



Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Tuesday, May 27, 2014

7:00 PM

City Hall

The Planning & Zoning Commission of the City of Sachse will hold a Special Meeting on Tuesday, May 27, 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:**

[14-2237](#) Consider approval of the minutes from the April 28, 2014 Planning and Zoning Commission meeting.

Executive Summary

Approval of the minutes from the April 28, 2014 Planning and Zoning Commission meeting.

Attachments: [CD - PZ MINUTES 20140428.pdf](#)

[14-2231](#) Consider an application from Lennar Homes of Texas Land & Construction, Ltd., for approval of a Final Plat for Richfield Estates Phase 2, being 39 single-family residential lots and one Homeowners' Association (HOA) lot, on approximately 18.21 acres of land.

Executive Summary

The applicant is requesting to subdivide an approximately 18.21-acre tract to consist of 39 single-family residential lots, and one HOA lot. The property is generally located on the east side of Miles Road, approximately 1,100 feet south of Sachse Road.

Attachments: [CD - RICHFIELD EST PH 2 FP PZ - PRESENTATION.pdf](#)
[CD - RICHFIELD EST PH 2 FP PZ - ATTACHMENT 1.pdf](#)
[CD - RICHFIELD EST PH 2 FP PZ - ATTACHMENT 2.pdf](#)
[CD - RICHFIELD EST PH 2 FP PZ - ATTACHMENT 3.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: May 23, 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 #:	14-2237	Version:	1	Name:	CD - PZ MINUTES 20140428
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	5/20/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	5/27/2014	Final action:		Final action:	
Title:	Consider approval of the minutes from the April 28, 2014 Planning and Zoning Commission meeting.				
	Executive Summary				
	Approval of the minutes from the April 28, 2014 Planning and Zoning Commission meeting.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	CD - PZ MINUTES 20140428.pdf				

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes from the April 28, 2014 Planning and Zoning Commission meeting.

Executive Summary

Approval of the minutes from the April 28, 2014 Planning and Zoning Commission meeting.

Staff Recommendations

Staff recommends approval of the minutes from the April 28, 2014 Planning and Zoning Commission meeting.

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, April 28, 2014

Time: 7:00 p.m.

Place: Sachse City Hall

Members Present:

David Hock
Jack Bickler
Wendy Stewart
Paul Watkins
Scott Everett
Ty Lamb

Members Absent:

Warren Becker

Staff Present:

Michael Spencer, Interim Community Development
Director
Charlotte Youngblood, Secretary

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

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

The invocation was offered by Wendy Stewart and Jack Bickler led the pledges.

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

Michael Spencer, Interim Community Development Director, said the Walmart under construction will be completed tentatively in July. He stated that we have a new Economic Development Director, Leslyn Blake, who started this month.

3. Consider approval of the minutes from the April 14, 2014 Planning and Zoning Commission meeting.

David Hock made a motion to approve the minutes of the April 14, 2014 Planning and Zoning Commission meeting. Paul Watkins seconded the motion. The motion passed with all voting in favor.

4. Conduct a public hearing and offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the 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 General Commercial (C-2) District to a Planned Development District (PD-28) 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".

Mr. Spencer stated that the item is being postponed to a future date at the request of the applicant. He explained that an advertisement was mailed to property owners and he said a new notification

will be mailed at the time a new consideration date is established. He explained since the notices were sent out it is necessary to conduct the public hearing.

Chairman Everett opened the public hearing at 7:07 p.m.

Jonathan Vinson, 901 Main St., applicant representative, asked the commissioners respectively for a two week delay on this item.

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

There being no further business, Wendy Stewart made a motion to adjourn. The meeting was adjourned at 7:09 p.m.

Secretary

Chairperson



Legislation Details (With Text)

File #:	14-2231	Version:	1	Name:	CD - RICHFIELD EST PH 2 FP PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	5/13/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	5/27/2014	Final action:		Final action:	

Title: Consider an application from Lennar Homes of Texas Land & Construction, Ltd., for approval of a Final Plat for Richfield Estates Phase 2, being 39 single-family residential lots and one Homeowners' Association (HOA) lot, on approximately 18.21 acres of land.

Executive Summary

The applicant is requesting to subdivide an approximately 18.21-acre tract to consist of 39 single-family residential lots, and one HOA lot. The property is generally located on the east side of Miles Road, approximately 1,100 feet south of Sachse Road.

Sponsors:

Indexes:

Code sections:

Attachments: [CD - RICHFIELD EST PH 2 FP PZ - PRESENTATION.pdf](#)
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Title

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Executive Summary

The applicant is requesting to subdivide an approximately 18.21-acre tract to consist of 39 single-family residential lots, and one HOA lot. The property is generally located on the east side of Miles Road, approximately 1,100 feet south of Sachse Road.

Background

The 18.21-acre (approximately 793,227 square feet) subject property is generally located on the east side of Miles Road, approximately 1,100 feet south of Sachse Road. The applicant is proposing to subdivide the subject property into 39 single-family residential lots and one HOA lot.

The proposed subdivision will have access to Miles Road from Trailridge Drive, with two access points from Trailridge Drive into the subdivision; Prosperous Lane and Paradise Lane.

The subject property retains a zoning designation of Single-Family Residential 10 (R-10).

The proposed single-family residential uses are in conformance with the permitted uses.

Planning and Zoning Commission approved the Preliminary Plat on May 24, 2010, and City Council approved the Preliminary Plat on June 21, 2010.

Policy Considerations

The proposed Final Plat meets the standards of the City of Sachse Zoning Ordinance and Subdivision Ordinance.

The Final Plat was found to be in substantial completion with the installation of public improvements on April 4, 2014.

Budgetary Considerations

None.

Staff Recommendations

Staff recommends approval of the Final Plat for Richfield Estates Phase 2.



PLANNING & ZONING COMMISSION

MAY 27, 2014

REQUEST

Consider an application from Lennar Homes of Texas Land & Construction, Ltd., for approval of a Final Plat for Richfield Estates Phase 2, being 39 single-family residential lots and one Homeowners' Association (HOA) lot, on approximately 18.21 acres of land.



BACKGROUND

AERIAL LOCATION MAP



BACKGROUND

ZONING MAP



BACKGROUND

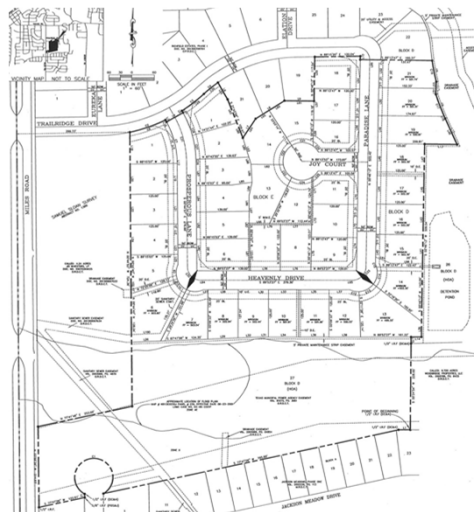
SITE INFORMATION

- ❑ Site Area: 18.21 acres
- ❑ 39 Single-Family Lots & 1 HOA Lot
- ❑ Proposed Use: Single-Family Residential
- ❑ Existing Zoning: R-10
- ❑ Planning and Zoning Commission approved the Preliminary Plat on May 24, 2010, and City Council approved the Preliminary Plat on June 21, 2010.
- ❑ The Final Plat was found to be in substantial completion with the installation of public improvements on April 4, 2014.



BACKGROUND

FINAL PLAT



BACKGROUND

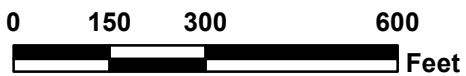
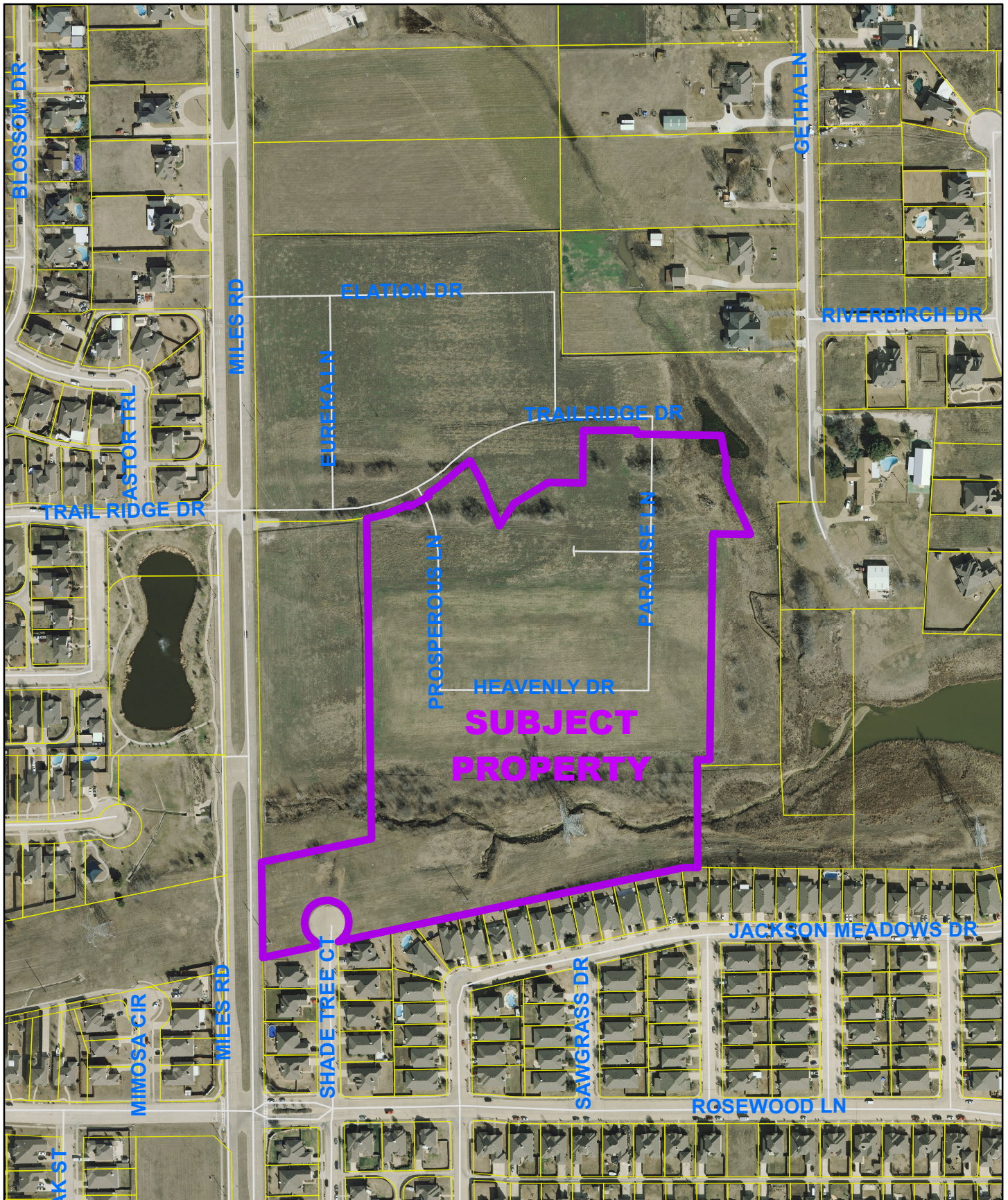
FINAL PLAT



STAFF RECOMMENDATION

Staff recommends approval of the Final Plat for Richfield Estates Phase 2.



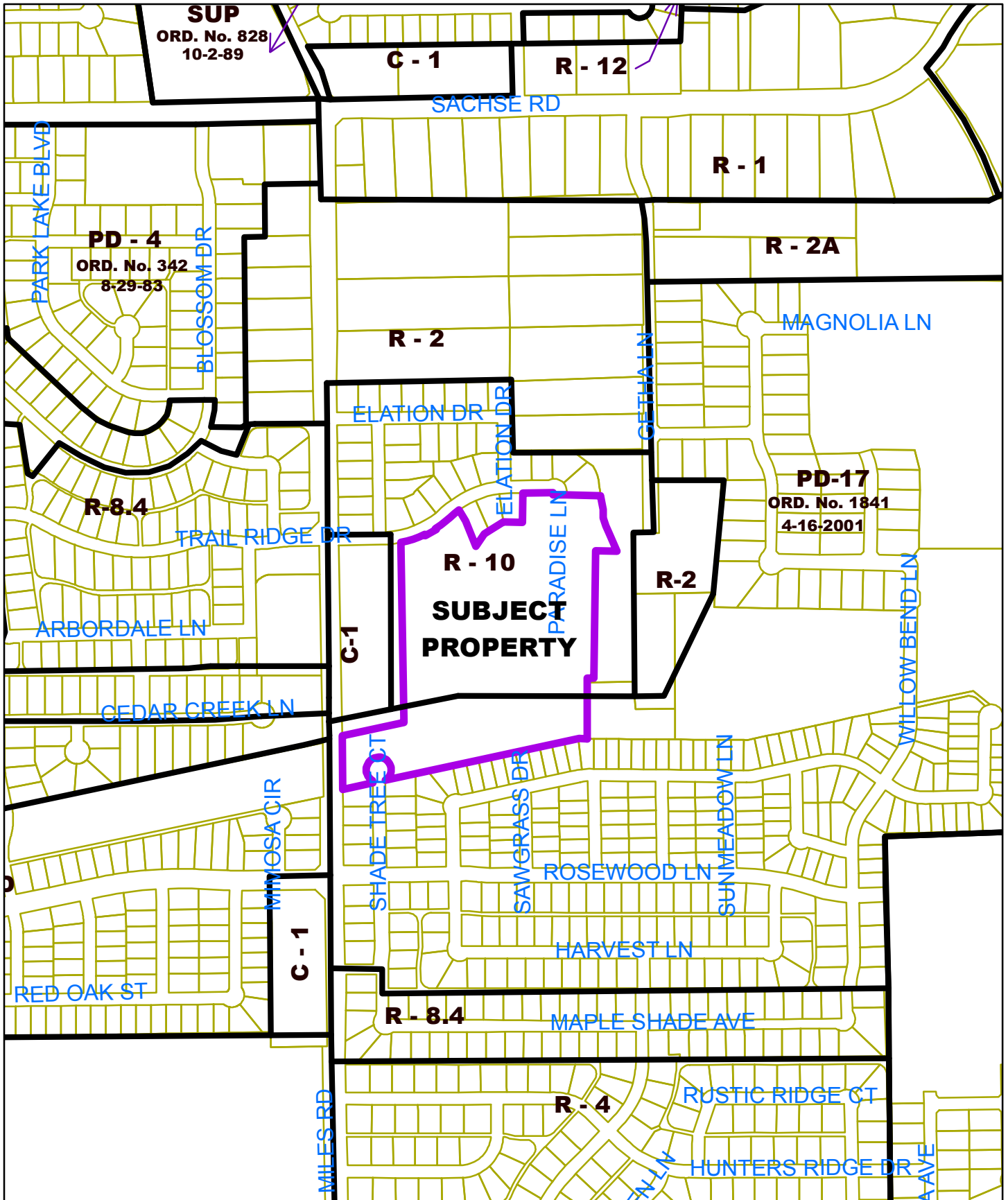


AERIAL LOCATION MAP

RICHFIELD ESTATES PHASE 2

FILE: P14-07 - FINAL PLAT

Map Created: May 02, 2014



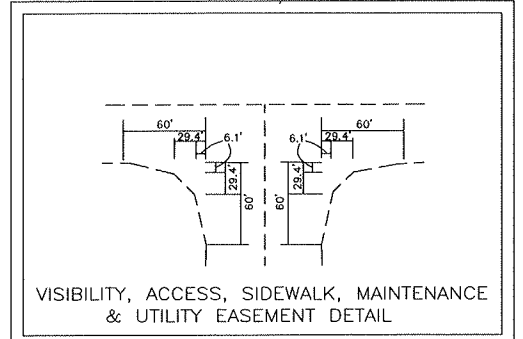
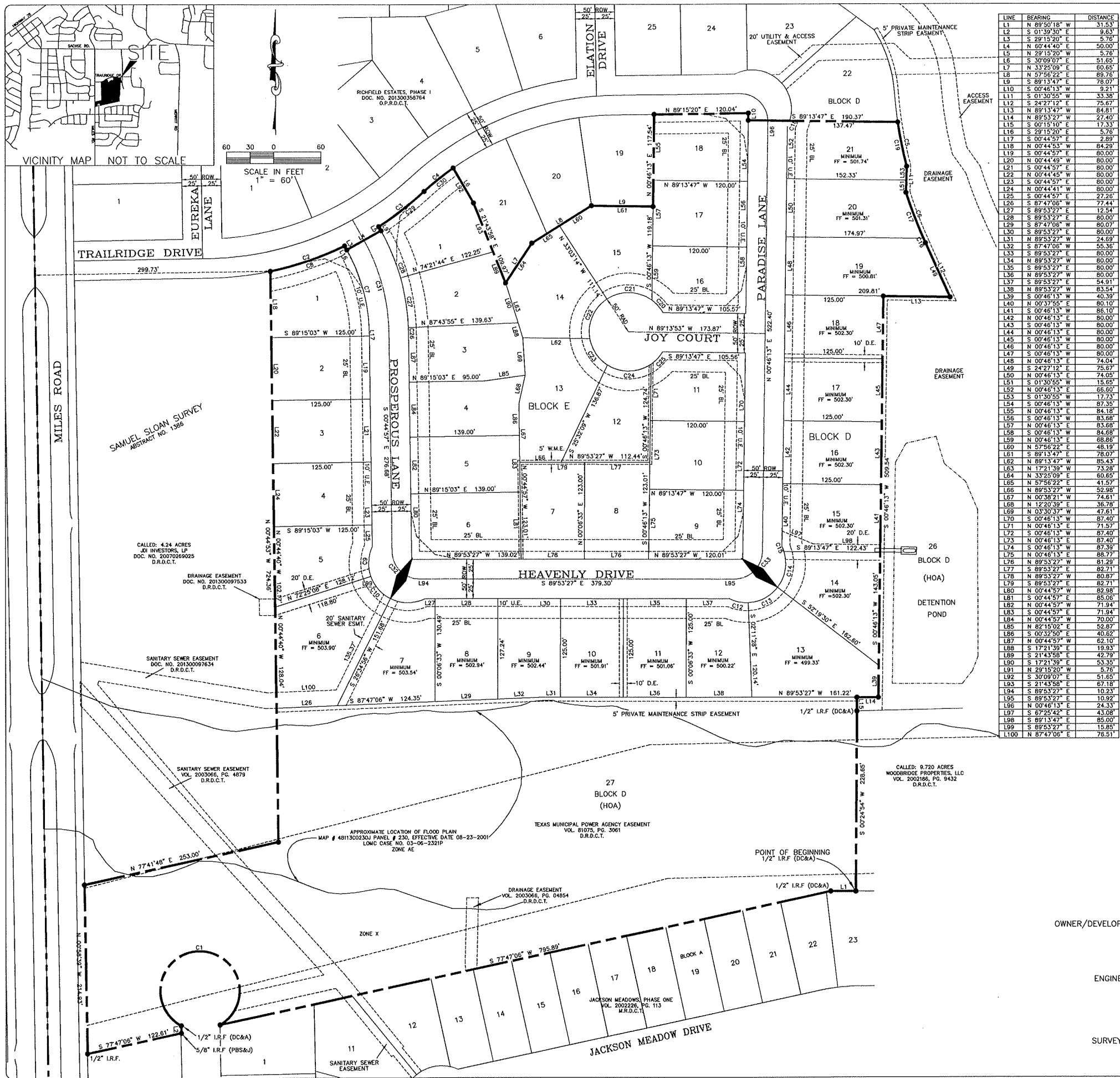
0 150 300 600 900
Feet

ZONING IDENTIFICATION MAP

RICHFIELD ESTATES PHASE 2

FILE: P14-07

Map Created: May 02, 2014



- SURVEYOR'S NOTES
- ALL CORNERS ARE TO BE 1/2 INCH IRON RODS SET, STAMPED "STANGER", UNLESS OTHERWISE NOTED.
 - ALL EASEMENTS ARE TO BE CREATED BY THIS PLAT UNLESS NOTED OTHERWISE.
 - VISIBILITY, ACCESS, SIDEWALK, MAINTENANCE, & UTILITY EASEMENTS ARE DEDICATED AT ALL STREET INTERSECTIONS AS SHOWN ON THIS PLAT.
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE OF TEXAS STATUTES AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
 - SITE IS ZONED R-10.
 - ALL COMMON AREAS AND OPEN SPACES ARE TO BE DEDICATED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
 - A PORTION OF LOT 27, BLOCK D FALLS WITHIN THE 100 YEAR FLOODPLAIN. ALL OTHER LOTS ARE OUTSIDE THE LIMITS OF THE 100 YEAR FLOODPLAIN, AS SHOWN ON MAP #48113002301, PANEL #230 WITH AN EFFECTIVE DATE OF 08-23-2001 AND LOMC CASE NO. 03-06-2321P.
 - REFERENCE BEARING BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORRESPONDING EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BASED ON THE TRIMBLE TEXAS RTK NETWORK, AND TIED TO CITY OF SACHSE GPS CONTROL STATIONS 1 & 2.
- STATION NUMBER 1 = N: 7,042,486.161 E: 2,555,904.871 ELEV: 527.23
STATION NUMBER 2 = N: 7,040,302.241 E: 2,549,521.784 ELEV: 527.22

LEGEND

---	PATENT SURVEY LINE (APPROXIMATE LOCATION)
---	EASEMENT LIMITS
W.M.E.	WALL MAINT. ESMT.
D.E.	DRAINAGE ESMT.
V.A.M.	VISIBILITY ACCESS ESMT.
BL	BUILDING LINE
I.R.F.	IRON ROD (FOUND)
●	IRON ROD (SET) W/CAP STAMPED "STANGER" UNLESS NOTED OTHERWISE
HOA	HOMEOWNER'S ASSOCIATION
↑	STREET NAME CHANGE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.46'	265.00'	49.78'	S 88°44'39" W	300°53'31"
C2	413.64'	100.16'	99.92'	N 71°08'48" E	135°22'28"
C3	413.64'	73.05'	72.85'	N 52°13'13" E	107°07'06"
C4	365.00'	47.65'	47.62'	N 50°54'05" E	7°28'50"
C5	560.00'	57.63'	57.61'	S 11°20'45" E	5°53'48"
C6	570.00'	68.93'	68.89'	S 20°59'20" E	6°55'45"
C7	225.00'	110.94'	110.79'	S 15°00'08" E	28°30'28"
C8	413.64'	100.16'	99.92'	N 71°08'48" E	135°22'28"
C9	50.00'	38.85'	37.88'	S 02°50'00" W	44°31'09"
C10	50.00'	38.39'	37.45'	S 41°25'20" E	43°59'29"
C11	50.00'	45.65'	44.08'	S 89°34'31" E	52°18'54"
C12	50.00'	24.31'	24.31'	S 78°07'12" E	28°08'35"
C13	50.00'	43.75'	42.37'	N 62°44'31" E	50°08'02"
C14	50.00'	47.85'	46.04'	N 10°15'33" E	54°49'56"
C15	50.00'	6.46'	6.45'	N 20°51'28" W	7°24'05"
C16	570.00'	61.18'	61.16'	S 24°08'38" E	03°07'09"
C17	570.00'	62.77'	62.74'	S 20°40'48" E	61°18'56"
C18	50.00'	8.00'	7.99'	N 22°01'37" E	9°10'13"
C19	560.00'	57.63'	57.61'	S 11°20'45" E	5°53'48"
C20	50.00'	21.58'	21.41'	N 41°36'00" W	24°43'42"
C21	50.00'	60.29'	56.71'	N 68°30'32" W	68°08'23"
C22	50.00'	58.45'	55.18'	S 23°27'21" W	66°58'47"
C23	50.00'	41.51'	40.33'	S 33°48'55" E	47°33'48"
C24	50.00'	58.38'	55.12'	N 88°57'14" E	66°53'55"
C25	50.00'	21.59'	21.42'	N 43°08'04" E	24°44'26"
C26	275.00'	7.29'	7.29'	N 01°30'31" W	131°09'
C27	275.00'	64.17'	64.02'	N 06°57'11" W	13°22'11"
C28	275.00'	65.36'	65.21'	N 22°28'48" W	13°37'04"
C29	413.64'	73.05'	72.85'	N 52°13'13" E	107°07'06"
C30	365.00'	47.65'	47.62'	N 50°54'05" E	7°28'50"
C31	265.00'	124.38'	123.10'	S 15°00'08" E	28°30'28"
C32	35.50'	55.35'	49.83'	S 45°19'12" E	89°08'50"
C33	35.50'	55.35'	49.81'	N 45°26'23" E	89°20'20"

BLK	LOT NUMBER	SQ. FT.	BLK	LOT NUMBER	SQ. FT.
D	1	11645	E	1	11317
D	2	10000	E	2	10307
D	3	10000	E	3	10200
D	4	10000	E	4	10002
D	5	10269	E	5	10000
D	6	16662	E	6	11679
D	7	11805	E	7	10060
D	8	10309	E	8	10086
D	9	10062	E	9	10570
D	10	10000	E	10	10488
D	11	10000	E	11	10488
D	12	10045	E	12	10076
D	13	16043	E	13	13156
D	14	16043	E	14	13156
D	15	10754	E	15	10341
D	16	10000	E	16	10031
D	17	10000	E	17	10042
D	18	10000	E	18	10292
D	19	14244			
D	20	11893			
D	21	10907			

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1707 MARKET PLACE BOULEVARD, STE. 220
IRVING, TEXAS 75063
CHRIS GREEN 469-587-5206

ENGINEER: HICKMAN CONSULTING ENGINEERS, INC.
309 CR 1024
FARMERSVILLE, TEXAS 75442
MARK HICKMAN 972-497-9889

SURVEYOR: STANGER SURVEYING CANTON, LLC
581 S. TRADE DAYS BLVD.
CANTON, TEXAS 75103
JEFF DOUGLAS 903-567-5680

A
FINAL PLAT
OF
RICHFIELD ESTATES
PHASE II
39 RESIDENTIAL LOTS/1 HOA LOT/2 BLOCKS
BEING 18.21 ACRES, 793,227 SQ. FT.
OUT OF THE
SAMUEL SLOAN SURVEY, ABSTRACT NO. 1386
CITY OF SACHSE, DALLAS COUNTY, TEXAS