



Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, March 10, 2014

7:00 PM

City Hall

The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, March 10, 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:**
 - [14-2062](#) Consider approval of the minutes from the February 10, 2014 Planning and Zoning Commission meeting.

Executive Summary

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

Attachments: [20140210 PZ MINUTES.pdf](#)

- [14-2060](#) 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.

Executive Summary

The applicant is requesting a change in the Future Land Use Plan designation for the property from Rural Residential to Low Density Residential. The impetus for the requested change is that the Future Land Use designation is not consistent with the proposed zoning designation that is part of a companion zoning request. Since the Zoning designation must be consistent with the Future Land Use designation, the Future Land Use change must be considered prior to the Zoning change.

Attachments: [CD - WB SOUTH FLUM PZ - PRESENTATION.pdf](#)
[CD - WB SOUTH FLUM PZ - DRAFT ORD.pdf](#)
[CD - WB SOUTH FLUM PZ - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - WB SOUTH FLUM PZ - DRAFT ORD - EXHIBIT B.pdf](#)
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[CD - WB SOUTH FLUM PZ - DRAFT ORD - EXHIBIT D.pdf](#)
[CD - WB SOUTH FLUM PZ - ATTACHMENT 1.pdf](#)
[CD - WB SOUTH FLUM PZ - ATTACHMENT 2.pdf](#)
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[CD - WB SOUTH FLUM PZ - ATTACHMENT 7.pdf](#)

14-2061

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.

Executive Summary

The adjacent property owners are requesting that Ben Road, both an existing and proposed collector thoroughfare, be removed from the Thoroughfare Plan as a collector thoroughfare.

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14-2059

Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from an Agricultural District (AG) to a Planned Development District (PD)

on an approximately 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".

Executive Summary

The applicant is requesting to rezone the subject property from its existing Agricultural zoning district to a Planned Development zoning district. The proposed Planned Development would be comprised of single-family residential lots with typical lot sizes ranging from 6,000 square feet to one acre.

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14-2084

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 2, 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 5, titled

“C-2 General Commercial District” to relocate provisions pertaining to Accessory Buildings into a new Section Article 4, Section 12, titled “Accessory Buildings”; by amending Article 4, Section 2 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.

Executive Summary

This item will consist of amendments to the Accessory Building requirements, specifically as it pertains to height, lot coverage and building materials.

Attachments: [CD - ACC BLDGS ZON AMEND PZ - PRESENTATION.pdf](#)
[CD - ACC BLDGS ZON AMEND PZ - DRAFT ORD.pdf](#)
[CD - ACC BLDGS ZON AMEND PZ - ATTACHMENT 1.pdf](#)
[CD - ACC BLDGS ZON AMEND PZ - ATTACHMENT 2.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: March 7, 2014; 5:00 p.m. Marc Kurbansade, 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 #: 14-2062 **Version:** 1 **Name:** CD - PZ MINUTES 20140210
Type: Agenda Item **Status:** Agenda Ready
File created: 2/19/2014 **In control:** Planning & Zoning Commission
On agenda: 3/10/2014 **Final action:**
Title: Consider approval of the minutes from the February 10, 2014 Planning and Zoning Commission meeting.

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

Sponsors:

Indexes:

Code sections:

Attachments: [20140210 PZ MINUTES.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

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

Executive Summary

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

Staff Recommendations

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

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, February 10, 2014
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

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

Members Absent:

Staff Present:

Marc Kurbansade, Community Development Director
Greg Peters, City Engineer
Charlotte Youngblood, Secretary

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

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

The invocation was offered by Warren Becker and Wendy Stewart led the pledges.

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

Marc Kurbansade, Community Development Director, wanted to make the Commissioners aware that Sachse is now accepting scholarship applications from students currently residing in Sachse, working at a 12th grade level in public, homeschool, or private school. This scholarship will be awarded to one student in the amount of \$1,000 and the Commissioners may know of someone who might want to apply for that.

3. Consider approval of the minutes from the January 27, 2014 Planning and Zoning Commission meeting.

Warren Becker made a motion to approve the minutes of the January 27, 2014 Planning and Zoning Commission meeting. Jack Bickler seconded the motion. The motion passed with all voting in favor.

4. Consider the application from Western Rim Investors 2013-3 LP for approval of a Final Plat for Mansions at Woodbridge, being one lot comprised of approximately 18.712 acres of land.

Mr. Kurbansade introduced the item. He stated that the subject property is located on the northwest side of State Highway 78 approximately 200 feet north of Ranch Road. He stated the property is zoned PD-19 as a Multifamily tract within this Planned Development. He explained that Planning and Zoning approved the Preliminary Plat on April 22, 2013 and City Council approved the Preliminary Pat on May 6, 2013. He said the Final Plat was found to be in

substantial completion with the installation of public improvements on February 6, 2014. He stated that staff is recommending approval of the Final Plat.

David Hock made a motion to approve the Final Plat for Mansions at Woodbridge. Wendy Stewart seconded the motion. The motion passed with all voting in favor.

There being no further business, Paul Watkins made a motion to adjourn. The meeting was adjourned at 7:09 p.m.

Secretary

Chairperson



Legislation Details (With Text)

File #:	14-2060	Version:	1	Name:	CD - WB SOUTH FLUM PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	2/18/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	3/10/2014	Final action:		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 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.				

Executive Summary

The applicant is requesting a change in the Future Land Use Plan designation for the property from Rural Residential to Low Density Residential. The impetus for the requested change is that the Future Land Use designation is not consistent with the proposed zoning designation that is part of a companion zoning request. Since the Zoning designation must be consistent with the Future Land Use designation, the Future Land Use change must be considered prior to the Zoning change.

Sponsors:

Indexes:

Code sections:

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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 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.

Executive Summary

The applicant is requesting a change in the Future Land Use Plan designation for the

property from Rural Residential to Low Density Residential. The impetus for the requested change is that the Future Land Use designation is not consistent with the proposed zoning designation that is part of a companion zoning request. Since the Zoning designation must be consistent with the Future Land Use designation, the Future Land Use change must be considered prior to the Zoning change.

Background

The 155-acre subject property is located at the northeast corner of Pleasant Valley Road and Ben Road and retains a current zoning designation of Agricultural (AG) district. (See Attachment 1 - Aerial Location Map). The applicant is requesting to amend the Future Land Use Map designation of the subject property from Rural Residential to Low Density Residential (See Attachment 2 for a citywide Future Land Use Map and Attachment 3 for a larger scale view showing the subject property).

The development/land uses adjacent to the subject property are as follows:

- North: Pinnacle Oaks subdivision located on lots approximately one acre or larger in area. Also to the north is existing City of Sachse property currently occupied by Public Works and the Animal Shelter.
- South: Undeveloped property owned by Garland Independent School District and the Muddy Creek Preserve Nature Trails.
- East: Existing homesteads and agricultural uses.
- West: Existing homesteads.

Policy Considerations

The proposed amendment to the Future Land Use Map (FLUM) is necessitated by the companion zoning request. In this companion zoning request, the applicant is requesting to rezone the subject property from an Agricultural Zoning District to a Planned Development zoning district with single family lots at an approximate density of 3.1 units per gross acre (3.4 units per gross acre for the 155-acre portion of the property subject to the FLUM request). The proposed zoning change is not consistent with the FLUM designation; therefore, the FLUM amendment is required. Since the zoning designation must be consistent with the FLUM designation, the FLUM amendment must be considered prior to the zoning change.

With respect to process for amending the FLUM, the only guideline offered to amending the Future Land Use Plan is contained in Chapter 3 (page 3-10) of the Comprehensive Plan. Below is the language taken directly from this page of the Comprehensive Plan:

AMENDMENTS TO THE FUTURE LAND USE PLAN

It is recognized that circumstances will change in the future and the Comprehensive

Plan will require modifications and refinements to be kept up-to-date and current. Needed adjustments and changes to the Future Land Use Plan and other components of the Land Use element should be carefully considered as part of the annual Plan updates and five-year major Plan revisions. Amendments to the Future Land Use Plan should be subject to the same scrutiny and considered through the same public processes and procedures required in any ordinance change.

The presence of this statement indicates that when the Plan was adopted, it was recognized that Future Land Use Plan modifications and refinements would be necessary in the future. The evaluation criteria for such changes are not as clearly articulated. Therefore, the evaluation of this Future Land Use Plan change will be conducted with standard measures assessed in light of existing Goals and Policies in the Comprehensive Plan.

All elements of Comprehensive Plan are integrally linked and none can be modified without impacting others. For instance, a change in the Future Land Use map would have clear impacts on such components as Transportation and Community Facilities. The evaluation in this staff report will focus largely on the Land Use element of the Comprehensive Plan; however, other elements will also be considered as well.

The Comprehensive Plan offers the following Land Use Goal in Chapter 3 of the Plan:

Land Use Goal - Ensure a balanced and diverse use of land within the City while maintaining desirable rural residential character.

This intent of this statement is clear and self-evident. The City of Sachse desires to preserve its diverse use of land, ranging from higher intensity commercial and multifamily uses to lower density rural residential uses.

A survey of the FLUM viewed concurrently with existing land uses reveals that Sachse has developed consistent with the intent of the FLUM and the aforementioned "Land Use Goal". In fact, there are no clearly evident instances where the zoning of a property and subsequent development has occurred inconsistently with the FLUM adopted in 2001.

An evaluation of Future Land Use Maps prior to the 2001 Comprehensive Plan adoptions shows that the City of Sachse did not differentiate between Rural Residential and Low Density Residential land uses; only Low Density Residential Land Uses are portrayed on these Maps. Therefore, it can be ascertained that the designation of Rural Residential land uses in much of the general area south of Sachse Road and east of Merritt Road was purposeful in order to protect the rural character of these existing land uses. The greatest

prevalence of large-lot ranchette-style homes is located in this region of the City.

The Land Use element of the Comprehensive Plan (Attachment 4) has a number of Policies and Goals. The Policy categories directly related to this request are detailed below.

General

- Neighboring land uses should not detract from the enjoyment or value of properties.
- Potential land use impacts should be considered (noise, odor, pollution, excessive light, traffic, etc.).
- Transportation access and circulation should be provided for uses that generate large numbers of trips such as schools and large commercial areas, but should not infringe upon neighborhoods.
- Floodplain areas should not be encroached upon by future development unless there is compliance with stringent floodplain management practices.
- Environmentally sensitive areas should be protected, including wildlife habitat areas and floodplains.

Residential Uses

- Neighborhoods should be buffered from major and minor arterial streets.
- Residential and commercial areas may be adjacent if separated by a buffer.
- Residences should be close to schools, parks and community facilities.
- Homes should have direct access to residential streets, but not to primary streets.
- Neighborhoods should have good access to major streets, but major streets should not divide a neighborhood.
- Residential areas should generally not be next to industrial areas.
- Residential areas should not be adjacent to major arterials.

Parks and Open Space

- Parks should be evenly dispersed throughout the city and include larger community parks and smaller neighborhood parks.
- There should be linkages between parks, schools, employment centers and residential areas.
- Parks are a desirable use for floodplain areas.
- Parks and open space may be used to buffer incompatible land uses.
- Natural features should be preserved in parks and open space areas.

Community Facilities

- Major facilities should be centrally located together in easily accessible areas within the community.
- Additional public safety facilities should be dispersed in appropriate service areas.
- Community facilities should be located adjacent to major streets to accommodate traffic.
- Community facilities should be accessible by trails and sidewalks.

In general, the request does meet the intent of many of the above Policies. Of the above policies, two are of concern (see below).

- Neighboring land uses should not detract from the enjoyment or value of properties (General).
- Additional public safety facilities should be dispersed in appropriate service areas (Community Facilities).

The first of these Policies has been the sentiment of many of the responses received from surrounding property owners associated with this request (See Attachment 5). It should be noted that the attached response from the homeowners include both the Master Thoroughfare Plan Request and the Future Land Use Plan request.

The second policy has not been evaluated to determine the response time this would be for public safety. The only evaluation done shows the area to be approximately 3.6 - 4.0 miles from Fire Station #1, depending upon the route used.

The Land Use Goals, Objectives and associated Actions were also evaluated. The most relevant instance (see below) was examined

Land Use Goal: Ensure a balanced and diverse use of land within the City while maintaining desirable rural residential character.

Objective A: Encourage the continued development of compatible land uses by avoiding incompatible uses in close proximity to each other.

Action 1: Use the Future Land Use Plan in making development decisions to ensure compatibility between uses.

Action 2: Review and update the zoning map and development related ordinances to ensure incompatible uses are not in close proximity to each other.

Action 3: Discourage redevelopment of current low-density residential properties to higher density uses by adhering strictly to the zoning ordinance.

The proposed FLUM amendment is contrary to the general intent of this Goal. Specifically, it deviates from “Action 1” and “Action 3” items. Action 2” is generally not related to the request at hand. With regard to “Action 1,” since the Plan’s adoption in 2001, the City has used the Future Land Use Plan as a guide in making its decisions. With regard to “Action 3,” development has adhered to the density categories in the Future Land Use Plan. It should be noted that zoning designations have been amended in various areas of the City to allow for higher density residential development, but these amendments have been within the range contemplated by the Future Land Use Plan designation.

In summary, staff does agree that the FLUM amendment does meet the intent of many the overall City Policies. However, the property that is subject to this amendment request is part of a larger existing rural area within the City. It is staff’s opinion that this request is premature at this time without a larger evaluation of this region as a whole, both within the City and adjacent to the City. A Land Use Amendment of this nature would amend a portion of land to be surrounded by Rural Residential uses. Therefore, staff is recommending denial of this request.

The applicant has submitted a brief letter stating the intent of the Future Land Use Plan change (Attachment 6).

Although notification of a Future Land Use Map change to surrounding properties is not required, staff did send out letters to all property owners within 1,000 feet to seek feedback. These responses were largely all opposed to the amendment and are included in Attachment 7.

Budgetary Considerations
None.

Staff Recommendations

Staff recommends denial 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.



PLANNING & ZONING COMMISSION

MARCH 10, 2014

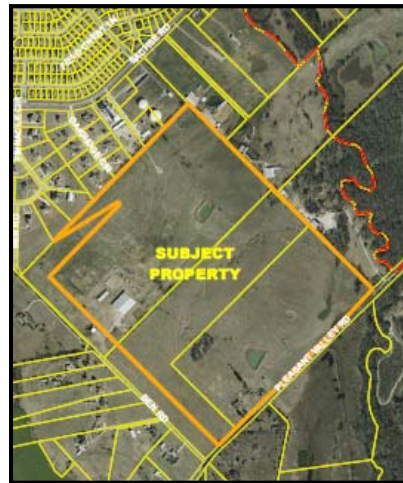
REQUEST

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.



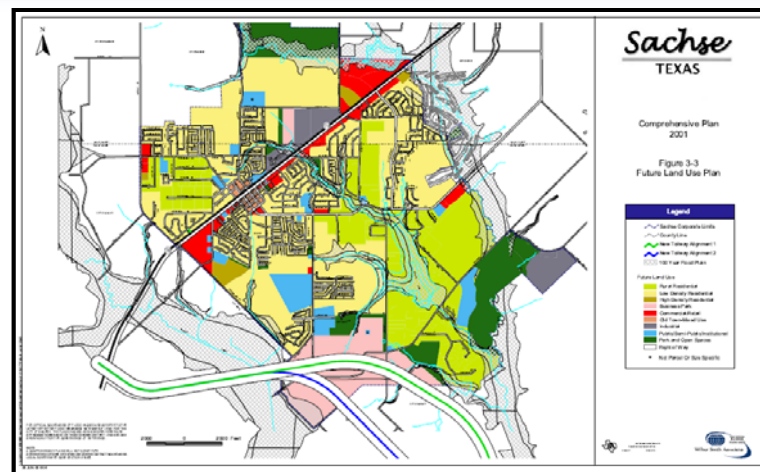
BACKGROUND

AERIAL LOCATION MAP



BACKGROUND

FUTURE LAND USE MAP



BACKGROUND

FUTURE LAND USE MAP



BACKGROUND

SITE INFORMATION

- ❑ Site Area: 155 acres
- ❑ Existing Future Land Use designation: Rural Residential
- ❑ Proposed Future Land Use designation: Low Density Residential



BACKGROUND

FLU PLAN AMENDMENTS

AMENDMENTS TO THE FUTURE LAND USE PLAN

It is recognized that circumstances will change in the future and the Comprehensive Plan will require modifications and refinements to be kept up-to-date and current. Needed adjustments and changes to the Future Land Use Plan and other components of the Land Use element should be carefully considered as part of the annual Plan updates and five-year major Plan revisions. Amendments to the Future Land Use Plan should be subject to the same scrutiny and considered through the same public processes and procedures required in any ordinance change.



POLICY CONSIDERATIONS

LAND USE GOAL

Land Use Goal – Ensure a balanced and diverse use of land within the City while maintaining desirable rural residential character.



POLICY CONSIDERATIONS

LAND USE POLICIES – GENERAL

- Neighboring land uses should not detract from the enjoyment or value of properties.
- Potential land use impacts should be considered (noise, odor, pollution, excessive light, traffic, etc.).
- Transportation access and circulation should be provided for uses that generate large numbers of trips such as schools and large commercial areas, but should not infringe upon neighborhoods.
- Floodplain areas should not be encroached upon by future development unless there is compliance with stringent floodplain management practices.
- Environmentally sensitive areas should be protected, including wildlife habitat areas and floodplains.



POLICY CONSIDERATIONS

LAND USE POLICIES – RESIDENTIAL USES

- Neighborhoods should be buffered from major and minor arterial streets.
- Residential and commercial areas may be adjacent if separated by a buffer.
- Residences should be close to schools, parks and community facilities.
- Homes should have direct access to residential streets, but not to primary streets.
- Neighborhoods should have good access to major streets, but major streets should not divide a neighborhood.
- Residential areas should generally not be next to industrial areas.
- Residential areas should not be adjacent to major arterials.



POLICY CONSIDERATIONS

LAND USE POLICIES – PARKS & OPEN SPACE

- Parks should be evenly dispersed throughout the city and include larger community parks and smaller neighborhood parks.
- There should be linkages between parks, schools, employment centers and residential areas.
- Parks are a desirable use for floodplain areas.
- Parks and open space may be used to buffer incompatible land uses.
- Natural features should be preserved in parks and open space areas.



POLICY CONSIDERATIONS

LAND USE POLICIES – COMMUNITY FACILITIES

- Major facilities should be centrally located together in easily accessible areas within the community.
- Additional public safety facilities should be dispersed in appropriate service areas.
- Community facilities should be located adjacent to major streets to accommodate traffic.
- Community facilities should be accessible by trails and sidewalks.



POLICY CONSIDERATIONS

LAND USE POLICIES

General

- Neighboring land uses should not detract from the enjoyment or value of properties.

Community Facilities

- Additional public safety facilities should be dispersed in appropriate service areas.



POLICY CONSIDERATIONS

LAND USE GOAL

Land Use Goal – Ensure a balanced and diverse use of land within the City while maintaining desirable rural residential character.

Objective A: Encourage the continued development of compatible land uses by avoiding incompatible uses in close proximity to each other.



POLICY CONSIDERATIONS

LAND USE GOAL

Action 1: Use the Future Land Use Plan in making development decisions to ensure compatibility between uses.

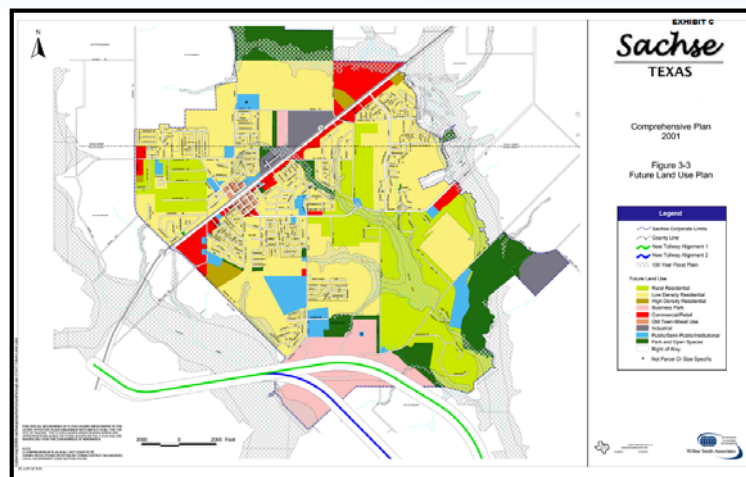
Action 2: Review and update the zoning map and development related ordinances to ensure incompatible uses are not in close proximity to each other.

Action 3: Discourage redevelopment of current low-density residential properties to higher density uses by adhering strictly to the zoning ordinance.

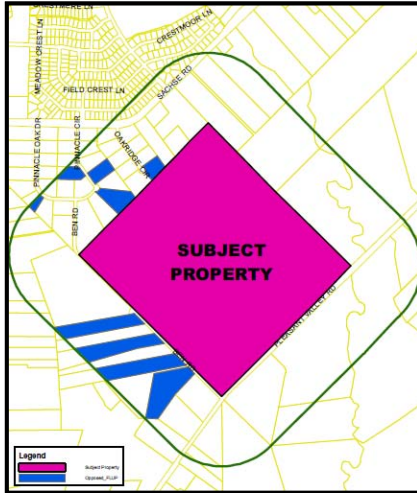


POLICY CONSIDERATIONS

FUTURE LAND USE MAP - PROPOSED



PUBLIC NOTIFICATION MAP



STAFF RECOMMENDATION

Staff recommends denial of the Future Land Use Map Amendment request.



ORDINANCE NO. _____

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; 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 AN EFFECTIVE DATE.

WHEREAS, the City of Sachse Comprehensive Plan is intended to capture the policy direction and priorities of the City; and

WHEREAS, the Land Use Section of the Comprehensive Plan, including the Future Land Use Plan, serves as a general guide for long range growth and development of the community's land uses; and

WHEREAS, an updated Future Land Use Plan is necessary for accommodating growth estimates of the City and for the orderly development of the community.

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

SECTION 1. That the Comprehensive Plan and Future Land Use Map of the City of Sachse, Texas, as heretofore amended, be and the same are hereby further amended to grant a change in Future Land Use designation from Rural Residential to Low Density Residential on an approximately 155-acre tract of land generally located on the northeast corner of Pleasant Valley Road and Ben Road, City of Sachse, Dallas County, Texas being more particularly described by metes and bounds in Exhibit "A" and as depicted in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION 2. That Figure 3-3 of the Sachse Comprehensive Plan, the Future Land Use Plan, is hereby amended as shown on Exhibit "C," attached hereto and incorporated herein by reference.

SECTION 3. That Table 3-2 of the Sachse Comprehensive Plan, the Future Land Use Plan Acreage, is hereby amended as shown on Exhibit "D," attached hereto and incorporated herein by reference.

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 Plan 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.

Duly PASSED by the City Council of the City of Sachse, Texas on the ____ day of _____, 2014.

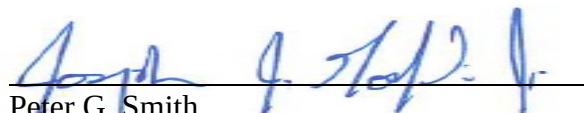
APPROVED:

Mike Felix
Mayor

DULY ENROLLED:

Terry Smith
City Secretary

APPROVED AS TO FORM:



Peter G. Smith
City Attorney
(03-03-14/65012)

EXHIBIT A
155 ACRE ZONING DESCRIPTION
PLEASANT VALLEY

BEING A 155 ACRE TRACT LAND SITUATED IN THE THOMAS R. GOODWIN SURVEY, ABSTRACT NO. 502, CITY OF SACHSE, DALLAS COUNTY, TEXAS AND A PORTION OF THAT CALLED 79.4965 ACRE TRACT OF LAND CONVEYED TO THE EASTERLING FAMILY LIMITED PARTNERSHIP BY PERRY W. EASTERLING AND PATRICIA EASTERLING IN THE WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 200600272884, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.) AND MORE PARTICULARLY DESCRIBED IN THE WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 97230, PAGE 4455, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND BEING A PORTION OF THAT CALLED 45.32 ACRE TRACT OF LAND CONVEYED TO JUDY KAY COOK, JOANN DIXON AND KATHY JOHNSON BY CLAUDE W. THOMAS IN THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 2000054, PAGE 1132, D.R.D.C.T. AND BEING THE REMAINING PORTION OF THAT CALLED 97.5 ACRE TRACT OF LAND CONVEYED TO G. W. BUHLER AND EDWARD BUHLER BY JAMES R. STULTS, WILLIAM C. STULTS AND GRACE STULTS IN THE WARRANTY DEED RECORDED IN VOLUME 3314, PAGE 604, D.R.D.C.T. SAID 155 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF PLEASANT VALLEY ROAD WITH BEN ROAD AND BEING THE SOUTHWEST CORNER OF SAID 45.32 ACRE TRACT OF LAND;

THENCE NORTH 45 DEGREES 12 MINUTES EAST ALONG THE CENTERLINE OF PLEASANT VALLEY ROAD, A DISTANCE OF 259.5 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 45 DEGREES 16 MINUTES WEST, OVER AND ACROSS SAID 45.32 ACRE TRACT OF LAND, AT AN APPROXIMATE DISTANCE OF 1587 FEET PASSING THE NORTHWESTERLY LINE OF SAID 45.32 ACRE TRACT OF LAND SAME BEING THE SOUTHEASTERLY LINE OF SAID 79.4965 ACRE TRACT OF LAND, CONTINUING OVER AND ACROSS SAID 79.4965 ACRE TRACT OF LAND IN ALL FOR A TOTAL DISTANCE OF 2673.8 FEET;

THENCE CONTINUING OVER AND ACROSS SAID 79.4965 ACRE TRACT OF LAND, THE FOLLOWING:

NORTH 44 DEGREES 18 MINUTES EAST, A DISTANCE OF 154.0 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3696.0 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12 DEGREES 03 MINUTES FOR AN ARC LENGTH OF 777.0 FEET;

NORTH 34 DEGREES 34 MINUTES, A DISTANCE OF 141.0 FEET;

SOUTH 58 DEGREES 24 MINUTES, A DISTANCE OF 639.4 FEET TO THE NORTHWEST LINE OF SAID 79.4965 ACRE TRACT BEING THE SOUTHEAST LINE OF A 65.3133 ACRE TRACT CONVEYED TO G AND R INVESTMENT CO. BY DEED RECORDED IN VOLUME 97206, PAGE 2571 AND VOLUME 97206, PAGE 2583, D.R.D.C.T.;

THENCE NORTH 42 DEGREES 55 MINUTES 55 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID 79.4965 ACRE TRACT BEING THE SOUTHEAST LINE OF SAID INVESTMENT TRACT PASSING THE EAST CORNER OF THE CITY OF SACHSE WATER PLANT AT AN APPROXIMATE DISTANCE OF 1402 FEET AND CONTINUING IN ALL, A DISTANCE OF 2641.20 FEET TO THE NORTH CORNER OF SAID 79.4965 ACRE TRACT AND BEING IN THE NORTHEAST LINE OF SAID THOMAS R. GOODWIN SURVEY, ABSTRACT NO. 502;

THENCE SOUTH 46 DEGREES 03 MINUTES 39 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID 79.4965 ACRE TRACT AND THE SOUTHWEST LINE OF THE G. DE LOS SANTOS SURVEY, ABSTRACT 1384, A DISTANCE OF 1318.51 FEET TO THE NORTH CORNER OF SAID 45.32 ACRE TRACT;

THENCE SOUTH 45 DEGREES 16 MINUTES EAST ALONG THE NORTHEAST LINE OF SAID GOODWIN SURVEY, A DISTANCE OF 571.8 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID 45.32 ACRE TRACT SAME BEING THE MOST NORTHERLY CORNER OF THE REMAINING PORTION OF SAID 97.5 ACRE TRACT;

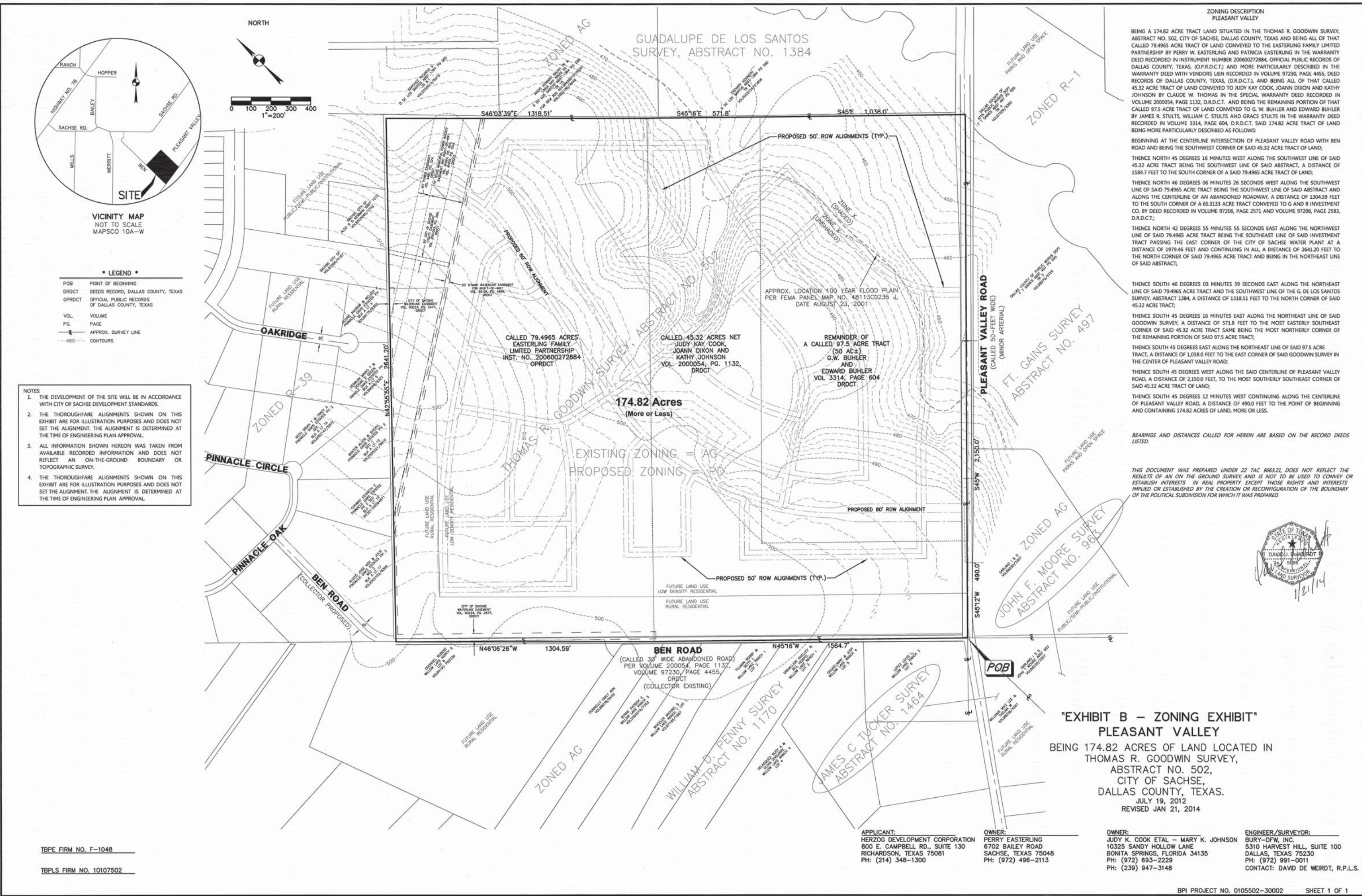
THENCE SOUTH 45 DEGREES EAST ALONG THE NORTHEAST LINE OF SAID 97.5 ACRE TRACT, A DISTANCE OF 1,038.0 FEET TO THE EAST CORNER OF SAID GOODWIN SURVEY IN THE CENTER OF PLEASANT VALLEY ROAD;

THENCE SOUTH 45 DEGREES WEST ALONG THE SAID CENTERLINE OF PLEASANT VALLEY ROAD, A DISTANCE OF 2,150.0 FEET, TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 45.32 ACRE TRACT OF LAND;

THENCE SOUTH 45 DEGREES 12 MINUTES WEST CONTINUING ALONG THE CENTERLINE OF PLEASANT VALLEY ROAD, A DISTANCE OF 230.5 FEET TO THE POINT OF BEGINNING AND CONTAINING 155 ACRES OF LAND, MORE OR LESS.

BEARINGS AND DISTANCES CALLED FOR HEREIN ARE BASED ON THE RECORD DEEDS LISTED.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



ZONING DESCRIPTION
PLEASANT VALLEY

BEING A 174.82 ACRE TRACT LAND SITUATED IN THE THOMAS R. GOODWIN SURVEY, ABSTRACT NO. 502, CITY OF SACHSE, DALLAS COUNTY, TEXAS AND BEING ALL OF THAT CALLED 79.4965 ACRE TRACT OF LAND CONVEYED TO THE EASTERLING FAMILY LIMITED PARTNERSHIP BY PERRY W. EASTERLING AND PATRICIA EASTERLING IN THE WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 200600272884, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.) AND MORE PARTICULARLY DESCRIBED IN THE WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 97230, PAGE 4455, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND BEING ALL OF THAT CALLED 45.32 ACRE TRACT OF LAND CONVEYED TO JUDY KAY COOK, JOANN DIXON AND KATHY JOHNSON BY CLAUDE W. THOMAS IN THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 2000054, PAGE 1132, D.R.D.C.T. AND BEING THE REMAINING PORTION OF THAT CALLED 97.5 ACRE TRACT OF LAND CONVEYED TO G. W. BUHLER AND EDWARD BUHLER BY JAMES R. STULTS, WILLIAM C. STULTS AND GRACE STULTS IN THE WARRANTY DEED RECORDED IN VOLUME 3314, PAGE 604, D.R.D.C.T. SAID 174.82 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF PLEASANT VALLEY ROAD WITH BEN ROAD AND BEING THE SOUTHWEST CORNER OF SAID 45.32 ACRE TRACT OF LAND;

THENCE NORTH 45 DEGREES 16 MINUTES WEST ALONG THE SOUTHWEST LINE OF SAID 45.32 ACRE TRACT BEING THE SOUTHWEST LINE OF SAID ABSTRACT, A DISTANCE OF 1584.7 FEET TO THE SOUTH CORNER OF A SAID 79.4965 ACRE TRACT OF LAND;

THENCE NORTH 46 DEGREES 06 MINUTES 26 SECONDS WEST ALONG THE SOUTHWEST LINE OF SAID 79.4965 ACRE TRACT BEING THE SOUTHWEST LINE OF SAID ABSTRACT AND ALONG THE CENTERLINE OF AN ABANDONED ROADWAY, A DISTANCE OF 1304.59 FEET TO THE SOUTH CORNER OF A 65.3133 ACRE TRACT CONVEYED TO G AND R INVESTMENT CO. BY DEED RECORDED IN VOLUME 97206, PAGE 2571 AND VOLUME 97206, PAGE 2583, D.R.D.C.T.;

THENCE NORTH 42 DEGREES 55 MINUTES 55 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID 79.4965 ACRE TRACT BEING THE SOUTHWEST LINE OF SAID INVESTMENT TRACT PASSING THE EAST CORNER OF THE CITY OF SACHSE WATER PLANT AT A DISTANCE OF 1979.46 FEET AND CONTINUING IN ALL, A DISTANCE OF 2641.20 FEET TO THE NORTH CORNER OF SAID 79.4965 ACRE TRACT AND BEING IN THE NORTHEAST LINE OF SAID ABSTRACT;

THENCE SOUTH 46 DEGREES 03 MINUTES 39 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID 79.4965 ACRE TRACT AND THE SOUTHWEST LINE OF THE G. DE LOS SANTOS SURVEY, ABSTRACT 1384, A DISTANCE OF 1318.51 FEET TO THE NORTH CORNER OF SAID 45.32 ACRE TRACT;

THENCE SOUTH 45 DEGREES 16 MINUTES EAST ALONG THE NORTHEAST LINE OF SAID GOODWIN SURVEY, A DISTANCE OF 571.8 FEET TO THE MOST EASTERLY SOUTHWEST CORNER OF SAID 45.32 ACRE TRACT SAME BEING THE MOST NORTHERLY CORNER OF THE REMAINING PORTION OF SAID 97.5 ACRE TRACT;

THENCE SOUTH 45 DEGREES EAST ALONG THE NORTHEAST LINE OF SAID 97.5 ACRE TRACT, A DISTANCE OF 1038.0 FEET TO THE EAST CORNER OF SAID GOODWIN SURVEY IN THE CENTER OF PLEASANT VALLEY ROAD;

THENCE SOUTH 45 DEGREES WEST ALONG THE SAID CENTERLINE OF PLEASANT VALLEY ROAD, A DISTANCE OF 2150.0 FEET, TO THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 45.32 ACRE TRACT OF LAND;

THENCE SOUTH 45 DEGREES 12 MINUTES WEST CONTINUING ALONG THE CENTERLINE OF PLEASANT VALLEY ROAD, A DISTANCE OF 490.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 174.82 ACRES OF LAND, MORE OR LESS.

BEARINGS AND DISTANCES CALLED FOR HEREIN ARE BASED ON THE RECORD DEEDS LISTED.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON-THE-GROUND SURVEY AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



'EXHIBIT B - ZONING EXHIBIT'
PLEASANT VALLEY

BEING 174.82 ACRES OF LAND LOCATED IN
THOMAS R. GOODWIN SURVEY,
ABSTRACT NO. 502,
CITY OF SACHSE,
DALLAS COUNTY, TEXAS.

JULY 19, 2012
REVISED JAN 21, 2014

APPLICANT:
HERZOG DEVELOPMENT CORPORATION
800 E. CAMPBELL RD., SUITE 130
RICHARDSON, TEXAS 75081
PH: (214) 348-1300

OWNER:
PERRY EASTERLING
6702 BAILEY ROAD
SACHSE, TEXAS 75048
PH: (972) 496-2113

OWNER:
JUDY K. COOK ETAL - MARY K. JOHNSON
10325 SANDY HOLLOW LANE
BONITA SPRINGS, FLORIDA 34135
PH: (972) 693-2229
PH: (239) 947-3148

ENGINEER/SURVEYOR:
BURY-DFW, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PH: (972) 991-0011
CONTACT: DAVID DE WEIRDOT, R.P.L.S.

BTPE FIRM NO. F-1048

BTPLS FIRM NO. 10107502

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

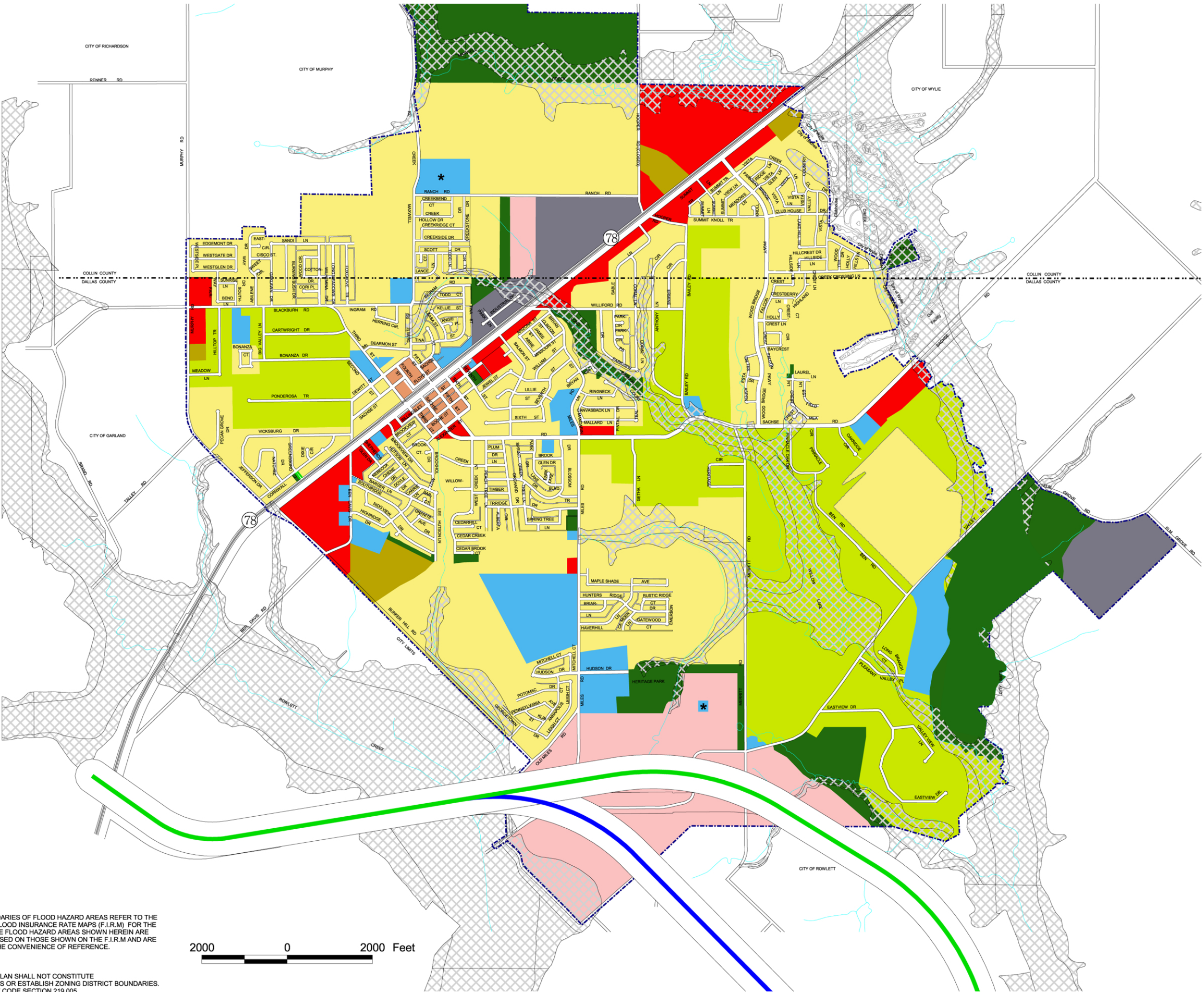
Industrial

Public/Semi-Public/Institutional

Park and Open Spaces

Right of Way

Not Parcel Or Size Specific



2000 0 2000 Feet

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



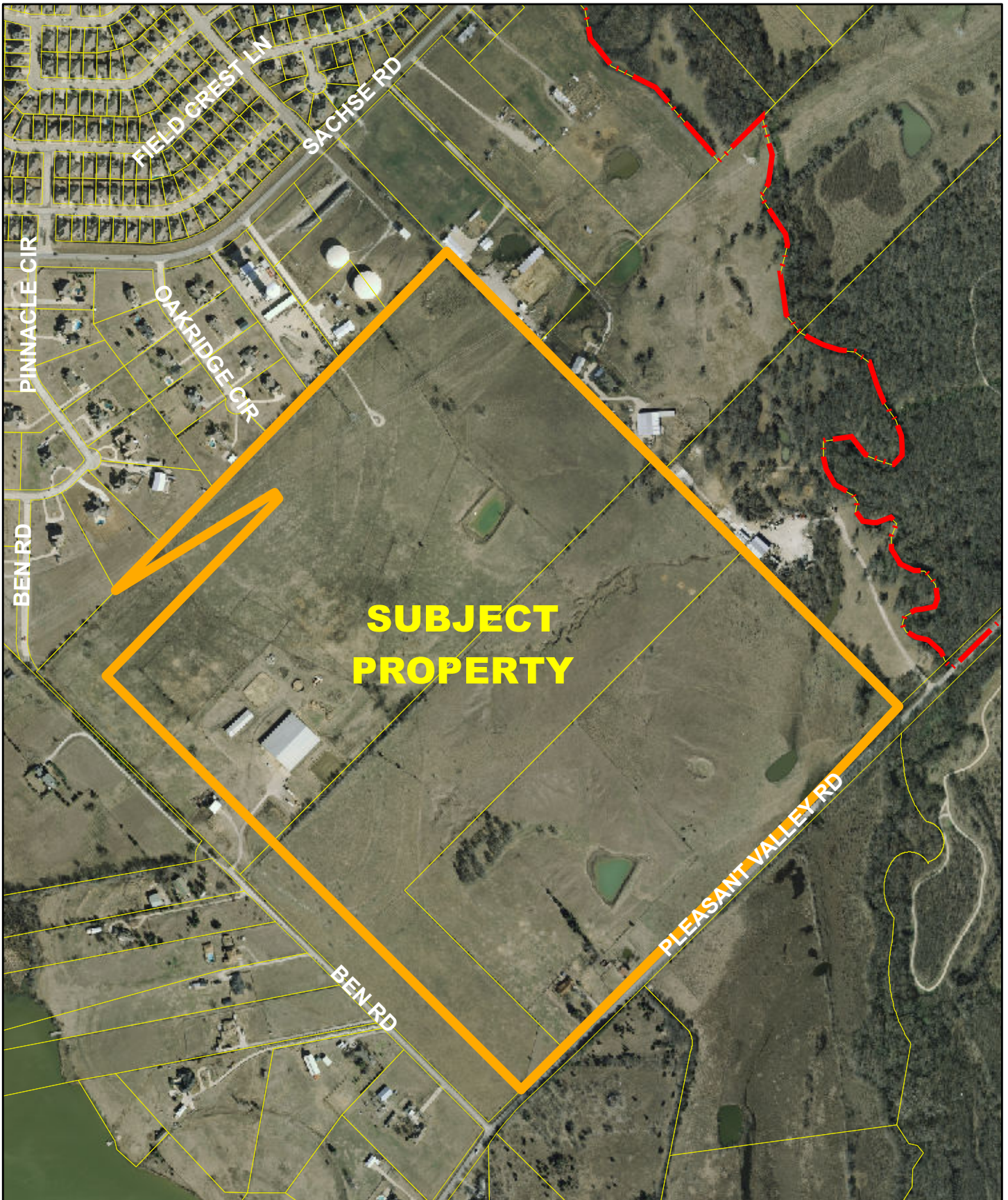
HARTER ASSOCIATES TEXAS, LTD.
ENGINEERS/PLANNERS/SURVEYORS
214-388-9171 817-454-8716



**TABLE 3-2
FUTURE LAND USE PLAN ACREAGE**

CATEGORY	ACRES*	PERCENT
Rural Residential	1358.935	19.42%
Low Density Residential	2301.088	39.61%
High Density Residential	63.053	1.02%
Commercial	251.369	4.05%
Old Town	22.412	0.36%
Business Park	529.522	8.54%
Industrial	188.532	3.04%
Public, Semi-Public/Institutional	263.177	4.24%
Parks	631.237	10.18%
ROW	590.704	9.53%
Total	6200.029	100.00%

*Note: Acreages are approximate.



0 300 600 1,200
Feet

AERIAL LOCATION MAP

*Woodbridge South / Pleasant Valley & Ben Road
Future Land Use Map Amendment
Map Created: March 4, 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

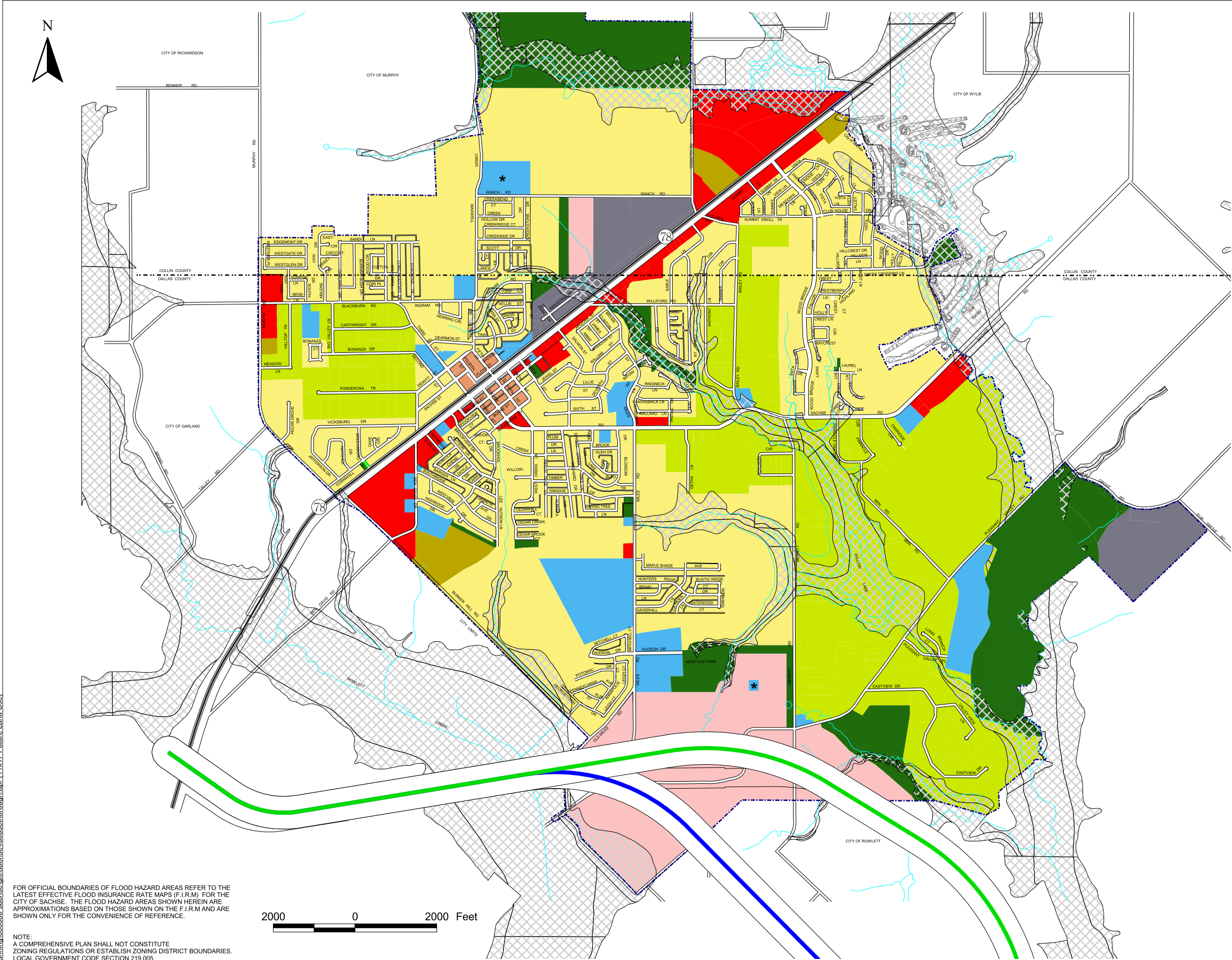
Industrial

Public/Semi-Public/Institutional

Park and Open Spaces

Right of Way

* Not Parcel Or Size Specific



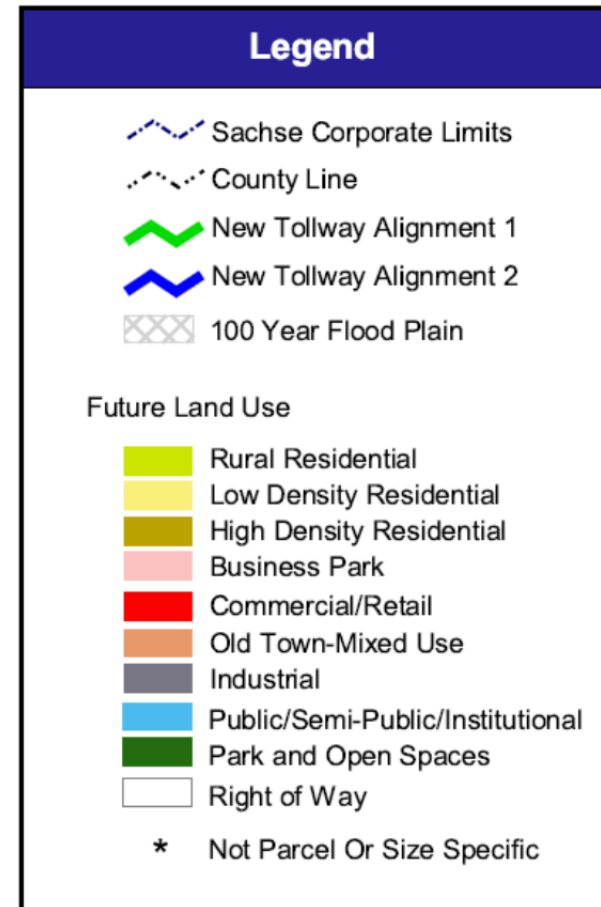
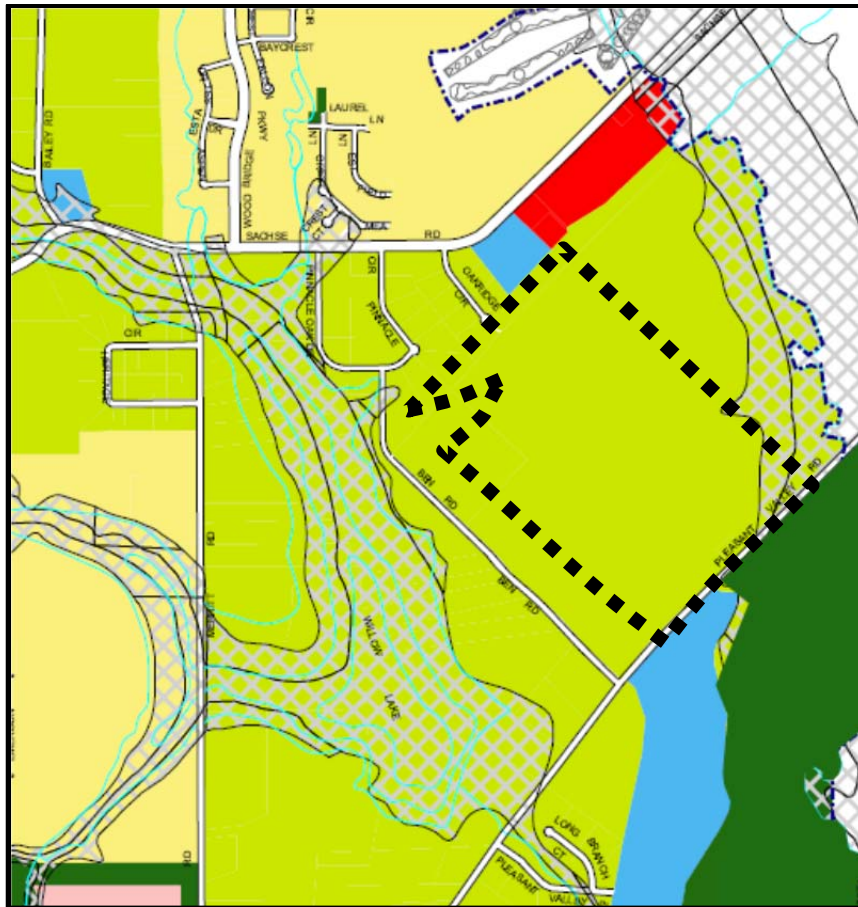
FOR OFFICIAL BOUNDARIES OF FLOOD HAZARD AREAS REFER TO THE LATEST EFFECTIVE FLOOD INSURANCE RATE MAPS (F.I.R.M.) FOR THE CITY OF SACHSE. THE FLOOD HAZARD AREAS SHOWN HEREIN ARE APPROXIMATIONS BASED ON THOSE SHOWN ON THE F.I.R.M. AND ARE SHOWN ONLY FOR THE CONVENIENCE OF REFERENCE.

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







Land Use

Sachse Comprehensive Plan

The Land Use Element, a primary part of the City of Sachse's Comprehensive Plan, is the basis for guiding development and future redevelopment. This element begins with an examination of the existing land uses, and then outlines future land use requirements and defines them in the new Future Land Use Plan. The future land use designations and distribution patterns are based on the desire to retain the City's rural residential character, while balancing the need for the appropriate commercial development to supplement the fiscal demands to maintain the expected quality of life.

Located in the northeast area of the rapidly expanding Dallas-Fort Worth Metroplex, Sachse is surrounded by the cities of Garland, Richardson, Murphy, Wylie, and Rowlett, cities which are experiencing similar if not the same urbanization pressures. In the first town meeting and in subsequent neighborhood meetings, the citizens of Sachse were vocal in expressing their desire for their city to have the specific identity as a wonderful place to live with good community services, proximity to work, but removed from the pressures of higher density urban developments.

EXISTING LAND USE

Over the years, Sachse developed as a choice location for homes and families. In 2000, the majority of land use is residential, both in rural residential and planned development neighborhoods. The next highest use of land is currently agricultural or vacant land and road rights-of-way.

By identifying historic and current land uses and the physical characteristics of the City in terms of type, scale, density and location of land uses on the **Figure 3-1 - Existing Land Use Plan, 2000**, a desired pattern of future land use can be visualized. The Future Land Use Plan can then display the potential locations of where development is likely to occur in the next twenty years. Previous plans and studies, analyses of existing conditions, and development of projections and forecasts were used in determining future land uses within the City. Careful consideration must also be given to the Thoroughfare Plan, as the relationship between the Future Land Use Plan and the Thoroughfare Plan is reciprocal; one affects the other.

An inventory of land parcels was conducted within the city limits in the spring of 2000. In each area of the City the current arrangement of land use types and patterns were identified and mapped. The Existing Land Use Plan displays how the land is being used and relationships between uses. It is also used to identify urban problems and opportunities.

Land Use

Sachse Comprehensive Plan

EXISTING LAND USE CLASSIFICATIONS

The existing land use inventory for the City of Sachse, conducted in the spring of 2000, is shown on **Figure 3-1 – Existing Land Use Plan, 2000**. This map and **Table 3-1 – Existing Land Use Acreage, 2000** depict the various land uses as they are currently utilized in the City. The existing land uses are not always consistent with established zoning districts, as they may have existed prior to the initiation of the Zoning Ordinance. It should be emphasized here that the Existing Land Use Plan is not a zoning map but rather a record of the current uses. The following uses are shown on the Existing Land Use Plan:

- ★ Single Family Residential (Yellow) – Conventional detached dwellings
- ★ Two Family Residential (Gold) – Two family attached dwellings
- ★ Multiple Family Residential (Orange) – Tri-plexes, four-plexes and apartment buildings
- ★ Public (light blue) – Public buildings and offices, facilities
- ★ Semi- Public (dark blue) – Semi-public facilities including schools, churches, hospitals
- ★ Commercial (red) – Offices and office buildings, general retail, wholesale
- ★ Industrial (gray) – Light industrial office warehousing and assembly and manufacturing
- ★ Parks and Open Space (green) – Public parks and public golf courses
- ★ Agriculture (light green) – cultivated cropland, pastures, orchards, vineyards
- ★ Vacant (beige) – Undeveloped with no current use

The following table indicates how many acres are in each current land use classification.

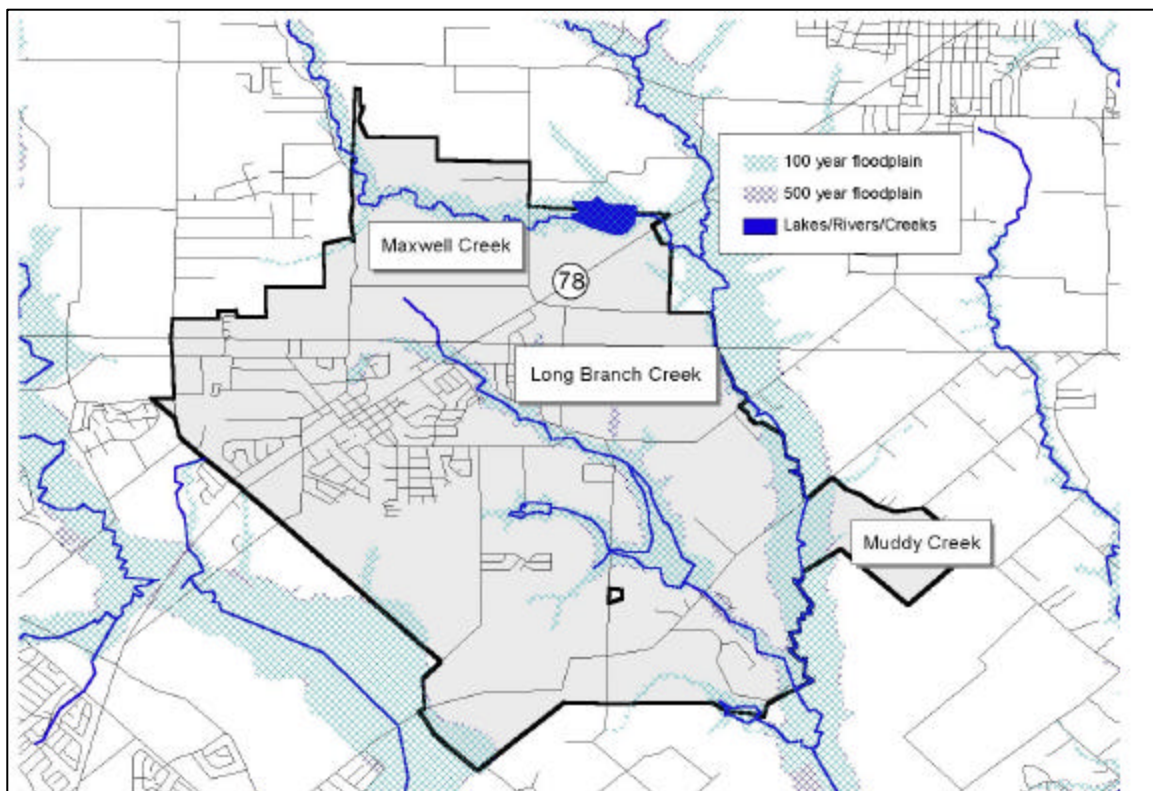
**TABLE 3-1
EXISTING LAND USE ACREAGE, 2000**

CATEGORY	ACRES	PERCENT
Single Family Residential	1561.932	25.19%
Two Family Residential	16.901	0.28%
Multi-Family	9.149	0.15%
Commercial	26.899	0.44%
Industrial	90.054	1.47%
Public	33.320	0.53%
Semi-Public/Institutional	68.866	1.12%
Parks	83.521	1.34%
Agriculture	932.547	15.14%
ROW	645.083	10.43%
Vacant	2721.786	43.91%
Total	6200.029	100.00%

ENVIRONMENTAL CONSIDERATIONS

Physical and environmental characteristics impose constraints and limitations on future growth and development in the City. As a result, these characteristics must be taken into account in determining appropriate future land uses within the City. The floodplain areas in Sachse are illustrated in **Figure 3-2 - Floodplains**. As displayed, Maxwell, Long Branch and Muddy Creeks as well as Willow Lake are in or are surrounded by the 100-year and 500-year floodplains. Floodplain areas are where rising waters will directly and frequently impact development. The floodplain areas are also illustrated on **Figure 3-3 - Future Land Use Plan**.

**FIGURE 3-2
FLOODPLAINS**



Source: Flood Insurance Rate Map (FIRM) Federal Emergency Management Agency

LAND USE POLICIES

Policies serve as a guide for decision-making and the development of goals and objectives. They should be a continual reference for city officials and city staff, and should be used to assure that goals, objectives and actions are addressed when reviewing new development and redevelopment that require zoning classification changes or amendment to the Future Land Use Plan. The following policies were considered by the Steering Committee in the development of land use considerations:

General

- ✧ Neighboring land uses should not detract from the enjoyment or value of properties.
- ✧ Potential land use impacts should be considered (noise, odor, pollution, excessive light, traffic, etc.).
- ✧ Transportation access and circulation should be provided for uses that generate large numbers of trips such as schools and large commercial areas, but should not infringe upon neighborhoods.
- ✧ Floodplain areas should not be encroached upon by future development unless there is compliance with stringent floodplain management practices.
- ✧ Environmentally sensitive areas should be protected, including wildlife habitat areas and floodplains.

Residential Uses

- ✧ Neighborhoods should be buffered from major and minor arterial streets.
- ✧ Residential and commercial areas may be adjacent if separated by a buffer.
- ✧ Residences should be close to schools, parks and community facilities.
- ✧ Homes should have direct access to residential streets, but not to primary streets.
- ✧ Neighborhoods should have good access to major streets, but major streets should not divide a neighborhood.
- ✧ Residential areas should generally not be next to industrial areas.
- ✧ Residential areas should not be adjacent to major arterials.

Commercial Uses

- ✧ Buffers should separate commercial and residential areas.
- ✧ Commercial uses should be convenient to residential areas.
- ✧ Local businesses should be located at intersections of major and minor arterial streets.
- ✧ Larger commercial centers and office buildings should be located along major thoroughfares that are designed and constructed to accommodate heavy traffic.
- ✧ Commercial parcels should be large enough to accommodate intended uses with adequate parking and suitable landscaping.
- ✧ Commercial uses should include a variety of neighborhood stores, shopping centers, office and technology complexes, and freestanding commercial sites (restaurants and gasoline stations).

Industrial Uses

- ✧ Industrial uses should not be directly adjacent to residential areas.
- ✧ There should be good access to major and minor arterials and the toll road truck routes, hazardous material routes and railroads.
- ✧ Industrial locations should be targeted in selected industrial development areas.

- ★ Landscaping and other buffers should separate industrial uses from other uses.
- ★ Outdoor storage should be screened along street frontages and where visible from residential areas.

Parks and Open Space

- ★ Parks should be evenly dispersed throughout the city and include larger community parks and smaller neighborhood parks.
- ★ There should be linkages between parks, schools, employment centers and residential areas.
- ★ Parks are a desirable use for floodplain areas.
- ★ Parks and open space may be used to buffer incompatible land uses.
- ★ Natural features should be preserved in parks and open space areas.

Community Facilities

- ★ Major facilities should be centrally located together in easily accessible areas within the community.
- ★ Additional public safety facilities should be dispersed in appropriate service areas.
- ★ Community facilities should be located adjacent to major streets to accommodate traffic.
- ★ Community facilities should be accessible by trails and sidewalks.

GOALS, OBJECTIVES AND ACTIONS

Goals, objectives and actions form the basis of the Comprehensive Plan. The following goal, objectives and actions should serve as a foundation for guiding future land use within the City. They are based on accepted planning principles to encourage an orderly and well-managed community now and in the future.

To develop the appropriate future land uses in the City of Sachse, the Comprehensive Plan Steering Committee reviewed the existing land uses then worked through a series of land use map scenarios to determine what uses were really needed to ensure that Sachse would be a viable community both in the near term and long range future. Their input and the comments received at the Town Meeting and neighborhood meetings formed the basis for the development of a new land use goal with objectives and actions to achieve that goal.

Land Use Goal: *Ensure a balanced and diverse use of land within the City while maintaining desirable rural residential character.*

Objective A: Encourage the continued development of compatible land uses by avoiding incompatible uses in close proximity to each other.

Action 1: Use the Future Land Use Plan in making development decisions to ensure compatibility between uses.

Action 2: Review and update the zoning map and development related ordinances to ensure incompatible uses are not in close proximity to each other.

Action 3: Discourage redevelopment of current low-density residential properties to higher density uses by adhering strictly to the zoning ordinance.

Land Use

Sachse Comprehensive Plan

Objective B: Ensure adequate areas for local commercial development.

Action 1: Encourage and retain existing commercial uses, especially along major thoroughfares.

Action 2: Ensure infrastructure serving commercial land uses is provided.

Objective C: Provide adequate locations for new and larger regional commercial development along major thoroughfares and buffered from residential uses.

Action 1: Locate commercial uses along the Highway 78 and the proposed extension of the President George Bush Turnpike.

Action 2: Create a new “old town Sachse” in the vicinity of the original town site through zoning and business incentives.

Objective D: Ensure adequate areas for schools and other public facilities.

Action 1: Ensure infrastructure serving public facilities is provided.

Action 2: Work with the school district to locate schools at appropriate locations in terms of traffic and infrastructure extensions.

Action 3: Designate areas for new City facilities

Objective E: Designate as well as maintain appropriate industrial areas.

Action 1: Minimize impacts on residential areas through transitional buffering and visual screening.

Action 2: Provide adequate infrastructure in identified industrial areas.

Action 3: Encourage redevelopment and improvements in the existing industrial park.

Objective F: Increase accessibility of parks and open space areas to all members of the community.

Action 1: Ensure that there is adequate acreage of parks needed for the community to meet National Parks and Recreation Association standards for future population.

Action 2: Identify suitable land for future parks.

Action 3: Use areas along creeks, floodways and Muddy Creek Reserve for walking and riding trails.

Action 4: Link existing and future parks through sidewalks and trails.

Action 5: Continue partnerships with School Districts to develop parks adjacent to school sites.

Action 6: Provide areas for community facilities, which are accessible and appropriately located.

Objective G: Continue to put emphasis on procedural administration and enforcement of development codes and ordinances.

FUTURE LAND USE PLAN

The Future Land Use Plan reflects the desired pattern of growth over the planning period and is intended to guide public and private decision making about future land use and development within the community. This plan will aid in ensuring that development occurs in an orderly and efficient manner contributing to the quality of life in Sachse. In determining the future land use, the existing uses, environmental considerations and appropriate land use guidelines and policies were considered. The Future Land Use Plan is consistent with the stated goals, objectives and policies. It is a conceptual plan and although the delineation of the uses tends to follow streets and other divisions, it is not intended to be parcel specific.

The categories for **Figure 3-3 - Future Land Use Plan** are as follows:

- ★ Rural residential (light green) – Rural, larger lot neighborhoods.
- ★ Low Density Residential (yellow) – Neighborhoods with conventional detached dwellings.
- ★ High Density Residential (gold) – Tri-plexes, four-plexes, apartment buildings and assisted living centers.
- ★ Public (blue) – Public buildings and offices, semi-public facilities including public and private schools, churches, and historical buildings.
- ★ Original Town Site-Mixed Use (orange) – Residences and small businesses in residential type buildings compatible with the older areas.
- ★ Commercial (red) – General retail, wholesale and office buildings.
- ★ Business Park (peach) – Offices and office buildings, technology centers, restaurants and specialty retail.
- ★ Industrial (gray) – Light industrial office, warehousing and assembly, and manufacturing.
- ★ Parks and Open Space (green) – Public and private parks, trails, floodways and public golf courses.

The following table shows the amount of acreage for each land use classification of Future Land Use Plan.

Land Use

Sachse Comprehensive Plan

**TABLE 3-2
FUTURE LAND USE PLAN ACREAGE**

CATEGORY	ACRES*	PERCENT
Rural Residential	1358.935	21.93%
Low Density Residential	2301.088	37.11%
High Density Residential	63.053	1.02%
Commercial	251.369	4.05%
Old Town	22.412	0.36%
Business Park	529.522	8.54%
Industrial	188.532	3.04%
Public, Semi-Public/Institutional	263.177	4.24%
Parks	631.237	10.18%
ROW	590.704	9.53%
Total	6200.029	100.00%

* Note: Acreages are approximate.

In keeping with the desire of the citizens to retain the rural residential character of the City, most of the currently undeveloped areas in the City are shown in the new land use classification. Older, large lot areas are also classified as rural residential in order to preclude subdivision into smaller lots.

Commercial development is encouraged in the business and office park classifications along the proposed routes for the extension of the President George Bush Turnpike to provide additional tax base as well as provide new workplaces in Sachse. Other commercial areas are encouraged to remain and expand along Highway 78. Considering the potential for redevelopment in the older areas and original town site, a mix of residences and businesses is encouraged to provide additional commercial that will not infringe on the current residential uses.

Adequate areas should be provided for public facilities including City facilities and those for future schools (elementary, middle and high school). It should be noted that schools, parks and other public facilities are permitted uses in residential zoning districts in the current zoning ordinance.

Industrial uses remain along the railroad with a new industrial area on the far east side of the City. Additional landscape buffering should be provided in areas where industrial uses are adjacent to or front residential areas.

New park development is indicated in several areas on the northwest side of Highway 78, with the largest being the area of the closed landfill. The separate Parks Master Plan details the proposed park development as well as the proposed trail system.

RELATIONSHIP OF LAND USE TO ZONING

Zoning is a form of land use control permitted by both the federal and state governments. The applicable statutes for municipal land use and zoning are found in Section 211 of the *Texas Local Government Code*. This statute includes the requirement that zoning be in conformance with the Comprehensive Plan. When a zoning change is requested, the first step in considering the change is to see what the Future Land Use Plan has determined as the appropriate use of the property. If the use is not in conformance, the request may be denied. To grant the requested change would require that the Future Land Use Plan be amended before the zoning change could occur. This requires careful consideration to be sure that the change is in accordance with the principles, goals and objectives of the Land Use Element of the Comprehensive Plan. The use of the Future Land Use Plan in decision making relating to zoning and subdivision approvals is to ensure that development and redevelopment are consistent with the City's Comprehensive Plan. Each new development or redevelopment should be reviewed for general compliance to the plan, but this does not automatically preclude a use not identified in an area from being located there.

IMPLEMENTATION

The Future Land Use Plan is a very general plan for future land use and development. It bridges the gap between existing and future development. In using land use principles and policies it is available to guide new projects so that they may better blend into the community. The Plan is not to be considered etched in stone or viewed as zoning. The areas shown on the map are considered to be the best use of the property at the time the map was developed. The map does not attempt to predetermine the use of each individual tract, but seeks to establish a logical framework for future land use and development decisions.

The implementation tools of a Comprehensive Plan are the Zoning Ordinance, the Subdivision Regulations and the Capital Improvements Program.

The **Zoning Ordinance** and the zoning map should not to be confused with land use, nor are the maps for zoning and land use interchangeable. While the Future Land Use Plan expresses the desirable land use, the zoning map indicates the permitted use of the property in accordance with the Zoning Ordinance for the district in which it is located. In some cases the current use of the property is not a permitted use, having been in existence prior to the adoption of the Zoning Ordinance. In such cases, the non-conforming use is "grandfathered" as

Land Use

Sachse Comprehensive Plan

long as it continues in operation. However, should the non-conforming use cease for a specified period of time, the property use must be in compliance with the permitted uses in the zoning districts and in accordance with the land use map.

The **Subdivision Regulations** govern the division of land and the platting process. Plat requirements should conform to the zoning district in which the new subdivision is located. The Subdivision Regulations also work with the **Capital Improvements Program** to guide general development and the expenditures for infrastructure needs. Easements, rights-of-way, and the location of parks and public facilities are included in the requirements of both of these tools. Other implementation tools are the new landscape ordinance and the Building Code.

AMENDMENTS TO THE FUTURE LAND USE PLAN

It is recognized that circumstances will change in the future and the Comprehensive Plan will require modifications and refinements to be kept up-to-date and current. Needed adjustments and changes to the Future Land Use Plan and other components of the Land Use element should be carefully considered as part of the annual Plan updates and five-year major Plan revisions. Amendments to the Future Land Use Plan should be subject to the same scrutiny and considered through the same public processes and procedures required in any ordinance change.



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road (A location map depicting the location of the requested amendments is attached.)

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

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

COMMENTS: I'm 100% in favor. Mr. Dan Herzog is a trustworthy developer. We have great confidence in this man. This will be a win-win for us & for Sachse.

SIGNATURE: JoAnn Dixon Property Owner

PRINTED NAME: JoAnn Dixon

ADDRESS: 1617 Windsor Dr Mesquite, TX, 75149

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 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: mkurbansade@cityofsachse.com

RETURN BY FAX OR MAIL

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

FAX: (972) 675-9812

ATTACHMENT 5**Community Development
Department****NOTICE OF PUBLIC HEARING**

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

COMMENTS: _____

SIGNATURE: _____

PRINTED NAME: _____

ADDRESS: _____

Daniel S. Chen MD

DANIEL S. CHEN

4001 Pleasant Valley, 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings 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
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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:

*Have been here for 34 yrs. Strong
 paid our taxes without fail. Don't want to
 deal with the traffic + crime rate that it will bring*

SIGNATURE:

PRINTED NAME:

ADDRESS:

Louis Lopez

Louis Lopez

*4503 Pleasant Valley 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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3815-B Sachse Road, Sachse, Texas 75048

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**Community Development
Department**

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
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LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

COMMENTS: *Bring new growth to the city of Sachse and very pleased that Herzog Development is the purchaser of said property.*
SIGNATURE: *Rich Rutherford Judy Cook*
PRINTED NAME: *Rich Rutherford Judy Cook*
ADDRESS: *4401 Pleasant Valley 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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**Community Development
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- ☒ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
to remove Ben Road from Thoroughfare
☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:
rural to residential

COMMENTS: Not making Ben Rd. a road will protect
the neighborhood from increased traffic & noise.
I am against changing the zoning from rural to residential

SIGNATURE: Melody Acord
PRINTED NAME: Melody Acord
ADDRESS: 5404 Oakridge 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings 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:

COMMENTS: I support the current future land use plan
I see no reason to change to low density residential just
so a developer can make an even larger profit margin

SIGNATURE: Manuel L. Jackson

PRINTED NAME: MANUEL L. JACKSON

ADDRESS: 5517 PINNACLE OAK DR. SACHSE TX

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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: I AM OPPOSED TO THE
ZONING CHANGE BUT IN FAVOR OF
BEN ROAD BEING CLOSED

SIGNATURE: Joel Dean
 PRINTED NAME: JOEL W. DEAN
 ADDRESS: 5603 PINNACLE OAK DR.

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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: Opposing Zoning Change

* In favor of removing Ben Road from the Master Thoroughfare Plan
 SIGNATURE: Sheral Baxter
 PRINTED NAME: Sheral Baxter
 ADDRESS: 5604 Pinnacle Circle Sachse, Tx

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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
March 3, 2014 1:23:33 PM CST

REMOTE CSID
972 781 7142

DURATION
124

ATTACHMENT 5

PAGES
2

STATUS
Received

Mar 03 2014 1:20PM

GARLAND FMO

972-781-7142

page 1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
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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:

I do NOT want the added traffic going thru our neighborhood!

SIGNATURE:

Thomas C. Mahan

PRINTED NAME:

Thomas C. Mahan

ADDRESS:

*1510 Plomade Oak
Sachse, TX.*

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FAX: (972) 675-9812

TIME RECEIVED

February 23, 2014 2:14:00 PM CST

REMOTE CSID

972 675 2645

DURATION PAGES

69 1

STATUS

Received

Feb 23 14:02:12p

Michael & Kellie Aragon

972-675-2645

p.1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
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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: YES TO REMOVE BEN ROAD !!
 NO TO LOW DENSITY; NEED DIVERSITY (LARGER LOTS
 TO KEEP SACHSE SACHSE;

SIGNATURE: Michael Aragon
PRINTED NAME: MICHAEL ARAGON
ADDRESS: 5612 PENNACLE 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 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: mkurbansade@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
March 5, 2014 8:01:01 AM CST

REMOTE CSID
972-583-1859

DURATION
42

ATTACHMENT 5

PAGES
1

STATUS
Received

05-Mar-2014 08:00 Ericsson 972-583-1859

1/1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

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

COMMENTS:

I am in favor of removing Ben Roads. But I am against adding more Low Density Residential. Sachse needs variety & rural would be preferred.

SIGNATURE:

PRINTED NAME:

ADDRESS:

*Michael J. Kellam
5619 Vinnard 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 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 8815-B Sachse Road, Sachse, Texas.

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 Email: mkurbansadc@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.
 8815-B Sachse Road, Sachse, Texas 75048
 FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

COMMENTS: My desire is to make sure Ben Rd cannot be connected through to Pleasant Valley from Pinnacle Oaks regardless of the rezoning.

SIGNATURE: Glenn F. Schmidt
 PRINTED NAME: Glenn F. Schmidt
 ADDRESS: 5707 Pinnacle Circle, 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings 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: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

COMMENTS: I Do Not Want Ben Road to be connected

SIGNATURE: [Signature]
 PRINTED NAME: BURKE HESSON
 ADDRESS: 5716 Pinnacle Circle 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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 Email: mkurbansadc@cityofsachse.com

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



FEB 21 2014

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road (A location map depicting the location of the requested amendments is attached.)

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

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

COMMENTS: - Opposed to future land use plan
 - in favor of removing Ben Rd from
 master thoroughfare plan

SIGNATURE: E. Donnelly

PRINTED NAME: EMILY DONNELLY

ADDRESS: 6302 BEN 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings 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: mkurbansade@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

ATTACHMENT 5**Community Development
Department****NOTICE OF PUBLIC HEARING**

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

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

COMMENTS: While I am willing to support the request to remove Ben Road from the Master Thoroughfare Plan, I oppose the zoning change from Rural to Low Density.

SIGNATURE: [Signature]

PRINTED NAME: MICHAEL S. WHEELER

ADDRESS: 6310 BEN 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings 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: mkurbansade@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

February 24, 2014 6:25:13 PM CST

REMOTE CSID

972 463 6483

DURATION

152

PAGES

2

STATUS

Received

Dec 22 10 09:47p

WILLIAM HEMPEL

972-463-6483

p.1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road (A location map depicting the location of the requested amendments is attached.)

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

COMMENTS: I AM OK WITH THE LAND USE AS LONG AS
I HAVE A GUARANTEE FROM THE DEVELOPER AND

THE CITY THAT ALL COSTS TO CONNECT TO THE FUTURE SEWER LINE IS PAID
By THE CITY AND DEVELOPER. TO INCLUDE IMPACT FEE, CONNECTION FEE AND

SIGNATURE: [Signature]
PRINTED NAME: WILLIAM E HEMPEL
ADDRESS: 6318 BEN RD SACHSE TX

THE COST OF
THE LATERAL FROM
MY HOUSE TO STREET
AND IF A LIFT PUMP
IS NEEDED
THAT IS COVERED
TOO

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Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

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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: *Rural is what makes Sachse beautiful and attracts many business owners like myself. Therefore, keep this part of our city rural and beautiful.*

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Email: mkurbansade@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: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

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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: THIS IS A DOUBLE-EDGED AMENDMENT. IF WE VOTE TO REMOVE BEN RD. FROM MASTER THOROUGHFARE PLAN AS COLLECTOR THOROUGHFARE THEN APPROVING LOW DENSITY WHICH WE ARE AGAINST.
SIGNATURE: Judy + Lanny Gouge
PRINTED NAME: JUDY + LANNY GOUGE
ADDRESS: 6408 BEN RD., SACHSE, TX

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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
February 20, 2014 5:22:32 AM CST

REMOTE CSID
9726619255

DURATION
66

ATTACHMENT 5
PAGES
2
STATUS
Received

Feb. 20. 2014 5:21AM copart inc hq

No. 1058 P. 1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

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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:

*change will drive too much traffic down
existing country club drive*

SIGNATURE:

PRINTED NAME:

ADDRESS:

RORY SEIDENI

6415 meadowcrest 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings 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

JAN 24 2014

**HERZOG DEVELOPMENT CORPORATION
800 E. CAMPBELL ROAD, SUITE 130
RICHARDSON, TEXAS 75081**

January 17, 2014

Mr. Marc Kurbansade
Director of Community Development
City of Sachse
3815 Sachse Road
Building B
Sachse, Texas 75048

Dear Mr. Kurbansade,

This letter is to express our intent to develop approximately 174.82 acres of land in the Thomas R. Goodwin Survey, Abstract No. 502, located at the northeast corner of Pleasant Valley Road and Ben Road. The current Comprehensive Plan has this property shown as rural residential. The intent is to retain the rural residential land use on approximately 24 acres and develop the remaining portion of the property with a low density residential land use designation.

The rural residential land use area is being retained to provide a buffer for the existing rural residential land southwest of and adjacent to Ben Road and on the northwest which is the Pinnacle Oaks Subdivision. The low density residential land use area will extend eastward from the rural residential land use area to the city limits. The concept allows for a diversity of residential product types within the development that will help the short term and long term viability of the project and the City of Sachse. These land use designations are consistent with the desire of the City of Sachse to retain the City's rural residential character while providing for the necessary rooftops to attract commercial development to support the shopping needs of the residential development and increase the commercial tax base in the City. The land use designations for the proposed development are shown on the attached Exhibit "A"

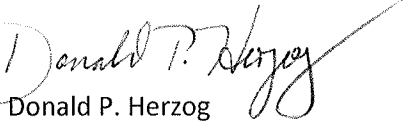
This land use pattern for the proposed development is the same as was approved for Woodbridge; a master planned residential development where the existing rural residential land use along Bailey Road is buffered with larger low density residential lots with a transition of various low density residential lot types to the city limits. The planned development concept will be used to ensure the proposed development contains the same land use principles, development standards and environmental considerations which have been implemented in Woodbridge and are important to the City.

The development of Woodbridge as low density residential over the past 15 years has provided a sufficient number of homes to attract the interest of commercial development at the SH78/Woodbridge Parkway intersection. Likewise the low density residential use for the proposed development will assist in attracting commercial development to the SH190 corridor between Merritt Road and Miles Road.

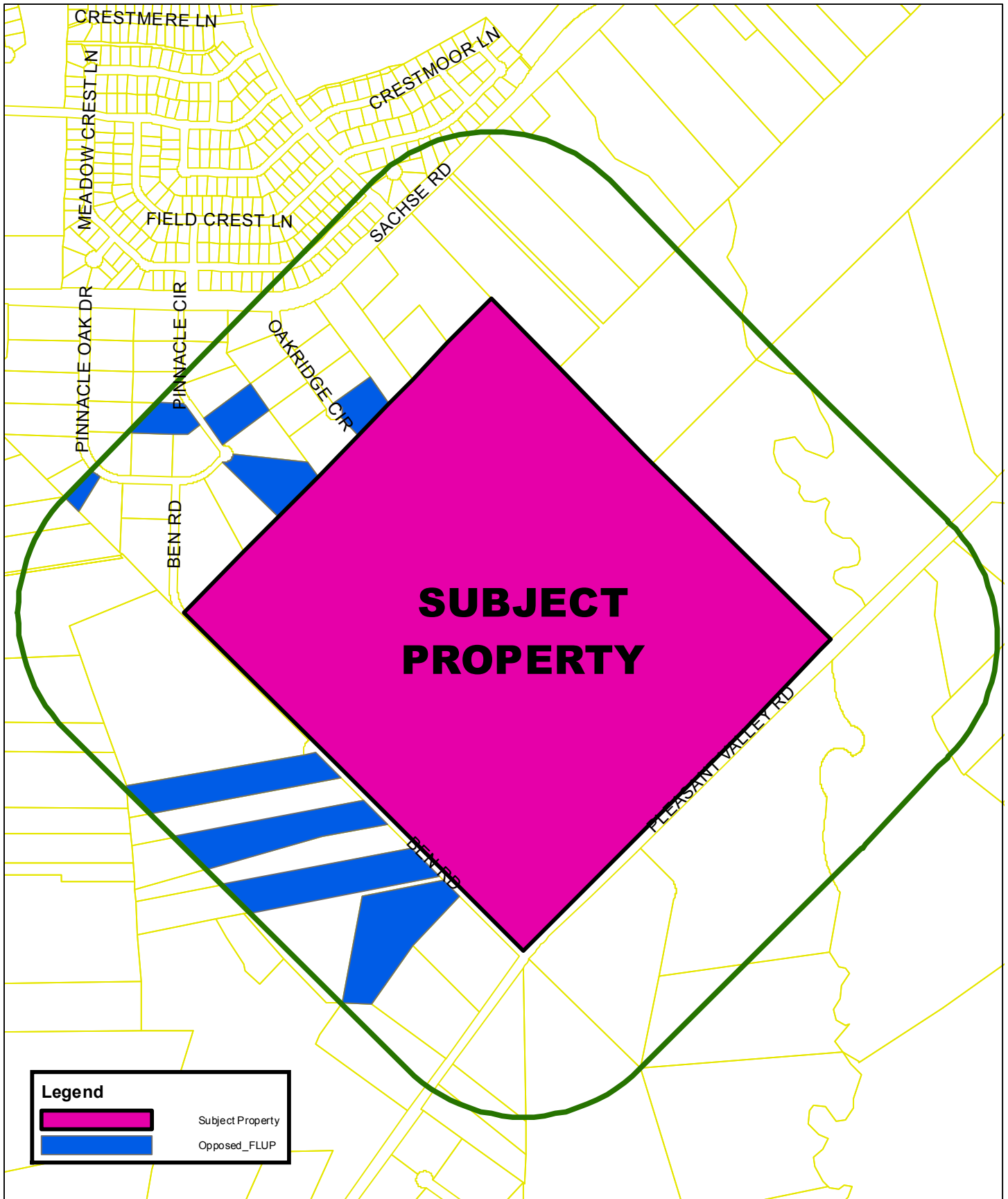
The development of Pinnacle Oaks has satisfied the need for acreage lots in Sachse since October, 1997 as there has not been a final plat of one acre or greater lots platted since then. Base on the absorption rate of Pinnacle Oaks over the years, the rural residential lots in the proposed development will probably satisfy the residential market for acreage lots for the next 8 years.

We respectfully request the Comprehensive Plan or Land Use Plan be amended accordingly.

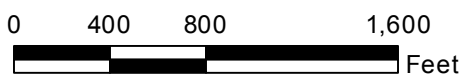
Sincerely,

A handwritten signature in cursive script, appearing to read "Donald P. Herzog", written in dark ink.

Donald P. Herzog
President



Legend	
	Subject Property
	Opposed_FLUP



20% OPPOSITION MAP

*Woodbridge South PD
Future Land Use Amendment
Map Created: March 3, 2014*



Legislation Details (With Text)

File #:	14-2061	Version:	1	Name:	CD - WB SOUTH MTP PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	2/18/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	3/10/2014	Final action:		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 Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan.				

Executive Summary

The adjacent property owners are requesting that Ben Road, both an existing and proposed collector thoroughfare, be removed from the Thoroughfare Plan as a collector thoroughfare.

Sponsors:

Indexes:

Code sections:

Attachments: [CD - WB SOUTH MTP PZ - PRESENTATION.pdf](#)
[CD - WB SOUTH MTP PZ - DRAFT ORD.pdf](#)
[CD - WB SOUTH MTP PZ - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - WB SOUTH MTP PZ - ATTACHMENT 1.pdf](#)
[CD - WB SOUTH MTP PZ - ATTACHMENT 2.pdf](#)
[CD - WB SOUTH MTP PZ - ATTACHMENT 3.pdf](#)
[CD - WB SOUTH MTP PZ - ATTACHMENT 4.pdf](#)
[CD - WB SOUTH MTP PZ - ATTACHMENT 5.pdf](#)
[CD - WB SOUTH MTP PZ - ATTACHMENT 6.pdf](#)
[CD - WB SOUTH MTP PZ - ATTACHMENT 7.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 Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan.

Executive Summary

The adjacent property owners are requesting that Ben Road, both an existing and proposed collector thoroughfare, be removed from the Thoroughfare Plan as a collector thoroughfare.

Background

The request for this amendment is one part of a three-part request being made by the adjacent property owners. The other two parts of the request being made are a Future Land Use Plan amendment and a Zoning District amendment.

The subject right-of-way is Ben Road, which is located at the eastern edge of the City of Sachse and directly connects to Pleasant Valley Road (See Attachment 1). The earliest identification of Ben Road as a Collector thoroughfare was on the March 1991 Thoroughfare Plan. In this Plan, Ben Road was identified as a 4-lane undivided thoroughfare directly linking Pleasant Valley Road and Sachse Road.

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. In the Thoroughfare Plan that was included in the 2001 Comprehensive Plan, the same configuration is maintained, but an additional Collector thoroughfare is shown farther to the east. Finally, in March 2010, an amendment was made to the Thoroughfare Plan; however, this did not impact either of the alignments for the two aforementioned Collector thoroughfares (See Attachment 2 for the latest version of this Thoroughfare Plan).

Policy Considerations

The Plan Amendment process for the Thoroughfare Plan is described on page 4-9 of the Comprehensive Plan (See Attachment 3 for a copy of the entire Transportation Element of the Comprehensive Plan); however, the amendment criteria are not succinctly defined. In order to evaluate this amendment, staff considered whether the proposed removal of the thoroughfare (Ben Road) would not adversely impact other existing and proposed thoroughfares as shown in the proposed Thoroughfare Plan. In short, would the one remaining collector between Sachse Road and Pleasant Valley Road be capable of absorbing all of the traffic in this area that was accounted for by two collectors? It should be noted that this analysis is based on ultimate buildout and incorporates the density increase included with the proposed Future Land Use Amendment.

The analysis provided by the applicant (See Attachment 4), substantiates the removal of Ben Road as a Collector thoroughfare.

The City Engineer has analyzed these results and provided a memorandum detailing his agreement with the methodology and findings (See Attachment 5).

Additional tools in the evaluation of the proposed amendment are the Goal and associated Objectives outlined in the Transportation Element (see below).

Transportation Goal: Provide access to neighborhoods and businesses while serving overall mobility needs of residents and businesses.

Objective A: Ensure the road system in the City provides appropriate access for residents while discouraging commercial traffic in neighborhoods.

Action 1: Use the Thoroughfare Plan to determine where arterial and collector streets are needed in new residential and commercial developments.

Action 2: Use city funds on streets to benefit the community as a whole.

Action 3: Improve traffic signal timings to enhance progressive movement along Hwy 78 and other major thoroughfares.

Objective B: Alternative transportation modes should be available to the residents of the City.

Action 1: Provide designated on and off street bike routes.

Action 2: Provide trails, sidewalks and crosswalks on all arterial and collector streets.

Objective C: Larger vehicles should utilize major transportation routes around the City to minimize negative impact on residential neighborhoods.

Action 1: Downgrade the functional classifications of roads traversing Sachse to discourage their use by larger vehicles.

Action 2: Adopt designated enforceable truck routes.

Action 3: Establish Hazardous Material Routing.

Action 4: Provide better enforcement of traffic regulations, especially for trucks.

Action 5: Provide signage for truck traffic movement through and within the Sachse area.

Of the three above Objectives, Objectives B and C are not entirely applicable; however, Objective A is applicable, specifically the “Action 1” item. The recommendation of approval made by staff is largely based on adherence to this item. As explained in the consultant’s report, the removal of Ben Road from the Thoroughfare plan will be able to be accounted for in the one Collector thoroughfare connecting Sachse Road and Pleasant Valley Road.

Public Notification of this request was sent to all property owners within 1,000 feet of the subject property. While not required, staff used this as an opportunity to seek feedback. This feedback request sheet was combined with the companion Future Land Use Element. It should be noted that the majority of respondents were in favor of the removal of Ben Road from the Thoroughfare Plan, while remaining opposed to the companion Future Land Use amendment. Refer to Attachment 6 for a list of responses and Attachment 7 for a map of these responses.

Budgetary Considerations

This item is on the 10-year Capital Improvements Plan, and estimated to cost \$2,967,900 in order to construct; however, this is not a funded project. Removal of this thoroughfare from the Thoroughfare Plan would in effect remove the construction of this road from the Capital Improvements Plan.

Staff Recommendations

Staff recommends approval of an Ordinance of the City of Sachse, Texas, amending Figure 4 -1, Thoroughfare Plan of the Sachse Comprehensive Plan.



PLANNING & ZONING COMMISSION

MARCH 10, 2014

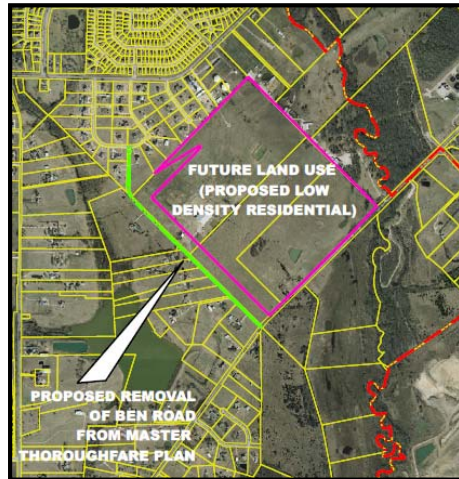
REQUEST

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.



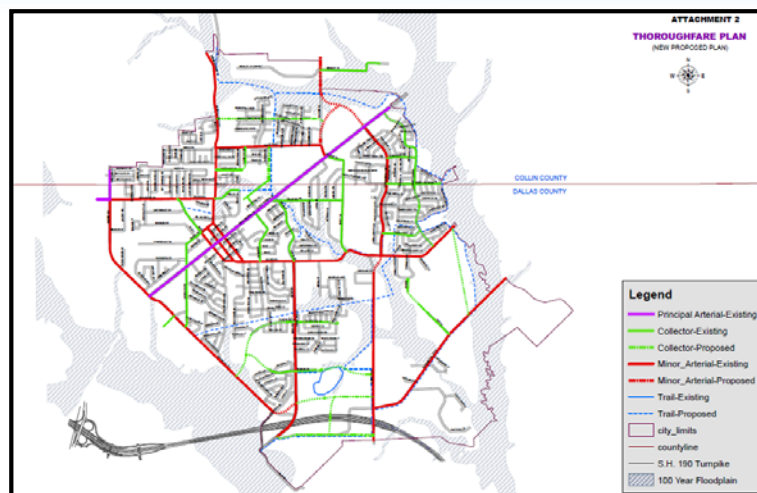
BACKGROUND

AERIAL LOCATION MAP



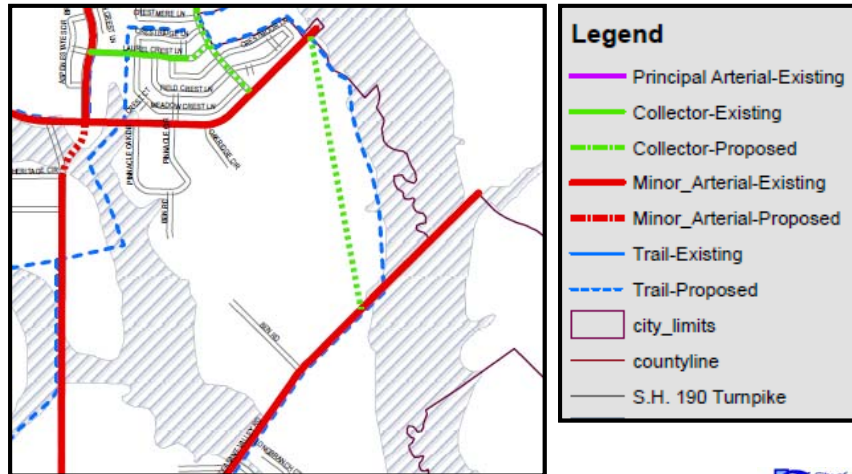
BACKGROUND

EXISTING THOROUGHFARE PLAN



POLICY CONSIDERATIONS

PROPOSED THOROUGHFARE PLAN



POLICY CONSIDERATIONS

TRANSPORTATION GOAL

Transportation Goal: Provide access to neighborhoods and businesses while serving overall mobility needs of residents and businesses.



POLICY CONSIDERATIONS

TRANSPORTATION OBJECTIVE 1

Objective A: Ensure the road system in the City provides appropriate access for residents while discouraging commercial traffic in neighborhoods.

Action 1: Use the Thoroughfare Plan to determine where arterial and collector streets are needed in new residential and commercial developments.

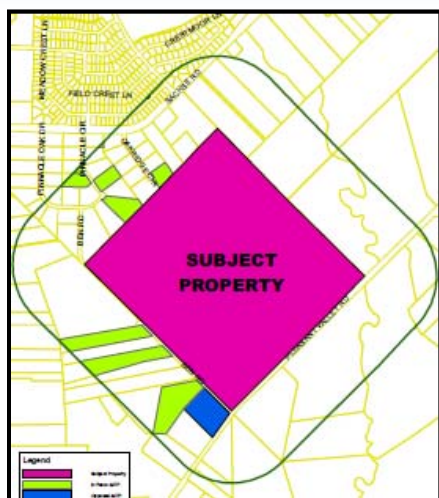
Action 2: Use city funds on streets to benefit the community as a whole.

Action 3: Improve traffic signal timings to enhance progressive movement along Hwy 78 and other major thoroughfares.



PUBLIC NOTIFICATION

MAP



STAFF RECOMMENDATION

Staff recommends approval of an Ordinance of the City of Sachse, Texas, amending Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan.



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING FIGURE 4-1, THOROUGHFARE PLAN OF THE SACHSE COMPREHENSIVE PLAN; 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, an effective and efficient transportation system for the movement of people, goods and services is an essential component of a municipality; and,

WHEREAS, thoroughfare planning ensures an adequate transportation system for the future of the community; and,

WHEREAS, the Transportation Section of the Comprehensive Plan, including the Thoroughfare Plan, serves as a general guide for long range growth and development of the community's roadway system; and

WHEREAS, the Thoroughfare Plan must be adapted periodically to new patterns of development and changes in existing or expected conditions; and,

WHEREAS, a potential residential development in the vicinity of the area generally described as the northeast corner of Pleasant Valley Road and Ben Road has been proposed resulting in a need to reassess future thoroughfares within this area.

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

SECTION 1. That Figure 4-1 of the Sachse Comprehensive Plan, the Thoroughfare Plan, is hereby amended as shown on Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2. 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 3. 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 Plan as a whole.

SECTION 4. 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 5. . 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 6. 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.

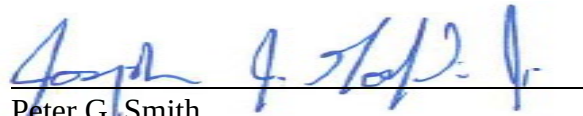
APPROVED:

Mike Felix
Mayor

DULY ENROLLED:

Terry Smith
City Secretary

APPROVED AS TO FORM:

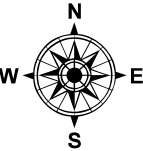


Peter G. Smith
City Attorney
(03-03-14/65013)

EXHIBIT A

THOROUGHFARE PLAN

(NEW PROPOSED PLAN)

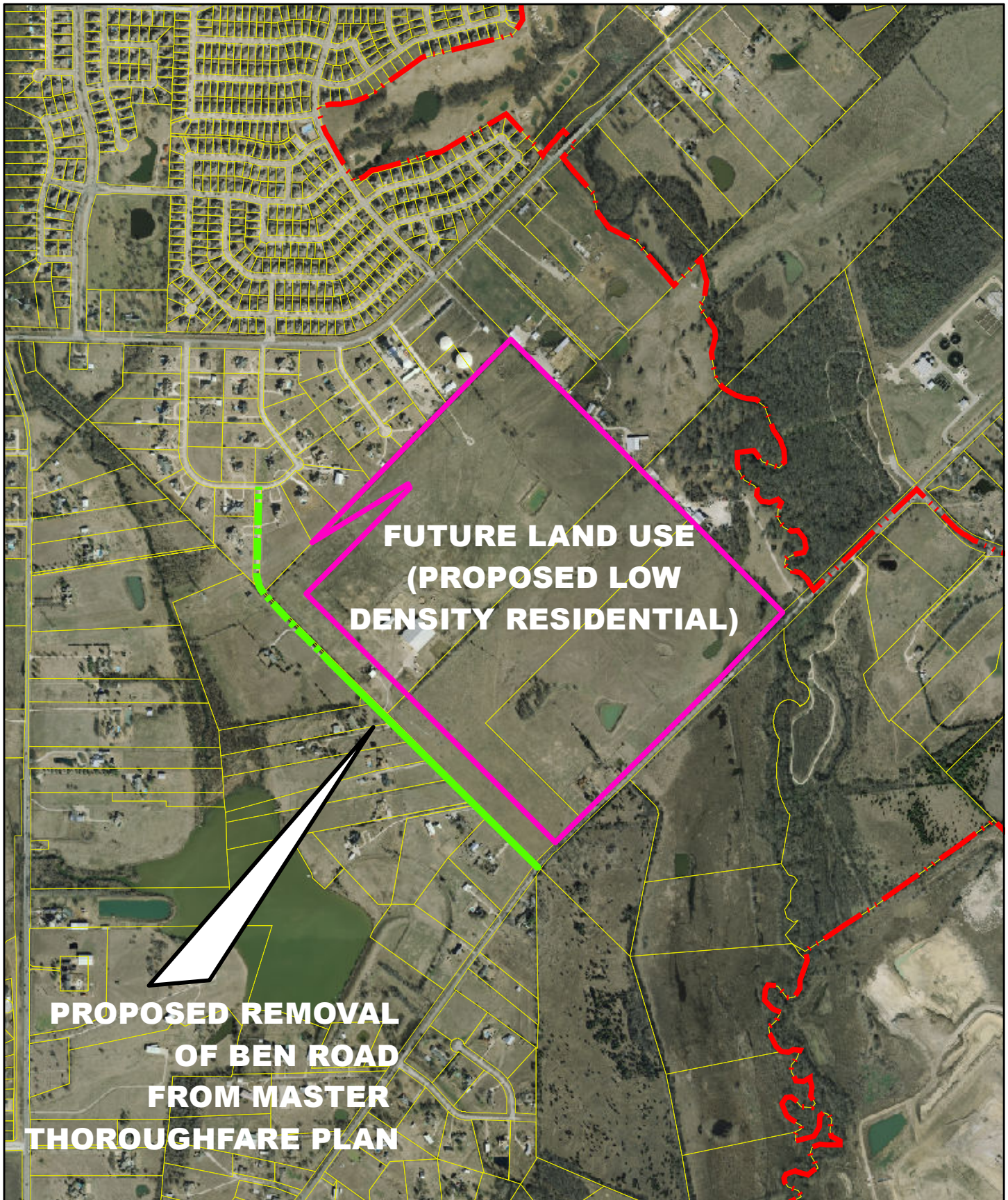


COLLIN COUNTY
DALLAS COUNTY

March 17, 2014

Legend

- Principal Arterial-Existing
- Collector-Existing
- Collector-Proposed
- Minor_Arterial-Existing
- Minor_Arterial-Proposed
- Trail-Existing
- Trail-Proposed
- city_limits
- countyline
- S.H. 190 Turnpike
- 100 Year Floodplain



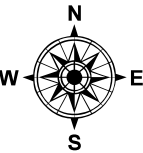
1,000 500 0
Feet

LOCATION MAP

*NEC Pleasant Valley Road & Ben Road
Master Thoroughfare Plan
Map Created: March 5, 2014*

THOROUGHFARE PLAN

(NEW PROPOSED PLAN)



COLLIN COUNTY
DALLAS COUNTY

Legend

- Principal Arterial-Existing
- Collector-Existing
- Collector-Proposed
- Minor_Arterial-Existing
- Minor_Arterial-Proposed
- Trail-Existing
- Trail-Proposed
- city_limits
- countyline
- S.H. 190 Turnpike
- 100 Year Floodplain



Transportation

Sachse Comprehensive Plan

The Transportation Element of the Sachse Comprehensive Plan provides a framework for planning and guiding the rational and orderly development of the area's thoroughfare system, including Expressways, Arterials, Collectors and Local Streets. This element includes a review of previous transportation plans and studies, overview of existing transportation facilities and services, analysis of travel characteristics and development of the thoroughfare system plan for the City of Sachse. It covers the same geographic area, within the city limits, as other elements of the Comprehensive Plan. The planning area boundary is illustrated in **Figure 4-1 - Thoroughfare Plan**.

AUTHORITY FOR PLANNING AND REGULATING THOROUGHFARES

Under the provisions of Article XI, Section 5 of the Texas Constitution and Title 7, Chapter 212 of the Texas Local Government Code, the City of Sachse may require that development plans and subdivision plats must conform to "...the general plan of the municipality and its current and future streets..." and, "...the general plan for extension of the municipality and its roads, streets and public highways within the municipality and its extraterritorial jurisdiction.....". Requirements for right-of-way dedication and construction of street improvements should apply to all subdivision of land within the City's incorporated area.

PREVIOUS PLANS AND STUDIES

There are a number of related plans and studies that address transportation improvement needs for the City of Sachse, Dallas and Collin Counties and the Metroplex, which are being reviewed and considered in the development of the Comprehensive Plan.

- ★ *Comprehensive Plan Update, 1986 as amended*
- ★ *North Central Texas Metropolitan Planning Organization Regional Transportation Plan—Mobility 2025*

EXISTING TRANSPORTATION SYSTEM

The development of the Transportation Element for the Comprehensive Plan includes analysis and evaluation of the City of Sachse's existing transportation system. The existing roadway and traffic conditions of the highway and street network have been identified and analyzed to assist in determining long-range needs for thoroughfare system development. Physical conditions of the roadway system and characteristics of existing travel patterns are based upon available information obtained through the City of Sachse, Dallas and Collin Counties, North Central Texas Metropolitan Planning Organization (MPO), Texas Department of Transportation (TxDOT), and other governmental agencies. Other transportation modes, facilities and services have also been identified and analyzed.

Sachse's transportation system is served by three modes: automobile, rail and non-motorized. The automobile travel mode, the predominant mode, is served through a utilitarian roadway network of state highways and local roads and streets. Sachse's solitary state highway is State Highway (SH) 78, which connects northeastern Dallas County with eastern Collin County and Fannin County. Through Sachse, Highway 78 is a four-lane divided facility that traverses the city from southwest to northeast. The remainder of Sachse's roadway network is comprised of local roads and streets. It should be noted that the planned extension of the President George Bush Turnpike (Highway 190) might pass through southern Sachse.

The rail mode in Sachse is accommodated by a track owned by Union Pacific that runs adjacent to SH 78 across the city. Because of its proximity to SH 78, this track contains numerous at-grade crossings. In addition, this track causes a significant geometric constraint where crossing roads intersect SH 78.

Although there are currently few facilities dedicated to the non-motorized travel mode, there is a demand for such facilities. As a result, the city is planning the future construction of a trail system designed to accommodate pedestrians, bicycles, and equestrians.

Major Traffic Generators

The location and character of land uses that generate large numbers of trips have a major influence on traffic volumes and flow patterns. Major traffic generators are identified and considered in reviewing the transportation system and developing the Transportation Element. At this time, there are a number of small local businesses and activities in the area. Since the area is expected to grow in both residential and commercial developments, future major traffic generators in the area may include the industrial park, the new Sachse High School and the eventual commercial development near the proposed turnpike.

THOROUGHFARE PLAN

Thoroughfare System Planning is the process used by cities and other governmental entities to assure development of the most efficient and appropriate street system to meet existing and future travel needs. The purpose is to ensure orderly and progressive development of the streets to serve mobility and access needs of the public. Thoroughfare planning is interrelated with other components of comprehensive planning and urban development such as land use, housing, environment and public utilities.

It is a common misconception that a Thoroughfare Plan is a blueprint for capital improvements, that once a street or road is shown on a Thoroughfare Plan, it must be improved to the minimum standards shown on the Plan. However, this is not the purpose of a Thoroughfare

Plan. Its purpose is to identify how streets and roads operate and are intended to operate, to provide guidance to local officials and property owners in the decision making process and to help ensure the construction of a logical, complete and functional roadway network. Through the use of typical cross-sections defined for each functional classification, the Thoroughfare Plan provides a uniform and consistent design for all new or improved roadway facilities, which helps provide guidance to motorists with respect to utility, speed and land use. While the Thoroughfare Plan does not identify who is responsible for funding and/or building proposed thoroughfare improvement, including new roadways, it shall be considered to be standard operating procedure that **developers are responsible for constructing and/or improving that portion of all roadways within or adjacent to their development, regardless of functional classification.** While the Thoroughfare Plan does identify how streets and roads are intended to operate, it **does not mandate that an existing functionally classified street or road must be improved to the specifications shown**, except where adjacent to or traversing a new development. In other words, just because an existing street or road is shown as a particular functional classification does not mean it must be improved to conform to the cross-section shown for that particular classification where it is not adjacent to or traversing a new development.

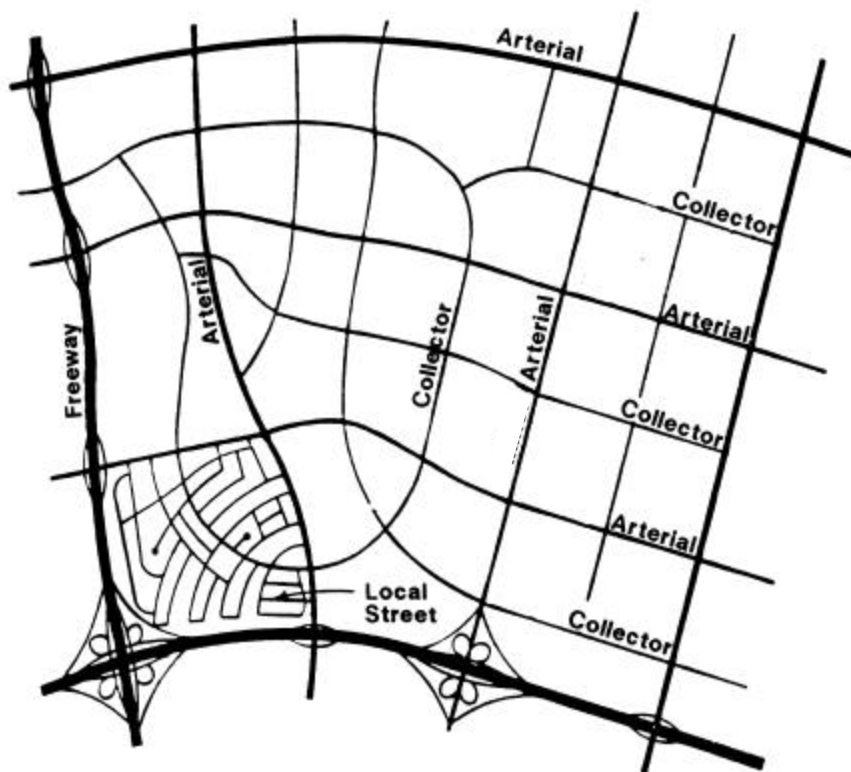
A Thoroughfare Plan is just that, a plan. It is important to recognize that the alignments shown for proposed facilities represent desired corridors and are merely illustrative. In other words, the alignments shown are general alignments. Because of geographical and other constraints, actual alignments may vary. The approximate alignments and right-of-way requirements for planned thoroughfares shown on the Plan should be considered in platting of subdivisions, right-of-way dedication and construction of major roadways.

The Sachse Thoroughfare Plan classifies every road and street within the corporate limits into one of five categories (listed from highest functional classification to lowest): Tollway, Principal Arterial, Minor Arterial, Collector and Local Street. The Sachse Thoroughfare Plan is represented graphically in **Figure 4-1 - Thoroughfare Plan**. While the Plan does show future alignments for those facilities assigned a functional classification of Collector or higher, it does not show future alignments for new Local Streets, because these streets function principally to provide access to adjacent land and their future alignments may vary depending upon specific development plans. Local Street alignments should be determined by the City, in cooperation with developers, as part of all planning for new development.

FUNCTIONAL CLASSIFICATION OF THOROUGHFARES

Thoroughfares are grouped into functional classes according to the type of service they are intended to provide. Thoroughfares are classified according to their functional role in terms of *movement* and *access*. The higher classifications emphasize movement over access, while the lower classifications emphasize access over movement. The functional classification of a thoroughfare normally does not change as traffic increases and improvements are made unless the intended use of that roadway changes. Functional classification is not necessarily related to the number of lanes, although higher classes tend to be multi-lane roadways. However, two-lane roadways can and do function as Principal Arterials in many areas. A graphical representation of the functional classification hierarchy is shown in **Figure 4-2 - Relationship of Functional Classes**.

FIGURE 4-2
RELATIONSHIP OF FUNCTIONAL CLASSES



Source: Wilbur Smith Associates

FUNCTIONAL CLASSIFICATIONS

As stated previously, each of Sachse's streets and roads, existing and future, has been assigned one of the following classifications: Tollway, Principal Arterial, Minor Arterial, Collector and Local Street, with the Tollway being the highest classification, and the Local Street the lowest.

Tollways and Freeways are devoted entirely to traffic movement with little or no direct land service function. They are multi-lane divided highways with full access control, meaning that all intersections are grade separated and the main lanes provide no direct access to adjoining properties. Full access control is what distinguishes a Tollway or a Freeway from other classes of roadways. Tollways and Freeways serve large volumes of high-speed traffic and are primarily intended to serve long trips, including both vehicles entering and leaving the urban area, as well as major circulation movements within the urban area. In the Sachse area, currently no roadway facilities function as a tollway or a freeway, although the future extension of the President George Bush Turnpike (the extension of Highway 190) will pass through extreme southern Sachse. For Tollway and Freeway facilities with frontage roads, the main lanes are typically classified separately from the frontage roads, with the frontage roads being assigned a lower Arterial designation.

Principal Arterials are streets and highways that provide a high degree of mobility, serve relatively high traffic volumes, have high operational speeds and serve a significant portion of through-travel or long-distance trips. Freeways and Principal Arterials together typically accommodate about 30 to 40 percent of a region's travel on 5 to 10 percent of the total roadway network. Principal Arterials serve as primary routes through a region and between regions. They are continuous over long distances (greater than five miles) and accommodate both intraregional and interregional travel. These facilities generally serve high-volume travel corridors that connect major generators of traffic, such as the central business district, other large employment centers, suburban commercial centers, industrial centers, major residential communities and other major activity centers within the urban area. Highway 78 and Murphy Road north of Blackburn Road are classified as Principal Arterials and shown in purple on the Thoroughfare Plan.

Principal Arterials typically operate between 40 to 55 MPH. In order to expedite the movement of traffic, access to adjacent properties is restricted, on-street parking is prohibited and signals are spaced at not less than ½ mile intervals and are typically limited to only those intersections where the intersecting street is of a classification of Minor Arterial. Where two Principal Arterials intersect, a grade separation should be used. At an interchange of a Principal Arterial and a Tollway or Freeway, a cloverleaf or similar indirect ramping system is desirable to

minimize the impedance of through-traffic. Where intersections on Principal Arterials are installed, they are typically designed to limit speed differentials between turning vehicles and other traffic to no more than 10 to 15 MPH.

Minor Arterials are similar in function to Principal Arterials, except that their primary function is to accommodate only intraregional mobility. Minor Arterials are from one to five miles in length, operate at lower speeds (30 to 40 MPH), and provide more direct access to adjacent properties and the local street network. Signals and driveways are more frequent on Minor Arterials, with signals every block in heavily urbanized districts. Unlike Regional Arterials, on-street parking is permitted on Minor Arterials. Minor Arterials that are currently in use (or will be designated) include Maxwell Creek, Blackburn/Ingram, Ranch, Sachse, Merritt and Miles (south of Sachse Road, Pleasant Valley and Bunker Hill Roads and Wood Bridge Parkway. They are shown in red on the Thoroughfare Plan.

Principal and Minor Arterials are generally spaced at one mile intervals in an alternating grid pattern. The integrated system formed by Principal Arterials and Minor Arterials typically includes 15 to 25 percent of the total roadway network and serves 40 to 60 percent of total motor vehicle travel in the area.

Collectors are the connectors between Arterials and Local Streets, which serve to collect traffic and distribute it to the Arterial network. Collectors also serve to provide direct access to a wide variety of residential, commercial and other land uses, and their design involves site-specific considerations. They provide direct service to neighborhoods and other local areas, and may border or traverse neighborhood boundaries. Parking is generally permitted on Collectors. Sachse' Collectors are Clubhouse, Hooper, Bailey, Miles (north of Sachse Road), Salmon, Industrial and Ben Davis Roads. They are shown in green on the Thoroughfare Plan.

Since Collectors are used for short distance trips between Local Streets and Arterials, they should be continuous in the spaces between Arterials. However, Collectors should never be more than a mile in length and should not extend across an Arterial, as such an extension will promote the misuse of the Collector as an Arterial. To provide efficient traffic circulation and preserve amenities of neighborhoods, Collectors should desirably be spaced at about one-quarter to one-half mile intervals. Subdivision street layout plans should include Collectors as well as Local Streets in order to provide efficient traffic access and circulation.

Since Collectors generally carry higher traffic volumes than Local Streets, they require a wider roadway cross section. A Collector should be designed to accommodate two travel lanes and two parking lanes. A Collector should never be designed to accommodate more than two travel

lanes throughout its length, as such a design will encourage the misuse of the Collector as an Arterial. A Collector should be designed for an operating speed of 30 MPH. Collectors typically make up about 5 to 10 percent of the total street system.

Collectors serve an important role in collecting and distributing traffic between Arterials and Local Streets. Their identification is essential in planning and managing traffic ingress/egress and movement within residential neighborhoods as well as commercial and industrial areas. Existing Collectors are delineated on the Thoroughfare Plan and planned new Collectors are shown as general alignments that should be considered and incorporated in subdivision platting and development planning.

Local Streets include all other streets and roads that are not included in higher classes. They include internal and access streets that allow direct access to residential and commercial properties and similar traffic destinations. Direct access to abutting land is their primary role, for all traffic originates from or is destined to abutting land. Through-traffic and excessive speeds should be discouraged by using appropriate geometric designs, traffic control devices, curvilinear alignments and discontinuous streets. On-street parking is generally permitted. Trip lengths on Local Streets are short, volumes are low and speeds are slow, typically 25-30 MPH. A typical local street can accommodate one travel lane and two parking lanes, although narrower cross-sections are acceptable. Local Streets typically comprise about 65 to 80 percent of the total street system in urban areas. Local streets are shown in black on the Thoroughfare Plan.

TRANSPORTATION GOAL, OBJECTIVES AND ACTIONS:

The Transportation Goal, with its Objectives and Actions form the basis of the transportation plan. They serve as a framework for guiding future transportation growth and improvements within the City of Sachse. For the Sachse Transportation Element these are based upon input from the Steering Committee as well as from comments received from residents at a community meeting held in May 2000. Also taken into consideration were the goals and objectives from the previous plans. The Transportation Plan is based upon the following goal, objectives and actions:

Transportation Goal: ***Provide access to neighborhoods and businesses while serving overall mobility needs of residents and businesses.***

Objective A: Ensure the road system in the City provides appropriate access for residents while discouraging commercial traffic in neighborhoods.

Action 1: Use the Thoroughfare Plan to determine where arterial and collector streets are needed in new residential and commercial developments.

Action 2: Use city funds on streets to benefit the community as a whole.

Action 3: Improve traffic signal timings to enhance progressive movement along Hwy 78 and other major thoroughfares.

Objective B: Alternative transportation modes should be available to the residents of the City.

Action 1: Provide designated on and off street bike routes.

Action 2: Provide trails, sidewalks and crosswalks on all arterial and collector streets.

Objective C: Larger vehicles should utilize major transportation routes around the City to minimize negative impact on residential neighborhoods.

Action 1: Downgrade the functional classifications of roads traversing Sachse to discourage their use by larger vehicles.

Action 2: Adopt designated enforceable truck routes.

Action 3: Establish Hazardous Material Routing.

Action 4: Provide better enforcement of traffic regulations, especially for trucks.

Action 5: Provide signage for truck traffic movement through and within the Sachse area.

IMPLEMENTATION OF THE THOROUGHFARE PLAN

Implementation of thoroughfare system improvements occurs in stages over time as the City grows and, over many years, builds toward the ultimate thoroughfare system shown in the Thoroughfare Plan. The fact that a planned thoroughfare is shown in the plan does not represent a commitment to a specific time frame for construction, nor that the City will build the roadway improvement. Individual thoroughfare improvements may be constructed by a variety of implementing agencies including the City of Sachse, Dallas and Collin Counties and Texas Department of Transportation (TxDOT), as well as private developers and land owners for sections of roadways located within or adjacent to their property.

The City of Sachse, Dallas and Collin Counties, TxDOT, as well as residents, land owners and developers, can utilize the Thoroughfare Plan in making decisions relating to the planning, coordination and programming of future development and transportation improvements. Review by the City of preliminary and final plats for proposed subdivisions in accordance with the Subdivision Ordinance should include consideration of compliance with the Thoroughfare Plan, in order to ensure consistency and availability of sufficient right-of-way for the general roadway alignments shown in the plan. By identifying thoroughfare locations where right-of-way is needed, land owners and developers can consider the roadways in their subdivision planning, dedication of public right-of-way and provision of set backs for new buildings, utility

lines, and other improvements located along the rights-of-way for existing and planned thoroughfares.

The Thoroughfare Plan will have long reaching effects on the growth and development in the Sachse area, since it guides the reservation of rights-of-way needed for future thoroughfare improvements. The plan has important influence on the pattern of movement and the desirability of areas as locations for development and land use. While other elements of the Comprehensive Plan look at foreseeable changes and needs over a 20-year period, thoroughfare planning requires an even longer-range perspective extending into the very long-term future. Future changes in transportation technology, cost structure, service demands for the transportation system and resulting long-term shifts in urban growth and development patterns require a farsighted and visionary approach to thoroughfare planning decisions.

PLAN AMENDMENT PROCESS

It will be necessary to periodically consider and adopt proposed amendments to the Thoroughfare Plan to reflect changing conditions and new needs for thoroughfare system improvement and development. A systematic procedure should be followed for making plan amendments, including a set schedule for annually inviting and considering proposed changes.

The process for amending the Thoroughfare Plan should be established in the City's Subdivision Ordinance. Typically, plan amendment requests may originate from landowners, civic groups, neighborhood associations, developers, other governmental agencies, City staff, and other interested parties. Proposed revisions should be analyzed by the Planning and Development Department, Public Works Director, City Engineer and other City staff and the proposed changes and staff recommendations should then be considered by the Planning and Zoning Commission. The Planning and Zoning Commission should conduct a public hearing on proposed plan amendments, including required 15-day public notice in advance of the hearing. Proposed amendments should be considered in a fair, reasonable and open process. The burden for proving compelling reasons for and public benefit of any proposed changes should rest with the requesting parties. Decisions and determinations should represent the best interests of the public.

The revised Thoroughfare Plan, including any approved plan amendments, should be adopted by the Planning and Zoning Commission and submitted by the Commission for adoption by the City Council. The amended plan becomes effective upon adoption by the City Council.

March 5, 2014

Mr. Donald Herzog
Herzog Development Corporation
800 East Campbell Road, Suite 130
Richardson, Texas 75081

Re: Capacity Analysis
Woodbridge Pleasant Valley – Sachse, Dallas County, Texas

Dear Mr. Herzog:

The purpose of this report is to summarize the findings of the roadway capacity analysis performed by Bury-AUS, Inc. (Bury), for the proposed Woodbridge Pleasant Valley Development. The site is to be located on the northeast corner of Pleasant Valley Road and Ben Road in Sachse, Dallas County, Texas. A Site Location Map of the proposed development and the Proposed Site Plan has been included as **Exhibit 1**. The proposed development shall include approximately 545 dwelling units of single-family as well as the utility infrastructure and various roadways to support the subdivision. As part of the development, a Collector Roadway will be constructed to connect Pleasant Valley Road to Sachse Road.

Per the City of Sachse's Thoroughfare Plan (Plan) dated March 1, 2010, the existing Ben Road is planned to be connected to the northern half of Ben Road which ties into Pinnacle Oak Circle. Additionally, the Plan identifies an additional Collector Roadway to be constructed connecting Pleasant Valley Road and Sachse Road just east of Ben Road. With the construction of the Woodbridge Pleasant Valley Subdivision, Ben Road will not be connected, and the additional Collector Roadway shall be constructed. The purpose of this analysis is to determine if a single Collector Roadway between Pleasant Valley Road and Sachse Road will provide adequate capacity not only for the development itself, but its ability to support any existing traffic that may utilize the new roadway as well.

DATA COLLECTION

Manual turning movement counts (TMC) were performed for Merritt Road at Sachse Road, and Merritt Road at Pleasant Valley Road intersections between 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. in March 2014 in order to determine the distribution for the proposed Collector Roadway. For the purposes of this analysis, we have taken into consideration only the PM peak period since it generates more traffic and thus, a conservative approach. All the TMC data is included as **Exhibit 2**.

ASSUMPTIONS

Since the roadway does not exist we have assumed that 50% of the northbound right-turning existing traffic at the Merritt Road/Sachse Road intersection will, in the future, perform a northbound right turn at the Merritt Road/Pleasant Valley Road intersection to go north on the proposed Collector Roadway. Similarly, also assumed that 50% of the westbound left-turning existing traffic at the Merritt

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Road/Sachse Road intersection will, in the future, perform a westbound left turn at the proposed Collector Roadway at Sachse Road to go south on Merritt Road.

Additionally, Merritt Road is classified as a Minor Arterial, but is currently only a 2-lane road. The roadway will be expanded to a 4-lane divided roadway similar to Miles Road which shall serve as another major north/south connector between Sachse Road and Pleasant Valley Road. This analysis has taken this into consideration and assumed that 50 percent of the traffic traveling north/south between Sachse Road and Pleasant Valley Road will utilize Merritt Road to do so in addition to the proposed Collector Roadway.

BACKGROUND TRAFFIC

Background traffic is the traffic generated by other proposed developments to be constructed during or before the time period of the proposed developments surrounding the study area. Within the vicinity of the Woodbridge Pleasant Valley development, the only known development expected to occur in the timeframe of this development is the Dominion of Pleasant Valley which is zoned for 975 Dwelling Units. This site is located just northeast of the Woodbridge Pleasant Valley development near the intersection of Pleasant Valley Road and Elm Grove Road. The development will have frontage along both Sachse Road and Pleasant Valley Road.

Based on the site plan provided, there will not be any cross access between the two proposed subdivisions and therefore, the background traffic is not foreseen to be using the proposed collector to travel between Sachse Road and Pleasant Valley Road; the background traffic will traverse between the roadways via its internal roadway system within the subdivision. Those residents who want to ultimately want to travel to George Bush Tollroad will be able to access Pleasant Valley Road via internal roadway. It is this reason that this development will not utilize the Woodbridge Pleasant Valley Collector Roadway as a north/south connector.

TRIP GENERATION

The Woodbridge Pleasant Valley development will consist of 545 dwelling units (DU) of Single Family Detached Housing which will be constructed by 2016. The proposed land use and intensity can be seen within **Table 1**. The Site Plan for the proposed development has been included within the Appendix of this report as *Exhibit 1*.

AM and PM peak hour trips were derived from the proposed site generated trips based on the area of the site. Site generated trips were estimated using the microcomputer program "Trip Generation" by Microtrans Corporation (Buttke, Microtrans Corporation). The program generates trips based on recommendations and data contained in the Institute of Transportation Engineers' (ITE) report Trip Generation (Trip Generation, ITE). The proposed project will generate approximately 4,948 unadjusted daily trips, 391 trips in the AM peak hour, and 484 trips in the PM peak hour. **Table 1** below provides a detailed summary of trip generation for the proposed land use and its size. The trip generation output is included as *Exhibit 3* within the report.

TABLE 1 – SUMMARY OF UNADJUSTED DAILY AND PEAK HOUR TRIP GENERATION

Proposed Land Use	Size	Unit	24-Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Single Family Detached Housing	545	du	4,948	98	293	391	305	179	484
Total Development			4,948	98	293	391	305	179	484

DISTRIBUTION

The distribution for the site traffic was based on the AM and PM peak hour existing turning movement counts collected at these two intersections. These data provided the basis for the directional distribution of traffic approaching and departing the project site as well as applying engineering judgment for the projected traffic. The trip distribution is summarized in Table 2 below.

TABLE 2 – OVERALL DIRECTIONAL DISTRIBUTION

Direction	% of Site Traffic
West Sachse Road	25%
East Sachse Road	35%
East Pleasant Valley Road	10%
South Merritt Road	30%

TRIP ASSIGNMENT

New site generated trips were assigned to the roadway network in accordance with the trip distribution patterns identified in the Table 2 above. Trips to and from the site were assigned to the proposed collector and study intersections. The existing trips, which were captured in March 2014, were increased using a conservative growth factor of 1.0 percent based on conversations with the City of Sachse Staff. All traffic generated by the proposed Woodbridge Pleasant Valley development was distributed to the proposed collector and study intersections and added to the forecasted condition PM Peak Hour Volume. This Site+Forecasted PM Peak hour will be the proposed volume used for the capacity analysis.

ANALYSIS

The roadway to be constructed as part of the development shall be constructed to meet the City of Sachse's standards for a Collector Roadway, which provides a 36 foot pavement section. The Collector will serve as a connection between Sachse Road and Pleasant Valley Road which are both classified as Minor Arterials. For the purposes of this analysis, the speed limit for the Collector is assumed to be 30 mph. Additionally, for the purposes of this analysis, the Collector was analyzed a two (2) lane undivided road that will run in the north-south direction within the development.

The 2010 Highway Capacity Manual (HCM) provides Density (D) in passenger cars per mile per lane (pc/mi/ln) and its associated level of service (LOS) for Highway Segments (Exhibit 14-4, Page 14-4 of HCM) for various Free Flow Speeds (FFS). **Table 3** describes Density in relation to LOS for various FFS for roadway segments.

TABLE 3 - ROADWAY LOS VS. DENSITY FOR FFS (HCM 2010)

LOS	FFS (mi/h)	Density (pc/mi/ln)
A	All	>0-11
B	All	>11-18
C	All	>18-26
D	All	>26-35
E	60	>35-40
	55	>35-41
	50	>35-43
	40	>35-45
F	60	>40
	55	>41
	50	>43
	45	>45

The existing trips derived from the assumptions above will be forecasted with 1 percent growth rate to 2016 since the build out year for the proposed development is 2016.

For the roadway capacity analysis, only the PM peak hour volumes were utilized since the peak occurs during PM period; thus, it is a conservative approach of determining the capacity for the worst case scenario. The 484 trips in the PM peak hour from the proposed development were added to the 2016 forecasted volume mentioned above and used in the capacity analysis.

Based on HCM methodology, the first step was to calculate Free-Flow Speed (FFS) using Equation 14-1 found on page 14-10 of the HCM. The calculated FFS is 24 miles per hour (mph) for the proposed condition. Step 2 was to determine demand flow rate (v) using the Equation 14-3 found on page 14-13 of the HCM for the proposed Site+Forecasted trips. The demand flow rate was determined to be 819 pc/h/ln.

Finally, the density was computed using Equation 14-5 found on page 14-18 of the HCM, which used the demand flow rate calculated in step 2. The density was calculated to be 34 pc/mi/ln for the Site+Forecasted volume.

Once the FFS and density was determined, the corresponding LOS was obtained using the **Table 3**. Per **Table 3**, LOS D for the calculated density is achieved. All the calculated values are summarized in the **Table 4** below. Please see **Exhibit 4** attached for the full calculations.

**TABLE 4 - DENSITY AND CAPACITY LOS FOR PROPOSED COLLECTOR ROAD
BETWEEN SACHSE ROAD AND PLEASANT VALLEY ROAD**

Roadway segment	Analysis period	Volume (vph or pcph)	FFS (mi/h)	Demand Flow Rate (v) (pc/h/ln)	Density (pc/mi/ln)	LOS
Proposed Collector Roadway Between Sachse Road and Pleasant Valley Road	Proposed Site+Forecasted Trips	753	24	819	34	D

FINDINGS AND RECOMMENDATIONS

From the analysis, it has been determined that the proposed Collector Roadway will perform at an acceptable level of service with the site generated trips from 545 DU of Single Family Detached Housing. Additionally, the proposed Collector Roadway will have adequate capacity remaining to serve existing traffic utilizing the Collector to connect to and from Pleasant Valley Road and Sachse Road as well as future traffic; therefore there is not a need to connect Ben Road to Pinnacle Oak Circle.

We appreciate your office's review of this document and look forward to working with you. If you should have any questions please do not hesitate to contact us at 512.328.0011.

Sincerely,



Bobak J. Tehrany, P.E.
PROJECT MANAGER



Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes
January 20, 2014

Land Use	Size	24 Hour Two-Way Volume	AM Pk Hour Enter	AM Pk Hour Exit	PM Pk Hour Enter	PM Pk Hour Exit
Single Family Detached Housing	545 Dwelling Units	4948	98	293	305	179
Total Driveway Volume		4948	98	293	305	179
Total Peak Hour Pass-By Trips			0	0	0	0
Total Peak Hour Vol. Added to Adjacent Streets			98	293	305	179

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

Summary of Multi-Use Trip Generation
Saturday and Sunday Driveway Volumes
January 20, 2014

Land Use	Size	Saturday			Sunday		
		24 Hr	Peak Hour		24 Hr	Peak Hour	
		2-Way Vol.	Enter	Exit	2-Way Vol.	Enter	Exit
Single Family Detached Housing							
	545 Dwelling Units						
		5302	262	232	4804	232	206
Total Driveway Volume		5302	262	232	4804	232	206
Total Peak Hour Pass-By Trips			0	0			
Total Pk Hr Vol Added to Adjacent Streets			262	232			

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

STEP 1	
Equation 14-1, Pg 14-10	Determine FFS (Free Flow Speed)
	FFS=BFFS-fLW-fLC-fM-fA
	BFFS 30 mph
	fLW(Lane Adjustment) 1.9 mi/h
	LC(Rt)-EB 0 ft
	LC(Lt)-WB 0 ft
	TLC (Total Lateral Clearance) 0 ft
	fLC (Adjustment for TLC) 0 mi/h
	fM (Adjustment for Median) 1.6 mi/h
	fA (Adjustment for Access Points) 2.5 mi/h
Applying the values into	Equation 14-1, FFS=BFFS-fLW-fLC-fM-fA
	FFS = 30-1.9-1.6-2.5-0 = 24 mi/h

Land Use	Size	Unit	AM Peak Hour		PM Peak Hour	
Single Family Detached Housing	545	DU	24 Hour 2-Way Volume	Enter	Exit	Enter
			4948	98	293	305
			Total Peak Volume	391		484

STEP 2	
Determine v (Demand Flow Rate)	
	Growth % 1%
	Forecast Year = 2016-2014= 2
	Growth=(1+.01)^2 = 1.02
	V (Existing Volume)-2014 264 veh/h
	V (Forecasted Volume)@2016 =264*1.02= 269 veh/h
	V (SiteVolume) Proposed = PM Pk Hour Trips= 484 veh/h
	Total V(Site+Forecasted) =269+484 753 veh/h
	Average PHF 0.920
	N (# of lanes in one direction) 1
	fHV (Adjustment for Heavy Vehicles) 1 Since no %HV, or RV
	fp (Adjustment for Driver Population) 1 for Regular users Pg 14-18
Applying the values into	Equation 14-3, v= V/ (PHF * N * fHV *fp)
	v=753 / (0.92*1*1*1)= 818 pc/h/ln

STEP 3	
Determine D (Density)	
Equation 14-5 (Pg14-18)	D=v/S
Calculated Above v (Demand Flow Rate)	818 pc/h/ln
Used FFS calculated above as Mean Speed S (Mean Speed)	24 mi/h
Applying the values into the	Equation 14-5 (Pg14-18), D=v/S
	D=818/24= 34 pc/mi/ln

Based on the table shown, with a FFS of 24 mi/h, and a Density of 34 pc/mi/ln, the LOS is D

LOS	FFS (mi/h)	Density (pc/mi/ln)
A	All	>0-11
B	All	>11-18
C	All	>18-26
D	All	>26-35
E	60	>35-40
	55	>35-41
	50	>35-43
	40	>35-45
F	60	>40
	55	>41
	50	>43
	45	>45



ATTACHMENT 4



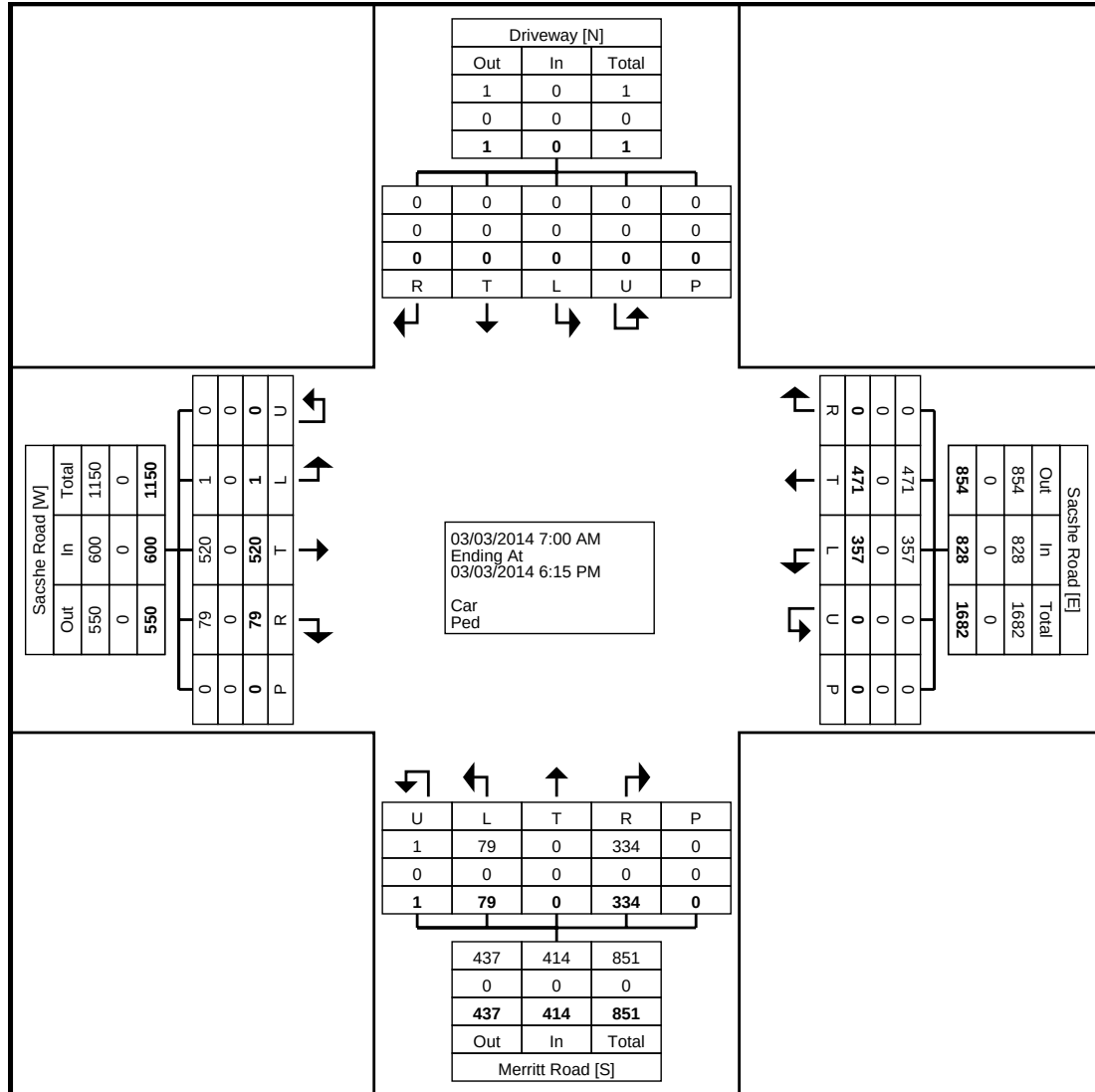
Count Name: Merritt Road at
Sacshe Road
Site Code: 1
Start Date: 03/03/2014
Page No: 1

Start Time	Driveway Southbound						Sacshe Road Westbound						Merritt Road Northbound						Sacshe Road Eastbound						Int. Total
	Left	Thru	Right	U-Turn	Peds	App. Total	Left	Thru	Right	U-Turn	Peds	App. Total	Left	Thru	Right	U-Turn	Peds	App. Total	Left	Thru	Right	U-Turn	Peds	App. Total	
7:00 AM	0	0	0	0	0	0	29	25	0	0	0	54	0	0	5	0	0	5	0	3	1	0	0	4	63
7:15 AM	0	0	0	0	0	0	20	33	0	0	0	53	3	0	4	0	0	7	0	3	1	0	0	4	64
7:30 AM	0	0	0	0	0	0	28	19	0	0	0	47	2	0	3	0	0	5	0	5	1	0	0	6	58
7:45 AM	0	0	0	0	0	0	27	26	0	0	0	53	1	0	6	0	0	7	0	3	2	0	0	5	65
Hourly Total	0	0	0	0	0	0	104	103	0	0	0	207	6	0	18	0	0	24	0	14	5	0	0	19	250
8:00 AM	0	0	0	0	0	0	24	31	0	0	0	55	3	0	7	0	0	10	0	2	1	0	0	3	68
8:15 AM	0	0	0	0	0	0	24	35	0	0	0	59	1	0	8	0	0	9	0	10	1	0	0	11	79
8:30 AM	0	0	0	0	0	0	18	29	0	0	0	47	3	0	7	0	0	10	0	14	2	0	0	16	73
8:45 AM	0	0	0	0	0	0	19	25	0	0	0	44	3	0	9	0	0	12	0	4	3	0	0	7	63
Hourly Total	0	0	0	0	0	0	85	120	0	0	0	205	10	0	31	0	0	41	0	30	7	0	0	37	283
9:00 AM	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hourly Total	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
4:00 PM	0	0	0	0	0	0	22	37	0	0	0	59	7	0	25	0	0	32	0	37	4	0	0	41	132
4:15 PM	0	0	0	0	0	0	13	24	0	0	0	37	7	0	24	1	0	32	1	49	11	0	0	61	130
4:30 PM	0	0	0	0	0	0	18	29	0	0	0	47	8	0	30	0	0	38	0	50	11	0	0	61	146
4:45 PM	0	0	0	0	0	0	23	31	0	0	0	54	3	0	33	0	0	36	0	52	12	0	0	64	154
Hourly Total	0	0	0	0	0	0	76	121	0	0	0	197	25	0	112	1	0	138	1	188	38	0	0	227	562
5:00 PM	0	0	0	0	0	0	24	29	0	0	0	53	13	0	42	0	0	55	0	59	9	0	0	68	176
5:15 PM	0	0	0	0	0	0	17	35	0	0	0	52	10	0	35	0	0	45	0	81	7	0	0	88	185
5:30 PM	0	0	0	0	0	0	26	33	0	0	0	59	7	0	45	0	0	52	0	79	7	0	0	86	197
5:45 PM	0	0	0	0	0	0	24	30	0	0	0	54	8	0	51	0	0	59	0	69	6	0	0	75	188
Hourly Total	0	0	0	0	0	0	91	127	0	0	0	218	38	0	173	0	0	211	0	288	29	0	0	317	746
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	357	471	0	0	0	828	79	0	334	1	0	414	1	520	79	0	0	600	1842
Approach %	NaN	NaN	NaN	NaN	-	-	43.1	56.9	0.0	0.0	-	-	19.1	0.0	80.7	0.2	-	-	0.2	86.7	13.2	0.0	-	-	-
Total %	0.0	0.0	0.0	0.0	-	0.0	19.4	25.6	0.0	0.0	-	45.0	4.3	0.0	18.1	0.1	-	22.5	0.1	28.2	4.3	0.0	-	32.6	-
Car	0	0	0	0	-	0	357	471	0	0	-	828	79	0	334	1	-	414	1	520	79	0	-	600	1842
% Car	-	-	-	-	-	-	100.0	100.0	-	-	-	100.0	100.0	-	100.0	100.0	-	100.0	100.0	100.0	100.0	-	-	100.0	100.0
Ped	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Ped	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



C. J. Hensch & Associates Inc.
5215 Sycamore Ave.
Pasadena, Texas, United States 77503
(281) 487-5417

Count Name: Merritt Road at
Sacshe Road
Site Code: 1
Start Date: 03/03/2014
Page No: 2



Turning Movement Data Plot

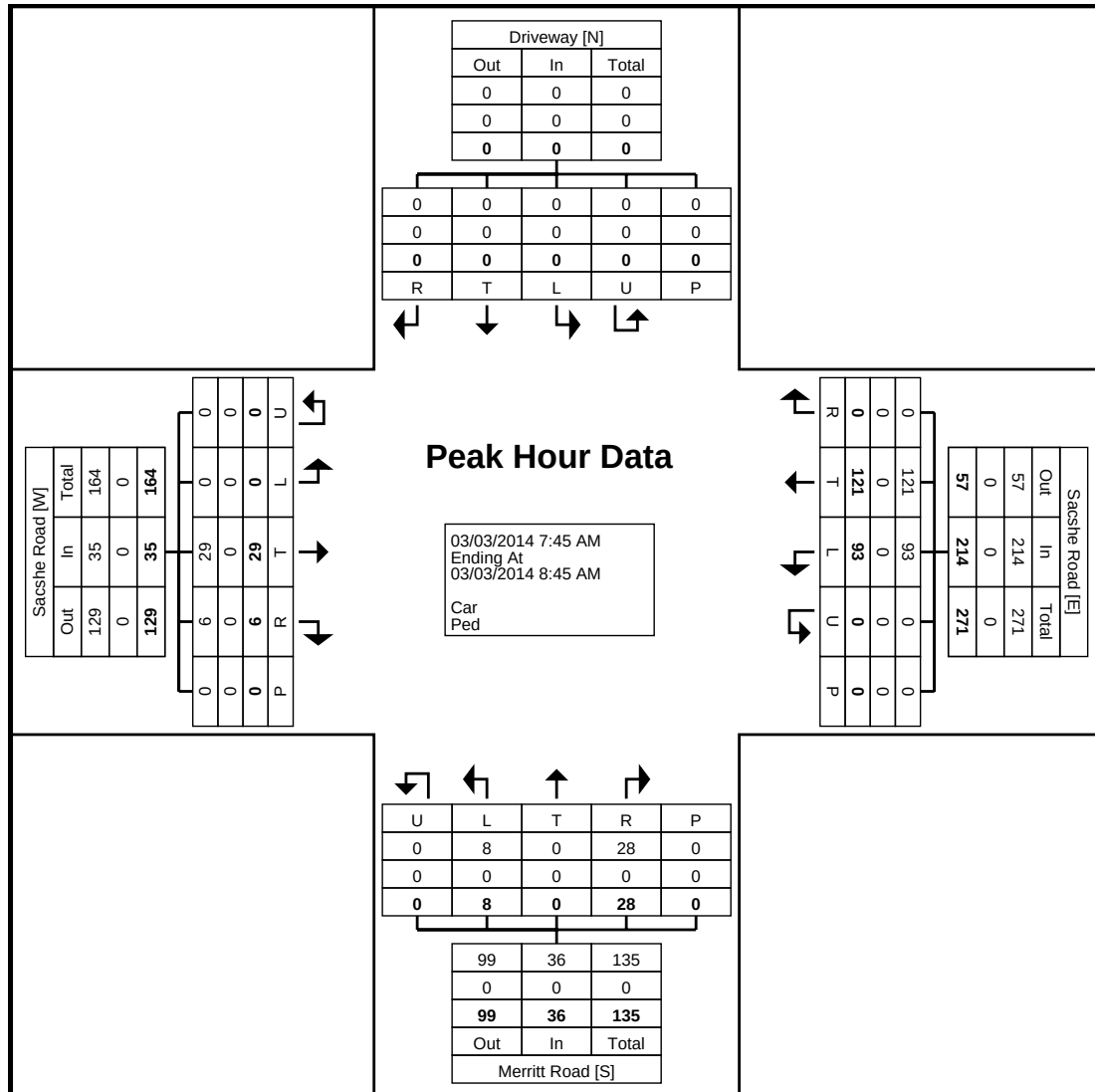
Count Name: Merritt Road at
Sacshe Road
Site Code: 1
Start Date: 03/03/2014
Page No: 3

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Count Name: Merritt Road at
Sacshe Road
Site Code: 1
Start Date: 03/03/2014
Page No: 4



Turning Movement Peak Hour Data Plot (7:45 AM)

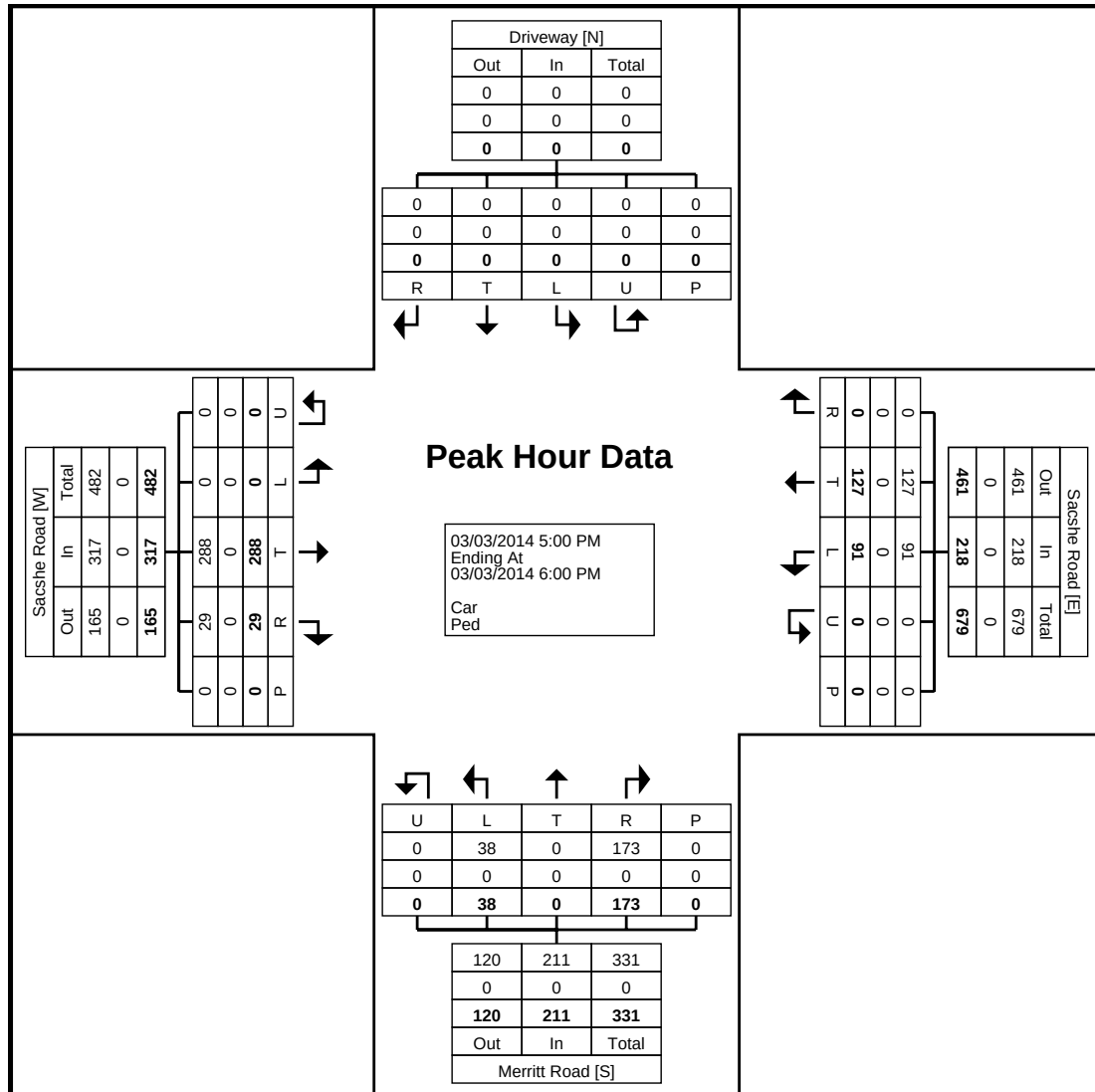
Count Name: Merritt Road at
Sacshe Road
Site Code: 1
Start Date: 03/03/2014
Page No: 5

[illegible]



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Count Name: Merritt Road at
Sacshe Road
Site Code: 1
Start Date: 03/03/2014
Page No: 6



Turning Movement Peak Hour Data Plot (5:00 PM)



C. J. Hensch & Associates Inc.
5215 Sycamore Ave.

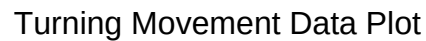
Pasadena, Texas, United States 77503
(281) 487-5417

Count Name: Merritt Road at
Pleasant Valley Road
Site Code: 2
Start Date: 03/03/2014
Page No: 1

Turning Movement Data

Start Time	Merritt Road Southbound						Pleasant Valley Road Westbound						Merritt Road Northbound						Pleasant Valley Road Eastbound						Int. Total
	Left	Thru	Right	U-Turn	Peds	App.Total	Left	Thru	Right	U-Turn	Peds	App.Total	Left	Thru	Right	U-Turn	Peds	App.Total	Left	Thru	Right	U-Turn	Peds	App.Total	
7:00 AM	0	36	0	0	0	36	18	0	0	0	0	18	0	3	1	0	0	4	0	0	0	0	0	0	58
7:15 AM	0	24	0	0	0	24	26	0	1	0	0	27	0	7	3	0	0	10	0	0	0	0	0	0	61
7:30 AM	0	33	0	0	0	33	19	0	0	0	0	19	0	5	2	0	0	7	0	0	0	0	0	0	59
7:45 AM	0	31	0	0	0	31	18	0	1	0	0	19	0	9	2	0	0	11	0	0	0	0	0	0	61
Hourly Total	0	124	0	0	0	124	81	0	2	0	0	83	0	24	8	0	0	32	0	0	0	0	0	0	239
8:00 AM	1	35	0	0	0	36	13	0	0	0	0	13	0	9	5	0	0	14	0	0	0	0	0	0	63
8:15 AM	0	23	0	0	0	23	18	0	2	0	0	20	0	9	6	0	0	15	0	0	0	0	0	0	58
8:30 AM	0	27	0	0	0	27	26	0	0	0	0	26	0	5	1	0	0	6	0	0	0	0	0	0	59
8:45 AM	1	25	0	0	0	26	17	0	0	0	0	17	0	12	6	0	0	18	0	0	0	0	0	0	61
Hourly Total	2	110	0	0	0	112	74	0	2	0	0	76	0	35	18	0	0	53	0	0	0	0	0	0	241
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	1	26	0	0	0	27	17	0	2	0	0	19	0	34	31	0	0	65	0	0	0	0	0	0	111
4:15 PM	0	26	0	0	0	26	23	0	1	0	0	24	0	33	30	0	0	63	0	0	0	0	0	0	113
4:30 PM	3	27	0	0	0	30	28	0	2	0	0	30	0	41	34	0	0	75	0	0	0	0	0	0	135
4:45 PM	2	27	0	0	0	29	19	0	1	0	0	20	0	48	34	0	0	82	0	0	0	0	0	0	131
Hourly Total	6	106	0	0	0	112	87	0	6	0	0	93	0	156	129	0	0	285	0	0	0	0	0	0	490
5:00 PM	5	38	0	0	0	43	15	0	4	0	0	19	0	47	35	0	0	82	0	0	0	0	0	0	144
5:15 PM	4	22	0	0	0	26	8	0	5	0	0	13	0	46	48	0	0	94	0	0	0	0	0	0	133
5:30 PM	1	36	0	0	0	37	14	0	2	0	0	16	0	58	48	0	0	106	0	0	0	0	0	0	159
5:45 PM	1	28	0	0	0	29	14	0	2	0	0	16	0	58	44	0	0	102	0	0	0	0	0	0	147
Hourly Total	11	124	0	0	0	135	51	0	13	0	0	64	0	209	175	0	0	384	0	0	0	0	0	0	583
Grand Total	19	464	0	0	0	483	293	0	23	0	0	316	0	424	330	0	0	754	0	0	0	0	0	0	1553
Approach %	3.9	96.1	0.0	0.0	-	-	92.7	0.0	7.3	0.0	-	-	0.0	56.2	43.8	0.0	-	-	NaN	NaN	NaN	NaN	-	-	-
Total %	1.2	29.9	0.0	0.0	-	31.1	18.9	0.0	1.5	0.0	-	20.3	0.0	27.3	21.2	0.0	-	48.6	0.0	0.0	0.0	0.0	-	0.0	-
Car	19	464	0	0	-	483	293	0	23	0	-	316	0	424	330	0	-	754	0	0	0	0	-	0	1553
% Car	100.0	100.0	-	-	-	100.0	100.0	-	100.0	-	-	100.0	-	100.0	100.0	-	-	100.0	-	-	-	-	-	-	100.0
Ped	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	0	-	-	-
% Ped	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Count Name: Merritt Road at
Pleasant Valley Road
Site Code: 2
Start Date: 03/03/2014
Page No: 2





C. J. Hensch & Associates Inc.
5215 Sycamore Ave.

Pasadena, Texas, United States 77503
(281) 487-5417

Count Name: Merritt Road at
Pleasant Valley Road
Site Code: 2
Start Date: 03/03/2014
Page No: 3

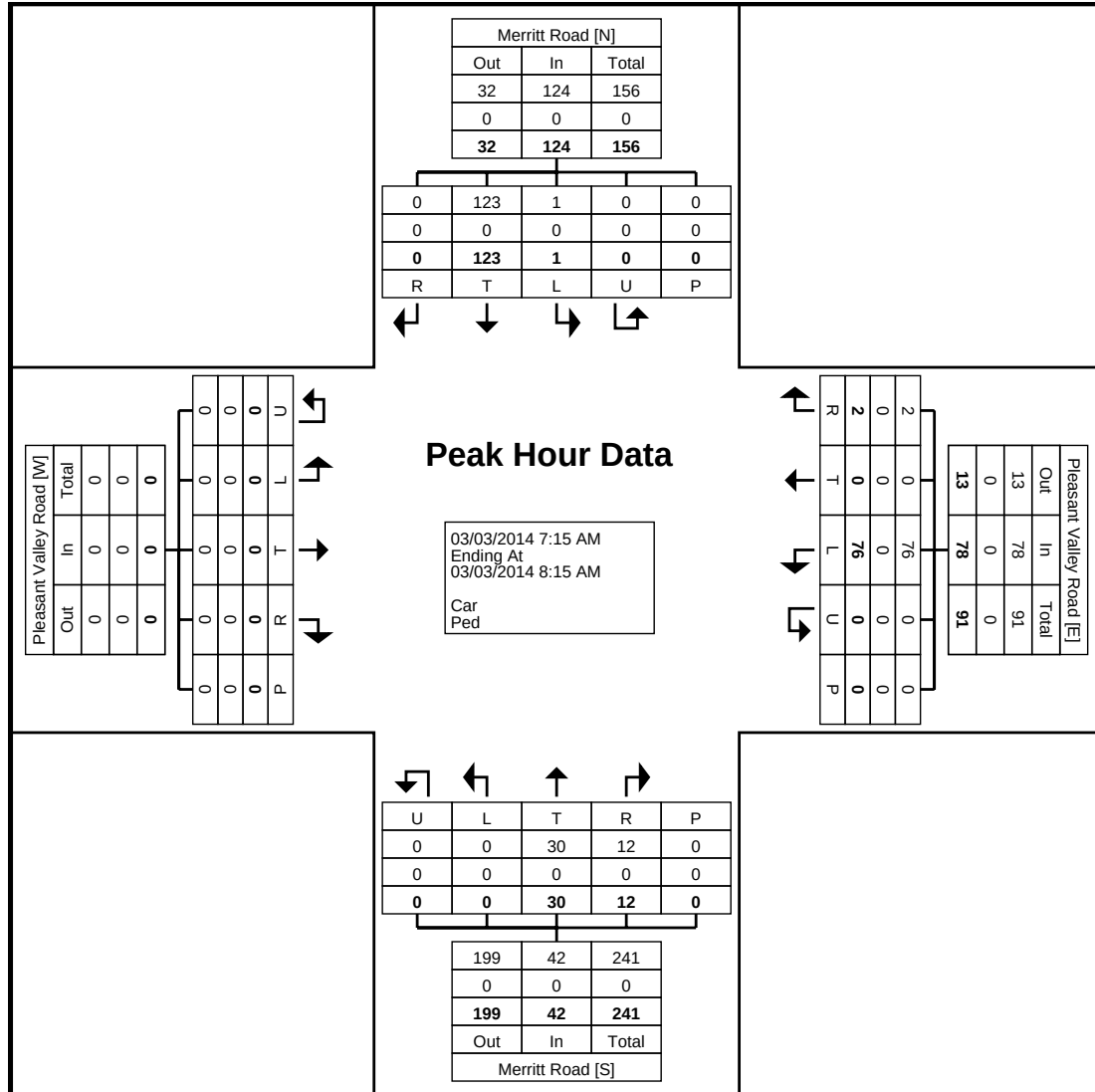
Turning Movement Peak Hour Data (7:15 AM)

[illegible]



C. J. Hensch & Associates Inc.
5215 Sycamore Ave.
Pasadena, Texas, United States 77503
(281) 487-5417

Count Name: Merritt Road at
Pleasant Valley Road
Site Code: 2
Start Date: 03/03/2014
Page No: 4



Count Name: Merritt Road at
Pleasant Valley Road
Site Code: 2
Start Date: 03/03/2014
Page No: 5

[illegible]

Count Name: Merritt Road at
Pleasant Valley Road
Site Code: 2
Start Date: 03/03/2014
Page No: 6



**Engineering
Department**

Greg A. Peters, P.E., LEED AP
City Engineer
City of Sachse
March 6, 2014

**Results of the Capacity Analysis for the Proposed Collector Road between
Sachse Road and Pleasant Valley Road**

The City of Sachse Engineering Department has reviewed the capacity analysis report for the proposed extension of a collector road between Sachse Road and Pleasant Valley Road as provided by Bury-AUS, Inc. and dated March 5, 2014. The intent of the analysis was to determine if a single north-south collector road would provide adequate traffic capacity between Sachse Road and Pleasant Valley Road, East of Merritt Road. Currently, the City of Sachse Thoroughfare Plan shows two collector roads to function in this capacity:

- Ben Road (future connection to Pinnacle Oak Circle)
- Unnamed Collector Road east of Ben Road

Summary of the analysis received from Bury-AUS, Inc.

The analysis provided by Bury-AUS, Inc. included the following assumptions:

- PM peak period traffic data was used for analysis due to the higher volumes
- 50% of existing traffic northbound on Merritt Road will make a right turn on Pleasant Valley and then a left turn onto the proposed collector road instead of continuing north on Merritt Road
- 50% of traffic headed west on Sachse Road will make a left turn onto the proposed collector road instead of continuing on to Merritt Road to head south.
- 50% of north-south traffic will utilize the proposed collector road, and 50% will utilize Merritt Road
- Traffic from the City of Wylie's new residential development to the east, The Dominion of Pleasant Valley (975 Single Family properties), contains a direct connection to Pleasant Valley Road, and thus will not utilize the proposed collector road to travel to the President George Bush Turnpike.
- A 1% growth rate for the area was utilized in calculations

Bury-AUS, Inc. also performed a manual turning movement count at two locations, Merritt Road at Sachse Road, and Merritt Road at Pleasant Valley Road during morning and evening peak traffic times. The data collected during these counts were utilized in making the assumptions listed above.

Bury-AUS, Inc. used an industry standard computer program, “Trip Generation” by MicroTrans Corp., to complete the computational analysis of the proposed traffic conditions. The results of the analysis show that the proposed future collector road would operate with a density of 34 passenger cars per mile per lane. The vehicle density is used to determine the functionality of the road system.

The Highway Capacity Manual is a document prepared by the Transportation Research Board that is regularly updated as a reference for the analysis and design of roadway systems in the United States. The Highway Capacity Manual utilizes “Level of Service” to explain the functionality of roadways. The range is from A to F, and is determined primarily by the vehicle density projected for the roadway. The highest level of service, LOS-A, indicates free flowing traffic at or above the posted speed limit, while LOS-F indicates forced flow – in other words, a traffic jam.

The resulting “Level of Service” (LOS) for the proposed roadway density was found to be LOS - D.

For the proposed collector roadway, LOS-D indicates that the roadway will have speeds just below the speed limit with traffic volumes above normal with cars spaced at roughly 150 feet apart. A typical example of this level of service is a roadway along a busy retail area.

Staff Findings

- **Turning Movements**

The assumptions made by Bury-AUS, Inc. regarding turning movements are conservative, which is good. Staff believes that the future widening of Sachse Road, Merritt Road, and Pleasant Valley Road to 4-lane divided roadways will significantly impact the choices motorists make as they travel to and from the President George Bush Turnpike. It is important to note that while Sachse/Merritt/Pleasant Valley Road are all shown in the City of Sachse 10-year CIP to be widened, the funding for the majority of the improvements has not yet been determined. All three corridors will likely be improved through a partnership between the City of Sachse and Dallas County. Thus, the proposed collector may be constructed well in advance of the completion of improvements to Sachse/Merritt/Pleasant Valley.

- **Traffic Volume**

The analysis prepared by Bury-AUS, Inc. does take into account the large single family development planned to begin this year in the City of Wylie. The analysis also takes into account the additional traffic volume that would be created by the approval of the companion Future Land Use Amendment. The 1% annual growth assumed in the analysis seems reasonable for the surrounding rural residential areas in Sachse.

- **Level of Service**

The analysis shows a proposed vehicle density of 34 passenger cars per mile per lane. This density is based upon peak traffic volume during afternoon rush hour,

and results in a level of service, LOS-D. In fact, at this density, it is very close to LOS-E. However, the high density is a result of the assumption that 50% of vehicles on the intersecting arterial roadways will make the turning movement onto the proposed collector road.

Staff Conclusion

Staff has determined that the proposed single north-south collector road will provide adequate traffic capacity between Sachse Road and Pleasant Valley Road, East of Merritt Road.

Therefore, the second collector road, currently shown as Ben Road, is not required. If the proposed collector road is constructed prior to any improvements being made to Sachse/Merritt/Pleasant Valley, it is expected that traffic volumes will be at peak levels on the collector shortly after construction. During this time, the collector road would operate at the lower end of LOS-D. Traffic volumes on the proposed collector would then be anticipated to decrease as future improvements are made to the surrounding minor arterial roads. Once the surrounding arterial roads are improved, staff anticipates that the majority of traffic would remain on the 4-lane divided roadways, Sachse/Merritt/Pleasant Valley. The collector road would then be utilized primarily by motorists that live on local streets adjacent to the proposed collector road and existing collector road north off Sachse Road (Country Club Drive). Therefore, the long term LOS for the roadway would be in the higher range of LOS-D.

It is also important to note that a Traffic Impact Analysis (TIA) will be required as a part of any land development project in this area. The TIA will provide more detailed information on intersections and turning movements as a result of a development. If a land development project in the area is submitted, City staff will review the required TIA and utilize the data in the TIA to determine requirements for turn lanes, traffic signals, and other intersection improvements required for the development.

Sincerely,



Greg A. Peters, P.E., LEED AP
City Engineer

CC: City of Sachse – Billy George
City of Sachse – Wes Lawson
City of Sachse – Marc Kurbansade
City of Sachse – Michael Spencer



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road (A location map depicting the location of the requested amendments is attached.)

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

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

COMMENTS: I'm 100% in favor. Mr. Dan Herzog is a trustworthy developer. We have great confidence in this man. This will be a win-win for us & for Sachse.

SIGNATURE: JoAnn Dixon Property Owner

PRINTED NAME: JoAnn Dixon

ADDRESS: 1617 Windsor Dr Mesquite, TX, 75149

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 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: mkurbansade@cityofsachse.com

RETURN BY FAX OR MAIL

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

FAX: (972) 675-9812

ATTACHMENT 6**Community Development
Department****NOTICE OF PUBLIC HEARING**

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

COMMENTS: _____

SIGNATURE: _____

PRINTED NAME: _____

ADDRESS: _____

Daniel S. Chen MD

DANIEL S. CHEN

4001 Pleasant Valley, 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings 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: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

COMMENTS:

*Have been here for 34 yrs. Strong
 paid our taxes without fail. Don't want to
 deal with the traffic + crime rate that it will bring*

SIGNATURE:

PRINTED NAME:

ADDRESS:

Louis Lopez

Louis Lopez

*4503 Pleasant Valley 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings 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: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

COMMENTS: *Bring new growth to the city of Sachse and very pleased that Herzog Development is the purchaser of said property.*
SIGNATURE: *Rich Rutherford Judy Cook*
PRINTED NAME: *Rich Rutherford Judy Cook*
ADDRESS: *4401 Pleasant Valley 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings 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

**Community Development
Department****NOTICE OF PUBLIC HEARING**

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

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- ☒ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
to remove Ben Road from Thoroughfare
☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:
rural to residential

COMMENTS: Not making Ben Rd. a road will protect
the neighborhood from increased traffic & noise.
I am against changing the zoning from rural to residential

SIGNATURE: Melody Acord
PRINTED NAME: Melody Acord
ADDRESS: 5404 Oakridge 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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**Community Development
Department**

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
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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: I support the current future land use plan
I see no reason to change to low density residential just
so a developer can make an even larger profit margin

SIGNATURE: Manuel L. Jackson
PRINTED NAME: MANUEL L. JACKSON
ADDRESS: 5517 PINNACLE OAK DR. 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 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: mkurbansade@cityofsachse.com	RETURN BY FAX OR MAIL City of Sachse Community Development Dept. 3815-B Sachse Road, Sachse, Texas 75048 FAX: (972) 675-9812
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Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
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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: I AM OPPOSED TO THE
ZONING CHANGE BUT IN FAVOR OF
BEN ROAD BEING CLOSED

SIGNATURE: Joel Dean
 PRINTED NAME: JOEL W. DEAN
 ADDRESS: 5603 PINNACLE OAK DR.

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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 3815-B Sachse Road, Sachse, Texas 75048
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Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
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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: Opposing Zoning Change

* In favor of removing Ben Road from the Master Thoroughfare Plan
 SIGNATURE: Sheral Baxter
 PRINTED NAME: Sheral Baxter
 ADDRESS: 5604 Pinnacle 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings 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
March 3, 2014 1:23:33 PM CST

REMOTE CSID
972 781 7142

DURATION
124

ATTACHMENT 6

PAGES
2

STATUS
Received

Mar 03 2014 1:20PM

GARLAND FMO

972-781-7142

page 1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

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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:

I do NOT want the added traffic going thru our neighborhood!

SIGNATURE:

Thomas C. Mahan

PRINTED NAME:

Thomas C. Mahan

ADDRESS:

*1510 Plomade Oak
Sachse, TX.*

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

TIME RECEIVED

February 23, 2014 2:14:00 PM CST

REMOTE CSID

972 675 2645

DURATION

69

PAGES

1

STATUS

Received

Feb 23 14:02:12p

Michael & Kellie Aragon

972-675-2645

p.1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
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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: YES TO REMOVE BEN ROAD !!
 NO TO LOW DENSITY; NEED DIVERSITY (LARGER LOTS
 TO KEEP SACHSE SACHSE;

SIGNATURE: Michael Aragon
PRINTED NAME: MICHAEL ARAGON
ADDRESS: 5612 PENNACLE 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 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: mkurbansade@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
March 5, 2014 8:01:01 AM CST

REMOTE CSID
972-583-1859

DURATION
42

ATTACHMENT 6

PAGES
1

STATUS
Received

05-Mar-2014 08:00 Ericsson 972-583-1859

1/1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

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

COMMENTS:

I am in favor of removing Ben Road. But I am against adding more Low Density Residential. Sachse needs variety & rural would be preferred.

SIGNATURE:

PRINTED NAME:

ADDRESS:

*Michael J. Kellam
5619 Vinnard 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 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 8815-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: mkurbansadc@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.
 8815-B Sachse Road, Sachse, Texas 75048
 FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

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

COMMENTS: My desire is to make sure Ben Rd cannot be
connected through to Pleasant Valley from Pinnacle Oaks regardless
of the rezoning.

SIGNATURE: Glenn F. Schmidt

PRINTED NAME: Glenn F. Schmidt

ADDRESS: 5707 Pinnacle Circle, 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings 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: mkurbansade@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: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

COMMENTS: I Do Not Want Ben Road to be connected

SIGNATURE: Burt Hesson

PRINTED NAME: Burt Hesson

ADDRESS: 5716 Pinnacle Circle 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 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: mkurbansadc@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



FEB 21 2014

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road (A location map depicting the location of the requested amendments is attached.)

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

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

COMMENTS: - Opposed to future land use plan
 - in favor of removing Ben Rd from
 master thoroughfare plan

SIGNATURE: E. Donnelly

PRINTED NAME: EMILY DONNELLY

ADDRESS: 6302 BEN 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 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: mkurbansade@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

ATTACHMENT 6

**Community Development
Department****NOTICE OF PUBLIC HEARING**

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

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

COMMENTS: While I am willing to support the request to remove Ben Road from the Master Thoroughfare Plan, I oppose the zoning change from Rural to Low Density.

SIGNATURE: [Signature]

PRINTED NAME: MICHAEL S. WHEELER

ADDRESS: 6310 BEN 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings 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: mkurbansade@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
February 24, 2014 6:25:13 PM CST

REMOTE CSID
972 463 6483

DURATION PAGES
152 2

STATUS
Received

Dec 22 10 09:47p WILLIAM HEMPEL

972-463-6483

p.1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road (A location map depicting the location of the requested amendments is attached.)

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

COMMENTS: I AM OK WITH THE LAND USE AS LONG AS I HAVE A GUARANTEE FROM THE DEVELOPER AND

THE CITY THAT ALL COSTS TO CONNECT TO THE FUTURE SEWER LINE IS PAID BY THE CITY AND DEVELOPER. TO INCLUDE IMPACT FEE, CONNECTION FEE AND

SIGNATURE: [Signature]
PRINTED NAME: WILLIAM E HEMPEL
ADDRESS: 6318 BEN RD SACHSE TX

THE COST OF THE LATERAL FROM MY HOUSE TO STREET AND IF A LIFT PUMP IS NEEDED THAT IS COVERED TOO

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 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: mkurbansade@cityofsachse.com	RETURN BY FAX OR MAIL City of Sachse Community Development Dept. 3815-B Sachse Road, Sachse, Texas 75048 FAX: (972) 675-9812
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Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

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

COMMENTS: *Rural is what makes Sachse beautiful and attracts many business owners like myself. Therefore, keep this part of our city rural and beautiful.*

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings 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: mkurbansade@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: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

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

COMMENTS: THIS IS A DOUBLE-EDGED AMENDMENT. IF WE VOTE TO REMOVE BEN RD. FROM MASTER THOROUGHFARE PLAN AS COLLECTOR THOROUGHFARE THEN APPROVING LOW DENSITY WHICH WE ARE AGAINST.
SIGNATURE: JUDY + LANNY GOUGE
PRINTED NAME: JUDY + LANNY GOUGE
ADDRESS: 6408 BEN RD., 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, March 10, 2014**. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at **7:30pm on Monday, March 17, 2014**. Both meetings 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
February 20, 2014 5:22:32 AM CST

REMOTE CSID
9726619255

DURATION
66

ATTACHMENT 6
PAGES
2
STATUS
Received

Feb. 20. 2014 5:21AM copart inc hq

No. 1058 P. 1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

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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:

*change will drive too much traffic down
existing country club drive*

SIGNATURE:

PRINTED NAME:

ADDRESS:

Rory Seiden

Rory Seiden

6415 Meadowcrest Ln Sachse TX 75048

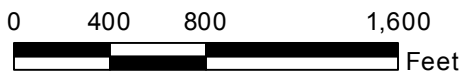
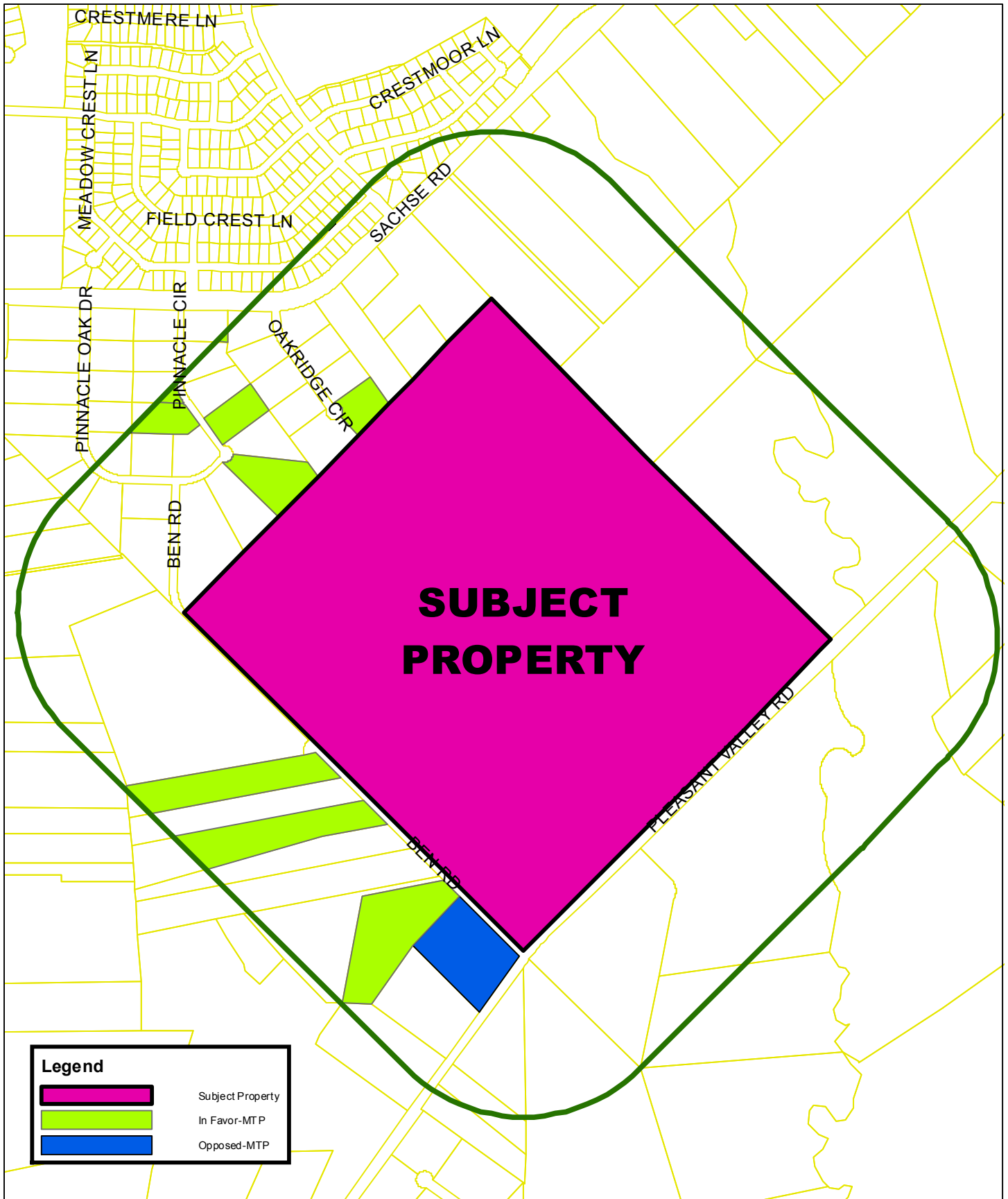
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RETURN BY FAX OR MAIL

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



20% OPPOSITION MAP

Woodbridge South PD
Transportation Plan
Map Created: March 3, 2014



Legislation Details (With Text)

File #:	14-2059	Version:	1	Name:	CD - WB SOUTH PD PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	2/18/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	3/10/2014	Final action:		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 Planned Development District (PD) on an 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".				

Executive Summary

The applicant is requesting to rezone the subject property from its existing Agricultural zoning district to a Planned Development zoning district. The proposed Planned Development would be comprised of single-family residential lots with typical lot sizes ranging from 6,000 square feet to one acre.

Sponsors:

Indexes:

Code sections:

Attachments: [CD - WB SOUTH PD PZ - PRESENTATION.pdf](#)
[CD - WB SOUTH PD PZ - DRAFT ORD.pdf](#)
[CD - WB SOUTH PD PZ - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - WB SOUTH PD PZ - DRAFT ORD - EXHIBIT B.pdf](#)
[CD - WB SOUTH PD PZ - DRAFT ORD - EXHIBIT C.pdf](#)
[CD - WB SOUTH PD PZ - DRAFT ORD - EXHIBIT D.pdf](#)
[CD - WB SOUTH PD PZ - ATTACHMENT 1.pdf](#)
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[CD - WB SOUTH PD PZ - ATTACHMENT 3.pdf](#)
[CD - WB SOUTH PD PZ - ATTACHMENT 4.pdf](#)
[CD - WB SOUTH PD PZ - ATTACHMENT 5.pdf](#)
[CD - WB SOUTH PD PZ - ATTACHMENT 6.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 Planned Development District (PD) on an 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”.

Executive Summary

The applicant is requesting to rezone the subject property from its existing Agricultural zoning district to a Planned Development zoning district. The proposed Planned Development would be comprised of single-family residential lots with typical lot sizes ranging from 6,000 square feet to one acre.

Background

The 174.82-acre subject property is located at the northeast corner of Pleasant Valley Road and Ben Road 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 Planned Development (PD) zoning district.

The development/land uses adjacent to the subject property are as follows:

- North: Pinnacle Oaks subdivision located on lots approximately one acre or larger in area. Also to the north is existing City of Sachse property currently occupied by Public Works and the Animal Shelter.
- South: Undeveloped property owned by Garland Independent School District and the Muddy Creek Preserve Nature Trails.
- East: Existing homesteads and agricultural uses.
- West: Existing homesteads.

The Future Land Use designation for the subject property is Rural Residential (See Attachment 3 for a copy of the Future Land Use Plan). The Comprehensive Plan describes Rural Residential as “rural, larger lot neighborhoods”. The single-family residential uses associated with the proposed Planned Development rezoning request contain lots ranging in size from 6,000 square feet to one acre. Only the one-acre lots are consistent with the Future Land Use Plan; therefore, concurrent with this zoning request, the property owner is requesting an amendment to the Future Land Use Map for the lots that are less than one acre.

Policy Considerations

The zoning request is to rezone the subject property from its existing Agricultural (AG) zoning designation to a Planned Development (PD) zoning designation. The proposed Planned Development would be comprised of single-family residential lots and associated

Homeowner's Association amenity area lots.

The Development Standards (Exhibit C) and the Zoning Concept Plan (Exhibit D) indicate that a maximum of 545 single-family residential units would be permitted pursuant to the Planned Development Regulations. Of these 545 units proposed, the lot breakdown would be as follows:

- R-43.5 (43,560 square foot minimum): 19 lots
- R-15.0 (15,000 square foot minimum): 39 lots
- R 10.0 (10,000 square foot minimum): 34 lots
- R-7.2 (7,200 square foot minimum): 178 lots
- R-6.0 (6,000 square foot minimum): 275 lots

The main access proposed to the site will be via two entrances on Pleasant Valley Road. Access along Ben Road is proposed for nine R-43.5 lots. It should be noted that as part of a concurrent request, the applicant is proposing to remove Ben Road from the Master Thoroughfare Plan. It should be noted that this concept will perpetuate the existing over-length cul-de-sac. Per the City Subdivision Ordinance, culs-de-sac shall not be more than 600 feet in length; the proposed cul-de-sac is 1,700 feet in length. The Concept Plan shows a turnaround at the midway point of the street; however, this does not satisfy the requirements of the City Subdivision Ordinance.

The westernmost thoroughfare connecting to Pleasant Valley Road will be a Collector thoroughfare and the other will simply be a residential street. The applicant is also pursuing another access point to the site via a connection to the north to Sachse Road. This connection has not been finalized at the time that this zoning request was brought forward; however, the Concept Plan indicates a potential future connection should the extension occur at a later date. The proposed access for this plan meets the City access requirements without the potential future northern connection to Sachse Road.

There are other items where the applicant has requested to deviate from minimum standards set forth in the Zoning Ordinance. The first is minimum lot size where the applicant has request for 81 lots to be less than 2,000 square feet, which is the minimum lot size for the City's smallest zoning district of R-10.

The other deviation is with respect to landscaping. The applicant has requested to provide four (4) trees on the R-43.5 lots, three (3) trees on the R-15.0 and R-10.0 lots and two (2) trees on the R-7.2 and R-6.0 lots. This is less than the required four trees per lot required in the Landscaping regulations.

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. As of Friday, March 7, 2014, 21 responses were returned, 4 in favor and 20 opposed to the zoning request. See Attachment 4 for returned responses. Also refer to Attachment 5 and Attachment 6 for opposition responses within 200-feet and 1,000-feet, respectively. At the time this agenda item was published, City staff received opposition from 23.8% of the property owners within 200 feet of the subject property. Since this opposition is in excess of 20%, pursuant to Section 211.006 of the Texas Local Government Code, three-fourths of all members of City Council must vote in favor to approve this zoning request. It should be noted that the “three-fourths” pertains to all members of the City Council not just those present (i.e., six affirmative votes are needed in order for this request to be approved).

In summary, due to the fact that the proposed zoning request is not consistent with the Future Land Use category of Rural Residential, staff is recommending denial of this request. For reasons also stated in the companion Future Land Use Plan amendment, staff feels that an amendment at this time is premature without evaluating this region as a whole.

Should a recommendation of approval be made, staff requests that the following condition of approval be incorporated:

1. The Concept Plan (Exhibit D) be modified to remove the over-length cul-de-sac, reducing it to a maximum of 600-feet.
2. The minimum home size shall be 2,000 square feet for all proposed dwelling units.
3. In accordance with the City of Sachse Landscaping regulations, all residential lots shall be required to provide a minimum of four shade/canopy trees.

Budgetary Considerations

None.

Staff Recommendations

Staff recommends denial of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from an Agricultural District (AG) to a Planned Development District (PD) on an approximately 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”.



PLANNING & ZONING COMMISSION

MARCH 10, 2014

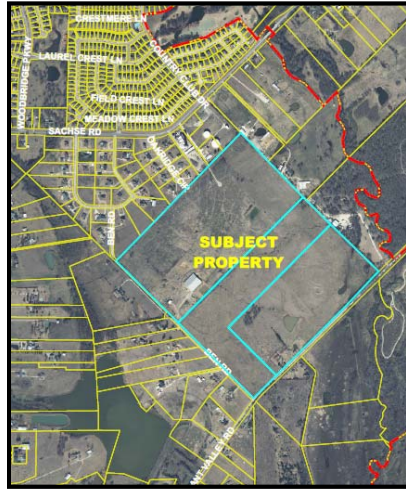
REQUEST

Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from an Agricultural District (AG) to a Planned Development District (PD) on an approximately 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".



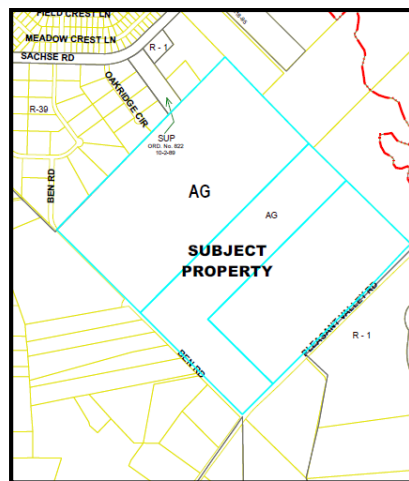
BACKGROUND

AERIAL LOCATION MAP

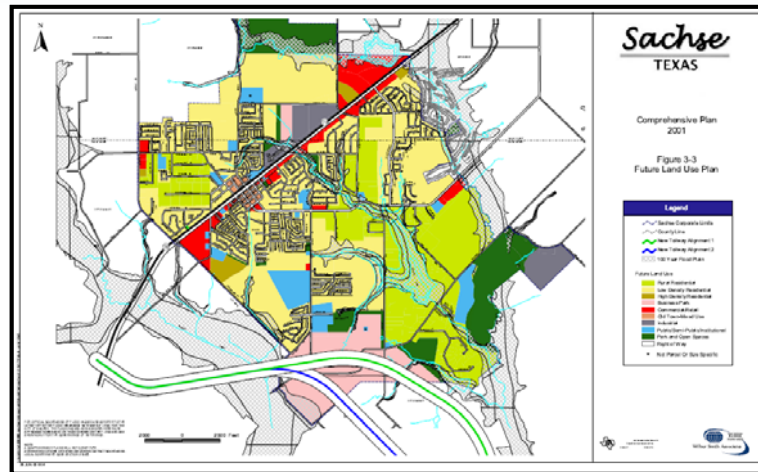


BACKGROUND

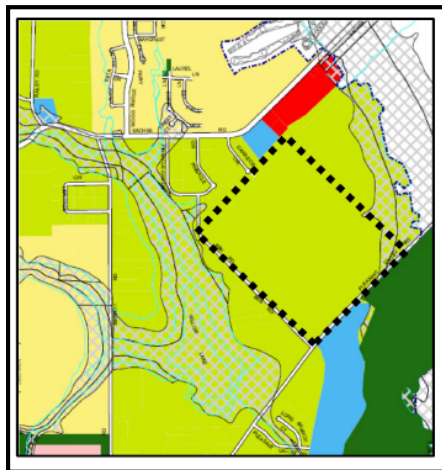
ZONING MAP



BACKGROUND FUTURE LAND USE MAP



BACKGROUND FUTURE LAND USE MAP



BACKGROUND

SITE INFORMATION

- ❑ Site Area: 174.82 acres
- ❑ Existing Future Land Use designation: Rural Residential
- ❑ Proposed Future Land Use designation: Low Density Residential & Rural Residential
- ❑ Existing Zoning designation: Agricultural
- ❑ Proposed Zoning designation: Planned Development for Single Family Uses



BACKGROUND

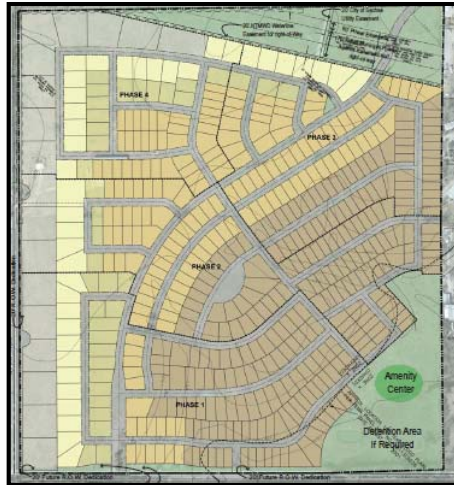
FLU PLAN AMENDMENT

Companion Future Land Use Plan amendment because the proposed zoning designation is not consistent with the Future Land Use Plan designation.



POLICY CONSIDERATIONS

DEVELOPMENT PLAN



19	R-43.5 – 1 Acre Lots
39	R-15.0 – 15,000 Sf Lots
34	R-10.0 – 10,000 Sf Lots
178	R-7.2 – 7,200 Sf Lots
275	R-6.0 – 6,000 Sf Lots
545 Lots	



POLICY CONSIDERATIONS

TYPICAL LOT SIZES

- ☐ R-43.5 (43,560 square foot minimum): 19 lots
- ☐ R-15.0 (15,000 square foot minimum): 39 lots
- ☐ R 10.0 (10,000 square foot minimum): 34 lots
- ☐ R-7.2 (7,200 square foot minimum): 178 lots
- ☐ R-6.0 (6,000 square foot minimum): 275 lots



POLICY CONSIDERATIONS

DEVELOPMENT STANDARDS (R-43.5)

- ❑ Lot Area: 43,560 square feet (1 acre)
- ❑ Typical Setbacks
 - Front Yard: 50-ft
 - Side Yard (interior): 25-ft
 - Side Yard (street): 30-ft
 - Rear Yard: 50-ft
- ❑ Dwelling Size
 - 100% of the dwellings: 3,000 square feet



POLICY CONSIDERATIONS

DEVELOPMENT STANDARDS (R-15.0)

- ❑ Lot Area: 15,000 square feet
- ❑ Typical Setbacks
 - Front Yard: 25-ft (20-ft for side-entry garages)
 - Side Yard (interior): 10-ft
 - Side Yard (street): 20-ft
 - Rear Yard: 20-ft
- ❑ Dwelling Size
 - 25% of the dwellings: 2,800 square feet
 - 50% of the dwellings: 2,600 square feet
 - 25% of the dwellings: 2,400 square feet



POLICY CONSIDERATIONS

DEVELOPMENT STANDARDS (R-10.0)

- ❑ Lot Area: 10,000 square feet
- ❑ Typical Setbacks
 - Front Yard: 20-ft
 - Side Yard (interior): 10-ft
 - Side Yard (street): 20-ft
 - Rear Yard: 25-ft (20-ft adj. to open space)
- ❑ Dwelling Size
 - 25% of the dwellings: 2,600 square feet
 - 50% of the dwellings: 2,400 square feet
 - 25% of the dwellings: 2,200 square feet



POLICY CONSIDERATIONS

DEVELOPMENT STANDARDS (R-7.2)

- ❑ Lot Area: 7,200 square feet
- ❑ Typical Setbacks
 - Front Yard: 20-ft
 - Side Yard (interior): 5-ft
 - Side Yard (street): 15-ft
 - Rear Yard: 20-ft (15-ft adj. to open space)
- ❑ Dwelling Size
 - 15% of the dwellings: 2,600 square feet
 - 70% of the dwellings: 2,200 square feet
 - 15% of the dwellings: 1,700 square feet



POLICY CONSIDERATIONS

DEVELOPMENT STANDARDS (R-7.2)

- ❑ Lot Area: 6,000 square feet
- ❑ Typical Setbacks
 - Front Yard: 20-ft
 - Side Yard (interior): 0-3 ft & 7-10 ft
 - Side Yard (street): 15-ft
 - Rear Yard: 20-ft (15-ft adj. to open space)
- ❑ Dwelling Size
 - 10% of the dwellings: 2,400 square feet
 - 70% of the dwellings: 2,000 square feet
 - 20% of the dwellings: 1,700 square feet



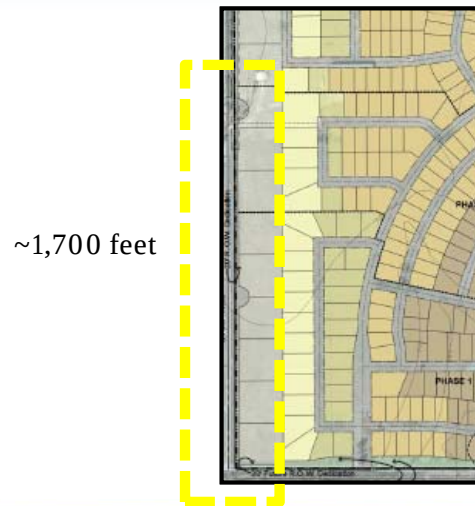
POLICY CONSIDERATIONS

LANDSCAPING

- ❑ R-43.5: 4 trees
- ❑ R-15.0 and R-10.0: 3 trees
- ❑ R-7.2 and R-6.0: 2 trees



POLICY CONSIDERATIONS OVER-LENGTH CUL-DE-SAC

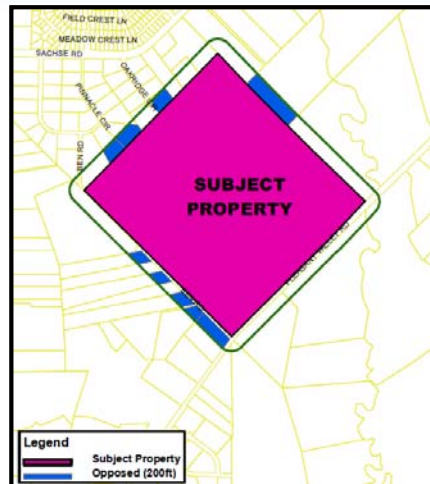


PUBLIC NOTIFICATION FEEDBACK

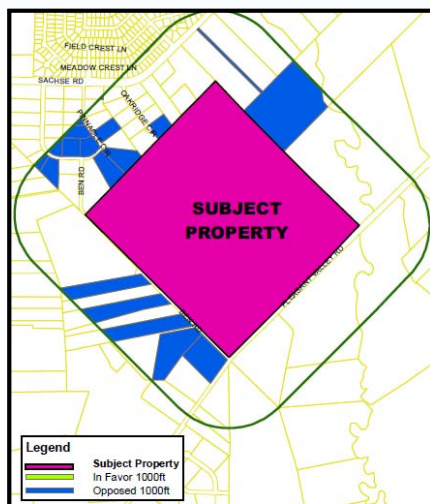
- ❑ 100 Property Owners within 1,000-feet notified
 - 4 – in favor
 - 20 - opposed



PUBLIC NOTIFICATION MAP (200-FT OPPOSED)



PUBLIC NOTIFICATION MAP (1,000-FT OPPOSED)



STAFF RECOMMENDATION

Staff recommends denial of the zoning request.

Should a recommendation of approval be made, staff requests that the following condition of approval be incorporated:

- 1. The Concept Plan (Exhibit D) be modified to remove the over-length cul-de-sac, reducing it to a maximum of 600-feet.*
- 2. The minimum home size shall be 2,000 square feet for all proposed dwelling units.*
- 3. In accordance with the City of Sachse Landscaping regulations, all residential lots shall be required to provide a minimum of four shade/canopy trees.*



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, TO GRANT A CHANGE OF ZONING FROM AN AGRICULTURAL DISTRICT (AG) TO A PLANNED DEVELOPMENT DISTRICT (PD) ON AN APPROXIMATELY 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 ATTACHED AS EXHIBIT "D"; 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 applying 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, the governing body of the City of Sachse is of the opinion that said comprehensive zoning ordinance 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 further amended to grant a change in zoning from Agricultural (AG) to Planned Development (PD) on an approximately 174.82-acre tract of land located on the northeast corner of Pleasant Valley Road and Ben Road, City of Sachse, Dallas County, Texas being more particularly described by metes and bounds in Exhibit "A" and as depicted in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION 2. The property described in Exhibit "A", shall be developed in accordance with the following exhibits, each of which are attached hereto and incorporated herein:

Exhibit "C" - Development Regulations; and,

Exhibit "D" - Zoning Concept Plan.

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.

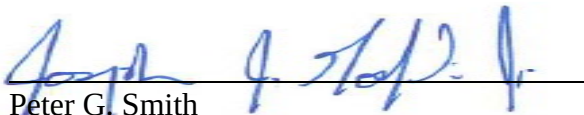
APPROVED:

Mike Felix
Mayor

DULY ENROLLED:

Terry Smith
City Secretary

APPROVED AS TO FORM:



Peter G. Smith
City Attorney
(03-02-14/65006)

EXHIBIT A
PLEASANT VALLEY
ZONING DESCRIPTION

BEING A 174.82 ACRE TRACT LAND SITUATED IN THE THOMAS R. GOODWIN SURVEY, ABSTRACT NO. 502, CITY OF SACHSE, DALLAS COUNTY, TEXAS AND BEING ALL OF THAT CALLED 79.4965 ACRE TRACT OF LAND CONVEYED TO THE EASTERLING FAMILY LIMITED PARTNERSHIP BY PERRY W. EASTERLING AND PATRICIA EASTERLING IN THE WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 200600272884, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.) AND MORE PARTICULARLY DESCRIBED IN THE WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 97230, PAGE 4455, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND BEING ALL OF THAT CALLED 45.32 ACRE TRACT OF LAND CONVEYED TO JUDY KAY COOK, JOANN DIXON AND KATHY JOHNSON BY CLAUDE W. THOMAS IN THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 2000054, PAGE 1132, D.R.D.C.T. AND BEING THE REMAINING PORTION OF THAT CALLED 97.5 ACRE TRACT OF LAND CONVEYED TO G. W. BUHLER AND EDWARD BUHLER BY JAMES R. STULTS, WILLIAM C. STULTS AND GRACE STULTS IN THE WARRANTY DEED RECORDED IN VOLUME 3314, PAGE 604, D.R.D.C.T. SAID 174.82 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF PLEASANT VALLEY ROAD WITH BEN ROAD AND BEING THE SOUTHWEST CORNER OF SAID 45.32 ACRE TRACT OF LAND;

THENCE NORTH 45 DEGREES 16 MINUTES WEST ALONG THE SOUTHWEST LINE OF SAID 45.32 ACRE TRACT BEING THE SOUTHWEST LINE OF SAID ABSTRACT, A DISTANCE OF 1584.7 FEET TO THE SOUTH CORNER OF A SAID 79.4965 ACRE TRACT OF LAND;

THENCE NORTH 46 DEGREES 06 MINUTES 26 SECONDS WEST ALONG THE SOUTHWEST LINE OF SAID 79.4965 ACRE TRACT BEING THE SOUTHWEST LINE OF SAID ABSTRACT AND ALONG THE CENTERLINE OF AN ABANDONED ROADWAY, A DISTANCE OF 1304.59 FEET TO THE SOUTH CORNER OF A 65.3133 ACRE TRACT CONVEYED TO G AND R INVESTMENT CO. BY DEED RECORDED IN VOLUME 97206, PAGE 2571 AND VOLUME 97206, PAGE 2583, D.R.D.C.T.;

THENCE NORTH 42 DEGREES 55 MINUTES 55 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID 79.4965 ACRE TRACT BEING THE SOUTHEAST LINE OF SAID INVESTMENT TRACT PASSING THE EAST CORNER OF THE CITY OF SACHSE WATER PLANT AT A DISTANCE OF 1979.46 FEET AND CONTINUING IN ALL, A DISTANCE OF 2641.20 FEET TO THE NORTH CORNER OF SAID 79.4965 ACRE TRACT AND BEING IN THE NORTHEAST LINE OF SAID ABSTRACT;

EXHIBIT A

THENCE SOUTH 46 DEGREES 03 MINUTES 39 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID 79.4965 ACRE TRACT AND THE SOUTHWEST LINE OF THE G. DE LOS SANTOS SURVEY, ABSTRACT 1384, A DISTANCE OF 1318.51 FEET TO THE NORTH CORNER OF SAID 45.32 ACRE TRACT;

THENCE SOUTH 45 DEGREES 16 MINUTES EAST ALONG THE NORTHEAST LINE OF SAID GOODWIN SURVEY, A DISTANCE OF 571.8 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID 45.32 ACRE TRACT SAME BEING THE MOST NORTHERLY CORNER OF THE REMAINING PORTION OF SAID 97.5 ACRE TRACT;

THENCE SOUTH 45 DEGREES EAST ALONG THE NORTHEAST LINE OF SAID 97.5 ACRE TRACT, A DISTANCE OF 1,038.0 FEET TO THE EAST CORNER OF SAID GOODWIN SURVEY IN THE CENTER OF PLEASANT VALLEY ROAD;

THENCE SOUTH 45 DEGREES WEST ALONG THE SAID CENTERLINE OF PLEASANT VALLEY ROAD, A DISTANCE OF 2,150.0 FEET, TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 45.32 ACRE TRACT OF LAND;

THENCE SOUTH 45 DEGREES 12 MINUTES WEST CONTINUING ALONG THE CENTERLINE OF PLEASANT VALLEY ROAD, A DISTANCE OF 490.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 174.82 ACRES OF LAND, MORE OR LESS.

BEARINGS AND DISTANCES CALLED FOR HEREIN ARE BASED ON THE RECORD DEEDS LISTED.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

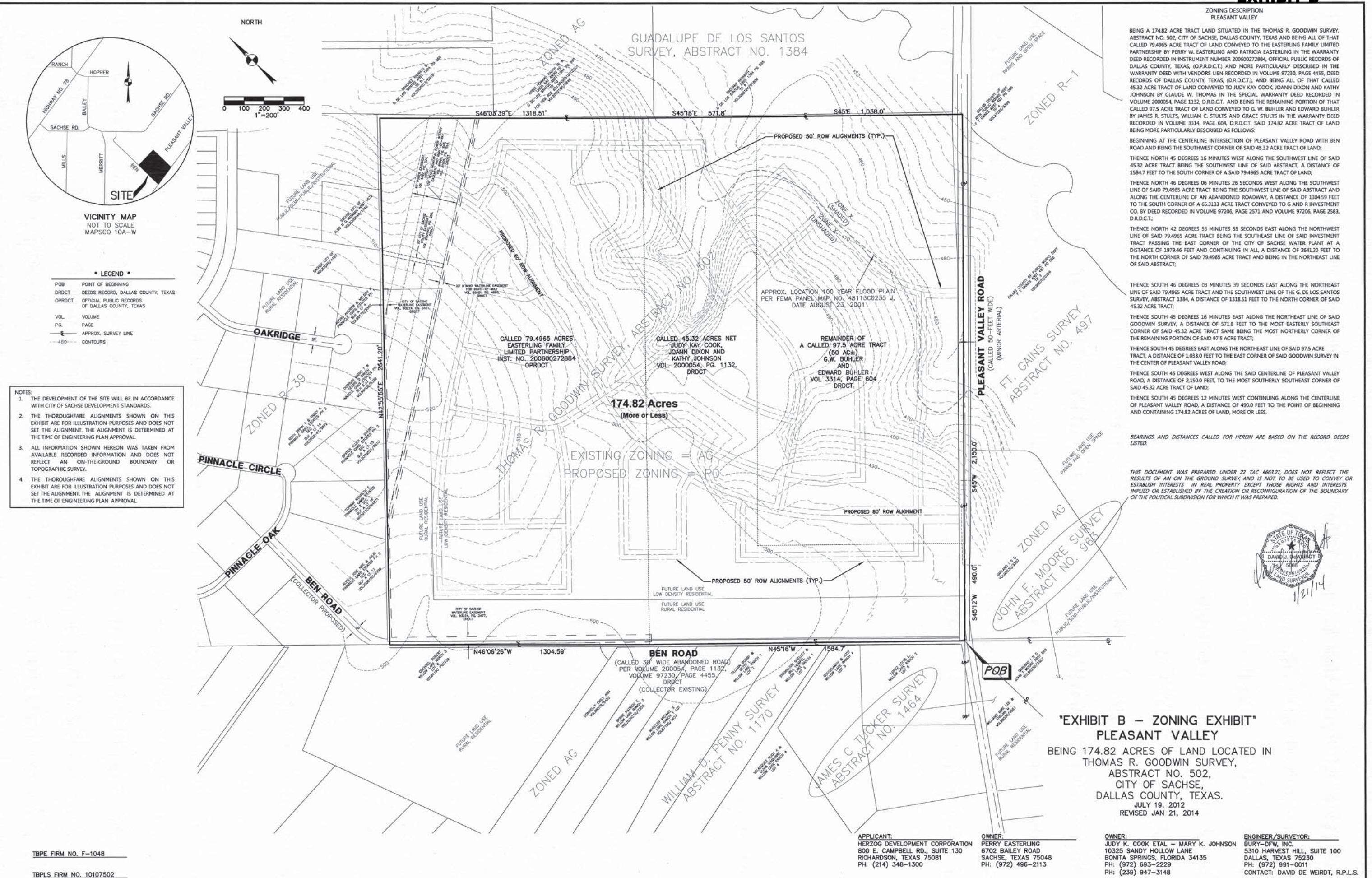


EXHIBIT "C"
PLANNED DEVELOPMENT DISTRICT
DEVELOPMENT STANDARDS
CITY OF SACHSE, TEXAS

1.0 PLANNED DEVELOPMENT DISTRICT

1.01 Purpose: The purpose of this Planned Development District is to provide flexibility in the allowed uses while insuring appropriate land use regulations and development standards. The permitted planned uses, when developed will operate as an integral land use unit while providing flexibility in the use and design of the land and provide for minimum house sizes. Modification of specific provisions of this ordinance is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the neighborhood. While flexibility is given to provide special restrictions which allow for existing and proven innovative concepts in land utilization and development not otherwise permitted, procedures are established to insure against misuse of the increased flexibility.

2.0 PLANNED DEVELOPMENT-SINGLE FAMILY RESIDENTIAL

2.01 General Description: The single family residential development is intended to accommodate a variety of single family residential uses and day/child care facilities. Development standards for each of the housing categories are outlined within this text.

2.02 Permitted Uses: Land uses permitted within residential areas described in Exhibit "B" are as follows:

- a. Residential units as described herein.
- b. Uses permitted as references in Article 3, Section 2.2 of the City of Sachse Zoning Ordinance, Ordinance No. 1255, as it currently exists.
- c. Private recreation facilities shall include only those that are owned by the HOA and not available to anyone other than the residents of the development.
- d. Churches/rectories, but not including mission or revival tents.
- e. Day/Child Care Facility.
- f. Utility distribution lines and facilities.
- g. Parks, linear greenbelt areas, trails and walkways/bike paths, playgrounds and neighborhood recreation facilities, including any applicable maintenance facility, associated homeowner association uses, including, but not limited to office, swimming pools, clubhouse facilities, open space areas and tennis courts.
- h. Fire stations and public safety facilities.

- i. Real estate sales offices and model homes during development and marketing of the housing units.
- j. Private streets, which shall be permitted only if approved at the time of preliminary platting.
- k. Electronic security facilities including gatehouse and control counter.
- l. Accessory buildings which are not a part of a main building, including one private garage, or accessory buildings which are a part of a main building, including one private garage customarily incidental to the permitted uses.
- m. Temporary buildings (construction yard and field office), temporary signs, and uses incidental to construction work on the premises, which shall be removed upon completion.
- n. Parking lot required serving the uses permitted in this district. All single family dwelling districts shall have concrete surface required for all driveways.
- o. Concrete batch plant, temporary during construction when permitted by code enforcement.
- p. Operation of equestrian activities including the stabling of horses.

2.03 Density: The overall maximum allowed residential units shall not exceed 545 lots. The numbers of lots by type are as follows:

R-43.5	19 lots
R-15.0	39 lots
R 10.0	34 lots
R-7.2	178 lots
R-6.0	275 lots

2.04 Garage, Parking and Driveway Requirements: Garage parking and driveway requirements for single family development areas shall be as follows:

- a. Two (2) off-street parking spaces shall be provided on the same lot as the main structure. In addition with this requirement, a two (2) car garage shall be provided for each unit. Garage parking shall be front entry and shall be behind the front building line. The entrance to any attached or detached front entry lot shall be allowed to face any street subject to paragraph 2.04(c) below. Any garage structure shall have a minimum of twenty (20) feet from the front or side property line to the closed garage door.
- b. No drive way entrances shall be allowed to be constructed on the side or rear lot line adjacent to any thoroughfare having a width of sixty (60) foot or one hundred (100) foot right-of-way.

2.05 Building Materials: The building material requirements shall be as follows:

- a. One hundred percent (100%) of the total exterior wall surfaces of all main buildings shall have the exterior finish of stone, brick, or other masonry veneer.
- b. Detached, free standing garages, whether attached to the main building by a covered walkway or not, shall have one hundred percent (100%) of the total exterior wall surface be of the same masonry material as the residence.

2.06 R-43.5 Single Family: R-43.5 Single Family units are single family detached housing units having frontage on a public street with access from the front of the lot. Building and area requirements are as follows:

- a. Minimum Dwelling Size: The minimum area of the main building, exclusive of porches, patios garages, breezeways and porticos is 3,000 square feet.
- b. Lot Area: The minimum area of any lot shall be one (1) acre or forty three thousand five hundred sixty (43,560) square feet.
- c. Lot Coverage: In no case shall more than twenty five percent (25%) of the total lot area be covered by the combined area of the first floor area of the main building and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. Lot Width: The minimum width of any lot shall be two hundred (200) feet at the front building line, except lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of one hundred fifty (150) feet at the building line provided all other requirements of this section are fulfilled. The lot width will be measured as length of the curve for front building lines with a curve.
- e. Lot Depth: The minimum depth of any lot shall be two hundred (200) feet except, except a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum depth of one hundred fifty (150) feet provided all other requirements of this section are fulfilled.
- f. Front Yard: The minimum depth of the front yard shall be fifty (50) feet.
- g. Side Yard: The minimum side yard on each side of the lot shall be twenty five (25) feet. A side yard adjacent to a street shall be a minimum of thirty

(30) feet. The side yard setback shall be equal to the front setback for key lots.

- h. Rear Yard: The minimum depth of the rear yard shall be fifty (50) feet.
- i. Maximum Building Height: Buildings shall be a maximum of two and one-half ($2\frac{1}{2}$) stories not to exceed forty (40) feet. Split level homes shall have a maximum of two and one-half ($2\frac{1}{2}$) stories on either the front elevation or the rear elevation and a maximum of three and one-half ($3\frac{1}{2}$) stories on the elevation which begins at the lowest grade, not to exceed forty five (45) feet.

2.07 R-15.0 Single Family: R-15.0 Single Family units are single family detached housing units having frontage on a public street with access from the front of the lot. Building and area requirements are as follows:

- a. Minimum Dwelling Size: The minimum area of the main building, exclusive of porches, patios garages, breezeways and porticos is as follows:

25% of the dwellings	2,800 square feet
50% of the dwellings	2,600 square feet
25% of the dwellings	2,400 square feet
- b. Lot Area: The minimum area of any lot shall be fifteen thousand (15,000) square feet.
- c. Lot Coverage: In no case shall more than thirty five percent (35%) of the total lot area be covered by the combined area of the first floor area of the main building and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. Lot Width: The minimum width of any lot shall be one hundred (100) feet at the front building line, except lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of seventy five (75) feet at the building line provided all other requirements of this section are fulfilled. The lot width will be measured as length of the curve for front building lines with a curve.
- e. Lot Depth: The minimum depth of any lot shall be one hundred twenty five (125) feet except, except a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum depth of one hundred (100) feet provided all other requirements of this section are fulfilled.

- f. Front Yard: The minimum depth of the front yard shall be twenty five (25) feet, except for side entry garages which shall have a minimum depth of the front yard of twenty (20) feet.
- g. Side Yard: The minimum side yard on each side of the lot shall be ten (10) feet. A side yard adjacent to a street shall be a minimum of twenty (20) feet. The side yard setback shall be equal to the front setback for key lots.
- h. Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.
- i. Maximum Building Height: Buildings shall be a maximum of two and one-half ($2\frac{1}{2}$) stories not to exceed forty (40) feet. Split level homes shall have a maximum of two and one-half ($2\frac{1}{2}$) stories on either the front elevation or the rear elevation and a maximum of three and one-half ($3\frac{1}{2}$) stories on the elevation which begins at the lowest grade, not to exceed forty five (45) feet.

2.08 R-10.0 Single Family: R-10.0 Single Family units are single family detached housing units having frontage on a public street with access from the front of the lot. Building and area requirements are as follows:

- a. Minimum Dwelling Size: The minimum area of the main building, exclusive of porches, patios garages, breezeways and porticos is as follows:

25% of the dwellings	2,600 square feet
50% of the dwellings	2,400 square feet
25% of the dwellings	2,200 square feet
- b. Lot Area: The minimum area of any lot shall be ten thousand (10,000) square feet.
- c. Lot Coverage: In no case shall more than forty percent (40%) of the total lot area be covered by the combined area of the first floor area of the main building and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. Lot Width: The minimum width of any lot shall be seventy (70) feet at the front building line, except lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of sixty (60) feet at the building line provided all other requirements of this section are fulfilled.

The lot width will be measured as length of the curve for front building lines with a curve.

- e. Lot Depth: The minimum depth of any lot shall be one hundred fifteen (115) feet except, except a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum depth of one hundred (100) feet provided all other requirements of this section are fulfilled.
- f. Front Yard: The minimum depth of the front yard shall be twenty (20) feet, except for side entry garages which shall have a minimum depth of the front yard of twenty (20) feet.
- g. Side Yard: The minimum side yard on each side of the lot shall be ten (10) feet. A side yard adjacent to a street shall be a minimum of twenty (20) feet. The side yard setback shall be equal to the front setback for key lots.
- h. Rear Yard: The minimum depth of the rear yard shall be twenty five (25) feet and twenty (20) feet if adjacent to open space, parks or amenity centers.
- i. Maximum Building Height: Buildings shall be a maximum of two and one-half (2 ½) stories not to exceed forty (40) feet. Split level homes shall have a maximum of two and one-half (2 ½) stories on either the front elevation or the rear elevation and a maximum of three and one-half (3 ½) stories on the elevation which begins at the lowest grade, not to exceed forty five (45) feet.

2.09 R-7.2 Single Family: R-7.2 Single Family units are single family detached housing units having frontage on a public or private street with access from the front of the lot. Building and area requirements are as follows:

- a. Minimum Dwelling Size: The minimum area of the main building, exclusive of porches, patios garages, breezeways and porticos is as follows:

15% of the dwellings	2,600 square feet
70% of the dwellings	2,200 square feet
15% of the dwellings	1,700 square feet
- b. Lot Area: The minimum area of any lot shall be seven thousand two hundred (7,200) square feet.
- c. Lot Coverage: In no case shall more than forty five percent (45%) of the total lot area be covered by the combined area of the first floor area of the

main building and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.

- d. Lot Width: The minimum width of any lot shall be sixty (60) feet at the front building line, except lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of fifty (50) feet at the building line provided all other requirements of this section are fulfilled. The lot width will be measured as length of the curve for front building lines with a curve.
- e. Lot Depth: The minimum depth of any lot shall be one hundred fifteen (115) feet except, except a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum depth of one hundred (100) feet provided all other requirements of this section are fulfilled.
- f. Front Yard: The minimum depth of the front yard shall be twenty (20) feet.
- g. Side Yard: The minimum side yard on each side of the lot shall be five (5) feet. A side yard adjacent to a street shall be a minimum of fifteen (15) feet. The side yard setback shall be equal to the front setback for key lots.
- h. Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet and fifteen (15) feet if adjacent to open space, parks or amenity centers.
- i. Maximum Building Height: Buildings shall be a maximum of two and one-half (2 ½) stories not to exceed forty (40) feet. Split level homes shall have a maximum of two and one-half (2 ½) stories on either the front elevation or the rear elevation and a maximum of three and one-half (3 ½) stories on the elevation which begins at the lowest grade, not to exceed forty five (45) feet.

2.10 R-6.0 Single Family: R-6.0 Single Family units may be single family detached or garden homes (homes in which the unit is sided on, or adjacent to, one of the side lot lines) having frontage on a public or private street with access from the front of the lot. Building and area requirements for single family detached units and garden homes are as follows:

- a. Minimum Dwelling Size: The minimum area of the main building, exclusive of porches, patios garages, breezeways and porticos is as follows:

10% of the dwellings	2,400 square feet
70% of the dwellings	2,000 square feet

20% of the dwellings 1,700 square feet

- b. Lot Area: The minimum area of any lot shall be six thousand (6,000) square feet.
- c. Lot Coverage: In no case shall more than forty five percent (45%) of the total lot area be covered by the combined area of the first floor area of the main building and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. Lot Width: The minimum width of any lot shall be fifty (50) feet at the front building line, except lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of forty five (45) feet at the building line provided all other requirements of this section are fulfilled. The lot width will be measured as length of the curve for front building lines with a curve.
- e. Lot Depth: The minimum depth of any lot shall be one hundred ten (110) feet, except a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum depth of one hundred (100) feet provided all other requirements of this section are fulfilled.
- f. Front Yard: The minimum depth of the front yard shall be twenty (20) feet.
- g. Side Yard: The minimum side yard on each side of the lot shall be five (5) feet. For garden homes the side yard shall be zero (0) feet to three (3) feet on one side (the zero side), and seven (7) to ten (10) feet on the opposite side. A minimum separation of ten (10) feet is required between structures. A side yard adjacent to a street shall be a minimum of fifteen (15) feet. The side yard setback shall be equal to the front setback for key lots.
- h. Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet and fifteen (15) feet if adjacent to open space, parks or amenity centers.
- i. Maximum Building Height: Buildings shall be a maximum of two and one-half ($2\frac{1}{2}$) stories not to exceed forty (40) feet. Split level homes shall have a maximum of two and one-half ($2\frac{1}{2}$) stories on either the front elevation or the rear elevation and a maximum of three and one-half ($3\frac{1}{2}$) stories on the elevation which begins at the lowest grade, not to exceed forty five (45) feet.

- j. **Garden Home Maintenance Easement:** A maintenance easement to provide access to an adjacent garden home of not less than four (4) feet or more than seven (7) feet in width extending along the entire side lot line shall be established on each lot adjacent to a garden home and shown on the final plat. The maintenance easement shall be maintained as an open space. Fences and horizontal construction at grade level, such as a deck not exceeding twelve (12) inches above grade, or paved surfaces in the maintenance easement are allowed providing it does not impede the use of the easement for drainage and the maintenance of the adjoining structure.

3.0 General Requirements:

3.01 Curvilinear Streets: Existing topographic and physical site features allow for curvilinear streets to be constructed within any phase of development of a residential tract. This does not mandate all residential streets be curvilinear or that all residential tracts or plats will incorporate the use of curvilinear streets.

3.02 Outside Storage: Provisions allowing for outside storage within the tracts covered by this ordinance are as follows:

- a. **Prohibition:** A person commits an offense if he or she keeps, maintains or stores, outside of a building, on any property zoned for single family use, any personal property which is visible from a public street, or is visible from private property which is under separate ownership, including but not limited to household items, building materials, automotive parts, equipment, etc., without proper screening and located in allowed outside storage areas only. It shall not be a defense to prosecution that such items were covered with a tarp or similar covering.
- b. **Exception:** It is not an offence to keep, store or maintain personal property customarily found outside of a building on property zoned for single family use such as lawn furniture, dog houses, landscape containers, etc.
- c. **Parties Responsible:** The owner (or owners) and persons in control of such residentially zoned property are responsible for violations of this subsection.

3.03 Landscaping: The front yard of each home will be sodded and shall be irrigated by an automatic irrigation system. A landscaping package consisting of four (4) trees on the R-43.5 lots, three (3) trees on the R-15.0 and R-10.0 lots and two(2) trees on the R-7.2 and R-6.0 lots. All trees shall be of a three (3) inch minimum caliper. All lots shall have a minimum of twelve (12) shrubs. The trees will be selected from the following list:

Pecan	Yaupon Holly	Southern Magnolia
Bur Oak	Chinkapin Oak	Shumard Oak
Texas Red Oak	Live Oak	Oaks (all others not listed)
Bald Cypress	American Elm	Cedar Elm
Chinese Pistache	Bradford Pear	

A minimum of one-third of the trees listed above and all shrubs required to be planted on each lot shall be drought-tolerant species. These drought-tolerant species shall be chosen from those noted as such in the Approved Plant List in Chapter 3, Article 4, Section 11.9 of the Code of Ordinances.

3.04 Minimum Dwelling Unit Size: The minimum dwelling unit size for each housing type as defined in Section 2.0 above are as follows:

Lot Types	% of Units	Minimum Dwelling Size	No. of units
R-43.5	100% @	3,000 square feet	19
R-15.0	25% @	2,800 square feet	10
	50% @	2,600 square feet	20
	25% @	2,400 square feet	9
R-10.0	25% @	2,600 square feet	9
	50% @	2,400 square feet	17
	25% @	2,200 square feet	8
R-7.2	15 % @	2,600 square feet	27
	70 % @	2,200 square feet	125
	15 % @	1,800 square feet	26
R-6.0	10 % @	2,400 square feet	28
	70 % @	2,000 square feet	192
	20 % @	1,700 square feet	55

The number of homes by minimum dwelling size is as follows:

3,000 square feet	19
2,800 square feet	10
2,600 square feet	56
2,400 square feet	54
2,200 square feet	133
2,000 square feet	192
1,800 square feet	26
1,700 square feet	<u>55</u>
Total	545

- 3.05 Screening Walls:** a six (6) foot screening wall will be constructed along thoroughfares where the rear lot line of homes is adjacent to a thoroughfare having a right-of-way width of sixty (60) feet and one hundred (100) feet respectively and adjacent to Pleasant Valley Road. The screening wall will be located in a strip of land dedicated to the homeowners association having a minimum width of two and one-half (2.5) feet. The screening wall will be maintained by the homeowners association. A minimum five (5) foot wide screening wall maintenance easement will be required within residential lots that abut the masonry screening wall. The screening wall maintenance easement shall be dedicated to the homeowners association.

4.0 Planned Development – General Conditions:

- 4.01 Conformance to the Sachse Zoning Ordinance:** Except as amended herein, this Planned Development shall conform to any and all applicable articles and sections of the City of Sachse Zoning Ordinance No. 1255, as it presently exists as of the date of the approval of this Planned Development Ordinance.
- 4.02 Procedures of the Planned Development District:**
- a. Zoning Exhibit: A zoning exhibit is attached hereto as Exhibit “B” and made a part of the approval for this Planned Development District and sets forth an overall property boundary description.
 - b. Conceptual Plan: The Conceptual Plan for residential development is attached hereto as Exhibit “D”.
- 4.03 Corner Visibility Easements:** A corner visibility easement shall be maintained at the intersection of streets. This easement shall be kept clear of all structures or other visual obstructions located between two (2) feet six (6) inches and six (6) feet in height above the top of curb of the adjacent street. The easement is defined by a line connecting two points on perpendicular or perpendicularly adjacent lot lines, said points being located twelve (12) feet on one street and sixty (60) feet on the adjoining street from the intersecting lot corner in both directions.
- 4.04 Maintenance of Common Facilities:** Prior to the issuance of any building permits in each phase of development, a Supplementary Declaration will be filed for the respective phase making the phase subject to the then current Covenants, Conditions and Restrictions for Woodbridge.

4.05 Irrigation Requirements: Irrigation requirements for the development are as follows:

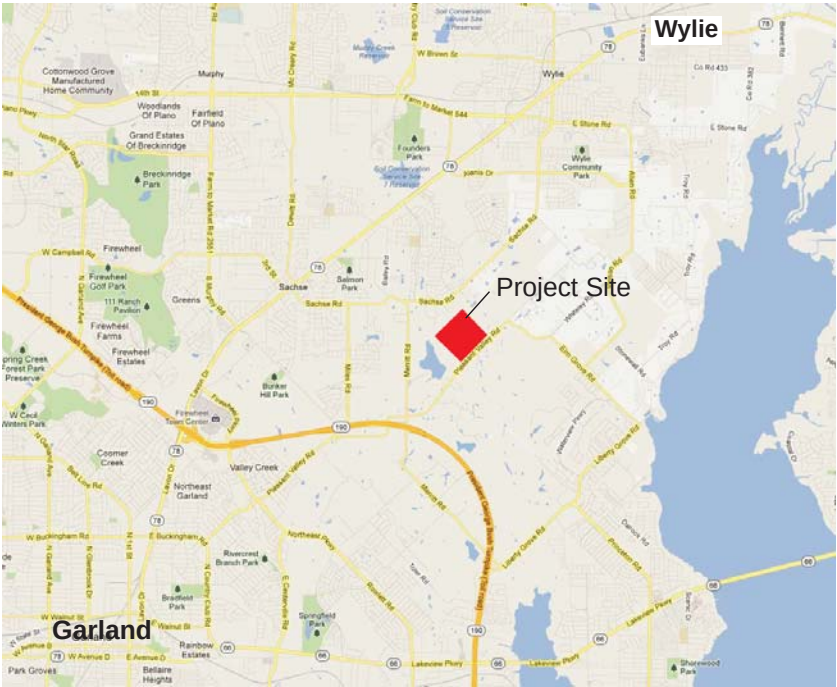
- a. The grass and shrub areas of all medians and parkways on thoroughfares shall be irrigated except for Pleasant Valley Road where only the parkway adjacent to the developed lots will be irrigated. The parkway for the developed lots along Ben Road will not be irrigated.
- b. The grass and shrub areas of the subdivision entrances shall be irrigated.

4.06 Sidewalks/Park Trails and Handicap Ramps: Sidewalks/Park Trails and handicap ramps adjacent to thoroughfare streets shall be constructed with the installation of the thoroughfare. Sidewalks and handicap ramps adjacent to residential streets shall be constructed by the builder at the time of home construction.

EXHIBIT D

	19	R-43.5	– 1 Acre Lots
	39	R-15.0	– 15,000 Sf Lots
	34	R-10.0	– 10,000 Sf Lots
	178	R-7.2	– 7,200 Sf Lots
	275	R-6.0	– 6,000 Sf Lots
545 Lots			

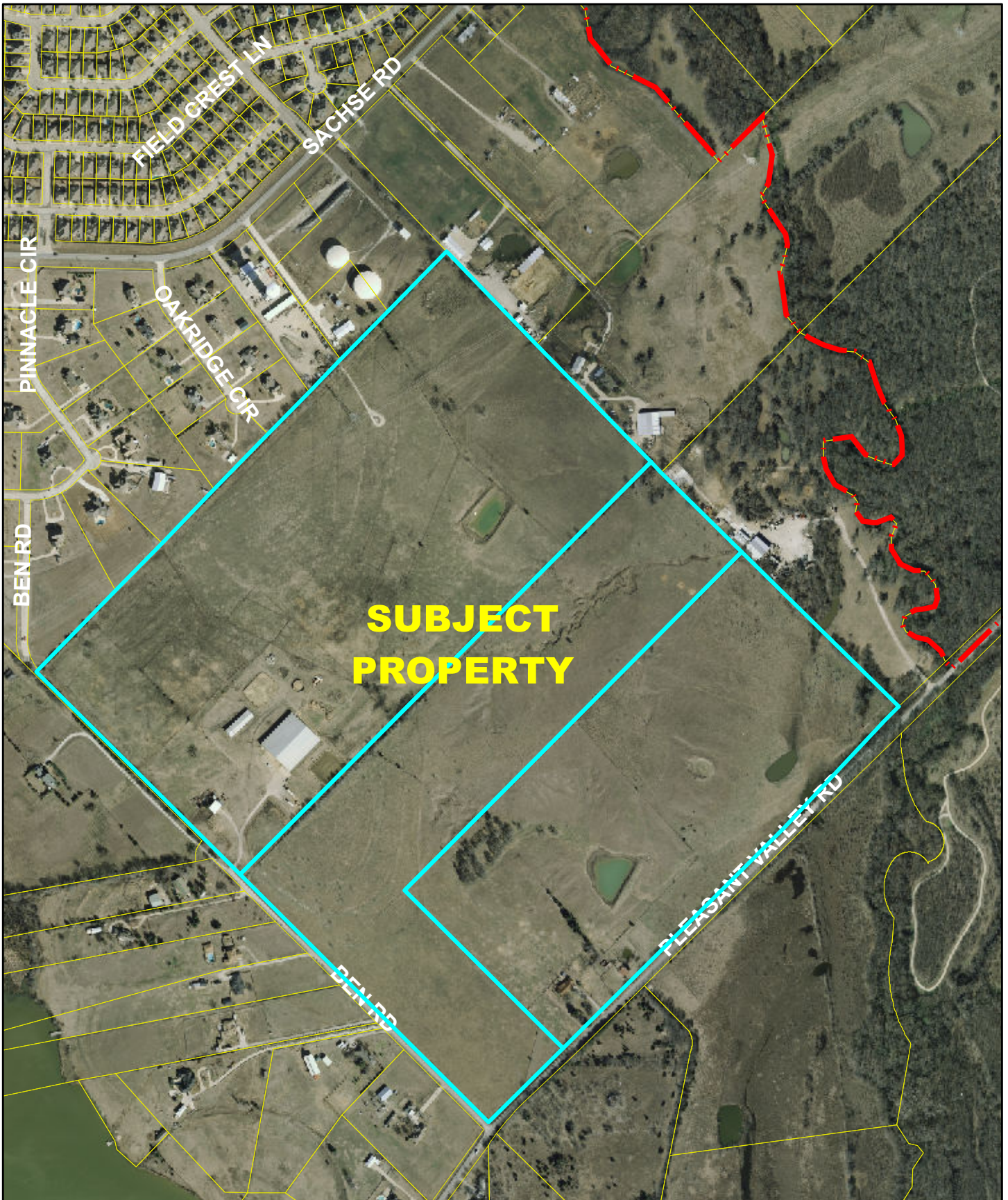
- Notes:**
1. The thoroughfare alignments shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at the time of Engineering Plan approval.
 2. Deviations from current development standards/regulations may require a hearing/approval by the Zoning Board of Adjusment (BOA).
 3. All current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Zoning District Development Regulations.



Woodbridge Conceptual Plan

The Zoning Concept Plan is for illustrative purposes only and subject to change. This Zoning Concept, along with development regulations, is intended to describe the intent of the Planned Development. Significant deviations from the Zoning Concept Plan as determined by the Director of Community Development, will require an amendment to the Zoning Concept Plan and, as necessary, the development regulations.



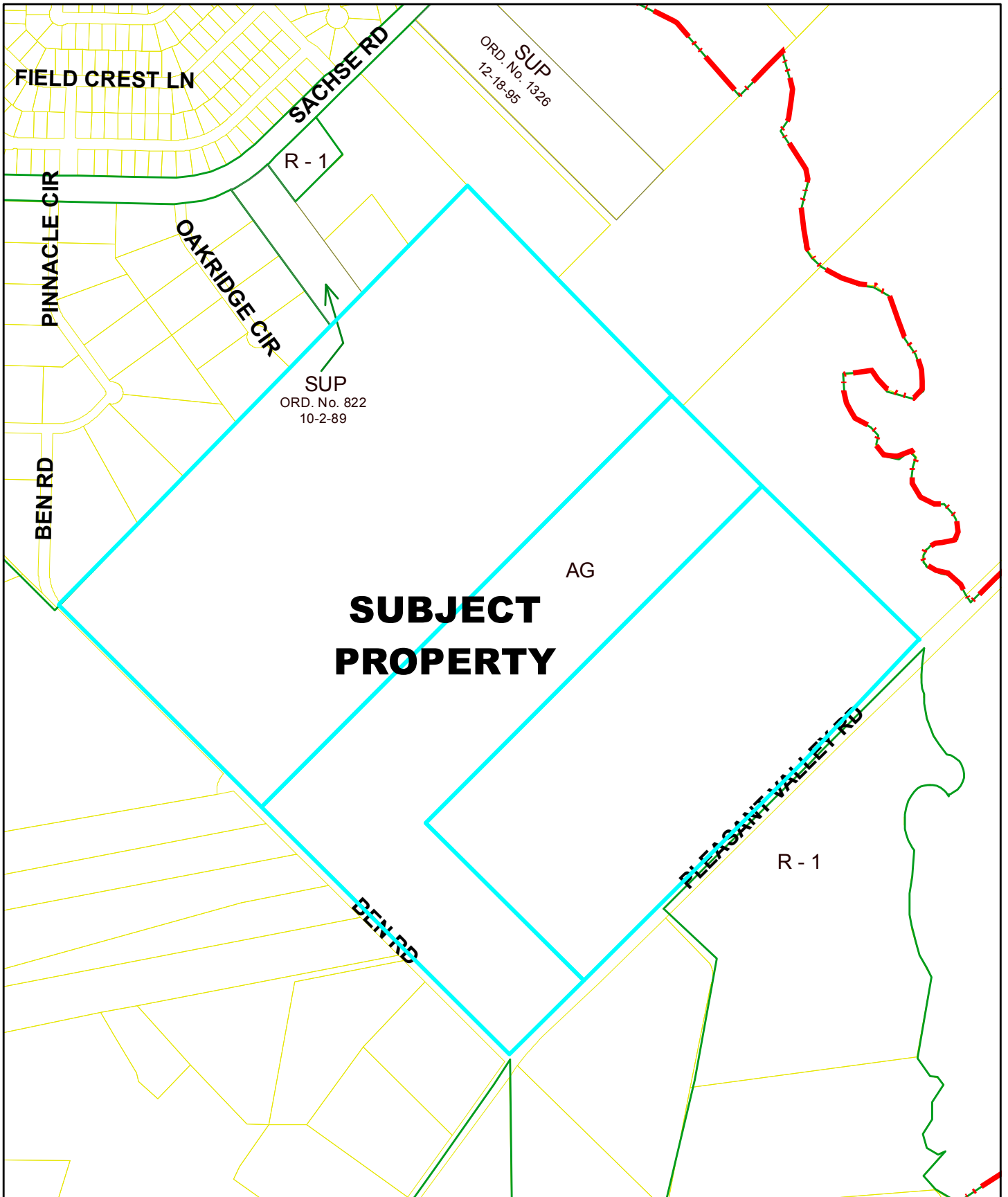


0 300 600 1,200
Feet

AERIAL LOCATION MAP

*Woodbridge South / Pleasant Valley & Ben Road
Rezoning (Z014-01)*

Map Created: March 5, 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

h:\planning\350880_sachse\gis\sachse\futurelanduse\april17\futurelanduse.apr (11x17 Future Land Use)

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

2000 0 2000 Feet



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



TIME RECEIVED
February 28, 2014 2:23:57 PM CST

REMOTE CSID
9724426152

DURATION 75
PAGES 2
STATUS Received

ATTACHMENT 4

02/28/2014 16:06 FAX 9724426152

COLDWELLBANKERJANEHENRY

001



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: Northeast Corner of Pleasant Valley Road and Ben 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 a maximum of 545 single-family residential lots with typical lot sizes ranging from 6,000 square feet to one-acre.

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

COMMENTS: *This is a win for Sachse. Large increase in Revenue Taxes. The lovely homes he builds will increase in value over time - More money for*
Jocann Dixon "Property Owner" Sachse.
SIGNATURE: *Jocann Dixon*
PRINTED NAME: *Jocann Dixon*
ADDRESS: *1617 Windsor Dr, Mesquite, TX 75149*

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, March 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, March 17, 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: mkurbansade@cityofsachse.com

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

ATTACHMENT 4



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road

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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 a maximum of 545 single-family residential lots with typical lot sizes ranging from 6,000-square feet to one-acre.

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

COMMENTS: _____

SIGNATURE: Daniel S. Chen MD
PRINTED NAME: DANIEL S. CHEN
ADDRESS: 4001 Pleasant Valley, 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, March 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, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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 FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Zoning Application for a Change in Zoning Request

LOCATION: Northeast Corner of Pleasant Valley Road and Ben 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 a maximum of 545 single-family residential lots with typical lot sizes ranging from 6,000 square feet to one-acre.

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

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

COMMENTS:

*It will increase crime
rate + traffic. We moved out here
to have seclusion for our privacy.*

SIGNATURE:

PRINTED NAME:

ADDRESS:

Viola Lopez
Viola Lopez
4503 Pleasant Valley Rd.
Sachse TX 75048

*34 yrs.
of seclusion
seclusion*

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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: *Bring new growth to the city of Sachse and very pleased that Heritage Development is the purchaser of said property.*

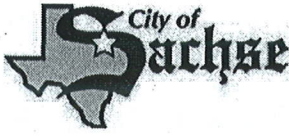
SIGNATURE: *Rich Rutherford*
PRINTED NAME: *Rich Rutherford, Judy Cook*
ADDRESS: *4401 Pleasant Valley Rd Sachse, TX 75048*

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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: No more housing in area 1) Already under water restriction 2) It would increase traffic 3) Power Grid is already strained ... more non weather power outages & surges than ever before 4) 15-20 years from now they will be rentals & we will be like Garland. 5. Sachse is losing the "small town country feel" which attracted us.

SIGNATURE: Melody Acord
PRINTED NAME: Melody Acord
ADDRESS: 5404 Oakridge 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, March 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, March 17, 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: mkurbansade@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: February 11, 2014
 RE: Zoning Application for a Change in Zoning Request
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben 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 a maximum of 545 single-family residential lots with typical lot sizes ranging from 6,000 square feet to one-acre.

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

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

COMMENTS: 6,000 sq. feet is WAY TOO SMALL. If anything is done then Ben Road should stay a dead end and any houses or lots should continue the style and size of this neighborhood.

SIGNATURE: _____
 PRINTED NAME: Christopher L Voss
 ADDRESS: 5412 Pinnacle 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, March 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, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
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LOCATION: Northeast Corner of Pleasant Valley Road and Ben 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: _____

SIGNATURE: _____

PRINTED NAME: _____

ADDRESS: _____

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RETURN BY FAX OR MAIL

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3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

ATTACHMENT 4



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Zoning Application for a Change in Zoning Request
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben 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: I am very opposed to this request. I
will agree to Rural development 1 acre & larger.

SIGNATURE: [Signature]

PRINTED NAME: Greg Travis

ADDRESS: 5513 Pinnacle Oak Dr.

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, March 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, March 17, 2014. Both meetings 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



MAR 05 2014

**Community Development
Department****NOTICE OF PUBLIC HEARING**

TO: Property Owner
DATE: February 11, 2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: Northeast Corner of Pleasant Valley Road and Ben 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: More traffic on already overcrowded streets & roads,
Loss of Green Space, City does not maintain the streets it has &
would be added maintenance, would cause my property to be less valuable

SIGNATURE: Manuel L. Jackson

PRINTED NAME: MANUEL L. JACKSON

ADDRESS: 5517 PINNACLE OAK DR 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, March 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, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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3815-B Sachse Road, Sachse, Texas 75048

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Community Development Department

NOTICE OF PUBLIC HEARING

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 DATE: February 11, 2014
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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 Attachment

SIGNATURE:

Sheryl Baxter

PRINTED NAME:

Sheryl Baxter

ADDRESS:

5604 Pinnacle 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, March 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, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

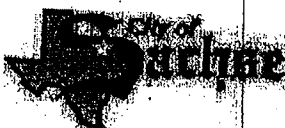
Opposition to Land Development – Part 3

- Is there REALLY a difference between 500+ homes (new proposition) and 600+ homes (old proposition)?
- Why do we HAVE to develop every open space in our city? We don't HAVE to be like Wylie.
- I chose to live here for the quiet and peacefulness this area provides; it is the ULTIMATE in city/country living
- Developer isn't a Sachse resident. Why is he allowed to ruin our city? Money can never replace the gorgeous view I have in the morning when the sun is rising or there's fog covering the pasture. Money can't replace the stars I see at night or the wonderful opportunity to hear wildlife in its own element. I love that I can step out my back door and hear cows, horses, donkeys, owls, coyotes, dove...and even some sounds I can't quite identify.
- Developer doesn't and won't live in this neighborhood and will never see it again.
- The people who buy these homes will not live there forever BUT I WILL. This is my FOREVER home.
- Once developed, this open space is gone forever
- Road repairs/conditions/increased traffic
- Noise and pollution levels
- We've been on Level 3 water restrictions all summer; what effect will this many homes have on our lakes
- Crime rate will rise. I have a car shop with valuable cars and equipment. There will be no privacy when the large doors are open and the people living in this development can see into the shop. I fully expect to have items stolen.
- Will have to hire more police/fire. As of Dec. 1, Sachse PD was understaffed by 5 officers and I understand there are no plans to hire additional officers for all the new land developments. Where is the closest fire station and why doesn't a neighborhood this size have proper number of safety personnel?
- Subdivisions – we have PLENTY (Grand Homes off Sachse Road, Richfield Estates (Miles Road), Woodbridge on Sachse Road, Heritage Park and Woodbridge 14. Let's concentrate on bringing businesses to 78 and 190 and leave what little country is left ALONE.
- Drainage/watershed issues since the back of my property is higher than the front
- Sachse High School is full/where will the student go?
- Loss in my property value with cookie cutter homes in clear view
- What is the capacity of the landfill? Will I soon have to pay to have my refuse driven to a remote site?
- Will feel like I no longer live in Sachse, TX; might as well be called Woodbridge, TX. I can see a Woodbridge division from the front of my home and if this development is approved, I'll have Woodbridge in my BACK view. If I wanted to live in Woodbridge, I would have BOUGHT in Woodbridge.
- Developer says "the market" shows that people who buy homes like these don't want yards YET this the type home for young single people, newly married or retirees. Newly married couples

with have children and retirees will have grandchildren. Don't tell me that these people don't want yards where the children can play safely.

- Your decision affects the rest of my life. Put yourself in my place – would you want to have this happen to you?

THANK YOU



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: Northeast Corner of Pleasant Valley Road and Ben 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 chose this location for our home, because
of our cul-de-sac and having little traffic on our street!

SIGNATURE: Cynthia K. Mahan

PRINTED NAME: Cynthia K. Mahan

ADDRESS: 1510 Pinnacle Oak
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, March 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, March 17, 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: mkurbansadc@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

February 23, 2014 2:18:00 PM CST

REMOTE CSID

972 675 2645

DURATION

61

PAGES

1

STATUS

Received

Feb 23 14 02:17p

Michael & Kellie Aragon

972-675-2645

p.1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
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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: DESIRE ACRE MEN

SIGNATURE: Michael Aragon

PRINTED NAME: RICHARD ARAGON

ADDRESS: 5612 PENNACLE CIR

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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
March 5, 2014 8:02:53 AM CST

REMOTE CSID
972-583-1859

DURATION
41

ATTACHMENT 4

STATUS
Received

05-Mar-2014 08:02 Ericsson 972-583-1859

1/1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: Northeast Corner of Pleasant Valley Road and Ben 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:

I believe it would be to Sachse's benefit to target more acreage development in this area.

SIGNATURE:

PRINTED NAME:

ADDRESS:

Michael J. Kellan
5619 Pinnack 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 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, March 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, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 8815-B Sachse Road, Sachse, Texas.

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RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

8815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

**Community Development
Department****NOTICE OF PUBLIC HEARING**

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DATE: February 11, 2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: Northeast Corner of Pleasant Valley Road and Ben 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:

I want firm confirmation that Large Lot (1 acre) will be mandated along the perimeter along Ben Rd and facing Pinnacle Estates as well as Ben Rd blocked with an alternative thoroughfare before I approve.

SIGNATURE:**PRINTED NAME:****ADDRESS:**

Glenn F. Schmidt

Glenn F. Schmidt

5707 Pinnacle Circle, Sachse, TX 75048

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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
February 23, 2014 11:15:05 AM CST

REMOTE CSID
HESSON

DURATION PAGES
64 2

ATTACHMENT 4
STATUS
Received

2014-02-23 15:48

HESSON

9725305335 >> City of Sachse

P 1/2



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: Northeast Corner of Pleasant Valley Road and Ben 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: Not sure our streets can handle
many more houses pleasant valley already not
in good shape, also it will connect to Sachse Rd. which
we all know can't handle with more traffic.
SIGNATURE: Bruce Hesson
PRINTED NAME: Bruce Hesson
ADDRESS: 5316 Pinnacle Circle

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

ATTACHMENT 4

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

COMMENTS: I Do Not Want Ben Road to be connected

SIGNATURE: Burt Hesson

PRINTED NAME: BURT HESSON

ADDRESS: 5716 Pinnacle Circle 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Email: mkurbansadc@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

FEB 21 2014



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Zoning Application for a Change in Zoning Request
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben 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 a maximum of 545 single-family residential lots with typical lot sizes ranging from 6,000 square feet to one-acre.

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

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

COMMENTS: Roads, city services cannot
support this # of additional houses

SIGNATURE: P. Donnelly

PRINTED NAME: EMILY DONNELLY

ADDRESS: 6302 BEN 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, March 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, March 17, 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: mkurbansade@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

ATTACHMENT 4

**Community Development
Department****NOTICE OF PUBLIC HEARING**

TO: Property Owner
DATE: February 11, 2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: Northeast Corner of Pleasant Valley Road and Ben 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: IT IS AGRICULTURAL ~~INTEREST~~ TO PLANNED
DEVELOPMENT INSTEAD OF RURAL RESIDENTIAL. TOO MANY
HOUSES INVOLVED

SIGNATURE: [Signature]
PRINTED NAME: MICHAEL S. WHEELER
ADDRESS: 6310 BEN ROAD

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, March 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, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Email: mkurbansade@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: February 11, 2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: Northeast Corner of Pleasant Valley Road and Ben 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: _____

SIGNATURE: _____

PRINTED NAME: _____

ADDRESS: _____

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

Phone: (469) 429-4781

Email: mkurbansadc@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

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 LOCATION: Northeast Corner of Pleasant Valley Road and Ben 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: Sachse is a small city but beautiful. It's beautiful due to the fact that it has both rural and density residential such as Woodbridge and Jackson Hill. Rural is what attracted to many families like mine to the City of Sachse. Therefore, please keep our city beautiful.

SIGNATURE: [Signature]
 PRINTED NAME: Steven T. Le
 ADDRESS: 16401 Eastview Drive

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, March 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, March 17, 2014**. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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 3815-B Sachse Road, Sachse, Texas 75048
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Community Development Department

NOTICE OF PUBLIC HEARING

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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:

THIS WILL ADVERSELY EFFECT
OUR PROPERTY VALUES. I AM IN FAVOR OF
LEAVING ZONING AS IS.

SIGNATURE:

PRINTED NAME:

ADDRESS:

Judy + Lanny Gouge
JUDY + LANNY GOUGE
6408 BEN RD, SACHSE

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Email: mkurbansadc@cityofsachse.com

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3815-B Sachse Road, Sachse, Texas 75048

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**Community Development
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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: _____

SIGNATURE: _____

PRINTED NAME: Rony Seidens

ADDRESS: 6415 Meadowcrest 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, March 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, March 17, 2014. Both meetings 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
March 7, 2014 10:05:59 AM CSTREMOTE CSID
2144865555DURATION
108**ATTACHMENT 4**PAGES
2STATUS
Received

2144865555

10:29:43 a.m. 03-07-2014

1 / 2



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
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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 INFRASTRUCTURE CANNOT HANDLE
THAT MUCH MORE LOAD. WE HAVE ENOUGH
WOODBRIEGE SUBDIVISIONS IN SACHSE

SIGNATURE: Kenneth Conway
 PRINTED NAME: KENNETH CONWAY
 ADDRESS: 5405 PINNACLE OAK DR, 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, March 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, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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 3815-B Sachse Road, Sachse, Texas 75048
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TIME RECEIVED
March 7, 2014 11:11:44 AM CST

REMOTE CSID
18664008599

DURATION
70

PAGES
2

STATUS
Received

03/07/14 11:10AM CST -> Community Dev. Dept

9726759812 Pg 1/2



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:

COMMENTS: It is Agricultural instead of Planned Development instead of Rural Residential. Too many houses involved

SIGNATURE: Michael S. Wheeler

PRINTED NAME: MICHAEL S. WHEELER

ADDRESS: 6310 BEN 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:

Will be at meeting

SIGNATURE:

Linda Aralis

PRINTED NAME:

Linda Aralis

ADDRESS:

6500 Sachse

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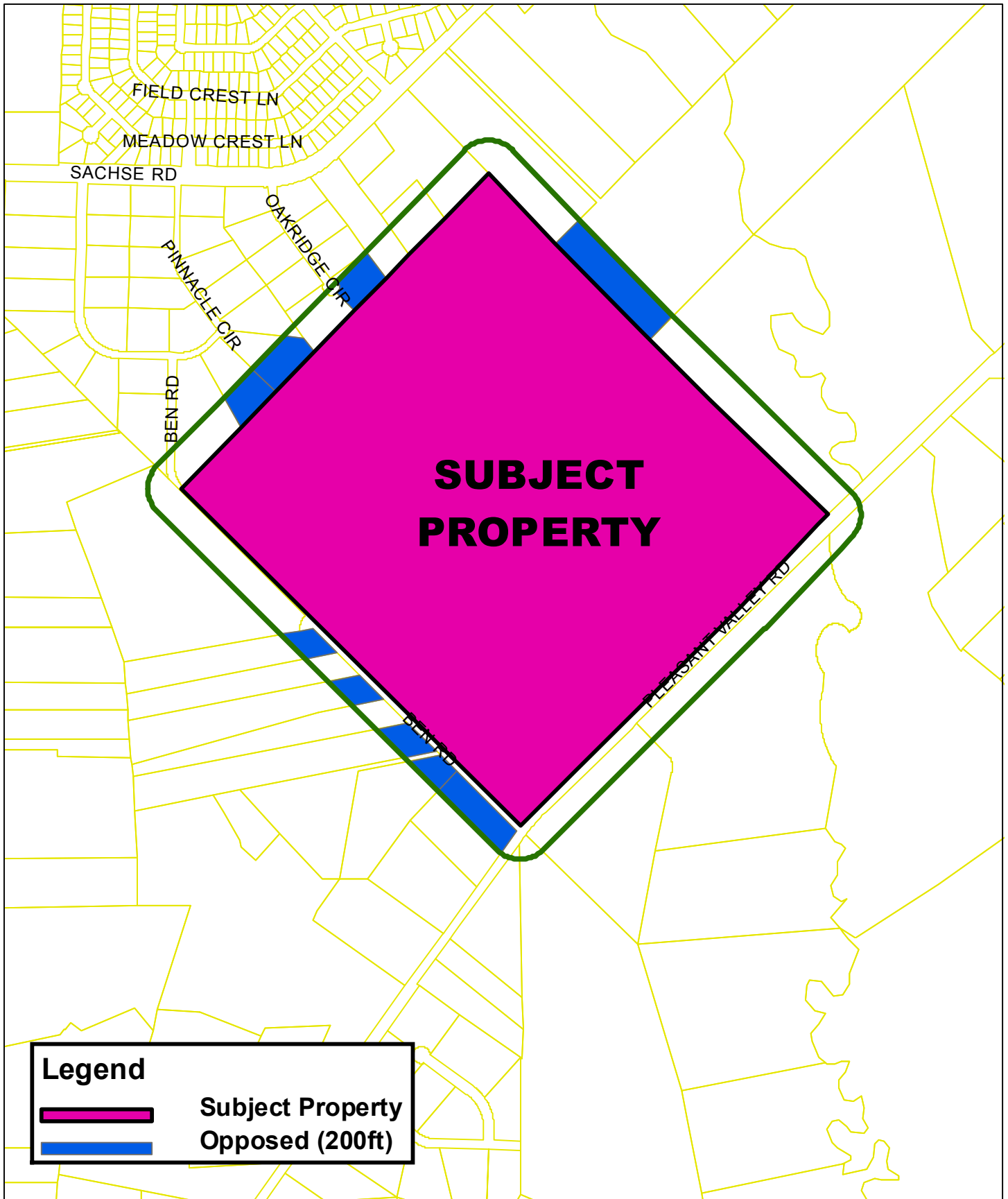
Phone: (469) 429-4781

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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

3815 Sachse Road, Building B, Sachse, Texas 75048 Phone: (469) 429-4781 Fax: (972) 675-9812



Legend

- Subject Property
- Opposed (200ft)



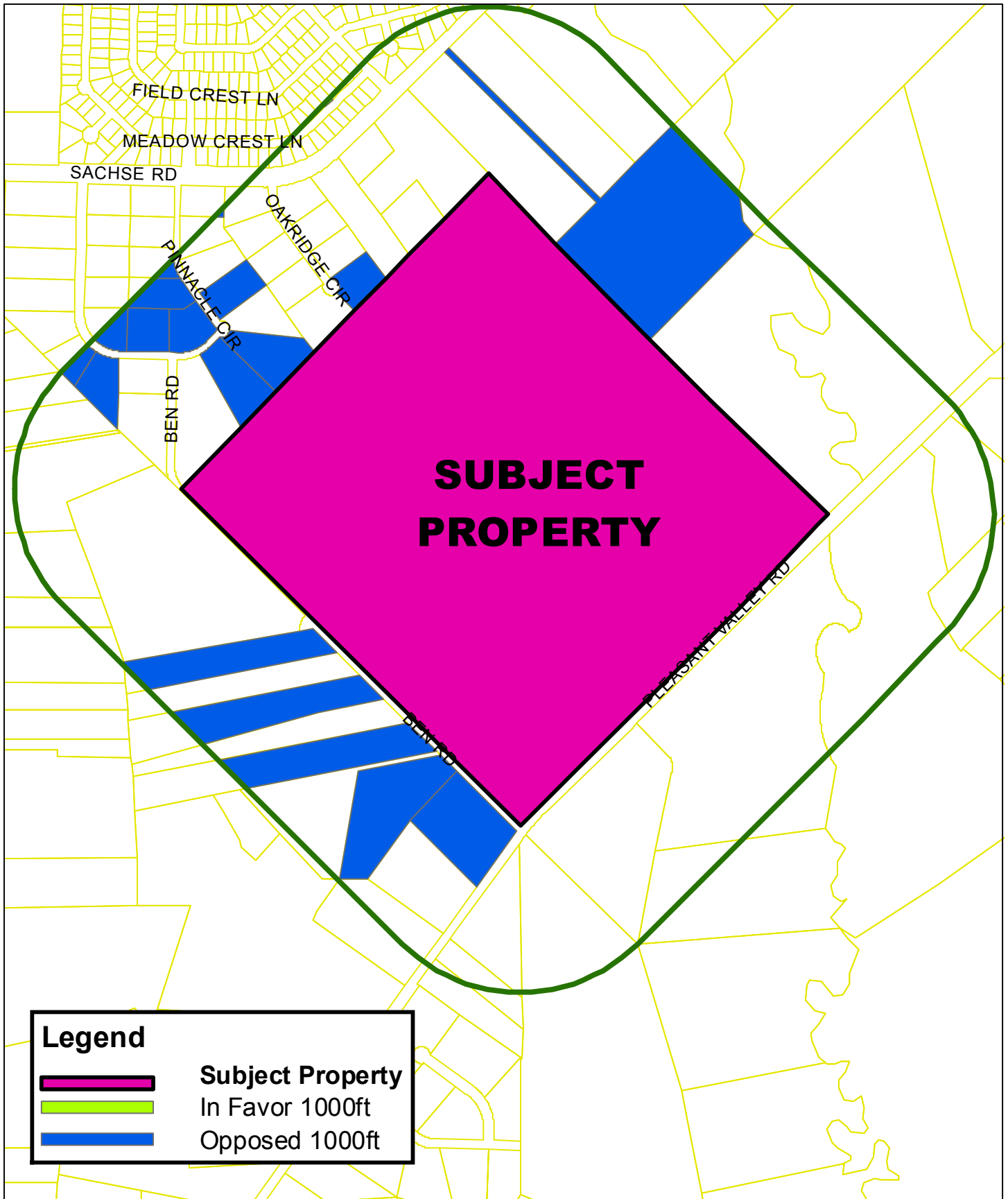
0 400 800 1,600
Feet

20% OPPOSITION MAP

Woodbridge South PD

Zoning (Z14-01)

Map Created: March 3, 2014



Legend

- Subject Property**
- In Favor 1000ft
- Opposed 1000ft



0 400 800 1,600
Feet

20% OPPOSITION MAP

Woodbridge South PD

Zoning (Z14-01)

Map Created: March 3, 2014



Legislation Details (With Text)

File #:	14-2084	Version:	1	Name:	CD - ACC BLDGS ZON AMEND PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	3/6/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	3/10/2014	Final action:		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 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 2, 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 5, titled "C-2 General Commercial District" to relocate provisions pertaining to Accessory Buildings into a new Section Article 4, Section 12, titled "Accessory Buildings"; by amending Article 4, Section 2 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. Executive Summary This item will consist of amendments to the Accessory Building requirements, specifically as it pertains to height, lot coverage and building materials.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	CD - ACC BLDGS ZON AMEND PZ - PRESENTATION.pdf CD - ACC BLDGS ZON AMEND PZ - DRAFT ORD.pdf CD - ACC BLDGS ZON AMEND PZ - ATTACHMENT 1.pdf CD - ACC BLDGS ZON AMEND PZ - ATTACHMENT 2.pdf				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

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 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 2, 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 5, titled "C-2 General Commercial District" to relocate provisions pertaining to Accessory Buildings into a new Section Article 4,

Section 12, titled “Accessory Buildings”; by amending Article 4, Section 2 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.

Executive Summary

This item will consist of amendments to the Accessory Building requirements, specifically as it pertains to height, lot coverage and building materials.

Background

Existing regulations pertaining to accessory structures are located in multiple sections of the City Zoning Ordinance, and control residential, commercial and industrial property. The current regulations provide standards for accessory building size / lot coverage, location on lot (i.e., setbacks), height, and building materials by zoning district (See Attachment 1).

Building Size / Lot Coverage

The maximum cumulative total of accessory buildings is 400 square feet in the Residential R-7.2 (7,200 sq-ft lots) and Residential R-8.4 (8,400 sq-ft lots) zoning districts while also being regulated by the maximum building coverage of 35% for those zoning districts. Within the remaining Residential zoning districts, the maximum building size is a measure of lot coverage only with no limit on the number of structures.

The maximum cumulative total of accessory buildings is 400 square feet in the Neighborhood Shopping District C-1 and General Commercial C-2 zoning districts; however, these are not regulated by maximum building coverage.

Industrial accessory buildings are permitted in the Restricted Manufacturing / Warehousing I-1 district in accordance with the screening regulations for that district. Accessory buildings are not permitted in the General Industrial I-2 district.

Location on Lot / Setbacks

All accessory buildings regardless of district are required to have a 3-foot setback for interior side yards and rear yards. Side setbacks for corner lots where the lots are back-to-back are required to be 15-feet; where the lots are back-to-side (i.e., key lots), the side setback is required to be the same as the front setback for the adjacent lot.

Building Height

The maximum building height for accessory buildings is determined by number of stories

of the structure. As evident in Attachment 1, accessory buildings in the R-7.2, R-8.4, C-1, C-2, and I-1 districts are limited to one story; the rest of the zoning districts are permitted to construct a maximum of two stories.

Building Materials

The use of building materials varies depending on zoning district. The use of metal is allowed as a material in all residential zoning districts with the exception of the R-7.2 and R-8.4 districts. Accessory buildings in the Commercial zoning districts (C-1 and C-2) must utilize masonry materials, while accessory buildings in the I-1 district can utilize metal materials.

This amendment will propose changes to the Zoning Ordinance based upon feedback received from City Council at the February 17, 2014 Discussion item.

Policy Considerations

The proposed amendments are divided into the following categories (Refer to Attachment 2 for a strikeout/underline version of the proposed amendments):

- Revised Definitions
- Regulations Pertaining to Size / Floor Area
- Regulations Pertaining to Location on Lot / Setbacks
- Regulations Pertaining to Building Height
- Regulations Pertaining to Building Materials

Revised Definitions

The changes in this portion of the amendment were minor in nature and consisted of the following

1. The definition for Accessory Buildings was clarified.
2. A new definition for Building Height was added, including a figure illustrating measurement techniques.
3. Language was added to the definition for Private Garage that stipulates that the operation of a business is not permitted in a Private Garage. This is somewhat redundant with the language that already exists in Home Occupations, but this will provide further clarity that this is not permitted.

Regulations Pertaining to Size / Floor Area

A new regulation was added that states the building footprint of the accessory structure cannot exceed that of the primary structure.

Regulations Pertaining to Location on Lot / Setbacks

The regulations here accomplish several goals pursuant to feedback received from City Council; they are as follows:

1. Requirement that all residential accessory buildings be located behind the front building line.
2. Accessory buildings less than 400 square feet are required to adhere to current setbacks of three feet for side and rear yards.
3. Accessory buildings greater than 400 square feet shall be required to adhere to the building setbacks of the primary structure.

Regulations Pertaining to Building Height

A new regulation was added that states that the accessory structure cannot exceed the height of the primary structure or the maximum height of the zoning district, whichever is less.

Regulations Pertaining to Building Materials

This section contains some of the more substantial changes being proposed. They are as follows:

1. Buildings under 120 square feet are exempt from building material requirements.
2. Buildings between 120 and 400 square feet shall not be permitted to use “metal” as a building material except for a roof when the primary structure also has a metal roof.
3. Buildings greater than 400 square feet in size shall be required to use the same building materials as the primary structure.

Budgetary Considerations

None.

Staff Recommendations

Staff recommends approval 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 2, 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 5, titled “C-2 General Commercial District” to relocate provisions pertaining to Accessory Buildings into a new Section Article 4, Section 12, titled “Accessory Buildings”; by amending Article 4, Section 2 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.



CITY COUNCIL

FEBRUARY 17, 2014

REQUEST

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 2, 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 5, titled "C-2 General Commercial District" to relocate provisions pertaining to Accessory Buildings into a new Section Article 4, Section 12, titled "Accessory Buildings"; by amending Article 4, Section 2 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.



BACKGROUND

EXISTING REGULATIONS

- ❑ The current regulations are separated by zoning district and provide standards for:
 - Accessory building size / lot coverage
 - Location on lot (i.e., setbacks)
 - Height
 - Building Materials



BACKGROUND

EXISTING REGULATIONS

TABLE (2) A
ACCESSORY BUILDING SETBACKS

All Accessory Buildings Shall be Located Behind the Front Building Line					
Zone	Side Yard	Rear Yard	Building Material	Maximum Building Size	Stories
R-7.2	3 ft.	3 ft.	Wood/Masonry	400 SF	1
R-8.4	3 ft.	3 ft.	Wood/Masonry	400 SF	1
R-10	3 ft.	3 ft.	Metal/Wood/Masonry	**35%	2
R-2A	3 ft.	3 ft.	Metal/Wood/Masonry	**30%	2
R-12	3 ft.	3 ft.	Metal/Wood/Masonry	**35%	2
R-3	3 ft.	3 ft.	Metal/Wood/Masonry	**30%	2
R-15	3 ft.	3 ft.	Metal/Wood/Masonry	**35%	2
R-2	3 ft.	3 ft.	Metal/Wood/Masonry	**30%	2
R-1	3 ft.	3 ft.	Metal/Wood/Masonry	**30%	2
R-39	3 ft.	3 ft.	Metal/Wood/Masonry	**35%	2
C-1	3 ft.	3 ft.	Construction same as existing main building	400 SF	1
C-2	3 ft.	3 ft.	Construction same as existing main building	400 SF	1
I-1	3 ft.	3 ft.	Construction same as existing main building	Max. allowed by Code	1



BACKGROUND

EXISTING REGULATIONS (BUILDING SIZE)

Residential

The maximum cumulative total of accessory buildings is 400 square feet in the Residential R-7.2 (7,200 sq-ft lots) and Residential R-8.4 (8,400 sq-ft lots) zoning districts while also being regulated by the maximum building coverage of 35% for those zoning districts. Within the remaining Residential zoning districts, the maximum building size is a measure of lot coverage only with no limit on the number of structures.



BACKGROUND

EXISTING REGULATIONS (BUILDING SIZE)

Commercial

The maximum cumulative total of accessory buildings is 400 square feet in the Neighborhood Shopping C-1 District and General Commercial C-2 zoning districts; however, these are not regulated by maximum building coverage.

Industrial

Industrial accessory buildings are permitted in the Restricted Manufacturing / Warehousing I-1 district in accordance with the screening regulations for that district. Accessory buildings are not permitted in the General Industrial I-2 district.



BACKGROUND

EXISTING REGULATIONS (SETBACKS)

- ☐ Side (interior) & Rear: 3-ft
- ☐ Side (corner lots): 15-ft
- ☐ Side (key lots): same as front setback for the adjacent lot.



Side (Interior)

Side (Corner Lot)

Side (Key Lot)



BACKGROUND

EXISTING REGULATIONS (BUILDING HEIGHT)

The maximum building height for accessory buildings is determined by number of stories of the structure. As is evident in Attachment 1, accessory buildings in the R-7.2, R-8.4, C-1, C-2, and I-1 districts are limited to one story; the rest of the zoning districts are permitted to construct a maximum of two stories.



BACKGROUND

EXISTING REGULATIONS (BUILDING MATERIALS)

- ☐ Wood/Masonry: R-7.2, R-8.4
- ☐ Metal/Wood/Masonry: R-10, R-2A, R-12, R-3, R-15, R-2, R-1, R-39, I-1
- ☐ Masonry: C-1, C-2



POLICY CONSIDERATIONS

PROPOSED CHANGES

Revisions divided into following categories:

- ☐ Revised Definitions
- ☐ Regulations Pertaining to Size / Floor Area
- ☐ Regulations Pertaining to Location on Lot / Setbacks
- ☐ Regulations Pertaining to Building Height
- ☐ Regulations Pertaining to Building Materials



POLICY CONSIDERATIONS

PROPOSED CHANGES

Revised Definitions

1. The definition for Accessory Buildings was clarified.
2. A new definition for Building Height was added, including a figure illustrating measurement techniques.
3. Language was added to the definition for Private Garage that stipulates that the operation of a business is not permitted in a Private Garage. This is somewhat redundant with the language that already exists in Home Occupations, but this will provide further clarity that this is not permitted.



POLICY CONSIDERATIONS

PROPOSED CHANGES

Regulations Pertaining to Size / Floor Area

A new regulation was added that states the building footprint of the accessory structure cannot exceed that of the primary structure.



POLICY CONSIDERATIONS

PROPOSED CHANGES

Regulations Pertaining to Location on Lot / Setbacks

1. Requirement that all residential accessory buildings be located behind the front building line.
2. Accessory buildings less than 400 square feet are required to adhere to current setbacks of three feet for side and rear yards.
3. Accessory buildings greater than 400 square feet shall be required to adhere to the building setbacks of the primary structure.



POLICY CONSIDERATIONS

PROPOSED CHANGES

Regulations Pertaining to Building Height

A new regulation was added that states that the accessory structure cannot exceed the height of the primary structure or the maximum height of the zoning district, whichever is less.



POLICY CONSIDERATIONS

PROPOSED CHANGES

Regulations Pertaining to Building Materials

1. Buildings under 120 square feet are exempt from building material requirements.
2. Buildings between 120 and 400 square feet shall not be permitted to use “metal” as a building material except for a roof when the primary structure also has a metal roof.
3. Buildings greater than 400 square feet in size shall be required to use the same building materials as the primary structure.



STAFF RECOMMENDATION

Staff recommends approval of the proposed amendment to the Zoning Ordinance.



ORDINANCE NO. _____

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 2, 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 5, TITLED "C-2 GENERAL COMMERCIAL DISTRICT" TO RELOCATE PROVISIONS PERTAINING TO ACCESSORY BUILDINGS INTO A NEW SECTION ARTICLE 4, SECTION 12, TITLED "ACCESSORY BUILDINGS"; BY AMENDING ARTICLE 4, SECTION 2 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; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Sachse adopted the Zoning Regulations for the protection of the public health and general welfare of the people of the City of Sachse; and

WHEREAS, the City Council and the Planning and Zoning Commission have recognized that certain provisions of the Zoning Regulations should be reviewed and updated; and

WHEREAS, the City Council has a substantial interest in promoting the public health, safety, and welfare of the community and also promoting land use compatibility within the City; and

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 applying 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, the governing body of the City of Sachse is of the opinion that said comprehensive zoning ordinance should be amended as provided herein;

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

SECTION 1. The Code of Ordinances, City of Sachse, Texas, be amended, by amending Chapter 11, Zoning, in part, to read as follows:

“Chapter 11

ZONING

.....

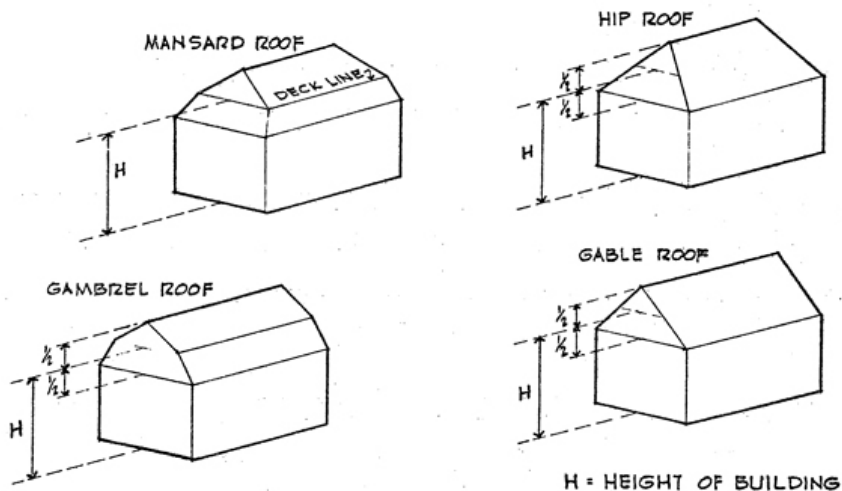
ARTICLE 2. – DEFINITIONS

.....

Accessory building. A detached subordinate building containing more than twenty (20) square feet of area and more than four (4) feet in height used for purposes customarily incidental to the residential occupancy of the main building and not involving the conduct of a business or service not normally found in conjunction with the residential use. Accessory Buildings shall not be utilized nor rented as a dwelling unit.

.....

Building Height. The vertical distance measured in feet from finished grade to the highest point of the roof for flat roofs; to the deck line for mansard roofs; and to the average height between eaves and the ridge for gable, hip and gambrel roofs.



.....

Garage, private. An accessory building or a portion of a main building for storage of motor vehicles or parking as may be required in connection with the permitted use of the main building. For residential uses, a private garage shall be utilized for purposes customarily incidental to the residential occupancy of the main building and not involving the conduct of a business or service not normally found in conjunction with the residential use.

.....

ARTICLE 3. - [DISTRICTS]

.....

Sec. 2. R single-family dwelling districts.

.....

2.2 *Uses permitted.* Property and buildings in R, single-family dwelling district, shall be used only for the following purposes:

.....

- (r) Accessory uses, which shall include the following, when the primary use is residential:
 - (1) Home occupations which are secondary to the primary residential use and which involve the manufacture, assembly, sale or service of goods, or which involve the providing of a service, subject to the following conditions:

.....

- h. No vehicle used in connection with the home occupation which exceeds one ton capacity is parked on the premises or on any street adjacent to the residentially zoned property.

.....

2.3 *Building regulations.*

- (a) Minimum size. The minimum area of the main building shall be as specified in Table 2.1 for each district, exclusive of garages, breezeways and servant quarters.
- (b) Height regulations. No building shall exceed the height specifications in Table 2.1 for each district, except as provided in article 4, section 3. Height regulations for unattached accessory buildings shall be in accordance with the provisions set forth in this Ordinance.

- (c) Exterior fire-resistant construction. The exterior walls of all main buildings and garages shall be masonry, in accordance with the building code of the City of Sachse.

.....

2.4 *Area regulations.*

.....

- (b) Side yard.

- (1) There shall be a side yard on each side of the lot having a width of not less than ten percent of the width of the lot at the building line, except as hereinafter provided in article 4, section 2.
- (2) For unattached buildings of accessory use, the regulations in Article 4, Section 12 of the Zoning Ordinance shall apply.
- (3) For dwellings located on corner lots there shall be a side yard setback from the intersecting street of not less than 15 feet in case such lot is back to back with another corner lot, and shall conform to front yard requirements in every other case. The interior side yard of a corner lot shall be the same as for dwellings and accessory buildings on an interior lot.
- (4) Churches and main and accessory buildings, other than dwellings, and buildings accessory to dwellings, shall set back from all exterior and interior side lot lines a distance of not less than 25 feet.

.....

Sec. 4. C-1 neighborhood shopping district.

.....

4.4 *Building regulations.*

.....

- (c) Accessory buildings. The color of accessory buildings shall be the same as the main building.

.....

Sec. 5. C-2 general commercial district.

.....

5.5 *Building regulations.*

.....

- (e) Accessory buildings. The color of accessory buildings shall be the same as the main building.

.....

ARTICLE 4. - GENERAL PROVISIONS APPLYING TO ALL OR SEVERAL DISTRICTS.

.....

Sec. 2. Open space.

2.1 The following requirements are intended to provide exceptions or qualify and supplement, as the case may be, the specific district regulations set forth in article 3 herein.

.....

- (g) *[Section deleted.]*

.....

Sec. 12. Accessory buildings.

12.1 *General Requirements.* The following standards shall apply to all zoning districts.

- (a) No accessory structure shall be used as a dwelling.
- (b) No accessory building shall be constructed upon a lot until the construction of the main building has been commenced, and no accessory building shall be used unless the main building on the lot is also being used.
- (c) No accessory building shall be permitted to have a building footprint in excess of the building footprint for the primary structure.

12.2 *Residential Requirements.* The following standards shall apply to all single-family residential zoning districts.

- (a) All residential accessory buildings shall be located behind the front building line.
- (b) When an accessory structure is located in the rear yard, a minimum three feet side and rear setback shall be required. For accessory buildings located on corner lots there shall be a side yard setback from the intersecting street of not less than 15 feet in case such lot is back to back with another corner lot, and shall conform to front yard requirements in every other case. The interior side yard of a corner lot shall be the same as for dwellings and accessory buildings on an interior lot.

- (c) When an accessory building is greater than 400 square feet, that building shall be required to adhere to the setback requirements for a primary structure in the underlying zoning district.
- (d) All accessory buildings of 120 square feet or less shall be exempt from the material requirements, however, all setbacks must be met, and building must be located behind the front building line. No building permit is required for residential accessory buildings only; non-residential accessory building shall obtain a building permit.
- (e) An accessory structure of between 120 square feet and 400 square feet, and which is an enclosed structure, shall have exterior walls constructed of building materials other than metal that are weather resistant, including the roof; provided, however, that if the primary structure on the lot has a metal roof, the accessory structure may also have a metal roof of a similar type. A building permit shall be required.
- (f) The exterior walls and roof of an accessory structure over 400 square feet in size and which is enclosed shall be constructed of building materials that are similar in type and composition as the exterior building materials of the primary structure. A building permit shall be required.
- (g) The number and size of accessory structures permitted on residential lots shall be regulated by the maximum lot coverage permitted in the zoning district or 35 percent of rear yard, whichever is less. No individual accessory building located in the R-7.2 or R-8.4 zoning districts shall be permitted to exceed 400 square feet; however, the cumulative accessory building area permitted shall be regulated by the maximum lot coverage permitted in the zoning district or 35 percent of rear yard, whichever is less.
- (h) For residential zoning districts, no accessory structure shall exceed the height of the primary structure or the maximum height allowed in the applicable zoning district, whichever is less.

12.3 *Non-Residential District Requirements.* The following standards shall apply to all multifamily and non-residential zoning districts.

- (a) All non-residential accessory buildings shall be located in the rear yard.
- (b) When an accessory structure is located in the rear yard, a minimum three feet side and rear setback shall be required. For accessory buildings located on corner lots there shall be a side yard setback from the intersecting street of not less than 15 feet in case such lot is back to back with another corner lot, and shall conform to front yard requirements in every other case. The interior side yard of a corner lot shall be the same as for dwellings and accessory buildings on an interior lot.
- (c) The exterior walls and roof of an accessory structure located on property with a zoning designation of C-1, C-2 or I-1, or I-2, and which is enclosed shall be

constructed of building materials that are similar in type and composition as the exterior building materials of the primary structure.

- (d) The maximum building size for accessory buildings located in the I-1 or I-2 district shall be the maximum as defined in this Code.
- (e) The number and size of accessory structures permitted on residential lots shall be regulated by the maximum lot coverage permitted in the zoning district or 35 percent of rear yard, whichever is less. No individual accessory building located in the C-1, or C-2 zoning districts shall be permitted to exceed 400 square feet; however, the cumulative accessory building area permitted shall be regulated by the maximum lot coverage permitted in the zoning district or 35 percent of rear yard, whichever is less.
- (f) For non-residential zoning districts, accessory buildings shall not exceed 25 feet in height.

.....

SCHEDULE I. PERMITTED USES

RESIDENTIAL	<i>Agricultural</i>	<i>Single Family R-39</i>	<i>Single Family R-15</i>	<i>Single Family R-12</i>	<i>Single Family R-10</i>	<i>Single Family R-E</i>	<i>Office Park</i>	<i>Mixed Use</i>	<i>Commercial-1</i>	<i>Commercial-2</i>	<i>Industrial-1</i>	<i>Industrial-2</i>	<i>Planned Development</i>	<i>Parking Requirements</i>
Accessory building	X	X	X	X	X	X			X	X	X	X	*	none
...														

”

SECTION 2. All provisions of the ordinances of the City of Sachse, Texas, in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other provisions of the ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, as amended hereby, be adjudged or held to be invalid, void or unconstitutional, the same shall not affect the validity of the remaining portions of this ordinance or the Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 4. An offense committed before the effective date of this ordinance is governed by the prior law and 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 5. 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 Code of Ordinances, as hereby amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2000) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This ordinance shall take effect immediately from and after its passage, and 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.

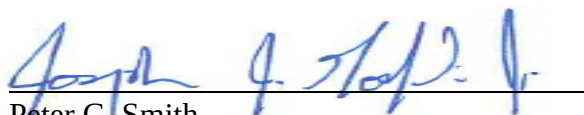
APPROVED:

Mike Felix
Mayor

DULY ENROLLED:

Terry Smith
City Secretary

APPROVED AS TO FORM:



Peter G. Smith
City Attorney
(03-03-14/65009)

TABLE (2) A
ACCESSORY BUILDING SETBACKS

All Accessory Buildings Shall be Located Behind the Front Building Line					
Zone	Side Yard	Rear Yard	Building Material	Maximum Building Size	Stories
R-7.2	3 ft.	3 ft.	Wood/Masonry	400 SF	1
R-8.4	3 ft.	3 ft.	Wood/Masonry	400 SF	1
R-10	3 ft.	3 ft.	Metal/Wood/Masonry	**35%	2
R-2A	3 ft.	3 ft.	Metal/Wood/Masonry	**30%	2
R-12	3 ft.	3 ft.	Metal/Wood/Masonry	**35%	2
R-3	3 ft.	3 ft.	Metal/Wood/Masonry	**30%	2
R-15	3 ft.	3 ft.	Metal/Wood/Masonry	**35%	2
R-2	3 ft.	3 ft.	Metal/Wood/Masonry	**30%	2
R-1	3 ft.	3 ft.	Metal/Wood/Masonry	**30%	2
R-39	3 ft.	3 ft.	Metal/Wood/Masonry	**35%	2
C-1	3 ft.	3 ft.	Construction same as existing main building	400 SF	1
C-2	3 ft.	3 ft.	Construction same as existing main building	400 SF	1
I-1	3 ft.	3 ft.	Construction same as existing main building	Max. allowed by Code	1

**The 30% and 35% shall mean 30% or 35% of lot coverage including the house and all accessory buildings.

Note: All accessory buildings of 150 sf or less shall be exempt from the material requirements, however, all setbacks must be met, and building must be located behind the front building line.

“Chapter 11

ZONING

.....

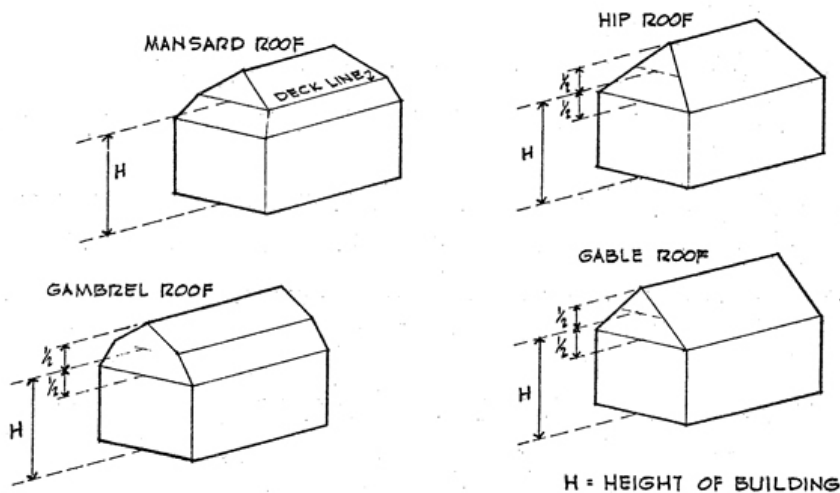
ARTICLE 2. – DEFINITIONS

.....

Accessory building. A detached subordinate building containing more than twenty (20) square feet of area and more than four (4) feet in height ~~which is detached from the main building and~~ used for purposes customarily incidental to the residential occupancy of the main building and not involving the conduct of a business or service not normally found in conjunction with the residential use. Accessory Buildings shall not be utilized and nor not rented as a dwelling unit.

.....

Building Height. The vertical distance measured in feet from finished grade to the highest point of the roof for flat roofs; to the deck line for mansard roofs; and to the average height between eaves and the ridge for gable, hip and gambrel roofs.



.....

Garage, private. An accessory building or a portion of a main building for storage of motor vehicles or parking as may be required in connection with the permitted use of the main building.

For residential uses, a private garage shall be utilized for purposes customarily incidental to the residential occupancy of the main building and not involving the conduct of a business or service not normally found in conjunction with the residential use.

.....

ARTICLE 3. - [DISTRICTS]

.....

Sec. 2. R single-family dwelling districts.

.....

2.2 *Uses permitted.* Property and buildings in R, single-family dwelling district, shall be used only for the following purposes:

.....

- (r) Accessory uses, which shall include the following, when the primary use is residential:
 - (1) Home occupations which are secondary to the primary residential use and which involve the manufacture, assembly, sale or service of goods, or which involve the providing of a service, subject to the following conditions:

.....

- h. No vehicle used in connection with the home occupation which exceeds one ~~tone~~ ~~[ton]~~ ton capacity is parked on the premises or on any street adjacent to the residentially zoned property.

.....

2.3 *Building regulations.*

- (a) Minimum size. The minimum area of the main building shall be as specified in Table 2.1 for each district, exclusive of garages, breezeways and servant quarters.
- (b) Height regulations. No building shall exceed the height specifications in Table 2.1 for each district, except as provided in article 4, section 3. Height regulations for

unattached accessory buildings shall be in accordance with the provisions set forth in this Ordinance.

- (c) Exterior fire-resistant construction. The exterior walls of all main buildings and garages shall be masonry, in accordance with the building code of the City of Sachse.

.....

2.4 *Area regulations.*

.....

- (b) Side yard.

- (1) There shall be a side yard on each side of the lot having a width of not less than ten percent of the width of the lot at the building line, except ~~a {as}~~ as hereinafter provided in article 4, section 2.

- (2) For unattached buildings of accessory use, ~~table (2) a shall apply~~ the regulations in Article 4, Section 12 of the Zoning Ordinance shall apply.

~~EXHIBIT "A"~~
~~TABLE (2) A~~
~~ACCESSORY BUILDING SETBACKS~~

All Accessory Buildings Shall be Located Behind the Front Building Line					
Zone	Side Yard	Rear Yard	Building Material	Maximum Building Size	Stories
R-7.2	3 ft.	3 ft.	Wood/Masonry	400 SF	1
R-8.4	3 ft.	3 ft.	Wood/Masonry	400 SF	1
R-10	3 ft.	3 ft.	Metal/Wood/Masonry	**35%	2
R-2A	3 ft.	3 ft.	Metal/Wood/Masonry	**30%	2
R-12	3 ft.	3 ft.	Metal/Wood/Masonry	**35%	2
R-3	3 ft.	3 ft.	Metal/Wood/Masonry	**30%	2
R-15	3 ft.	3 ft.	Metal/Wood/Masonry	**35%	2
R-2	3 ft.	3 ft.	Metal/Wood/Masonry	**30%	2
R-1	3 ft.	3 ft.	Metal/Wood/Masonry	**30%	2
R-39	3 ft.	3 ft.	Metal/Wood/Masonry	**35%	2
C-1	3 ft.	3 ft.	Construction same as existing main building	400 SF	1
C-2	3 ft.	3 ft.	Construction same as existing main building	400 SF	1
I-1	3 ft.	3 ft.	Construction same as existing main building	Max. allowed by Code	1

~~**The 30% and 35% shall mean 30% or 35% of lot coverage including the house and all accessory buildings.~~

~~Note: All accessory buildings of 150 sf or less shall be exempt from the material requirements, however, all setbacks must be met, and building must be located behind the front building line.~~

- (3) For dwellings ~~and accessory buildings~~ located on corner lots there shall be a side yard setback from the intersecting street of not less than 15 feet in case such lot is back to back with another corner lot, and shall conform to front yard requirements in every other case. The interior side yard of a corner lot shall be the same as for dwellings and accessory buildings on an interior lot.
- (4) Churches and main and accessory buildings, other than dwellings, and buildings accessory to dwellings, shall set back from all exterior and interior side lot lines a distance of not less than 25 feet.

.....

Sec. 4. C-1 neighborhood shopping district.

.....

4.4 Building regulations.

.....

(c) Accessory buildings. The color of accessory buildings shall be the same as the main building.

.....

Sec. 5. C-2 general commercial district.

.....

5.5 Building regulations.

.....

(e) Accessory buildings. ~~Accessory buildings must be located in the rear of the main building, and must be set back from the rear and side property lines a distance of three feet and from the side of a corner lot a distance of 15 feet.~~ The color of accessory buildings shall be the same as the main building.

.....

ARTICLE 4. - GENERAL PROVISIONS APPLYING TO ALL OR SEVERAL DISTRICTS.

.....

Sec. 2. Open space.

2.1 The following requirements are intended to provide exceptions or qualify and supplement, as the case may be, the specific district regulations set forth in article 3 herein.

.....

- (g) ~~No accessory building shall be constructed upon a lot until the construction of the main building has been commenced, and no accessory building shall be used unless the main building on the lot is also being used. [Section deleted.]~~

.....

Sec. 12. Accessory buildings.

12.1 General Requirements. The following standards shall apply to all zoning districts.

- (a) No accessory structure shall be used as a dwelling.
- (b) No accessory building shall be constructed upon a lot until the construction of the main building has been commenced, and no accessory building shall be used unless the main building on the lot is also being used.
- (c) No accessory building shall be permitted to have a building footprint in excess of the building footprint for the primary structure.

12.2 Residential Requirements. The following standards shall apply to all single-family residential zoning districts.

- (a) All residential accessory buildings shall be located behind the front building line.
- (b) When an accessory structure is located in the rear yard, a minimum three feet side and rear setback shall be required. For accessory buildings located on corner lots there shall be a side yard setback from the intersecting street of not less than 15 feet in case such lot is back to back with another corner lot, and shall conform to front yard requirements in every other case. The interior side yard of a corner lot shall be the same as for dwellings and accessory buildings on an interior lot.
- (c) When an accessory building is greater than 400 square feet, that building shall be required to adhere to the setback requirements for a primary structure in the underlying zoning district.
- (d) All accessory buildings of 120 square feet or less shall be exempt from the material requirements, however, all setbacks must be met, and building must be located behind the front building line. No building permit is required for residential accessory buildings only; non-residential accessory building shall obtain a building permit.
- (e) An accessory structure of between 120 square feet and 400 square feet, and which is an enclosed structure, shall have exterior walls constructed of building materials other than metal that are weather resistant, including the roof; provided, however, that if the primary structure on the lot has a metal roof, the accessory structure may also have a metal roof of a similar type. A building permit shall be required.

- (f) The exterior walls and roof of an accessory structure over 400 square feet in size and which is enclosed shall be constructed of building materials that are similar in type and composition as the exterior building materials of the primary structure. A building permit shall be required.
- (g) The number and size of accessory structures permitted on residential lots shall be regulated by the maximum lot coverage permitted in the zoning district or 35 percent of rear yard, whichever is less. No individual accessory building located in the R-7.2 or R-8.4 zoning districts shall be permitted to exceed 400 square feet; however, the cumulative accessory building area permitted shall be regulated by the maximum lot coverage permitted in the zoning district or 35 percent of rear yard, whichever is less.
- (h) For residential zoning districts, no accessory structure shall exceed the height of the primary structure or the maximum height allowed in the applicable zoning district, whichever is less.

12.3 Non-Residential District Requirements. The following standards shall apply to all multifamily and non-residential zoning districts.

- (a) All non-residential accessory buildings shall be located in the rear yard.
- (b) When an accessory structure is located in the rear yard, a minimum three feet side and rear setback shall be required. For accessory buildings located on corner lots there shall be a side yard setback from the intersecting street of not less than 15 feet in case such lot is back to back with another corner lot, and shall conform to front yard requirements in every other case. The interior side yard of a corner lot shall be the same as for dwellings and accessory buildings on an interior lot.
- (c) The exterior walls and roof of an accessory structure located on property with a zoning designation of C-1, C-2 or I-1, or I-2, and which is enclosed shall be constructed of building materials that are similar in type and composition as the exterior building materials of the primary structure.
- (d) The maximum building size for accessory buildings located in the I-1 or I-2 district shall be the maximum as defined in this Code.
- (e) The number and size of accessory structures permitted on residential lots shall be regulated by the maximum lot coverage permitted in the zoning district or 35 percent of rear yard, whichever is less. No individual accessory building located in the C-1, or C-2 zoning districts shall be permitted to exceed 400 square feet; however, the cumulative accessory building area permitted shall be regulated by the maximum lot coverage permitted in the zoning district or 35 percent of rear yard, whichever is less.
- (f) For non-residential zoning districts, accessory buildings shall not exceed 25 feet in height.

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SCHEDULE I. PERMITTED USES

RESIDENTIAL		<i>Agricultural</i>	<i>Single Family R-39</i>	<i>Single Family R-15</i>	<i>Single Family R-12</i>	<i>Single Family R-10</i>	<i>Single Family R-E</i>	<i>Office Park</i>	<i>Mixed Use</i>	<i>Commercial-1</i>	<i>Commercial-2</i>	<i>Industrial-1</i>	<i>Industrial-2</i>	<i>Planned Development</i>	<i>Parking Requirements</i>
Accessory building		X	X	X	X	X	X			X	X	X	X	*	none
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