to consist of 10 single-family residential lots, located on the south side of Country Club Drive, just east of State Highway 78.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	CD - WB 20B PP PZ - PRESENTATION.pdf CD - WB 20B PP PZ - ATTACHMENT 1.pdf CD - WB 20B PP PZ - ATTACHMENT 2.pdf CD - WB 20B PP PZ - ATTACHMENT 3.pdf				

Date	Ver.	Action By	Action	Result
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Title

Consider the application of Woodbridge Properties, LLC for approval of a Preliminary Plat for Woodbridge Phase 20B, being 10 single-family residential lots on approximately 2.32 acres, on the south side of Country Club Drive, just east of State Highway 78.

Executive Summary

The applicant is requesting to subdivide an approximately 2.32-acre tract to consist of 10 single-family residential lots, located on the south side of Country Club Drive, just east of State Highway 78.

Background

The 2.32-acre (approximately 101,059 square feet) subject property is located on the south side of Country Club Drive, just east of State Highway 78. The applicant is proposing to subdivide the subject property into 10 single-family residential lots.

The proposed subdivision will have primary access from Country Club Drive, which is a collector street. Country Club Drive is accessed by a minor residential street, Street A (not yet named street), which is a cul-de-sac right-of-way.

The subject property is zoned Planned Development District (PD-10), which was approved by

City Council on February 17, 1997. PD-10 is intended for single-family dwellings on minimum 6,000, 6,500, 7,000, 9,000, 10,000, 13,500, 15,000 and 87,000 square foot lots. The PD also permits additional uses such as private or public recreation facilities, religious institutions, day care facilities, parks, fire stations and public safety facilities. The applicant has indicated that all of the residential lots in this subdivision will be subject to the R-7.0 Single Family zoning standards as indicated in Section 2.11 of the PD Ordinance.

Policy Considerations

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

Budgetary Considerations

N/A

Staff Recommendations

Staff recommends approval of the Preliminary Plat for Woodbridge Phase 20B.



PLANNING & ZONING COMMISSION

JUNE 22, 2015

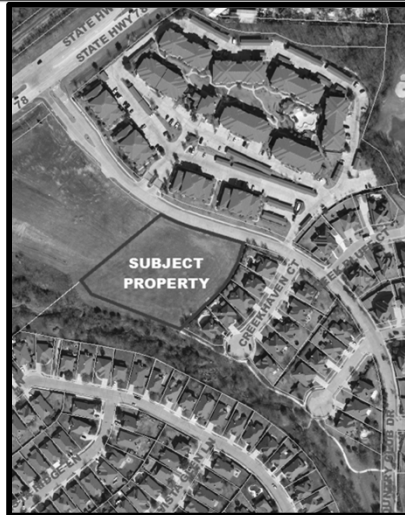
REQUEST

Consider an application from Woodbridge Properties, LLC, for approval of a Preliminary Plat for Woodbridge Phase 20B, being 10 single-family residential lots on approximately 2.322 acres or 101,138 square feet.



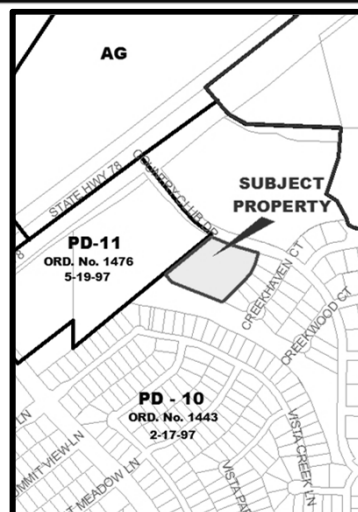
BACKGROUND

AERIAL LOCATION MAP



BACKGROUND

ZONING MAP



BACKGROUND

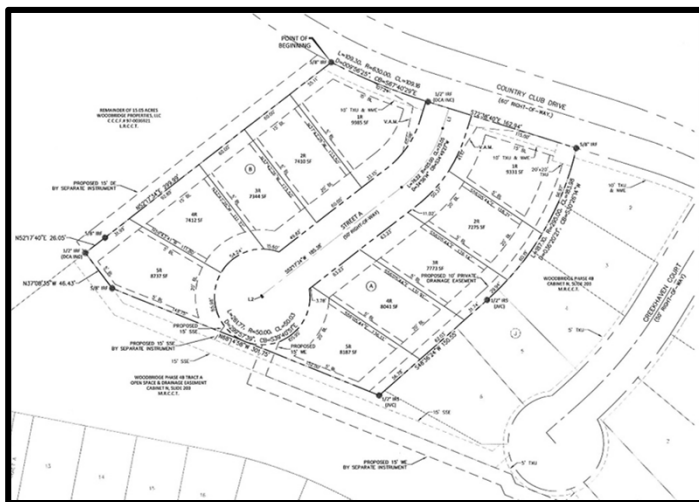
SITE INFORMATION

- ❑ Site Area: 2.322 acres
- ❑ # Lots: 10 Single-Family Lots
- ❑ Proposed Use: Single-Family Residential
- ❑ Existing Zoning: PD-10
- ❑ Base Zoning: R-7.0



BACKGROUND

LOT LAYOUT



STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plat for Woodbridge Phase 20B.

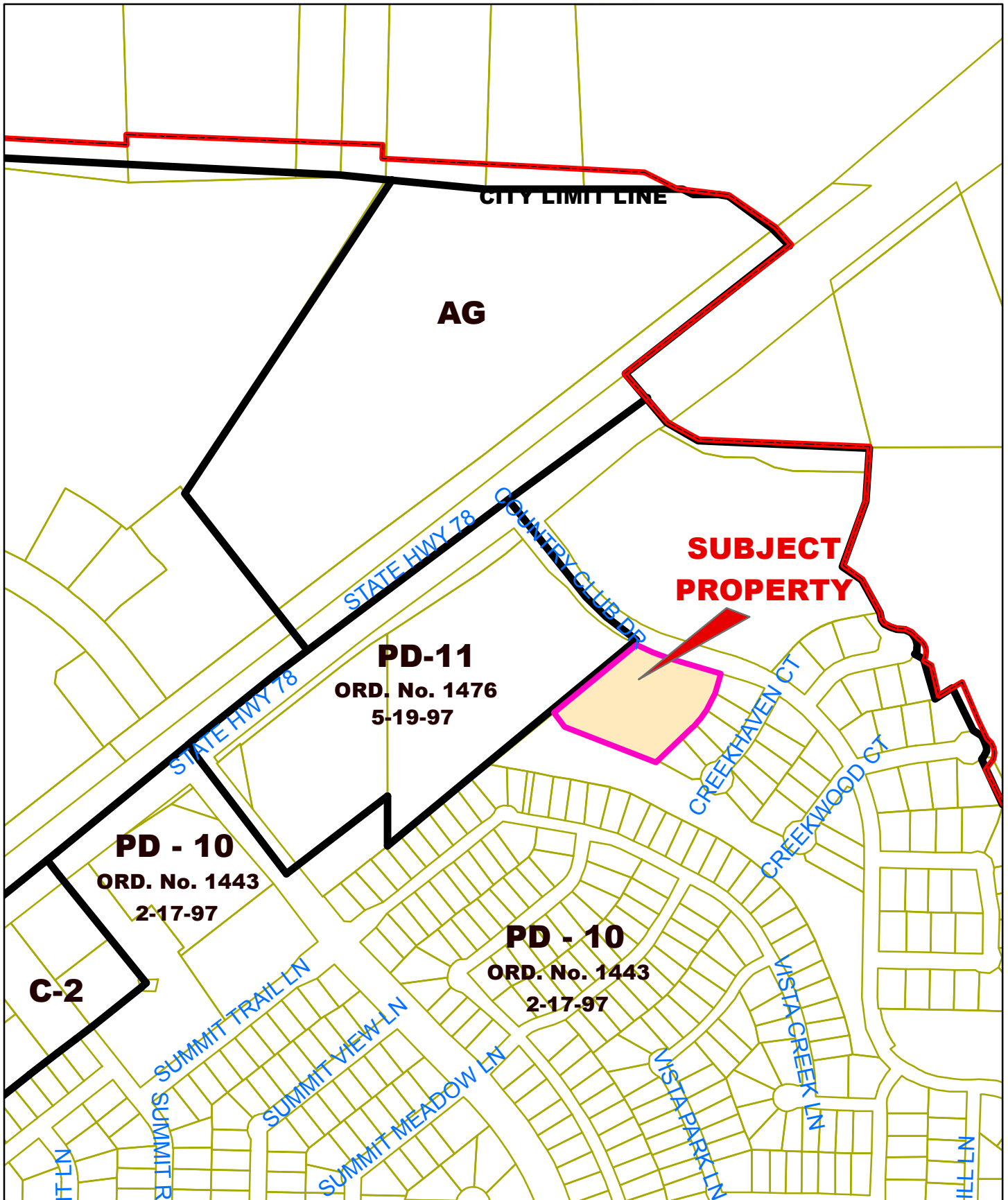




0 100 200 400
Feet

AERIAL LOCATION MAP

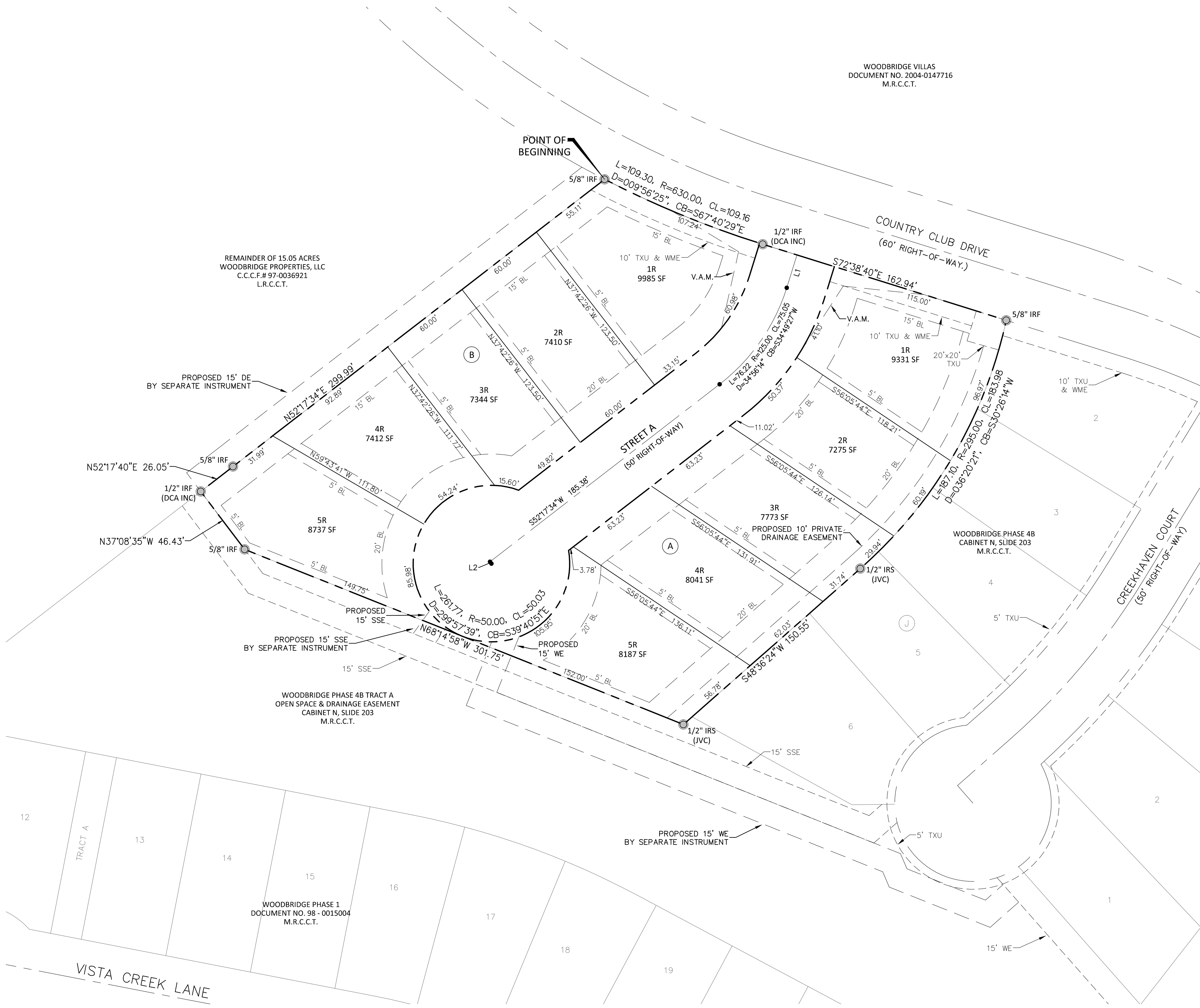
WOODBIDGE PH 20B
FILE: P 15-07 - PRELIMINARY PLAT
Map Created: June 10, 2015



0 150 300 600 900
Feet

ZONING IDENTIFICATION MAP

WOODBIDGE PH 20B
FILE: P 15-07 - PRELIMINARY PLAT
Map Created: June 10, 2015



LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE RICHARD NEWMAN SURVEY, ABSTRACT NO. 660, CITY OF SACHSE, COLLIN COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK J OF WOODBRIDGE PHASE 4B, AN ADDITION TO THE CITY OF SACHSE, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET N, SLIDE 203, MAP RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "PBS&J" FOUND IN THE SOUTHWEST LINE OF COUNTRY CLUB DRIVE, A VARIABLE WIDTH RIGHT-OF-WAY, FOR THE NORTH CORNER OF SAID LOT 1, SAID POINT BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 56 MINUTES 25 SECONDS, A RADIUS 630.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 67 DEGREES 40 MINUTES 29 SECONDS EAST, 109.16 FEET;

THENCE SOUTHEASTERLY, WITH SAID SOUTHWEST LINE AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 109.30 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DCA INC" FOUND FOR CORNER;

THENCE SOUTH 72 DEGREES 38 MINUTES 40 SECONDS EAST, CONTINUING WITH SAID SOUTHWEST LINE, A DISTANCE OF 162.94 FEET TO A 5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "PBS&J" FOUND FOR THE COMMON NORTHEAST CORNER OF SAID LOT 1 AND MOST NORTHERLY NORTHWEST CORNER OF LOT 2, BLOCK J OF SAID ADDITION, SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36 DEGREES 20 MINUTES 21 SECONDS, A RADIUS OF 295.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 30 DEGREES 26 MINUTES 14 SECONDS WEST, 183.98 FEET;

THENCE SOUTHWESTERLY, LEAVING SAID SOUTHWEST LINE AND WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 187.10 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR CORNER;

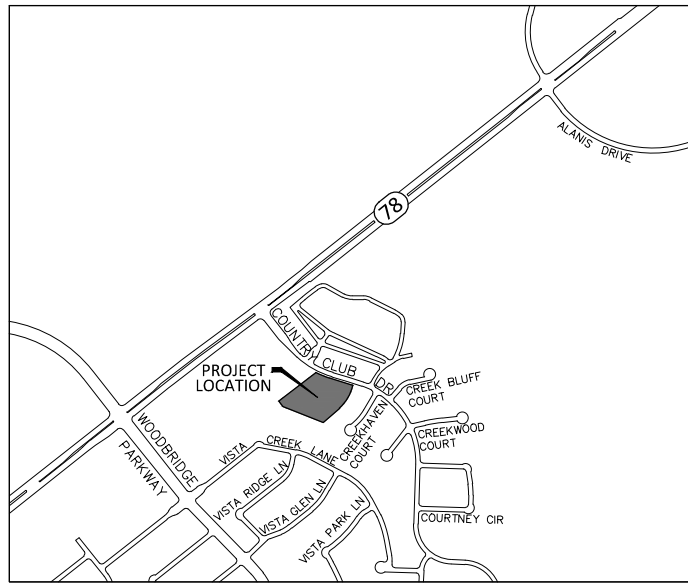
THENCE SOUTH 48 DEGREES 36 MINUTES 24 SECONDS WEST, A DISTANCE OF 150.55 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" SET FOR THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 68 DEGREES 14 MINUTES 58 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 301.75 FEET TO A 5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "PBS&J" FOUND FOR CORNER;

THENCE NORTH 37 DEGREES 08 MINUTES 35 SECONDS WEST, CONTINUING WITH SAID SOUTH LINE, A DISTANCE OF 46.43 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PBS&J" FOUND FOR CORNER;

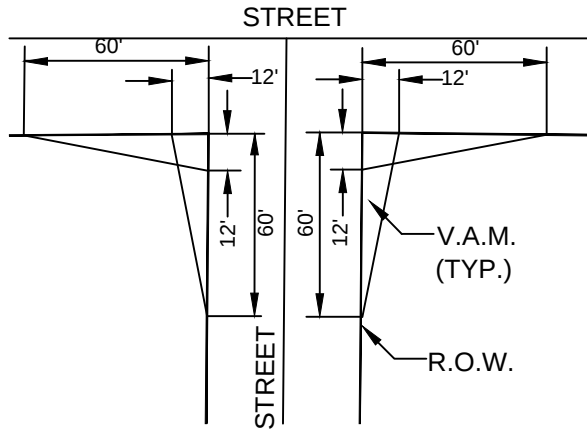
THENCE NORTH 52 DEGREES 17 MINUTES 40 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 26.05 FEET TO A 5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "PBS&J" FOUND FOR CORNER;

THENCE NORTH 52 DEGREES 17 MINUTES 34 SECONDS EAST, CONTINUING WITH SAID WEST LINE, A DISTANCE OF 299.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.322 ACRES OF LAND, MORE OR LESS.



VICINITY MAP
N.T.S.

VISIBILITY, ACCESS, & MAINTENANCE EASEMENT DETAIL



PRELIMINARY PLAT
Approved for preparation of final plat for the subdivision shown on this plat.

APPROVED BY: Planning and Zoning Commission
City of Sachse

Chairman, Planning and Zoning Commission _____ Date _____

ATTEST: _____ Date _____

Signature _____ Date _____

Name & Title _____

APPROVED BY: City Council
City of Sachse

Mayor _____ Date _____

ATTEST: _____ Date _____

City Secretary _____ Date _____

WOODBRIDGE
PHASE 20B
PRELIMINARY PLAT

LOTS 1R-5R, BLOCK A
LOTS 1R-5R, BLOCK B

A REPLAT OF LOT 1, BLOCK J
OF WOODBRIDGE PHASE 4B
10 RESIDENTIAL LOTS

RICHARD NEWMAN SURVEY, ABSTRACT NO. 660
CITY OF SACHSE, COLLIN COUNTY, TEXAS
2.322 ACRES (101,138 SQUARE FEET)

JUNE 10, 2015
SHEET 1 OF 1

"PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY AND
IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES."



830 Central Parkway East, Suite 30
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

BENCH MARK LIST

BM 1 CITY OF SACHSE STATION 103 - LOCATED IN CENTER OF GRASS MEDIAN OF SACHSE ROAD 110± WEST OF THE CENTERLINE OF MILES ROAD.
ELEV=523.37

BM 2 CITY OF SACHSE STATION 101 - LOCATED ACROSS THE STREET FROM 3400 EASTVIEW DRIVE AND 290± EAST OF INTERSECTION OF EASTVIEW DRIVE AND PLEASANT VALLEY ROAD.
ELEV=510.31

BM 3 "X" SET ON BACK OF CURB ON NORTH SIDE OF RANCH ROAD 24± EAST OF THE WEST RIGHT-OF-WAY LINE OF PARKVIEW LANE AND 37± NORTH OF THE SOUTH RIGHT-OF-WAY LINE OF RANCH ROAD.
ELEV=545.36

BM 4 "X" SET ON THE NORTHEAST CORNER OF A WYE INLET 6± NORTH OF THE NORTH RIGHT-OF-WAY LINE OF RANCH ROAD 64± EAST OF THE EAST RIGHT-OF-WAY LINE OF PARKWOOD DRIVE.
ELEV=537.39

LINE TABLE

LINE	BEARING	LENGTH
L1	S17° 21' 20"W	22.00'
L2	S37° 42' 26"E	1.49'

NOTES:

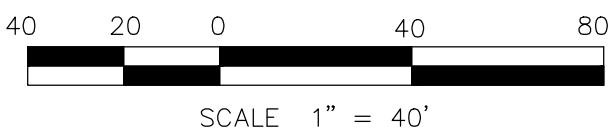
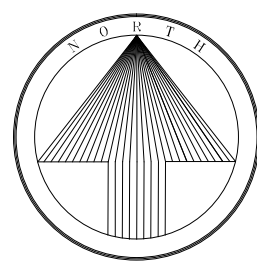
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL CORNERS ARE 5/8-INCH IRON RODS WITH A PLASTIC CAP STAMPED "PBS&J" FOUND UNLESS OTHERWISE NOTED.
- ALL WALL AND WALL MAINTENANCE EASEMENTS AND ALL HOMEOWNERS ASSOCIATION TRACT/LOT ARE TO BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THE PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN (FIRM COMMUNITY PANEL NUMBER 0530, MAP NUMBER 48085C0530J, DATED JUNE 2, 2009).
- THERE SHALL BE A ONE FOOT DRAINAGE EASEMENT ON EITHER SIDE OF ALL SIDE-YARD LOT LINES.

ZONING

R-7.0 BLOCK A LOTS 1R-5R
BLOCK B LOTS 1R-5R

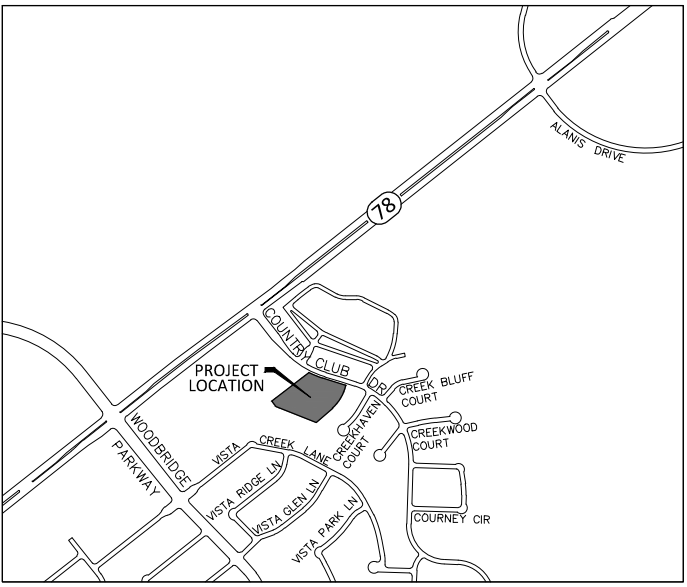
LEGEND

IRF = IRON ROD FOUND
IRFC = IRON ROD FOUND CAPPED
H.O.A. = HOME OWNERS ASSOCIATION
V.C.C.E. = VISIBILITY CORNER CLIP EASEMENT
VAM = VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
TYP. = TYPICAL
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY TEXAS
W.M.E. = WALL MAINTENANCE EASEMENT
A = BLOCK NUMBER

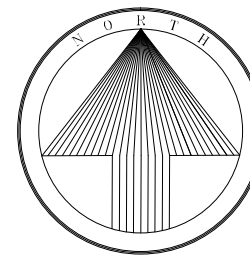


Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
Contact: Ryan Reynolds
Phone: 972-201-3100

Owner/Applicant:
Woodbridge Properties, LLC
800 E. Campbell Road, Suite 130
Richardson, TX 75081
Contact: Don Herzog
Phone: 214-348-1300



VICINITY MAP
N.T.S.



30 15 0 30 60
SCALE 1" = 30'

RUNOFF CALCULATIONS

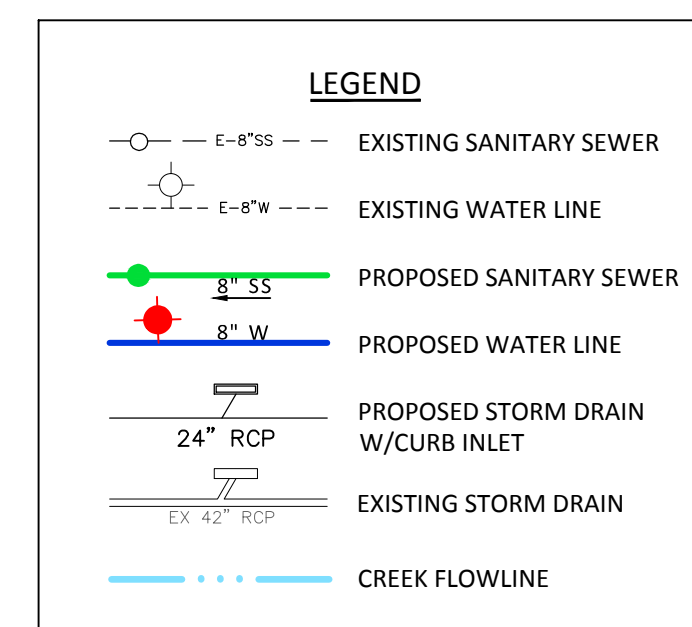
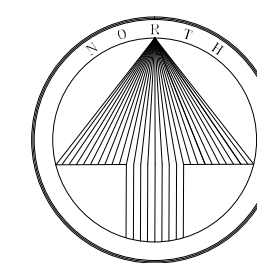
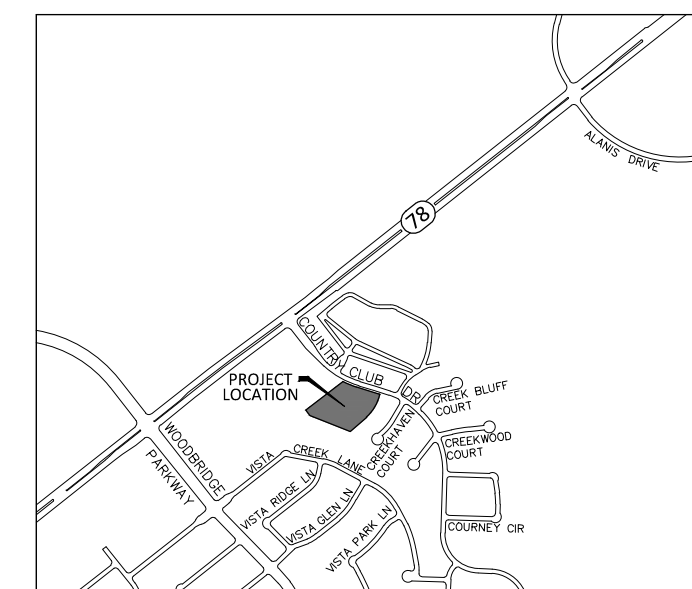
DRAINAGE AREA I.D.	SIZE (ac)	RUNOFF COEFFICIENT	CxA	TIME OF CONCENTRATION (min)	100-YEAR	
					RAINFALL INTENSITY (in/hr)	RUNOFF (cfs)
A1	1.48	0.50	0.7	15	7.52	5.6
B1	0.59	0.50	0.3	15	7.52	2.2

LEGEND

- A1 2.14 DRAINAGE AREA DESIGNATION
DRAINAGE AREA SIZE (AC.)
- DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- 30" RCP PROPOSED STORM DRAIN
W/CURB INLET
- EX 42" RCP EXISTING STORM DRAIN
- CREEK FLOWLINE

NOTE:
THE PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD
PLAIN (FIRM COMMUNITY PANEL NUMBER 0530,
MAP NUMBER 48085C0530I, DATED JUNE 2, 2009)

DRAINAGE AREA MAP
PRELIMINARY DRAINAGE ANALYSIS
**WOODBIDGE
PHASE 20B**
CITY OF SACHSE
COLLIN COUNTY, TEXAS
JUNE 10, 2015
SHEET SD-1



WOODBRIDGE VILLAS
DOCUMENT NO. 2004-0147716
M.R.C.C.T.

REMAINDER OF 15.05 ACRES
WOODBRIIDGE PROPERTIES, LLC
C.C.C.F.# 97-0036921
L.B.C.C.T.

WOODBIDGE PHASE 4B TRACT A
OPEN SPACE & DRAINAGE EASEMENT
CABINET N, SLIDE 203
M.R.C.C.T.

WOODBIDGE PHASE 1
DOCUMENT NO. 98 - 0015004
M.R.C.C.T.

WOODBRIAGE PHASE 4B
CABINET N, SLIDE 203
M.R.C.C.T.

PRELIMINARY
WATER/SEWER PLAN
WOODBIDGE
PHASE 20B
CITY OF SACHSE
COLLIN COUNTY, TEXAS
JUNE 10, 2015
SHEET WS-1

