



Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, April 28, 2014

7:00 PM

City Hall

The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, April 28, 2014, at 7:00 p.m. at the Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

1. **Invocation and Pledge of Allegiance to the U.S. and Texas Flags**
2. Community Development Director's Update Report: Briefing on current activities of staff.
3. **Regular Agenda Items:**
 - [14-2185](#) Consider approval of the minutes from the April 14, 2014 Planning and Zoning Commission meeting.

Executive Summary

Approval of the minutes from the April 14, 2014 Planning and Zoning Commission meeting.

Attachments: [20140414 PZ MINUTES.pdf](#)

- [14-2184](#) **There will be no discussion or action taken on this item by the Planning and Zoning Commission because it has been postponed at the request of the applicant.**

Conduct a public hearing and offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Zoning Ordinance and Schedule I Permitted Uses Parking Requirements for Retail Sales / Personal Service Use, as heretofore amended; to grant a change of zoning from a General Commercial (C-2) District to a Planned Development District (PD-28) on an approximately 6.47-acre tract of land, more particularly described in Exhibit "A" and located on the northeast corner of Murphy Road and Blackburn Road, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of

Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan approved as Exhibit "D".

Executive Summary

This item is being postponed to a future date at the request of the applicant. An advertisement was mailed to property owners within 1,000 feet of the property as a result of the applicant's initial application. A new notification will be mailed at the time a new consideration date is established.

Attachments: [CD - POSTPONEMENT PARKING PD WALMART PZ - EXHIBIT A.pdf](#)
[CD - POSTPONEMENT PARKING PD WALMART PZ - EXHIBIT B.pdf](#)
[CD - POSTPONEMENT PARKING PD WALMART PZ - EXHIBIT C.pdf](#)
[CD - POSTPONEMENT PARKING PD WALMART PZ - EXHIBIT D.pdf](#)

4. Adjournment

Note: The Planning and Zoning Commission may retire and convene into Executive, Closed Session on any matter related to the above agenda items for the purposes of private consultation with the City Attorney under Section 551.071 of the Texas Government Code.

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

Posted: April 25, 2014; 5:00 p.m. Michael Spencer, Interim Community Development Director

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



Legislation Details (With Text)

File #:	14-2185	Version:	1	Name:	CD - PZ MINUTES 20140414
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	4/23/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	4/28/2014	Final action:		Final action:	
Title:	Consider approval of the minutes from the April 14, 2014 Planning and Zoning Commission meeting.				
	Executive Summary				
	Approval of the minutes from the April 14, 2014 Planning and Zoning Commission meeting.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	20140414 PZ MINUTES.pdf				

Date	Ver.	Action By	Action	Result
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Title

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

Executive Summary

Approval of the minutes from the April 14, 2014 Planning and Zoning Commission meeting.

Staff Recommendations

Staff recommends approval of the minutes from the April 14, 2014 Planning and Zoning Commission meeting.

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, April 14, 2014
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

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

Members Absent:

Warren Becker

Staff Present:

Michael Spencer
Interim Director of Community Development
Charlotte Youngblood, Secretary
Greg Peters, City Engineer

Others Present:

Don Herzog, Herzog Development

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 Paul Watkins and Jack Bickler led the pledges.

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

Michael Spencer, Interim Community Development Director, said the Walmart under construction will be completed tentatively in May. He said the Walmart Neighborhood Grocery has submitted plans for a building permit. He stated that the Glen Carr House Memory Care Center has been completed and is now open for business.

3. Consider approval of the minutes from the March 10, 2014 Planning and Zoning Commission meeting.

Paul Watkins made a motion to approve the minutes of the March 10, 2014 Planning and Zoning Commission meeting. Wendy Stewart seconded the motion. The motion passed with all voting in favor.

4. Conduct a public hearing and offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for an Automotive Repair, Major Use on an approximately 0.361 acre tract of land located at 6609 Industrial Drive, more particularly described as Lot B, Sachse Industrial Park 2nd Installment, being further described in Exhibit "A", and located in an I-1 Restricted Manufacturing / Warehousing District; providing special conditions; providing for the approval of the Site Plan attached as Exhibit "B".

Mr. Spencer introduced the item. He said the applicant is requesting a Special Use Permit for a Major Automotive Repair use for the property located at 6609 Industrial Drive. He explained that the tenant currently has a Certificate of Occupancy to conduct Minor Automotive Repair Uses. He stated that the subject property is located in an industrial park development and is surrounded by similar uses. He presented slides showing the subject property location and concept plan. He stated that the concept plan was found to be in conformance with the City's current standards. He said that the following conditions are included as part of the Ordinance: outside storage of vehicles under repair shall be prohibited; outside repair of vehicles shall be prohibited; a minimum of four parking spaces shall be maintained on the site; and no parking or storage of vehicles shall be permitted outside of designated parking spaces. He said staff is recommending approval of the Special Use Permit.

Scott Everett opened the public hearing at 7:09 p.m.

With no one speaking, David Hock made a motion to close the public hearing. Wendy Stewart seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 7:10 p.m.

After discussion, Jack Bickler made a motion to make recommendation to approve the Special Use Permit for an Automotive Repair, Major Use on an approximately 0.361 acre tract of land located at 6609 Industrial Drive, more particularly described as Lot B, Sachse Industrial Park 2nd Installment, being further described in Exhibit "A", and located in an I-1 Restricted Manufacturing / Warehousing District; providing special conditions; providing for the approval of the Site Plan attached as Exhibit "B". Paul Watkins seconded the motion. The motion passed 6-0 with all voting in favor.

5. Consider the application of Woodbridge XVII, Ltd. for approval of a Preliminary Plat for Woodbridge Phase 19, being 148 single-family residential lots and four (4) Homeowner's Association (HOA) lots, on approximately 52.486 acres, on the east side of Maxwell Creek Road, just north of Ranch Road.

Mr. Spencer introduced the item. He said the applicant is requesting to subdivide a 52.486-acre tract to consist of 148 single-family lots and four (4) HOA lots, located on the east side of Maxwell Creek Road. He explained the proposed subdivision will have primary access from Maxwell Creek Road and Ranch Road. He stated that the Preliminary Plat meets the standards of the City of Sachse Zoning Ordinance and staff is recommending approval of the Preliminary Plat.

After discussion, Paul Watkins made a motion to approve the Preliminary Plat for Woodbridge Phase 19, being 148 single-family residential lots and four (4) Homeowner's Association (HOA) lots, on approximately 52.486 acres, on the east side of Maxwell Creek Road, just north of Ranch Road. Ty Lamb seconded the motion. The motion passed unanimously with all voting in favor.

There being no further business, Warren Becker made a motion to adjourn. The meeting was adjourned at 7:23 p.m.

Secretary

Chairperson



Legislation Details (With Text)

File #:	14-2184	Version:	1	Name:	CD - POSTPONEMENT PARKING PD WALMART PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	4/22/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	4/28/2014	Final action:		Final action:	

Title: There will be no discussion or action taken on this item by the Planning and Zoning Commission because it has been postponed at the request of the applicant.

Conduct a public hearing and offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Zoning Ordinance and Schedule I Permitted Uses Parking Requirements for Retail Sales / Personal Service Use, as heretofore amended; to grant a change of zoning from a General Commercial (C-2) District to a Planned Development District (PD-28) on an approximately 6.47-acre tract of land, more particularly described in Exhibit "A" and located on the northeast corner of Murphy Road and Blackburn Road, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan approved as Exhibit "D".

Executive Summary

This item is being postponed to a future date at the request of the applicant. An advertisement was mailed to property owners within 1,000 feet of the property as a result of the applicant's initial application. A new notification will be mailed at the time a new consideration date is established.

Sponsors:

Indexes:

Code sections:

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of the Zoning Exhibit attached as Exhibit “B”; providing for the approval of Development Standards attached as Exhibit “C”; providing for the approval of the Zoning Concept Plan approved as Exhibit “D”.

Executive Summary

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Background

This item is being postponed to a future date at the request of the applicant. An advertisement was mailed to property owners within 1,000 feet of the property as a result of the applicant's initial application. A new notification will be mailed at the time a new consideration date is established.

Budgetary Considerations

None.

Staff Recommendations

Staff recommends postponing to a future date the consideration by the Planning and Zoning Commission 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 a General Commercial (C-2) District to a Planned Development District (PD-28) on an approximately 6.47-acre tract of land, more particularly described in Exhibit “A” and located on the northeast corner of Murphy Road and Blackburn, 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”.

Exhibit A
Legal Description
6.470 Acres

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

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

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

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

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

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

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

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

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

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

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

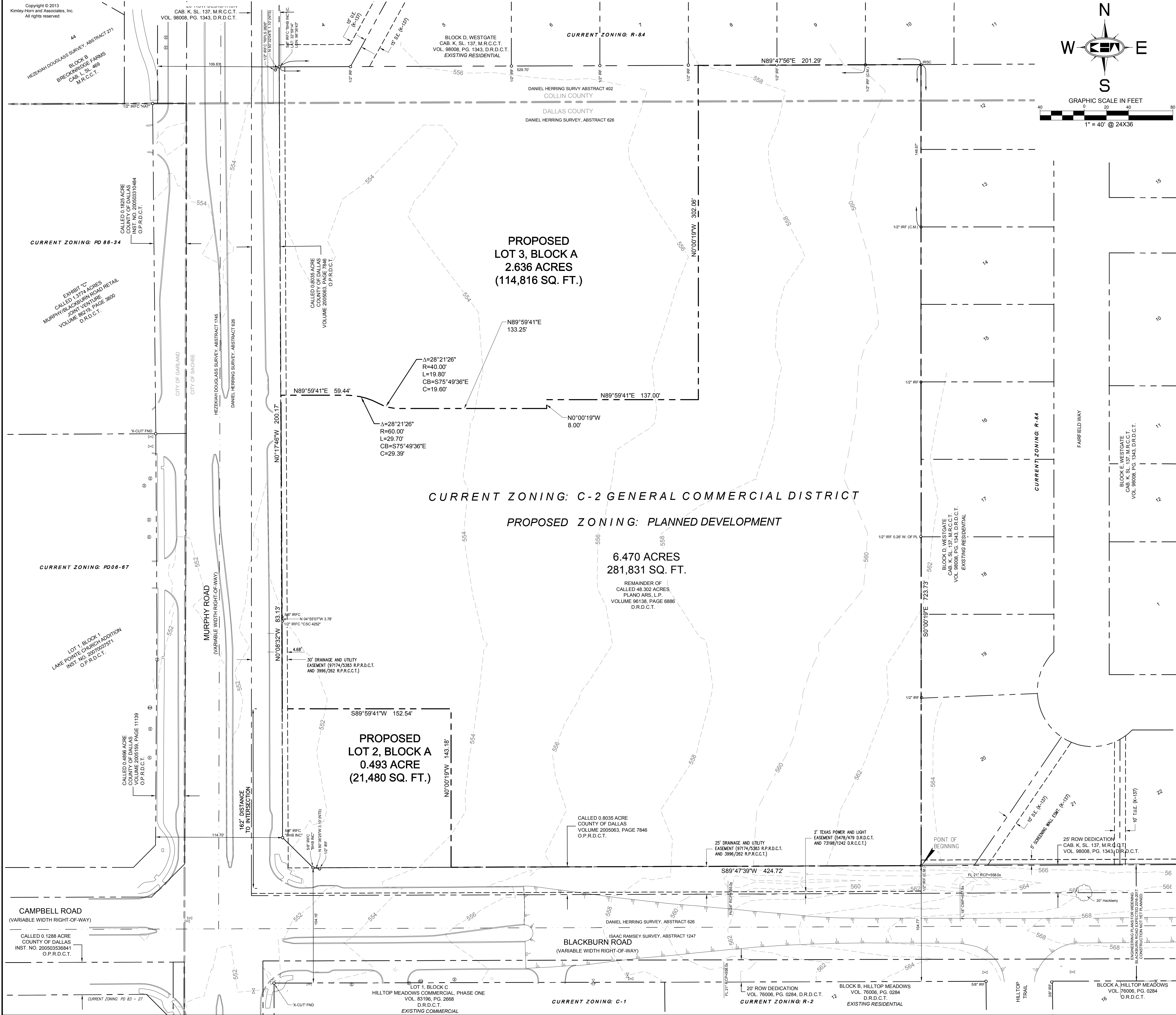
THENCE South $00^{\circ}00'19''$ East, along the most easterly, west line of said Block D, a distance of 723.73 feet to the **POINT OF BEGINNING** and containing 6.470 acres (281,831 square feet) of land, more or less.

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

Michael B. Marx 3/31/14

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





LEGEND

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

VICINITY MAP

N.T.S.

- NOTES:**
- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
 - All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99948523.
 - The development of this site will be in accordance with City of Sachse development standards.
 - According to Map No. 4813C0230 J dated August 23, 2001, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County and Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - The thoroughfare alignment shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of engineering approval.

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

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

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

THENCE South 89°59'41" West, crossing said 48.302 acre tract, a distance of 152.54 feet to a point for corner on an easterly line of said 0.8035 acre tract and on the easterly right-of-way line of Murphy Road (variable width right-of-way), and from which a 5/8-inch iron rod with a cap stamped "BHB INC" found bears South 0°08'52" East, a distance of 116.35 feet;

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

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

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

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

Bearings and distances are based upon Texas State Plane Coordinates, North Central Zone 4202, NAD83. The bearings shown are Grid values. The distances shown are Surface values. To convert the distances to Grid values, multiply the distances by a Combined Scale Factor of 0.99948523.

ENGINEER

Kimley-Horn and Associates, Inc.

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

OWNER/APPLICANT

1500 BLACKBURN LP
DALLAS, TX 75206
CONTACT: ENGINEER

EXHIBIT B - ZONING EXHIBIT

6.470 ACRES

6950 MURPHY ROAD

SITUATED IN THE
DANIEL HERRING SURVEY, ABSTRACT NO. 626,
DALLAS COUNTY, TEXAS
DANIEL HERRING SURVEY, ABSTRACT NO. 402,
COLLIN COUNTY, TEXAS
THE
CITY OF SACHSE

Kimley-Horn and Associates, Inc.

5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN			03/26/2014	063362372	1 OF 1

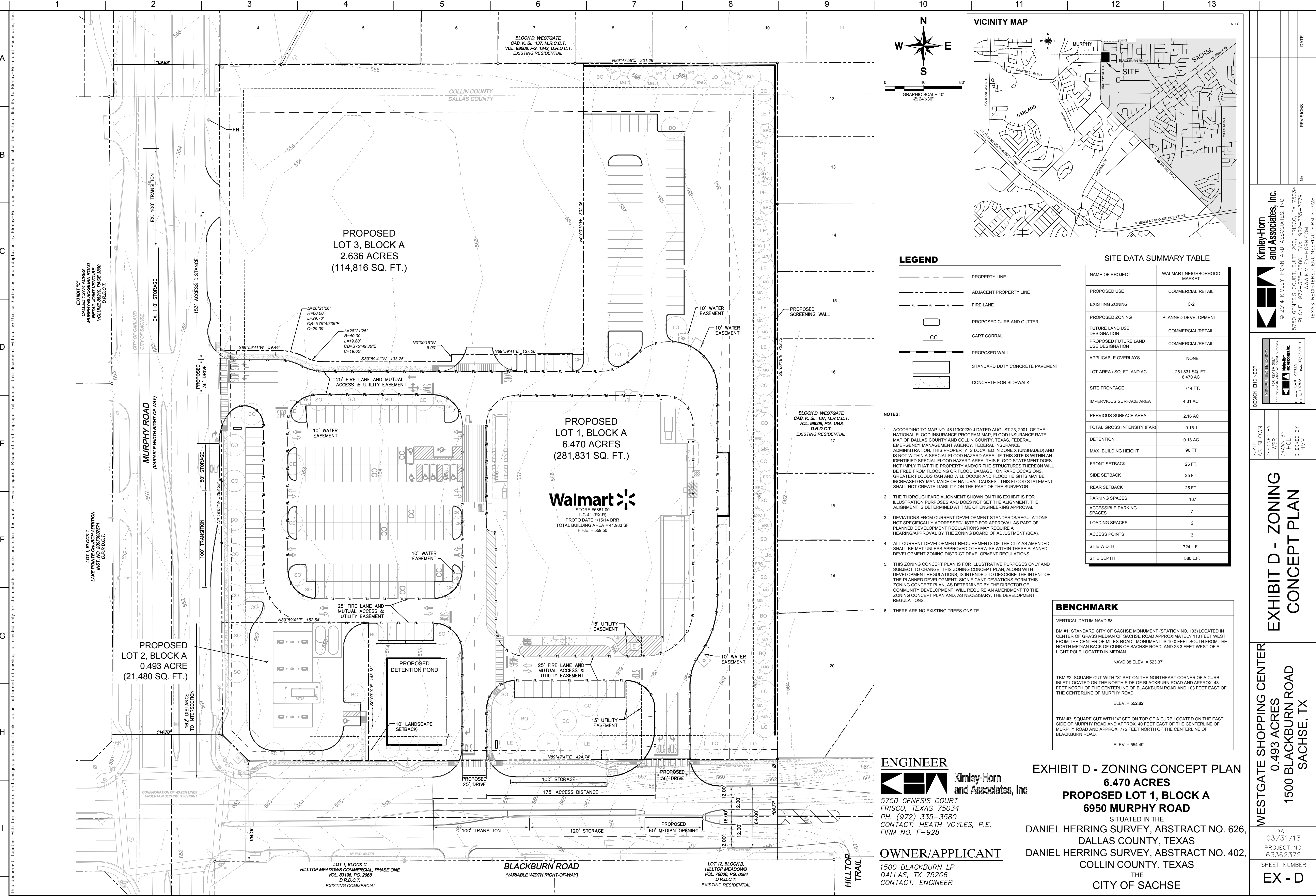
EXHIBIT C

PLANNED DEVELOPMENT STANDARDS

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

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

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



ENGINEER

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

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

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

EXHIBIT D - ZONING CONCEPT PLAN
WESTGATE SHOPPING CENTER
0.493 ACRES
1500 BLACKBURN ROAD
SACHSE, TX

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

DESIGN ENGINEER:
SCALE: AS SHOWN
AS SHOWN
DESIGNED BY: WSR
DRAWN BY: HCL
CHECKED BY: HMV

REVISIONS

No.	DATE
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