



Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, February 10, 2014

7:00 PM

City Hall

The Planning & Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, February 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:**
 - [14-2035](#) Consider approval of the minutes from the January 27, 2014 Planning and Zoning Commission meeting.

Executive Summary

Approval of the minutes from the January 27, 2014 Planning and Zoning Commission meeting.

Attachments: [20140127 PZ MINUTES.pdf](#)

- [14-2036](#) Consider an 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.

Executive Summary

The applicant is requesting to create one lot from an existing unplatted lot. The proposed lot comprises approximately 18.712 acres, and is generally located on the northwest side of SH78/KCRC Railroad, approximately 200 feet north of Ranch Road.

Attachments: [CD - MANSIONS FP PZ - PRESENTATION.pdf](#)
[CD - MANSIONS FP PZ - FINAL PLAT.pdf](#)
[CD - MANSIONS FP PZ - ATTACHMENT 1.pdf](#)
[CD - MANSIONS FP 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: February 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 #: 14-2035 **Version:** 1 **Name:** CD - PZ MINUTES 20140127
Type: Agenda Item **Status:** Agenda Ready
File created: 2/5/2014 **In control:** Planning & Zoning Commission
On agenda: 2/10/2014 **Final action:**
Title: Consider approval of the minutes from the January 27, 2014 Planning and Zoning Commission meeting.

Executive Summary
Approval of the minutes from the January 27, 2014 Planning and Zoning Commission meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [20140127 PZ MINUTES.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

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

Executive Summary

Approval of the minutes from the January 27, 2014 Planning and Zoning Commission meeting.

Staff Recommendations

Staff recommends approval of the minutes from the January 27, 2014 Planning and Zoning Commission meeting.

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, January 27, 2013

Time: 7:00 p.m.

Place: Sachse City Hall

Members Present:

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

Members Absent:

Ty Lamb

Staff Present:

Marc Kurbansade, Community Development Director
Charlotte Youngblood, Secretary

Others Present:

Bill Adams, City Council Liaison

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

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

The invocation was offered by Paul Watkins and David Hock led the pledges.

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

Marc Kurbansade, Community Development Director, gave an open invitation to the commissioners to attend any of the upcoming Highway 78 Advisory Committee Meetings.

3. Consider approval of the minutes from the January 13, 2014 Planning and Zoning Commission meeting.

David Hock made a motion to approve the minutes of the January 13, 2014 Planning and Zoning Commission meeting. Warren Becker seconded the motion. The motion passed with all voting in favor.

4. Consider the application from Almaraj and Emily Fernando for approval of a Final Plat for CLH Addition, being two lots comprised of approximately 2.8388 acres of land.

Marc Kurbansade introduced the item. He stated that the applicant is proposing to plat the subject property into two individual lots. He stated that a Special Use Permit rezoning request was approved for Lot 1 to allow for a Preschool or Childcare Center on July 15, 2013. He stated the proposed Lot 2 contains easements that will provide access and utilities to Lot 1. He explained that since the property had retained a single –family zoning designation a public notification was made in accordance with the Texas Local Government Code. He said the Preliminary Plat was approved on August 26, 2013 by the Planning and Zoning Commission and City Council approved the Preliminary Plat on September 16, 2013. The Final Plat was found to be in substantial completion with the installation of public improvements on December 12, 2013. Staff is recommending approval of the Final Plat.

After a brief discussion, Chairman Everett opened the public hearing at 7:12 p.m.

With no one speaking David Hock made a motion to close the public hearing. Wendy Stewart seconded the motion. The motion passed with all voting in favor and the public hearing was closed at 7:12 p.m.

David Hock made a motion to approve the Final Plat for the CLH Addition. Paul Watkins 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 7:13 p.m.

Secretary

Chairperson



Legislation Details (With Text)

File #:	14-2036	Version:	1	Name:	CD - MANSIONS FP PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	2/5/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	2/10/2014	Final action:		Final action:	
Title:	Consider an 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.				
	Executive Summary The applicant is requesting to create one lot from an existing unplatted lot. The proposed lot comprises approximately 18.712 acres, and is generally located on the northwest side of SH78/KCRC Railroad, approximately 200 feet north of Ranch Road.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	CD - MANSIONS FP PZ - PRESENTATION.pdf CD - MANSIONS FP PZ - FINAL PLAT.pdf CD - MANSIONS FP PZ - ATTACHMENT 1.pdf CD - MANSIONS FP PZ - ATTACHMENT 2.pdf				

Date	Ver.	Action By	Action	Result
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Title

Consider an 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.

Executive Summary

The applicant is requesting to create one lot from an existing unplatted lot. The proposed lot comprises approximately 18.712 acres, and is generally located on the northwest side of SH78/KCRC Railroad, approximately 200 feet north of Ranch Road.

Background

The 18.712-acre (approximately 815,085 square feet) subject property is generally located on the northwest side of SH78/KCRC Railroad, approximately 200 feet north of Ranch Road (See Attachment 1).

The subject property retains a zoning designation of PD-19, which was amended on December 3, 2012 to permit modifications to the Development Regulations contained with the Planned Development Ordinance. The proposed lot is designated as a Multifamily tract within this Planned Development. See Attachment 2 for Zoning Map.

Planning and Zoning Commission approved the Preliminary Plat on April 22, 2013, and City Council approved the Preliminary Plat on May 6, 2013.

Policy Considerations

The applicant is proposing to plat the subject property into one individual lot, which would solely be utilized for a proposed multifamily development consisting of a maximum of 388 multifamily units.

The proposed subdivision has three access points from Cody Lane:

- 1) Main access directly across from Canyon Crest Drive. This access will contain one entry lane and two exit lanes, with one of the exit lanes being a dedicated left turn lane
- 2) Emergency access only at the southernmost section of the site.
- 3) Exit only for residents and full emergency access at the northernmost section of the site.

The site has controlled access via a gate system; however City emergency personnel (e.g., Fire and Police Departments) will have full access via all three access points for the site. Internally, there is a dedicated Fire Lane circulating throughout the site to provide access to all structures on-site. Additionally, a utility easement is located within the site to allow for the placement of sanitary sewer, water, and stormwater infrastructure. A portion of the water service will be a private water line to be maintained by the Property Owner Association

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

The Final Plat was found to be in substantial completion with the installation of public improvements on February 6, 2014.

Budgetary Considerations

None.

Staff Recommendations

Staff recommends approval of 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.



PLANNING & ZONING COMMISSION

FEBRUARY 10, 2014

REQUEST

Consider an 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.



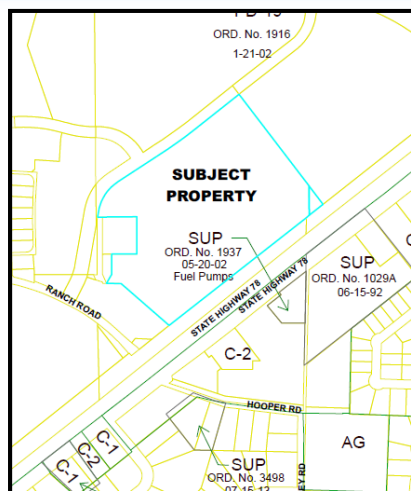
BACKGROUND

AERIAL LOCATION MAP



BACKGROUND

ZONING MAP



BACKGROUND

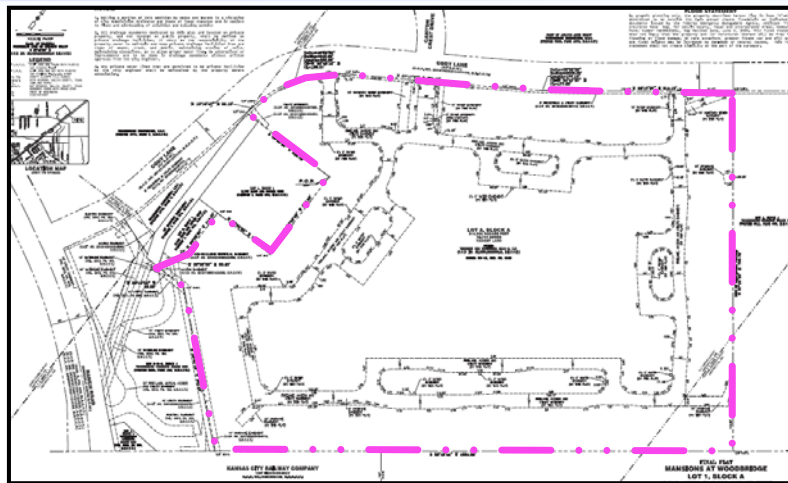
SITE INFORMATION

- ❑ Site Area: 18.712 acres
- ❑ One Lot
- ❑ Proposed Use: Multifamily (max 388 units)
- ❑ Existing Zoning: PD-19, Multifamily Tract



BACKGROUND

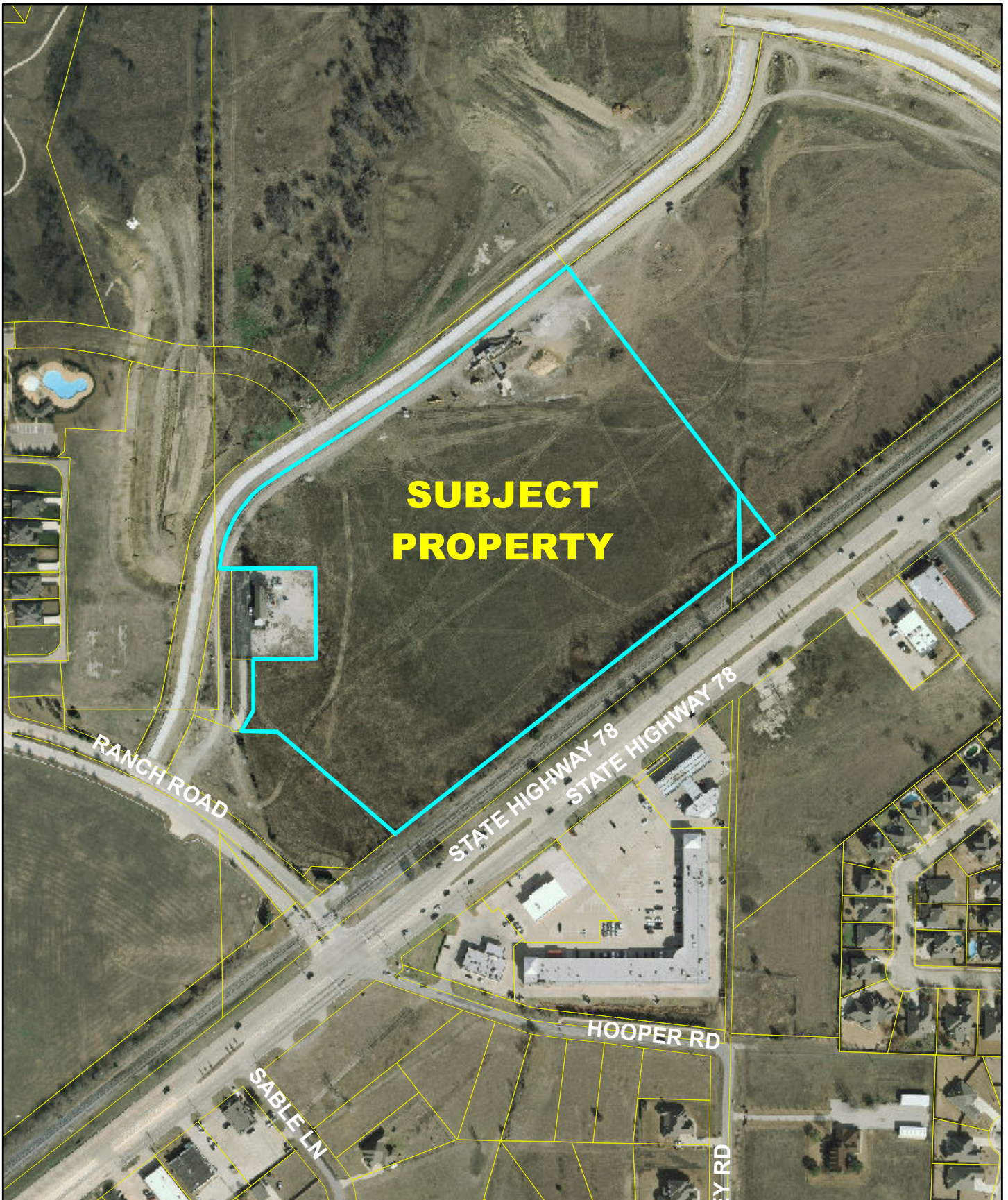
FINAL PLAT



STAFF RECOMMENDATION

Staff recommends approval of the Final Plat.





0 150 300 600
Feet

AERIAL LOCATION MAP

*Mansions at Woodbridge
Final Plat (Z014-01)
Map Created: February 5, 2014*

PD-19

ORD. No. 1916

1-21-02

**SUBJECT
PROPERTY**

SUP

ORD. No. 1937

05-20-02

Fuel Pumps

SUP

ORD. No. 1029A

06-15-92

RANCH ROAD

STATE HIGHWAY 78

C-2

HOOPER RD

AG

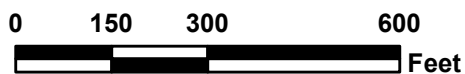
C-1
C-2
C-1

SUP

ORD. No. 3498

07-15-13

ILEY RD



ZONING IDENTIFICATION MAP

Mansions at Woodbridge

Final Plat (Z014-01)

Map Created: February 5, 2014