



Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, April 14, 2014

7:00 PM

City Hall

The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, April 14, 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:**
 - [14-2172](#) Consider approval of the minutes from the March 10, 2014 Planning and Zoning Commission meeting.

Executive Summary

Approval of the minutes from the March 10, 2014 Planning and Zoning Commission meeting.

Attachments: [20140310 PZ MINUTES.pdf](#)

- [14-2169](#) 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".

Executive Summary

The applicant is requesting a Special Use Permit for a Major Automotive Repair use for the 0.361-acre (15,733 square feet) property located at 6609 Industrial Drive. The tenant currently has

a Certificate of Occupancy to conduct Minor Automotive Repair Uses.

Attachments: [CD - MAJ AUTO SUP 6609 INDUSTRIAL PZ - PRESENTATION-.pdf](#)
[CD - MAJ AUTO SUP 6609 INDUSTRIAL PZ - ATTACHMENT 1.pdf](#)
[CD - MAJ AUTO SUP 6609 INDUSTRIAL PZ - ATTACHMENT 2.pdf](#)
[CD - MAJ AUTO SUP 6609 INDUSTRIAL PZ - ATTACHMENT 3.pdf](#)
[CD - MAJ AUTO SUP 6609 INDUSTRIAL PZ - ATTACHMENT 4.pdf](#)
[CD - MAJ AUTO SUP 6609 INDUSTRIAL PZ - ATTACHMENT 5.pdf](#)
[CD - MAJ AUTO SUP 6609 INDUSTRIAL PZ - DRAFT ORD.pdf](#)
[CD - MAJ AUTO SUP 6609 INDUSTRIAL PZ - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - MAJ AUTO SUP 6609 INDUSTRIAL PZ - DRAFT ORD - SITE PLAN - EX-](#)

14-2130

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.

Executive Summary

The applicant is requesting to subdivide an approximately 52.486-acre tract to consist of 148 single-family residential lots and four (4) HOA lots, located on the east side of Maxwell Creek Road, just north of Ranch Road.

Attachments: [CD - WB19 PP PZ - PRELIMINARY PLAT.pdf](#)
[CD - WB19 PP PZ - ATTACHMENT 1.pdf](#)
[CD - WB19 PP PZ - ATTACHMENT 2.pdf](#)
[CD - WB19 PP PZ - ATTACHMENT 3.pdf](#)
[CD - WB19 PP PZ - PRESENTATION-.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 11, 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 #: 14-2172 **Version:** 1 **Name:** CD - PZ MINUTES 20140310
Type: Agenda Item **Status:** Agenda Ready
File created: 4/9/2014 **In control:** Planning & Zoning Commission
On agenda: 4/14/2014 **Final action:**
Title: Consider approval of the minutes from the March 10, 2014 Planning and Zoning Commission meeting.

Executive Summary
Approval of the minutes from the March 10, 2014 Planning and Zoning Commission meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [20140310 PZ MINUTES.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

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

Executive Summary

Approval of the minutes from the March 10, 2014 Planning and Zoning Commission meeting.

Staff Recommendations

Staff recommends approval of the minutes from the March 10, 2014 Planning and Zoning Commission meeting.

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, March 10, 2014

Time: 7:00 p.m.

Place: Sachse City Hall

Members Present:

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

Members Absent:

Staff Present:

Marc Kurbansade, Community Development Director
Greg Peters, City Engineer
Charlotte Youngblood, Secretary
Michael Spencer, Building Official

Others Present:

Bill Adams, City Council Liaison

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 Paul Watkins led the pledges.

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

Marc Kurbansade, Community Development Director, said it was his last meeting and thanked the commissioners for their hard work and dedication over the last two years.

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

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

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 3-3 Future Land Use Plan of the Sachse Comprehensive Plan; amending Table 3-2 Future Land Use Plan Acreage of the Sachse Comprehensive Plan.

Mr. Kurbansade introduced the item. He stated that the applicant is requesting a change in the Future Land Use Plan designation from Rural Residential to Low Density Residential. He stated that the reason for the change is that the Future Land Use Designation is not consistent with the proposed companion zoning request. He explained that based on the Local Government Code the zoning must be in conformance with the Sachse Comprehensive Plan. He said since the Zoning designation must be consistent with the Future Land Use designation the Future Land Use change must be considered prior to the companion zoning change request. He stated that since the Future

Land Use Map amendments are contrary to the City's Land Use Goals staff is recommending denial of the request.

Mr. Herzog, Herzog Development, made a PowerPoint presentation and highlighted the surrounding properties to the proposed area. He stated that Table 3-2 of the Future Land Use Plan Acreage shows 19.42% of the City as Rural Residential and 39.61% of the City as being Low Density Residential. He explained that they are asking that 155 acres be changed to low density and approving this request would only add 6.3% to the low residential category. He stated they are proposing nineteen one-acre lots maintaining the land along Ben Road and Pinnacle Oaks as rural residential. The remainder of the property would be designated as low density residential. He explained that only nine lots would be on Ben Road and there would be no street connection to Ben Road. He stated one of the big concerns expressed at the neighborhood meetings was not having Ben Road connected. He said staff requested a traffic analysis to determine the impact of Ben Road being removed as a collector street and the analysis came back favorable to leave Ben Road as a residential street. He explained if someone else was to come in and develop this property there is no guarantee that Ben Road would not be connected and also that there would be no street connections to Ben Road. Additionally, he requested the commission to approve this request which would allow them to consider the companion zoning request.

After a brief discussion, Chairman Scott Everett opened the Public Hearing at 7:35 p.m.

Michael Kellam, 5619 Pinnacle Circle, spoke in opposition. He stated the developer tells you Pinnacle Oaks took a long time to sell but what he didn't say is that the developer for Pinnacle Oaks did not advertise to sell the lots. He asked the commissioners not to believe what is being told to you about there not being a market for large lots and to look at what is happening in neighboring communities. He feels like a lot of people would love a little acreage and the small town feel.

Kurt Wood, 4520 Shade Tree Ct., said he was against the change at this point. He feels like the City is already at the tipping point of no longer being the rural small town we like to think of ourselves. He was also concerned about the response time of emergency vehicles.

Chris Voss, 5412 Pinnacle Oak Drive, said he lives across the street from the subject property. He thinks the area as a whole has changed a lot. He said he felt that there is a high demand for one acre lots. He stated he was a builder and he would purchase one acre lots to build homes on. He stated his home is on a cul-de-sac and he is opposed to anything that would increase traffic. He would like to see bigger lots, bigger homes, and less density.

Ralph Ardis, 6500 Sachse Road, stated he has built construction all his life and as the way the project is laid out seems very poor to him. He said he felt that this size of development would need more entrances than the two shown. He stated he heard there was talk about buying City land for another entrance but don't think that will happen.

Sandra Newman, 5508 Pinnacle Oak Cr., stated that Woodbridge has 18 phases and now they want to take over the other side of Sachse. She said she loved her neighborhood and does not want a lot of traffic.

Ari Yallon, 5515 Oakridge Cr., spoke in opposition to the item. He said he failed to turn in his paperwork until tonight and felt that it may change the numbers.

Michael Arragon, 5612 Pinnacle Circle, read a letter in opposition from Imelda Donnelly who resides at 6302 Ben Road who could not be in attendance tonight.

Diane Model, 6419 Crestmoor Ln., asked if a large part of this property is in a floodplain and feels like where she lives is built on a floodplain. She feels like her house is now worthless because of this and feels that those homes will become the same way.

Judy Gouge, 6408 Ben Rd., said she lives directly across the street from the proposed area. She feels like her property values will go down. She also said she did not think that Pleasant Valley Road could handle the additional traffic.

Allen Baxter, 5604 Pinnacle Circle, said he would like to see this area stay rural residential based on the City's current infrastructure.

Rob Blank, 6306 Ben Rd., stated that it took him a year and half to find this property. He said he was concerned about safety and the condition of Pleasant Valley Road. He said he would like to see Sachse go the route of McKinney and make equestrian type 2-5 acre lots.

Perry Easterling, 6702 Bailey Rd., stated he is in favor of the request. He said he lives behind Woodbridge and feels like the City has continued to grow because of Woodbridge. He said he had twelve 1-acre lots in Wylie he could barely sell. He stated that developing the property as one acre lots would not be feasible because of the cost of infrastructure. He stated that if this is not approved then most likely this land would only have cows on it in the future.

Brian Roth, 5608 Pinnacle Cr., said he has concerns about bringing this many homes on line. He feels Sachse is more marketable now more than ever. He stated he was also concerned about water given the drought conditions and being able to supply that many homes.

Grant Laddin, 6114 Ben Rd., stated a lot of us did not return those letters because there was some confusion and we were advised to attend the meeting. He said he thought there was a market for large lots. He said he was also concerned with Sachse Road and the bad condition it is in.

Kevin Quinn, 6613 Eastview Dr., said he was opposed to changing the Future Land Use Map. He said Wylie is putting up a 1,000 houses further down Pleasant Valley Road which will add to the traffic. He said in regards to the City's tax base he remembers the City fighting for the northern alignment of the George Bush Turnpike in order to grow the commercial tax base.

Judy Cook, 4401 Pleasant Valley Rd., said she is one of the five property owners. She said the property has been in her family for sixty years. She stated her family has not taken the selling of their property lightly and feels confident in Herzog Development's high quality living that has already been proven. She believes it will bring growth and revenue to the City.

Sheryl Baxter, 5604 Pinnacle Cr., spoke in opposition. She stated that she appreciates what Herzog has done but is there really a difference between 500 or 600 lots. She said Herzog does not live in Sachse and will never have to look at these homes. She said she was concerned about an increase in the crime rate. She was also concerned about police and fire response times and school overcrowding.

With no one else speaking, Warren Becker made a motion to close the public hearing. Wendy Stewart seconded the motion. The motion passed with all voting in favor.

After discussion, Ty Lamb made a motion to deny amending Figure 3-3 Future Land Use Plan of the Sachse Comprehensive Plan; amending Table 3-2 Future Land Use Plan Acreage of the Sachse Comprehensive Plan. Paul Watkins seconded the motion. The motion passed with all voting in favor 7-0.

5. 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.

Mr. Kurbansade stated that the request for this amendment is one part of a three-part request being made by the adjacent property owners. He said the adjacent property owners are requesting that Ben Road, both existing and proposed collector thoroughfare, be removed from the Thoroughfare Plan. He stated that in the 1991 Thoroughfare Plan, Ben Road is identified as a 4-lane undivided thoroughfare directly linking Pleasant Valley and Sachse Road. He explained that in the April 2000 Thoroughfare Plan Ben Road is still identified as a 4-lane undivided thoroughfare; however, the road intersects with Pinnacle Oaks Drive and does not directly intersect with Sachse Road. He stated that there was a traffic analysis provided by the applicant and it substantiates the removal of Ben Rd as a Collector thoroughfare. He stated removal of this thoroughfare from the Thoroughfare Plan would in effect remove the construction of this road from the Capital Improvements Plan. He said staff is recommending approval of the Ordinance.

After discussion, Scott Everett opened the public hearing at 8:49 p.m.

Diane Model, 6419 Crestmoor Ln., stated she thinks that they are not looking long range and feels that there needs to be another road besides Merritt Road that connects Sachse Road to Pleasant Valley Road.

Kirk Wood, 4520 Shade Tree Ct., said he is asking the commission to say no to this request. He stated that there are currently speed bumps on Bailey Road because we took out a feeder road in Woodbridge because Herzog Development said we didn't need it. He said there was supposed to be a road out of Jackson Meadows Phase 2 to Miles Road but was removed and now Rosewood Lane suffers for it. He is requesting leaving Ben Road in the Thoroughfare Plan.

Mike Kellam, 5919 Pinnacle Cr., said Ben Road should be removed as a collector. He said if it is not removed there would be 400 cars moving down Pinnacle Oak and that would pose a safety risk.

Judy Gouge, 6408 Ben Road, spoke in favor of removing Ben Road from the Thoroughfare Plan. She stated that there is a lot of additional traffic from Highway 190 and if Ben Road was connected they would come down our street to cut over to Sachse Road.

With no one else speaking, David Hock made a motion to close the public hearing. Paul Watkins seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 8:57 p.m.

After discussion, David Hock made a motion to remove Ben Road from the Thoroughfare Plan. Warren Becker seconded the motion. The motion passed 6-1 with Ty Lamb casting the lone dissenting vote.

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 Agriculture District (AG) to a Planned Development District (PD) on approximately 174.82-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. Kurbansade introduced the item. He said the applicant is requesting to rezone the subject property from Agriculture to a Planned Development that would be comprised of single-family residential lots. He said currently the property is zoned agricultural and is shown on the Future Land Use Plan as being rural residential which the Planned Development request is not consistent with. He stated due to the fact that the proposed zoning is not consistent with the Future land Use Map staff is recommending denial of this request.

Don Herzog, Herzog Development, stated because the commission can’t vote for the item he is not going to waste their time with a presentation. He feels that it is unfortunate that the commissioners were not able to hear the presentation as whole before voting on each item separately. He stated he would save his presentation for City Council.

Scott Everett opened the public hearing at 9:18 p.m.

Sandra Newman, 5508 Pinnacle Drive, said according to the presentation Sachse recommends the smallest lot be at least 10,000 square feet and the majority of this development has lots that are smaller than that.

With no one else speaking, David Hock made a motion to close the public hearing. Paul Watkins seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 9:21 p.m.

Paul Watkins made a motion to recommend denial to grant a change of zoning from Agriculture District (AG) to a Planned Development District (PD) on approximately 174.82- acre tract of land, more particularly described in Exhibit “A” and located on the northeast corner of Pleasant Valley Road and Ben Road. Jack Bickler seconded the motion. The motion passed 7-0 with all voting in favor.

7. Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the code of Ordinances, Chapter 11 “Zoning,” Article 2, by adding definitions for Building Height and by clarifying the definition pertaining to Accessory Buildings; by amending Article 3, Section 1, titled “R Single-Family Dwelling Districts” to provide clarification of terms in Section 2.2, 2.3 and 2.5 and to relocate the provisions contained in Table (2)a titled “Accessory Building Setbacks” to a new section, Article 4, Section 12, titled “Accessory Buildings”; by amending Article 3, Section 4, titled “C-1 Neighborhood Shopping District” to include provisions for Accessory Buildings”; by amending Article 3, Section 4, titled “C-1 Neighborhood Shopping District” to include provisions for Accessory Buildings; by amending Article 3, Section 5, titled “C-2 General Commercial District” to relocate provisions pertaining to Accessory Buildings into a new Section Article 4, Section 12, titled “Open Space” by deleting Section 2.11(g) in its entirety and to relocate the provisions pertaining to Accessory Buildings into a new Section, Article 4, Section 12, titled “Accessory

Buildings”; by amending schedule I “Permitted Uses” to add an Accessory Building as a permitted use in a General Industrial I-2 District.

Mr. Kurbansade introduced the item. He stated this item consists of amendments to the Accessory Building requirements, specifically as it pertains to height, lot coverage and building materials. He stated that existing building regulations pertaining to accessory structures are located in multiple sections of the City’s Zoning Ordinance and control residential, commercial and industrial property. He explained that the current regulations provide standards for accessory building size / lot coverage, location on lot, height, and building materials by zoning districts. He said that the new regulations highlighted here accomplish several goals pursuant to feedback received from City Council and staff is recommending approval of the proposed amendment to the Zoning Ordinance.

Scott Everett opened the public hearing at 9:43 p.m.

With no one speaking, Wendy Stewart made a motion to close the public hearing. Warren Becker seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 9:43 p.m.

After discussion, Paul Watkins made a motion to approve amendments to the Accessory Building requirements. 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 9:46 p.m.

Secretary

Chairperson



Legislation Details (With Text)

File #:	14-2169	Version:	1	Name:	CD - SUP - MAJOR AUTOMOTIVE USES - 6609 INDUSTRIAL
Type:	Agenda Item	Status:		Agenda Ready	
File created:	4/4/2014	In control:		Planning & Zoning Commission	
On agenda:	4/14/2014	Final action:			
Title:	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".				
	Executive Summary The applicant is requesting a Special Use Permit for a Major Automotive Repair use for the 0.361-acre (15,733 square feet) property located at 6609 Industrial Drive. The tenant currently has a Certificate of Occupancy to conduct Minor Automotive Repair Uses.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	CD - MAJ AUTO SUP 6609 INDUSTRIAL PZ - PRESENTATION-.pdf CD - MAJ AUTO SUP 6609 INDUSTRIAL PZ - ATTACHMENT 1.pdf CD - MAJ AUTO SUP 6609 INDUSTRIAL PZ - ATTACHMENT 2.pdf CD - MAJ AUTO SUP 6609 INDUSTRIAL PZ - ATTACHMENT 3.pdf CD - MAJ AUTO SUP 6609 INDUSTRIAL PZ - ATTACHMENT 4.pdf CD - MAJ AUTO SUP 6609 INDUSTRIAL PZ - ATTACHMENT 5.pdf CD - MAJ AUTO SUP 6609 INDUSTRIAL PZ - DRAFT ORD.pdf CD - MAJ AUTO SUP 6609 INDUSTRIAL PZ - DRAFT ORD - EXHIBIT A.pdf CD - MAJ AUTO SUP 6609 INDUSTRIAL PZ - DRAFT ORD - SITE PLAN - EXHIBIT B.pdf				

Date	Ver.	Action By	Action	Result
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Title

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".

Executive Summary

The applicant is requesting a Special Use Permit for a Major Automotive Repair use for the 0.361-acre (15,733 square feet) property located at 6609 Industrial Drive. The tenant currently has a Certificate of Occupancy to conduct Minor Automotive Repair Uses.

Background

The 0.361-acre subject property is located at 6609 Industrial Drive and retains a zoning designation of Restricted Manufacturing/Warehousing (I-1) (See Attachment 1 - Aerial Location Map and Attachment 2 - Zoning Identification Map). The property currently has a Certificate of Occupancy for Minor Automotive Repair Uses.

The subject property has following adjacent existing uses:

- Northeast: Vacant land located Restricted Manufacturing / Warehousing (I-1) zoning district.
- Southwest: Existing Special Use Permit for Major Automotive Repair (Ord. No. 3266)
- Northwest: Vacant land located Restricted Manufacturing / Warehousing (I-1) zoning district.
- Southeast: Developed land located Restricted Manufacturing / Warehousing (I-1) zoning district.

Policy Considerations

The applicant is requesting a Special Use Permit (SUP) for a Major Automotive Repair use for the subject property located at 6609 Industrial Drive.

The SUP request was evaluated in light of the standards set forth in the Zoning Ordinance, specifically with regard to compatibility with surrounding uses. The subject property is located in an industrial park development and is surrounded with like uses. In the past there have been nine other similar Special Use Permits granted for properties within this industrial park.

As part of the SUP review, staff evaluated the proposed Concept Plan (see Exhibit B). The Concept Plan depicts one existing building being 5,500 square feet. There is no planned expansion of the building's existing footprint; however, the new tenant has proposed constructing an automotive paint booth within the building (See Attachment 3 for site photo). The automotive paint booth is considered a Major Automotive Repair use and would not be permitted without the request Special Use Permit.

The Concept Plan was found to be in conformance with the City's current standards and regulations. It should be noted that the following conditions are included in the Ordinance

being considered:

- 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.
- No parking or storage of vehicles shall be permitted outside of designated parking spaces.

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. Mailed notification was sent out on April 3, 2014 to a total of 83 property owners. As of Friday, April 11, 2014, one (1) response has been submitted and it is in favor of this request (See Attachment 5 for responses).

Budgetary Considerations

None.

Staff Recommendations

Staff recommends approval 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".



PLANNING & ZONING COMMISSION

APRIL 14, 2014

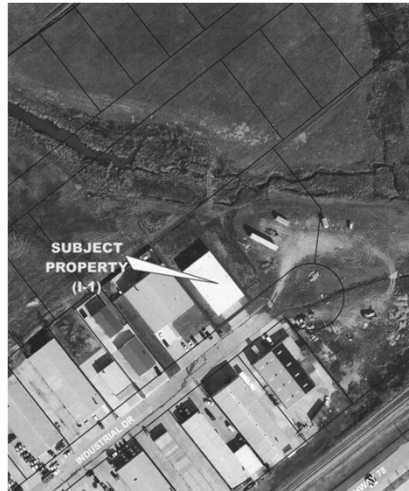
REQUEST

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".



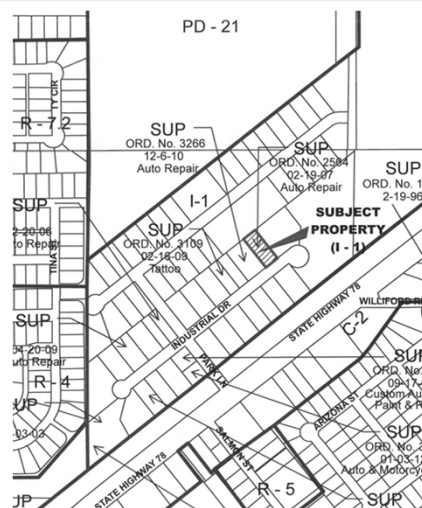
BACKGROUND

AERIAL LOCATION MAP



BACKGROUND

ZONING MAP



BACKGROUND

SITE INFORMATION

- ❑ Proposed Use: Major Automotive Repair Use
- ❑ Site Area: 0.361 acres
- ❑ Existing Zoning: Restricted Manufacturing / Warehousing (I-1)
- ❑ Four (4) existing parking spaces
- ❑ Proposed Zoning: SUP



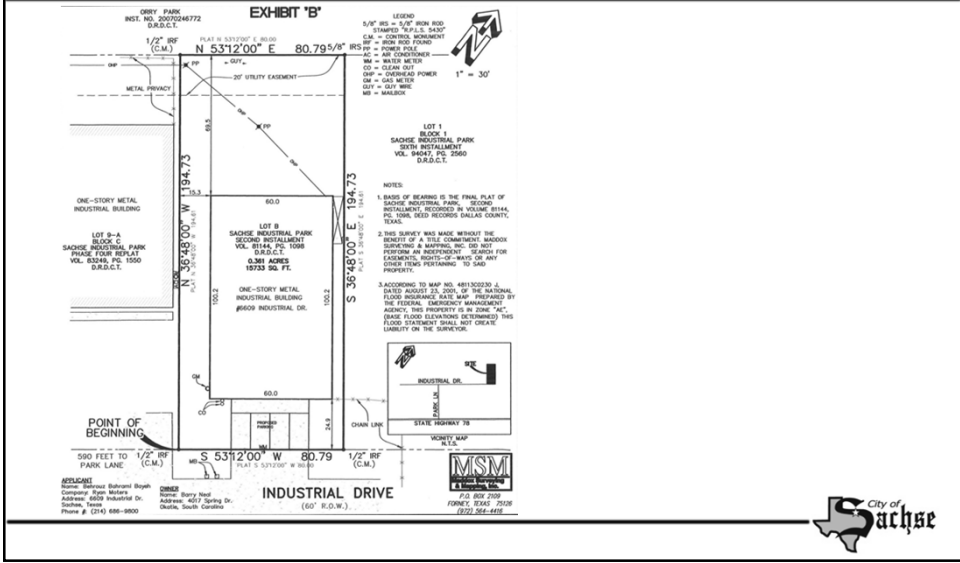
BACKGROUND

SITE PHOTO



BACKGROUND

PROPOSED SITE PLAN



POLICY CONSIDERATIONS

ORDINANCE – CONDITIONS INCLUDED

- ❑ 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.
- ❑ No parking or storage of vehicles shall be permitted outside of designated parking spaces.



PUBLIC NOTIFICATION FEEDBACK

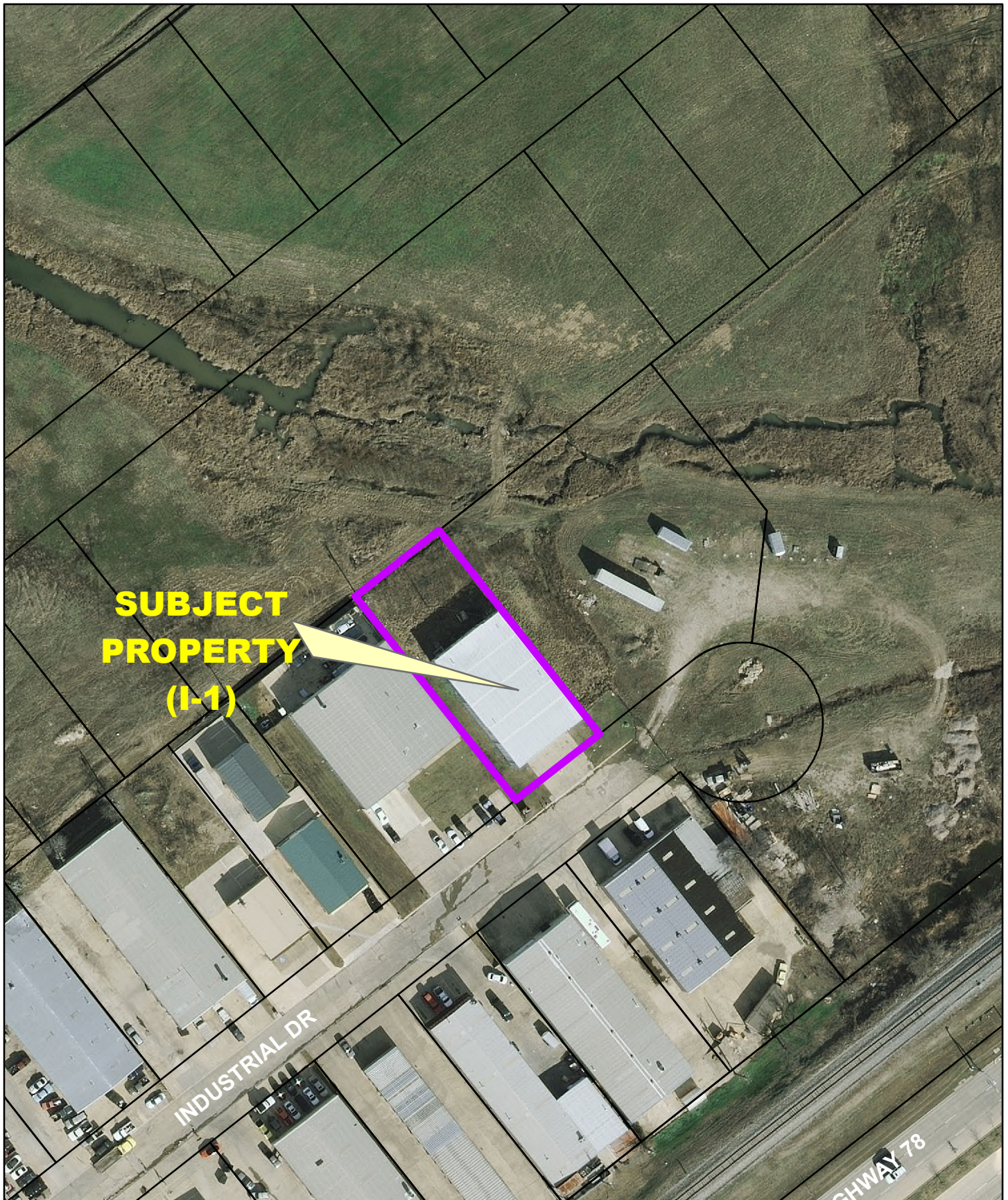
- ❑ 83 Property Owners within 1,000-feet notified
 - One (1) returned in favor
 - Zero (0) returned opposed



STAFF RECOMMENDATION

Staff recommends approval of the zoning request as presented.





**SUBJECT
PROPERTY
(I-1)**

INDUSTRIAL DR

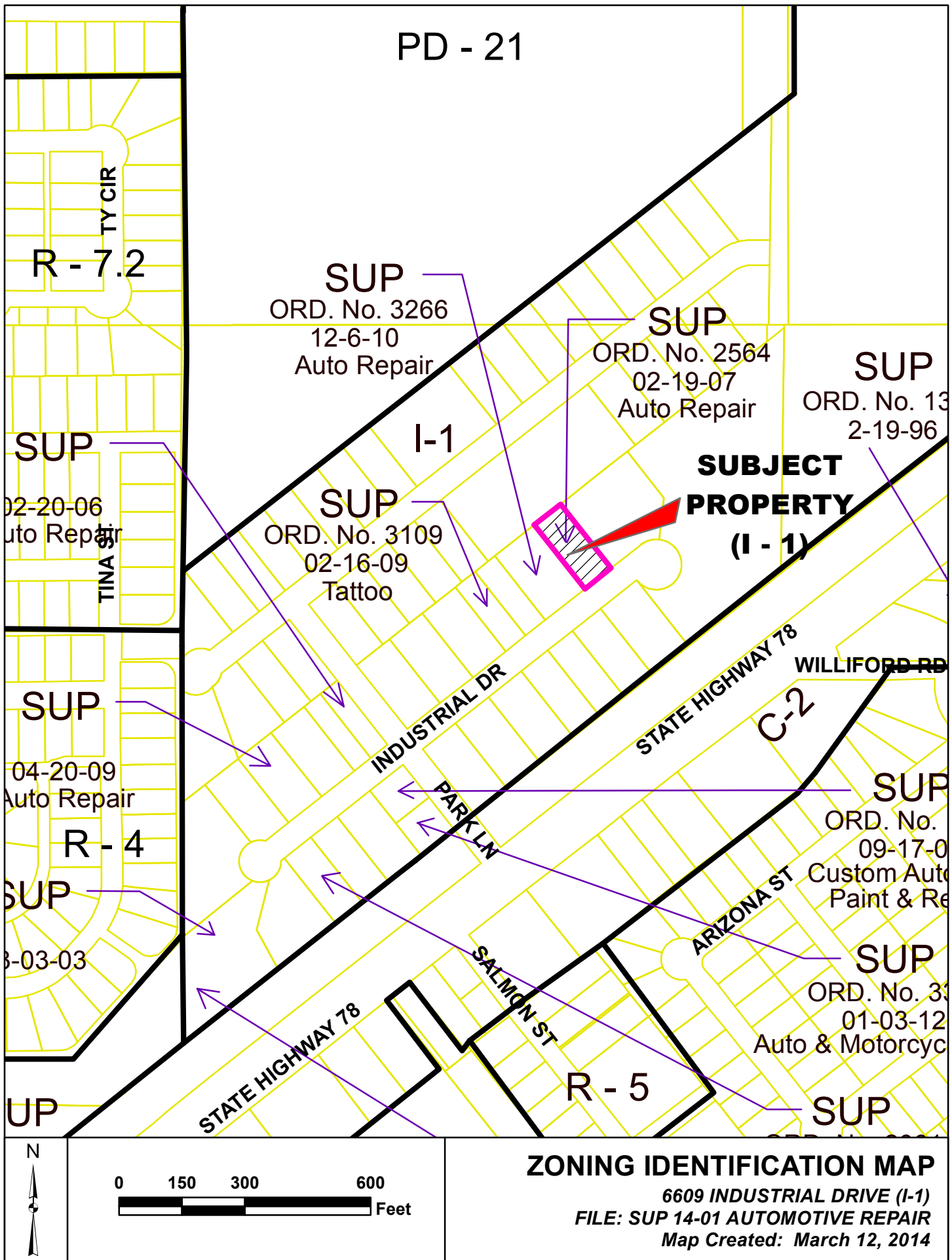
HIGHWAY 78



0 100 200
Feet

AERIAL LOCATION MAP

6609 INDUSTRIAL DRIVE (I-1)
FILE: SUP 14-01 AUTOMOTIVE REPAIR
Map Created: March 12, 2014





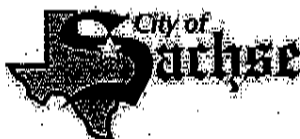


UNIFORM DEVELOPMENT APPLICATION

APPLICATION INFORMATION			
Project Name: <i>Major Auto repair Ryan Motors</i>		Total Acreage: <i>0.361</i>	
Location of Property: <i>6609 Industrial DR Sachse Tx 75048</i>		Appraisal District Account Number(s) & County:	
Subdivision/Addition Name:		Lot: <i>B</i>	Block: <i>C</i>
Future Land Use Map Designation(s):		Current Zoning Designation(s):	
TYPE OF REQUEST			
		Fees Paid (*For Administrative Use Only)	
☐ Rezoning		\$	
☐ Planned Development		\$	
☒ Special Use Permit (SUP)		\$	
☐ Temporary Special Use Permit (SUP)		\$	
☐ Temporary Seasonal Sales		\$	
☐ Temporary Retail Sales		\$	
☐ Variance		\$	
☐ Site Plan		\$	
☐ Landscape Plan		\$	
☐ Tree Management Plan		\$	
☐ Preliminary Plat		\$	
☐ Final Plat		\$	
☐ Replat		\$	
☐ Amending Plat		\$	
☐ Minor Plat		\$	
☐ Conveyance Plat		\$	
CURRENT PROPERTY OWNER			
Company:		Name: <i>Barry L. Neal</i>	
Address: <i>4017 Spring Island</i>		Phone No: <i>843-987-1818</i>	
		Fax No:	
City: <i>Okatie</i>	State: <i>SC</i>	Zip Code: <i>29909</i>	E-Mail:
APPLICANT/CONTRACT PURCHASER			
Company: <i>Ryan Motors INC</i>		Name: <i>Behrouz Behrami Bayek</i>	
Address: <i>6609 Industrial DR</i>		Phone No: <i>214-686-9800 mob</i>	
		Fax No:	
City: <i>Sachse</i>	State: <i>TX</i>	Zip Code: <i>75048</i>	E-mail: <i>Behrouz-Tx@yahoo.com</i>
AGENT/REPRESENTATIVE			
Company:		Name:	
Address:		Phone No:	
		Fax No:	
City:	State:	Zip Code:	E-mail:
For Administrative Use Only			
Date:	Case Number:	Total Fees Paid: \$	

TIME RECEIVED
April 4, 2014 3:55:40 PM CDT

REMOTE CSID

DURATION
39PAGES
1STATUS
Received

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: April 3, 2014
 RE: Special Use Permit for a Major Automobile Repair use
 LOCATION: This property is located 6609 Industrial Drive. *(A location map depicting the 1,000-foot notification area is attached for reference.)*

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) specifically to allow for major automotive repair uses to occur on the property.

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

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

COMMENTS:

SIGNATURE: Laura Villaseñor

PRINTED NAME: Laura Villaseñor

ADDRESS: 6107 Bailey Rd. 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, April 14, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, May 5, 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.

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

Phone: (469) 429-4781

Email: mspencer@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road

Sachse, TX 75048

FAX: (972) 675-9812

ORDINANCE NO. _____

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 IN EXHIBIT “A”, AND LOCATED IN A RESTRICTED MANUFACTURING/WAREHOUSING (“I-1”) DISTRICT; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR THE APPROVAL OF THE SITE PLAN ATTACHED AS EXHIBIT “B”; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Sachse and the governing body of the City of Sachse, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance and Map, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion, the City Council of the City of Sachse has concluded that the Comprehensive Zoning Ordinance and Map should be amended as provided herein;

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

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Sachse, Texas, as heretofore amended, be and the same are hereby amended to grant a Special Use Permit for the property located at 6609 Industrial Drive, (hereinafter the “Property”), being situated in the City of Sachse, Dallas County, Texas, and being more particularly described as set forth in Exhibit “A,” attached hereto and incorporated as if set forth herein.

SECTION 2. That the above-described property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, subject to the following special conditions:

- (1) the Special Use Permit shall be for an automotive repair, major use;
- (2) the establishment shall be constructed and operated in accordance with the site plan attached hereto as Exhibit “B” and incorporated as if set forth herein;
- (3) outside storage of vehicles under repair shall be prohibited;
- (4) outside repair of vehicles shall be prohibited;

- (5) a minimum of four (4) parking spaces shall be maintained on-site; and
- (6) no parking or storage of vehicles shall be permitted outside of designated parking spaces.

SECTION 3. That all provisions of the ordinances of the City of Sachse in conflict with the provisions of this ordinance be and the same are hereby repealed.

SECTION 4. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas on the _____ day of _____, 2014.

APPROVED:

Mike Felix
Mayor

DULY ENROLLED:

Terry Smith
City Secretary

APPROVED AS TO FORM:

Peter G. Smith
City Attorney
(04-08-14/65588)

EXHIBIT "A"

FIELD NOTES DESCRIPTION:

0.361 ACRE

Lot B, Sachse Industrial Park, Second Installment

Being all of Lot B, Sachse Industrial Park, Second Installment, an addition to The City of Sachse, Dallas County, Texas, recorded in Volume 81144, Page 1098 Deed Records Dallas County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod found on the northwest line of Industrial Drive, (a 60 feet wide right-of-way), said point also being the south corner of said Lot B, and the east corner of Lot 9-A Block C Sachse Industrial Park Phase Four Replat, an addition to The City of Sachse, as recorded in Volume 83249, Page 1550, of the Deed Records of Dallas County, Texas;

THENCE North 36 degrees 48 minutes 00 seconds West along the common line of said Lot B and said Lot 9-A, a distance of 194.73 feet to a 1/2 inch iron rod found for west corner of said Lot B and the north corner of said Lot 9-A;

THENCE North 53 degrees 12 minutes 00 seconds East a distance of 80.79 feet to a 5/8 inch iron rod set with cap stamped "R.P.L.S. 5430" for the north corner of said Lot B;

THENCE South 36 degrees 48 minutes 00 seconds East along the northeast line of said Lot B, a distance of 194.73 feet to a 1/2 inch iron rod found for corner on the aforementioned northwest line of Industrial Drive;

THENCE South 53 degrees 12 minutes 00 seconds West along the northwest line of said Industrial Drive, a distance of 80.79 feet to the POINT OF BEGINNING, and containing 15,733 Square Feet, or 0.361 of an acre of land.

The Basis of Bearings is the final plat of Sachse Industrial Park, Second Installment as recorded in Volume 81144, Page 1098, Deed Records Dallas County, Texas.

Surveyors Certification

I, **Brian J. Maddox**, Registered Professional Land Surveyor Number 5430, State of Texas, do hereby certify to that this description and the sketch attached hereto were prepared from the public records and from an actual survey made on the ground.



Brian J. Maddox, R.P.L.S.

February 25, 2014

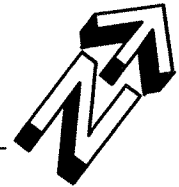


ORRY PARK
INST. NO. 20070246772
D.R.D.C.T.

EXHIBIT 'B'

LEGEND

5/8" IRS = 5/8" IRON ROD
STAMPED "R.P.L.S. 5430"
C.M. = CONTROL MONUMENT
IRF = IRON ROD FOUND
PP = POWER POLE
AC = AIR CONDITIONER
WM = WATER METER
CO = CLEAN OUT
OHP = OVERHEAD POWER
GM = GAS METER
GUY = GUY WIRE
MB = MAILBOX

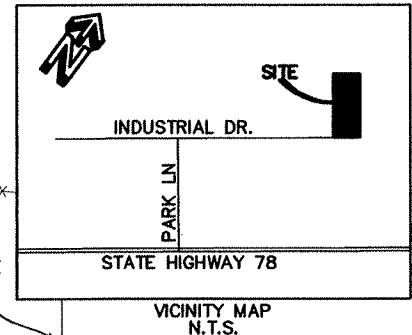
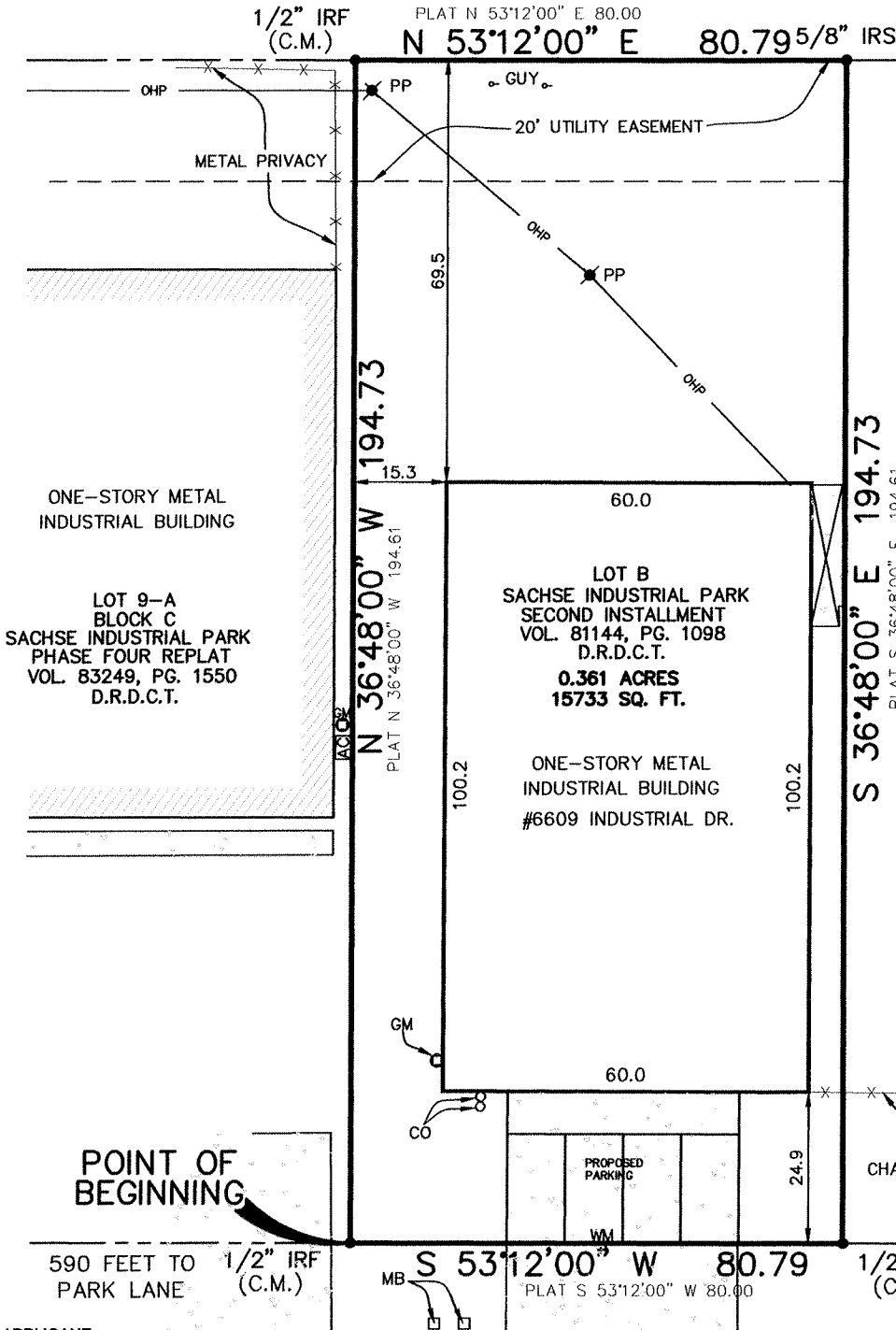


1" = 30'

LOT 1
BLOCK 1
SACHSE INDUSTRIAL PARK
SIXTH INSTALLMENT
VOL. 94047, PG. 2560
D.R.D.C.T.

NOTES:

1. BASIS OF BEARING IS THE FINAL PLAT OF SACHSE INDUSTRIAL PARK, SECOND INSTALLMENT, RECORDED IN VOLUME 81144, PG. 1098, DEED RECORDS DALLAS COUNTY, TEXAS.
2. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. MADDOX SURVEYING & MAPPING, INC. DID NOT PERFORM AN INDEPENDENT SEARCH FOR EASEMENTS, RIGHTS-OF-WAYS OR ANY OTHER ITEMS PERTAINING TO SAID PROPERTY.
3. ACCORDING TO MAP NO. 48113C0230 J, DATED AUGUST 23, 2001, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY IS IN ZONE "AE", (BASE FLOOD ELEVATIONS DETERMINED) THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.



APPLICANT

Name: Behrouz Bahrami Bayeh
Company: Ryan Motors
Address: 6609 Industrial Dr.
Sachse, Texas
Phone #: (214) 686-9800

OWNER

Name: Barry Neal
Address: 4017 Spring Dr.
Okatie, South Carolina

INDUSTRIAL DRIVE
(60' R.O.W.)



P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416

PROPERTY DESCRIPTION

Being Lot B, Sachse Industrial Park, Second Installment, an addition to The City of Sachse, Dallas County, Texas, recorded in Volume 81144, Page 1098 Deed Records Dallas County, Texas

I, BRIAN J. MADDOX, a Registered Professional Land Surveyor in the State of Texas, do hereby CERTIFY that on this date a survey was made on the ground, under my direction and supervision, of the above described tract of land.

Brian J. Maddox
BRIAN J. MADDOX 02-25-14

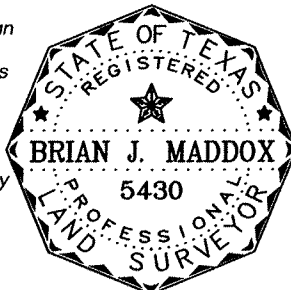


EXHIBIT B
ZONING EXHIBIT
LOT B
SACHSE INDUSTRIAL PARK
SECOND INSTALLMENT
DALLAS COUNTY, TEXAS

DRAWN: JM
CHECKED: BJM

JOB# 14-1218
DATE: 02/25/14

Server Error

The server encountered a temporary error and could not complete your request.

Please [try again](#) in 30 seconds.

NORTH TEXAS MUNICIPAL
WATER DISTRICT
99.694 ACRES
VOL. 2281, PG. 358
D.R.C.C.T.

COLLIN COUNTY SOIL
CONSERVATION DISTRICT EASEMENT
VOL. 522 PG. 479
L.R.C.C.T.

CALL 146.017 ACRES
WOODBRIDGE
PROPERTIES, L.L.C.
VOL. 4771, PG. 0013
L.R.C.C.T.

LOT 65
BLOCK E
8.59 AC
OPEN SPACE AREA
TO BE CONVEYED TO H.O.A.

LOT 36
544,749 SQ. FT.
OPEN SPACE AREA
TO BE CONVEYED TO H.O.A.

ZONE AE

ZONE X

WOODBRIDGE
PHASE 18
VOLUME 2013, PAGE 510
(O.P.R.C.C.T.);

WOODBRIDGE
PHASE 18
VOLUME 2013, PAGE 510
(O.P.R.C.C.T.);

WOODBRIDGE
PHASE 14
VOL. 2007, PG. 534
O.P.R.C.C.T.

BENCH MARK LIST

BM 1 CITY OF SACHSE STATION 103 - LOCATED IN CENTER OF
GRASS MEDIAN OF SACHSE ROAD 110± WEST OF THE CENTERLINE
OF MILES ROAD. ELEV=523.37

BM 2 CITY OF SACHSE STATION 101 - LOCATED ACROSS THE
STREET FROM 3400 EASTVIEW DRIVE AND 290± EAST OF
INTERSECTION OF EASTVIEW DRIVE AND PLEASANT VALLEY ROAD.
ELEV=510.31

BM 3 "X" SET ON BACK OF CURB ON NORTH SIDE OF RANCH
ROAD 24± EAST OF THE WEST RIGHT-OF-WAY LINE OF PARKVIEW
LANE AND 37± NORTH OF THE SOUTH RIGHT-OF-WAY LINE OF
RANCH ROAD. ELEV=545.36

BM 4 "X" SET ON THE NORTHEAST CORNER OF A WYE INLET 6±
NORTH OF THE NORTH RIGHT-OF-WAY LINE OF RANCH ROAD 64±
EAST OF THE EAST RIGHT-OF-WAY LINE OF PARKWOOD DRIVE.
ELEV=537.39

NOTES:

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS
A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE
PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING
OF UTILITIES AND BUILDING PERMITS.
- LIMITS OF 100-YEAR FLOODPLAINS PER LOMR SUBMITTAL
PREPARED BY KIMLEY-HORN AND ASSOCIATES DATED JANUARY
2014.
- ALL SCREENING WALLS AND WALL MAINTENANCE EASEMENTS
AND ALL HOMEOWNERS ASSOCIATION TRACT/LOT ARE TO BE
CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S
ASSOCIATION.

Parcel Line Table

Line #	Length	Direction
L1	5.52	N56° 53' 12"E
L2	75.81	S6° 08' 00"E
L3	2.18	N88° 52' 00"E
L4	80.00	S1° 08' 00"E
L5	91.98	S3° 26' 47"W
L6	10.00	N3° 06' 32"E
L7	50.00	N86° 53' 28"W
L8	10.00	S3° 49' 16"W
L9	55.12	S2° 29' 38"W
L10	105.83	S86° 53' 28"E
L11	44.88	N1° 50' 41"E
L12	51.93	S1° 08' 00"E
L13	80.00	N1° 08' 00"W

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	11.63	925.00	003°43'13"	11.63	S79° 13' 43"E
C2	62.83	40.00	090°00'00"	56.57	S43° 52' 00"W
C3	60.77	40.00	087°02'23"	55.09	N47° 36' 48"W
C4	24.58	300.00	004°41'40"	24.57	N03° 28' 49"W
C5	52.62	33.50	090°00'00"	47.38	S41° 53' 28"E
C6	53.85	33.50	092°06'00"	48.24	S44° 12' 19"E
C7	50.24	33.50	085°55'58"	45.67	S37° 51' 32"W
C8	226.26	900.00	014°24'14"	225.66	N77° 41' 26"E
C9	55.89	33.50	095°45'20"	49.69	S09° 00' 32"E
C10	101.35	910.00	006°22'52"	101.30	N02° 55' 00"W
C11	52.62	33.50	090°00'00"	47.38	S11° 53' 12"W
C12	73.78	307.50	013°44'53"	73.61	S39° 59' 15"E
C13	261.11	900.00	016°37'22"	260.20	S82° 58' 05"W
C14	62.83	40.00	090°00'00"	56.57	N46° 08' 00"W

* Lots with Drainage Easmts

Lot/Blk	Total Sq Feet	Net of Easmt SF
35/E	11995	10445
36/E	13695	12928
67/E	10710	10080
68/E	11277	10017

LEGEND

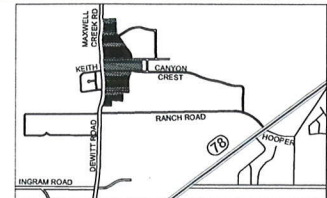
IRF = IRON ROD FOUND
IRFC = IRON ROD FOUND CAPPED
H.O.A. = HOME OWNERS ASSOCIATION
V.C.C.E. = VISIBILITY CORNER CLIP EASEMENT
VAM = VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
TYP. = TYPICAL
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY TEXAS
(A) = BLOCK NUMBER



60 30 0 60 120
SCALE 1" = 60'

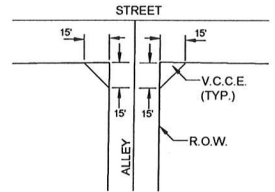
Surveyor:
Ronald D. Smith Surveyor, Inc.
P.O. Box 1679
Forney, Texas 75126
972-564-9840
Contact: Ronald D. Smith, R.P.L.S.

Owner/Applicant:
Woodbridge XIX, LTD.
800 E. Campbell Road, Suite 130
Richardson, TX 75081
Phone: 214-348-1300
Fax: 214-348-1720
Contact: Don Herzog

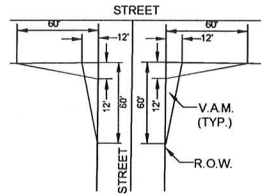


VICINITY MAP
N.T.S.

VISIBILITY CORNER CLIP EASEMENT DETAIL AT ALLEY INTERSECTION WITH STREET



VISIBILITY, ACCESS, & MAINTENANCE EASEMENT DETAIL



PRELIMINARY PLAT
Approved for preparation of final plat for the subdivision shown on this plat.

APPROVED BY: Planning and Zoning Commission
City of Sachse

Chairman, Planning and Zoning Commission Date

ATTEST:

Signature Date

Name & Title

APPROVED BY: City Council
City of Sachse

Mayor Date

ATTEST:

City Secretary Date

PRELIMINARY PLAT WOODBRIDGE PHASE 19

148 RESIDENTIAL LOTS AND 4 H.O.A. LOTS
ZONED PLANNED DEVELOPMENT DISTRICT 19
52.486 ACRES OR 2,286,267 SQ. FT. LOCATED IN THE
W.M. SACHSE SURVEY, ABSTRACT No. 835
AND THE ELIZABETH SACHSE SURVEY, ABSTRACT No. 802
CITY OF SACHSE, COLLIN COUNTY, TEXAS

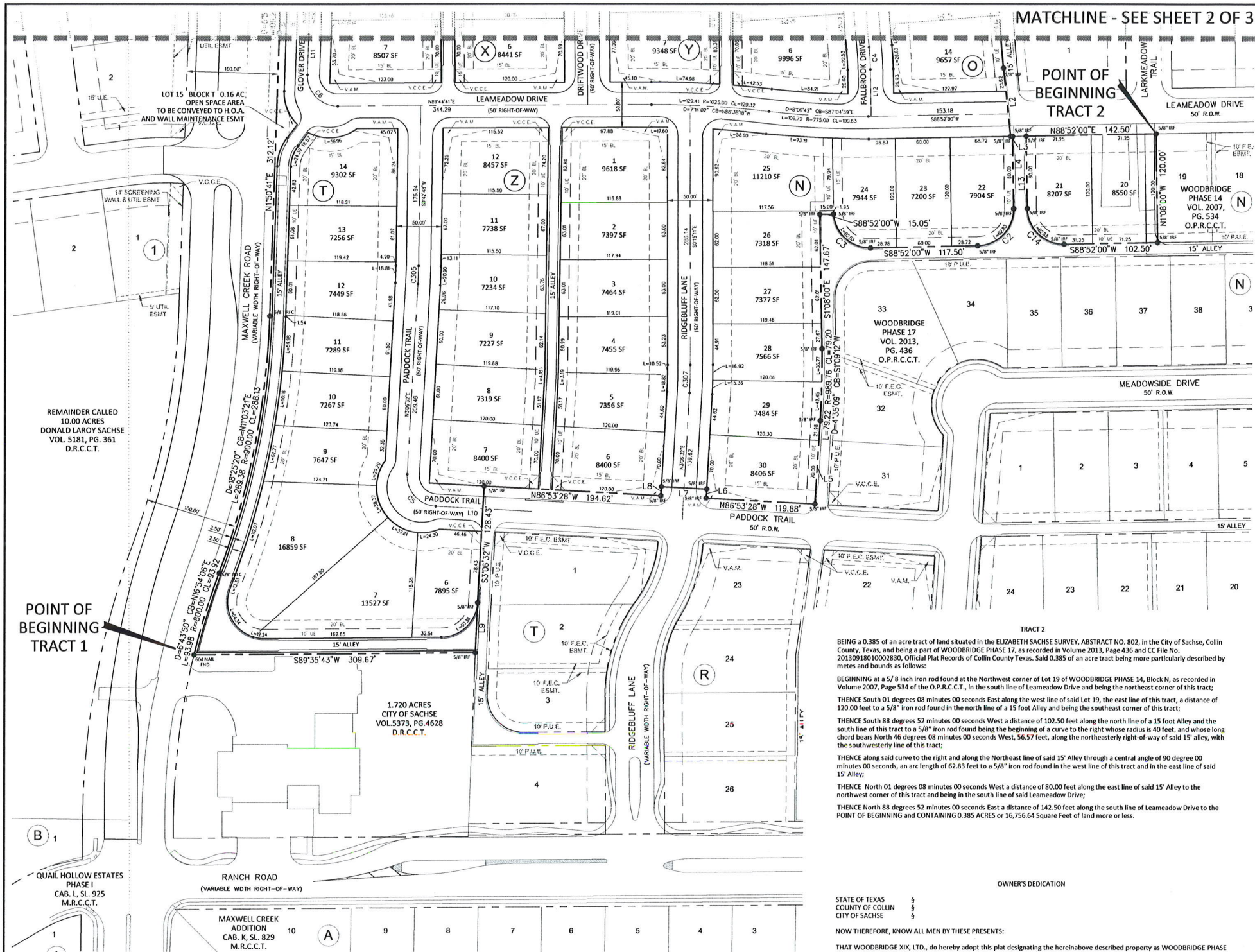
2 April 2014

SHEET 1 OF 3

FOR INSPECTION PURPOSES ONLY AND IN NO WAY
OFFICIAL OR APPROVED FOR RECORD PURPOSES.

J. VOLK
consulting
800 East Campbell Road, Suite 120
Richardson, Texas 75081
972.201.3100 Texas Registration No. F-11962

MATCHLINE - SEE SHEET 2 OF 3



NOTES:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. LIMITS OF 100-YEAR FLOODPLAINS PER LOMR SUBMITTAL PREPARED BY KIMLEY-HORN AND ASSOCIATES DATED JANUARY 2014.
3. ALL SCREENING WALLS AND WALL MAINTENANCE EASEMENTS AND ALL HOMEOWNERS ASSOCIATION TRACT/LOT ARE TO BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____.

STATE OF TEXAS §
COUNTY OF DALLAS §

CERTIFICATION
I, RONALD D. SMITH, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AND ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN ____ 20__ AND THAT ALL CORNERS ARE AS SHOWN.

RONALD D. SMITH, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4944

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF SACHSE §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WOODBRIDGE XIX, LTD., do hereby adopt this plat designating the hereinabove described property as WOODBRIDGE PHASE 19, an addition to the City of Sachse, 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. Property owners shall maintain easements and 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 and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

WITNESS OUR HAND AT SACHSE, TEXAS, this ____ day of _____, 2014.

WOODBRIDGE XIX, LTD., a Texas limited partnership
By: HDC Properties of Austin, Inc., a Texas corporation
Its: Sole General Partner

By: _____
Donald P. Herzog, President

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 Donald P. Herzog, 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 _____, 2014.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF SACHSE §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WOODBRIDGE XIX, LTD., do hereby adopt this plat designating the hereinabove described property as WOODBRIDGE PHASE 19, an addition to the City of Sachse, 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. Property owners shall maintain easements and 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 and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

WITNESS OUR HAND AT SACHSE, TEXAS, this ____ day of _____, 2014.

WOODBRIDGE XIX, LTD., a Texas limited partnership
By: HDC Properties of Austin, Inc., a Texas corporation
Its: Sole General Partner

By: _____
Donald P. Herzog, President

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 Donald P. Herzog, 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 _____, 2014.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF SACHSE §

WHEREAS, WOODBRIDGE XIX, LTD. is the owner of a tract of land situated in the W.M. Sachse Survey, Abstract No. 835 and the Elizabeth Sachse Survey, Abstract No. 802, in the City of Sachse, Collin County, Texas, and being part of a 146.017 acre tract of land described in deed to WOODBRIDGE PROPERTIES, L.L.C. recorded in Volume 4771, Page 13 of the Land Records of Collin County, Texas, and being more particularly described as follows:

TRACT 1

BEING a 52.101 acre tract of land situated in the ELIZABETH SACHSE SURVEY, ABSTRACT NO. 802 and the W.M. SACHSE SURVEY, ABSTRACT NO. 835, in the City of Sachse, Collin County, Texas, and being a part of a 112.847 acre tract of land described in deed to Woodbridge Properties, L.L.C., as recorded in CC File No. 20110721000760110, Land Records, Collin County, Texas. Said 52.101 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail found, being the Northwest corner of that certain tract of land as conveyed to the City of Sachse, as recorded in Volume 5373, Page 4628, Deed Records, Collin County, Texas, (D.R.C.C.T.), also being in the West line of Maxwell Creek Road, a variable width public right-of-way, also being the beginning of a non-tangent curve to the right whose radius is 800.00 feet, and whose long chord bears North 16 degrees 54 minutes 06 seconds East, 93.92 feet, along the Easterly right-of-way of said Maxwell Creek Road;

THENCE along said curve to the right and along the Easterly line of said Maxwell Creek Road through a central angle of 06 degrees 43 minutes 50 seconds, an arc length of 93.98 feet to a 5/8 inch iron rod found, capped "KHIA", being the beginning of a reverse curve to the left, whose radius is 900.00 feet and whose long chord bears North 11 degrees 03 minutes 21 seconds East, 288.13 feet;

THENCE along said curve to the left and along said Maxwell Creek Road through a central angle of 18 degrees 25 minutes 20 seconds, an arc length of 289.38 feet to a 5/8 inch iron rod found, capped "KHIA";

THENCE North 01 degrees 50 minutes 41 seconds East a distance of 312.12 feet to a 5/8 inch iron rod found, capped "KHIA", being the beginning of a curve to the left, whose radius is 900.00 feet and whose long chord bears North 01 degrees 37 minutes 53 seconds West, 109.14 feet;

THENCE along said curve to the left and along said Maxwell Creek Road through a central angle of 06 degrees 57 minutes 08 seconds, an arc length of 109.21 feet to a 5/8 inch iron rod found;

THENCE North 05 degrees 06 minutes 27 seconds West, along the Easterly line of that certain tract of land as conveyed to the City of Sachse as recorded in Volume 5883, Page 3798, said Deed Records, a distance of 659.05 feet to a 5/8 inch iron rod found, being the beginning of a curve to the right radius is 810.00 feet and whose long chord bears North 02 degrees 25 minutes 00 seconds West, 76.05 feet;

THENCE along said curve to the right and along said East line of Maxwell Creek Road through a central angle of 05 degrees 22 minutes 53 seconds, an arc length of 76.08 feet to a 5/8 inch iron rod found;

THENCE North 00 degrees 16 minutes 26 seconds East a distance of 120.08 feet to a 5/8 inch iron rod found, being the beginning of a curve to the left, whose radius is 910.00 feet, and whose long chord bears North 02 degrees 55 minutes 00 seconds West, 101.30 feet;

THENCE along said curve to the left, through a central angle of 06 degrees 22 minutes 52 seconds, an arc length of 101.35 feet to a 5/8 inch iron rod found;

THENCE North 06 degrees 06 minutes 26 seconds West, a distance of 397.01 feet to a 5/8 inch iron rod found, being the beginning of a curve to the right, whose radius is 950.00 feet, and whose long chord bears North 00 degrees 54 minutes 30 seconds East, 232.07 feet;

THENCE along said curve to the right, through a central angle of 14 degrees 01 minutes 52 seconds, an arc length of 232.65 feet to a 5/8 inch iron rod found;

THENCE North 07 degrees 55 minutes 27 seconds East a distance of 197.19 feet to a 5/8 inch iron rod found, being the beginning of a curve to the left, whose radius is 1050.00 feet, and whose long chord bears North 02 degrees 05 minutes 26 seconds East, 213.43 feet;

THENCE along said curve to the left, through a central angle of 11 degrees 40 minutes 00 seconds, an arc length of 213.80 feet to a 5/8 inch iron rod found;

THENCE North 03 degrees 44 minutes 34 seconds West a distance of 160.35 feet to a 5/8 inch iron rod found;

THENCE North 88 degrees 23 minutes 41 seconds East a distance of 441.29 feet to a 5/8 inch iron rod found, being the most Northwest corner of that certain tract of land as conveyed to Woodbridge Phase 18, as recorded in Volume 2013, Page 510 Official Property Records, Collin County, Texas, (O.P.R.C.C.T.);

THENCE South 01 degrees 36 minutes 19 seconds East a distance of 447.47 feet to a 5/8 inch iron rod found, capped "KHIA";

THENCE South 33 degrees 06 minutes 48 seconds East a distance of 125.00 feet to a 5/8 inch iron rod found;

THENCE North 56 degrees 53 minutes 12 seconds East a distance of 5.52 feet to a 5/8 inch iron rod found;

THENCE South 33 degrees 06 minutes 48 seconds East a distance of 471.16 feet to a 5/8 inch iron rod found, being the beginning of a curve to the left, whose radius is 307.50 feet, and whose long chord bears South 38 degrees 59 minutes 15 seconds East, 73.63 feet;

THENCE along said curve to the left, through a central angle of 13 degrees 44 minutes 53 seconds, an arc length of 73.78 feet to a 5/8 inch iron rod found, being the beginning of a curve to the right, whose radius is 492.50 feet, and whose long chord bears South 38 degrees 33 minutes 38 seconds East, 142.20 feet;

THENCE along said curve to the right, through a central angle of 16 degrees 36 minutes 06 seconds, an arc length of 142.70 feet to a 5/8 inch iron rod found, being the common line of the Southwest line of said Woodbridge Phase 18, and the Northwest corner of that certain tract as conveyed to Woodbridge Phase 14, as recorded in Volume 2007, Page 531, said Property Records, being the beginning of a curve to the right, whose radius is 492.58 feet, and whose long chord bears South 22 degrees 09 minutes 29 seconds East, 138.82 feet;

THENCE along said curve to the right, through a central angle of 16 degrees 12 minutes 03 seconds, an arc length of 139.28 feet to a 5/8 inch iron rod found;

THENCE South 13 degrees 59 minutes 26 seconds East a distance of 113.28 feet to a 5/8 inch iron rod found, being the beginning of a curve to the left, whose radius is 875.00 feet, and whose long chord bears South 89 degrees 01 minutes 56 seconds East, 308.81 feet;

THENCE along said curve to the right, through a central angle of 20 degrees 19 minutes 40 seconds, an arc length of 310.44 feet to a 5/8 inch iron rods found, being the beginning of a curve to the left, whose radius is 925.00 feet, and whose long chord bears South 79 degrees 13 minutes 43 seconds East, 11.63 feet;

THENCE along said curve to the right, through a central angle of 00 degrees 43 minutes 13 seconds, an arc length of 11.63 feet to a 5/8 inch iron rod found;

THENCE South 01 degrees 08 minutes 00 seconds East a distance of 463.71 feet to a 5/8 inch iron rod found;

THENCE South 88 degrees 52 minutes 00 seconds West a distance of 53.90 feet to a 5/8 inch iron rod found, being the beginning of a curve to the right, whose radius is 970.00 feet, and whose long chord bears North 81 degrees 39 minutes 54 seconds West, 319.13 feet;

THENCE along said curve to the right, through a central angle of 18 degrees 56 minutes 11 seconds, an arc length of 320.59 feet to a 5/8 inch iron rod found;

THENCE South 17 degrees 24 minutes 58 seconds West a distance of 174.40 feet to a 5/8 inch iron rod found, being the beginning of a curve to the left, whose radius is 1007.50 feet, and whose long chord bears South 04 degrees 23 minutes 59 seconds West, 368.34 feet;

THENCE along said curve to the left, through a central angle of 21 degrees 03 minutes 57 seconds, an arc length of 370.43 feet to a 5/8 inch iron rod found;

THENCE South 06 degrees 08 minutes 00 seconds East a distance of 75.81 feet to a 5/8 inch iron rod found;

THENCE North 88 degrees 52 minutes 00 seconds East a distance of 2.18 feet to a 5/8 inch iron rod found;

THENCE South 01 degrees 08 minutes 00 seconds East a distance of 80.00 feet to a 5/8 inch iron rod found, being the beginning of a curve to the right, along the common line of those of said Woodbridge Phase 14 and that certain tract as conveyed to Woodbridge Phase 17, as recorded by deed in Volume 2013, Page 436, said Property Records, whose radius is 40.00 feet, and whose long chord bears South 43 degrees 52 minutes 00 seconds West, 56.57 feet;

THENCE along said curve to the right, through a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 62.83 feet to a 5/8 inch iron rod found;

THENCE South 88 degrees 52 minutes 00 seconds West a distance of 117.50 feet to a 5/8 inch iron rod found, being the beginning of a curve to the right, whose radius is 40.00 feet, and whose long chord bears North 47 degrees 36 minutes 48 seconds West, 55.09 feet;

THENCE along said curve to the right, through a central angle of 87 degrees 02 minutes 23 seconds, an arc length of 60.77 feet to a 5/8 inch iron rod found;

THENCE South 88 degrees 52 minutes 00 seconds West a distance of 15.05 feet to a 5/8 inch iron rod found;

THENCE South 01 degrees 08 minutes 00 seconds East a distance of 147.67 feet to a 5/8 inch iron rod found, being the beginning of a curve to the right, whose radius is 989.76 feet, and whose long chord bears South 01 degrees 09 minutes 12 seconds West, 79.20 feet;

THENCE along said curve to the right, through a central angle of 4 degrees 35 minutes 09 seconds, an arc length of 79.22 feet to a 5/8 inch iron rod found;

THENCE South 03 degrees 26 minutes 47 seconds West a distance of 91.98 feet to a 5/8 inch iron rod found;

THENCE North 86 degrees 53 minutes 28 seconds West a distance of 119.88 feet to a 5/8 inch iron rod found;

THENCE North 03 degrees 06 minutes 32 seconds East a distance of 10.00 feet to a 5/8 inch iron rod found;

THENCE North 86 degrees 53 minutes 28 seconds West a distance of 50.00 feet to a 5/8 inch iron rod found;

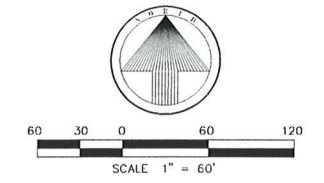
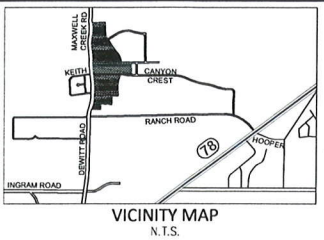
THENCE South 03 degrees 49 minutes 16 seconds West a distance of 10.00 feet to a 5/8 inch iron rod found;

THENCE North 86 degrees 53 minutes 28 seconds West a distance of 194.62 feet to a 5/8 inch iron rod found;

THENCE South 03 degrees 06 minutes 32 seconds West a distance of 128.43 feet to a 5/8 inch iron rod found;

THENCE South 02 degrees 29 minutes 38 seconds West a distance of 55.12 feet to a 5/8 inch iron rod found, being the most Northeast corner of the aforementioned 1.720 acre City of Sachse tract;

THENCE South 89 degrees 35 minutes 43 seconds West, along the North line of the said City of Sachse tract, a distance of 309.67 feet to the POINT OF BEGINNING and containing 52.101 acres or 2,269,509.90 square feet of land, more or less.



NOTE: SEE SHEET 1 FOR CURVE AND LINE TABLE.

PRELIMINARY PLAT
WOODBRIDGE
PHASE 19

148 RESIDENTIAL LOTS AND 4 H.O.A. LOTS
ZONED PLANNED DEVELOPMENT DISTRICT 19
52.486 ACRES OR 2,286,267 SQ. FT LOCATED IN THE
W.M. SACHSE SURVEY, ABSTRACT NO. 835
AND THE ELIZABETH SACHSE SURVEY, ABSTRACT NO. 802
CITY OF SACHSE, COLLIN COUNTY, TEXAS

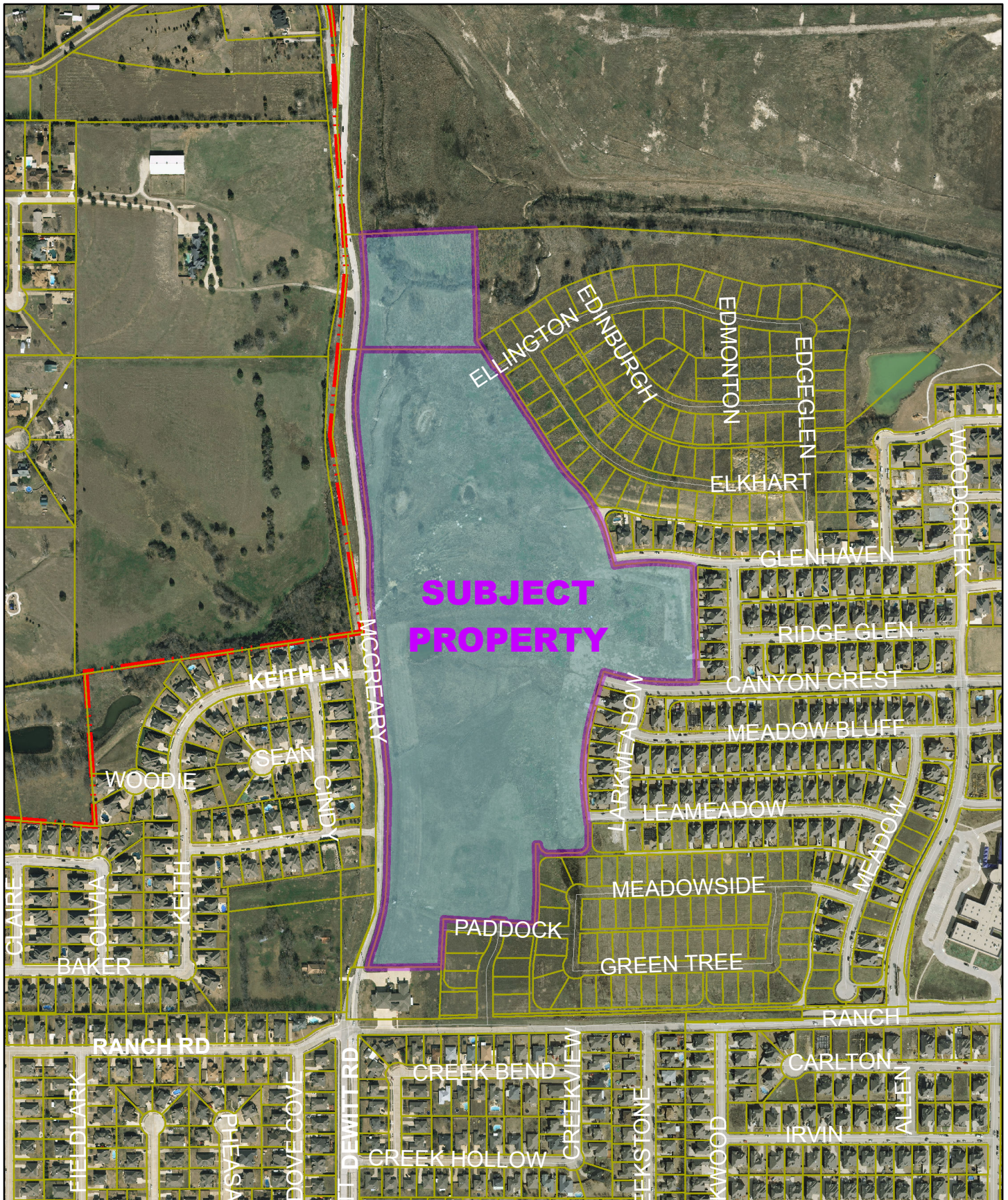
2 April 2014
SHEET 3 OF 3

FOR INSPECTION PURPOSES ONLY AND IN NO WAY
OFFICIAL OR APPROVED FOR RECORD PURPOSES.

J. VOLK
consulting
800 East Campbell Road, Suite 120
Richardson, Texas 75081
972.201.3100 Texas Registration No. F-11962

Owner/Applicant:
Woodbridge XIX, LTD.
800 E. Campbell Road, Suite 130
Richardson, TX 75081
Phone: 214-348-1300
Fax: 214-348-1720
Contact: Don Herzog

Surveyor:
Ronald D. Smith Surveyor, Inc.
P.O. Box 1679
Forney, Texas 75126
972-564-9840
Contact: Ronald D. Smith, R.P.L.S.



0 150 300 600 900
Feet

AERIAL LOCATION MAP

WOODBIDGE PHASE 19

FILE: P14-05

Map Created: April 02, 2014



MAR 03 2014

UNIFORM DEVELOPMENT APPLICATION

APPLICATION INFORMATION			
Project Name: <u>WOODBIDGE, PHASE 19</u>		Total Acreage: <u>52.486</u>	
Location of Property: <u>NE corner Maxwell Creek Rd/Ranch Rd.</u>		Appraisal District Account Number(s) & County: <u>2672126 COLLIN</u>	
Subdivision/Addition Name: <u>WOODBIDGE, PHASE 19</u>		Lot: <u>N/A</u>	Block: <u>N/A</u>
Future Land Use Map Designation(s):		Current Zoning Designation(s):	
TYPE OF REQUEST			
		Fees Paid (*For Administrative Use Only)	
☐ Rezoning		\$	
☐ Planned Development		\$	
☐ Special Use Permit (SUP)		\$	
☐ Temporary Special Use Permit (SUP)		\$	
☐ Temporary Seasonal Sales		\$	
☐ Temporary Retail Sales		\$	
☐ Variance		\$	
☐ Site Plan		\$	
☐ Landscape Plan		\$	
☐ Tree Management Plan		\$	
☒ Preliminary Plat		\$	
☐ Final Plat		\$	
☐ Replat		\$	
☐ Amending Plat		\$	
☐ Minor Plat		\$	
☐ Conveyance Plat		\$	
CURRENT PROPERTY OWNER			
Company: <u>Woodbridge XVII, Ltd.</u>		Name: <u>Don Herzog</u>	
Address: <u>800 E. Campbell Rd, Ste 130</u>		Phone No: <u>214-348-1300</u>	
		Fax No: <u>214-348-1720</u>	
City: <u>Richardson</u>	State: <u>TX</u>	Zip Code: <u>75081</u>	E-Mail: <u>don@herzogdevelopment.com</u>
APPLICANT/CONTRACT PURCHASER			
Company: <u>(Same as above)</u>		Name:	
Address:		Phone No:	
		Fax No:	
City:	State:	Zip Code:	E-mail:
AGENT/REPRESENTATIVE			
Company: <u>J. Volk Consulting, Inc.</u>		Name: <u>Jay Volk</u>	
Address: <u>800 E Campbell Rd, Ste 120</u>		Phone No: <u>972-201-3100</u>	
		Fax No: <u>972-201-3099</u>	
City: <u>Richardson</u>	State: <u>TX</u>	Zip Code: <u>75081</u>	E-mail: <u>jay@jvolkconsulting.com</u>
For Administrative Use Only			
Date: _____	Case Number: _____	Total Fees Paid: \$ _____	



PLANNING & ZONING COMMISSION

APRIL 14, 2014

REQUEST

Consider an application from Woodbridge XVII, Ltd., for approval of a Preliminary Plat for Woodbridge Phase 19, being 148 single-family residential lots and four Homeowners' Association (HOA) lots, on approximately 52.486 acres.





The map shows a central 'SUBJECT PROPERTY' outlined in black. To the north of the subject property is a street labeled 'RIDGE GLEN DR' and 'IRVING CREST DRIVE'. To the east is 'LIME MEADOW DRIVE'. To the south is 'RANCH RD'. To the west is 'CRANE DR'. Other streets include 'QUAIL HOLLOW DR', 'SANDI LN', 'SPRING MEADOW DR', 'KEITH LN', 'CREEK RIDGE CT', and 'CREEKSIDE DR'. The map also shows 'PARKWOOD DR' and 'CARLTON CT'. A north arrow is in the upper right. The map is labeled with 'AG' and 'PD-13' in several areas. The text 'SUBJECT PROPERTY' is prominently displayed in the center of the outlined area.



BACKGROUND

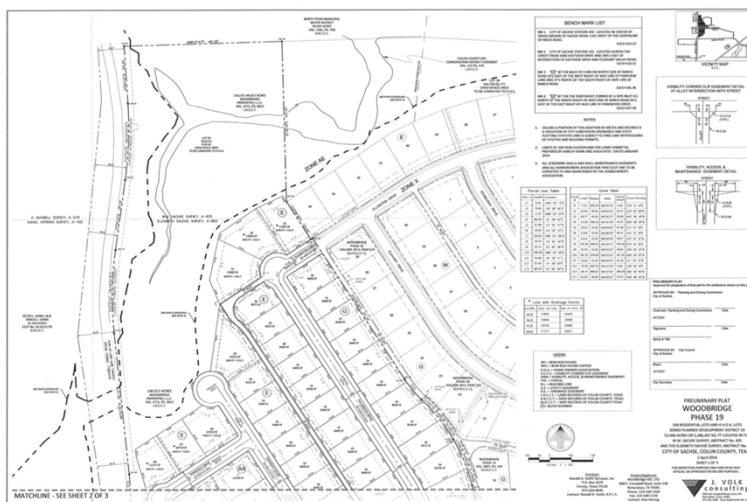
SITE INFORMATION

- ❑ Site Area: 52.486 acres
- ❑ # Lots: 148 Single-Family & 4 HOA Lots
- ❑ Proposed Use: Single-Family Residential
- ❑ Existing Zoning: PD-19 Tract A-1



BACKGROUND

PRELIMINARY PLAT



BACKGROUND PRELIMINARY PLAT



BACKGROUND PRELIMINARY PLAT



STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plat for Woodbridge Phase 19.

