



Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, December 8, 2014

7:00 PM

Council Chambers

The Planning & Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, December 8, 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. **Regular Agenda Items:**

- [14-2577](#) Consider approval of the minutes of the November 24, 2014 Planning and Zoning Commission meeting.

Executive Summary

Review and consider approval of the minutes of the November 24, 2014 Planning and Zoning Commission meeting.

Attachments: [20141124_PZ_Minutes.pdf](#)

- [14-2575](#) 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 Residential-10 District (R-10) 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.

Executive Summary

The applicant is requesting to rezone the subject property from its existing Agricultural zoning district to a Residential -10 zoning district. The proposed development would be comprised of single-family residential lots with minimum lot sizes of 10,000 square feet.

Attachments: [CD - Malone R10 Presentation.pdf](#)
[CD - Malone R10 Exhibit A.pdf](#)
[CD - Malone R10 Exhibit B.pdf](#)
[CD - Malone R10 Attachment 1.pdf](#)
[CD - Malone R10 Attachment 2.pdf](#)
[CD - Malone R10 Attachment 3.pdf](#)
[CD - Malone R10 Attachment 4.pdf](#)

3. Community Development Director's Update Report: Briefing on current activities of staff.
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: December 5, 2014; 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 #: 14-2577 **Version:** 1 **Name:** CD - PZ MINUTES 11242014
Type: Agenda Item **Status:** Agenda Ready
File created: 12/2/2014 **In control:** Planning & Zoning Commission
On agenda: 12/8/2014 **Final action:**

Title: Consider approval of the minutes of the November 24, 2014 Planning and Zoning Commission meeting.

Executive Summary

Review and consider approval of the minutes of the November 24, 2014 Planning and Zoning Commission meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [20141124 PZ Minutes.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the November 24, 2014 Planning and Zoning Commission meeting.

Executive Summary

Review and consider approval of the minutes of the November 24, 2014 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the *November 24*, 2014 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Recommend approval of the minutes of the Planning and Zoning Commission *November 24*, 2014 meeting.

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, November 24, 2014

Time: 7:00 p.m.

Place: Sachse City Hall

Members Present:

Ty Lamb
Chance Lindsey
Wendy Stewart
Warren Becker
Scott Everett
David Hock

Members Absent:

Jack Bickler

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 Wendy Stewart and Chance Lindsey led the pledges.

2. Consider approval of the minutes of the November 10, 2014 Planning and Zoning Commission meeting.

David Hock made a motion to approve the minutes of the November 10, 2014 Planning and Zoning Commission meeting. Ty Lamb seconded the motion. The motion passed 5-0 with all voting in favor.

Commissioner Warren Becker arrived at 7:05 p.m.

3. Consider the application of Integral Woodbridge, LLC for approval of a Final Plat for Woodbridge Commons Phase 3, Lot 2, Block A, being a .956-acre tract. The subject property is located on the northwest corner of Woodbridge Parkway and State Highway 78 / KCS Railroad.

Dan McGinn, Community Development Director, introduced the item. He stated that the applicant is proposing to plat the subject property into (1) acre lot that is proposed for a Murphy's Oil gas station and convenient store. He said the subject property is located on the northwest corner of Woodbridge Parkway and State Highway 78. He said staff is recommending approval of the Final Plat.

After discussion, Ty Lamb made a motion to approve the Final Plat. David Hock seconded the motion. The motion passed unanimously with all voting in favor.

4. Conduct a public hearing and offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Zoning Ordinance, as heretofore amended; to grant a change of zoning from a Residential -1 (R-1) and Agricultural (AG) District with a Turnpike Overlay District Commercial Zone to a Planned Development District with a Turnpike Overlay District Commercial Zone on 8.44 acre tract of land, more particularly described in Exhibit "A" and located on the southeast corner of Merritt Road and President George Bush Turnpike, City of Sachse, Dallas County, Texas; 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 Residential and Agricultural zoning districts to a Planned Development zoning district. He stated that the proposed development would be comprised of commercial and retail uses along with residential townhomes. He explained that the applicant Huffines Communities is requesting to rezone the property to a Planned Development that will contain (2) separate tracts within the project site. He said Tract One (1) is proposed for commercial development and the applicant is requesting that the following uses be permitted by right on the property: all land uses identified within the General Commercial (C-2); retail sales with a drive – through, restaurants with a drive-through; and retail sales with gas pumps and or automated car wash. The applicant is requesting that the following uses be permitted on Tract Two: Single Family Attached (Townhomes). He stated that staff is concerned about the commercial uses within Tract One (1) and their proximity to the townhomes. He said there is also concerns about having residential units so close to the President George Bush Turnpike. He explained based on these concerns staff is recommending approval of the Planned Development Tract One (1) and that Tract Two (2) be modified to include the western portion north of Harmony Hill to be included with Tract One (1). Staff recommends that the eastern portion of Tract Two (2) south of Harmony Hill Lane be approved as presented.

Chairman Everett opened the public hearing at 7:24 p.m. With no one speaking, David Hock made a motion to close the public hearing. Wendy Stewart seconded the motion. The public hearing was closed at 7:25 p.m. with all voting in favor.

David Hock said he had read in the documents provided where it states that the development is contingent on the City of Sachse providing infrastructure to this site.

Greg Peters, City Engineer, explained that the engineering department has seen the plans for Harmony Hills roadway approved by City Council earlier in the year. The applicant has looked at the water and sewer needs and how it can be done. He stated that all of the infrastructure as part of their development would be done by the developer. However, the City would provide the connectivity.

Ty Lamb said he understood this is an opportunity for improvement for the area but his main concern was the townhome portion of the development. He is concerned that the City does not have any zoning ordinances regulating townhomes at this time. Additionally, he thought that the landscape island being reduced detracts from our existing landscape ordinances and our goals in regards to the beautification of the Corridor.

After more discussion, David Hock made a motion to approve and make recommendation to City Council to grant a change of zoning from a Residential -1 (R-1) and Agricultural (AG) District with a Turnpike Overlay District Commercial Zone to a Planned Development District with a Turnpike Overlay District Commercial Zone on 8.44 acre tract of land with the following staff

recommendation that the north half of tract 2 above Harmony Hill Lane be developed under the Tract 1 development standards and that the landscape requirements meet current code before final approval. Warren Becker seconded the motion. The motion passed 5-1 with Ty Lamb casting the lone dissenting vote.

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

Mr. McGinn stated that the Staples Storage rezoning application would be going before City Council on December 1, 2014. He explained to the commissioners that there was several plat applications submitted that would be on the December 22, 2014 agenda for review. He said the Neighborhood Walmart proposed grand opening date is December 10, 2014 and that there will be a meeting on December 11, 2014 for the Highway 78 Corridor plan.

There being no further business, David Hock made a motion to adjourn. The meeting was adjourned at 8:09 p.m.

Secretary

Chairperson



Legislation Details (With Text)

File #:	14-2575	Version:	1	Name:	CD - Malone Estates R-10 PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	12/2/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	12/8/2014	Final action:			
Title:	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 Residential -10 District (R-10) 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.				

Executive Summary

The applicant is requesting to rezone the subject property from its existing Agricultural zoning district to a Residential -10 zoning district. The proposed development would be comprised of single-family residential lots with minimum lot sizes of 10,000 square feet.

Sponsors:

Indexes:

Code sections:

Attachments: [CD - Malone R10 Presentation.pdf](#)
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[CD - Malone R10 Attachment 4.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

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 Residential-10 District (R-10) 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.

Executive Summary

The applicant is requesting to rezone the subject property from its existing Agricultural zoning district to a Residential -10 zoning district. The proposed development would be comprised of single-family residential lots with minimum lot sizes of 10,000 square feet.

Background

The 13.56-acre subject property is located along the west side of Merritt Road just south of Heritage Circle and retains a current zoning designation of Agricultural (AG) district. (See Attachment 1 - Aerial Location Map and Attachment 2 - Zoning Identification Map). The applicant is requesting to rezone the subject property to a Residential -10 zoning district.

Existing Land Uses:

- Site: The subject property is developed with one single family home.
- North: Heritage Country Estates subdivision located on lots approximately one half acre or larger in area.
- South: Undeveloped property
- East: Existing homesteads and agricultural uses.
- West: Future Jackson Meadows subdivision (currently under construction)

The Future Land Use designation for the subject property is Low Density Residential (See Attachment 3 for a copy of the Future Land Use Plan). The Comprehensive Plan describes Low Density Residential as “Neighborhoods with conventional detached dwellings”. The City of Sachse has taken this section of the Comprehensive Plan and adopted code regulations that carry out the vision and goals of the plan. The City of Sachse currently has three zoning districts that would be considered low density residential per the description in the comprehensive plan. The three residential districts are the R-10, R-12, and R-15 which allow minimum lot sizes of 10,000, 12,000, and 15,000 square feet for single family detached housing.

The single-family residential lots sizes associated with the proposed development are all over 10,000 square feet and would be consistent with the regulations in place that the City of Sachse uses to define low density residential development. The applicant’s request of the R-10 zoning district is consistent with the future land use plan designation for the subject property.

Policy Considerations

The request is to rezone the subject property from its existing Agricultural (AG) zoning designation to a Residential -10 (R-10) zoning designation. The proposed development would be comprised of single-family residential lots and a drainage detention area.

R-10 district development requirements:

Minimum dwelling unit size: 2,000 square feet.

Minimum lot size: 10,000 square feet

Minimum lot width: 70 feet at building line and 40 feet at the street ROW

Minimum lot depth: Not specified

Minimum front yard setback adjacent to a street: 25 feet.

Minimum side yard setback (interior): Not less than 10% of the width of the lot at the building line.

Minimum rear yard setback (interior): 25 feet or 20% of the depth of the lot, whichever is smaller.

Maximum building height: 30 feet

Maximum lot coverage: 35% of the lot

Access to the subject property will be provided via Merritt Road. Merritt Road is shown as Minor Arterial on the Master Thoroughfare Plan. The subdivision will contain one local street that will horseshoe within the property. The proposed local street will have two intersections with Merritt Road providing emergency responders with two points of entry.

Public Notification

Notice of this public hearing was mailed to the property owner and all other property owners within 1,000 feet of the subject property, as indicated by the most recently approved municipal tax roll and as required by Texas Local Government Code and the City of Sachse Code of Ordinances. A total of 95 notices were mailed. As of Thursday, December 4, 2014, sixteen responses were returned, one in favor and fifteen opposed to the zoning request (See Attachment 4 for returned responses).

In summary, the proposed Residential -10 zoning request is consistent with the designation of Low Density Residential on the future land use map for the subject property, staff recommends approval of the request.

Budgetary Considerations

None.

Staff Recommendations

Staff recommends approval 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 Residential -10 (R-10) 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.



PLANNING AND ZONING COMMISSION

DECEMBER 8, 2014

REQUEST

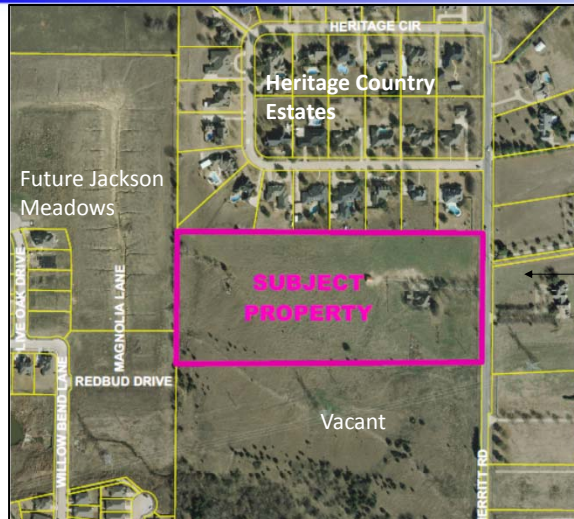
Proposed Zoning Change:

- Agricultural District (AG) to a Residential -10 District (R-10)
- Property: 13.56 acre tract
- Applicant: Paul Taylor Homes, LTD



BACKGROUND

AERIAL LOCATION MAP

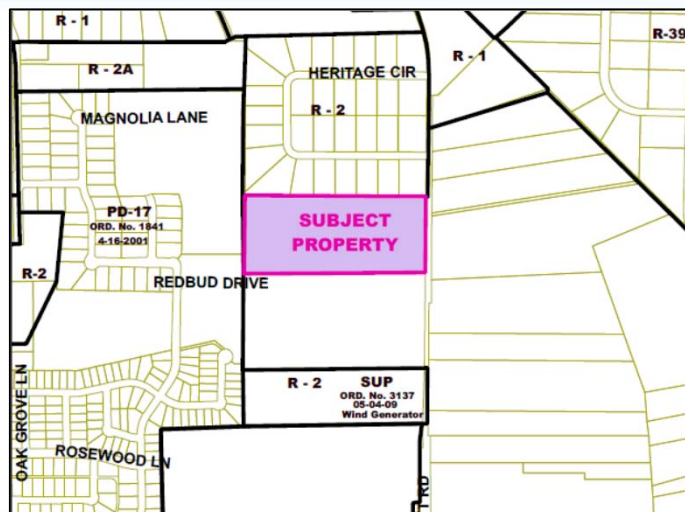


Large Estate
Type Development

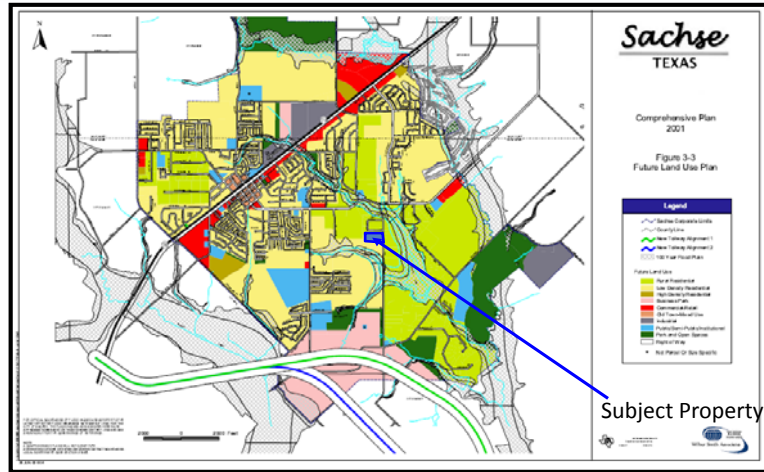


BACKGROUND

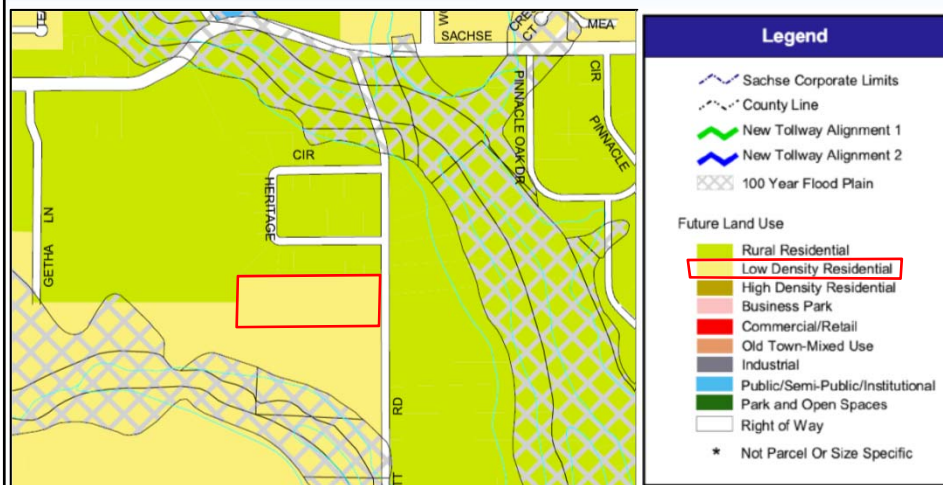
ZONING MAP



BACKGROUND FUTURE LAND USE MAP



BACKGROUND FUTURE LAND USE MAP



POLICY CONSIDERATIONS

GOALS, OBJECTIVES, AND ACTIONS

The Comprehensive Plan describes Low Density Residential as “Neighborhoods with conventional detached dwellings”.

The City of Sachse currently has three zoning districts that would be considered low density residential.

The three residential districts are the R-10, R-12, and R-15.

- R-10: 10,000 square foot lots
- R-12: 12,000 square foot lots
- R-15: 15,000 square foot lots



BACKGROUND

SITE INFORMATION

- Site Area: 13.56 acres and is currently developed with a single family home.
- Future Land Use designation: Low density residential
- Existing Zoning designation: AG (Agricultural District)
- Proposed Zoning designation: Planned Development District (PD)
- 43 lots for single family homes
- One lot proposed for drainage detention area
- Access will be out to Merritt Road.



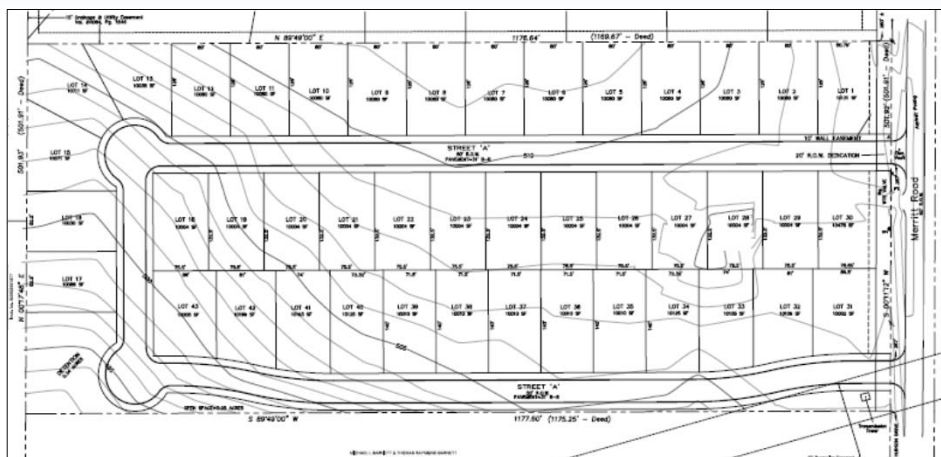
BACKGROUND

R-10 Zoning District requirements:

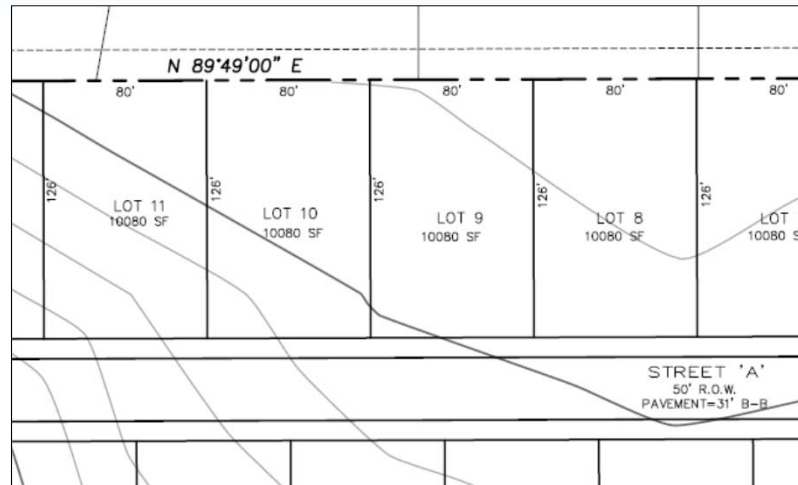
- Minimum dwelling unit size: 2,000 square feet.
- Minimum lot sizes of 10, 000 square feet.
- Minimum lot width: 70 feet at building line and 40 feet at the street.
- Minimum lot depth: Not specified
- Minimum front yard setback adjacent to a street: 25 feet.
- Minimum side yard setback (interior): Not less than 10% of the width of the lot at the building line.
- Minimum rear yard setback (interior): 25 feet or 20% of the depth of the lot, whichever is smaller.
- Maximum building height of 30 feet and lot coverage of 30%.



BACKGROUND CONCEPT PLAN



BACKGROUND TYPICAL LOT LAYOUT



PUBLIC NOTIFICATION FEEDBACK



- 95 Property Owners within 1,000-feet notified
 - 1 – in favor
 - 15 – opposed

As of 12/04/2014



STAFF RECOMMENDATION

Staff recommends approval of the zoning request.



EXHIBIT "A"

13.909 Acres
SACHSE, TEXAS

PROPERTY DESCRIPTION

BEING a 13.909 acre tract of land situated in the F.H. Miller Survey, Abstract Number 855, Dallas County, Texas, same being all of that certain tract of land conveyed to Dwain L. Malone by deed recorded in Instrument Number 20080237113, Official Public Records, Dallas County, Texas, together with a portion of Merritt Road and being further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northwest corner of the herein described tract of land, same being the southwest corner of Lot 7, Block 2, HERITAGE COUNTRY ESTATES, an addition to the City of Sachse as recorded in Volume 84084, Page 1646, Deed Records, Dallas County, Texas;

THENCE North 89°49'00" East, along the south line of said addition, passing at a distance of 1176.64 feet, a 5/8" iron rod set for corner on the west line of Merritt Road and continuing to the centerline of said Merritt Road for a total distance of 1206.64 feet;

THENCE South 00°11'12" West, along the centerline of Merritt Road, for a distance of 501.92 feet;

THENCE South 89°49'00" West, passing at a distance of 30.00 feet, a 1/2" iron rod found for the northeast corner of that certain tract of land conveyed to Michael & Thomas Bennett by deed recorded in Volume 2001058, Page 2722, Deed Records, Dallas County, Texas, and continuing along the north line of said Bennett Tract, for a total distance of 1207.60 feet to a 1/2" iron rod found for corner;

THENCE North 00°17'48" East, for a distance of 501.93 feet to the POINT OF BEGINNING and containing 605,867 square feet or 13.909 acres of land, more or less.



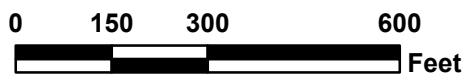
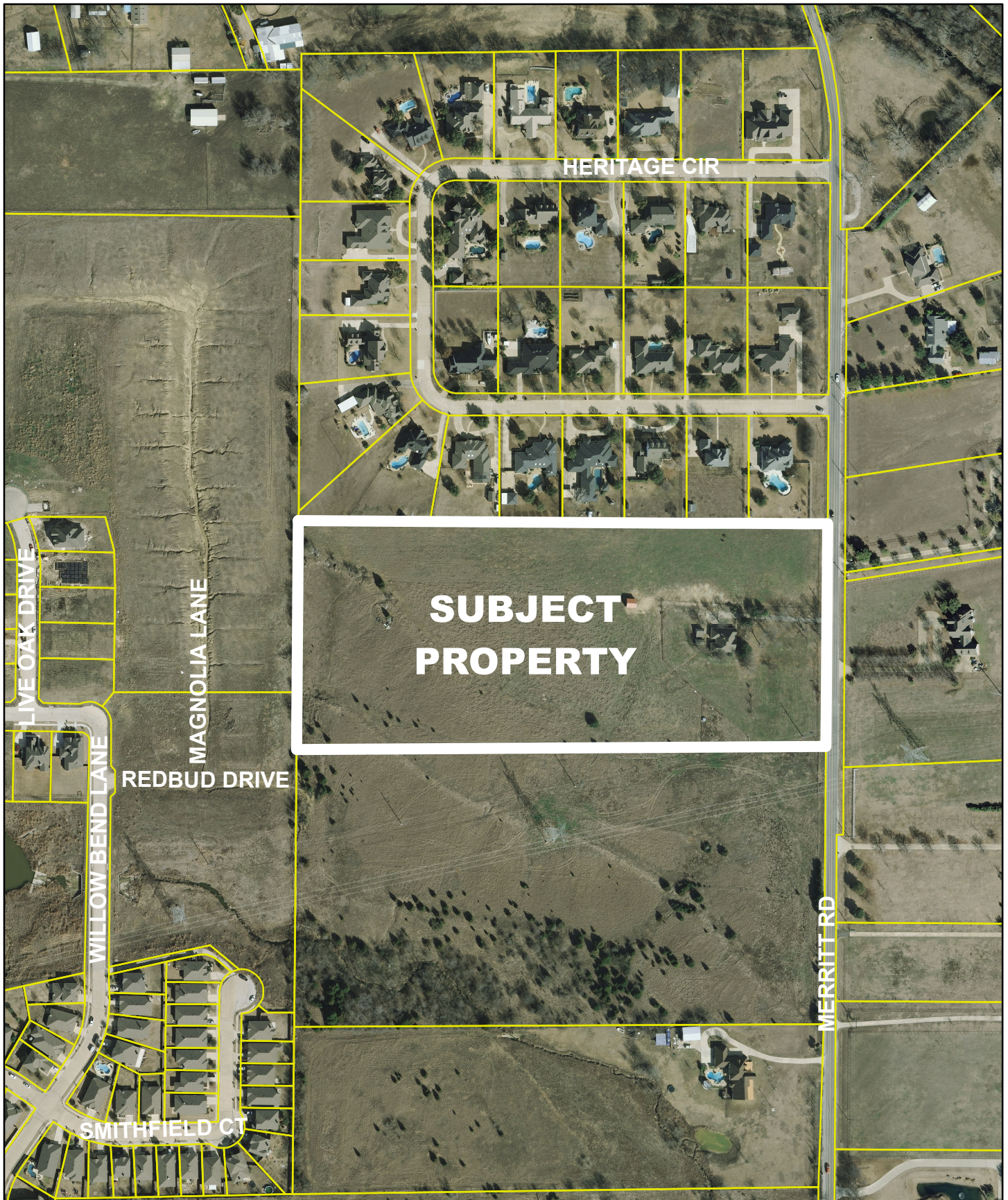
DATE: September 24, 2014
Project No. 30214079

ARS
Engineers, Inc.

12801 N. Central Expressway Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169

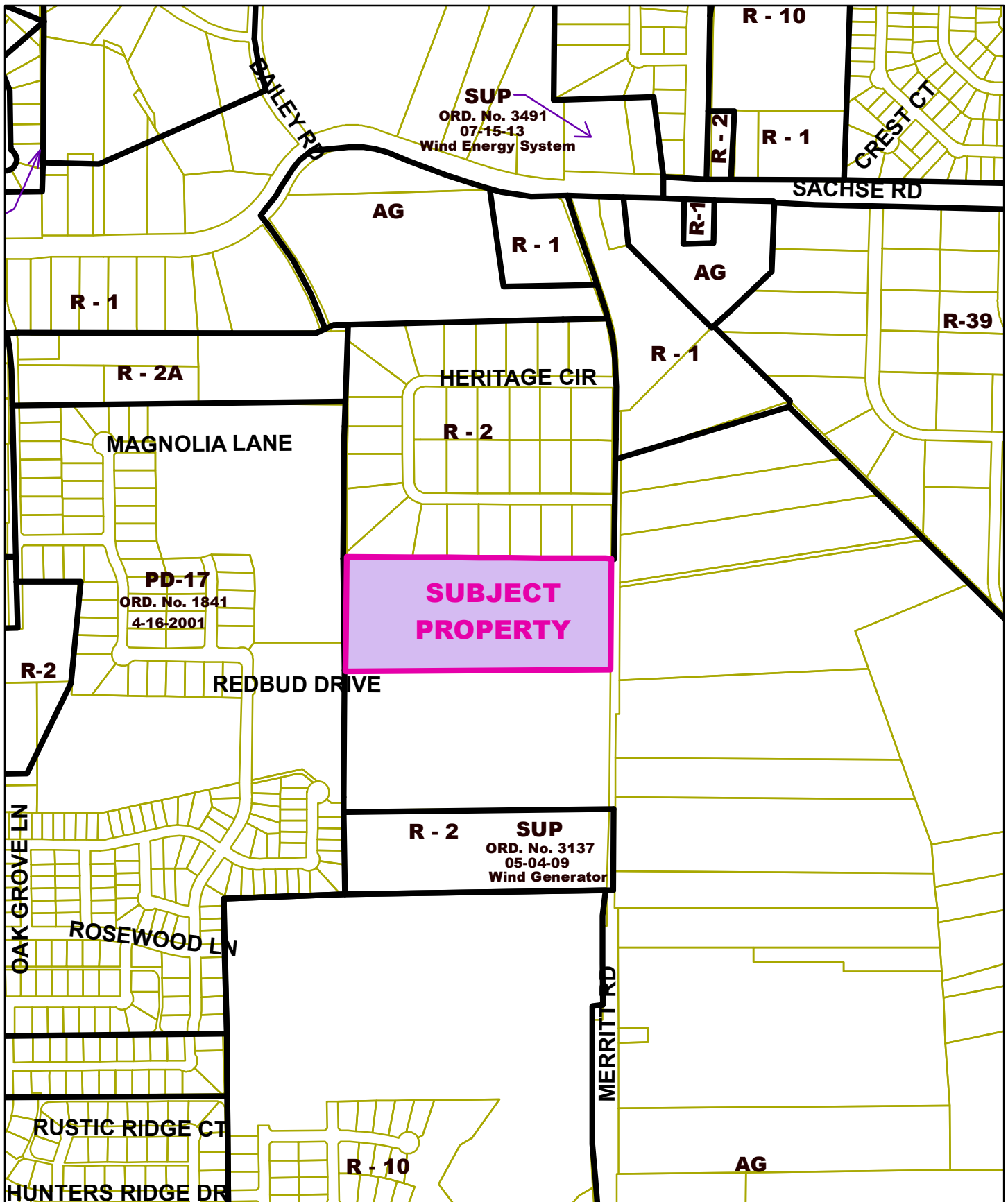
Engineering Firm #F-819 Surveying Firm #101319-00

SURVEYOR
DUSTIN DAVISON, RPLS
ARS, INC
12801 NORTH CENTRAL EXPRESSWAY, SUITE 1250
DALLAS, TX 75243
214-739-3152



AERIAL LOCATION MAP

MALONE ESTATES
FILE: ZO 14-05 REZONE AG TO R10
Map Created: November 13, 2014



0 150 300 600 900 1,200
 Feet

ZONING IDENTIFICATION MAP

MALONE ESTATES

FILE: ZO 14-05 REZONE AG TO R10

Map Created: November 13, 2014

Sachse

TEXAS

Comprehensive Plan
2001

Figure 3-3
Future Land Use Plan

Legend

Sachse Corporate Limits

County Line

New Tollway Alignment 1

New Tollway Alignment 2

100 Year Flood Plain

Future Land Use

Rural Residential

Low Density Residential

High Density Residential

Business Park

Commercial/Retail

Old Town-Mixed Use

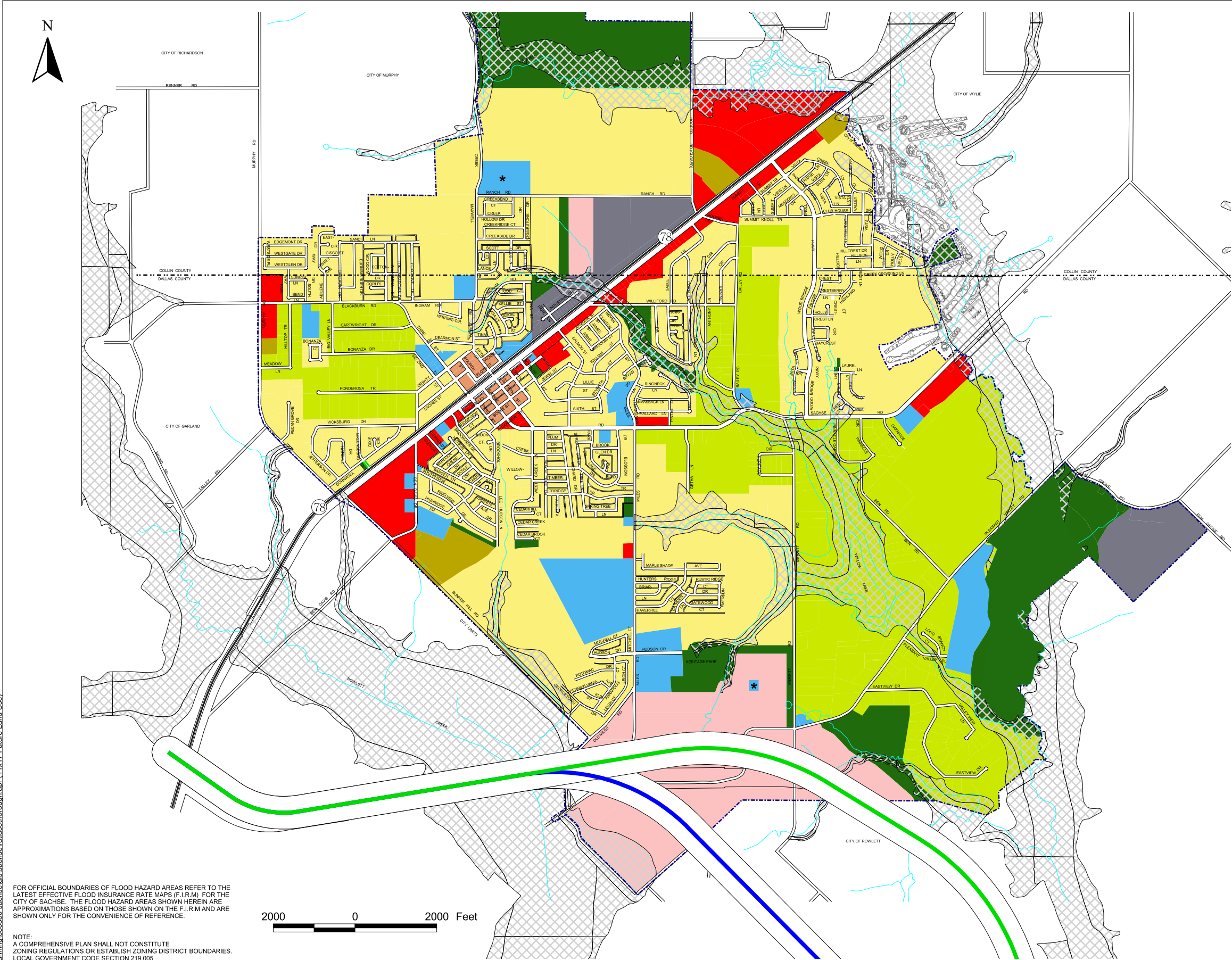
Industrial

Public/Semi-Public/Institutional

Park and Open Spaces

Right of Way

Not Parcel Or Size Specific



FOR OFFICIAL BOUNDARIES OF FLOOD HAZARD AREAS REFER TO THE LATEST EFFECTIVE FLOOD INSURANCE RATE MAPS (F.I.R.M.) FOR THE CITY OF SACHSE. THE FLOOD HAZARD AREAS SHOWN HEREIN ARE APPROXIMATIONS BASED ON THOSE SHOWN ON THE F.I.R.M. AND ARE SHOWN ONLY FOR THE CONVENIENCE OF REFERENCE.

NOTE:
A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE
ZONING REGULATIONS OR ESTABLISH ZONING DISTRICT BOUNDARIES.
LOCAL GOVERNMENT CODE SECTION 219.005



HUNTER ASSOCIATES TEXAS, LTD.
ENGINEERS/PLANNERS/SURVEYORS
214-369-9171 512-454-8716



PUBLIC NOTIFICATION FEEDBACK



- 95 Property Owners within 1,000-foot notified
 - 1 – in favor
 - 15 – opposed

As of 12/04/2014





Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 11/26/2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Residential-10 (R10) zoning. The proposed development would be comprised of 43 single-family residential lots with a minimum lot size of 10,000 square feet; maximum lot coverage of 35%; and maximum height not to exceed 30 feet or two stories.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

Increased traffic

SIGNATURE:

PRINTED NAME:

ADDRESS:

Julie B. Rodriguez

Julie B. Rodriguez

5423 Heritage Circle, Sachse 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, December 08, 2014. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Community Development Department.

Phone: (469) 429-4781

Email: dmcginn@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

TIME RECEIVED
December 2, 2014 6:14:37 PM CST

REMOTE CSID
9724140530

DURATION PAGES
104 1

STATUS
Received

HOME

9724140530

p.1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 11/26/2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Residential -10 (R10) zoning. The proposed development would be comprised of 43 single-family residential lots with a minimum lot size of 10,000 square feet; maximum lot coverage of 35%; and maximum height not to exceed 30 feet or two stories.

☒ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: more homes to stay for support of
a great town.

SIGNATURE: Curtis Johnson

PRINTED NAME: curtis johnson

ADDRESS: 5212 Willow Bend LN SACHSE TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, December 08, 2014. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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If you have any questions concerning this request, please contact the Community Development Department.

Phone: (469) 429-4781

Email: dmcginn@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

TIME RECEIVED
December 4, 2014 11:00:18 AM CST

REMOTE CSID
+2146581919

DURATION PAGES
45 1

STATUS
Received

12-04-2014 10:59 FROM-HENRY ODDO

+2146581919

T-623 P.001/001 F-079



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 11/26/2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Residential -10 (R10) zoning. The proposed development would be comprised of 48 single-family residential lots with a minimum lot size of 10,000 square feet; maximum lot coverage of 35%; and maximum height not to exceed 30 feet or two stories.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Purchased & built home based on Agricultural
Zoning. Zoning change is stark change in City
PLAN - Not justified. Crowding. Merritt road already falling
apart.

SIGNATURE: Vic Henry
PRINTED NAME: Vic Henry & Candy McComb.
ADDRESS: 4903 HERITAGE CIRCLE

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, December 08, 2014. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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If you have any questions concerning this request, please contact the Community Development Department.
Phone: (469) 429-4781
Email: dmcginn@cityofsachse.com

RETURN BY FAX OR MAIL
City of Sachse Community Development Dept.
3815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812



DEC 04 2014

**Community Development
Department**

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 11/26/2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Residential -10 (R10) zoning. The proposed development would be comprised of 43 single-family residential lots with a minimum lot size of 10,000 square feet; maximum lot coverage of 35%; and maximum height not to exceed 30 feet or two stories.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: See attached letter.

SIGNATURE: Paul Widmark

PRINTED NAME: PAUL WIDMARK

ADDRESS: 4904 HERITAGE CIRCLE SACHSE TX

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, December 08, 2014. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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RETURN BY FAX OR MAIL

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3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

12-03-2014

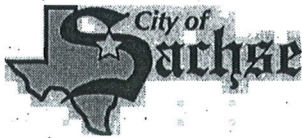
Since the opening of George Bush Tollway and Heritage Park North, there has been a significant increase in traffic on Merritt Road. The road has become a primary route to reach the tollway from both Wylie and the Woodbridge area. *An increase in the concentration of homes (due to small lot sizes) feeding traffic onto Merritt Road would place additional strain on this road.* Widening Merritt Road is not a solution; containing the number and quality of home sites is.

The traffic and noise has already impacted the homes abutting Merritt Road – decreasing the peace and quiet that made the area so desirable years ago. Along with decreasing the quality of life of current residents, smaller homes built directly adjacent will eventually decrease property values of the custom homes in the immediate area.

Understanding that growth is inevitable, we are in favor of zoning that dictates larger lot sizes (minimum 1 acre) with home prices that equal or exceed current residences.

Respectfully submitted,

Paul Widmark
Jim M. Widmark



DEC 03 2014

**Community Development
Department**

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 11/26/2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Residential -10 (R10) zoning. The proposed development would be comprised of 43 single-family residential lots with a minimum lot size of 10,000 square feet; maximum lot coverage of 35%; and maximum height not to exceed 30 feet or two stories.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *Residents on Heritage Cr. are strongly against any change in zoning.*

SIGNATURE: *Michael L. Carpenter (+ wife Barbara)*
PRINTED NAME: MICHAEL L. CARPENTER
ADDRESS: 4915 HERITAGE CR, SACHSE, TX 75048

LOT 3 - BLK 2 HERITAGE COUNTRY ESTATES VOL 84084 PG 1646
Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, December 08, 2014. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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City of Sachse Community Development Dept.
3815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 11/26/2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Residential -10 (R10) zoning. The proposed development would be comprised of 43 single-family residential lots with a minimum lot size of 10,000 square feet; maximum lot coverage of 35%; and maximum height not to exceed 30 feet or two stories.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

The proposed lot sizes are not consistent with the surrounding areas. Existing surrounding Heritage Circle lot sizes average of 37,074 sq. feet. I would like to see the lot sizes next to Heritage Circle be increased. Also, request a minimum of 2200 sq foot house (living space), retaining wall & increase to street size, and more infrastructure attention to stormwater mgmt. As well as a rear cut to the street so it isn't putting another U-shaped street on Merritt.

SIGNATURE: _____

PRINTED NAME: _____

ADDRESS: _____

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, December 08, 2014. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

TIME RECEIVED
December 4, 2014 6:45:34 AM CST

REMOTE CSID
9724958509

DURATION PAGES
43 1

STATUS
Received

12/04/2014 08:30 9724958509

PAGE 01/01



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 11/26/2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: The lot sizes of this proposal are not even close to the houses on Heritage Circle. This proposal is very similar to the last proposal and not consistent with the area.

SIGNATURE: Bob H. Dean

PRINTED NAME: Bob H. Dean

ADDRESS: 5017 Heritage Circle, Sachse, TX

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, December 08, 2014. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: 11/26/2014
 RE: Zoning Application for a Change in Zoning Request
 LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: ★ See attached Opposition

SIGNATURE: _____

PRINTED NAME: CATHY TAYLOR

ADDRESS: 5114 Merritt Road, Sachse, TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, December 08, 2014. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.
 3815-B Sachse Road, Sachse, Texas 75048
 FAX: (972) 675-9812

NOTICE OF PUBLIC HEARING

RE: Zoning Application for a Change in Zoning Request
of 4901 Merritt Road, Sachse, TX.

I am opposed to the Request for the following reasons:

1. The density of the proposed 43 single family residential homes
is not comparable with Heritage Circle consisting of 30 homes on
more land. The proposed development should have less homes.
2. The minimum square footage of the proposed development should
be 2500 sq. ft. to be comparable to the homes on Heritage Circle
and Merritt Road.

Date: 12/4/14

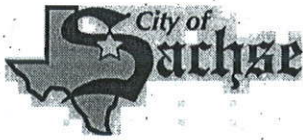


Cathy Taylor

Printed Name

5114 Merritt Road

Address



DEC 03 2014

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 11/26/2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Residential -10 (R10) zoning. The proposed development would be comprised of 43 single-family residential lots with a minimum lot size of 10,000 square feet; maximum lot coverage of 35%; and maximum height not to exceed 30 feet or two stories.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: THE PROPOSED LOT SIZES ARE TOO SMALL
IN COMPARISON TO OTHER DEVELOPMENTS IN THE AREA
AND CONTIGUOUS TO THIS TRACT, WHICH IS AN INCONSISTANT LAND PLAN.

SIGNATURE: Deborah A. Carter, Trustee

PRINTED NAME: DEBORAH A. CARTER, TRUSTEE DAVID J. MACCARROL Revocable Living Trust

ADDRESS: 5119 Live Oak Dr. Sachse TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, December 08, 2014. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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Phone: (469) 429-4781

Email: dmcginn@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

TIME RECEIVED
December 2, 2014 2:19:52 PM CST

REMOTE CSID

DURATION 46
PAGES 1

STATUS
Received

12/02/2014 14:19 FAX

001

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 11/26/2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Residential -10 (R10) zoning. The proposed development would be comprised of 43 single-family residential lots with a minimum lot size of 10,000 square feet; maximum lot coverage of 35%; and maximum height not to exceed 30 feet or two stories.

- ☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: WE MOVED HERE TO GET AWAY
FROM WHAT YOU ARE TRYING TO BUILD
TRUCK HOMES

SIGNATURE: Keith G. Harris
PRINTED NAME: KEITH G. HARRIS
ADDRESS: 5215 HERITAGE CIR

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Email: dmcginn@cityofsachse.com

RETURN BY FAX OR MAIL
City of Sachse Community Development Dept.
3815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812

TIME RECEIVED
December 1, 2014 7:16:04 AM CST

REMOTE CSID
2149473305

DURATION PAGES
79 2

STATUS
Received

12/01/2014 06:53 2149473305

CCU

PAGE 01/02



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: October 30, 2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Planned Development (PD). The proposed Planned Development would be comprised of 47 single-family residential lots with a minimum lot size of 8,400 square feet; maximum lot coverage of 40%; and maximum height not to exceed 35 feet or two stories.

- ☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: My property is adjacent to this and I presently enjoy
no homes behind mine. The construction noise that this
would cause would be disruptive to my lifestyle and I would consider
relocating out of Sachse.
SIGNATURE: Lamiya Starling
PRINTED NAME: Lamiya Starling
ADDRESS: 5302 Smithfield Ct Sachse TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, November 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Planned Development at 7:30pm on Monday, December 1, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

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Email: dmcginn@cityofsachse.com

RETURN BY FAX OR MAIL
City of Sachse Community Development Dept.
3815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: November 4, 2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

The map was not attached to the original mail out. Sorry for the inconvenience.

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Planned Development (PD). The proposed Planned Development would be comprised of 47 single-family residential lots with a minimum lot size of 8,400 square feet; maximum lot coverage of 40%; and maximum height not to exceed 35 feet or two stories.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *My property is adjacent to this and I presently enjoy having no neighbors behind me. There is a creek behind the house and this construction could disrupt the ecosystem. Plus I'm opposed to the construction noise.*

SIGNATURE:

PRINTED NAME:

ADDRESS:

Lamija Starling

Lamija Starling

5302 Smithfield Ct Sachse TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, November 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Planned Development at 7:30pm on Monday, December 1, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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If you have any questions concerning this request, please contact the Community Development Department.

Phone: (469) 429-4781

Email: dmeginn@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.
3815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 11/26/2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Residential -10 (R10) zoning. The proposed development would be comprised of 43 single-family residential lots with a minimum lot size of 10,000 square feet; maximum lot coverage of 35%; and maximum height not to exceed 30 feet or two stories.

- ☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: According to the Comprehensive Plan for Future
Development (I was on this committee) I think this request
Does not follow Subdividing lots of 1.05A (+)

SIGNATURE: [Signature]
PRINTED NAME: Sharon Carrozek
ADDRESS: 5304 Heritage Cir

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, December 08, 2014. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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Email: dmccinn@cityofsachse.com

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3815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

DEC 03 2014

TO: Property Owner
DATE: 11/26/2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

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- ☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *we are opposed to the lot size and number of homes proposed. In keeping with the large lot size of Heritage Co, please consider continuing it in this development. In addition, traffic is already a problem on Merritt and Sachse Road and it's dangerous turning left out of Heritage Co.*

SIGNATURE: *Stephanie & Patrick Murray*

PRINTED NAME: *Stephanie & Patrick Murray*

ADDRESS: *5408 Heritage Cr. Sachse TX 75048*

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, December 08, 2014. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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Community Development Department

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COM Heavy traffic on Hiway 78, Woodbridge parkway opening to FM 544, New development of Woodbridge on Sachse Rd and the new development in Wylie on Sachse Rd Will increase traffic on a crumbling two lane black top Merritt Rd. Adding 43 new homes with a possible 80 new drivers will only make a bad driving situation worse. Complete the Merritt Rd widen project then consider new development.

SIGNATURE: Don Peacock
PRINTED NAME: DON PEACOCK
ADDRESS: 5409 HERITAGE CR Sachse

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, December 08, 2014. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Community Development Department.

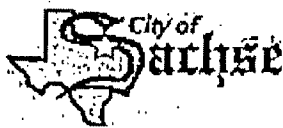
Phone: (469) 429-4781

Email: dmcginn@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.
3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: 11/26/2014
 RE: Zoning Application for a Change in Zoning Request
 LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Residential -10 (R10) zoning. The proposed development would be comprised of 43 single-family residential lots with a minimum lot size of 10,000 square feet; maximum lot coverage of 35%; and maximum height not to exceed 30 feet or two stories.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: It is important to match the feel of the surrounding neighborhood. 10,000 sqft lot size is far too small. A minimum of 25,000 sqft is necessary.

SIGNATURE: _____

PRINTED NAME: Gregory Wilson

ADDRESS: 544 Heritage Circle

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 8815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, December 08, 2014. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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December 3, 2014 8:19:49 AM CST

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☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Minimum sq ft of house 2,200. Lot size
13,000 sq ft or larger. Fence Barrier along Merritt
and backing Heritage Gr. homes. HOA in place.

SIGNATURE: [Signature]
PRINTED NAME: TOM SWAYDEN
ADDRESS: 5422 Heritage Cr Sachse, TX 75048

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