



**Monday, December 11, 2023
Planning and Zoning Commission Meeting**

**Council Chambers
3815 Sachse Road, Building B
6:00 p.m.**

Planning and Zoning Commission meetings are streamed live online or available on-demand (<https://sachsetx.swagit.com/live>).

A. Regular Meeting

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, December 11, 2023, at 6 p.m. to consider the following items of business:
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
3. The public is invited to address the Commission regarding any topic not already on the agenda. The time limit is 3 minutes per speaker. A Public Comment Card should be presented to the acting Secretary prior to the meeting. According to the Texas Open Meetings Act, the Commission is prohibited from discussing any item not posted on the agenda but will take comments under advisement.
4. Consider approval of the October 23, 2023, meeting minutes.
5. Consider and act on a final plat of the Apollo Addition, generally located south of the President George Bush Turnpike and more specifically located at the southwest corner of the intersection of the President George Bush Turnpike Frontage Road and Pleasant Valley Road, within Sachse city limits.
6. Consider and act on a Revised Preliminary Plat for the Trull Center addition, generally located at the southwest corner of Miles Road and Bunker Hill Road, within Sachse city limits.
7. Conduct a public hearing to consider and act on a request for the Martinez Salmon Addition of approximately 0.58 acres of land, being a replat of Lot 1, Block A Desantiago Addition, generally located at 3320 Salmon Street, City of Sachse, Dallas County, Texas, within Sachse city limits.
8. Conduct a public hearing to consider and act on amendments to Chapter 3, Article 1, Section 3-10 Signs and Chapter 11 Zoning Ordinance, Article 4, Section 8 to move and amend the sign ordinance of the City of Sachse.
9. Adjournment.

I, the undersigned authority, do hereby certify that this notice of a public meeting was posted in accordance with the regulations of the Texas Open Meetings Act and was posted on the bulletin board, an accessible location at Sachse City Hall.


Leah K Granger, City Secretary

Posted: 12/08/2023 by 2 pm Removed: _____

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Lauren Rose, ADA Coordinator, via phone at 469-429-0415, via email at lrose@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

A. Regular Meeting

Subject	3. The public is invited to address the Commission regarding any topic not already on the agenda. The time limit is 3 minutes per speaker. A Public Comment Card should be presented to the acting Secretary prior to the meeting. According to the Texas Open Meetings Act, the Commission is prohibited from discussing any item not posted on the agenda but will take comments under advisement.
Meeting	Dec 11, 2023 - Planning and Zoning Commission Meeting
Access	Public
Type	Information, Procedural

Those who wish to speak may [fill out a form](#) or [email](#) the City Secretary prior to the meeting.

A. Regular Meeting

Subject	4. Consider approval of the October 23, 2023, meeting minutes.
Meeting	Dec 11, 2023 - Planning and Zoning Commission Meeting
Access	Public
Type	Minutes
Minutes	View Minutes for Oct 23, 2023 - Planning and Zoning Commission Meeting

File Attachments

[Planning&Zoning Regular Minutes 10.23.2023.pdf \(16 KB\)](#)

**PLANNING AND ZONING COMMISSION OF THE CITY OF SACHSE
OCTOBER 23, 2023, MEETING MINUTES**

The Planning and Zoning Commission of the City of Sachse held a regular meeting on Monday, October 23, 2023, at 6:00 p.m. at Sachse City Hall, 3815-B Sachse Road. Members present were Chairperson Jeanie Marten; Vice Chairperson Scott Ohman; Commissioners Daniel Betten, Travis Mondok, Brian Cox, and Butch Kemper; Councilmember Chance Lindsey, Development Services Director Matt Robinson; and Development Services Coordinator Megan Jay.

Members absent: Hadi Taqui

Chairperson Marten called the meeting to order at 6:00 p.m.

Invocation and Pledges of Allegiance to the US and Texas Flags.

Ms. Marten led the invocation, and Mr. Ohman led the pledges.

Public Comment:

No public comment at this time.

Consider approval of the August 14, 2023, meeting minutes.

Mr. Cox made the motion to approve the minutes as presented. Mr. Ohman seconded the motion, and it carried unanimously.

Consider and act on a revised Preliminary Plat for the Aria Retail Addition, generally located at the northeast corner of President George Bush Turnpike and Merritt Road, within Sachse city limits.

Mr. Robinson presented the proposal to revise the existing preliminary plat, creating five commercial lots, and stated this covers approximately 7.01 acres. Staff recommended approval of the proposed preliminary plat.

Mr. Ohman made a motion to approve the revised preliminary plat subject to all conditions stipulated by the building official and City engineer. Mr. Cox seconded the motion, and it carried unanimously.

Conduct a public hearing to consider and act on a Final Plat of 5th Street District Phase 1, being a replat of lots 1-6, Block 44 of Original Town of Sachse, generally located between 5th Street and Sachse Road and south of Alexander Street, within Sachse city limits.

Mr. Robinson presented the final plat for four commercial lots, being a replat of six lots of the Original Town of Sachse Plat, and stated this covers approximately 2.4420 acres. Staff recommended approval of the final plat.

Mr. Mondok made a motion to approve the final plat subject to all conditions stipulated by the building official and City engineer. Mr. Ohman seconded the motion, and it carried unanimously.

Conduct a public hearing to consider and act on a request by Habeeburrahman Syed Quadri to rezone approximately 4.7 acres of land from AG, Agricultural District to R-39 Single Family Residential District, generally located east of the intersection of Hooper Road and Bailey Road, within Sachse city limits.

Mr. Robinson presented the proposed rezone from AG-Agricultural District to R-39 Single Family Residential, and stated this covers approximately 4.7 acres. Staff recommended approval of the proposed rezoning request as it is in compliance with the Future Land Use Plan and the goals and objectives of the Comprehensive Plan.

Mr. Mondok made a motion to approve the rezoning. Mr. Betten seconded the motion, and it carried unanimously.

Adjournment.

Chairperson Marten adjourned the meeting at 6:27 p.m.

APPROVE:

Scott Ohman, Vice Chairperson

ATTEST:

(Printed Name)

A. Regular Meeting

Subject	5. Consider and act on a final plat of the Apollo Addition, generally located south of the President George Bush Turnpike and more specifically located at the southwest corner of the intersection of the President George Bush Turnpike Frontage Road and Pleasant Valley Road, within Sachse city limits.
Meeting	Dec 11, 2023 - Planning and Zoning Commission Meeting
Access	Public
Type	Action, Discussion
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the final plat as presented.

BACKGROUND

The applicant is proposing to final plat:

- One commercial lot;
- Applicant: Pacheco Koch, a Westwood Company
- Size: 12.043 acres
- The property is zoned PGBT-Turnpike Commercial, which generally allows for commercial, office, and light industrial uses.

OVERVIEW

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

POLICY

There are no policy considerations with this item.

RECOMMENDATION

Per staff's technical review, the proposed final plat is in compliance with the City's subdivision regulations. As such, staff recommends approval of the proposed final plat, subject to all conditions stipulated by the building official and City engineer.

File Attachments

[A5. Presentation Apollo Final Plat P23-16.pdf \(793 KB\).](#)
[Apollo Addition Final Plat.pdf \(1,286 KB\).](#)

Final Plat Apollo Addition

Planning and Zoning Commission

December 11, 2023



Request

Consider and act on a final plat of the Apollo Addition, generally located south of the President George Bush Turnpike and more specifically located at the southwest corner of the intersection of the President George Bush Turnpike Frontage Road and Pleasant Valley Road, within Sachse city limits.

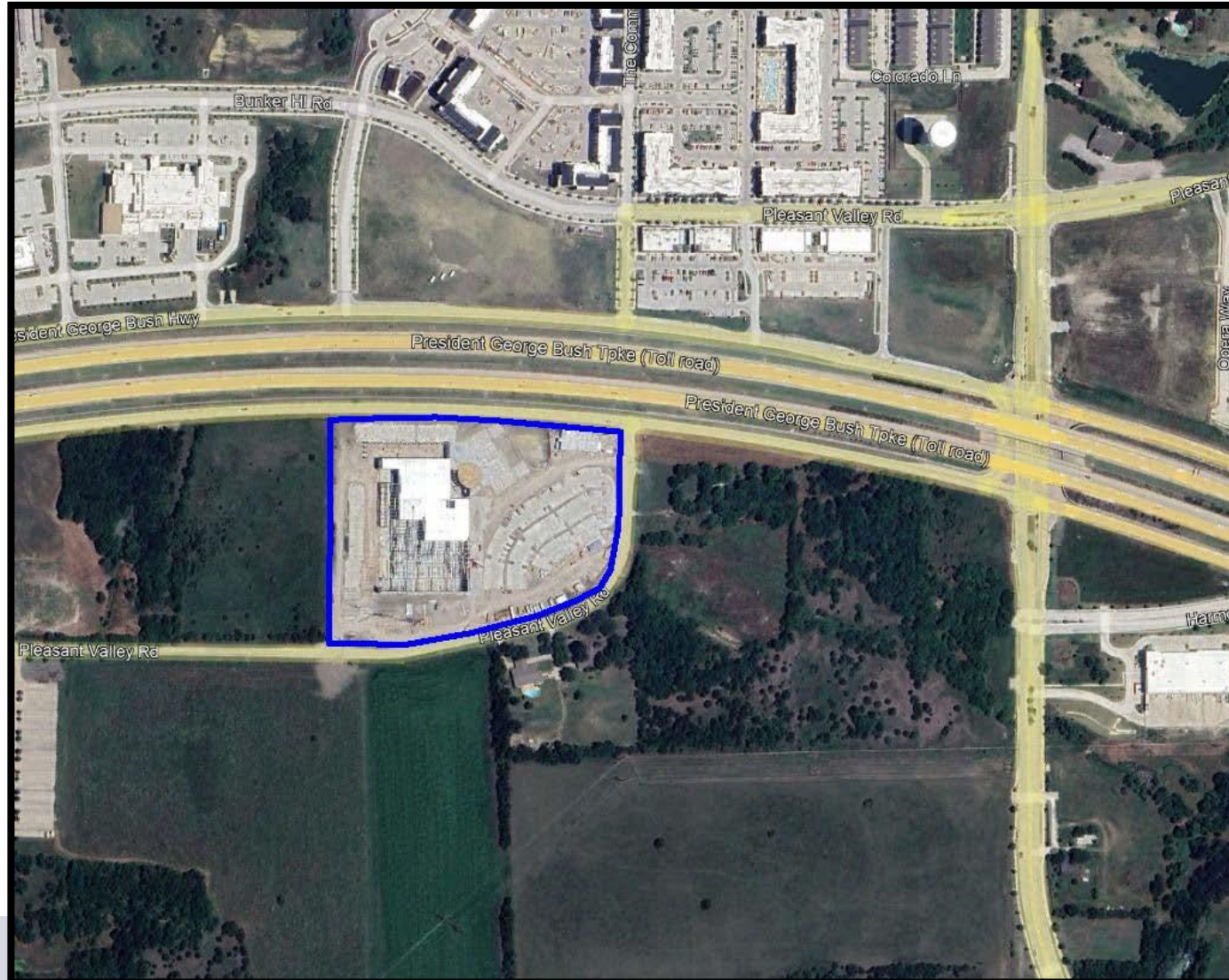


Project Information

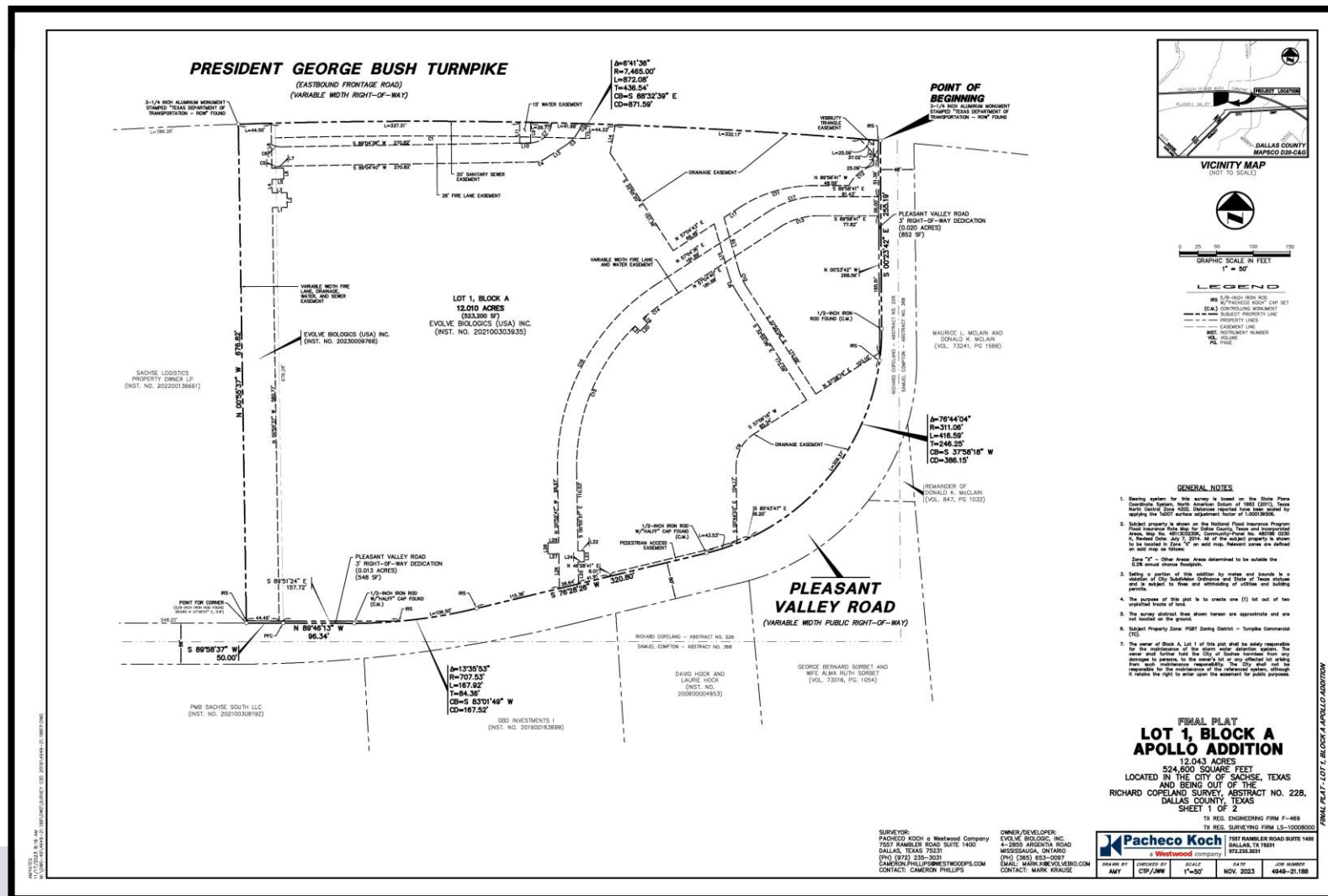
- The applicant is proposing to final plat one commercial lot
- Applicant: Pacheco Koch, a Westwood Company
- Owner: Evolve Biologics
- Size: 12.043 acres
- Zoning: PGBT – Turnpike Commercial



Aerial Map



Proposed Plat



Staff Recommendation

- Per Staff's technical review, the proposed plat is in conformance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official and City Engineer.
- The action of the Planning & Zoning Commission is the final action for the final plat.

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



(EASTBOUND FRONTAGE ROAD)
(VARIABLE WIDTH RIGHT-OF-WAY)

$$L=786.26'$$

POINT OF BEGINNING

15' WATER EASEMENT

VARIABLE WIDTH FIRE
LANE, DRAINAGE,
WATER, AND SEWER
EASEMENT

EVOLVE BIOLOGICS (USA) INC.
(INST. NO. 20230009768)

N 00°55'37" W 676.82'

W 560 77'

S 89°51'24" E

N 89°46'13" W
96.34'

$\Delta = 13^{\circ}35'53''$
 $R = 707.53'$
 $L = 167.92'$
 $T = 84.36'$
 $CB = S \ 83^{\circ}01'49'' \ W$
 $CD = 167.52'$

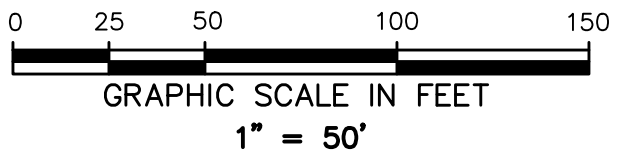
RICHARD COPELAND - ABSTRACT NO. 228
SAMUEL COMPTON - ABSTRACT NO. 368

GEORGE BERNARD SORBET AND
WIFE ALMA RUTH SORBET
(VOL. 73016, PG. 1054)

$\Delta = 76^{\circ}44'04''$
 $R = 311.06'$
 $L = 416.59'$
 $T = 246.25'$
 $CB = S\ 37^{\circ}58'18''\ W$
 $CD = 386.15'$

**PLEASANT
VALLEY ROAD**
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

VICINITY MAP
(NOT TO SCALE)



IRS 5/8-INCH IRON ROD
(C.M.) W/"PACHECO KOCH" CAP SET
— — — — — SUBJECT PROPERTY LINE
— — — — — PROPERTY LINES
— — — — — EASEMENT LINE
INST. INSTRUMENT NUMBER
VOL. VOLUME
PG. PAGE

1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the NAD03 surface adjustment factor of 1.000136566.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas Incorporated Areas, Map No. 4811302303K, Community-Parish No. 480186 0230 K, Revised Date: July 7, 2014. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
 - Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
3. Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and subject to fines and withholding of utilities and building permits.
4. The purpose of this plat is to create one (1) lot out of two unplatted tracts of land.
5. The survey abstract lines shown hereon are approximate and are not located on the ground.
6. Subject Property Zone: PG&B Zoning District - Turpmire Commercial (TC).
7. The owner of Block A, Lot 1 of this plat shall be solely responsible for the maintenance of the storm water detention system. The owner shall further hold the City of Seche harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the retention system, although it retains the right to enter upon the easement for public purposes.

12.043 ACRES
524,600 SQUARE FEET
LOCATED IN THE CITY OF SACHSE, TEXAS
AND BEING OUT OF THE
RICHARD COPELAND SURVEY, ABSTRACT NO. 228,
DALLAS COUNTY, TEXAS
SHEET 1 OF 2

SURVEYOR:
PACHECO KOCH a Westwood Company
7557 RAMBLER ROAD SUITE 1400
DALLAS, TEXAS 75231
(PH) (972) 235-3031
CAMERON.PHILLIPS@WESTWOODPS.COM
CONTACT: CAMERON PHILLIPS

Pacheco Koch
a **Westwood** company

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

<i>DRAWN BY</i> AMY	<i>CHECKED BY</i> CTP/JWW	<i>SCALE</i> 1"=50'	<i>DATE</i> NOV. 2023	<i>JOB NUMBER</i> 4949-21.188
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FINAL PLAT - LOT 1, BLOCK A APOLLO ADDITION

AM\YATES
11/17/2023 8:16 AM
M:\DWG-49\4949-21.188\DWG\SURVEY C3D 2018\4949-21.188FP.DWG

AMY.ATES
MAY 17, 2023 8:17 AM
\\WGC-19\4949-21\B6\DWG\SURVEY_C3D_2018\4949-21\B6FP.DWG

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Evolve Biologics (USA) INC. and The City of Sachse are the owners of a 12.043 acre tract of land situated in the Richard Copeland Survey, Abstract No. 228, Dallas County, Texas; said tract being all of that tract of land described in Special Warranty Deed to Evolve Biologics (USA) Inc. recorded in Instrument No. 202100303935 of the Official Public Records of Dallas County, Texas, and part of that certain tract of land described in Special Warranty Deed to Evolve Biologics (USA) Inc. recorded in Instrument No. 20230009768 of the said Official Public Records; said 12.043 acre tract being more particularly described as follows:

BEGINNING, at an 3-1/4 inch aluminum monument stamped 'TEXAS DEPARTMENT OF TRANSPORTATION – ROW' found for corner at the intersection of the south right-of-way line of President George Bush Turnpike (State Highway 190, a variable width right-of-way, 350 feet wide at this point) and the west right-of-way line of Pleasant Valley Road (a variable width right-of-way); said point being the northeast corner of said Evolve Biologics (USA) Inc. Tract;

THENCE, departing the said south line of President George Bush Turnpike and along the said west line of Pleasant Valley Road, and the east line of said Evolve Biologics (USA) Inc. Tract (202100303935), and the south line of said City of Sachse tract, the following six (6) calls:

South 00 degrees, 23 minutes, 42 seconds East a distance of 255.19 feet to a 1/2-inch iron rod found for corner at the beginning of a non-tangent curve to the right;

In a southwesterly direction along said curve to the right, having a central angle of 76 degrees, 44 minutes, 04 seconds, a radius of 311.06 feet, a chord bearing and distance of South 37 degrees, 58 minutes, 18 seconds West, 386.15 feet, an arc distance of 416.59 feet to a 1/2-inch iron rod with HALF" cap found for corner at the end of said curve;

South 76 degrees, 28 minutes, 26 seconds West, a distance of 320.80 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the beginning of a non tangent curve to the right;

In a southwesterly direction along said curve to the right, having a central angle of 13 degrees, 35 minutes, 53 seconds, a radius of 707.53 feet, a chord bearing and distance of South 83 degrees, 01 minutes, 49 seconds West, 167.52 feet, an arc distance of 167.92 feet to a 1/2-inch iron rod with HALF" cap found for corner at the end of said curve;

North 89 degrees, 46 minutes, 13 seconds West, a distance of 96.34 feet to a point for the southeast corner of said Evolve Biologics (USA) Inc. tract (20230009768) and the southwest corner of said Evolve Biologics (USA) Inc. tract (202100303935);

South 89 degrees, 58 minutes, 37 seconds West, a distance of 50.00 feet to a point for corner; said point being the southwest corner of said Evolve Biologics (USA) Inc. tract (20230009768) and the southeast corner of a that certain tract of land described in Special Warranty Deed to Sachse Logistics Property Owner LP recorded in Instrument No. 202200136661 of said Official Public Records; from said point a 5/8-inch iron rod found bears North 47 degrees, 35 minutes, 57 seconds East, a distance of 0.8 feet;

THENCE, North 00 degrees, 55 minutes, 37 seconds West, departing the said northerly line of Pleasant Valley Road, and along the east line of said Sachse Logistics Property Owner LP tract and the west line of said Evolve Biologics (USA) Inc. tract (20230009768), a distance of 676.82 feet to an 3-1/4 inch aluminum monument stamped 'TEXAS DEPARTMENT OF TRANSPORTATION – ROW' found for corner in the said south line of President George Bush Turnpike; said point being the northeast corner of said Sachse Logistics Property Owner LP tract and the northwest corner of said Evolve Biologics (USA) Inc. tract (20230009768); said point also being at the beginning of a non-tangent curve to the right;

THENCE, in a southeasterly direction along said curve to the right, having a central angle of 06 degrees, 41 minutes, 36 seconds , a radius of 7,465.00 feet, a chord bearing and distance of South 88 degrees, 32 minutes, 39 seconds East, 871.59 feet, an arc distance of 872.08 feet to the POINT OF BEGINNING;

CONTAINING: 524,600 square feet or 12.043 acres of land, more or less, of which 1,400 square feet (0.033 acres) is being dedicated for right-of-way.

LINE TABLE								
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 89°04'23" E	19.94'	L11	N 00°33'43" W	28.95'	L21	N 45°55'35" W	9.83'
L2	N 00°46'56" W	20.00'	L12	S 01°41'41" W	20.00'	L22	N 89°04'25" E	8.48'
L3	S 89°11'16" W	19.99'	L13	S 56°50'23" W	31.92'	L23	S 00°55'22" E	15.00'
L4	N 00°55'37" W	18.29'	L14	S 10°25'26" W	39.25'	L24	S 89°04'25" W	8.48'
L5	N 89°04'38" E	15.95'	L15	S 15°50'32" E	68.95'	L25	S 00°55'37" E	29.80'
L6	N 00°51'09" W	15.00'	L16	N 15°50'15" W	72.45'	L26	N 00°55'47" W	47.17'
L7	S 89°04'38" W	15.97'	L17	N 57°04'43" E	26.00'	L27	S 89°04'31" W	14.52'
L8	N 00°55'37" W	61.16'	L18	N 00°00'37" E	34.54'	L28	N 00°55'35" W	15.00'
L9	S 00°33'43" E	28.52'	L19	S 45°55'35" E	9.11'	L29	N 89°04'25" E	14.52'
L10	S 89°26'17" W	15.00'	L20	S 44°04'25" W	15.00'			

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	3°14'31"	7,445.00	421.25	210.68	S 89°53'15" E	421.20
C2	12°39'47"	35.00	7.74	3.88	S 30°28'38" W	7.72
C3	32°41'39"	54.01	30.82	15.84	S 40°29'33" W	30.40
C4	32°14'00"	30.00	16.88	8.67	S 72°57'23" W	16.66
C5	25°06'25"	30.00	13.15	6.68	S 76°31'45" W	13.04
C6	27°50'06"	30.00	14.57	7.43	S 77°00'19" E	14.43
C7	83°49'14"	30.00	43.89	26.93	N 47°10'01" E	40.08
C8	16°29'18"	107.50	30.94	15.58	S 24°40'23" E	30.83
C9	57°13'56"	52.26	52.20	28.51	S 28°29'18" W	50.06
C10	17°04'51"	92.50	27.58	13.89	N 24°22'40" W	27.47
C11	32°56'36"	182.00	104.64	53.81	N 73°33'01" E	103.21
C12	45°31'19"	56.00	44.49	23.49	N 50°36'53" E	43.33
C13	34°54'38"	98.71	60.14	31.04	S 74°35'46" W	59.22
C14	8°38'57"	268.04	40.46	20.27	S 52°44'54" W	40.42
C15	46°08'26"	268.04	215.85	114.16	S 22°08'36" W	210.06
C16	58°00'11"	294.03	297.66	162.99	N 28°04'26" E	285.11
C17	32°55'52"	124.02	71.28	36.65	N 73°33'22" E	70.30

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Evolve Biologics, Inc., acting by and through its duly authorized agent, does hereby bind themselves and their heirs, assigns and successors of title this plat designating the hereinabove described property as **LOT 1, BLOCK A, APOLLO ADDITION**, an addition to the City of Sachse, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

Witness my hand at Sachse, Texas, this _____ day of _____, 2023.

Owner(s)

Authorized Signatory

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Mark Krouse, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Justin W. Waldrip, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Sachse Planning and Zoning Commission.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 11/18/23.

Justin W. Waldrip
Texas Registered Professional Land Surveyor,
No. 6179
Justin.Waldrip@westwoodps.com

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Justin W. Waldrip, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the 1x0007 surface adjustment factor of 1.000185506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0230K, Community-Panel No. 480186 0230 K, Revised Date: July 7, 2014. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

Zone "X" – Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.
- The purpose of this plat is to create one (1) lot out of two unplatted tracts of land.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- Subject Property Zone: PGBT Zoning District – Turnpike Commercial (TC).
- The owner of Block A, Lot 1 of this plat shall be solely responsible for the maintenance of the storm water detention system. The owner shall further hold the City of Sachse harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Director of Development Services of the City of Sachse Texas, in accordance with the City of Sachse Subdivision Ordinance, Review & Approval Procedures.

The Director of Development Services of the City of Sachse, Texas Hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the City of Sachse Code of Ordinances and with engineering construction standards and processes adopted by the City of Sachse, Texas as to which his/her approval is required.

Director of Development Services _____ Date _____

ATTEST:

Signature _____ Date _____

Name & Title _____

APPROVED BY: Planning and Zoning Commission
City of Sachse

Chairman, Planning and Zoning Commission _____ Date _____

ATTEST:

Signature _____ Date _____

Name & Title _____

FINAL PLAT
**LOT 1, BLOCK A
APOLLO ADDITION**
12.043 ACRES
524,600 SQUARE FEET
LOCATED IN THE CITY OF SACHSE, TEXAS
AND BEING OUT OF THE
RICHARD COPELAND SURVEY, ABSTRACT NO. 228,
DALLAS COUNTY, TEXAS
SHEET 2 OF 2

TX REG. ENGINEERING FIRM F-469

TX REG. SURVEYING FIRM LS-10008000

SURVEYOR:
PACHECO KOCH a Westwood Company
7557 RAMBLER ROAD SUITE 1400
DALLAS, TEXAS 75231
(PH) (972) 235-3031
CAMERON.PHILLIPS@WESTWOODPS.COM
CONTACT: CAMERON PHILLIPS

OWNER/DEVELOPER:
EVOLVE BIOLOGIC, INC.
4-2855 ARGENTIA ROAD
MISSISSAUGA, ONTARIO
(PH) (365) 653-0097
EMAIL: MARK.K@EVOLVEBIO.COM
CONTACT: MARK KRAUSE



DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
AMY	CTP/JWW	NONE	NOV. 2023	4949-21.188

FINAL PLAT - LOT 1, BLOCK A APOLLO ADDITION

A. Regular Meeting

Subject	6. Consider and act on a Revised Preliminary Plat for the Trull Center addition, generally located at the southwest corner of Miles Road and Bunker Hill Road, within Sachse city limits.
Meeting	Dec 11, 2023 - Planning and Zoning Commission Meeting
Access	Public
Type	Action, Discussion
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the revised preliminary plat, subject to all conditions stipulated by the Building Official and City Engineer.

BACKGROUND

The applicant is proposing to amend lot two of the approved Trull Center preliminary plat to incorporate an adjacent parcel:

- Applicant: Valk Properties Three, LLC
- Owner: Cumulus Design, INC
- Size: 1.37 acres
- The property is zoned PGBT - Turnpike Mixed-Use, which generally allows for commercial, office, and residential uses.

OVERVIEW

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

POLICY

There are no policy considerations with this item.

RECOMMENDATION

Per staff's technical review, the proposed preliminary plat is in compliance with the City's subdivision regulations. As such, staff recommends approval of the proposed preliminary plat, subject to all conditions stipulated by the Building Official and City Engineer.

File Attachments

[A6. Presentation Trull Prelim Plat P23-13.pdf \(717 KB\)](#)
[Trull Center Revised Preliminary Plat P23-13.pdf \(616 KB\)](#)

Preliminary Plat Trull Center

Planning and Zoning Commission
December 11, 2023



Request

Consider and act on a Revised Preliminary Plat for the Trull Center addition, generally located at the southwest corner of Miles Road and Bunker Hill Road, within Sachse city limits.



Project Information

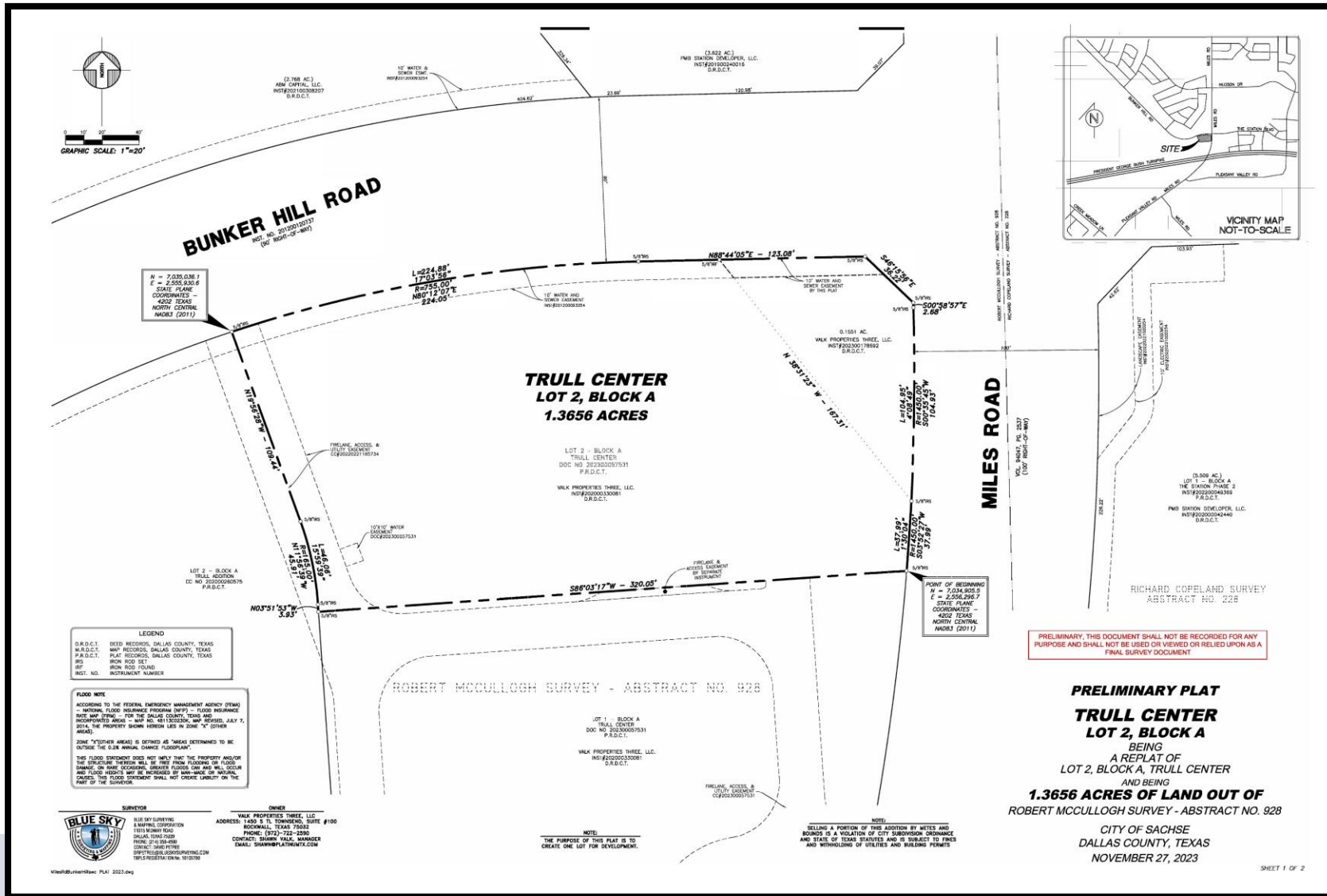
- Proposal to amend lot two of the approved Trull Center preliminary plat to incorporate an adjacent parcel
- Applicant: Valk Properties Three, LLC
- Owner: Cumulus Design, INC
- Size: Approximately 1.37 acres
- Site Attributes: Vacant land
- Current Zoning: Turnpike Mixed-Use



Aerial Map



Proposed Plat

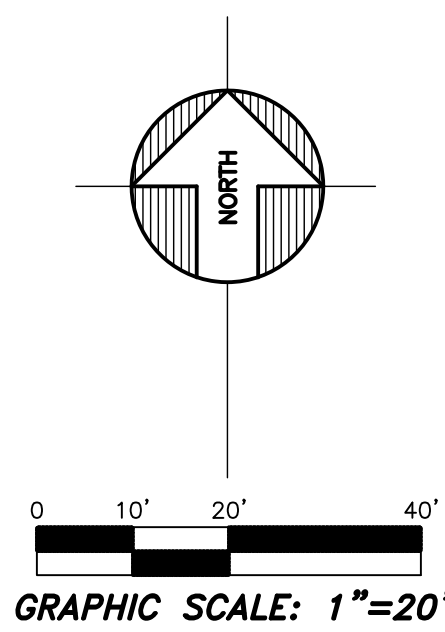


Staff Recommendation

- Per Staff's technical review, the proposed plat is in conformance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official and City Engineer.
- The action of the Planning & Zoning Commission is the final action for the preliminary plat.

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





BUNKER HILL ROAD
INST. NO. 201200120737
(90' RIGHT-OF-WAY)

N = 7,035,036.1
E = 2,555,930.6
STATE PLANE
COORDINATES -
4202 TEXAS
NORTH CENTRAL
NAD83 (2011)

**TRULL CENTER
LOT 2, BLOCK A
1.3656 ACRES**

LOT 2 - BLOCK A
TRULL CENTER
DOC NO. 202300057531
P.R.D.C.T.

VALK PROPERTIES THREE, LLC.
INST#202000330081
D.R.D.C.T.

LOT 2 - BLOCK A
TRULL ADDITION
CC NO. 202000260575
P.R.D.C.T.

LEGEND
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
IRS IRON ROD SET
IRF IRON ROD FOUND
INST. NO. INSTRUMENT NUMBER

FLOOD NOTE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 481300230K, MAP REVISED, JULY 7, 2014, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).
ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE 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.



SURVEYOR

BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
CONTACT: DAVID PETREE
DRPTREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER

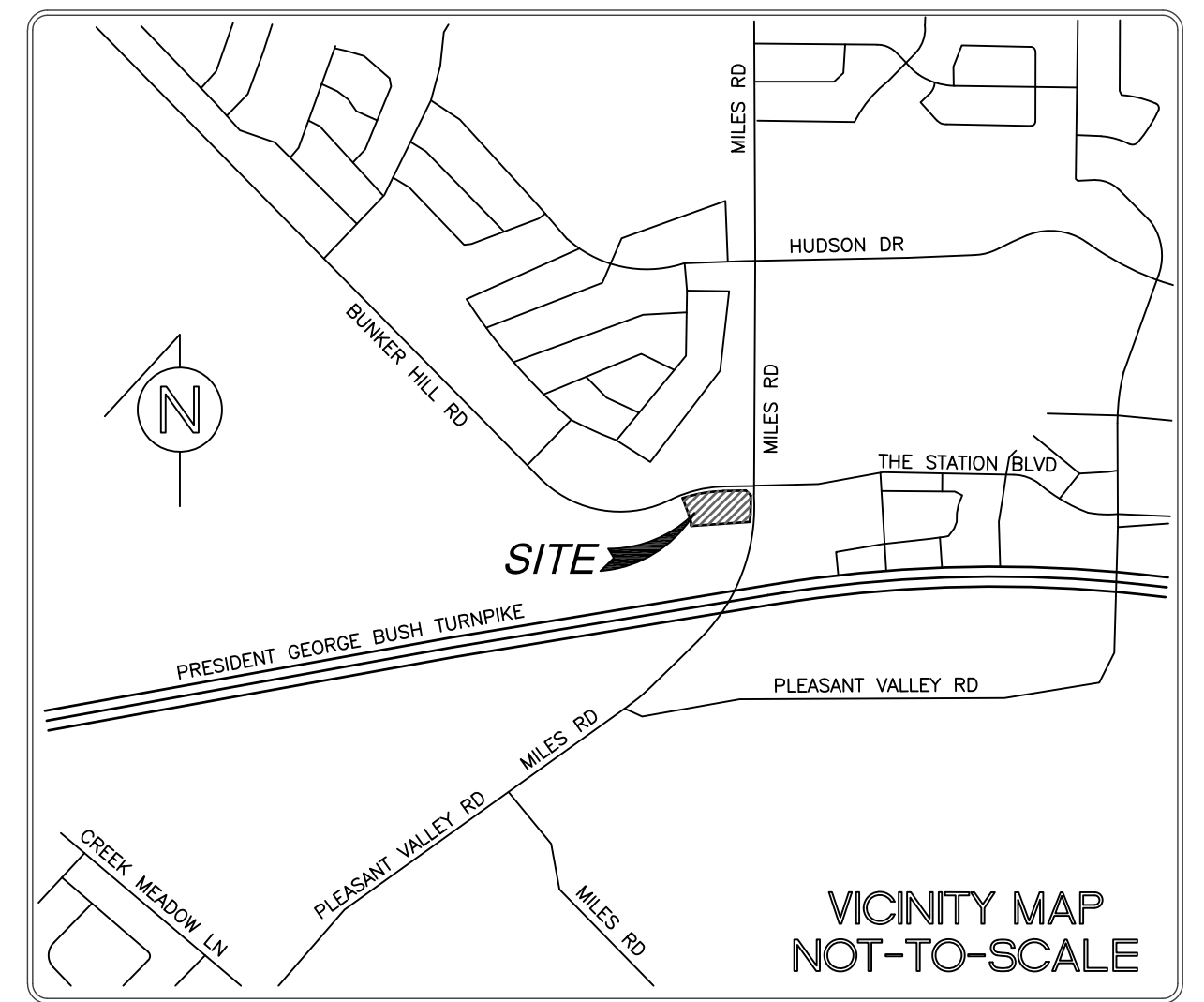
VALK PROPERTIES THREE, LLC
ADDRESS: 1450 S TL TOWNSEND, SUITE #100
ROCKWALL, TEXAS 75032
PHONE: (972)-722-2590
CONTACT: SHAWN VALK, MANAGER
EMAIL: SHAWN@PLATINUMTX.COM

NOTE:

THE PURPOSE OF THIS PLAT IS TO
CREATE ONE LOT FOR DEVELOPMENT.

NOTE:

SELLING A PORTION OF THIS ADDITION BY METES AND
BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE
AND STATE OF TEXAS STATUTES AND IS SUBJECT TO FINES
AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS



**VICINITY MAP
NOT-TO-SCALE**

MILES ROAD

VOL. 94047, PG. 2537
(100' RIGHT-OF-WAY)

RICHARD COPELAND SURVEY
ABSTRACT NO. 228

(5.509 AC.)
LOT 1 - BLOCK A
THE STATION PHASE 2
INST#202200049369
P.R.D.C.T.
PMB STATION DEVELOPER, LLC.
INST#20200042440
D.R.D.C.T.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT

**PRELIMINARY PLAT
TRULL CENTER
LOT 2, BLOCK A
BEING
A REPLAT OF
LOT 2, BLOCK A, TRULL CENTER
AND BEING
1.3656 ACRES OF LAND OUT OF
ROBERT MCCULLOUGH SURVEY - ABSTRACT NO. 928**

**CITY OF SACHSE
DALLAS COUNTY, TEXAS
NOVEMBER 27, 2023**

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF DALLAS}

WHEREAS VALK PROPERTIES THREE, LLC. IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE ROBERT MCCULLOUGH SURVEY, ABSTRACT NO. 928, ALSO BEING ALL OF AS CALLED 0.1551 ACRE TRACT OF LAND CONVEYED TO VALK PROPERTIES THREE, LLC BY DEED RECORDED IN DOCUMENT NUMBER 202300178692 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 2, BLOCK A OF TRULL CENTER, AN ADDITION TO THE CITY OF SACHSE ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 202300057531, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 1890" SET FOR THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK A, AND BEING THE NORTHEAST CORNER OF LOT 1, BLOCK A, OF SAID TRULL CENTER, AND ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF MILES ROAD, A 100 FOOT RIGHT-OF-WAY (VOLUME 94047, PAGE 2537);

THENCE SOUTH 86° 03' 17" WEST, DEPARTING SAID MILES ROAD, AND FOLLOWING ALONG THE COMMON LINE OF SAID LOTS 1 AND 2, FOR A DISTANCE OF 320.05 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 1890" SET FOR THE SOUTHWEST CORNER OF SAID LOT 2, AND BEING THE NORTHWEST CORNER OF SAID LOT 1, AND ALSO BEING A POINT ON THE EAST LINE OF LOT 2, BLOCK A, TRULL ADDITION, AN ADDITION TO THE CITY OF SACHSE, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NUMBER 2022000260575, PLAT RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 03° 51' 53" WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 2, TRULL CENTER, AND SAID LOT 2, TRULL ADDITION, FOR A DISTANCE OF 3.93 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 1890" SET FOR THE BEGINNING OF A CURVE TO THE LEFT THROUGH AN ANGLE OF 15° 59' 39", HAVING A RADIUS OF 165.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 11° 56' 39" WEST FOR A DISTANCE OF 45.91 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 46.06 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 1890" SET;

THENCE NORTH 19° 56' 28" WEST AND CONTINUING ALONG THE COMMON LINE OF SAID LOT 2, TRULL CENTER, AND SAID LOT 2, TRULL ADDITION FOR A DISTANCE OF 109.44 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 1890" SET FOR THE NORTHWEST CORNER OF SAID LOT 2, TRULL CENTER, AND BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BUNKER HILL ROAD, A 90 FOOT RIGHT-OF-WAY (INSTRUMENT NUMBER 201200120737), SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 17° 03' 56", HAVING A RADIUS OF 755.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 80° 12' 07" EAST FOR A DISTANCE OF 224.05 FEET;

THENCE NORTHEASTERLY ALONG BUNKER HILL ROAD, AND ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 224.88 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 1890" SET;

THENCE NORTH 88° 44' 05" EAST FOR A DISTANCE OF 123.08 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 1890" SET FOR CORNER AT THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID BUNKER HILL ROAD AND SAID MILES ROAD;

THENCE SOUTH 46° 15' 56" EAST AND FOLLOWING ALONG SAID CORNER CLIP FOR A DISTANCE OF 36.22 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 1890" SET FOR CORNER;

THENCE SOUTH 00° 58' 57" EAST FOR A DISTANCE OF 2.68 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 1890" SET FOR THE BEGINNING OF A TO THE RIGHT THROUGH 04° 08' 49", HAVING A RADIUS OF 1450.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 00° 35' 45" WEST FOR A DISTANCE OF 104.93 FEET

THENCE SOUTHWESTERLY ALONG THE COMMON LINE OF SAID LOT 2, TRULL CENTER, AND SAID MILES ROAD, AND ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 104.95 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 1890" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT THROUGH AN ANGLE OF 01° 30' 04", HAVING A RADIUS OF 1450.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 03° 52' 27" WEST FOR A DISTANCE OF 37.99 FEET;

THENCE SOUTHWESTERLY AND CONTINUING ALONG THE COMMON LINE OF SAID LOT 2, TRULL CENTER, AND SAID MILES ROAD, AND ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 37.99 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.3656 ACRES (59,484 SQUARE FEET) OF LAND, MORE OR LESS.

NOTE:

ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, VALK PROPERTIES THREE, LLC., OWNERS, DO HEREBY BIND THEMSELVES AND THEIR HEIRS, ASSIGNEES AND SUCCESSORS OF TITLE THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 2, BLOCK A, TRULL CENTER, AN ADDITION TO THE CITY OF SACHSE, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND RIGHT-OF-WAY EASEMENTS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF GARBAGE COLLECTION AGENCIES AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS TO THE CITY OF SACHSE, TEXAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF _____, 2023.

VALK PROPERTIES THREE, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
SHAWN VALK, MANAGER

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID PETREE, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH PLATTING RULES AND REGULATIONS OF THE CITY OF SACHSE PLANNING AND ZONING COMMISSION.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS }
COUNTY OF DALLAS }

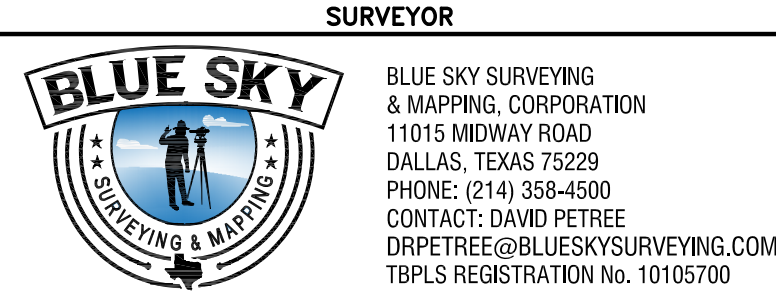
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID PETREE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

PRELIMINARY PLAT
TRULL CENTER
LOT 2, BLOCK A
BEING
A REPLAT OF
LOT 2, BLOCK A, TRULL CENTER
AND BEING
1.3656 ACRES OF LAND OUT OF
ROBERT MCCULLOUGH SURVEY - ABSTRACT NO. 928

CITY OF SACHSE
DALLAS COUNTY, TEXAS
NOVEMBER 27, 2023



SURVEYOR

BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
CONTACT: DAVID PETREE
DPEETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER

VALK PROPERTIES THREE, LLC
ADDRESS: 1450 S TL TOWNSEND, SUITE #100
ROCKWALL, TEXAS 75032
PHONE: (972)-722-2590
CONTACT: SHAWN VALK, MANAGER
EMAIL: SHAWN@PLATINUMTX.COM

A. Regular Meeting

Subject	7. Conduct a public hearing to consider and act on a request for the Martinez Salmon Addition of approximately 0.58 acres of land, being a replat of Lot 1, Block A Desantiago Addition, generally located at 3320 Salmon Street, City of Sachse, Dallas County, Texas, within Sachse city limits.
Meeting	Dec 11, 2023 - Planning and Zoning Commission Meeting
Access	Public
Type	Action, Discussion
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the residential replat, subject to all conditions stipulated by the Building Official and City Engineer.

BACKGROUND

The applicant is proposing to replat one residential lot into two residential lots:

- Applicant: CBG Surveying Texas, LLC
- Owner: Samantha Martinez and Fernando Cesate
- Size: 0.58 acres
- The property is zoned R-5, Single Family Residential

OVERVIEW

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

POLICY

There are no policy considerations with this item.

RECOMMENDATION

Per staff's technical review, the proposed replat is in compliance with the City's subdivision regulations. As such, staff recommends approval of the proposed replat, subject to all conditions stipulated by the Building Official and City Engineer.

File Attachments

[A7. Presentation Martinez Replat P23-11.pdf \(928 KB\)](#)
[Martinez Salmon Addition - Replat.pdf \(950 KB\)](#)

Replat Martinez Salmon Addition

Planning and Zoning Commission

December 11, 2023



Request

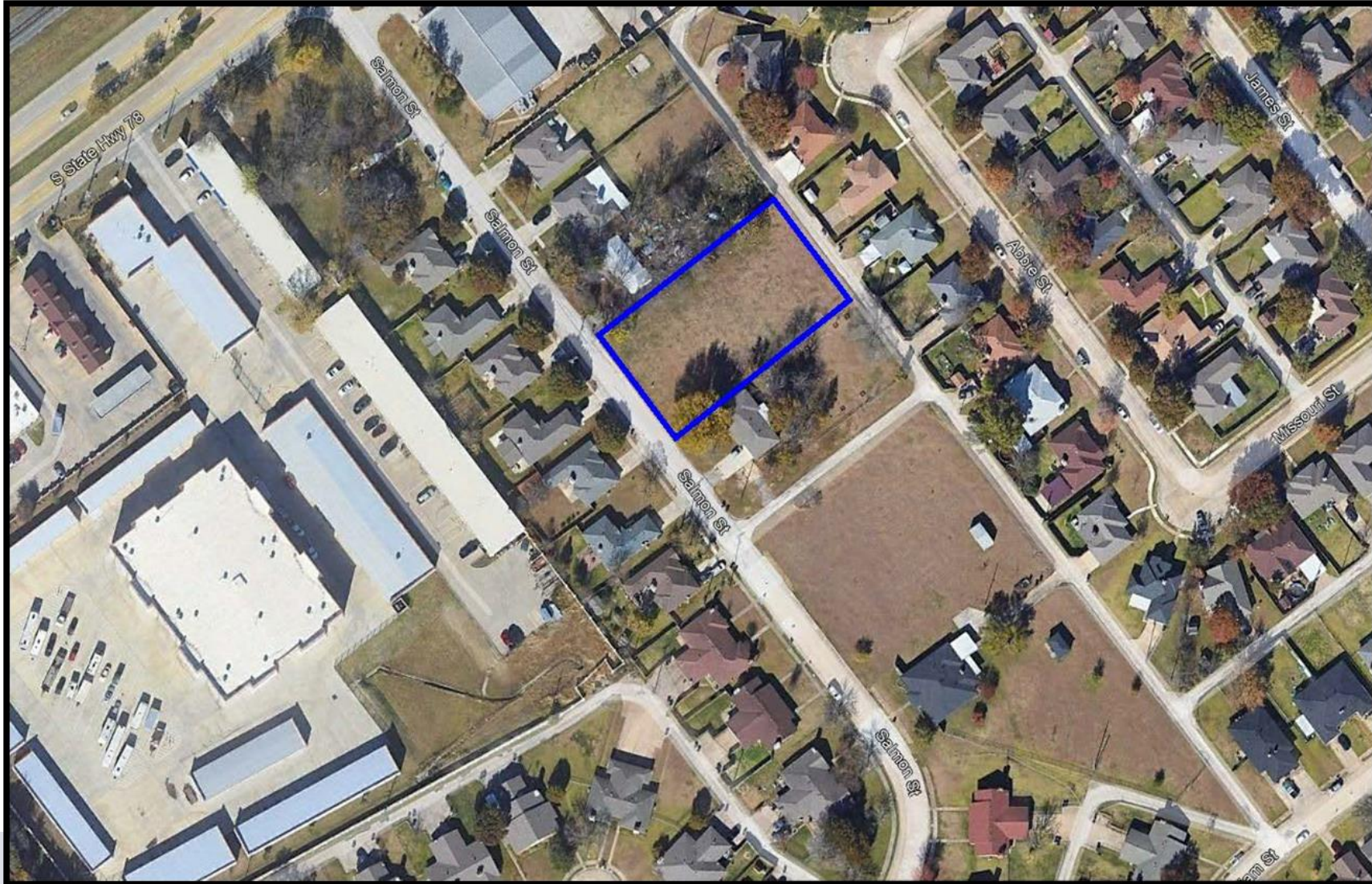
Conduct a public hearing to consider and act on a request for the Martinez Salmon Addition of approximately 0.58 acres of land, being a replat of Lot 1, Block A Desantiago Addition, generally located at 3320 Salmon Street, City of Sachse, Dallas County, Texas, within Sachse city limits.



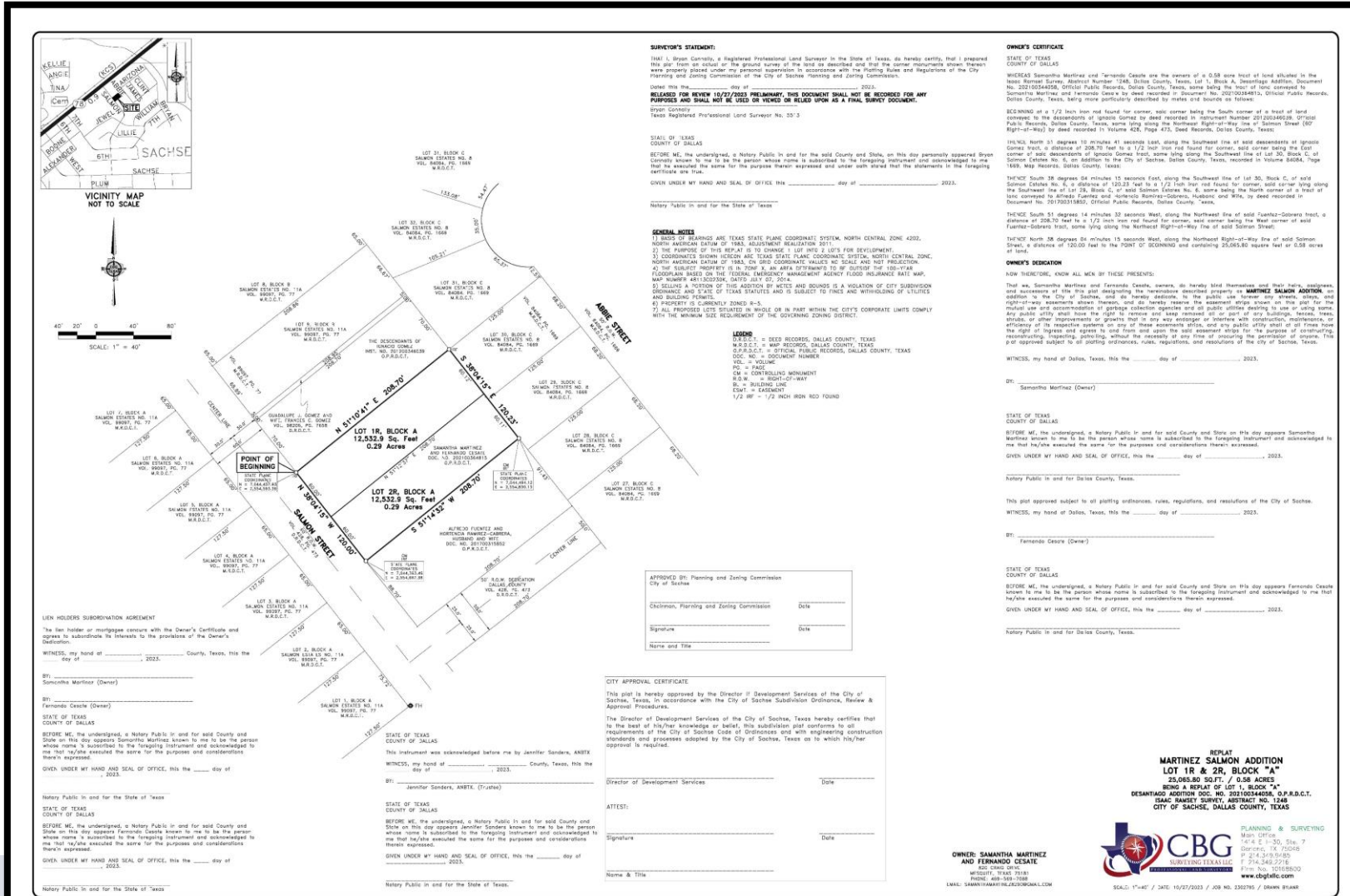
Project Information

- Proposal to replat one residential lot into two residential lots.
- Applicant: CBG Surveying Texas, LLC
- Owner: Samantha Martinez and Fernando Cesate
- Size: Approximately 0.58 acres
- Site Attributes: Vacant
- Current Zoning: R-5, Single Family Residential

Aerial Map



Proposed Plat

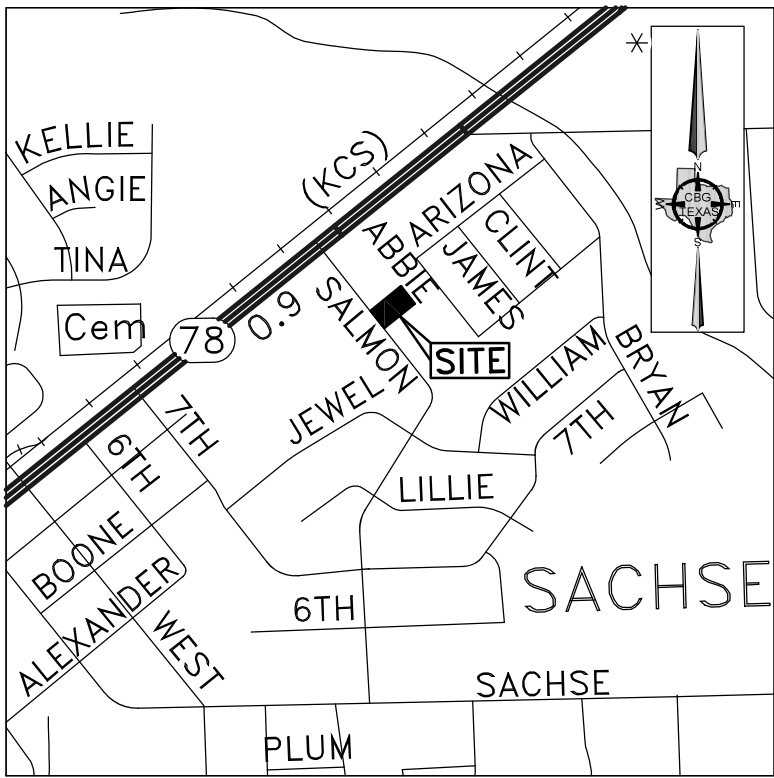


Staff Recommendation

- Per Staff's technical review, the proposed plat is in conformance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official and City Engineer.
- The action of the Planning & Zoning Commission is the final action for the residential replat.

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





VICINITY MAP
NOT TO SCALE



40' 20' 0 40' 80'

SCALE: 1" = 40'

LIEN HOLDERS SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

WITNESS, my hand at _____, County, Texas, this the ____ day of _____, 2023.

BY: _____
Samantha Martinez (Owner)

BY: _____
Fernando Cesate (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Samantha Martinez known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2023.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Fernando Cesate known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

THAT I, Bryan Connally, a Registered Professional Land Surveyor in the State of Texas, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City Planning and Zoning Commission of the City of Sachse Planning and Zoning Commission.

Dated this the _____ day of _____, 2023.

RELEASED FOR REVIEW 10/27/2023 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

GENERAL NOTES

- 1) BASIS OF BEARINGS ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- 2) THE PURPOSE OF THIS REPLAT IS TO CHANGE 1 LOT INTO 2 LOTS FOR DEVELOPMENT.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES NO SCALE AND NOT PROJECTION.
- 4) THE SUBJECT PROPERTY IS IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48113C0230K, DATED JULY 07, 2014.
- 5) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE OF TEXAS STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 6) PROPERTY IS CURRENTLY ZONED R-5.
- 7) ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENT OF THE GOVERNING ZONING DISTRICT.

LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
DOC. NO. = DOCUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
BL = BUILDING LINE
ESMT. = EASEMENT
1/2 IRF = 1/2 INCH IRON ROD FOUND

APPROVED BY: Planning and Zoning Commission
City of Sachse

Chairman, Planning and Zoning Commission _____ Date _____

Signature _____ Date _____

Name and Title _____

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Director of Development Services of the City of Sachse, Texas, in accordance with the City of Sachse Subdivision Ordinance, Review & Approval Procedures.

The Director of Development Services of the City of Sachse, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the City of Sachse Code of Ordinances and with engineering construction standards and processes adopted by the City of Sachse, Texas as to which his/her approval is required.

Director of Development Services _____ Date _____

ATTEST:

Signature _____ Date _____

Name & Title _____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Samantha Martinez and Fernando Cesate are the owners of a 0.58 acre tract of land situated in the Isaac Ramset Survey, Abstract Number 1248, Dallas County, Texas, Lot 1, Block A, Desantiago Addition, Document No. 202100344058, Official Public Records, Dallas County, Texas, same being the tract of land conveyed to Samantha Martinez and Fernando Cesate by deed recorded in Document No. 202100364815, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the South corner of a tract of land conveyed to the descendants of Ignacio Gomez by deed recorded in Instrument Number 201200346039, Official Public Records, Dallas County, Texas, same lying along the Northeast Right-of-Way line of Salmon Street (60' Right-of-Way) by deed recorded in Volume 428, Page 473, Deed Records, Dallas County, Texas;

THENCE North 51 degrees 10 minutes 41 seconds East, along the Southeast line of said descendants of Ignacio Gomez tract, a distance of 208.70 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of said descendants of Ignacio Gomez tract, same lying along the Southwest line of Lot 30, Block C, of Salmon Estates No. 6, an Addition to the City of Sachse, Dallas County, Texas, recorded in Volume 84084, Page 1669, Map Records, Dallas County, Texas;

THENCE South 38 degrees 04 minutes 15 seconds East, along the Southwest line of Lot 30, Block C, of said Salmon Estates No. 6, a distance of 120.23 feet to a 1/2 inch iron rod found for corner, said corner lying along the Southwest line of Lot 29, Block C, of said Salmon Estates No. 6, same being the North corner of a tract of land conveyed to Alfredo Fuentez and Hortencia Ramirez-Gabrera, Husband and Wife, by deed recorded in Document No. 201700315852, Official Public Records, Dallas County, Texas,

THENCE South 51 degrees 14 minutes 32 seconds West, along the Northwest line of said Fuentez-Gabrera tract, a distance of 208.70 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of said Fuentez-Gabrera tract, same lying along the Northeast Right-of-Way line of said Salmon Street;

THENCE North 38 degrees 04 minutes 15 seconds West, along the Northeast Right-of-Way line of said Salmon Street, a distance of 120.00 feet to the POINT OF BEGINNING and containing 25,065.80 square feet or 0.58 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Samantha Martinez and Fernando Cesate, owners, do hereby bind themselves and their heirs, assignees, and successors of title this plat designating the hereinabove described property as **MARTINEZ SALMON ADDITION**, an addition to the City of Sachse, and do hereby dedicate, to the public use forever any streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with construction, maintenance, or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the city of Sachse, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2023.

BY: _____
Samantha Martinez (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Samantha Martinez known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for Dallas County, Texas.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sachse.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2023.

BY: _____
Fernando Cesate (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Fernando Cesate known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for Dallas County, Texas.

REPLAT
MARTINEZ SALMON ADDITION
LOT 1R & 2R, BLOCK "A"
25,065.80 SQ.FT. / 0.58 ACRES
BEING A REPLAT OF LOT 1, BLOCK "A"
DESANTIAGO ADDITION DOC. NO. 202100344058, O.P.R.D.C.T.
ISAAC RAMSEY SURVEY, ABSTRACT NO. 1248
CITY OF SACHSE, DALLAS COUNTY, TEXAS



PLANNING & SURVEYING
Main Office
1414 E I-30, Ste. 7
Garland, TX 75048
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

OWNER: SAMANTHA MARTINEZ
AND FERNANDO CESATE
620 CRAIG DRIVE
MESQUITE, TEXAS 75181

PHONE: 469-569-7088
EMAIL: SAMANTHAMARTINEZ8290@GMAIL.COM

SCALE: 1"=40' / DATE: 10/27/2023 / JOB NO. 2302795 / DRAWN BY:ANR

A. Regular Meeting

Subject	8. Conduct a public hearing to consider and act on amendments to Chapter 3, Article 1, Section 3-10 Signs and Chapter 11 Zoning Ordinance, Article 4, Section 8 to move and amend the sign ordinance of the City of Sachse.
Meeting	Dec 11, 2023 - Planning and Zoning Commission Meeting
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Recommend approval of the ordinance amendments.

BACKGROUND

Staff brought forward an item to City Council at their October 16, 2023, meeting to discuss potential amendments to the sign regulations of the City of Sachse. Staff received general feedback and direction on the amendments proposed.

This maintenance of existing ordinances is considered routine in order to provide a healthy and functioning regulatory framework that meets the needs of the community.

OVERVIEW

Staff identified and Council provided direction on the following proposed updates to the sign regulations:

- Refine wording and formatting to clarify and make the sign ordinance more user-friendly;
- Relocation of sign regulations to the zoning ordinance for ease of use and to allow to be incorporated into Planned Development zoning requests; and
- Regulation amendments to address the following:
 - Changeable Electronic Variable Message Signs (CEVMS)
 - Political Signs
 - Billboards
 - Murals
 - Electric Vehicle Chargers

The City Council provided feedback on these items and staff made the proposed amendments to the ordinance.

The ongoing maintenance of regulations and the streamlining of processes and provisions are identified as tasks in the City's 2017 Comprehensive Plan.

POLICY

Facilitating development within Sachse by enacting standards that align with state law and the vision established by the City's Comprehensive Plan.

Providing ongoing maintenance of City ordinances.

The current Sign Ordinance is available here: <https://ecode360.com/39964942>.

RECOMMENDATION

Staff recommends approval of the proposed sign ordinance revisions.

File Attachments

[A8. Presentation Sign Ordinance Amendment.pdf \(600 KB\)](#)
[Proposed Sign Ordinance Amendment.pdf \(513 KB\)](#)

Sign Ordinance Amendment

Planning and Zoning Commission
December 11, 2023



Proposed

Staff identified three areas for update:

- Clean up of wording and formatting for ease of use;
- Relocation of sign regulations to zoning ordinance; and
- Regulation amendments for the following:
 - Changeable Electronic Variable Message Signs (CEVMS)
 - Political Signs
 - Billboards
 - Murals
 - Electric Vehicle Chargers



Comparator Cities List

- Colleyville
- Wylie
- Murphy
- Rockwall
- Rowlett
- Coppell
- Prosper
- Little Elm
- Garland
- Richardson
- Allen



Clean Up and Formatting

Simplified the sign code for ease of use

- Updated general provisions chart
- Single use chart
- Supplemental information listed for each sign in each district

Formatting

- Clean up of language and definitions



Relocation

Relocation of sign regulations from Chapter 3, Building Regulations to Chapter 11 Zoning

- Consolidation of zoning/sign regulations
- Allows regulation for signs under each zoning district
- Allows signs to be part of planned development requests
- Better experience for business owners looking for information



Regulation Amendments

Amendments to address new or existing code

- Changeable Electronic Variable Message Signs (CEVMS)
- Political Signs
- Billboards
- Murals
- Electric Vehicle Chargers



City Council

- Staff discussed potential amendments to the sign code at the City Council meeting on October 16, 2023
- The following slides are the amendments staff is proposing based on the direction received from City Council



Changeable Electronic Variable Message Signs (CEVMS)

Proposed:

- Only monument signs; no attached signs
- 50% of allowed monument sign square footage
- No off-premise advertising
- Non-distracting to drivers
- Must stay on one frame for a minimum of 15 seconds
- Transition times less than 1 second



Political Signs (Private Property)

Proposed:

- No illumination
- No moving parts
- No placement in ROW and no placement on private property without the consent of the property owner
- No placement within 15 feet of a stop sign or traffic light
- Max height of 8 feet from grade
- Max sign area of 36 square feet

Political Signs (Public Property)

Proposed: (Electioneering)

- Allowed only at City-owned property designated as a polling place
- Permitted 24 hours before, during, and 24 hours after the voting period
- Limited to 4 electioneering signs per candidate per polling location (City Hall has two polling places)
- Less than or equal to 16 SF
- No temporary structures allowed one hour or more before and after the opening of a polling place
- No signs within 10 feet of road way adjacent to polling place
- Prohibit all signs in Public ROW
- City staff may remove and dispose of any signs placed on public property or within the rights-of-way in violation



Billboards

Proposed:

- It is clearly stated billboards are prohibited in all zoning districts
- Sachse currently does not allow this, but the update helps more clearly state that this sign classification is prohibited



Murals

Proposed:

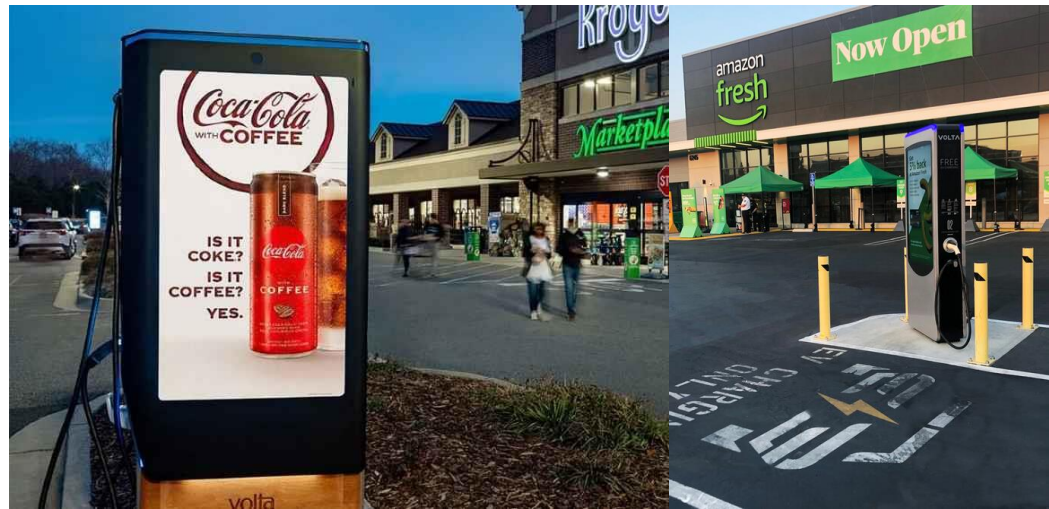
- Stand alone definition of murals, not defined as a sign
- Permitted in Old Town District and PGBT commercial areas only (including multi-family)
- Limited to one exterior surface
- Maximum of 75% of façade
- Cannot be on any fence, building, or portion of building zoned/used for residential excluding multi-family
- Will not include any commercial elements
- Maintenance criteria to repair or repaint within 60 days of notice



EV Chargers

Proposed:

- Shall not flash or distract drivers
- No off-premise advertisements
- Screens limited to 2.25 square feet unless a sign variance is granted



Next Steps

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at their January 16, 2024, regular meeting.



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 3 “BUILDING REGULATIONS,” ARTICLE I “IN GENERAL” TO REPEAL SECTION 3-10 “SIGNS” IN ITS ENTIRETY AND RESERVE FOR FUTURE USE; BY AMENDING CHAPTER 11 “ZONING,” EXHIBIT 11A “ZONING ORDINANCE,” ARTICLE 4 “GENERAL PROVISIONS APPLYING TO ALL OR SEVERAL DISTRICTS” BY ADDING SECTION 8 “SIGNS;” BY AMENDING CHAPTER 11 “ZONING,” EXHIBIT 11A “ZONING ORDINANCE,” ARTICLE 7 “GENERAL PROVISIONS APPLYING TO ALL OR SEVERAL DISTRICTS” BY DELETING SECTION 2(7); PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING FOR AN EFFECTIVE DATE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS:

SECTION 1. That the City of Sachse Code of Ordinances is amended by amending Chapter 3 “Building Regulations,” Article I “In General,” Section 3-10 “Signs” in its entirety and reserving Section 3-10 for future use.

SECTION 2. That the City of Sachse Code of Ordinances is amended by amending Chapter 11 “Zoning,” Exhibit 11A “Zoning Ordinance,” Article 4 “General Provisions Applying to all or Several Districts” by adding Section 8 “Signs” to read as follows:

**“CHAPTER 11
ZONING**

...

**EXHIBIT 11A
ZONING ORDINANCE**

...

**Article 4
General Provisions Applying to all or Several Districts**

...

§ 8 Signs.

8.1 Definitions

For purposes of this section, the following definitions shall apply, unless clearly indicated to the contrary.

A-frame sign means a sandwich board sign constructed in such a manner as to form an "A" or tent-like shape that is hinged or not hinged at the top with each angular face held at an opposite distance by a supporting member. Also referenced as a portable sign and fold-up sign.

Advertising sign is any sign which promotes or advertises commodities or services not limited to being offered on the premises on which such signs are located.

Alter shall mean to change the size, shape, outline, or type of sign. Changing the copy, nature of the message, or intent of the sign does not alter the sign and does not make it subject to the permit and/or fee requirements of this Code.

Apartment sign is any sign identifying an apartment building or complex of apartment buildings and shall be subject to provisions of this ordinance.

Balloon sign is any sign painted or printed onto or otherwise attached to or suspended from a balloon, or other inflatable device, whether such balloon is anchored or affixed to a building or any other portion of the premises or tethered to and floating above any portion of the premises.

Banner sign shall mean a temporary attached sign having characters, letters, or illustrations applied to plastic, cloth, canvas, or other light fabric, with the only purpose of such nonrigid material being for background.

Billboard sign shall mean a large freestanding sign, generally supported by a metal frame, and consisting of two parallel sign faces which are oriented in opposite directions, used for the display of posters, printed, or painted advertisements that generally directs attention to a location other than the premises on which the sign is located.

Changeable electronic variable message sign (CEVMS) shall mean a sign which permits light to be turned on or off intermittently or which is operated in a way whereby light is turned on or off intermittently, including an illuminated sign on which such illumination is not kept stationary or constant in intensity and color at all times when such sign is in use, including an LED (light emitting diode) or digital sign, and which varies in intensity or color. A CEVMS sign does not include a sign located within the right-of-way that functions as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices (MUTCD) approved by the Federal Highway Administrator as the National Standard.

City-owned polling place means a building owned or controlled by the city, inclusive of the tract of land on which said building is located, in which as polling place designated pursuant to chapter 43 of the Texas Election Code is located.

Construction sign is any temporary sign identifying the property owner, architect, contractor, engineer, landscape architect, decorator, or mortgagee engaged in the design, construction, or improvement of the premises on which the sign is located.

Development sign is any temporary, on-site promotional sign pertaining to the development of land or construction of buildings.

Directional kiosk sign is a sign located within the city right-of-way, providing directions to subdivisions, homebuilders, and city facilities and is installed and maintained by the city or a contractor authorized by the city.

Director shall mean the director of development services, or his/her designee.

Effective sign area measurement shall be defined as the area enclosed by drawing one (1) or more rectangles of horizontal and vertical lines that fully contain all extremities of the sign drawn to scale, exclusive of its supports. The measurement is to be calculated from the viewpoint that gives the largest rectangle of that kind as the viewpoint is rotated horizontally around the sign. See figure A-1: Effective Sign Area Measurement.

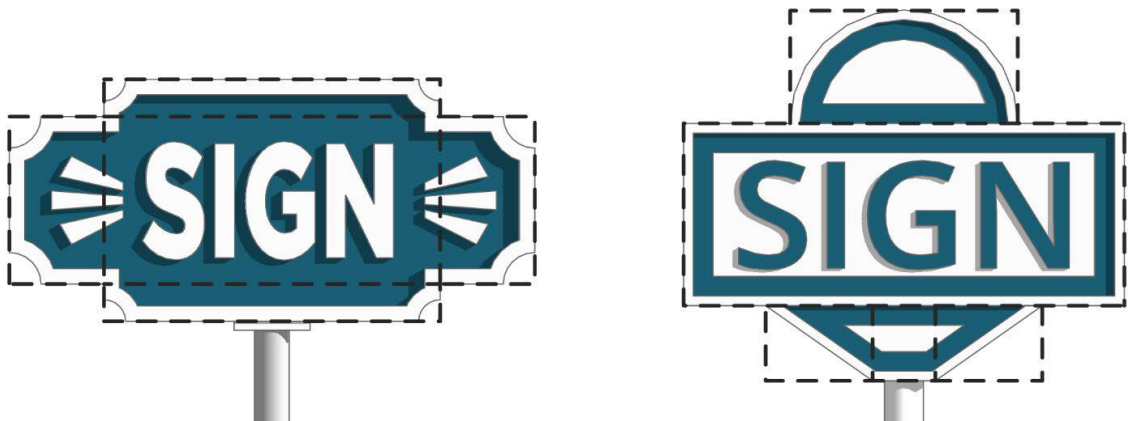


Figure A-1: Effective Sign Area Measurement

Electioneering means the posting, use, or distribution of political signs or literature.

Electioneering literature means any written material other than a sign (i) promoting the election of a candidate or political party or (ii) promoting approval or rejection of a measure.

Electioneering sign means a sign (i) promoting the election of a candidate or political party or (ii) promoting approval or rejection of a measure.

Erect shall mean to build, construct, attach, hang, place, suspend, or affix and shall also include the painting of signs on the exterior surface of a building or structure.

Flashing means to light suddenly or intermittently, including rotating, pulsating, or a light source that changes or alternates the color of the light in sequence. "Flashing" does not include an electronic message (L.E.D.) sign as defined herein when operated in compliance with this Code.

Frame duration shall mean the time during which the frame continues on a CEVMS.

Garage sale sign is any temporary, promotional sign for the sale of personal household goods in a residential zoned district or on the property of a nonprofit organization.

Ground sign is any sign staked into the ground, usually lightweight, inexpensive, advertising signs typically made from paper, cardboard, or corrugated plastic.

Hanging sign shall mean any sign attached beneath an awning of a canopy of a building.

Human Sign shall mean any hand-carried or hand-held sign, symbol, or display on persons visible from the public right of way, which may include persons dressed in costume.

Identification sign is any sign which is used to identify shopping centers, industrial sites, retail districts, and commercial sites.

Illuminated sign is any sign lighted by or exposed to artificial lighting, either by lights on the sign or directed toward the sign.

Incidental sign shall mean a sign that is normally incidental to the allowed use on the property such as, but not limited to, directional signs, entrance, exit, or overhead clearance.

Incombustible material shall mean any material which will not ignite at or below a temperature of 1200° F and will not continue to burn or glow at that temperature.

Institutional sign is any sign used to identify schools, churches, hospitals, and similar public or quasi-public institutions.

LED cabinet sign is the internal lighting of a window using LED strips.

Logo is any formalized design or insignia of a company or product which is commonly used in advertising to identify that company or product.

Marquee is a permanent roofed structure attached to and supported by a building.

Message transition shall mean the process or period of changing from one message to another on a CEVMS.

Model home sign is any temporary sign identifying a new home, either furnished or unfurnished, as being the builder or contractor's model open to the public for inspection.

Monument sign is any sign contained within stone, brick, or masonry and having a stone, brick or masonry base concealing all supports or poles.

Mural shall mean any picture painted directly onto or applied to an exterior wall that does not contain logos or commercial messages. Murals are not classified as signs.

Nameplate sign is any sign showing only the name and address of the owner or occupant of the premises on which it is erected or placed.

Person shall mean and include any person, firm, partnership, association, corporation, company, or organization of any kind.

Pole sign is any sign supported by a single freestanding pole and having no guys or braces to the ground or to any structure other than the pole.

Pole banner sign is any banner which is hung vertically from city-owned infrastructure in the right-of-way for the advertisement of events or community initiatives for municipal use only. See figure A-2: Pole Banner Sign.

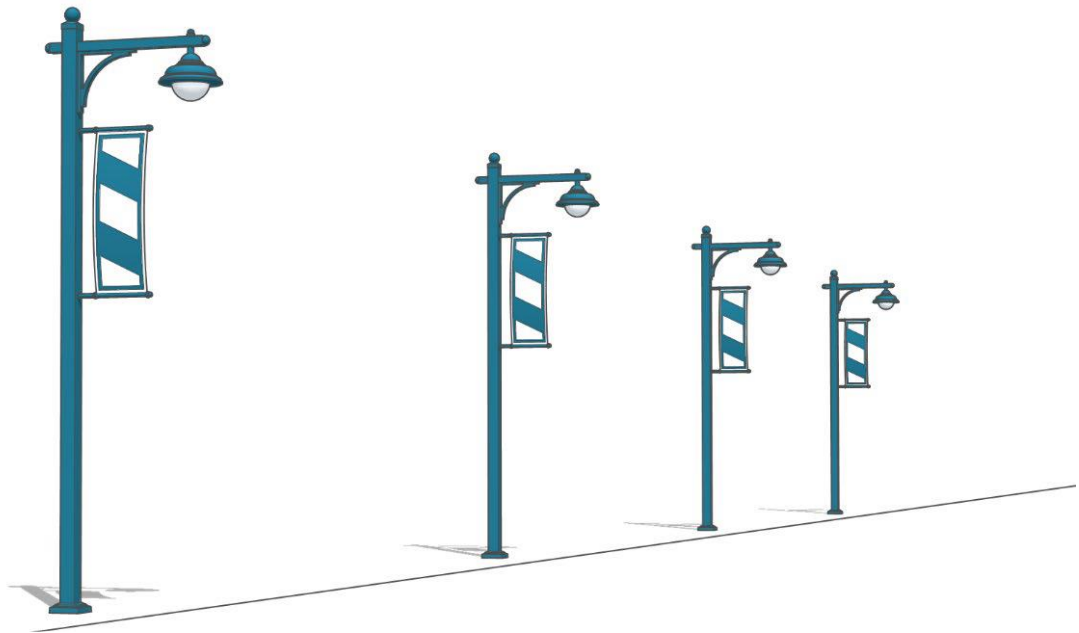


Figure A-2: Pole Banner Sign

Political sign shall mean a temporary unlit sign pertaining to any national, state, county, or local election supporting or opposing an announced candidate, a party affiliation, a particular issue, or referendum and/or primarily contains a political message.

Portable sign shall mean any sign not permanently attached to the ground or to a building, which is designed to be easily transported or conveyed to different locations. This term includes, but is not limited to, signs on wheels or affixed to trailers or skids, tent signs, sandwich board (A-frame) signs, T-shaped signs, airborne signs, and similar devices.

Projecting sign is any sign which projects from a building, and which has one end attached to a building or other permanent structure. Also known as a blade sign.

Ranchette identification sign is a sign identifying a farm or ranch in residential areas where the average lot size is five (5) acres or greater.

Real estate sign is any temporary sign pertaining to the sale or rental of property and advertising property only for use for which it is legally zoned.

Roof line shall mean the height which is defined by the intersection of the roof of the building and the wall of the building. Exception: for mansard-type roofs, the roof line shall be defined as the top of the lower slope of the roof. Roofs with parapet walls completely around the building and not exceeding four (4) feet in height may be considered as the roof line.

Roof sign is any sign erected upon, against, or directly above a roof or on top of or above the parapet of the building.

Sign shall mean and include every sign, name, number, identification, description, device, display, flag, banner, pennant, illustration, beacon, light, or insignia, and structure supporting any of the same, affixed directly or indirectly to or upon any building or outdoor structure, or erected or maintained upon a piece of land, which directs attention to any object, product, service, place, activity, person, institution, organization, or business. Any interior illuminated or moving sign or light which is visible from the exterior may be determined as being erected on the exterior of the building or structure.

Vehicle shall mean any automobile, truck, camper, tractor, van, trailer, or any device capable of being transported and shall be considered a vehicle in both moving and stationary modes, irrespective of state of repair or condition.

Vehicle sign is any sign painted upon or applied directly to (including magnetic) any truck, car, bus, trailer, boat, recreational vehicle, motorcycle, or other vehicle. Vehicular signs shall exclude bumper stickers, license plates, and inspection and registration stickers.

Voting period means the period beginning the hour the polls are open for voting on the first day of the early voting period and ending on election day on the later of (i) the time the polls are closed and (ii) the time when the last voter has voted. For purpose of this definition, a runoff election shall be considered a separate election for purposes of determining the time for when the voting period begins and ends.

Wall sign is any sign erected flat against a wall, supported by the wall, and having the sign face parallel to and not more than twelve (12) inches from the wall surface. Neon tubing attached directly to a wall surface shall be considered a wall sign. Also known as a building sign in the Old Town zoning district.

Window sign shall mean any sign painted on the external or internal surface of the window of any establishment in commercial or retail areas with water durable paint advertising services, products of sales available within said establishment, or which announce opening of said establishment. A window sign is also any banner, poster, decoration, or display attached to the external surface of a window of a retail or commercial establishment, if of water durable paint or of incombustible material, and signs attached to the internal surface of a window which define the name, proprietor, telephone number, or address of said retail or commercial establishment. See figure A-3: Window Sign.

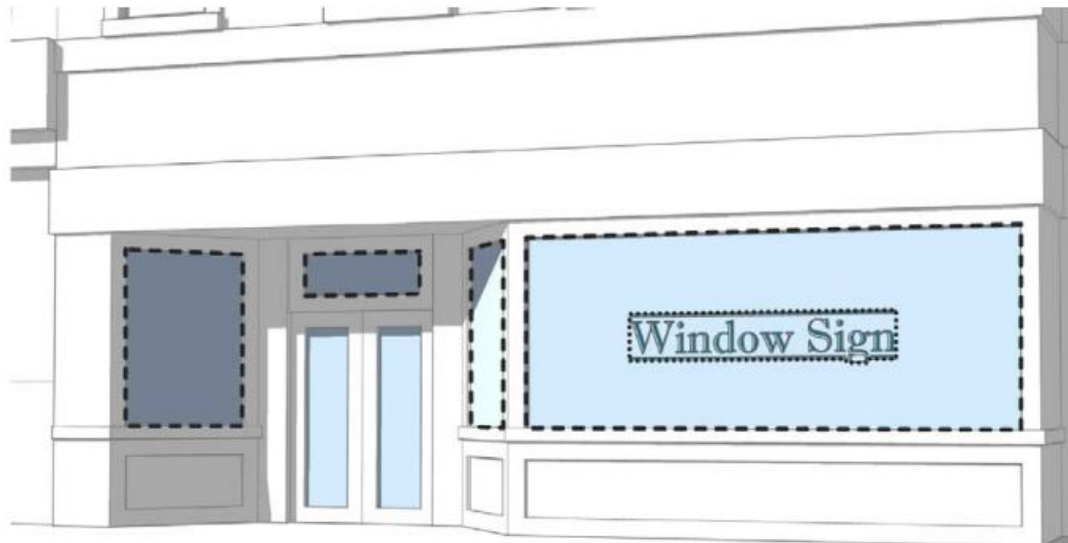


Figure A-3: Window Sign

Wind driven sign is any sign consisting of one (1) or a series of two (2) or more banners, flags, feather flags, pennants, ribbons, spinners, captive balloons, or other objects or material fastened in such a manner as to move upon being subjected to natural or artificial pressure by wind or breeze.

8.2 Administration.

- (a) Sign permit required. It shall be unlawful for any person to erect, replace, alter, or relocate any sign within the city without first obtaining a permit to do so from the director and making payment of the fee required, except as may be hereinafter provided.

- (b) Nonconforming existing signs. No sign lawfully in existence on the date of passage of this section shall be altered or moved unless a permit is issued pursuant to the provisions of this section. Temporary permits granted prior to the passage of this section shall be renewed only if the applicant complies with all provisions of this section.
- (c) Application for sign permit. Application for a permit required by this section shall be made upon forms provided by the director and shall contain or have attached thereto the following information:
- (1) Sign use classification;
 - (2) Name, address, and telephone number of the applicant;
 - (3) Name, address, and telephone number of owner(s);
 - (4) Name, address, and telephone number of person or firm erecting the sign;
 - (5) Location of the building, structure, or tract to which or upon which the sign is to be attached or erected;
 - (6) Position of the sign in relation to nearby buildings or structures or other related signs; and
 - (7) Such other information as the director may require to show full compliance with this section and all other laws and ordinances of the city and state.
- (d) Exemptions from application for permit. Application for a permit shall not be required for the following signs, provided however, such signs shall otherwise comply with all other application provisions of this section:
- (1) Real estate signs not exceeding eight (8) square feet in area.
 - (2) Nameplate signs not exceeding one (1) square foot in area.
 - (3) Political signs erected on public property where allowed within this ordinance. The individual and/or group denoted on said sign is responsible for removal of the sign within twenty-four (24) hours of election and/or political activity's completion.
 - (4) Signs not exceeding sixteen (16) square feet in area for public, charitable, or religious organizations when the same are located on the premises of the institution. Signs promoting the city when not used for commercial advertising in any way.
 - (5) Construction signs, not exceeding sixteen (16) square feet in area, denoting the architect, engineer, or contractor when placed upon premises under construction.

- (6) Occupational signs, not exceeding two (2) square feet in area, denoting only the name and professions of an occupant in a commercial building or public institutional building.
- (7) Memorial signs or tablets, names of buildings and date of erection, when cut into any masonry surface, or when constructed of bronze or other incombustible materials.
- (8) Flags, emblems, and insignia of any governmental body and decorative displays for holidays or public demonstrations which do not contain advertising and are not used as such.
- (9) Incidental signs not exceeding eight (8) square feet, provided such signs do not contain advertising and are not used as such.
- (10) Traffic or other municipal signs, legal notices, railroad crossing signs, danger and such emergency, temporary, or non-advertising signs as may be approved by the city council or the city manager, or designee.
- (11) Window signs, for use on establishments in commercial or retail areas. In no event may signs be located on the window surface internally or externally in any manner to obscure more than fifty (50) percent of the visible window area available in the absence of any signs. Where multiple windows exist fronting on a single street or sidewalk, the fifty (50) percent visibility shall be maintained for the total window area on said street or sidewalk.
- (12) Pole banner signs used and erected by the City and approved by the city manager, or designee.
- (e) Signs requiring electrical inspection. The primary alternating current wiring on all signs shall comply with the National Electrical Code Specifications. All secondary transformed power shall be self-contained within the sign structure. Individual lighted letters are to be mounted on a common metal channel and all secondary wiring and components shall be contained within the common metal channel. Both channel and letters must contain weep holes to drain water.
- (f) Fees. Every applicant, before being granted a sign permit hereunder, shall pay to the city a permit fee according to the fee schedule adopted in the Master Fee Schedule. When a permit is required by this section and construction or repair is started or proceeded prior to obtaining said permit, the fees above specified shall be doubled. The payment of such fees shall not relieve any person from fully complying with the regulation described by this section.

- (g) Issuance of permit. Providing that the applicant has complied with all provisions of this section, and that the proposed sign complies with all provisions of this section, the director shall issue the sign permit to the applicant.
- (h) Not to issue to persons previously failing to pay fees. The director shall not issue a permit under the provisions of this section to any person who has previously failed or refused to pay any fees or costs assessed against them under the provision of this section.
- (i) Permit valid only for sixty (60) days. If the work authorized by a permit issued under this section has not commenced within sixty (60) days after the date of issuance, the permit shall become null and void.
- (j) Permit revocable. The director may suspend or revoke any permit issued under the provisions of this section when determined that the permit is issued in error or on the basis of incorrect or false information supplied, or whenever such permit be issued in violation of any of the provisions of this section or any other ordinance of this city or laws of this state or the federal government. Such suspension or revocation shall be effective when communicated in writing to the person to whom the permit is issued, the owner of the sign or the owner of the premises upon which the sign is located.
- (k) Inspection. The director shall inspect annually, or at such other times as he deems necessary, each sign regulated by this section for the purpose of ascertaining whether the same is secure or insecure, whether it still serves a useful purpose and whether it is in need of removal or repair.
- (l) Removal of obsolete signs. Any sign which the director determines no longer serves a bona fide use conforming to this section, shall be removed by the owner, agent, or person having the beneficial use of the land, buildings, or structure upon which such sign is located within ten (10) days after written notification to do so from the director. Upon failure to comply with such notice, the director is hereby authorized to cause the removal of such sign, and any expense incident thereto shall be paid by the owner of the land, building, or structure to which such sign is attached or upon which it is erected.
- (m) Removal or repair of unsafe signs. If the director shall determine that any sign is unsafe or insecure, or is a menace to the public, he shall give written notice to the person or persons responsible for such sign. If the permittee, owner, agent, or person having the beneficial use of the premises fails to remove or repair the sign within ten (10) days after such notice, such sign may be removed by the director at the expense of the permittee or owner of the property upon which it is located. The director may cause any sign which is an immediate peril to persons or property to be removed summarily and without notice.

(n) Variance fee and notification. Application for variance may cover more than one (1) sign, but shall apply to only one (1) applicant and one (1) location. The notification for a variance application must appear in the local newspaper(s) of the city at least seven (7) days prior to the date on which the request is heard by the city council. The variation application must contain the following information:

- (1) Name, address, and telephone number of the applicant;
- (2) Location of building, structure, or lot to which or upon which the sign(s) is to be attached or erected;
- (3) Position of the sign(s) in relation to nearby buildings or structures, including other signs;
- (4) The zoning classification of the property on which the sign(s) is to be located and the zoning classification of all property within two-hundred fifty (250) feet of the sign(s) location; and
- (5) The specific variation(s) requested and the reasons and justification for such requests.

8.3 Specific Limitation Provisions.

(a) General sign provisions. All signs located or to be located within the city shall conform to effective sign area measurement, general provisions set forth in Table 1, entitled General Provisions, and Table 2, use chart, at the end of this section.

(b) Attached signs.

- (1) Projecting signs. Projecting signs shall not exceed six (6) square feet in size. There shall be a maximum of one (1) sign per frontage. The horizontal portion of any projecting sign shall not be more than six (6) feet, six (6) inches in length measured from the building face and shall not be closer than two (2) feet from the back of the curb line. The height of the sign shall not exceed two (2) feet. Such signs shall be an integral part of the architectural design of the building. Vertical clearance shall be subject to the requirements of sections 8.3(b)(6)-(7). For projecting sign regulations in the Old Town zoning district see specific requirements set forth in Chapter 11, Exhibit A, Article 3, Section 15.
- (2) Marquee signs. Signs erected on the face of a marquee shall be built as an integral part of the marquee and shall be constructed of incombustible material. Such signs shall not exceed forty (40) square feet or the product of two (2) times the lineal footage of the building or store frontage for which such sign is intended, whichever is greater. Such signs shall not have a vertical height of more than six (6) feet nor exceed seventy-five (75) percent of the width of such building or store frontage.

Further, the height shall not exceed the building roof line by more than four (4) feet. Vertical clearance shall be subject to the requirements of sections 8.3(b)(6)-(7).

- (3) Wall signs. Wall signs shall not exceed forty (40) square feet or the product of two (2) times the lineal footage of the building or store frontage for which such signs are intended, whichever is greater. Such signs shall not have a vertical height of more than six (6) feet nor exceed seventy-five (75) percent of the width of such building or store frontage. Vertical clearance shall be subject to the requirements of sections 8.3(b)(6)-(7).
- (4) Roof signs. Roof signs shall not exceed forty (40) square feet in area or the product of two (2) times the lineal footage of the building or store frontage for which such signs are intended, whichever is greater. Such signs, for commercial and industrial districts only, shall not extend above the roof line of a mansard-type roof or more than four (4) feet above the roof line of a non-mansard-type roof. No part of the sign shall be located within six (6) feet of any outside wall nor within seven (7) feet of the surface below. Such signs shall be constructed of incombustible material or, in the case of plastic inserts and/or faces, slow burning material. The roof of any building on which a sign is erected shall be covered with fire-retardant material.
- (5) Hanging signs. Hanging signs shall not exceed eight (8) square feet in area and shall be subject to the requirements of sections 8.3(b)(6)-(7). For hanging sign regulations in the Old Town zoning district see specific requirements set forth in Chapter 11, Exhibit A, Article 3, Section 15.
- (6) Projection over public property. If the vertical clearance above the surface is less than eight (8) feet, no projection is permitted. If the vertical clearance above the surface exceeds eight (8) feet, a projection is permitted for each inch of clearance over and above the required eight (8) feet, provided that no projection shall exceed four (4) feet or one-third the width of the sidewalk below, whichever is less.
- (7) Projection over private property. Projection of signs over private property shall be allowed over pedestrian sidewalks, walkways and corridors, but not to exceed the following:

Vertical Clearance	Maximum Projection
Seven (7) feet or less	Three (3) inches
Seven (7) to eight (8) feet	Twelve (12) inches
Eight (8) feet or more	Four (4) feet

(c) Monument signs. All monument signs must conform with the following:

- (1) The entire sign must be located a minimum of eight (8) feet behind the property line.
- (2) Any projecting or overhanging portion of the sign must be a minimum of ten (10) feet above any walkway and fourteen (14) feet above any driveway.
- (3) Maximum height above grade of a monument sign is ten (10) feet with the following exception:
 - (i) Property having direct frontage on Highway 78, or along the north side of the Kansas City Southern Railroad which runs parallel to Highway 78, shall have a maximum height above grade of twenty (20) feet.
- (4) Maximum area for a monument sign advertising a single tenant is sixty (60) square feet.
- (5) Monument signs advertising multiple tenants shall have a maximum area based upon the size of the development (eighty (80) square feet for buildings with three (3) or fewer tenant lease spaces; one hundred (100) square feet for projects with more than three (3) businesses and on less than five (5) acres; and ten (10) additional square feet for every acre over five (5) acres with a maximum allowed area of two hundred (200) square feet.
- (6) Signs displaying fuel prices shall be included in the maximum square footage for both single and multi-tenant monument signs.
- (7) Maximum area for an identification sign is thirty-six (36) square feet.
- (8) Such signs shall be located a minimum of thirty (30) feet from adjoining private property lines, excluding shared property lines within a single retail center, office park, or industrial park, and a minimum of sixty (60) feet from any other monument sign.
- (9) Such signs shall be constructed of materials that are incombustible or slow burning in the case of plastic inserts and faces. Such signs are to be supported by incombustible supports finished in a presentable manner (wood or unfinished steel not allowed).
- (10) No advertising matter not a part of the permanent monument sign shall be displayed on or attached to any monument sign. No guys, braces, attachments, banners, flags, or similar devices shall be attached to any sign.

- (11) Such signs shall be protected by wheel or bumper guards when required by the building official.
- (12) One (1) foot masonry (brick/stone) border around all sides of the sign that matches the primary building and shall also provide the street address with a minimum six (6) inches in height that is decorative metal and of contrasting color with the monument. Corner lots with double frontage may install a second monument sign along the additional ROW.
- (d) Advertising signs. No advertising signs allowed except by variance granted by the city council.
- (e) Temporary signs. All temporary signs must conform with the following:
- (1) Temporary subdivision development signs and “for sale” signs of undeveloped tracts may be erected, provided such signs relate only to the property on which they are located. Each such subdivision under development may have one (1) such sign not to exceed one hundred (100) square feet in area.
 - (2) Temporary model home signs may be erected by the builder or the contractor. Each builder or contractor may have one such sign per subdivision. Model home signs shall not exceed thirty-two (32) square feet in size. Permits for model home signs shall be granted for a period of time not to exceed twelve (12) months, at the expiration of which time renewal applications may be filed and considered.
 - (3) Banner signs where allowed in this ordinance shall adhere to the following regulations:
 - (i) Shall be in good repair;
 - (ii) Shall be attached or affixed to a primary structure at all four (4) corners and flush with the wall;
 - (iii) Shall not exceed thirty-six (36) square feet in size; and
 - (iv) Shall not obstruct any window, door, stairway, or other opening intended for ingress or for needed ventilation or light.
 - (4) Ground signs are prohibited with the exception of balloons, flags, human signs, and/or banners may be allowed for a period not to exceed thirty (30) days, one (1) per street front, per premise, during a calendar year. The sign will be removed from the premises after the thirty-day (30) period has expired.

- (f) Wind pressure and dead load requirements. All signs shall be designed and constructed to withstand minimum wind pressure and dead load as required by the adopted building code of the city.
- (g) Maintenance of signs. All signs and supports shall be maintained in good condition to prevent deterioration, oxidation, rust, and other unsightly conditions.
- (h) Ranchette identification signs. Ranchette identification signs are allowed in residential areas of the city subject to the following regulations:
 - (1) The ranchette identification sign must be located in an AG zoning district;
 - (2) Two (2) signs are allowed but only one (1) may not be attached to the main structure;
 - (3) The gross surface areas of a sign shall not exceed thirty-two (32) square feet;
 - (4) The detached sign in a residential zoned area may be located on or behind the property line; the attached sign in a residential area must be set back at least one hundred (100) feet from the property line;
 - (5) Illuminated signs are prohibited;
 - (6) Content of the detached sign is limited to the name of the farm or ranch or its owner (e.g., “Big Top” or “John Doe Ranch”) and an identification of the principal product (e.g., “Quarter Horses”); and
 - (7) The content of the attached sign may contain the same content of the detached sign and may contain additional identifiers such as address, telephone number, and other particular examples of the principal product (i.e., “Home of Sea Biscuit, Grand Champion”).
- (i) Directional kiosk signs.
 - (1) Administration.
 - (i) Directional kiosk signs may be installed only pursuant to an executed concession agreement approved by city council. All such agreements shall govern a person or company’s right to design, erect, and maintain directional kiosk signs, and provide for city council and/or city staff review and/or approval of the location and design of proposed directional kiosk signs.
 - (ii) All directional kiosk signs are subject to all permitting requirements set forth in Article 4, Sections 8.3(i)(2)-(3).

(2) Location. All directional kiosk signs shall comply with the following regulations unless the applicable executed concession agreement provides otherwise.

- (i) Directional kiosk signs shall be located so as not to create a traffic hazard or to obstruct the visibility of motorists, pedestrians, or traffic control signs. The Director shall determine whether a proposed sign location constitutes a traffic hazard or obstructs visibility.
- (ii) Directional kiosk signs shall be located so as not to interfere with the general use of and handicap accessibility of sidewalks, walkways, and bike and hiking trails.
- (iii) Directional kiosk signs shall be located so as not to interfere with any public utilities or be located in a utility easement.
- (iv) Directional kiosk signs must not be located within a sight distance triangle as defined in the subdivision ordinance.
- (v) Directional kiosk signs may not be placed adjacent to a lot with residential use without the prior written consent of the lot owner(s) as identified on current tax rolls. Proof of prior written consent must be attached to permit applications for all directional kiosk signs so located. If a residential use is assigned to a lot adjacent to a preexisting directional kiosk sign, no written consent is required.
- (vi) Directional kiosk signs must be placed at least one hundred (100) feet from the nearest directional kiosk sign.
- (vii) Directional kiosk signs may not be located within a median.
- (viii) Directional kiosk signs must be located at least five (5) feet from the edge of all curbs and pavement lines, including improved surfaces and shoulders.

(3) Design. All directional kiosk signs shall comply with the following regulations unless the applicable executed concession agreement provides otherwise:

- (i) Directional kiosk signs may not exceed twelve (12) feet in height and four (4) feet in width;
- (ii) Directional kiosk signs must include breakaway design features as set forth by the Texas Department of Transportation's Sign Mounting Details for Roadside Signs. breakaway fittings must be installed below grade or otherwise concealed from public view;

- (iii) The font and color of all directional kiosk signs must be uniform throughout the entire sign;
- (iv) Directional kiosk signs may not be illuminated;
- (v) Each directional kiosk sign must include at the top of the sign an identification panel displaying only the name and official city logo; and
- (vi) No signs, pennants, flags, streamers, balloons, or other devices or appurtenances used for visual attention may be attached to directional kiosk signs.

(j) Garage sale signs. All garage sale signs must conform with the following:

- (1) No permit required for the installation of garage sale signs.
- (2) The maximum sign area shall be four (4) square feet.
- (3) The contents of the sign shall include only the following information:
 - (i) Garage sale;
 - (ii) Address; and
 - (iii) Hours of operation.
- (4) The number of signs shall be restricted to one (1) on site and six (6) offsite signs.
- (5) Garage sale signs shall be posted for no longer than seventy-two (72) hours. It shall be the responsibility of the individual conducting the sale to remove all signs prior to the expiration of the time period.
- (6) Posting of garage sale signs is prohibited on any utility pole, public fence, or structure.

(k) Changeable Electronic Variable Message Signs (CEVMS). All CEVMS must conform with the following:

- (1) Shall only be allowed as a monument sign.
- (2) Commercial messages relating to products and services offered off the premises are prohibited.
- (3) Moving, flashing, animations, intermittently-lighting, changing color, beacons, revolving, and dissolving is prohibited.

- (4) Shall be limited to fifty (50) percent of the allowed square footage of a monument sign.
- (5) Frame duration shall be a minimum of fifteen (15) seconds.
- (6) Message transition time shall be a maximum of one (1) second and shall occur simultaneously on the entire sign face.
- (7) Shall be setback a minimum of one hundred (100) feet from any residential structure.

(l) Murals. All Murals must conform with the following:

- (1) Permitted only in commercial and non-residential zoning districts, including multi-family uses in the PGBT and Old Town Zoning District.
- (2) Limited to one (1) exterior surface and shall cover no more than seventy-five percent (75%) of the façade.
- (3) Shall not be displayed on any fence, building, or portion of, which is zoned residential.
- (4) Shall not include any commercial advertising.
- (5) Should the mural become faded, peeled, and/or severely weathered, the owner, person, or firm maintaining the property shall, upon written notice from the director, repair and/or repaint the mural within sixty (60) days.

(m) Electronic Vehicle (EV) Charging Stations.

- (1) Shall not flash or distract drivers.
- (2) Shall not be used for off-premise advertisement.
- (3) Screens shall not be larger than 2.25 square feet, except as otherwise permitted in this ordinance.

(n) Political Signs.

- (1) No political sign shall be attached to any utility, light pole, or traffic signal and shall be free standing. Political signs shall be subject to the following additional regulations:
 - (i) Shall only be located on private, real property with consent of the property owner;

- (ii) Shall be no larger than thirty-six (36) square feet in size;
 - (iii) Shall be no taller than eight (8) feet in height from grade;
 - (iv) Shall not be illuminated;
 - (v) Shall not have any moving part;
 - (vi) Shall not be located in center medians or within fifteen (15) feet of any stop sign or traffic light; and
 - (vii) All signs shall be removed within two (2) days after the conclusion of the election to which they are related.
- (2) Notwithstanding the provisions of Chapter 11-8 of the City of Sachse Code of Ordinances, the following regulations apply to electioneering on a City-owned polling place during the voting period.
- (i) It is an offense for any person to leave any electioneering sign or electioneering literature on a City-owned polling place:
 - (A) earlier than twenty-four (24) hours before the beginning of a voting period; or
 - (B) later than twenty-four (24) hours after the end of a voting period.
 - (ii) It is an offense for any person to engage in electioneering on driveways, parking areas, medians within parking areas, or driveways on a City-owned polling place.
 - (iii) It is an offense for any person to attach, place, or otherwise affix or erect any electioneering sign or electioneering literature in any area designated as a planting or landscaped area or to any tree, shrub, building, pole, or other improvement on a City-owned polling place.
 - (iv) It is an offense for any person to place any electioneering sign or electioneering literature within ten (10) feet of the public roadway adjacent to a City-owned polling place.
 - (v) It is an offense for any person to place an electioneering sign on a City-owned polling place that exceeds sixteen (16) square feet.
 - (vi) It is an offense for any person to place more than four (4) electioneering signs on a City-owned polling place.
 - (vii) It is an offense for any person to:

(A) place a tent, canopy, or similar temporary structure on a City-owned polling place more than one (1) hour before the polls open on each day of the early voting period or election day; and/or

(B) allow a tent, canopy, or similar temporary structure to remain on a City-owned polling place more than one (1) hour after the polls close or the last voter has voted, whichever is later, on each day of the early voting period or election day.

It shall be a defense to this Section 8.3(n)(2)(vii) that the tent, canopy, or similar temporary structure has been located on the City-owned polling place by the City or a person expressly authorized by the City and is not being used for electioneering purposes.

- (3) The regulations set forth in Section 8.3(n)(1) shall not apply to any signs, materials, or other messages expressly owned or authorized by the City located on City property.
- (4) It shall be unlawful to place electioneering signs on City owned or City controlled property that is not a City-owned polling place.
- (5) It shall be a defense to a violation of Section 8.3(n)(1) that an electioneering sign is attached to a vehicle that is lawfully parked at a City-owned polling place.
- (6) The following people or entities shall be jointly and severally liable to the City for costs incurred by the City to repair real property or repair and/or replace personal property owned by the City that is damaged or destroyed as the result of the placement of any electioneering sign, tent, canopy, or other temporary structure on City-owned or controlled property:
 - (i) the person who placed the electioneering sign, tent, canopy, or other temporary structure on City-owned or controlled property;
 - (ii) the candidate whose election is being advocated by the electioneering sign, tent, canopy, or other temporary structure placed on City-owned or controlled property; and
 - (iii) in the case of an electioneering sign, tent, canopy, or other temporary structure placed in association with an election on a measure, the chair of the special purpose committee identified on or that authorized placement of the electioneering sign, tent, canopy, or other temporary structure placed on City-owned or controlled property.

8.4 Prohibited signs.

- (a) Obscene, indecent and immoral matter. It shall be unlawful for any person to display upon any sign any obscene, indecent, or immoral matter.
- (b) Obstructing doors, windows or fire escapes. It shall be unlawful to erect, relocate, or maintain a sign to prevent free ingress or egress from any door, window, or fire escape.
- (c) Attachment to standpipe or fire escape. It shall be unlawful to attach any sign to a standpipe or fire escape.
- (d) Interference with traffic. It shall be unlawful to erect, relocate, or maintain any sign in such a manner as to obstruct free and clear vision at any location where, by reason of position, size, movement, shape, color, flashing, manner, or intensity of illumination, such sign may interfere with vehicular or pedestrian traffic. Further, it shall be unlawful to erect or maintain any sign in such a manner as to interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device. Accordingly, no sign shall make use of the words “stop,” “go,” “look,” “slow,” “danger,” or any other similar word, phrase, symbol, or character or employ any red, yellow, orange, green, or other colored lamp or light in such a manner as to cause confusion to, or otherwise interfere with, vehicular or pedestrian traffic.
- (e) Mobile or portable signs.
 - (1) It shall be unlawful to attach any sign to a trailer, skid, or similar mobile structure, where the primary use of such structure is to provide a base for such sign or constitute the sign itself. This provision does not restrict the identification signs on vehicles used for any bona fide transportation activity.
 - (2) Signs attached to or upon any vehicle shall be prohibited where any such vehicle is allowed to remain parked in the same location, or in the same vicinity, at frequent or extended periods of time, where the intent is apparent to be one of using the vehicle and signs for purposes of advertising an establishment, service or product. Vehicles operating under a city franchise shall be excluded from this provision.
 - (3) A-frame signs and sandwich board signs are prohibited and unlawful. Except as permitted in the Old Town District as set forth in Chapter 11, Exhibit A, Article 3, Section 15.8.
- (f) Advertising matter placed on or suspended from buildings, poles, sidewalks, etc.
 - (1) No person shall place on or suspend from, any building, pole, structure, sidewalk, parkway, driveway, or parking area, any goods, wares, merchandise, or other advertising object or structure for the purpose of advertising such items other than a sign, as defined, regulated, and prescribed by this section, except as otherwise allowed by ordinance.

- (2) No cloth, paper, banner, flag, device, or other similar advertising matter shall be permitted to be attached to, suspended from, or be allowed to hang from, any sign, building, or structure, when the same shall create a public nuisance or danger.
- (g) Painting, marking, etc., streets, sidewalks, utility poles, etc. No person shall attach any sign, paper, or other material or paint, stencil, or write any name, number (except house numbers) or otherwise mark on any sidewalk, curb, gutter, street utility pole, public building, fence, or structure except as otherwise allowed by ordinance.
- (h) Attaching advertising matter to fences, utility poles, etc.; and scattering advertising matter on streets and sidewalks.
- (1) No person shall paste, stick, tack, nail, or otherwise place any advertisement, handbill, placard, or printed, pictured, or written matter or thing for political advertising purposes upon any fence, railing, sidewalk, or public telephone, electric, or other utility pole, or any other public property, including trees thereon, or to knowingly cause or to permit the same to be done for his benefit.
- (2) It shall also be unlawful for any person to scatter or throw any handbills, circulars, cards, tear sheets, or any other advertising device of any description, along or upon any street or sidewalk in the city.
- (3) The city may at their own discretion remove and impound any signs, advertisements, handbills, placard, or printed, pictured, or written matter or thing for political advertising purposes when illegally posted upon any tree, fence, railing, sidewalk, or public telephone, electric or other utility pole or any other public property, right-of-way, parkway or median.
- (4) Impounded signs may be recovered by the owner within fifteen (15) days of the date of impoundment by paying a fee as prescribed by the city council. Signs not recovered within fifteen (15) days may be disposed of in any manner the city shall elect.
- (i) Moving, flashing and certain illuminated signs prohibited.
- (1) No sign shall be illuminated to such an intensity or in such a manner, as to cause a glare or brightness to a degree that it constitutes a hazard or nuisance. Moving, animation, flashing, intermittently lighted, changing color, beacons, revolving, or similarly constructed signs shall not be allowed unless explicitly permitted herein.
- (2) No lighted sign shall be erected within one hundred (100) feet of a residential structure unless the lighting is shielded from view of the residential district.
- (j) Balloons and other floating devices used for advertising purposes. No person shall erect, maintain, or permit the erection of for advertising purposes any balloons, flags, or other

floating devices anchored to the ground or to any other structure within the city, except as provided under Section 8.3(e).

- (k) Signs prohibited in Right of Way. It shall be unlawful to erect or install any sign in the Right of way of any street, road, thoroughfare, or highway within the city limits of the City of Sachse.
- (l) Billboard signs prohibited. Billboards are prohibited in all zoning districts.

8.5 Penalty Provisions

- (a) Persons responsible. The permittee, owner, agent, person, or persons having the beneficial use of the ground or a sign, the owner of the land or structure on which the sign is located, and the person in charge of erecting the sign are all subject to the provisions of this section and are subject to the penalty provided for violation.
- (b) Penalty for violation. Any person, firm, or corporation who violates any provision of this section shall be deemed guilty of a misdemeanor and, upon conviction thereof in the municipal court, shall be subject to a fine as provided for in chapter 1, section 7 of this Code of Ordinances for each offense, and each and every day that the violation of this section shall be permitted to continue shall constitute a separate offense.

8.6 Preserving rights and violations under existing ordinances. By the passage of this section, no presently illegal use of signs shall be deemed to have been legalized, and no offense committed, and no liability, penalty, or forfeiture, either civil or criminal, incurred prior to the time existing sign ordinance or regulations were repealed and this section adopted, shall be discharged or affected by such repeal; but prosecutions and suits for such offenses, liabilities, penalties, or forfeitures may be instituted, or causes presently pending proceeded with, in all respects as if such prior ordinance, or portion of such ordinance, had not been repealed.

Table 1: General Provisions					
Sign Type	Maximum Area	Maximum Height	Setback From ROW	Maximum Number Allowed	Special Provisions
Temporary Signs					
Balloon Sign	-	-	-	1 / frontage	8.3(e)
Banner Sign	36 SF	-	-	1	8.3(e)
Construction Sign	16 SF	8 FT	8 FT	-	8.2(d)
Development Sign	100 SF	8 FT	8 FT	1 / frontage	8.3(e)(1)
Human Sign	-	-	-	1	8.3(e)
Model Home Sign	32 SF	6 FT	-	1	8.3(e)
Pole Banner Sign	-	-	-	-	8.2(d)
Portable Sign	8 SF	-	-	-	8.3(e)
Real Estate Sign	8 SF	4 FT	-	1	8.2(d)
Wind Driven Sign	-	-	-	-	8.3(e)
Permanent Signs					
Apartment Sign	-	-	8 FT	-	8.3(c)
CEVMS	-	-	8 FT	-	8.3(k)
Directional Kiosk	-	-	-	-	8.3(i)
Hanging Sign	8 SF	-	-	1 / frontage	8.3(b)
Identification Sign	-	8 FT	-	-	8.3(c)
Marquee Sign	-	-	-	-	8.3(b)
Memorial Signs	24 SF	-	-	-	8.2(d)
Monument Sign	-	-	8 FT	1 / frontage	8.3(c)
Mural	-	-	-	1	8.3(l)
Nameplate Sign	1 SF	-	-	-	8.2(d)
Neon Sign	-	6 FT	-	-	8.3(b)
Projecting Sign	8 SF	2 FT	-	1 / frontage	8.3(b)
Ranchette Identification	32 SF	-	-	2	8.3(h)
Roof Sign	-	-	-	-	8.3(b)
Wall Sign	-	-	-	-	8.3(b)
Window Sign	-	-	-	-	8.2(d)

Table 2: Use Chart														
Sign Type	Land Use Category													Special Provisions
	SF - R	AG	C-1	C-2	I-1	I-2	TC***	TMU***	TT***	DTS**	DTN**	NBR**	SHC**	
Temporary Signs														
Advertising Sign														8.3(d)
Balloon Sign			P	P	P	P	P	P	P	P	P		P	8.3(e)
Banner Sign			P	P	P	P	P	P	P	P	P		P	8.3(e)
Construction Sign	P		P	P	P	P	P	P	P	P	P	P	P	8.2(d)
Development Sign	P		P	P	P	P	P	P	P	P	P	P	P	8.3(e)(1)
Ground Sign														8.4(i)
Human Sign														8.3(e)
Model Home Sign	P							P	P					8.3(e)
Pole Banner Sign							P	P	P	P	P		P	8.2(d)
Political Signs	C		C	C	C	C	C	C	C	C	C	C	C	8.3(n)
Portable Sign														8.3(e)
Real Estate Sign	C		P	P	P	P	P	P	P	P	P	P	P	8.2(d)
Vehicle Sign														8.4(e)
Wind Driven Sign			P	P	P	P								8.3(e)
Permanent Signs														
Advertising Sign														8.3(d)
Apartment Sign			P	P			P	P	P	P	P		P	
Billboard Sign														8.4(m)
CEVMS	P *	P *	P	P	P	P	P	P		P	P		P	8.3(k)
Directional Kiosk	C	C	C	C	C	C	C	C	C	C	C	C	C	8.3(i)
Fuel Price Sign			P	P	P	P	P	P		P	P		P	8.3(c)
Ground Sign														8.4(i)
Hanging Sign			P	P	P	P	P	P	P	P	P		P	8.3(b)
Identification Sign			P	P	P	P	P	P	P	P	P		P	8.3(c)
LED Cabinet Sign														
Marquee Sign			P	P	P	P				P	P			8.3(b)
Memorial Signs	C	C	C	C	C	C	C	C	C	C	C	C	C	8.2(d)
Monument Sign	P *	P *	P	P	P	P	P	P	P	P	P		P	8.3(c)
Mural Signs							P	P		P	P			8.3(a)
Nameplate Sign			C	C	C	C	C	C	C	C	C		C	8.2(d)
Neon Sign										P	P		P	8.3(b)

Pole Sign														8.4(i)
Projecting Sign							P	P		P	P		P	8.3(b)
Ranchette Identification		P												8.3(h)
Roof Sign	P *	P *									P	P		8.3(b)
Wall Sign	P *	P *	P	P	P	P	P	P	P	P	P	P	P	8.3(b)
Window Sign			C	C	C	C	C	C	C	C	C	C	C	8.2(d)

	Not Permitted
P	Allowed with Permit
C	Allowed in compliance with code; No permit required
*	Permitted when used for public schools
**	Special regulations, refer to Article 3 Section 15.8
***	Special regulations, refer to Article 3 Section 14.9

”

SECTION 3. That the City of Sachse Code of Ordinances is amended by amending Chapter 11 “Zoning,” Exhibit 11A “Zoning Ordinance,” Article 4 “General Provisions Applying to all or Several Districts” by deleting Section 7 “Architectural Design Standards” Subsection 7.6(2)(7) in its entirety and reserving subsection 7.6(2)(7) for future use.

SECTION 4. To the extent of any irreconcilable conflict with the provisions of this ordinance and other ordinances of the City of Sachse governing the use and development of the Property and which are not expressly amended by this ordinance, the provisions of this ordinance shall be controlling.

SECTION 5. That all provisions of the Ordinances of the City of Sachse, Texas, in conflict with the provisions of this Ordinance be and the same are hereby, repealed, and that all other provisions of the Ordinances of the City of Sachse not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 6. That should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof other than the part thereof decided to be unconstitutional, illegal, or invalid.

SECTION 7. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Ordinances of the City of Sachse, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 8. That any person, firm, or corporation violating any provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances, as amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 9. This Ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas this the 16th day of January, 2024.

APPROVED:

Jeff Bickerstaff, Mayor

DULY ENROLLED:

Leah K Granger, City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr., City Attorney