



Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, May 11, 2015

7:00 PM

Council Chambers

The Planning & Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, May 11, 2015, at 7:00 p.m. at the Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

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

2. **Regular Agenda Items:**

- [15-2797](#) Consider approval of the minutes of the March 9, 2015 Planning and Zoning Commission meeting.

Executive Summary

Review and consider approval of the minutes of the March 9, 2015 Planning and Zoning Commission meeting.

Attachments: [20150309 PZ Minutes.pdf](#)

- [15-2795](#) Consider an application from Meritage Homes of Texas, LLC, for approval of a Final Plat for Heritage Park Phase 3, being 81 single-family residential lots and one Common Area lot, on approximately 45.08 acres of land.

Executive Summary

The applicant is requesting to subdivide an approximately 45.08-acre tract to consist of 81 single-family residential lots and one Common Area lot. The property is generally located northwest of the Hudson Drive and Merritt Road intersection.

Attachments: [CD -HP #3 FP PZ -presentation.pdf](#)

[CD -HP #3 FP PZ -Final Plat.pdf](#)

[CD -HP #3 FP PZ -Attachment 1](#)

[CD -HP #3 FP PZ - Attachment 2](#)

- [15-2796](#) Consider the application of James R. and Ly T. Klassen for approval of a Final Plat for God's Servants Vietnamese Baptist Church Addition, being a single 8.96-acre lot, generally located on the south side of Sachse Road, approximately 425 feet east of the

intersection with Country Club Drive.

Executive Summary

The applicant is requesting approval of a Final Plat for a single 8.96-acre tract for use as a Religious Institution.

Attachments: [CD -Viet Bapt Ch FP -Pres.pdf](#)

[CD -Viet Bapt Ch FP - EX A](#)

[CD - VIET BAPT CH FP PZ - ATTACHMENT 1.pdf](#)

[CD - VIET BAPT CH FP PZ - ATTACHMENT 2.pdf](#)

3. Adjournment

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

Posted: May 8, 2015; 5:00 p.m. Dan McGinn, Director of Community Development

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact Terry Smith, City Secretary at (972) 495-1212, 48 business hours prior to the scheduled meeting date. Reasonable accommodations will be made to assist your needs.



Legislation Details (With Text)

File #:	15-2797	Version:	1	Name:	CD - PZ MINUTES 3092015
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	5/6/2015	In control:		In control:	Planning & Zoning Commission
On agenda:	5/11/2015	Final action:		Final action:	
Title:	Consider approval of the minutes of the March 9, 2015 Planning and Zoning Commission meeting.				
	Executive Summary				
	Review and consider approval of the minutes of the March 9, 2015 Planning and Zoning Commission meeting.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	20150309 PZ Minutes.pdf				

Date	Ver.	Action By	Action	Result
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Title

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

Executive Summary

Review and consider approval of the minutes of the March 9, 2015 Planning and Zoning Commission meeting.

Background

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

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

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

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, March 09, 2015

Time: 7:00 p.m.

Place: Sachse City Hall

Members Present:

Ty Lamb
Chance Lindsey
Warren Becker
Scott Everett
David Hock

Members Absent:

Wendy Stewart

Staff Present:

Dan McGinn, Community Development Director
Greg Peters, City Engineer
Charlotte Youngblood, Secretary

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

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

The invocation was offered by Warren Becker and Ty Lamb led the pledges.

2. Consider approval of the minutes of the December 22, 2014 Planning and Zoning Commission meeting.

David Hock made a motion to approve the minutes of the December 22, 2014 Planning and Zoning Commission meeting. Ty Lamb seconded the motion. The motion passed unanimously with all voting in favor.

3. Conduct a public hearing and offer recommendation to the City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from an Agricultural (AG) District to a Planned Development District (PD) to allow for the development of a Type 2 Cellular Communications Tower on an approximately 10-acre tract of land, more particularly described in Exhibit "A" and located at 3904 Miles Road, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan attached as Exhibit "D".

Chairman Everett stated that this item was postponed until the April 27, 2015 Planning and Zoning Commission Meeting.

4. Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan.

Dan McGinn, Community Development Director, introduced the item. He stated that the applicant is requesting that the future extension of Country Club Drive, a proposed collector street on the Master Thoroughfare Plan be removed. He stated that this is the first item of a two part request being made by the applicant. The applicant is also requesting that a Planned Development be considered for a 96.80 acre tract that will be bisected by the proposed collector street. Mr. McGinn stated that he agreed with the previously submitted traffic report which identified the need for one collector- street in this area. Therefore, staff is recommending denial of the request.

Ron Haynes, Applicant, made a PowerPoint presentation. He explained the reason for this request is the Estates of Pleasant Valley is proposed as a rural upscale community and in keeping with the surrounding areas homes prices will range from \$500,000 to \$800,000. He said the city's thoroughfare plan shows a collector street that traverses the property connecting Sachse Road to Pleasant Valley Road. He stated that the road would have a negative impact on the development and fears it will be used as a cut through to George Bush and negatively affect the area.

Chairman Everett opened the public hearing at 7:26 p.m.

Emily Donnelly, 6302 Ben Road, said she would like to see the collector street removed. She explained that Pleasant Valley Road is in horrible shape and it would be used as a cut through to Pleasant Valley Road adding more traffic to an already bad situation.

David Taylor, 5114 Merritt Road, said he shares concerns but thinks we need to move traffic off of Merritt Road. He stated traffic is backed up every afternoon and he is opposed to the removal of the collector street.

Christie Benator, 3605 Pleasant Valley, stated that Pleasant Valley is the only truck route and feels the collector road should be taken off the master thoroughfare plan completely.

Charles Creech, 5312 Heritage Circle, stated that Merritt Road is terrible right now and the city needs to make the right decisions and do what is best for everyone. He felt that everyone wants to direct traffic down Merritt Road but he feels we need many routes out of the surrounding areas.

Jan Wood, 4910 Merritt Road, stated that she has lived on Merritt Road for 30 years and she is very sympathetic to dump trucks on Pleasant Valley Road but she is in favor of having an additional route. She said Merritt Road is so busy she is afraid to check her mail. She stated that Merritt Road is already a freeway.

Mike Kellan, 5619 Pinnacle Circle, said it seems that the city is moving traffic from four lane roads into residential neighborhoods instead we should be trying to negotiate with Wylie and work in conjunction with one another to add collectors streets in some of the new subdivisions to offset some of this traffic.

With no one else speaking, David Hock made a motion to close the public hearing. Warren Becker seconded the motion. With all voting in favor the public hearing was closed at 7:40 p.m.

After discussion, Ty Lamb made a motion to deny amending Figure 4-1 of the Thoroughfare Plan of the Sachse Comprehensive Plan. David Hock seconded the motion. The motion passed 6-0 with all voting in favor.

5. Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from an Agricultural District (AG) to a Planned Development District (PD) on an approximately 96.80 – acre tract of land, more particularly described in Exhibit “A” and located on the northeast corner of Pleasant Valley Road and Ben Road, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit “B” providing for the approval of Development Standards attached as Exhibit “C”; providing for the approval of the Zoning Concept Plan approved as Exhibit “D”.

Mr. McGinn introduced the item. He stated that the applicant is requesting to rezone the subject property from its existing Agricultural zoning district to a Planned Development zoning district. He stated that the Planned Development District would be comprised of single-family residential lots with a typical lot size being 1-acre. He stated that the Planned Development rezoning request contains 66 lots that will be one acre or greater in size. He stated that current zoning allows for the development of one acre lots for single family development by right. However, the applicant is requesting modifications to the subdivision design requirements. He stated that staff believes the extension of Country Club Drive will be important for the future mobility of the residents in this portion of the city and will be left on the plan. Staff is recommending approval of the zoning request.

Mr. Haynes, Applicant, made a presentation to the commission. He said the Estates of Pleasant Valley is proposed as a rural upscale community with homes prices ranging from \$500,000 to \$800,000. He said minimum lots size would be one acre with R-39,000 District as the base zoning. He said this would allow for 66 lots. He explained that the neighborhood would be easily served by the city’s water system. He stated that since public sewer is not available in the area private septic systems will be allowed in the neighborhood. He showed architectural renderings of the proposed landscaping, signage and home elevations for the neighborhood. He said all bar ditches would be required to be sodded and showed examples of existing homes with similar design.

Chairman Everett opened the public hearing at 8:15 p.m.

Emily Donnelly, 6302 Ben Road, asked if the landscape easement was part of the one acre lots.

Christie Benator, 3605 Pleasant Valley Road, spoke in favor of the development. She hopes they can sell the lots with the development being in close proximity to the Hinton Landfill sign.

Mike Kellam, 5619 Pinnacle Circle, stated this is the type of development we need in Sachse and spoke in favor of it.

David Benator, 3605 Pleasant Valley Road, thinks the commission needs to address long term what they want future neighborhoods to look like in Sachse and he would challenge them to make them all the larger lot sizes.

With no one else speaking, Ty Lamb made a motion to close the public hearing. David Hock seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 8:21 p.m.

After discussion, Warren Becker made a motion to approve the change of zoning from an Agricultural District to a Planned Development District. David Hock seconded the motion. The motion passed 6-0 with all voting in favor.

6. Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from an Agricultural District (AG) to a Planned Development District (PD) on an approximately 13.56 acre tract, more particularly described in Exhibit "A" and located along the west side of Merritt Road just south of Heritage Circle, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan attached as Exhibit "D".

Mr. McGinn introduced the item. He said the subject property is a 13.56 acre tract located along the west side of Merritt Road just south of Heritage Circle. He stated that the applicant is requesting to rezone the subject property from its existing Agricultural Zoning District to a Planned Development Zoning District. He stated that the proposed Planned Development would be comprised of 39 single-family residential lots with lot sizes of 10,000 and 15,000 square feet. He stated that the single-family lots sizes are consistent with the future land use plan and staff is recommending approval.

Paul Taylor, Applicant, made a PowerPoint presentation. He stated that the development would comprise of 39 home sites. He explained that after meeting with the homeowner's in January they explained some of their issues that they had with the development. He said they had an objection to narrow lots backing up to their properties and the lack of privacy with two story homes backing up to their lots. They also wanted larger homes in the area. He said they agreed to increase some of the lots sizes; and also increase the home size to a minimum 2,500 - 3,000 square foot and only allow one story homes to back up to Heritage Circle.

Chairman Everett opened the public hearing at 8:40 p.m.

Charles Creech, 5312 Heritage Circle, said Mr. Taylor did a good job and wanted to thank him for working with the residents. However, he is concerned about the increased traffic.

Eddie Plemmens, 4909 Heritage Circle, said he bought his property a year ago and is opposed to the project.

David Taylor, 5114 Merritt Road, said Paul Taylor builds a beautiful home and has a difficult time understanding how he can fit that many homes on the development. He said there is too much density.

Mike Carpenter, 4915 Heritage Circle, said he moved to Sachse for the rural area and that is exactly what attracts people to Sachse. He would like to see larger lot and homes in the area. He spoke in opposition to the development.

With no one else speaking, Ty Lamb made a motion to close the public hearing. David Hock seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 8:49 p.m.

After discussion, Ty Lamb made a motion to grant a change of zoning from an Agricultural District (AG) to a Planned Development District (PD) on an approximately 13.56 acre tract located along the west side of Merritt Road. David Hock seconded the motion. The motion passed 6-0 with all voting in favor.

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

Mr. McGinn stated that the commission's next meeting would be in April. He stated that the Highway 78 Visionary Committee is still moving forward and next meeting would be sometime in April. He said EDC did approve a consultant to evaluate a tract of land zoned Industrial along Ranch Road and consider initiating a zoning change for that tract. He also did inform the commission of Mr. Bickler resignation from the board.

There being no further business, Warren Becker made a motion to adjourn. The meeting was adjourned at 9:02 p.m.

Secretary

Chairperson



Legislation Details (With Text)

File #:	15-2795	Version:	1	Name:	CD - HERITAGE PK PH3 FP PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	5/6/2015	In control:		In control:	Planning & Zoning Commission
On agenda:	5/11/2015	Final action:		Final action:	
Title:	Consider an application from Meritage Homes of Texas, LLC, for approval of a Final Plat for Heritage Park Phase 3, being 81 single-family residential lots and one Common Area lot, on approximately 45.08 acres of land.				
	Executive Summary The applicant is requesting to subdivide an approximately 45.08-acre tract to consist of 81 single-family residential lots and one Common Area lot. The property is generally located northwest of the Hudson Drive and Merritt Road intersection.				

Sponsors:

Indexes:

Code sections:

Attachments: [CD -HP #3 FP PZ -presentation.pdf](#)
[CD -HP #3 FP PZ -Final Plat.pdf](#)
[CD -HP #3 FP PZ -Attachment 1](#)
[CD -HP #3 FP PZ - Attachment 2](#)

Date	Ver.	Action By	Action	Result
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Title

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

Executive Summary

The applicant is requesting to subdivide an approximately 45.08-acre tract to consist of 81 single-family residential lots and one Common Area lot. The property is generally located northwest of the Hudson Drive and Merritt Road intersection.

Background

The 45.08-acre subject property is generally located northwest of the Hudson Drive and Merritt Road intersection. The applicant is proposing to subdivide the subject property into 81 single-family residential lots and one Common Area lot.

The proposed subdivision will have access from Hudson Drive that is directly accessed from Merritt Road as well as from Hunters Ridge Drive and Rosewood Lane which access out to

Miles Road.

The subject property retains a zoning designation of Planned Development -27 (PD-27) (See Attachment 2). The proposed single-family residential uses are in conformance with the permitted uses.

Planning and Zoning Commission approved the Preliminary Plat on January 25, 2010, and City Council approved the Preliminary Plat on February 15, 2010.

Policy Considerations

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

The Final Plat was found to be in substantial completion with the installation of public improvements on April 30, 2015.

Budgetary Considerations

None.

Staff Recommendations

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



PLANNING & ZONING COMMISSION

MAY 11, 2015

REQUEST

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



AERIAL LOCATION MAP



ZONING MAP



BACKGROUND

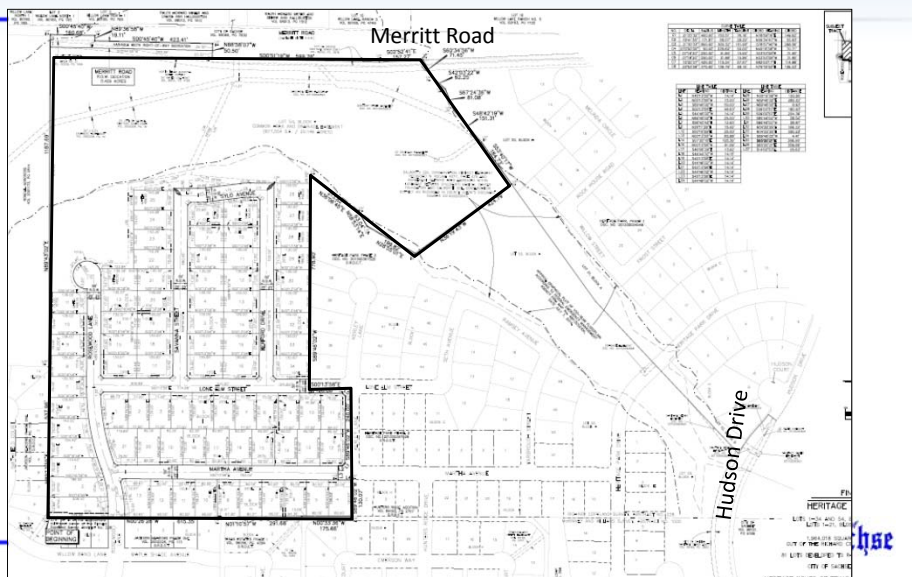
SITE INFORMATION

- ❑ Site Area: 45.08 acres
- ❑ Lots: 81 Single-Family and 1 Common Area Lot
- ❑ Proposed Use: Single-Family Residential
- ❑ Existing Zoning: PD-27



BACKGROUND

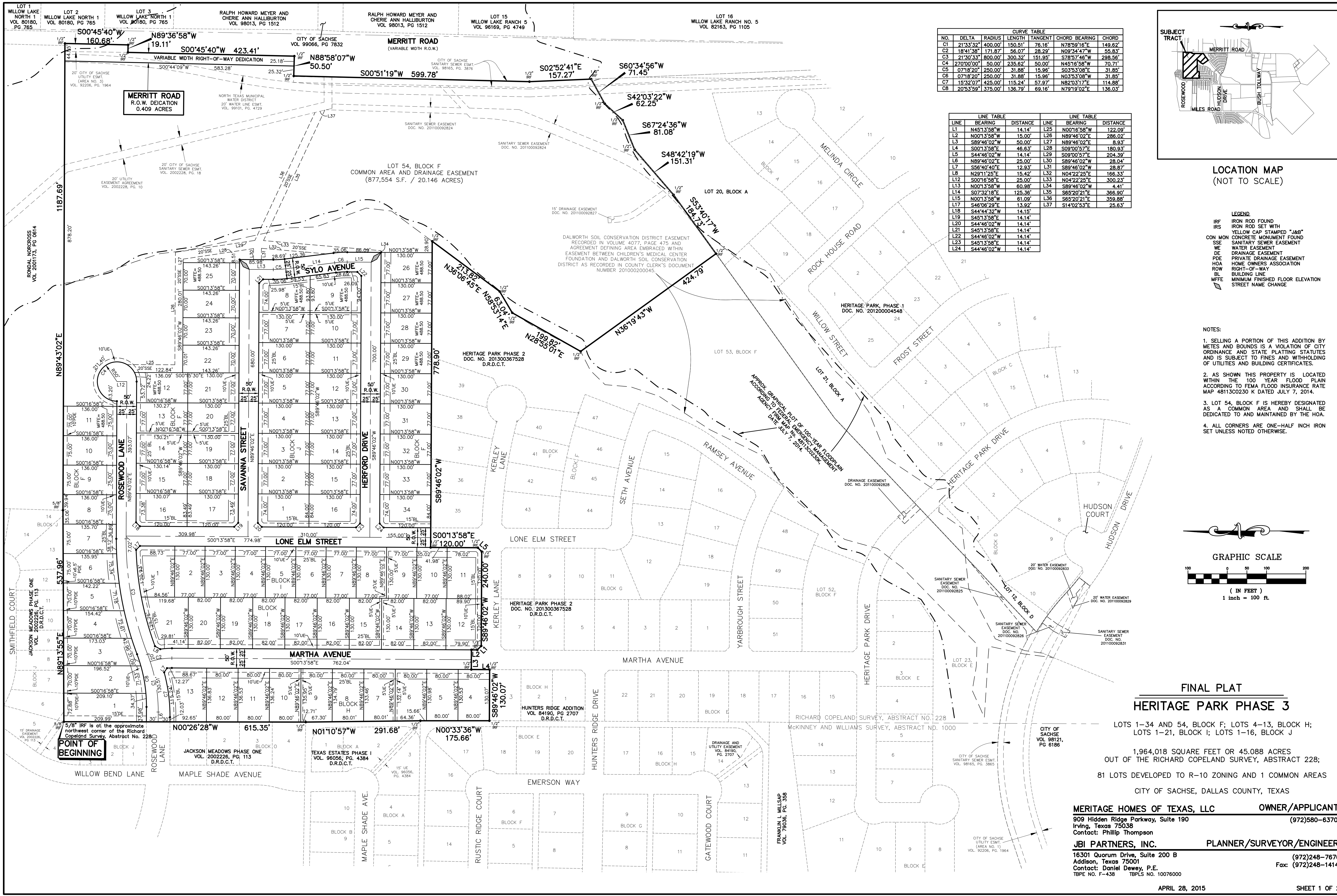
FINAL PLAT



STAFF RECOMMENDATION

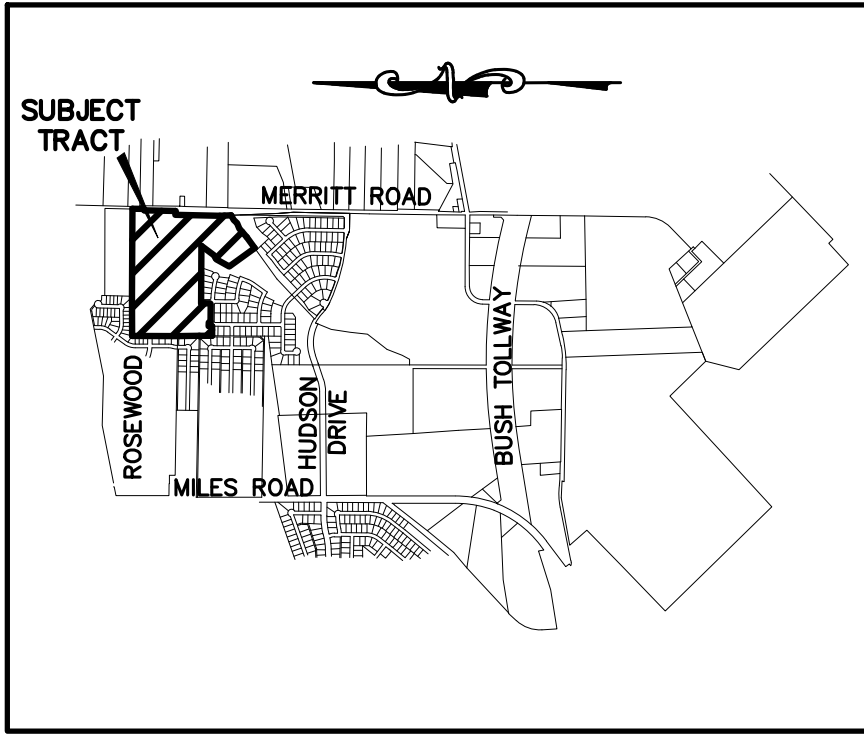
Staff recommends approval of the Final Plat.





CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	21°33'32"	400.00'	150.51'	76.16'	N78°59'16"E	149.62'
C2	18°41'58"	171.87'	56.07'	28.29'	N09°34'47"W	55.83'
C3	21°30'33"	800.00'	300.32'	151.95'	S78°57'46"W	298.58'
C4	27°00'00"	50.00'	235.62'	50.00'	N45°16'58"W	70.71'
C5	07°18'20"	250.00'	31.88'	15.96'	S03°53'08"E	31.85'
C6	07°18'20"	250.00'	31.88'	15.96'	N03°53'08"W	31.85'
C7	15°32'07"	425.00'	115.24'	57.97'	N82°03'17"E	114.88'
C8	20°53'59"	375.00'	136.79'	69.16'	N79°19'02"E	136.03'

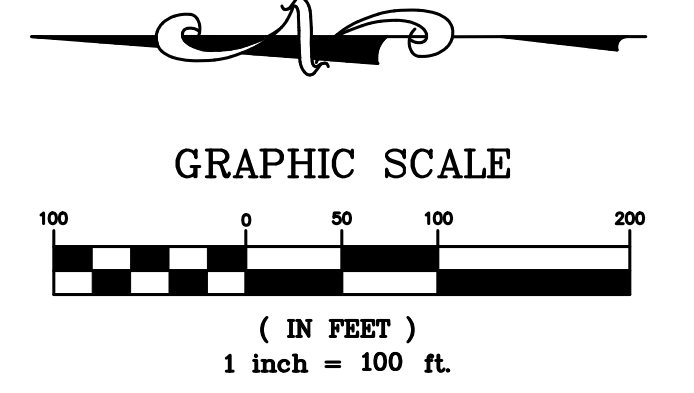
LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N45°13'58"W	14.14'	L25	N00°16'58"W	122.09'
L2	N00°13'58"W	15.00'	L26	N89°46'02"E	286.02'
L3	S89°46'02"W	50.00'	L27	N89°46'02"E	8.93'
L4	S00°13'58"E	46.63'	L28	S09°00'57"E	180.93'
L5	S44°46'02"W	14.14'	L29	S09°00'57"E	204.39'
L6	N89°46'02"E	25.00'	L30	S89°46'02"W	28.04'
L7	S56°40'40"E	12.93'	L31	S89°46'02"W	28.87'
L8	N29°11'25"E	15.42'	L32	N04°22'25"E	166.33'
L12	S00°16'58"E	25.00'	L33	N04°22'25"E	300.23'
L13	N00°13'58"W	60.98'	L34	S89°46'02"W	4.41'
L14	S07°32'18"E	125.36'	L35	S65°20'21"E	366.90'
L15	N00°13'58"W	61.09'	L36	S65°20'21"E	359.88'
L17	S46°06'29"E	13.92'	L37	S14°02'53"E	25.63'
L18	S44°44'32"W	14.15'			
L19	S45°13'58"E	14.14'			
L20	S44°46'02"W	14.14'			
L21	S45°13'58"E	14.14'			
L22	S44°46'02"W	14.14'			
L23	S45°13'58"E	14.14'			
L24	S44°46'02"W	14.14'			



LOCATION MAP
(NOT TO SCALE)

- LEGEND
- IRF IRON ROD FOUND
 - IRS IRON ROD SET WITH YELLOW CAP STAMPED "J&B"
 - CON MON CONCRETE MONUMENT FOUND
 - SSE SANITARY SEWER EASEMENT
 - WE WATER EASEMENT
 - DE DRAINAGE EASEMENT
 - PDE PRIVATE DRAINAGE EASEMENT
 - HOA HOME OWNERS ASSOCIATION
 - ROW RIGHT-OF-WAY
 - BL BUILDING LINE
 - MFEE MINIMUM FINISHED FLOOR ELEVATION
 - SC STREET NAME CHANGE

- NOTES:
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING CERTIFICATES.
 - AS SHOWN THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 48113C0230 K DATED JULY 7, 2014.
 - LOT 54, BLOCK F IS HEREBY DESIGNATED AS A COMMON AREA AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
 - ALL CORNERS ARE ONE-HALF INCH IRON SET UNLESS NOTED OTHERWISE.



FINAL PLAT
HERITAGE PARK PHASE 3

LOTS 1-34 AND 54, BLOCK F; LOTS 4-13, BLOCK H;
LOTS 1-21, BLOCK I; LOTS 1-16, BLOCK J

1,964,018 SQUARE FEET OR 45.088 ACRES
OUT OF THE RICHARD COPELAND SURVEY, ABSTRACT 228;

81 LOTS DEVELOPED TO R-10 ZONING AND 1 COMMON AREAS

CITY OF SACHSE, DALLAS COUNTY, TEXAS

MERITAGE HOMES OF TEXAS, LLC OWNER/APPLICANT
909 Hidden Ridge Parkway, Suite 190
Irving, Texas 75038
Contact: Phillip Thompson (972)580-6370

JBI PARTNERS, INC. PLANNER/SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B
Addicks, Texas 75001 (972)248-7676
Contact: Daniel Dewey, P.E. Fax: (972)248-1414
TBPE NO. F-438 TBPLS NO. 10076000

OWNERS' CERTIFICATION

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS Meritage Homes of Texas, LLC is the owner of that parcel of land located in the City of Sachse, Dallas County, Texas, a part of the Richard Copeland Survey, Abstract No. 228, and being a part of that called 79.890 acre tract of land described in a Special Warranty Deed from Arcadia Land Partners 32, Ltd. to Meritage Homes of Texas, LLC as recorded in Document Number 201200114683 of the Official Public Records of Dallas County, Texas, and being further described as follows:

BEGINNING at a five-eighths inch iron rod found for the northwest corner of said 79.890 acre tract of land, said point being the northeast corner of Lot 4 and the southeast corner of Lot 5, Block J, Jackson Meadows, Phase One, an addition to the City of Sachse as recorded in Volume 2002226, Page 113, Dallas County Deed Records;

THENCE along the north line of said 79.890 acre tract of land as follows:

North 89 degrees 13 minutes 55 seconds East, 537.96 feet to a five-eighths inch iron rod found for corner at the southeast corner of Lot 14, Block J of said Jackson Meadows, Phase One, said point being the southwest corner of a called 10 acre tract of land as described in a Warranty Deed to Rondal Lynn Norcross and wife Clarissa Norcross as recorded in Volume 2001173, Page 614, Dallas County Deed Records;

North 89 degrees 43 minutes 02 seconds East, 1187.69 feet to a one-half inch iron rod in the west right-of-way line of Merritt Road (a variable width right-of-way),

THENCE along west right-of-way line of Merritt Road as follows:

South 00 degrees 45 minutes 40 seconds West, 160.68 feet to a one-half inch iron rod found for corner;

North 89 degrees 36 minutes 58 seconds West, 19.11 feet to a one-half inch iron rod found for corner;

South 00 degrees 45 minutes 40 seconds West, 423.41 feet to a one-half inch iron rod found for corner;

North 88 degrees 58 minutes 07 seconds West, 50.50 feet to a one-half inch iron rod found for corner;

South 00 degrees 51 minutes 19 seconds West, 599.78 feet to a one-half inch iron rod found for corner;

South 02 degrees 52 minutes 41 seconds East, 157.27 feet to a one-half inch iron rod found at the north corner of Heritage Park, Phase 1, an addition to the City of Sachse as recorded in County Clerk's Document Number 201200004548, Official Public Records of Dallas County, Texas;

THENCE along the northwesterly line of said Heritage, Park Phase 1, as follows:

South 60 degrees 34 minutes 56 seconds West, 71.45 feet to a one-half inch iron rod found for corner;

South 42 degrees 03 minutes 22 seconds West, 62.25 feet to a one-half inch iron rod found for corner;

South 67 degrees 24 minutes 36 seconds West, 81.08 feet to a one-half inch iron rod found for corner;

South 48 degrees 42 minutes 19 seconds West, 151.31 feet to a one-half inch iron rod found for corner;

South 53 degrees 40 minutes 17 seconds West, 184.73 feet to a one-half inch iron rod found at the southeast corner of Heritage Park, Phase 2, an addition to the City of Sachse as recorded in County Clerk's Document Number 201300367528, Official Public Records of Dallas County, Texas;

THENCE along the east line of said line of said Heritage, Park Phase 2, as follows:

North 36 degrees 19 minutes 43 seconds West, 424.79 feet to a one-half inch iron rod found for corner,

North 28 degrees 55 minutes 01 seconds East, 199.82 feet to a one-half inch iron rod found for corner;

North 58 degrees 53 minutes 14 seconds East, 63.04 feet to a one-half inch iron rod found for corner;

North 36 degrees 06 minutes 45 seconds East, 213.82 feet to a one-half inch iron rod found at the northeast corner of said Heritage, Park Phase 2;

THENCE along the north line of said Heritage, Park Phase 2, as follows:

South 89 degrees 46 minutes 02 seconds West, 778.90 feet to a one-half inch iron rod found for corner;

South 00 degrees 13 minutes 58 seconds East, 120.00 feet to a one-half inch iron rod found for corner;

South 44 degrees 46 minutes 02 seconds West, 14.14 feet to a one-half inch iron rod found for corner;

South 89 degrees 46 minutes 02 seconds West, 240.00 feet to a one-half inch iron rod found for corner;

North 45 degrees 13 minutes 58 seconds West, 14.14 feet to a one-half inch iron rod found for corner;

North 00 degrees 13 minutes 58 seconds West, 15.00 feet to a one-half inch iron rod found for corner;

South 89 degrees 46 minutes 02 seconds West, 50.00 feet to a one-half inch iron rod found for corner;

South 00 degrees 13 minutes 58 seconds East, 46.63 feet to a one-half inch iron rod found for corner;

South 89 degrees 46 minutes 02 seconds West, 130.07 feet to a one-half inch iron rod found at the northwest corner of said Heritage, Park Phase 2, said point being in the west line of said 79.890 acre tract of land;

THENCE along the west line of said 79.890 acre tract of land as follows:

North 00 degrees 33 minutes 36 seconds West, 175.66 feet to a one-half inch iron rod found at the northeast corner of Hunters Ridge Addition, an addition to the City of Sachse as recorded in Volume 84190, Page 2707, Dallas County Deed Records;

North 01 degrees 10 minutes 57 seconds West, 291.68 feet to a one-half inch iron rod found at the northeast corner of Texas Estates Phase 1 Addition, an addition to the City of Sachse as recorded in Volume 96056, Page 4384, Dallas County Deed Records, said point being the southeast corner of said Jackson Meadows, Phase One;

North 00 degrees 26 minutes 28 seconds West, 615.35 feet to the POINT OF BEGINNING and containing 1,964,018 square feet or 45.088 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That MERITAGE HOMES OF TEXAS, LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as HERITAGE PARK PHASE 3, an addition to the City of Sachse, Dallas County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress an egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Easements must by maintained by property owner. 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 _____ 2015.

MERITAGE HOMES OF TEXAS, LLC

By: _____
Authorized Signature, Title

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 _____, 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 _____ 2015.

Notary Public, State of Texas

Block/Lot	Square Feet	Acrage	Block/Lot	Square Feet	Acrage	Block/Lot	Square Feet	Acrage
F-1	15,250	0.350	F-28	10,010	0.230	I-10	10,010	0.230
F-2	14,277	0.328	F-29	10,010	0.230	I-11	11,393	0.262
F-3	12,943	0.297	F-30	10,010	0.230	I-12	11,637	0.267
F-4	11,422	0.262	F-31	10,010	0.230	I-13	10,660	0.245
F-5	10,346	0.238	F-32	10,010	0.230	I-14	10,660	0.245
F-6	10,388	0.238	F-33	10,010	0.230	I-15	10,660	0.245
F-7	10,165	0.233	F-34	10,870	0.250	I-16	10,660	0.245
F-8	10,195	0.234	F-54	877,554	20.146	I-17	10,660	0.245
F-9	10,200	0.234	H-4	10,424	0.239	I-18	10,660	0.245
F-10	10,200	0.234	H-5	10,460	0.240	I-19	10,660	0.245
F-11	10,200	0.234	H-6	10,519	0.241	I-20	10,660	0.245
F-12	10,077	0.231	H-7	10,624	0.244	I-21	13,398	0.308
F-13	10,029	0.230	H-8	10,730	0.246	J-1	10,870	0.250
F-14	10,023	0.230	H-9	10,835	0.249	J-2	10,010	0.230
F-15	10,018	0.230	H-10	10,888	0.250	J-3	10,010	0.230
F-16	10,800	0.248	H-11	10,911	0.250	J-4	10,010	0.230
F-17	10,804	0.248	H-12	10,934	0.251	J-5	10,010	0.230
F-18	10,010	0.230	H-13	13,401	0.308	J-6	10,010	0.230
F-19	10,010	0.230	I-1	12,104	0.278	J-7	10,010	0.230
F-20	10,010	0.230	I-2	10,010	0.230	J-8	11,251	0.258
F-21	10,010	0.230	I-3	10,010	0.230	J-9	13,060	0.300
F-22	10,029	0.230	I-4	10,010	0.230	J-10	10,010	0.230
F-23	10,028	0.230	I-5	10,010	0.230	J-11	10,010	0.230
F-24	10,028	0.230	I-6	10,010	0.230	J-12	10,010	0.230
F-25	10,028	0.230	I-7	10,010	0.230	J-13	10,010	0.230
F-26	10,010	0.230	I-8	10,010	0.230	J-14	10,010	0.230
F-27	10,010	0.230	I-9	10,010	0.230	J-15	10,010	0.230
						J-16	10,870	0.250

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Dan B. Ramsey, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Sachse, Texas.

DATED THIS _____ DAY OF _____, 2015.

Dan B. Ramsey
Registered Professional Land Surveyor #4172
JBI PARTNERS, INC.
16301 Quorum Drive, Suite 200 B, Addison, Texas 75001
(972) 248-7676



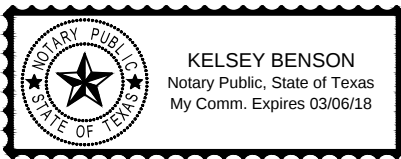
STATE OF TEXAS §

COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

Notary Public, State of Texas



CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Planning and Zoning Commission of the City of Sachse, Texas

Chairman, Planning and Zoning Commission

Date

ATTEST:

Signature

Date

Name & Title

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

Director of Community Development

Date

ATTEST:

Signature

Date

Name & Title

FINAL PLAT
HERITAGE PARK PHASE 3

LOTS 1-34 AND 54, BLOCK F; LOTS 4-13, BLOCK H;
LOTS 1-21, BLOCK I; LOTS 1-16, BLOCK J

1,964,018 SQUARE FEET OR 45.088 ACRES
OUT OF THE RICHARD COPELAND SURVEY, ABSTRACT 228;

81 LOTS DEVELOPED TO R-10 ZONING AND 1 COMMON AREAS

CITY OF SACHSE, DALLAS COUNTY, TEXAS

MERITAGE HOMES OF TEXAS, LLC OWNER/APPLICANT

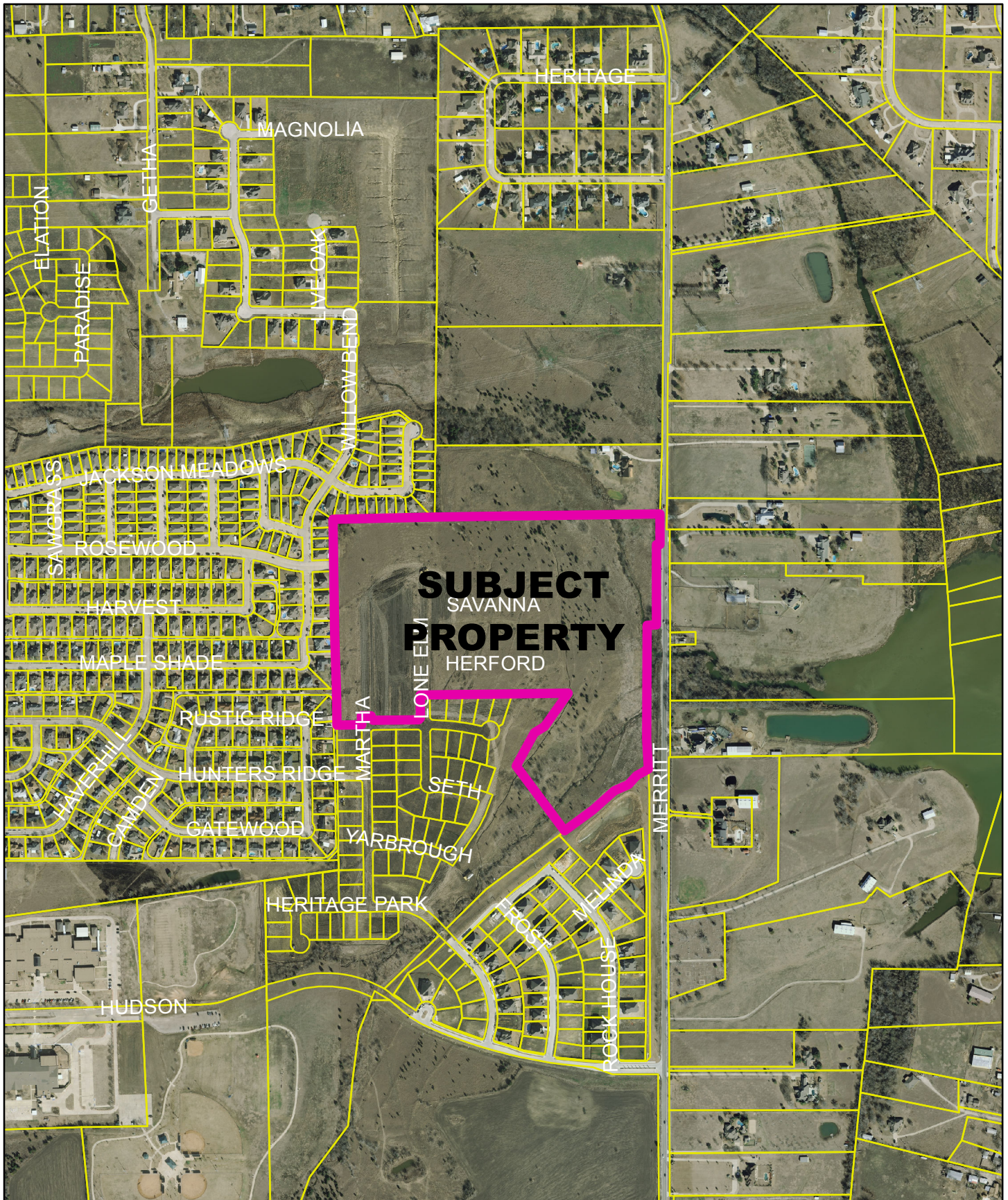
909 Hidden Ridge Parkway, Suite 190 (972)580-6370
Irving, Texas 75038
Contact: Phillip Thompson

JBI PARTNERS, INC. PLANNER/SURVEYOR/ENGINEER

16301 Quorum Drive, Suite 200 B (972)248-7676
Addison, Texas 75001
Contact: Daniel Dewey, P.E. Fax: (972)248-1414
TBPE NO. F-438 TBPLS NO. 10076000

APRIL 28, 2015

SHEET 2 OF 2



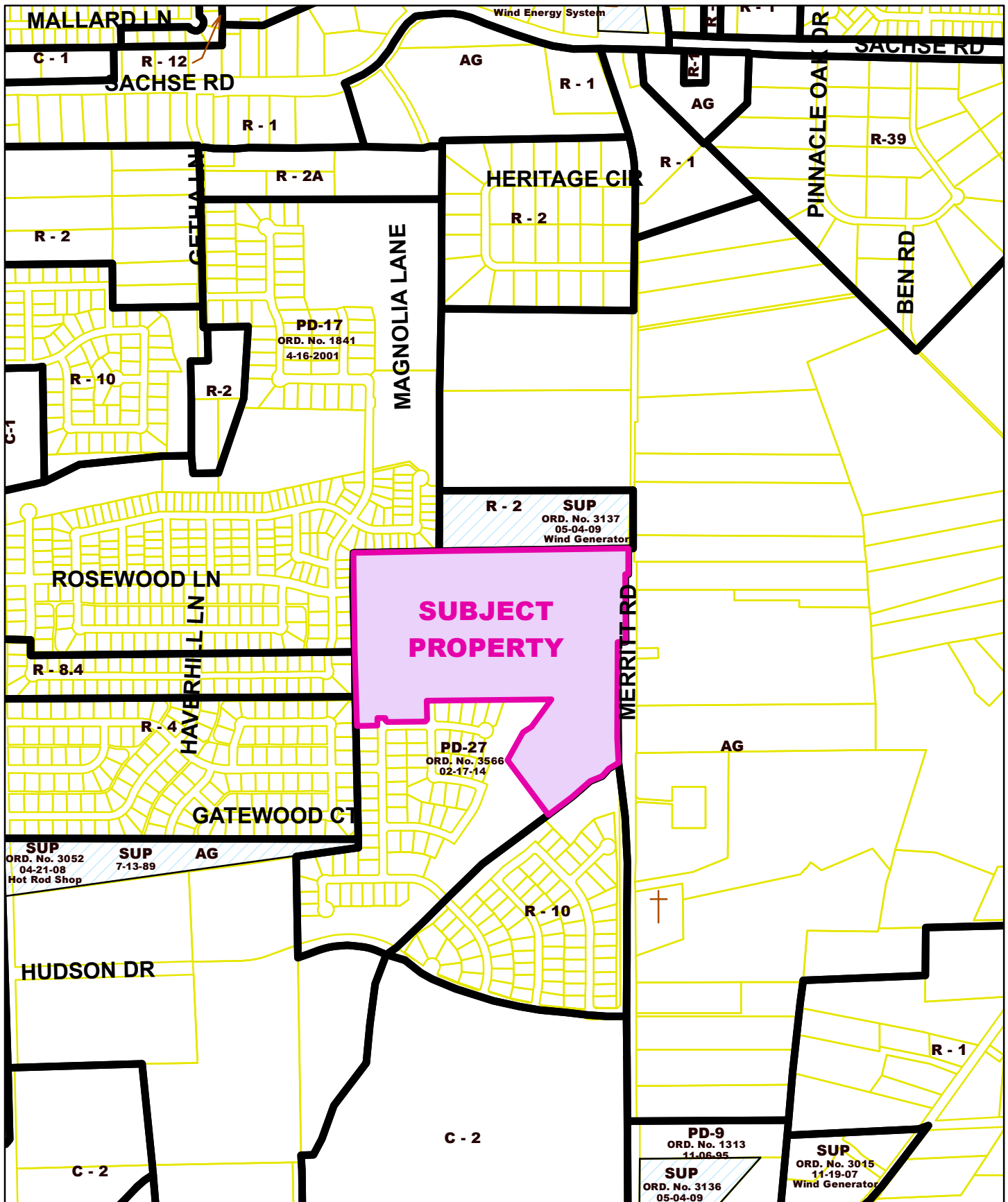
0 150 300 600 900 1,200
Feet

AERIAL LOCATION MAP

HERITAGE PARK PHASE 3

FILE: P 15-04 FINAL PLAT

Map Created: May 06, 2015



0 150 300 600 900 1,200 1,500
Feet

ZONING IDENTIFICATION MAP

HERITAGE PARK PHASE 3
FILE: P 15-04 FINAL PLAT
Map Created: May 06, 2015



Legislation Details (With Text)

File #:	15-2796	Version:	1	Name:	CD - VIET BAPT CH FP PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	5/6/2015	In control:		In control:	Planning & Zoning Commission
On agenda:	5/11/2015	Final action:		Final action:	
Title:	Consider the application of James R. and Ly T. Klassen for approval of a Final Plat for God's Servants Vietnamese Baptist Church Addition, being a single 8.96-acre lot, generally located on the south side of Sachse Road, approximately 425 feet east of the intersection with Country Club Drive.				
	Executive Summary The applicant is requesting approval of a Final Plat for a single 8.96-acre tract for use as a Religious Institution.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	CD -Viet Bapt Ch FP -Pres.pdf CD -Viet Bapt Ch FP - EX A CD - VIET BAPT CH FP PZ - ATTACHMENT 1.pdf CD - VIET BAPT CH FP PZ - ATTACHMENT 2.pdf				

Date	Ver.	Action By	Action	Result
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Title

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

Executive Summary

The applicant is requesting approval of a Final Plat for a single 8.96-acre tract for use as a Religious Institution.

Background

The 8.96-acre (approximately 390,366 square feet) subject property is generally located on the south side of Sachse Road, approximately 425 east of the intersection with Country Club Drive. (See Attachment 1 - Aerial Location Map). The subject property retains a zoning designation of Special Use Permit (See Attachment 2 - Zoning Identification Map). The Special Use Permit was granted on December 18, 1995 for use as a Roping Arena.

A Tree Survey was approved on June 20, 2013 by the Director of Parks and Recreation. The Plan did not show any protected trees to be removed..

Policy Considerations

The applicant is proposing to plat the subject property into one individual lot, which would solely be utilized for a proposed Religious Institution. See Exhibit A for a copy of the Final Plat.

The proposed subdivision will have one single point of access from Sachse Road.

Staff has determined that the proposed Final Plat meets the standards of the City of Sachse Code of Ordinances and is designed in accordance with the zoning of the property. The Final Plat and its supporting documents have been reviewed by the City Engineer and have been found to be in compliance with the City of Sachse Code of Ordinances.

Budgetary Considerations

None.

Staff Recommendations

Staff recommends approval of a Final Plat for God's Servants Vietnamese Baptist Church Addition, being a single 8.96-acre lot, generally located on the south side of Sachse Road, approximately 425 feet east of the intersection with Country Club Drive.



PLANNING & ZONING COMMISSION

MAY 11, 2015

REQUEST

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



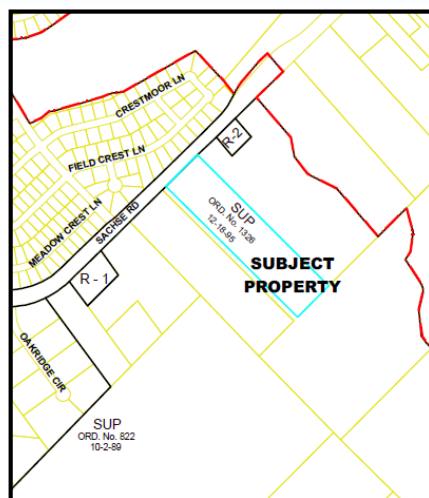
BACKGROUND

AERIAL LOCATION MAP



BACKGROUND

ZONING MAP



BACKGROUND

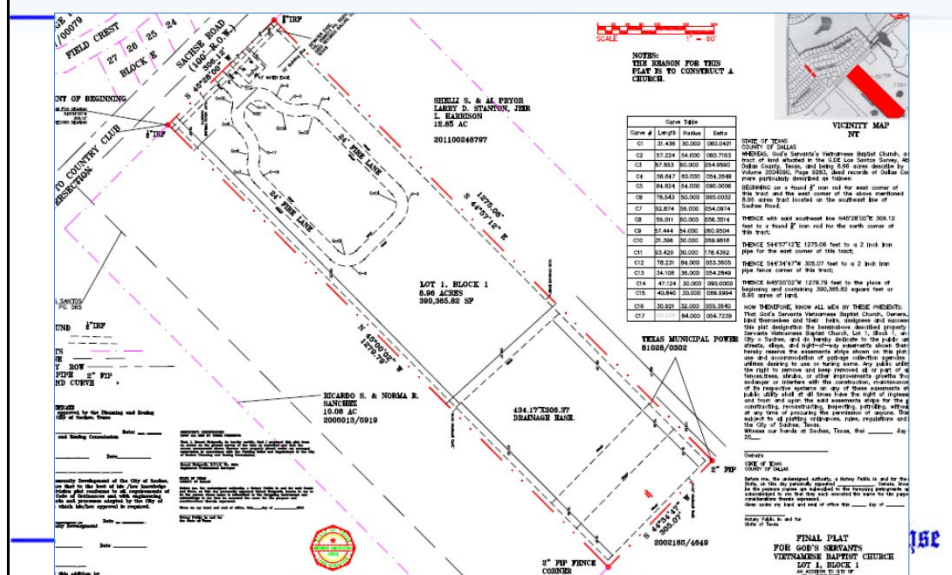
SITE INFORMATION

- ❑ Proposed Use: Religious Institution
- ❑ Site Area: 8.96 acres
- ❑ Existing Zoning: SUP



POLICY CONSIDERATIONS

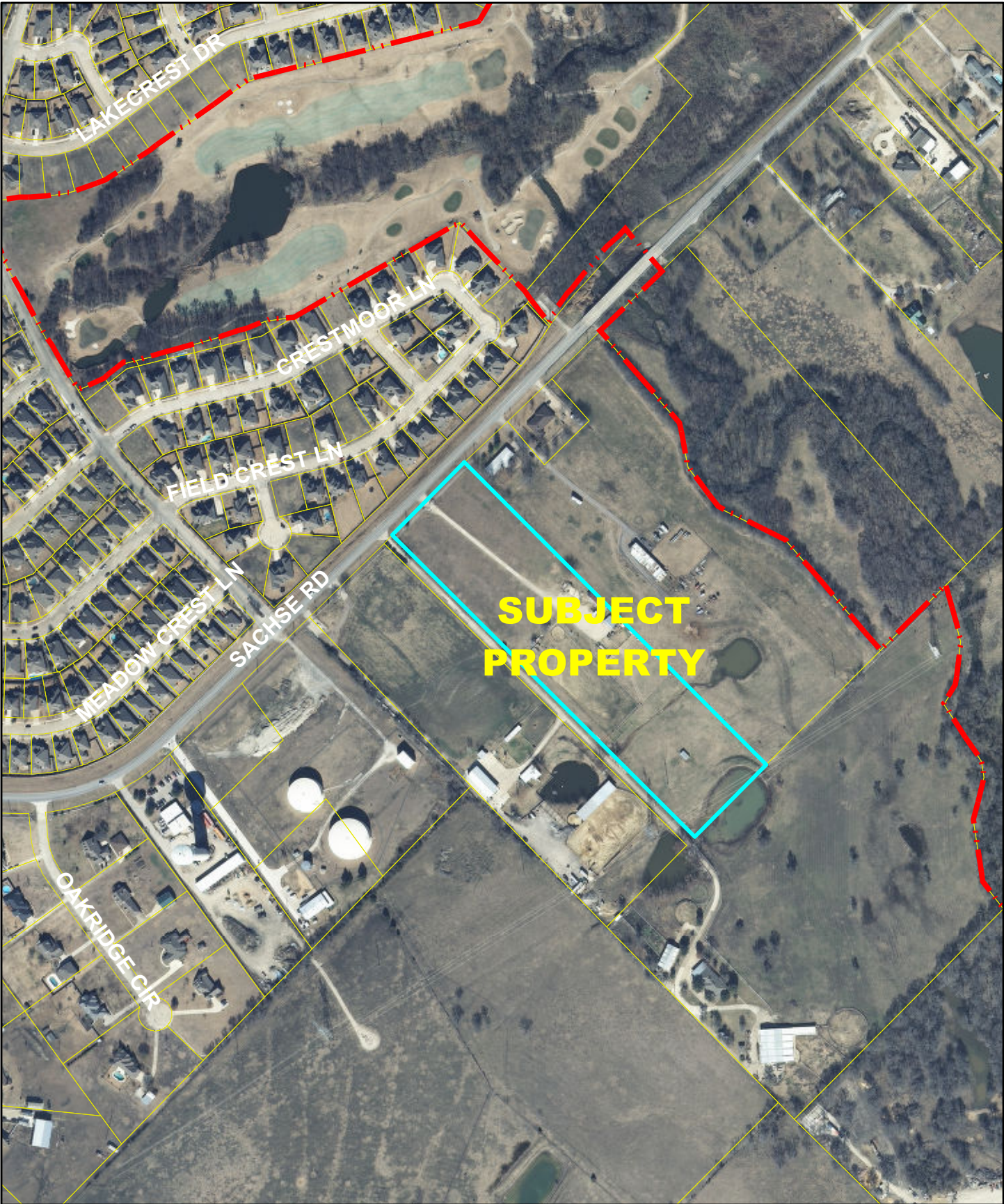
FINAL PLAT



STAFF RECOMMENDATION

Staff recommends approval of the Final Plat as presented.

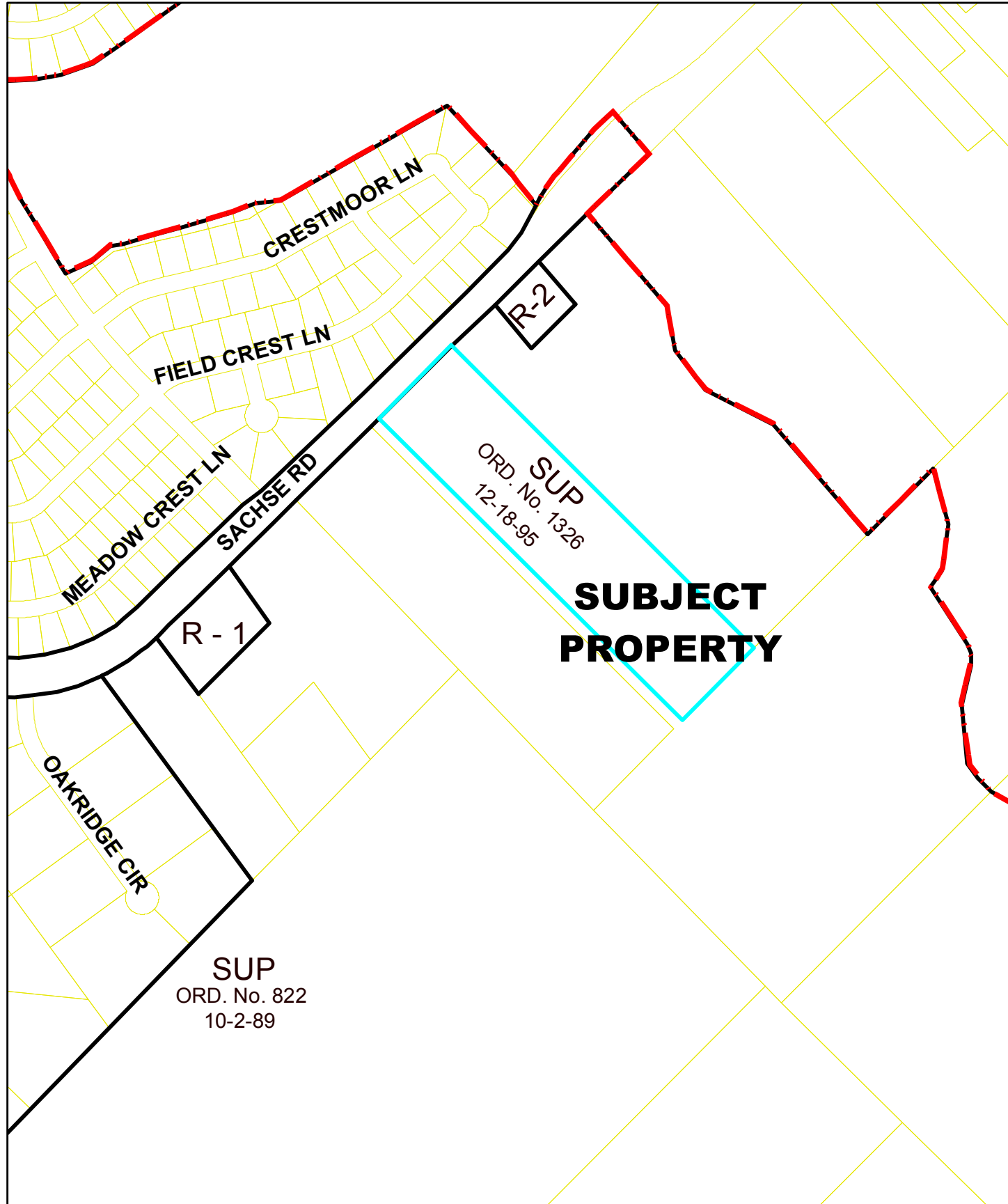




0 200 400 800
Feet

AERIAL LOCATION MAP

*God's Servants Vietnamese Baptist Church
Preliminary Plat (P13-10)
Map Created: June 19, 2013*



	0 200 400 800 Feet	ZONING IDENTIFICATION MAP <i>God's Servants Vietnamese Baptist Church Preliminary Plat (P13-10) Map Created: June 19, 2013</i>
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