



Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, November 24, 2014

7:00 PM

Council Chambers

The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, November 24, 2014, at 7:00 p.m. at the Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

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

2. **Regular Agenda Items:**

- [14-2556](#) Consider approval of the minutes of the November 10, 2014 Planning and Zoning Commission meeting.

Executive Summary

Review and consider approval of the minutes of the November 10, 2014 Planning and Zoning Commission meeting.

Attachments: [20141110 PZ Minutes.pdf](#)

- [14-2560](#) Consider the application of Integral Woodbridge, LLC for approval of a Final Plat for Woodbridge Commons Phase 3, Lot 2, Block A, being a .956-acre tract. The subject property is located on the northwest corner of Woodbridge Parkway and State Highway 78 / KCS Railroad.

Executive Summary

The applicant is requesting approval of a Final Plat for a .956-acre tract. The property will consist of one (1) lot for commercial uses.

Attachments: [CD- WB Commons PH 3 Presentation.pdf](#)
[CD- WB Commons PH 3 Attachment 1.pdf](#)
[CD- WB Commons PH 3 Attachment 2.pdf](#)
[CD- WB Commons PH 3 Attachment 3.pdf](#)
[CD- WB Commons PH 3 Attachment 4.pdf](#)

- [14-2561](#) Conduct a public hearing and offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Zoning Ordinance, as heretofore amended; to grant a change of zoning from a Residential-1 (R-1) and Agricultural (AG) District with a Turnpike Overlay District

Commercial Zone to a Planned Development District with a Turnpike Overlay District Commercial Zone on an 8.44 acre tract of land, more particularly described in Exhibit "A" and located on the southeast corner of Merritt Road and President George Bush Turnpike, City of Sachse, Dallas County, Texas; providing for the approval of 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 Residential and Agricultural zoning districts to a Planned Development zoning district. The proposed Planned Development would be comprised of commercial and retail uses along with residential townhomes.

Attachments: [CD- Harmony Hill PD Presentation color.pdf](#)

[CD- Harmony Hill PD Attachment 1.pdf](#)

[CD- Harmony Hill PD Attachment 2.pdf](#)

[CD- Harmony Hill PD Attachment 3.pdf](#)

[CD- Harmony Hill PD Attachment 4.pdf](#)

[CD- Harmony Hill PD Exhibit A.pdf](#)

[CD- Harmony Hill PD Exhibit B.pdf](#)

[CD- Harmony Hill PD Exhibit C.pdf](#)

[CD- Harmony Hill PD Exhibit D.pdf](#)

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

3. 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: November 21, 2014; 5:00 p.m. Dan McGinn, Director of Community Development

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact Terry Smith, City Secretary at (972) 495-1212, 48 business hours prior to the scheduled meeting date. Reasonable accommodations will be made to assist your needs.



Legislation Details (With Text)

File #: 14-2556 **Version:** 1 **Name:** CD - PZ MINUTES 11102014
Type: Agenda Item **Status:** Agenda Ready
File created: 11/19/2014 **In control:** Planning & Zoning Commission
On agenda: 11/24/2014 **Final action:**

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

Executive Summary

Review and consider approval of the minutes of the November 10, 2014 Planning and Zoning Commission meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [20141110 PZ Minutes.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

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

Executive Summary

Review and consider approval of the minutes of the November 10, 2014 Planning and Zoning Commission meeting.

Background

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

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Recommend approval of the minutes of the Planning and Zoning Commission *November 10*, 2014 meeting.

City of Sachse, Texas
Planning and Zoning Commission

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

Time: 7:00 p.m.

Place: Sachse City Hall

Members Present:

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

Members Absent:

Staff Present:

Dan McGinn, 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 Jack Bickler and Warren Becker led the pledges.

2. Consider approval of the minutes of the October 27, 2014 Planning and Zoning Commission meeting.

Wendy Stewart made a motion to approve the minutes of the October 27, 2014 Planning and Zoning Commission meeting. Ty Lamb seconded the motion. The motion passed with all voting in favor.

3. 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 Agricultural District (AG) to a Planned Development District (PD) on an approximately 13.56 acre tract, more particularly described in Exhibit "A" and located along the west side of Merritt Road just south of Heritage Circle, City of Sachse, Dallas County, Texas; 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".

Chairman Scott Everett explained that the applicant has withdrawn his application for a zoning change.

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

Mr. McGinn said that the Blackland Corridor would not be included in the North Texas Council of Governments 2035 thoroughfare plan. He explained that Staple Storage appeal would be going before City Council on December 1, 2014. He stated that there will be a zoning case on the next Planning and Zoning Meeting Agenda along with a Final Plat for Woodbridge Commons. He stated that the Community Development department issued 15 single family permits this week and that the Highway 78 Corridor plan is moving forward.

There being no further business, made a motion to adjourn. The meeting was adjourned at 7:10 p.m.

Secretary

Chairperson



Legislation Details (With Text)

File #:	14-2560	Version:	1	Name:	CD – WB COMMONS PH 3 LT 2 FP PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	11/19/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	11/24/2014	Final action:		Final action:	
Title:	Consider the application of Integral Woodbridge, LLC for approval of a Final Plat for Woodbridge Commons Phase 3, Lot 2, Block A, being a .956-acre tract. The subject property is located on the northwest corner of Woodbridge Parkway and State Highway 78 / KCS Railroad.				
	Executive Summary The applicant is requesting approval of a Final Plat for a .956-acre tract. The property will consist of one (1) lot for commercial uses.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	CD- WB Commons PH 3 Presentation.pdf CD- WB Commons PH 3 Attachment 1.pdf CD- WB Commons PH 3 Attachment 2.pdf CD- WB Commons PH 3 Attachment 3.pdf CD- WB Commons PH 3 Attachment 4.pdf				

Date	Ver.	Action By	Action	Result
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Title

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

Executive Summary

The applicant is requesting approval of a Final Plat for a .956-acre tract. The property will consist of one (1) lot for commercial uses.

Background

The .956 -acre (approximately 41,661 square feet) subject property is located on the northwest corner of Woodbridge Parkway and State Highway 78 / KCS Railroad. (See Attachment 1 - Lot 2, Aerial Location Map). The subject property retains a current zoning designation of Planned Development (PD-19) for General Commercial Uses (Ord. No. 1916 approved January 22, 2002). (See Attachment 2 for Zoning Identification Map).

Policy Considerations

The applicant is proposing to plat the subject property into one (1) lot that is proposed for a

Murphy's Oil gas station and convenient store. (See Attachment 3 - Final Plat)

Staff has determined that 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 and its supporting documents have been reviewed by the City Engineer and have been found to be in compliance with the City of Sachse Code of Ordinances.

Budgetary Considerations

None.

Staff Recommendations

Staff recommends approval of a Final Plat for Woodbridge Commons Phase 3, Lot 2, Block A, being a .956-acre tract consisting of one (1) lot. The subject property is located on the northwest corner of Woodbridge Parkway and State Highway 78 / KCS Railroad.



PLANNING AND ZONING COMMISSION

NOVEMBER 24, 2014

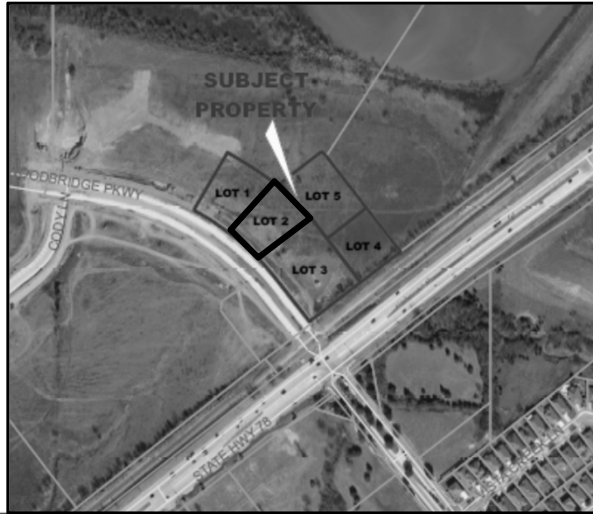
REQUEST

Consider the application of Integral Woodbridge, LLC for a Final Plat for Woodbridge Commons Phase 3, Lot 2, Block A, being a total of .956 acres.



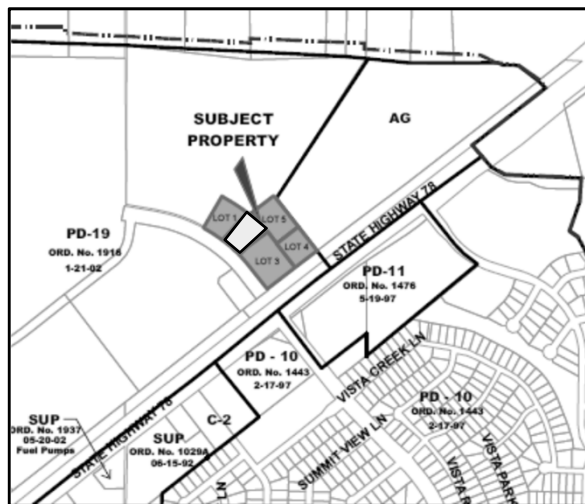
BACKGROUND

AERIAL LOCATION MAP



BACKGROUND

ZONING MAP



BACKGROUND

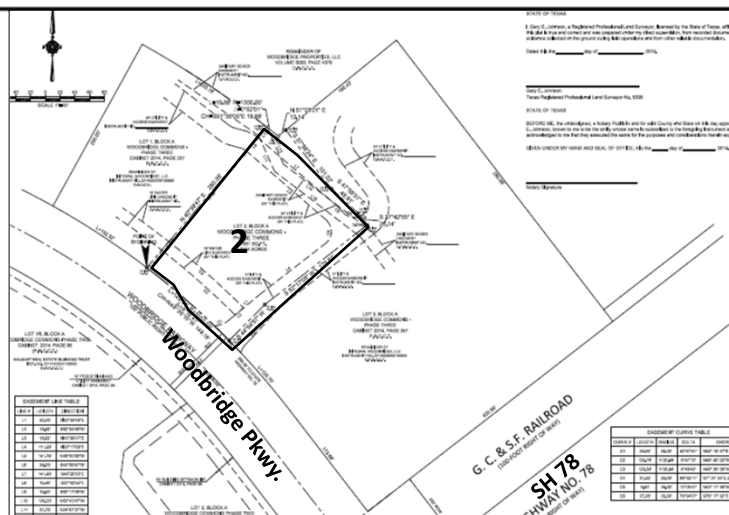
SITE INFORMATION

- ❑ Site Area: .956 acres
- ❑ One individual lot
- ❑ Proposed Use: Murphy's Oil Fueling Station and Convenient Store
- ❑ Existing Zoning: PD-19



BACKGROUND

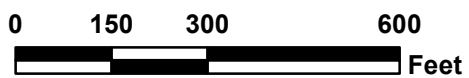
FINAL PLAT



STAFF RECOMMENDATION

- ☐ Staff recommends approval of the Final Plat as presented.



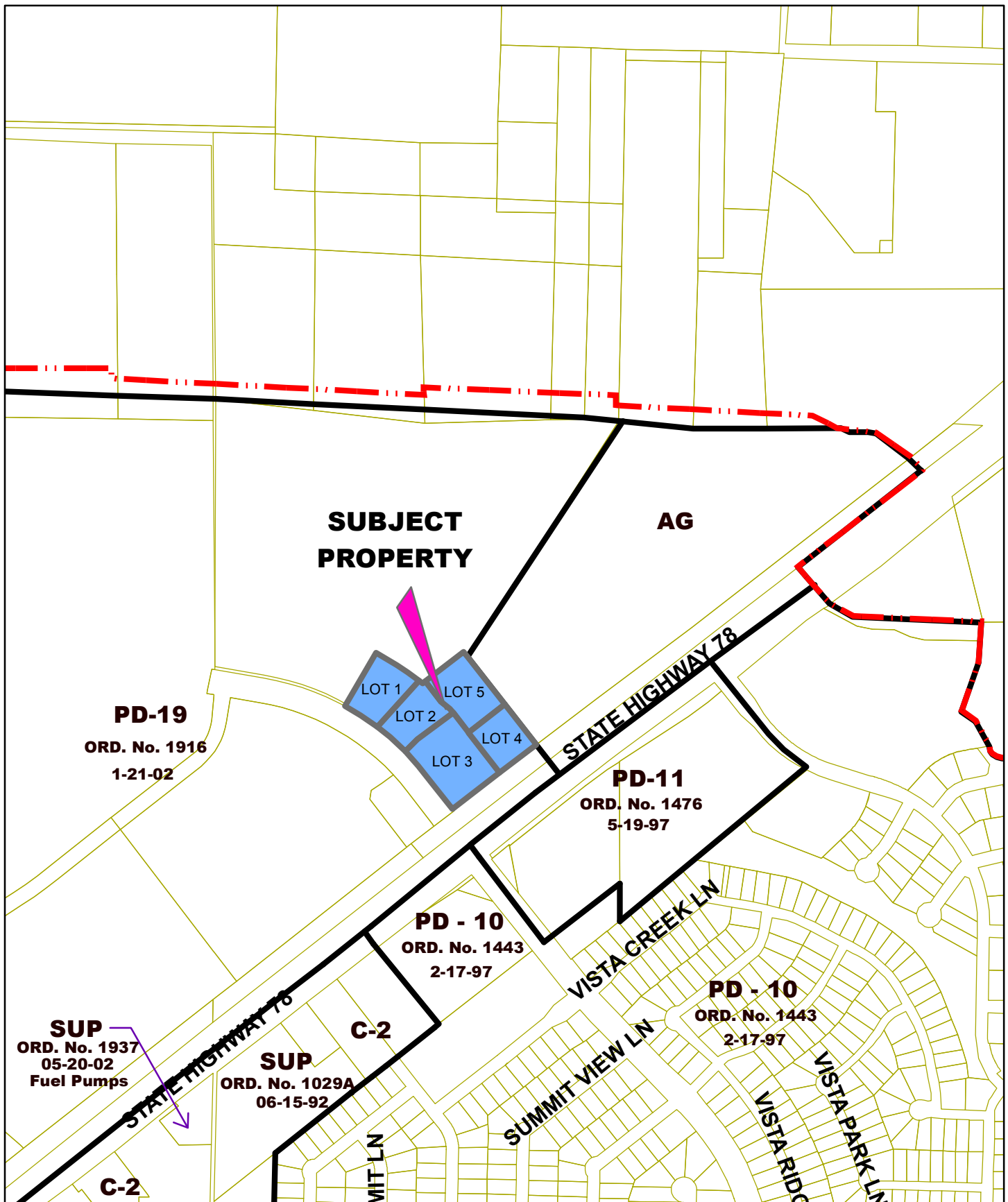


AERIAL LOCATION MAP

SHOPS OF WOODBRIDGE COMMONS PH3

FILE: P14-09, PRELIMINARY PLAT

Map Created: July 28, 2014



ZONING IDENTIFICATION MAP
SHOPS OF WOODBRIDGE COMMONS PH3
FILE: P14-09, PRELIMINARY PLAT
Map Created: July 28, 2014



UNIFORM DEVELOPMENT APPLICATION

APPLICATION INFORMATION			
Project Name: Woodbridge Commons - Phase IV		Total Acreage: 5.694 AC	
Location of Property: North Quadrant of Woodbridge Parkway and ST HWY 78		Appraisal District Account Number(s) & County: APD #2701220 & Account #R666000009401	
Subdivision/Addition Name: Woodbridge Commons - Phase IV		Lot: 2R	Block: "A"
Future Land Use Map Designation(s): Commercial / Retail		Current Zoning Designation(s): PD-19	
TYPE OF REQUEST			
		Fees Paid (*For Administrative Use Only)	
☐ Rezoning		\$	
☐ Planned Development		\$	
☐ Special Use Permit (SUP)		\$	
☐ Temporary Special Use Permit (SUP)		\$	
☐ Temporary Seasonal Sales		\$	
☐ Temporary Retail Sales		\$	
☐ Variance		\$	
☐ Site Plan		\$	
☐ Landscape Plan		\$	
☐ Tree Management Plan		\$	
☐ Preliminary Plat		\$	
☒ Final Plat		\$	
☐ Replat		\$	
☐ Amending Plat		\$	
☐ Minor Plat		\$	
☐ Conveyance Plat		\$	
CURRENT PROPERTY OWNER			
Company: Intergral Woodbridge LLC		Name: Joe Gamper	
Address: 16200 Dallas Parkway Suite 245		Phone No: 214-432-3134	
		Fax No: 214-4323135	
City: Dallas	State: TX	Zip Code: 75248	E-Mail: jgampper@ireslp.com
APPLICANT/CONTRACT PURCHASER			
Company: Murphy Oil USA, Inc		Name: Gaven Ballinger	
Address: 422 North Washington		Phone No: 870-881-6678	
		Fax No:	
City: El Dorado	State: AR	Zip Code: 71730	E-mail: Gaven.Ballinger@murphyusa.com
AGENT/REPRESENTATIVE			
Company: Greenberg Farrow		Name: Trae Rushing	
Address: 1430 West Peachtree St Suite 200		Phone No: 404-601-4000 ext 7320	
		Fax No: 404-601-3990	
City: Atlanta	State: GA	Zip Code: 30309	E-mail: trushing@greenbergfarrow.com
For Administrative Use Only			
Date: _____		Case Number: _____ Total Fees Paid: \$ _____	



Legislation Details (With Text)

File #:	14-2561	Version:	1	Name:	CD - Harmony Hill PD PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	11/19/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	11/24/2014	Final action:		Final action:	
Title:	Conduct a public hearing and offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Zoning Ordinance, as heretofore amended; to grant a change of zoning from a Residential-1 (R-1) and Agricultural (AG) District with a Turnpike Overlay District Commercial Zone to a Planned Development District with a Turnpike Overlay District Commercial Zone on an 8.44 acre tract of land, more particularly described in Exhibit "A" and located on the southeast corner of Merritt Road and President George Bush Turnpike, City of Sachse, Dallas County, Texas; providing for the approval of 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 Residential and Agricultural zoning districts to a Planned Development zoning district. The proposed Planned Development would be comprised of commercial and retail uses along with residential townhomes.

Sponsors:

Indexes:

Code sections:

Attachments: [CD- Harmony Hill PD Presentation color.pdf](#)
[CD- Harmony Hill PD Attachment 1.pdf](#)
[CD- Harmony Hill PD Attachment 2.pdf](#)
[CD- Harmony Hill PD Attachment 3.pdf](#)
[CD- Harmony Hill PD Attachment 4.pdf](#)
[CD- Harmony Hill PD Exhibit A.pdf](#)
[CD- Harmony Hill PD Exhibit B.pdf](#)
[CD- Harmony Hill PD Exhibit C.pdf](#)
[CD- Harmony Hill PD Exhibit D.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

Conduct a public hearing and offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Zoning Ordinance, as heretofore amended; to grant a change of zoning from a Residential-1 (R-1) and Agricultural (AG) District with a Turnpike Overlay District Commercial Zone to a Planned Development District with a Turnpike Overlay District Commercial Zone on an 8.44 acre tract of land, more particularly described in Exhibit "A" and located on the southeast corner of Merritt Road and President George Bush Turnpike, City of Sachse, Dallas County, Texas; providing for the approval of 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 Residential and Agricultural zoning districts to a Planned Development zoning district. The proposed Planned Development would be comprised of commercial and retail uses along with residential townhomes.

Background

The 8.44-acre subject property is generally located on the southeast corner of Merritt Road and President George Bush Turnpike. The property retains a zoning designation of Residential-1 (R-1) and Agricultural (AG) District with a Turnpike District Overlay. (See Attachment 1 - Aerial Location Map and Attachment 2 - Zoning Identification Map). The property is currently undeveloped.

The applicant Huffines Communities is requesting to rezone the property to a Planned Development (PD) that will contain two (2) separate tracts within the project site. Tract One (1) on the immediate corner is proposed for commercial development and the applicant is requesting that the following uses be permitted by right on the property.

- All land uses identified within the General Commercial (C-2) zoning district.
- Retail sales with a drive-through, restaurants with a drive-through, and retail sales with gas pumps and or automated car wash.

The applicant is requesting that the following uses be permitted on Tract Two (2).

- Single Family Attached (Townhomes).

The proposed development is shown on the attached site plan and will be required to be developed in general conformance with this layout and the planned development standards (Development Standards attached as Exhibit “C”, Zoning Concept Plan attached as Exhibit “D”).

Existing Land Uses:

The subject property is currently undeveloped and is bordered by the following land uses:

- North: President George Bush Turnpike (400 ft. + right-of-way)
- South/ East: Vacant (Zoning: R-1), City of Garland electrical easement, and City of Rowlett land (area is proposed for future high density apartments)
- West: Vacant (Zoning: C-2 and AG)

Compatibility of Request with Surrounding Land Uses and Zoning:

The Future Land Use designation for the subject property is Business Park. The proposed Planned Development zoning designation is consistent with the Future Land Use designation for the subject property.

The subject property will contain the future Harmony Hill Lane which will provide access to the proposed tracts within the Planned Development and a future apartment project to the southeast. This apartment project also developed by the Huffines Communities group will be constructed within the City of Rowlett and will be adjacent to the subject property. Access to Harmony Hill Lane will be from Merritt Road with the road terminating into the apartment project. Harmony Hill Lane will be the only access point for the planned development and future apartments as driveways out to the frontage road will not be permitted.

The overall project is consistent with the comprehensive plan and should be compatible with the future growth and development of this area. This portion of the city is predominantly vacant at this time but future commercial projects should complement the proposed planned development.

Policy Considerations

As part of the proposed Planned Development, the property owner is requesting to maintain all of the development standards associated with the C-2 zoning district and Turnpike Overlay district for Tract One (1) including the following conditions.

- Land Use: Retail sales with a drive-through, restaurants with a drive-through, and retail sales with gas pumps and or automated car wash.
- Parking: Retail development shall require one parking space for every 250 square feet of gross floor area. Office developments shall require one parking space for every 350 square feet of gross floor area.
- Landscaping: Parking stalls adjacent to a landscape edge may be 18 feet deep without providing additional landscape area, provided wheel stops are placed in each parking space to prevent vehicles from overhanging the landscape edge. Landscape islands are required to be a minimum of 80 square feet in area.

The proposed development standards for Tract Two (2) consist of regulations for the construction of townhomes and are attached within exhibit C. At this time the City of Sachse does not have a specific zoning district that regulates the development of townhomes. The proposed development standards for Tract Two (2) are comparable to what other cities have

in place for townhome construction.

The subject property is located within the Turnpike Overlay District and subject to additional development standards on top of what would be required per the base zoning district. In this case the Planned Development will be subject to the requirements of the General Commercial (C-2) district and Turnpike Overlay district requirements. The applicant has identified a few items that will deviate from these district requirements which have been identified above.

The purpose of the Turnpike Overlay District is to implement the City of Sachse Comprehensive Plan by regulating land use and development within the Turnpike Overlay District in order to:

- Create an environment in the Turnpike District that is supportive of commercial development and more amenable to pedestrians; and
- To protect the residential character of existing neighborhoods; and
- Support the use of the Turnpike District as a regional high-capacity transportation center.

The overall development plan is fairly consistent with the future land use plan but staff has concerns about the location of the residential townhomes on the western portion of Tract Two (2) and the proximity of the commercial buildings on Tract One (1). The current site configuration will allow commercial traffic to circulate through the residential area and could potentially create issues with cut through traffic and commercial vehicle loading and unloading.

Staff is also concerned about the separation distance of the townhomes to the President George Bush Turnpike and frontage road. This section of the freeway immediately adjacent to the townhomes will be elevated approximately 20 feet above the adjacent grade further enhancing any issues related to noise levels. Residential uses in such close proximity to a major freeway are generally not compatible.

Given these potential issues staff cannot support the residential uses on this portion of Tract Two (2). A more compatible development scenario would be to extend the developments standards of Tract One (1) onto the western portion of Tract Two (2). This area of the site does narrow down in size as indicated by the applicant but staff believes it could be utilized as part of the commercial development within Tract One (1).

The eastern portion of Tract Two (2) is approximately 1,000 feet away from Merritt Road

making access and viability for any type of commercial use difficult. Use of the site for townhome development should be compatible with adjacent land uses, as it will be buffered from the commercial uses to the west by an area designated within the 100 year floodplain and will be a logical transition from the higher densities that will be developed to the east within the apartment project.

Public Notification

Notice of this public hearing was mailed to the property owner and all other property owners within 1,000 feet of the subject property, as indicated by the most recently approved municipal tax roll and as required by Texas Local Government Code and the City of Sachse Code of Ordinances. A total of 13 property owners were notified via mail on November 13, 2014. As of Thursday, November 20, 2014, two responses were returned in favor of the request. (Notification Map and Responses- Attachment 4)

The applicant has provided a Letter of Intent (Attachment 3) which offer their justification and reasoning as to why the subject property should be developed as presented.

Budgetary Considerations

None.

Staff Recommendations

Staff is concerned about the proximity of the commercial uses within Tract One (1) and the proposed location of the townhomes, staff feels this could provide an environment with incompatible land uses based on the current site configuration. Staff is also concerned about having residential units in such close proximity to the President George Bush Turnpike.

Based on these concerns staff is recommending the approval of the Planned Development for Tract One (1) and that Tract Two (2) be modified to include the western portion north of Harmony Hill Lane to be included with Tract One (1). Staff recommends that the eastern portion of Tract Two (2) south of Harmony Hill Lane be approved as presented.



PLANNING & ZONING COMMISSION

NOVEMBER 24, 2014

REQUEST

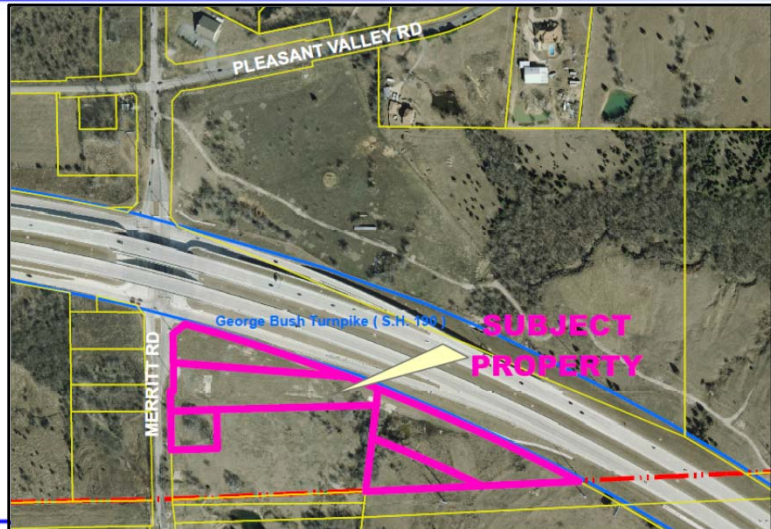
Proposed Zoning Change:

- From: Residential-1 (R-1) and Agricultural (AG) District with a Turnpike Overlay District -Commercial Zone
- To: Planned Development District with a Turnpike Overlay District -Commercial Zone
- Property: 8.44 acre tract
- Applicant: Huffines Communities



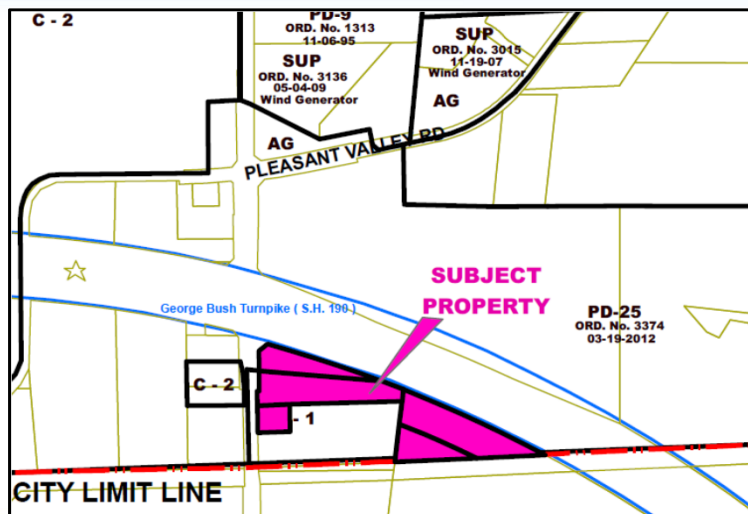
BACKGROUND

AERIAL LOCATION MAP

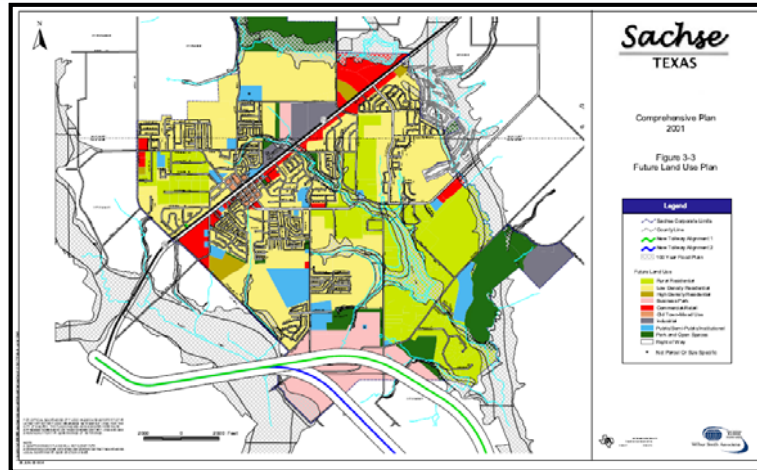


BACKGROUND

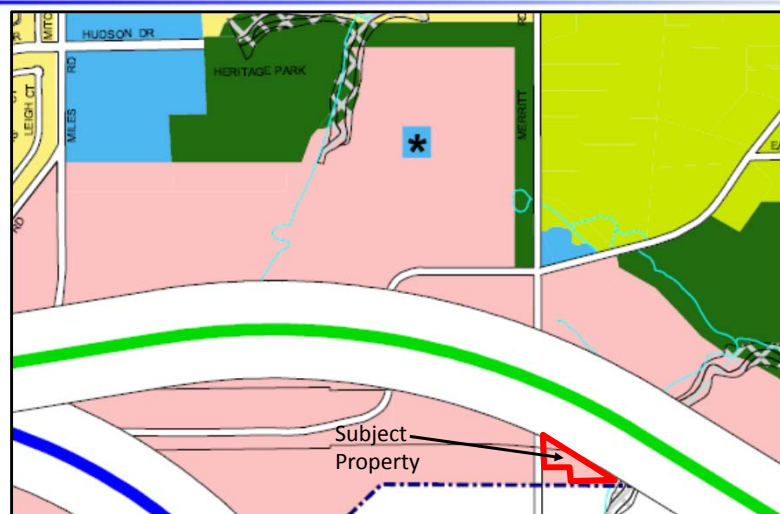
ZONING MAP



BACKGROUND FUTURE LAND USE MAP



BACKGROUND FUTURE LAND USE MAP



BACKGROUND

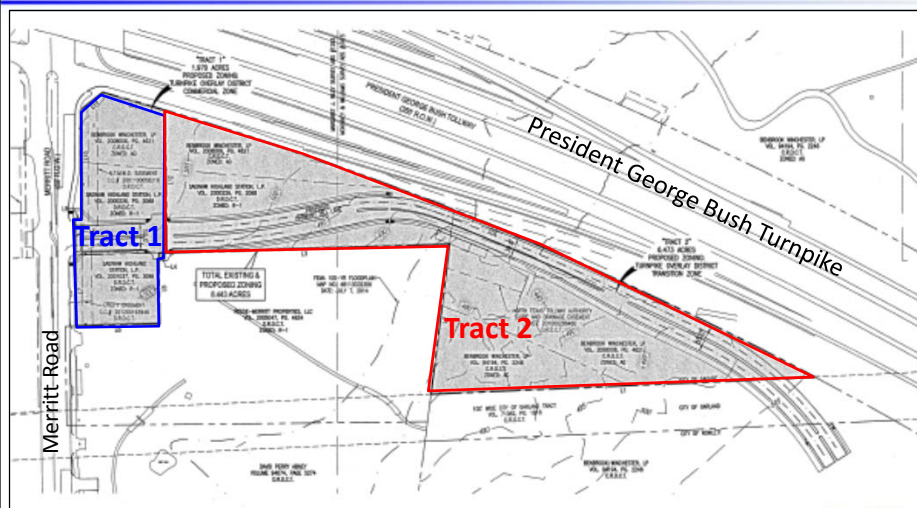
SITE INFORMATION

- ❑ Site Area: 8.44 acres
- ❑ Currently undeveloped
- ❑ Future Land Use designation: Business Park
- ❑ Existing Zoning designation: Agricultural and Residential
- ❑ Proposed Zoning designation: Planned Development for a mixed used project.



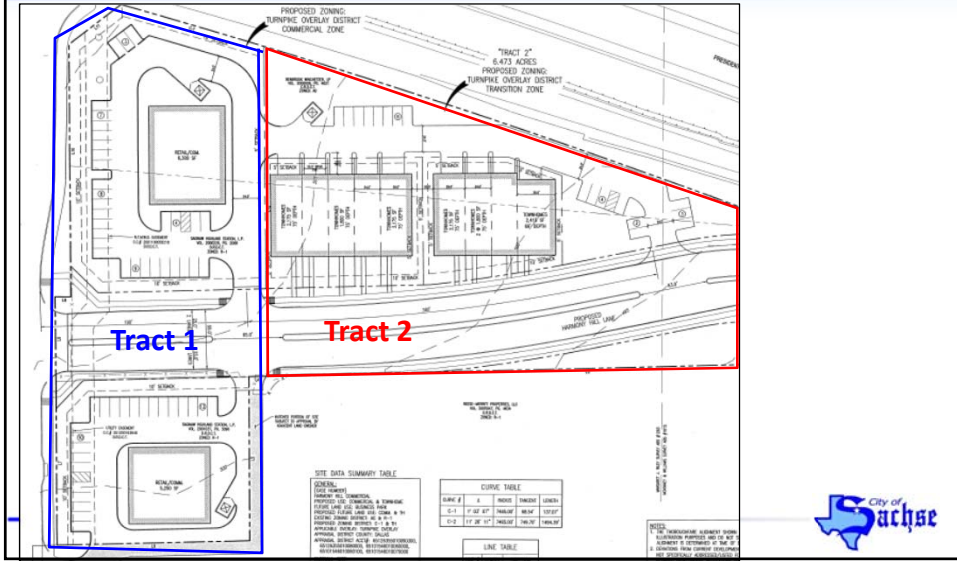
POLICY CONSIDERATIONS

ZONING EXHIBIT



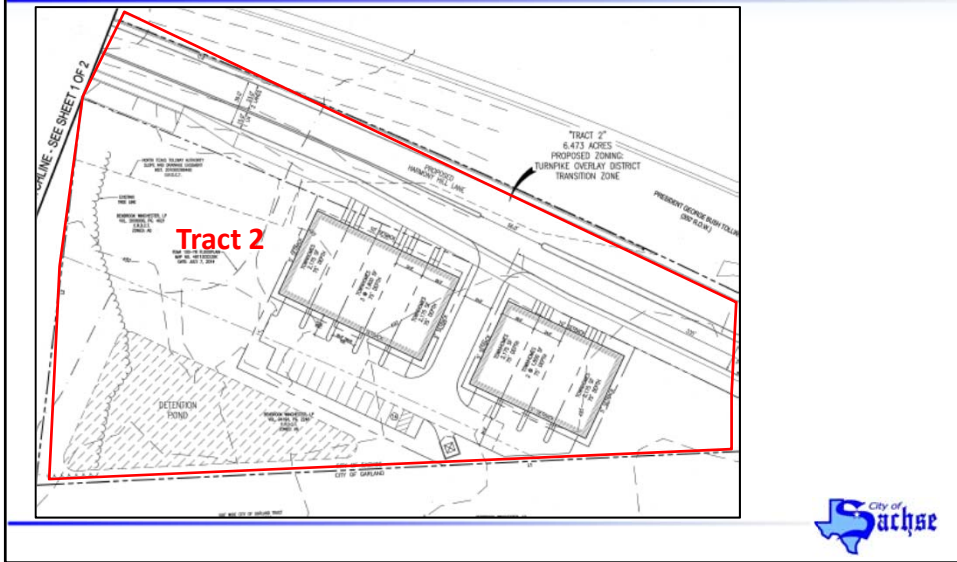
POLICY CONSIDERATIONS

DEVELOPMENT PLAN



POLICY CONSIDERATIONS

DEVELOPMENT PLAN



POLICY CONSIDERATIONS

DEVELOPMENT STANDARDS

- ❑ The development and use of Tract 1 shall comply with the provisions of the C-2 District and Turnpike Overlay District unless otherwise mentioned within the PD Ordinance.
- ❑ The development and use of Tract 2 shall comply with the provisions of the Zoning Ordinance applicable to property located in the R District, including the neighborhood zone standards of the Overlay District unless otherwise mentioned within the PD Ordinance.



POLICY CONSIDERATIONS

DEVELOPMENT STANDARDS

Permitted Uses:

Tract 1.

- All uses permitted in the C-2 District.
- Retail sales with a drive-through; restaurant with drive-through; and retail sales with gas pumps (may also include an accessory automated car wash).

Tract 2.

- Single family attached (Townhomes).



POLICY CONSIDERATIONS

DEVELOPMENT STANDARDS

Tract 1: Parking and Landscaping Provisions.

- ❑ Retail development shall require one parking space for every 250 square feet of gross floor area.
- ❑ Office developments shall require one parking space for every 350 square feet of gross floor area.
- ❑ Parking stalls adjacent to a landscape edge may be 18 feet deep.
- ❑ Landscape islands are required to be a minimum of 80 square feet in area.



POLICY CONSIDERATIONS

DEVELOPMENT STANDARDS

Tract 2 Development Standards.

- ❑ The requirements in Table 1 shall be the exclusive lot size, setback, height, coverage, and dwelling unit size requirements applicable to single family attached residences on Tract 2.
- ❑ Garages may be rear, front, or side entry. Front entry garages are not required to be even with, or recessed behind, the front face of the primary structure.
- ❑ Publicly or privately owned and maintained alleys are permitted, but not required.
- ❑ Open space and common areas are permitted, but not required, between the front of a residence and the adjacent street.
- ❑ Two shade trees per dwelling unit, of at least three-inch caliper and seven feet tall, which may be planted on the platted lot or in the adjacent right-of-way between a lot line and street. Trees are not required to be setback from property lines.
- ❑ a minimum landscape area of 200 square feet shall be provided in the general location shown on the Development Plan.
- ❑ A minimum of 75 percent of the exterior facade on the first floor of a residence, excluding windows and doors, shall consist of masonry construction. A minimum of 50 percent of the exterior facade on the second floor of a residence, excluding windows and doors, shall consist of masonry construction, subject to any restrictions imposed by the City's adopted fire code.

Screening and Buffering.

The only landscaping, screening, and buffering required between Tract 1 and Tract 2 shall be a board on board wood fence with a cap and trim, as shown on the Development Plan.



POLICY CONSIDERATIONS

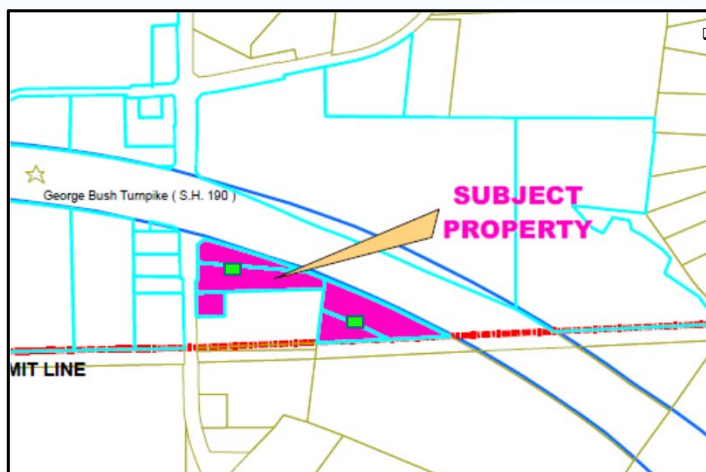
TOWNHOME STANDARDS

Table 1	
	Single Family Attached Residence
Minimum lot area	1,500 SF
Minimum lot width at front building line (there is no minimum width at the street ROW)	17 feet
Minimum lot depth	80 feet
Minimum front yard setback measured from front property line (see note 1)	10 feet
Minimum side yard setback from an exterior wall (applies only on end units adjacent to a street)	5 feet
Minimum side yard setback between attached single family residences	None
Minimum rear yard setback (see note 2)	5 feet
Maximum lot coverage (see note 3)	90%
Maximum building height	42 feet
Maximum number of stories	3
Minimum dwelling unit size (see note 4)	1,200 SF
Maximum floor area ratio	N/A
Minimum off-street parking requirement	2 enclosed parking spaces



PUBLIC NOTIFICATION

FEEDBACK



13 Property Owners within 1,000-feet notified

- 2 – in favor
- 0 – opposed

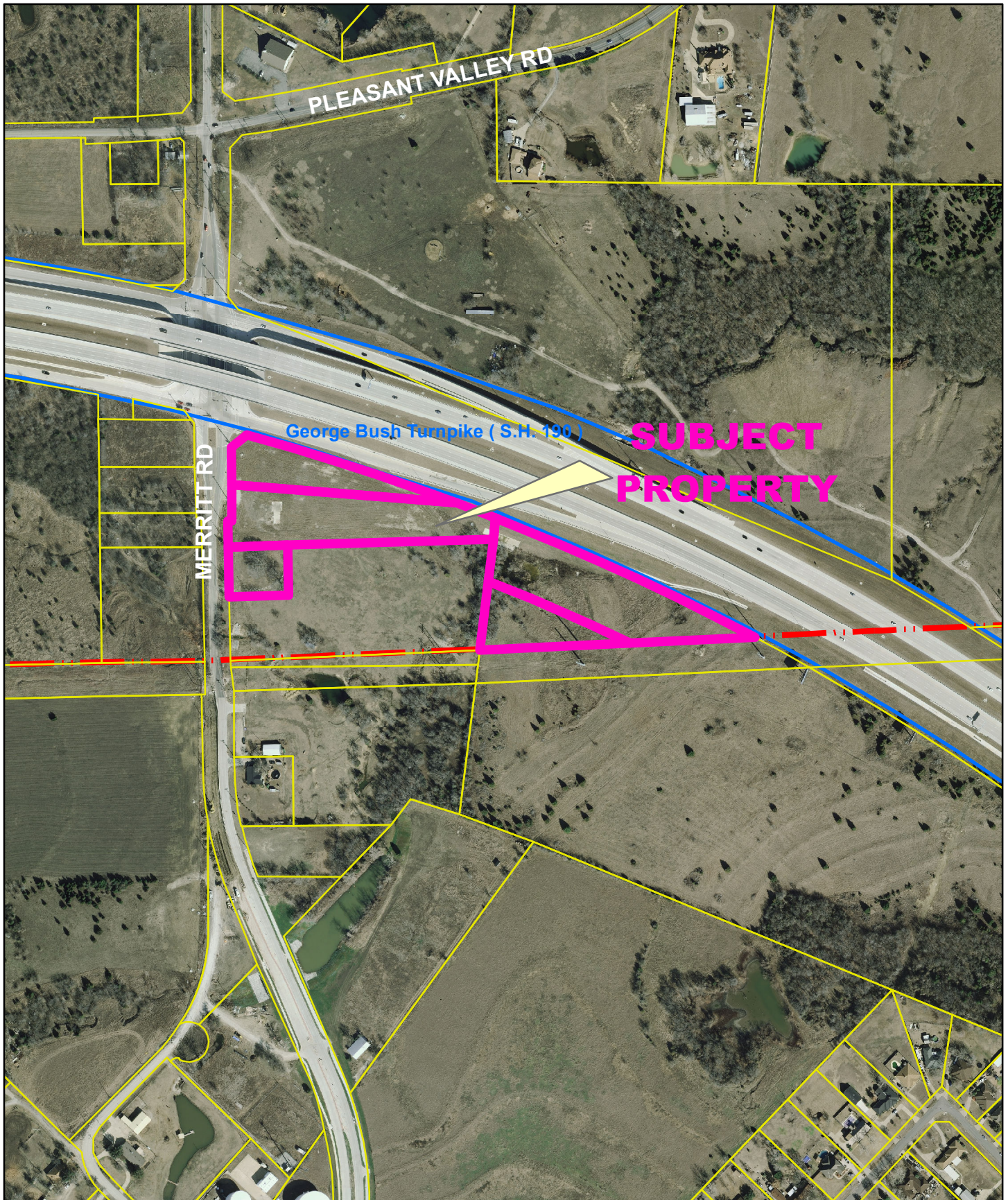
As of 11/21/2014



STAFF RECOMMENDATION

Staff is recommending the approval of the Planned Development for Tract One (1) and that Tract Two (2) be modified to include the western portion north of Harmony Hill Lane to be included with Tract One (1). Staff recommends that the eastern portion of Tract Two (2) south of Harmony Hill Lane be approved as presented.





0 150 300 600
Feet

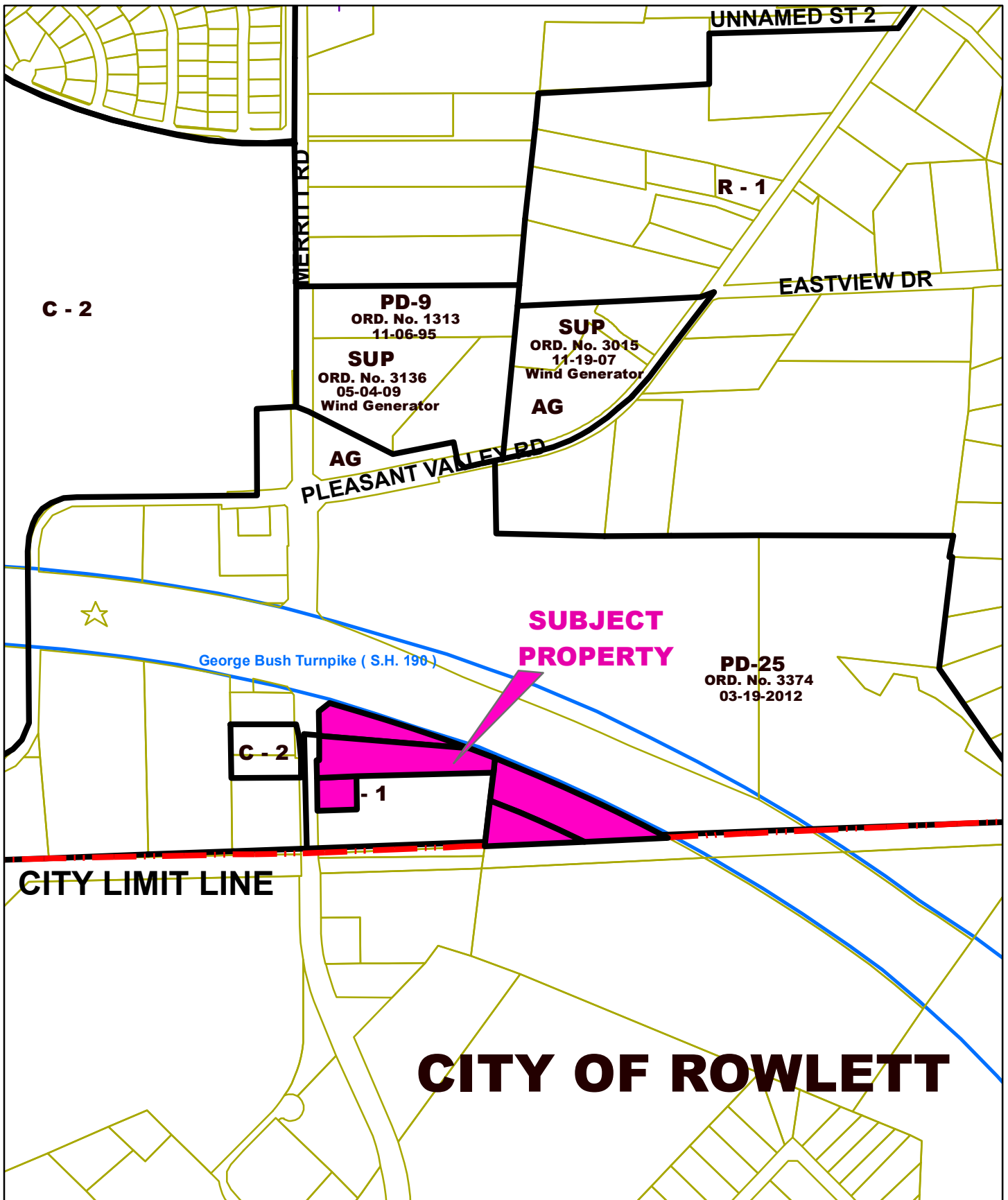
A graphic scale bar with four segments, labeled with the numbers 0, 150, 300, and 600, followed by the word 'Feet'.

AERIAL LOCATION MAP

HARMONY HILL

FILE: 2014-04 REZONE AG TO PD

Map Created: October 21, 2014



0 150 300 600 900
Feet

ZONING IDENTIFICATION MAP

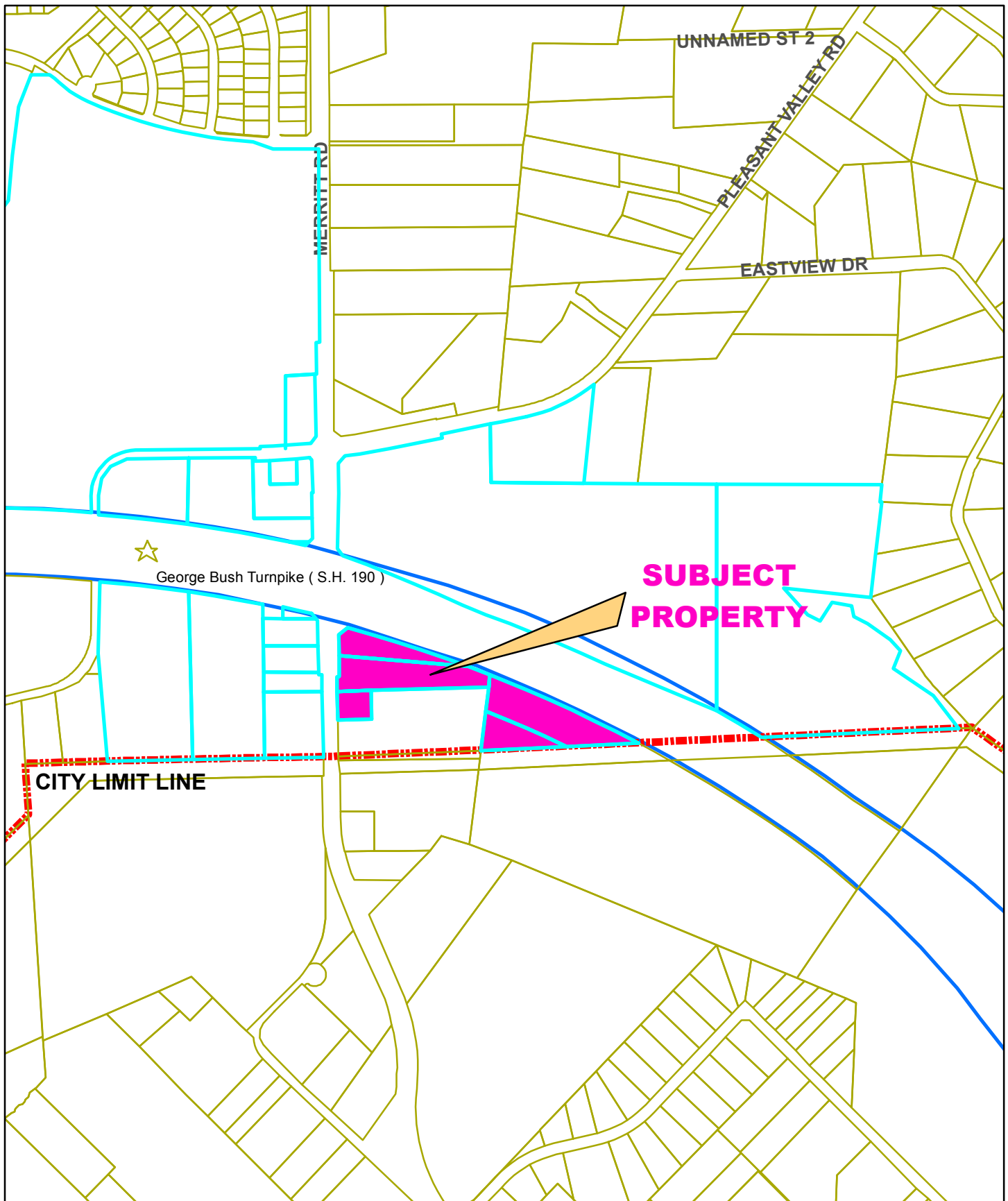
HARMONY HILL

FILE: ZO 14-04 REZONE AG TO PD

Map Created: October 21, 2014

Harmony Hill Commercial
PD Zoning Request
Statement of Intent and Purpose

- Subject property is 8.443 acres.
- Property is located at the intersection of Merritt Road and President George Bush Turnpike.
- Subject property is currently zoned “Agriculture” and the future Land Use Designation is R-1.
- Subject property is bisected by a flood plain and box culvert installed by the NTTA during construction of President George Bush Turnpike. In addition the NTTA did not install access roads at the time of construction. Retail and Office uses require easy direct access to highways. There is commercial/retail proposed along Merritt Road where access is available.
- Residential density is 26% - 23 townhome units (1.000 ac) on 3.855 acres.
- The proposed zoning presents the best use of the land given its unique shape and challenges.
- The City of Sachse will be able to provide sufficient transportation and utility facilities for the proposed property.
- The proposed zoning will have no adverse impact on the surrounding property owners.
- We do not believe there is sustainability in the existing zoning classification; however, the proposed zoning will have long term sustainability.
- Commercial construction along Merritt Road and residential construction on inlying tracts is consistent with current and future uses on adjacent properties.
- Given the unique shape and set up of this tract of land we feel the proposed zoning request demonstrates the best and most logical use for the property.



0 250 500 1,000
Feet

1000-FT BUFFER NOTIFICATION MAP

HARMONY HILL

FILE: ZO 14-04 REZONE AG TO PD

Map Created: October 21, 2014



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: November 13, 2014
RE: Zoning Application of Huffines Communities
LOCATION: The subject property is located on the southeast corner of the Merritt Rd and President George Bush Turnpike intersection.

(A location map depicting the subject property and notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting to rezone the property from Residential-1 (R-1) and Agricultural (AG) District with a Turnpike Overlay District Commercial Zone to a Planned Development District with a Turnpike Overlay District Commercial Zone generally for commercial uses and residential construction of 23 town home units.

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

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

COMMENTS: GREAT USE

SIGNATURE: *Shelly W. Huffines*

PRINTED NAME: _____

ADDRESS: 8200 DOUGLAS AVE #300 DALLAS 75225

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, November 24, 2014. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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

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

Phone: (469) 429-4781

Email: dmcginn@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road

Sachse, TX 75048



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: November 13, 2014
RE: Zoning Application of Huffines Communities
LOCATION: The subject property is located on the southeast corner of the Merritt Rd and President George Bush Turnpike intersection.

(A location map depicting the subject property and notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting to rezone the property from Residential-1 (R-1) and Agricultural (AG) District with a Turnpike Overlay District Commercial Zone to a Planned Development District with a Turnpike Overlay District Commercial Zone generally for commercial uses and residential construction of 28 town home units.

☒ 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: _____

Phillip W. Huffines

50 HIGHLAND STATION

PHILLIP HUFFINES

BENBROOK WINCHESTER

8200 DOWCLAS

75225

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, November 24, 2014. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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

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Phone: (469) 429-4781

Email: dmcginn@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road

Sachse, TX 75048

Exhibit A
Metes and Bounds Description of the Property

Being a 8.657 acre tract of land situated in the Margaret J. Riley Survey, Abstract No. 1263 and the McKinney & Williams Survey, Abstract No. 1015, Dallas County, Texas and being all of a tract of land conveyed to Benbrook Winchester, LP., as recorded in Volume 2008006, Page 4621, Deed Records, Dallas County, Texas, and all of two tracts of land conveyed to Saginaw Highland Station, LP., as recorded in Volume 2000226, Page 2068, and Volume 2001037, Page 3096, Deed Records, Dallas County, Texas, and all of a tract of land conveyed to Benbrook Winchester, LP., as recorded in Volume 94194, Page 2246, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with a Pacheco Koch cap, said point being the southwest corner of said Saginaw Highland Station, LP, tract and the northwest corner of tract of land conveyed to Reese-Merritt Properties, LLC, as recorded in Volume 2005047, Page 4634, Deed Records, Dallas County, Texas, and being in the existing east right-of-way line of Merritt Road (having a 60 foot R.O.W.);

THENCE North 00°27'02" West, along said existing east right-of-way line, a distance of 149.91 feet to a found 1/2 inch iron rod for corner;

THENCE North 00°32'26" West, continuing along said existing east right-of-way line, a distance of 200.59 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE South 85°11'59" East, continuing along said existing east right-of-way line, a distance of 35.66 feet to a set 1/2 inch iron rod with GAI cap for corner;

THENCE North 00°43'56" West, continuing along said existing east right-of-way line a distance of 111.20 feet to a found NTTA aluminum monument for corner, said point being the most southerly point of a corner-clip;

THENCE North 52°04'26" East, continuing along said existing east right-of-way line, and along said corner-clip, a distance of 60.34 feet to a found NTTA aluminum monument for corner, for the beginning of a non-tangent curve to the right having a radius of 7465.00 feet and a central angle of 12°31'19" and a long chord which bears South 68°21'06" East, 1628.21 feet, said point being in the existing south right-of-way line of President George Bush Tollway (having a 350 foot R.O.W.);

THENCE along said existing south right-of-way line, and along said non-tangent curve to the right an arc distance of 1631.45 feet to a set 1/2 inch iron rod with GAI cap for corner, said point being the approximate city limit line between the City of Sachse and the City of Garland;

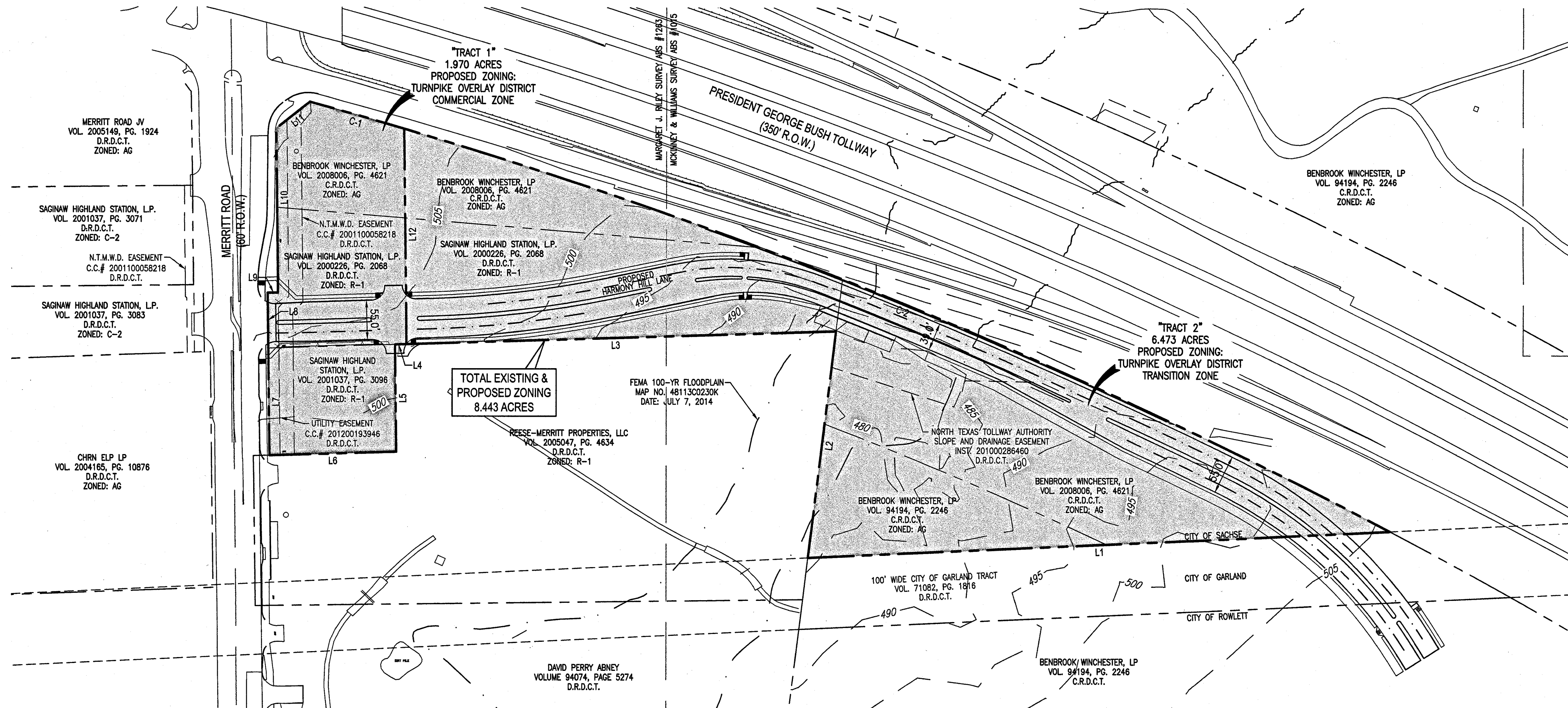
THENCE South 87°20'30" West, leaving said existing south right-of-way line, and along said approximate city limit line, a distance of 816.09 feet to a set 1/2 inch iron rod with GAI cap for corner, said point being in the east line of said Reese-Merritt Properties, LLC, tract;

THENCE North 07°02'06" East, leaving said approximate city limit line, and along said east line, a distance of 319.85 feet to a set ½ inch iron rod with GAI cap for corner, said point being the northeast corner of said Reese-Merritt Properties, LLC tract, and the southeast corner of said Saginaw Highland Station, LP tract, being a common line;

THENCE South 88°15'41" West, along said common line, a distance of 618.00 feet to a set ½ inch iron rod with GAI cap for corner;

THENCE South 00°38'12" East, continuing along said common line, a distance of 150.08 feet to a set ½ inch iron rod with GAI cap for corner;

THENCE South 88°18'45" West, continuing along said common line, a distance of 200.01 feet to the POINT OF BEGINNING and CONTAINING 377,100 square feet, 8.657 acres of land, more or less.



LEGAL DESCRIPTION

BEING A 8.443 ACRE TRACT OF LAND SITUATED IN THE MARGARET J. RILEY SURVEY, ABSTRACT NO. 1263 AND THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1015, DALLAS COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND CONVEYED TO BENBROOK WINCHESTER, LP., AS RECORDED IN VOLUME 2008006, PAGE 4621, DEED RECORDS, DALLAS COUNTY, TEXAS, AND ALL OF TWO TRACTS OF LAND CONVEYED TO SAGINAW HIGHLAND STATION, LP., AS RECORDED IN VOLUME 2000226, PAGE 2068, AND VOLUME 2001037, PAGE 3096, DEED RECORDS, DALLAS COUNTY, TEXAS, AND ALL OF A TRACT OF LAND CONVEYED TO BENBROOK WINCHESTER, LP., AS RECORDED IN VOLUME 94194, PAGE 2246, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR THE SOUTHWEST CORNER OF SAID SAGINAW HIGHLAND STATION, LP, TRACT AND BEING IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO REESE-MERRITT PROPERTIES, LLC, AS RECORDED IN VOLUME 2005047, PAGE 4634, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING IN THE EXISTING EAST RIGHT-OF-WAY LINE OF MERRITT ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF SAID MERRITT ROAD THE FOLLOWING:

NORTH 00°42'33" WEST, A DISTANCE OF 149.92 FEET;

NORTH 00°54'04" WEST, A DISTANCE OF 77.20 FEET;

SOUTH 89°48'04" EAST, A DISTANCE OF 14.58 FEET;

NORTH 00°43'56" WEST, A DISTANCE OF 230.90 FEET TO THE MOST SOUTHERLY POINT OF A CORNER-CLIP AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID MERRITT ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 190 (PRESIDENT GEORGE BUSH TOLLWAY);

THENCE NORTH 52°04'26" EAST, CONTINUING ALONG SAID EXISTING EAST RIGHT-OF-WAY LINE AND ALONG SAID CORNER-CLIP, A DISTANCE OF 60.34 FEET TO A FOUND N.T.A. ALUMINUM MONUMENT FOR CORNER, FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 7465.00 FEET AND A CENTRAL ANGLE OF 12°31'19" AND A LONG CHORD WHICH BEARS SOUTH 68°21'06" EAST, 1628.21 FEET, SAID POINT BEING IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF PRESIDENT GEORGE BUSH TOLLWAY (HAVING A 350 FOOT RIGHT-OF-WAY);

THENCE ALONG SAID EXISTING SOUTH RIGHT-OF-WAY LINE, AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 1631.45 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP FOR CORNER, SAID POINT BEING THE APPROXIMATE CITY LIMIT LINE BETWEEN THE CITY OF SACHSE AND THE CITY OF GARLAND;

THENCE SOUTH 87°20'30" WEST, LEAVING SAID EXISTING SOUTH RIGHT-OF-WAY LINE, AND ALONG SAID APPROXIMATE CITY LIMIT LINE, A DISTANCE OF 816.09 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP FOR CORNER, SAID POINT BEING IN THE EAST LINE OF SAID REESE-MERRITT PROPERTIES, LLC, TRACT;

THENCE NORTH 07°02'06" EAST, LEAVING SAID APPROXIMATE CITY LIMIT LINE, AND ALONG SAID EAST LINE, A DISTANCE OF 319.85 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF SAID REESE-MERRITT PROPERTIES, LLC TRACT, AND THE SOUTHEAST CORNER OF SAID SAGINAW HIGHLAND STATION, LP TRACT, BEING A COMMON LINE;

THENCE SOUTH 88°15'41" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 618.00 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP FOR CORNER;

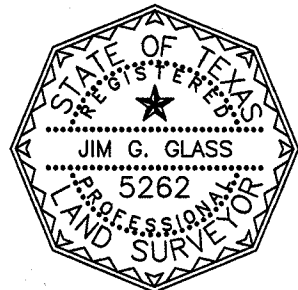
THENCE SOUTH 00°38'12" EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 150.08 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP FOR CORNER;

THENCE SOUTH 88°18'45" WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 200.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 367,778 SQUARE FEET, 8.443 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, JIM G. GLASS, A REGISTERED PUBLIC LAND SURVEYOR OF THE STATE OF TEXAS, HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL LOT CORNERS, ANGLE POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

JIM G. GLASS, R.P.L.S.
TEXAS REGISTRATION NO. 5262



CURVE TABLE				
CURVE #	Δ	RADIUS	TANGENT	LENGTH
C-1	1° 03' 07"	7465.00'	68.54'	137.07'
C-2	11° 30' 36"	7465.00'	752.34'	1499.62'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	816.09'	S87° 20' 30"W
L2	319.85'	S7° 02' 06"W
L3	606.93'	S88° 15' 41"W
L4	11.06'	S88° 15' 41"W
L5	150.08'	N0° 38' 12"W
L6	177.51'	N88° 18' 45"E
L7	149.92'	S0° 42' 33"E
L8	77.20'	S0° 54' 04"E
L9	14.58'	S89° 48' 04"W
L10	230.90'	S0° 43' 56"E
L11	60.34'	S52° 04' 28"W
L12	301.78'	N0° 43' 56"W

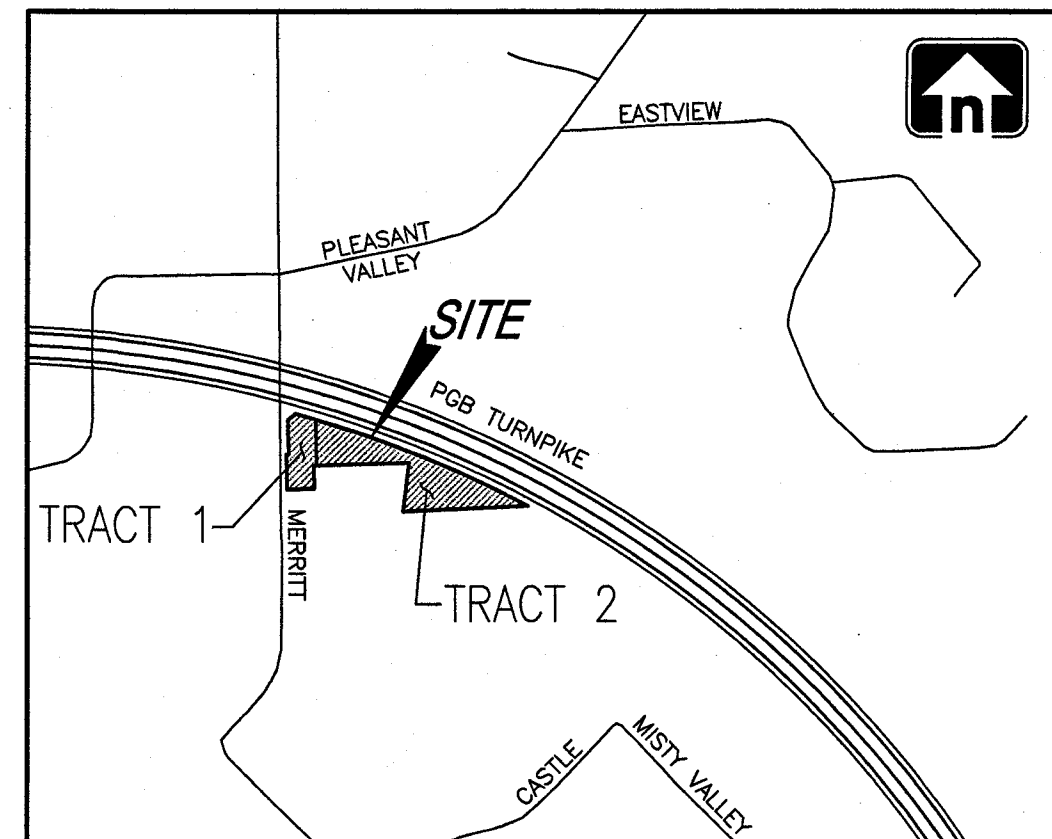
NOTES:

1. THE THOROUGHFARE ALIGNMENT SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF ENGINEERING PLAN APPROVAL.
2. THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF SACHSE DEVELOPMENT STANDARDS.

BENCHMARK:

MAG NAIL SET IN CONCRETE FLUME (R706P) 1450'± EAST OF MERRITT ROAD ON PRESIDENT GEORGE BUSH TURNPIKE.
ELEVATION = 500.35

BASIS OF BEARING IS NORTH AMERICAN DATUM OF 1983 (NAD-83) STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL.



VICINITY MAP
N.T.S.

LEGEND

- PROPERTY LINE
- CITY LIMIT LINE
- EASEMENT LINE
- FLOOD LINE
- CONTOUR LINE

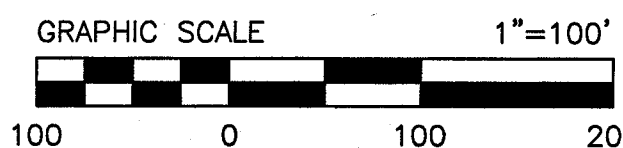
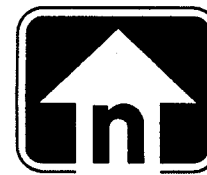


EXHIBIT B - ZONING EXHIBIT

SEC MERRITT ROAD & HARMONY HILL LANE
CITY OF SACHSE, DALLAS COUNTY, TEXAS



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
800 SIX FLAGS DRIVE, SUITE 600
ARLINGTON, TEXAS 76011 (817) 640-8535
TBP# FIRM: F-119/TBPLS FIRM: 101539-00

DRAWN BY: As-Noted

PROJECT NO. 2345

SHEET

DATE: 11/19/2014

SHEET 1 OF 1

EX. B

OWNER/APPLICANT:
HARMONY HILL, LLC
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
(214) 750-1800 PH
MR. ELVIO BRUNI

ENGINEER/SURVEYOR:
GRAHAM ASSOCIATES, INC.
800 SIX FLAGS DRIVE, SUITE 600
ARLINGTON, TEXAS 76011
(817) 640-8535 PH
MR. ERIC M. SEELEY, P.E.
MR. JIM G. GLASS, R.P.L.S.

Exhibit C
Development Standards

1. **Definitions.**

- a. Building Height means the vertical distance measured from grade to:
 - i. the midpoint of the vertical dimension between the lowest eaves and the highest ridge of the structure for a building with a gable, hip, or gambrel roof;
 - ii. the midpoint of the vertical dimension of the dome for a building with a dome roof; and
 - iii. the highest point of the structure for any other building.
- b. C-2 District means the C-2 General Commercial Zoning District set forth in Article 3, Section 5 of the Zoning ordinance.
- c. Masonry means brick, stone, synthetic stone, stucco, or other comparable materials as approved by the director of community development.
- d. Overlay District means the Sachse Turnpike Overlay District set forth in Article 3, Section 14 of the Zoning Ordinance.
- e. PD means the planned development district encompassing the Property established by the adoption of the PD Ordinance.
- f. PD Ordinance means Ordinance No. ____ adopted on _____, 2014 establishing a planned development district encompassing the Property.
- g. Property means the tract of land described by metes and bounds on Exhibit A.
- h. R District means the R Single Family Dwelling Zoning District set forth in Article 3, Section 2 of the Zoning Ordinance.
- i. Tract 1 means the portion of the Property identified as Tract 1 on Exhibit C.
- j. Tract 2 means the portion of the Property identified as Tract 2 on Exhibit C.
- k. Zoning Ordinance means the Comprehensive Sachse Zoning Ordinance No. 1255 adopted on April 3, 1995, as amended through January 1, 2014.

2. **Governing Regulations.**

- a. Development and use of Tract 1 shall comply with the following:

- i. the development standards on this Exhibit B applicable to Tract 1; and
 - ii. the development plan attached as Exhibit C; and
 - iii. the provisions of the Zoning Ordinance applicable to property located in the C-2 District, including the commercial zone standards of the Overlay District. In the event of a conflict between this PD Ordinance and the provisions of the Zoning Ordinance applicable to property located in the C-2 District, including the commercial zone standards of the Overlay District, this PD Ordinance shall control.
- b. Development and use of Tract 2 shall comply with the following:
 - i. the development standards on this Exhibit B applicable to Tract 2;
 - ii. the development plan attached as Exhibit C; and
 - iii. the provisions of the Zoning Ordinance applicable to property located in the R District, including the neighborhood zone standards of the Overlay District. In the event of a conflict between this PD Ordinance and the provisions of the Zoning Ordinance applicable to property located in the R District, including the neighborhood zone standards of the Overlay District, this PD Ordinance shall control.
- 3. Development Plan. The Property shall be governed by the development plan attached as Exhibit C.
- 4. Permitted Uses on Tract 1. All uses permitted in the C-2 District shall be permitted on Tract 1 to the same extent they are permitted in the C-2 District. If a use is permitted by SUP in the C-2 District, it shall be permitted by SUP on Tract 1. Notwithstanding anything to the contrary in this Section 4, the following uses are permitted by right on Tract 1: retail sales with a drive-through; restaurant with drive-through; and retail sales with gas pumps (may also include an accessory automated car wash).
- 5. Permitted Uses on Tract 2. Single family attached uses are permitted by right on Tract 2.
- 6. Bicycle Lanes; Hike and Bike Trails. Bicycle lanes and hike and bike trails are permitted, but not required.
- 7. Tract 1 Setback. No building on Tract 1 shall be located within 18 feet of the edge of any single family attached residence on Tract 2 or within 20 feet of the edge of any single family detached residence on Tract 2.

8. Tract 1 Parking; Parking Lot Landscaping. Retail development shall require one parking space for every 250 square feet of gross floor area. Office developments shall require one parking space for every 350 square feet of gross floor area. Parking spaces and maneuvering areas may be located in the required front, side, and rear yard setbacks. Parking stalls adjacent to a landscape edge may be 18 feet deep without providing additional landscape area, provided wheel stops are placed in each parking space to prevent vehicles from overhanging the landscape edge. Landscape islands are required to be a minimum of 80 square feet in area. Permissible root barriers include a concrete barrier or other barrier approved by the Director of Community Development.
9. Tract 2 Development Standards. The following provisions apply to Tract 2:
 - a. The requirements in Table 1 shall be the exclusive lot size, setback, height, coverage, and dwelling unit size requirements applicable to single family attached residences on Tract 2. No minimum lot width or street frontage requirements shall apply other than the minimum lot width in Table 1.
 - b. Garages may be rear, front, or side entry. Front entry garages are not required to be even with, or recessed behind, the front face of the primary structure.
 - c. Publicly or privately owned and maintained alleys are permitted, but not required.
 - d. Open space and common areas are permitted, but not required, between the front of a residence and the adjacent street.
 - e. The landscape requirements in Article 4, Section 11.4(d)(2)(a) of the Zoning Ordinance shall be modified to require the planting of at least two shade trees per dwelling unit, of at least three-inch caliper and seven feet tall, which may be planted on the platted lot or in the adjacent right-of-way between a lot line and street. Trees are not required to be setback from property lines.
 - f. The minimum landscape area requirements of the R zoning district shall not apply; however, a minimum landscape area of 200 square feet shall be provided in the general location shown on the Development Plan.
 - g. A minimum of 75 percent of the exterior facade on the first floor of a residence, excluding windows and doors, shall consist of masonry construction. A minimum of 50 percent of the exterior facade on the second floor of a residence, excluding windows and doors, shall consist of masonry construction, subject to any restrictions imposed by the City's adopted fire code.

10. Screening and Buffering. The only landscaping, screening, and buffering required between Tract 1 and Tract 2 shall be a board on board wood fence with a cap and trim, as shown on the Development Plan. The landscaping, screening, and buffering requirements of the Zoning Ordinance, including, but not limited to, Section 11 of the Zoning Ordinance and any requirements to screen from thoroughfares, shall not apply.

Table 1	
	Single Family Attached Residence
Minimum lot area	1,500 SF
Minimum lot width at front building line (there is no minimum width at the street ROW)	17 feet
Minimum lot depth	80 feet
Minimum front yard setback measured from front property line (see note 1)	10 feet
Minimum side yard setback from an exterior wall (applies only on end units adjacent to a street)	5 feet
Minimum side yard setback between attached single family residences	None
Minimum rear yard setback (see note 2)	5 feet
Maximum lot coverage (see note 3)	90%
Maximum building height	42 feet
Maximum number of stories	3
Minimum dwelling unit size (see note 4)	1,200 SF
Maximum floor area ratio	N/A
Minimum off-street parking requirement	2 enclosed parking spaces

Note 1: Corner lots shall be considered to have one front yard consistent with the front yard of adjoining townhomes. The yard facing the side street shall be considered a side yard.

Note 2: The rear setback applies to the entire structure and any detached garage. There is no separate rear setback requirement for rear entry garages.

Note 3: Coverage is defined as the area of the building footprint of the primary building and all accessory buildings, excluding roof overhangs, paved areas, and other improvements on a lot.

Note 4: Dwelling unit size is measured as the air conditioned floor area within a structure.

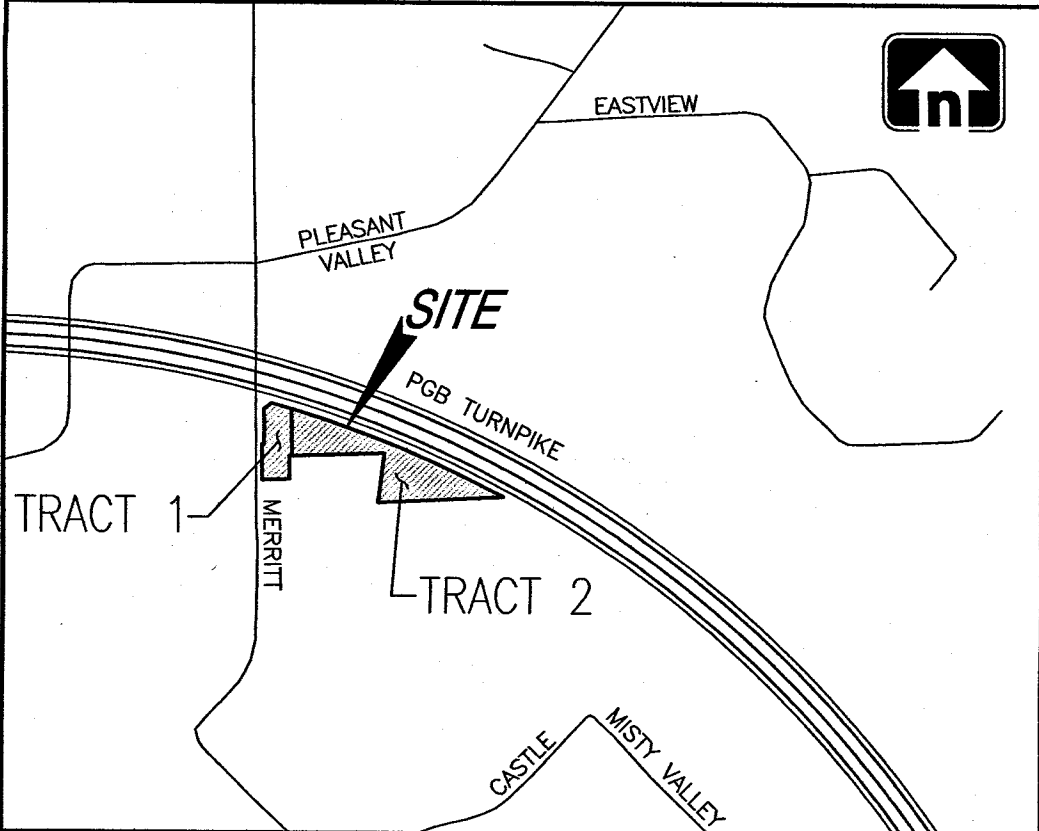
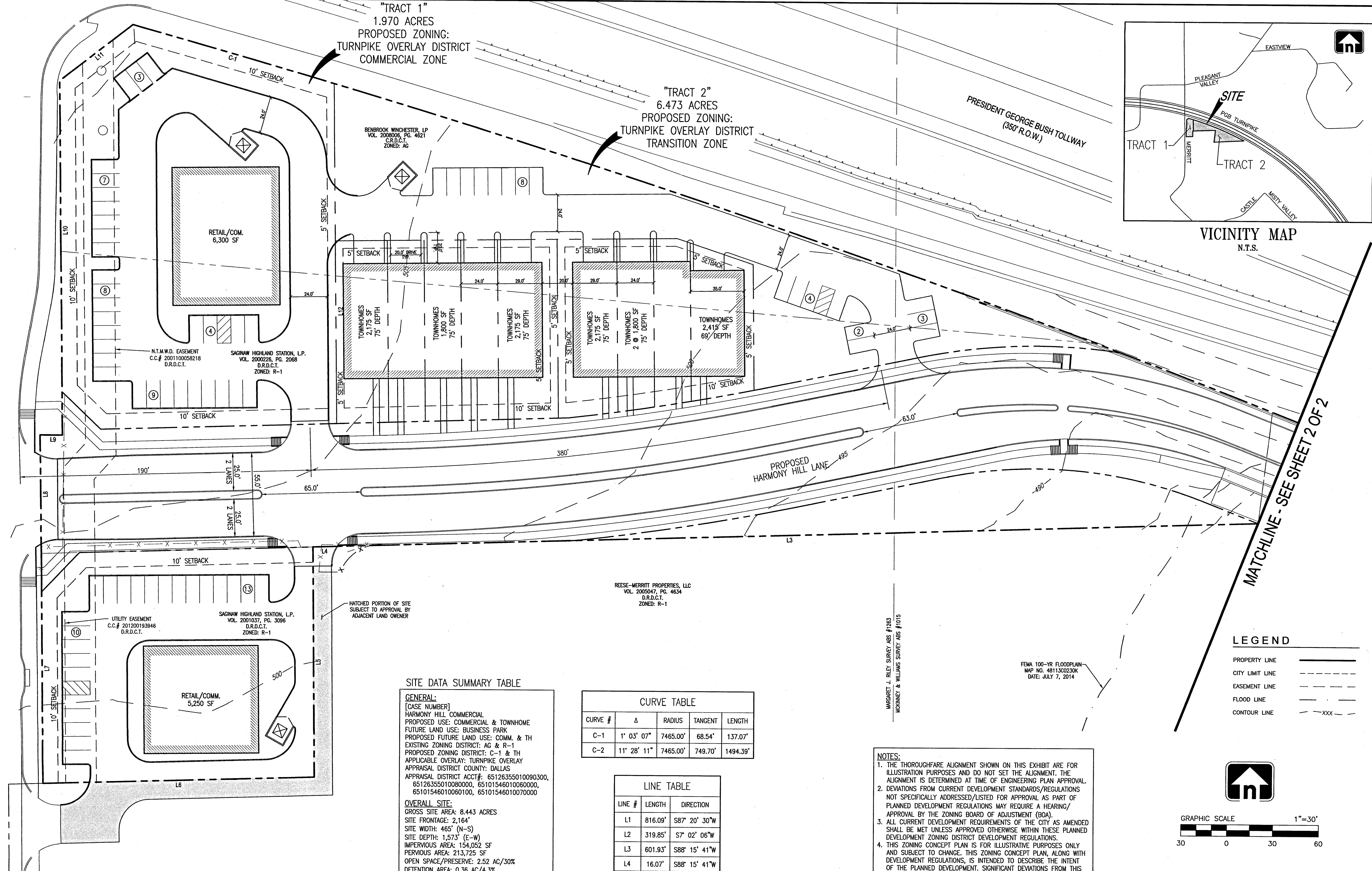
CHRN ELP LP
 VOL. 2004165, PG. 10876
 D.R.D.C.T.
 ZONED: AG

SAGINAW HIGHLAND STATION, L.P.
 VOL. 2001037, PG. 3093
 D.R.D.C.T.
 ZONED: C-2

SAGINAW HIGHLAND STATION, L.P.
 VOL. 2001037, PG. 3071
 D.R.D.C.T.
 ZONED: C-2

MERRITT ROAD IV
 VOL. 2005149, PG. 1824
 D.R.D.C.T.
 ZONED: AG

MERRITT ROAD
 (60' R.O.W.)



VICINITY MAP
 N.T.S.

SITE DATA SUMMARY TABLE

GENERAL:
 [CASE NUMBER]
 HARMONY HILL COMMERCIAL
 PROPOSED USE: COMMERCIAL & TOWNHOME
 FUTURE LAND USE: BUSINESS PARK
 PROPOSED FUTURE LAND USE: COMM. & TH
 EXISTING ZONING DISTRICT: AG & R-1
 PROPOSED ZONING DISTRICT: C-1 & TH
 APPLICABLE OVERLAY: TURNPIKE OVERLAY
 APPRAISAL DISTRICT COUNTY: DALLAS
 APPRAISAL DISTRICT ACCT#: 65126355010090300,
 65126355010080000, 65101546010060000,
 65101546010060100, 65101546010070000
OVERALL SITE:
 GROSS SITE AREA: 8.443 ACRES
 SITE FRONTAGE: 2,164'
 SITE WIDTH: 465' (N-S)
 SITE DEPTH: 1,573' (E-W)
 IMPERVIOUS AREA: 154,052 SF
 PERVIOUS AREA: 213,725 SF
 OPEN SPACE/PRESERVE: 2.52 AC/30%
 DETENTION AREA: 0.36 AC/4.3%
 ACCESSORY/RECREATION/CVIC: 0.35/4.1%
BUILDING/HOUSING:
 GROSS SITE INTENSITY (FAR): 1:0.13
 TOTAL SQUARE FOOTAGE
 COMMERCIAL: 11,550 SF
 TOWNHOME: 35,640 SF
SETBACKS
 RIGHT-OF-WAY: 10'
 FRONT: 10'
 SIDE & REAR: 5'
 MAX STRUCTURE HEIGHT: 35'
 MAX NO. STORIES/FLOORS: 2
 PARKING STALLS PROVIDED
 COMMERCIAL: 54 (INC. 3 HANDICAP)
 TOWNHOMES: 31 (INC. 2 HANDICAP)
 (ADD'L 2-CAR GARAGE EACH TH UNIT)

CURVE TABLE				
CURVE #	Δ	RADIUS	TANGENT	LENGTH
C-1	1° 03' 07"	7465.00'	68.54'	137.07'
C-2	11° 28' 11"	7465.00'	749.70'	1494.39'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	816.09'	S87° 20' 30"W
L2	319.85'	S7° 02' 06"W
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L5	150.08'	N0° 38' 12"W
L6	177.51'	N88° 18' 45"E
L7	149.92'	S0° 42' 33"E
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L10	230.90'	S0° 43' 56"E
L11	60.34'	S52° 04' 26"W
L12	301.78'	N0° 43' 56"W

- NOTES:**
1. THE THOROUGHFARE ALIGNMENT SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF ENGINEERING PLAN APPROVAL.
 2. DEVIATIONS FROM CURRENT DEVELOPMENT STANDARDS/REGULATIONS NOT SPECIFICALLY ADDRESSED/LISTED FOR APPROVAL AS PART OF PLANNED DEVELOPMENT REGULATIONS MAY REQUIRE A HEARING/ APPROVAL BY THE ZONING BOARD OF ADJUSTMENT (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.
 4. THIS ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS 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.

BENCHMARK:
 MAG NAIL SET IN CONCRETE FLUME (R706P) 1450'± EAST OF MERRITT ROAD ON PRESIDENT GEORGE BUSH TURNPIKE.
 ELEVATION = 500.35

OWNER/APPLICANT:
 HARMONY HILL, LLC
 8200 DOUGLAS AVENUE, SUITE 300
 DALLAS, TEXAS 75225
 (214) 750-1800 PH
 MR. ELVIO BRUNI

ENGINEER/SURVEYOR:
 GRAHAM ASSOCIATES, INC.
 600 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011
 (817) 640-8535 PH
 MR. ERIC M. SEELEY, P.E.
 MR. JIM. G. GLASS, R.P.L.S.

LEGEND

- PROPERTY LINE
- CITY LIMIT LINE
- EASEMENT LINE
- FLOOD LINE
- CONTOUR LINE

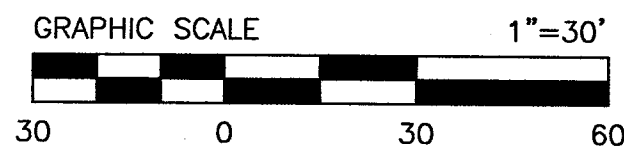
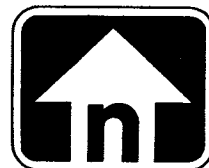


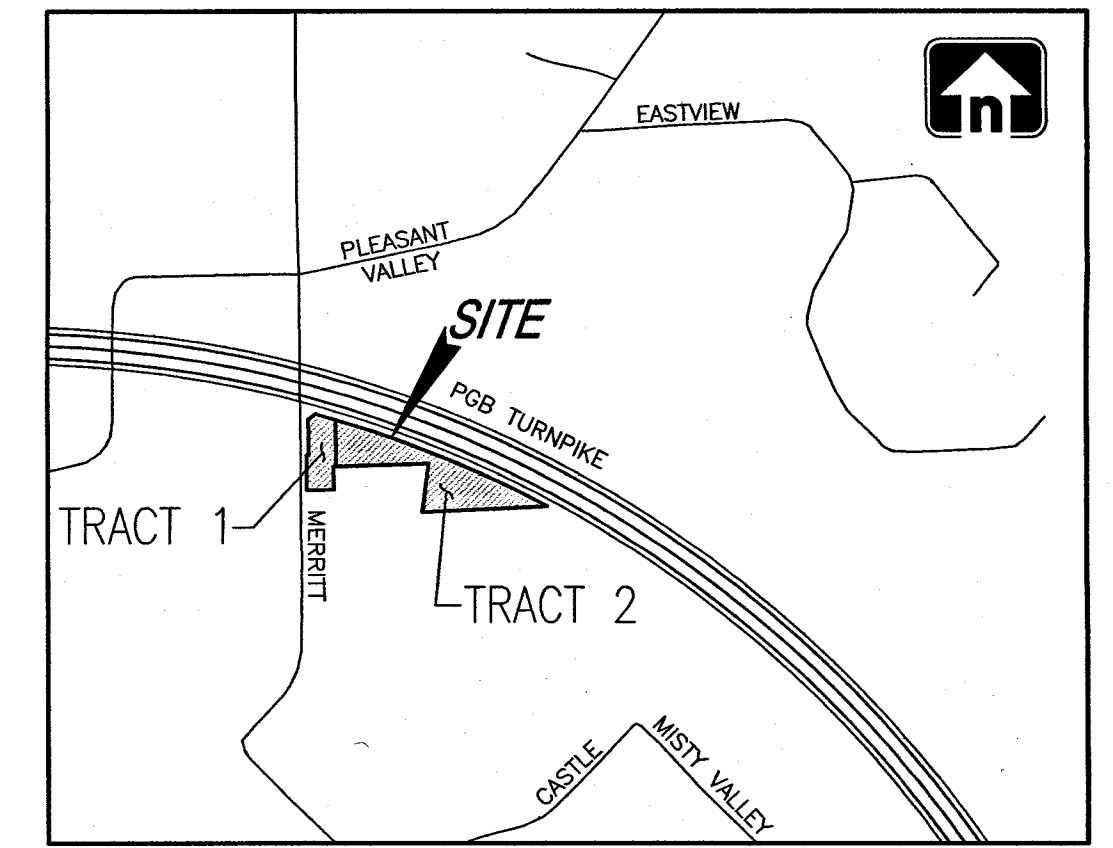
EXHIBIT D - ZONING CONCEPT PLAN

SEC MERRITT ROAD & HARMONY HILL LANE
 CITY OF SACHSE, DALLAS COUNTY, TEXAS



Graham Associates, Inc.
 CONSULTING ENGINEERS & PLANNERS
 600 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011 (817) 640-8535
 TBP# F-1191/TBPL# FIRM: 101538-00

DRAWN BY: As-Noted
 DATE: 11/19/2014
 PROJECT NO. 2345
 SHEET 1 OF 2
 SHEET EX. D



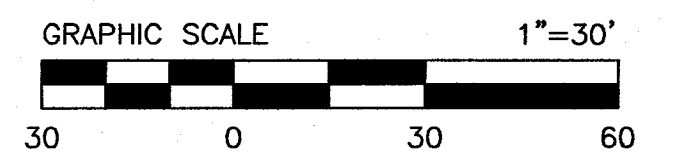
VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE

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LEGEND

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EASEMENT LINE
FLOOD LINE
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BENCHMARK:
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DALLAS, TEXAS 75225
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MR. ELVIO BRUNI

ENGINEER/SURVEYOR:
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600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011
(817) 640-8535 PH
MR. ERIC M. SEELEY, P.E.
MR. JIM. G. GLASS, R.P.L.S.



EXHIBIT D - ZONING CONCEPT PLAN

SEC MERRITT ROAD & HARMONY HILL LANE
CITY OF SACHSE, DALLAS COUNTY, TEXAS



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TYPE FIRM: F-151917BPLS FIRM: 101538-00

DRAWN BY: As-Noted PROJECT NO. 2345 SHEET
DATE: 11/19/2014 SHEET 2 OF 2 EX. D

- NOTES:**
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MATCHLINE - SEE SHEET 1 OF 2

NORTH TEXAS TOLLWAY AUTHORITY
SLOPE AND DRAINAGE EASEMENT
INST. 201000286460
D.R.D.C.T.

EXISTING
TREE LINE
BENBROOK WINCHESTER, LP
VOL. 2008006, PG. 4621
C.R.D.C.T.
ZONED: AG

FEMA 100-YR FLOODPLAIN
MAP NO. 4811302230K
DATE: JULY 7, 2014

DETENTION
POND

BENBROOK WINCHESTER, LP
VOL. 94194, PG. 2246
C.R.D.C.T.
ZONED: AG

CITY OF SACHSE
CITY OF GARLAND

100' WIDE CITY OF GARLAND TRACT
VOL. 71082, PG. 1816
D.R.D.C.T.

BENBROOK WINCHESTER, LP
VOL. 94194, PG. 2246
C.R.D.C.T.