



City of Sachse, Texas

3815 Sachse Road,
Building B
Sachse, TX 75048

Meeting Agenda Planning & Zoning Commission

Monday, January 23, 2017

6:30 PM

First Floor Conference Room / Council
Chambers

To address the Commission for any public hearing item, please sign a speaker's sheet located on the tables by the front entry and submit to the acting Secretary. You will have three (3) minutes to address the Commission. In accordance with the Open Meetings Act, the Commission may not discuss or take action on any item, which has not been posted on the agenda

6:30 PM WORK SESSION

1. Discussion of agenda items for the January 23, 2017 Planning and Zoning Commission Meeting. Please be advised that the work session is for discussion purposes only by the Planning and Zoning Commission.
2. Discussion of future agenda items, update on council action, training topics, requests for new business considerations, and Comprehensive Plan update.

7:00 PM REGULAR MEETING

1. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
2. Consider election of officers.
3. [17-3667](#) Consider approval of the minutes of the November 14, 2016 Planning and Zoning Commission meeting.
Attachments: [11.14.16 Minutes](#)
4. [17-3666](#) Consider and act on a final plat application for Woodbridge Commons (Phase 3, Lot 1R) from Clay Moore Engineering, generally located 8040 Woodbridge Parkway, within city limits.
Attachments: [Staff Presentation](#)
[Proposed Plat](#)
5. [17-3665](#) Conduct a public hearing and discuss the Comprehensive Plan after receiving a presentation from the consultants.
6. Discussion of future agenda items, update on council action, training topics, requests for new business considerations, and Comprehensive Plan update.
7. Adjournment.

Posted: January 20, 2017; 5:00 p.m.

Michelle Lewis Sirianni, City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact Michelle Lewis Sirianni, City Secretary at (972) 495-1212, 48 business hours prior to the scheduled meeting date.



City of Sachse, Texas

Legislation Details (With Text)

File #: 17-3667 **Version:** 1 **Name:** November 14, 2016 P&Z Minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 1/19/2017 **In control:** Planning & Zoning Commission
On agenda: 1/23/2017 **Final action:**
Title: Consider approval of the minutes of the November 14, 2016 Planning and Zoning Commission meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [11.14.16 Minutes](#)

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the November 14, 2016 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the November 14, 2016 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Approve the minutes of the Planning and Zoning Commission November 14, 2016 meeting.



**City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, November 14, 2016**

Members Present:

Scott Everett - Chair
Chance Lindsey
David Hock
Scott Ohman
Fernando Gutierrez
Wendy Stewart
Louie Carter

Members Absent:

Staff Present:

Dustin McAfee, AICP, Community Development Director
Charlotte Youngblood - Community Development Technician

Others Present:

Bill Adams, City Council Liaison

6:30 PM Work Session

Staff provided the commission with a community update and discussed agenda items.

7:00 PM Regular Meeting

Chairman Scott Everett opened the meeting of the Planning & Zoning Commission at 7:05 p.m. and declared a quorum.

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

Commissioner Stewart offered the invocation, and Commissioner Hock led the pledges.

Regular Agenda Items:

2. Consider approval of the minutes of the October 24, 2016 Planning & Zoning Commission meeting. With a motion by Lindsey, and a second by Gutierrez, the Planning & Zoning Commission adopted the October 24, 2016 minutes unanimously.

3. Conduct a public hearing to consider and make recommendation on a request by Trepex, to rezone approximately 9.82 acres of land from C2 (Commercial) with Turnpike Overlay (Transition Zone) to Planned Development district (PD) to allow for a senior housing complex, generally located south of Sewell Elementary and east of Miles Road, within Sachse city limits. Staff presented the case as outlined in the staff report. Applicant representative, Ferrette, gave a brief presentation. With a motion by Hock, and a second by Stewart, with all voting in favor, the public hearing was closed at 7:30 PM with no one speaking. With a motion by Stewart, and a second by Gutierrez, the recommendation to approve the proposed zoning per staff recommendation, passed unanimously.

4. Conduct a public hearing to consider and make recommendation on a request by Frank Milsap, to rezone approximately 9.87 acres of land from AG (Agricultural) and Special Use Permit (Ord. #802 & #3052) to Planned Development district (PD) to allow for an expansion of the existing facility using similar construction materials, located at 3904 Miles Road, generally north of Hudson Middle School. Staff presented the case as outlined in the staff report, and the public hearing opened at 7:40 PM. Robert Grant, 4001 Martha, said he was concerned about possible drainage issues and tall grass at the rear of the property. Rhonda Bridges, 4416 Haverhill, shared noise concerns. With a motion by Hock, and a second by Stewart, the public hearing was closed at 7:46 PM. With a motion by Stewart, and a second by Carter, the recommendation to approve the proposed zoning per staff recommendation, passed unanimously.

5. Discussion of future agenda items, update on council action, training topics, requests for new business considerations, and Comprehensive Plan update.

Staff updated the Commission.

Adjourn: With a motion by Everett, the meeting was adjourned at 8:03 PM.

Chairperson

Secretary



City of Sachse, Texas

Legislation Details (With Text)

File #: 17-3666 **Version:** 1 **Name:** Woodbridge Commons (Lot 1R) FP - P&Z
Type: Agenda Item **Status:** Agenda Ready
File created: 1/18/2017 **In control:** Planning & Zoning Commission
On agenda: 1/23/2017 **Final action:**
Title: Consider and act on a final plat application for Woodbridge Commons (Phase 3, Lot 1R) from Clay Moore Engineering, generally located 8040 Woodbridge Parkway, within city limits.
Sponsors:
Indexes:
Code sections:
Attachments: [Staff Presentation](#)
[Proposed Plat](#)

Date	Ver.	Action By	Action	Result
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Title

Consider and act on a final plat application for Woodbridge Commons (Phase 3, Lot 1R) from Clay Moore Engineering, generally located at 8040 Woodbridge Parkway, within city limits.

Project Information

- Proposal to final plat 1 commercial lot
- Applicant: Clay Moore Engineering
- Owner: Integral Woodbridge, LLC
- Size: Approximately 1.02 acres
- Site Attributes: undeveloped land
- Proposed Use: In-Line Retail Strip Center
- Current Zoning: PD (#19) with base retail zoning
- The City Council unanimously approved the associated preliminary plat in 2014
- The final plat is in conformance with the preliminary plat
- P&Z is the final approval authority for the proposed plat

Staff Recommendation

- Per Staff's technical review, the proposed plat is in compliance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by

the Building Official & City Engineer.

- Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.



WOODBRIIDGE COMMONS FP

PLANNING & ZONING COMMISSION

JANUARY 23, 2017

REQUEST

Consider and act on a final plat application for Woodbridge Commons (Phase 3, Lot 1R) from Clay Moore Engineering, generally located at 8040 Woodbridge Parkway, within city limits.

PROJECT INFORMATION

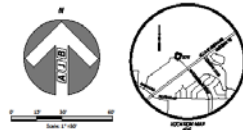
- Proposal to final plat 1 commercial
- Applicant: Clay Moore Engineering
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- The final plat is in conformance with the preliminary plat
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AERIAL MAP



The subject property is generally located across from Wal-Mart along Woodbridge Parkway, within city limits.

PROPOSED PLAT



LEGEND
 DP Iron Rod Found
 RD Iron Rod Set
 DMCCT Deed Record Collier County, Texas
 DMCCT Deed Record Collier County, Texas
 DMCCT Deed Record Collier County, Texas
 DMCCT Deed Record Collier County, Texas

LINE	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE
1	N 87°57'19" E	263.37	N 87°57'19" E	263.37
2	S 87°57'19" W	263.37	S 87°57'19" W	263.37
3	N 87°57'19" E	263.37	N 87°57'19" E	263.37
4	S 87°57'19" W	263.37	S 87°57'19" W	263.37
5	N 87°57'19" E	263.37	N 87°57'19" E	263.37
6	S 87°57'19" W	263.37	S 87°57'19" W	263.37
7	N 87°57'19" E	263.37	N 87°57'19" E	263.37
8	S 87°57'19" W	263.37	S 87°57'19" W	263.37
9	N 87°57'19" E	263.37	N 87°57'19" E	263.37
10	S 87°57'19" W	263.37	S 87°57'19" W	263.37
11	N 87°57'19" E	263.37	N 87°57'19" E	263.37
12	S 87°57'19" W	263.37	S 87°57'19" W	263.37
13	N 87°57'19" E	263.37	N 87°57'19" E	263.37
14	S 87°57'19" W	263.37	S 87°57'19" W	263.37
15	N 87°57'19" E	263.37	N 87°57'19" E	263.37
16	S 87°57'19" W	263.37	S 87°57'19" W	263.37
17	N 87°57'19" E	263.37	N 87°57'19" E	263.37
18	S 87°57'19" W	263.37	S 87°57'19" W	263.37
19	N 87°57'19" E	263.37	N 87°57'19" E	263.37
20	S 87°57'19" W	263.37	S 87°57'19" W	263.37

LINE	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE
1	N 87°57'19" E	263.37	N 87°57'19" E	263.37
2	S 87°57'19" W	263.37	S 87°57'19" W	263.37
3	N 87°57'19" E	263.37	N 87°57'19" E	263.37
4	S 87°57'19" W	263.37	S 87°57'19" W	263.37
5	N 87°57'19" E	263.37	N 87°57'19" E	263.37
6	S 87°57'19" W	263.37	S 87°57'19" W	263.37
7	N 87°57'19" E	263.37	N 87°57'19" E	263.37
8	S 87°57'19" W	263.37	S 87°57'19" W	263.37
9	N 87°57'19" E	263.37	N 87°57'19" E	263.37
10	S 87°57'19" W	263.37	S 87°57'19" W	263.37
11	N 87°57'19" E	263.37	N 87°57'19" E	263.37
12	S 87°57'19" W	263.37	S 87°57'19" W	263.37
13	N 87°57'19" E	263.37	N 87°57'19" E	263.37
14	S 87°57'19" W	263.37	S 87°57'19" W	263.37
15	N 87°57'19" E	263.37	N 87°57'19" E	263.37
16	S 87°57'19" W	263.37	S 87°57'19" W	263.37
17	N 87°57'19" E	263.37	N 87°57'19" E	263.37
18	S 87°57'19" W	263.37	S 87°57'19" W	263.37
19	N 87°57'19" E	263.37	N 87°57'19" E	263.37
20	S 87°57'19" W	263.37	S 87°57'19" W	263.37

Notes:

Basic of Bearings: Bearings are based on the Plat of Woodbridge Commons Phase Two, recorded in Volume 2014, Page 332, Public Records Collier County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48002530.1, dated June 2, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. Since this site is not within a designated special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Dallas Planning and Zoning Commission.

Austin J. Bedford
 Registered Professional Land Surveyor No. 4132
 A.J. Bedford Group, Inc.
 9615 W. Arroyo Road
 Bedford, Texas 76022

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Austin J. Bedford, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

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

APPROVED BY: Planning and Zoning Commission
 City of Dallas

ATTORNEY:

Name & Title

APPROVED BY: City Council
 City of Dallas

Mayor

City Secretary

Engineer:

Claymore Engineering
 1203 Central Drive, Suite 406
 Bedford, Texas 76021
 (817) 281-0572
 City of Dallas

Surveyor:

A.J. Bedford Group, Inc.
 301 N. Arroyo Road
 Rockwall, Texas 75087
 (972) 723-0225
 Austin J. Bedford

STATE OF TEXAS
 COUNTY OF COLLIN

WHEREAS, INTERVAL WOODBRIDGE, LLC is the owner of a 1.020 acre tract of land situated in the Richard Newman Survey Abstract No. 666, Collier County, Texas and being all of Lot 1, Block A of Woodbridge Commons - Phase Three as addition to the City of Dallas according to the plat recorded in Volume 2014, Page 237, and being more particularly described as follows:

BEFOREME, as a signed and not bound for corner in the northeast line of Woodbridge Parkway (DMT) as recorded in Volume 2014, Page 332 of the Plat Record of Collier County, Texas (DMT) and being the westerly corner of said Lot 1,

THENCE along the westerly line of said Lot 1, NORTH 27°07'30" EAST a distance of 205.00 feet to a capped iron rod found for corner and being the beginning of a non-tangent curve to the right having a radius of 1300.00 feet and a chord bearing of SOUTH 74°04'45" EAST;

THENCE along said non-tangent curve to the right through a central angle of 04°37'33" for an arc length of 203.10 feet to a 5/8 inch iron rod set for corner at the westerly corner of said Lot 1; and the northeast corner of Lot 1, Block A of Woodbridge Commons - Phase Three an addition to the City of Dallas according to the plat recorded in Volume 2014, Page 332 (DMT);

THENCE along the common line of said Lot 1 and Lot 2, SOUTH 87°34'41" WEST a distance of 250.44 feet to a 5/8 inch iron rod set for corner in the southeast line of said Woodbridge Parkway and being the beginning of a non-tangent curve to the left having a radius of 1037.87 feet and a chord bearing of NORTH 04°47'31" WEST;

THENCE along said non-tangent curve to the left through a central angle of 04°29'12" for an arc length of 131.34 feet to the POINT OF BEGINNING.

CONTAINING 1.020 ACRES OF 64,443 square feet of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, INTERVAL WOODBRIDGE, LLC, Owner, do hereby bind themselves and their heirs, assigns and successors of title this plat designating the herein above described property as "WOODBRIDGE COMMONS - PHASE THREE" an addition to the City of Dallas, and do hereby dedicate to the public use for the streets, alleys, and right of way easements shown thereon. Do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that are in any way interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, repairing, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all planning ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

Witness my hand at Dallas, Texas, this ____ day of _____, 2016.

Owner: INTERVAL WOODBRIDGE, LLC

Michael Robinson, Manager

STATE OF TEXAS
 COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael Robinson, Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

WOODBRIDGE COMMONS - PHASE THREE FINAL PLAT LOT 1R, BLOCK A

BEING A REPLY OF LOT 1, BLOCK A OF THE CONVEYANCE PLAT OF WOODBRIDGE COMMONS - PHASE THREE AS RECORDED IN VOLUME 2014, PAGE 332, PLAT RECORDS, COLLIN COUNTY TEXAS AND BEING 1.020 ACRES (64,443 SQ. FT.) OUT OF THE RICHARD NEWMAN SURVEY ABSTRACT NO. 666, CITY OF DALLAS, COLLIN COUNTY, TEXAS

Owner: INTERVAL WOODBRIDGE, LLC (532) 524-2633
 11701 Bee Creek Road
 Austin, Texas 78738 Michael Johnson

Scale: 1" = 30'
 Date: November 14, 2016
 Drawn By: A.J. Bedford
 Checked By: A.J. Bedford
 Title: Final Plat of Woodbridge Commons - Phase Three
 Job No.: 152-030
 Drawn By: A.J. Bedford
 Checked By: A.J. Bedford

301 N. Arroyo Road, Bedford, Texas 76022
 (972) 723-0225, www.a-j-bedford.com, ajb@ajbedfordgroup.com

Sheet
 1 of 1

AJ Bedford Group, Inc.
 Registered Professional Land Surveyors

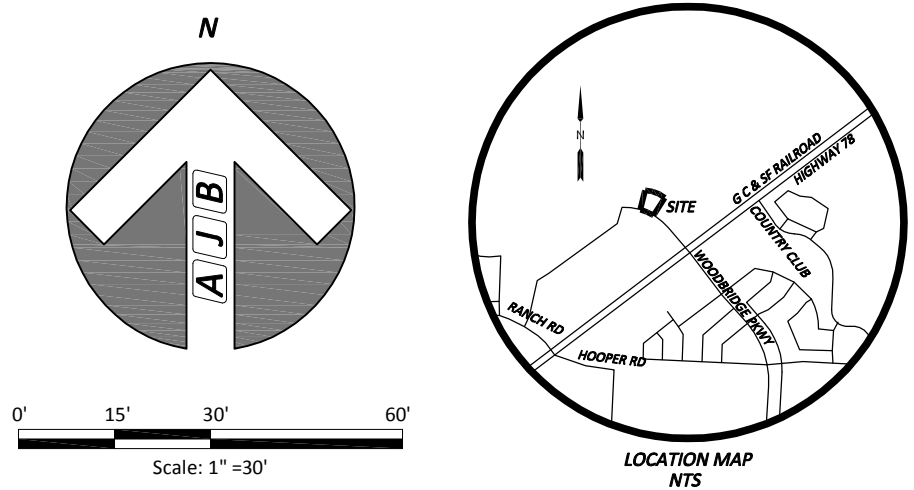
TPLS Reg # 20140200

STAFF RECOMMENDATION

- Per Staff's technical review, the proposed plat is in compliance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official & City Engineer.

√

Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.



LEGEND	
IRF	Iron Rod Found
IRS	Iron Rod Set
DRCT	Deed Records Collin County, Texas
PRCCT	Real Property Records Collin County, Texas
PRCCT	Plat Records Collin County, Texas
LRCT	Land Records Collin County, Texas

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	54.08'	30°21'14"	28.65'	N 43°12'39" W	28.32'
C2	6.08'	33°56'04"	3.57'	N 44°21'35" W	3.52'
C3	30.00'	89°33'58"	46.90'	S 73°47'36" W	42.27'
C4	1085.71'	1°23'55"	26.50'	N 60°17'26" W	26.50'
C5	30.00'	23°33'36"	12.34'	N 40°47'25" E	12.25'
C6	30.00'	33°56'04"	17.77'	S 44°27'23" E	17.51'
C7	30.14'	37°21'25"	19.65'	S 46°12'58" E	19.30'
C12	1135.94'	0°56'55"	18.81'	N 58°22'52" W	18.81'
C13	30.00'	4°34'40"	2.40'	N 31°17'57" E	2.40'

LINE	BEARING	DISTANCE
L1	N 61°25'25" W	105.81'
L2	S 29°00'37" W	130.46'
L3	N 29°00'38" E	41.69'
L4	N 29°00'37" E	130.05'
L5	S 61°25'25" E	27.14'
L6	S 61°25'25" E	159.40'
L7	S 40°43'58" W	24.26'
L8	N 52°27'37" W	13.54'
L9	N 37°33'15" E	20.39'
L10	N 48°48'15" E	18.95'
L11	S 41°11'45" E	12.07'
L12	S 40°39'47" W	36.67'
L13	N 29°00'37" E	21.67'
L14	S 10°49'09" E	2.08'
L15	N 79°10'51" E	16.20'
L16	S 10°49'09" E	10.00'
L17	S 79°10'51" W	16.20'
L18	S 10°49'09" E	17.25'
L19	S 55°49'09" E	7.96'
L20	S 34°10'51" W	10.00'
L21	N 55°49'09" W	4.00'
L22	S 34°10'51" W	34.86'
L23	N 29°00'37" E	42.64'
L24	N 28°34'35" E	18.00'
L25	S 61°25'25" E	18.00'
L26	S 28°34'35" W	18.00'
L27	N 61°25'25" W	18.00'

Notes:

Basis of Bearings: Bearings are based on the Plat of Woodbridge Commons Phase Two, recorded in Volume 2011, Page 332, Public Records Collin County, Texas.

FLOOD STATEMENT: According to Community Panel No.48085C0530 J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. Since this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Austin J. Bedford, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Sachse Planning and Zoning Commission.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 N. Alamo Road
Rockwall, Texas 75087

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Austin J. Bedford, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the ____ day of ____, 2017.

Notary Public in and for the State of Texas

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Planning and Zoning Commission of the City of Sachse, Texas

Chairman, Planning and Zoning Commission Date

ATTEST:

Signature Date

Name & Title

The Director of Community Development of the City of Sachse, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the City of Sachse Code of Ordinances and with engineering construction standards and processes adopted by the City of Sachse, Texas as to which his/her approval is required.

Director of Community Development Date

ATTEST:

Signature Date

Name & Title

Selling off a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

Engineer:

Claymoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021
(817) 281-0572
Clay Cristy

Surveyor:

A. J. Bedford Group, Inc.
301 N. Alamo Road
Rockwall, Texas 75087
(972) 722-0225
Austin J. Bedford

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS INTEGRAL WOODBRIDGE, LLC is the owner of a 1.020 acre tract of land situated in the Richard Newman Survey Abstract No. 660, Collin County, Texas and being all of Lot 1, Block A of Woodbridge Commons - Phase Three an addition to the City of Sachse according to the plat recorded in Cabinet 2014, Page 257, Real Property Records of Collin County, Texas (PRCCT) and being more particularly described as follows:

BEGINNING at a capped iron rod found for corner in the northeast line of Woodbridge Parkway (100' wide) as recorded in Cabinet 2011, Page 332 of the Plat Records of Collin County, Texas (PRCCT) and being the westerly corner of said Lot 1;

THENCE along the westerly line of said Lot 1, NORTH 29°00'38" EAST a distance of 250.00 feet to a capped iron rod found for corner and being the beginning of a non-tangent curve to the right having a radius of 1300.00 feet and a chord bearing of SOUTH 56°30'45" EAST;

THENCE along said non-tangent curve to the right through a central angle of 08°57'19" for an arc length of 203.19 feet to a 5/8 inch iron rod set for corner at the easterly corner of said Lot 1 and the northwest corner of Lot 2, Block A of Woodbridge Commons - Phase Three an addition to the City of Sachse according to the plat recorded in Cabinet 2014, Page 628 (PRCCT);

THENCE along the common line of said Lot 1 and Lot 2, SOUTH 40°39'47" WEST a distance of 250.46 feet to a 5/8 inch iron rod set for corner in the northeast line of said Woodbridge Parkway and being the beginning of a non-tangent curve to the left having a radius of 1027.87 feet and a chord bearing of NORTH 56°47'27" WEST;

THENCE along said non-tangent curve to the left through a central angle of 08°29'27" for an arc length of 152.32 feet to the POINT OF BEGINNING;

CONTAINING 1.020 acres or 44,443 square feet of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, INTEGRAL WOODBRIDGE, LLC, Owner, do hereby bind themselves and their heirs, assigns and successors of title this plat designating the herein above described property as "WOODBRIDGE COMMONS - PHASE THREE", an addition to the City of Sachse, and do hereby dedicate to the public use forever the streets, alleys, and right of way easements shown thereon, do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

Witness my hand at Sachse, Texas, this the ____ day of ____, 2017.

Owner: INTEGRAL WOODBRIDGE, LLC

Michael Johnson, Manager

STATE OF TEXAS §
COUNTY OF §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael Johnson, Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the ____ day of ____, 2017.

Notary Public in and for the State of Texas

WOODBRIDGE COMMONS - PHASE THREE FINAL PLAT LOT 1R, BLOCK A

BEING A REPLAT OF LOT 1, BLOCK A OF THE CONVEYANCE PLAT OF WOODBRIDGE COMMONS - PHASE THREE AS RECORDED IN CABINET 2014, PAGE 257, PLAT RECORDS COLLIN COUNTY TEXAS AND BEING 1.020 ACRES (44,443 SQ. FT.) OUT OF THE RICHARD NEWMAN SURVEY ABSTRACT NO. 660, CITY OF SACHSE, COLLIN COUNTY, TEXAS

Owner: INTEGRAL WOODBRIDGE, LLC (512) 524-9651
11701 Bee Caves Road Michael Johnson
Austin, Texas 78738

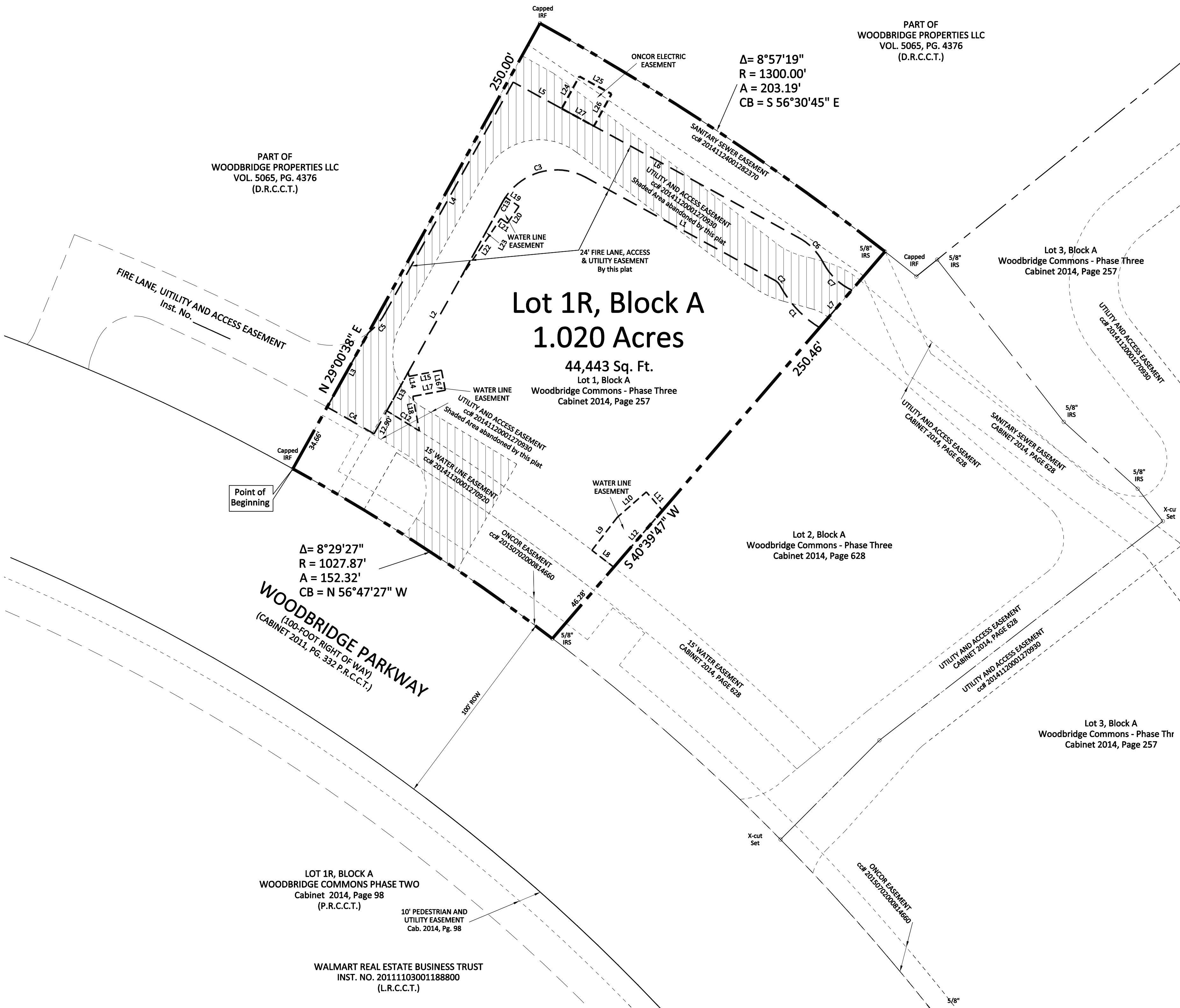
Scale: 1" = 30'
Date: November 14, 2016
Technician: L. Spradling/B. Elam
Drawn By: L. Spradling/B. Elam
Checked By: A.J. Bedford
P.C.: D. Cryer/L. Spradling
File: FP Lot 1 Woodbridge 2016-11-14
Job. No. 552-030
GF No. N/A

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com ajb@ajbedfordgroup.com

Sheet:
1
Of: 1

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS Reg # 10118200



WALMART REAL ESTATE BUSINESS TRUST
INST. NO. 20111103001188800
(L.R.C.C.T.)



City of Sachse, Texas

Legislation Details (With Text)

File #:	17-3665	Version:	1	Name:	Comp Plan 1-23-17 P&Z
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	1/18/2017	In control:		In control:	Planning & Zoning Commission
On agenda:	1/23/2017	Final action:		Final action:	
Title:	Conduct a public hearing and discuss the Comprehensive Plan after receiving a presentation from the consultants.				

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Title
Comprehensive Plan

Background
The Commission will receive a presentation from Gateway Planning regarding the Comprehensive Plan. Another public hearing will be held on February 27th for review of the final draft.

Policy Considerations
None.

Budgetary Considerations
None.

Staff Recommendations
Hear the presentation, conduct a public hearing, discuss, and provide feedback.