Sachse, Texas

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

Meeting Agenda

Planning & Zoning Commission

Monday, November 10, 2014 | **7:00 PM** | **Council Chambers**

The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, November 10, 2014, at 7:00 p.m. at the Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

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

2. Regular Agenda Items:

14-2531 Consider approval of the minutes of the October 27, 2014 Planning and Zoning Commission meeting.

Executive Summary
Review and consider approval of the minutes of the October 27, 2014 Planning and Zoning Commission meeting.

Attachments: 20141027 PZ Minutes

14-2530 Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from an Agricultural District (AG) to a Planned Development District (PD) on an approximately 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".

Executive Summary
The applicant is requesting to rezone the subject property from its existing Agricultural zoning district to a Planned Development zoning district. The proposed Planned Development would be comprised of single-family residential lots with typical lot sizes of

70-ft x 126-ft (minimum area: 8,400 square feet).

Attachments: CD -Malone Estates PD Presentation.pdf
CD -Malone Estates PD Attachment 1.pdf
CD -Malone Estates PD Attachment 2.pdf
CD -Malone Estates PD Attachment 3.pdf
CD -Malone Estates PD Attachment 4.pdf
CD -Malone Estates PD Exhibit A Legal.pdf
CD -Malone Estates PD Exhibit B Zoning.pdf
CD -Malone Estates PD Exhibit C Development Standards.pdf
CD -Malone Estates PD Exhibit D Concept Plan.pdf

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

4. Adjournment

Note: The Planning and Zoning Commission may retire and convene into Executive, Closed Session on any matter related to the above agenda items for the purposes of private consultation with the City Attorney under Section 551.071 of the Texas Government Code.

State law prohibits the introduction or discussion of any item of business not posted at least seventy-two (72) hours prior to the meeting time.
Posted: November 7, 2014; 5:00 p.m. Dan McGinn, Community Development Director

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

Legislation Details (With Text)

File #:	14-2531	**Version:**	1	**Name:**	CD - PZ MINUTES 10132014
Type:	Agenda Item			**Status:**	Agenda Ready
File created:	11/6/2014			**In control:**	Planning & Zoning Commission
On agenda:	11/10/2014			**Final action:**	
Title:	Consider approval of the minutes of the October 27, 2014 Planning and Zoning Commission meeting. Executive Summary Review and consider approval of the minutes of the October 27, 2014 Planning and Zoning Commission meeting.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	20141027 PZ Minutes				

Date	Ver.	Action By	Action	Result

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

Executive Summary
Review and consider approval of the minutes of the October 27, 2014 Planning and Zoning Commission meeting.

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

Policy Considerations
N/A

Budgetary Considerations
N/A

Staff Recommendations
Recommend approval of the minutes of the Planning and Zoning Commission October 27, 2014 meeting.

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, October 27, 2014
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:	**Members Absent:**
Chance Lindsey	Ty Lamb
Wendy Stewart	David Hock
Warren Becker	
Scott Everett	**Staff Present:**
Jack Bickler	Dan McGinn, Community Development Director
	Greg Peters, City Engineer
	Charlotte Youngblood, Secretary

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

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

The invocation was offered by Warren Becker and Jack Bickler led the pledges.

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

Mr. McGinn updated the commission on the Highway 78 Corridor meetings. He also mentioned both Zoning Ordinance amendments with regards to the accessory building height requirements and improved surfaces were approved at last City Council Meeting. He stated that EDC had negotiated a contract with LA Fitness located at the intersection of State Highway 78 and Woodbridge Parkway.

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

Wendy Stewart made a motion to approve the minutes of the October 13, 2014 Planning and Zoning Commission meeting. Jack Bickler seconded the motion. The motion passed with all voting in favor.

3. Conduct a public hearing and consider approval of the application of Jackson Meadows Partners, LP, for a Replat of Jackson Hills Phase 3A-2, being 55 single-family residential lots and one HOA Common Area lot on approximately 13.098 acres, located generally on the east side of Bunker Hill Road, approximately 2,300 feet south of Ben Davis.

Mr. McGinn, Community Development Director, introduce the item. He stated the applicant is requesting to subdivide an approximately 13.098 acre tract to consist of 55 single-family residential lots and one HOA lot. He stated the subject property has a zoning designation of Planned Development (PD-18) District which was approved by City Council in 2001. He stated that staff recommends approval of the Replat of Jackson Hills Ph 3A-2.

Chairman Everett opened the public hearing at 7:07 p.m. With no one speaking at the public hearing, Warren Becker made a motion to close the public hearing. Jack Bickler seconded the motion. The public hearing was closed at 7:08 p.m.

After discussion, Warren Becker made a motion to approve the Replat of Jackson Hills Phase 3A-2, being 55 single-family residential lots and one HOA Common Area lot on approximately 13.098 acres. Jack Bickler seconded the motion. The motion passed unanimously with all voting in favor.

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

_____ _____

Secretary Chairperson

Legislation Details (With Text)

File #:	14-2530	**Version:** 1	**Name:**	CD - Malone Estates PD PZ	
Type:	Agenda Item		**Status:**	Agenda Ready	
File created:	11/5/2014		**In control:**	Planning & Zoning Commission	
On agenda:	11/10/2014		**Final action:**		

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

Executive Summary
The applicant is requesting to rezone the subject property from its existing Agricultural zoning district to a Planned Development zoning district. The proposed Planned Development would be comprised of single-family residential lots with typical lot sizes of 70-ft x 126-ft (minimum area: 8,400 square feet).

Sponsors:

Indexes:

Code sections:

Attachments:
CD -Malone Estates PD Presentation.pdf
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CD -Malone Estates PD Exhibit D Concept Plan.pdf

Date	Ver.	Action By	Action	Result

Title

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

Executive Summary

The applicant is requesting to rezone the subject property from its existing Agricultural zoning district to a Planned Development zoning district. The proposed Planned Development would be comprised of single-family residential lots with typical lot sizes of 70-ft x 126-ft (minimum area: 8,400 square feet).

Background

The 13.56-acre subject property is located along the west side of Merritt Road just south of Heritage Circle and retains a current zoning designation of Agricultural (AG) district. (See Attachment 1 - Aerial Location Map and Attachment 2 - Zoning Identification Map). The applicant is requesting to rezone the subject property to a Planned Development (PD) zoning district.

Existing Land Uses:

- Site: The subject property is developed with one single family home.
- North: Heritage Country Estates subdivision located on lots approximately one half acre or larger in area.
- South: Undeveloped property
- East: Existing homesteads and agricultural uses.
- West: Future Jackson Meadows subdivision (currently under construction)

The Future Land Use designation for the subject property is Low Density Residential (See Attachment 3 for a copy of the Future Land Use Plan). The Comprehensive Plan describes Low Density Residential as “Neighborhoods with conventional detached dwellings”. The City of Sachse has taken this section of the Comprehensive Plan and adopted code regulations that carry out the vision and goals of the plan. The City of Sachse currently has three zoning districts that would be considered low density residential per the description in the future land use plan. The three residential districts are the R-10, R-12, and R-15 which allow minimum lot sizes of 10,000, 12,000, and 15,000 square feet for single family detached housing.

The single-family residential lots sizes associated with the proposed Planned Development rezoning are not consistent with the regulations in place that the City of Sachse uses to define low density residential development. The minimum lot size needed for a subdivision would be 10,000 square feet in order to be consistent with what the future land use maps identifies for the subject property. The applicant’s request of 8,400 square foot lots would not be consistent with the future land use plan.

Policy Considerations

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

The Development Standards (Exhibit C) and the Zoning Concept Plan (Exhibit D) indicate that a maximum of 47 single-family residential units would be permitted pursuant to the Planned Development Regulations. The applicant is requesting that the project be subject to all of the requirements under the R-10 zoning district except the following exceptions which require that it be processed as a Planned Development.

Development Standards deviating from the R-10 Zoning District:

1. Minimum lot sizes of 8,400 square feet instead of 10,000 square feet.
2. Rear yard setback of 20 feet instead of 25 feet.
3. Maximum building height of 35 feet instead of 30 feet (2 two story max).
4. Maximum lot coverage of 40% instead of 35%.

All other regulations of the R-10 zoning district would be required for the subdivision (R-10 district requirements):

Minimum dwelling unit size: 2,000 square feet.

Minimum lot width: 70 feet at building line and 40 feet at the street ROW

Minimum lot depth: Not specified

Minimum front yard setback adjacent to a street: 25 feet.

Minimum side yard setback (interior): Not less than 10% of the width of the lot at the building line.

Minimum rear yard setback (interior): 25 feet or 20% of the depth of the lot, whichever is smaller.

The only access proposed to the site will be via Merritt Road. Merritt Road is shown as Minor Arterial on the Major Thoroughfare Plan.

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 95 notices were mailed on October 29, 2014. As of Wednesday, November 5, 2014, nine responses were returned, none in favor and nine opposed to the zoning request (See Attachment 4 for returned

responses).

In summary, due to the fact that the proposed Planned Development zoning request is not consistent with the Future Land Use category of Low Density Residential, staff is recommending denial of this request.

Budgetary Considerations
None.

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

Planning and Zoning Commission

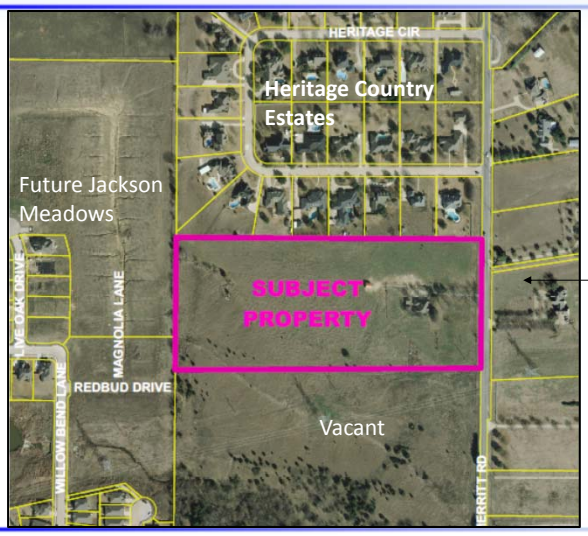
November 10, 2014

Request

Proposed Zoning Change:

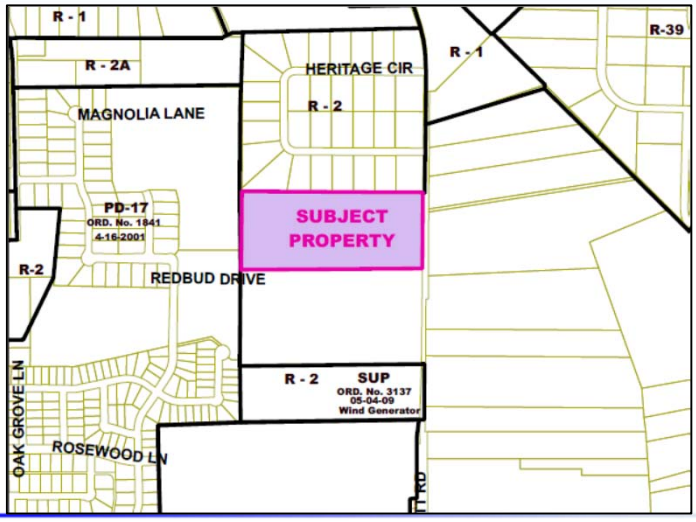
- Agricultural District (AG) to a Planned Development District (PD)
- Property: 13.56 acre tract
- Applicant: Paul Taylor Homes, LTD

Background
Aerial Location Map

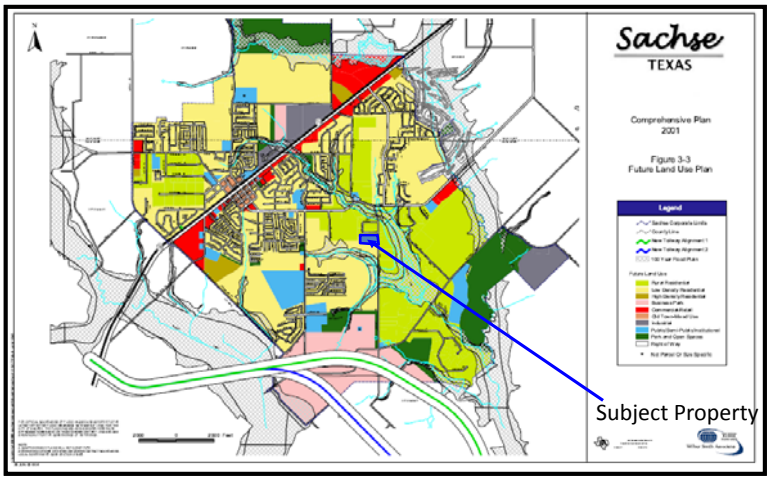


Large Estate Type Development

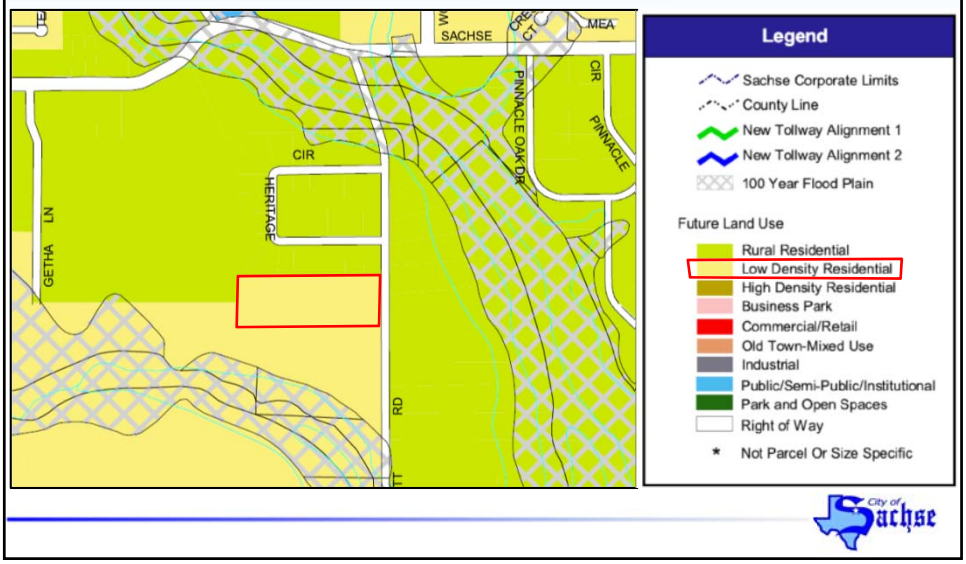
Background
zoning Map



Background
Future Land Use Map



Background
Future Land Use Map



Policy Considerations
Goals, objectives, and actions

The Comprehensive Plan describes Low Density Residential as “Neighborhoods with conventional detached dwellings”.

The City of Sachse currently has three zoning districts that would be considered low density residential.

The three residential districts are the R-10, R-12, and R-15.

- R-10: 10,000 square foot lots
- R-12: 12,000 square foot lots
- R-15: 15,000 square foot lots

Background
Site Information

- Site Area: 13.56 acres and is currently developed with a single family home.
- Future Land Use designation: Low density residential
- Existing Zoning designation: AG (Agricultural District)
- Proposed Zoning designation: Planned Development District (PD)
- 47 lots for single family homes
- One lot proposed for drainage detention area
- Access will be out to Merritt Road.

Background

Development Standards deviating from the R-10 Zoning District:

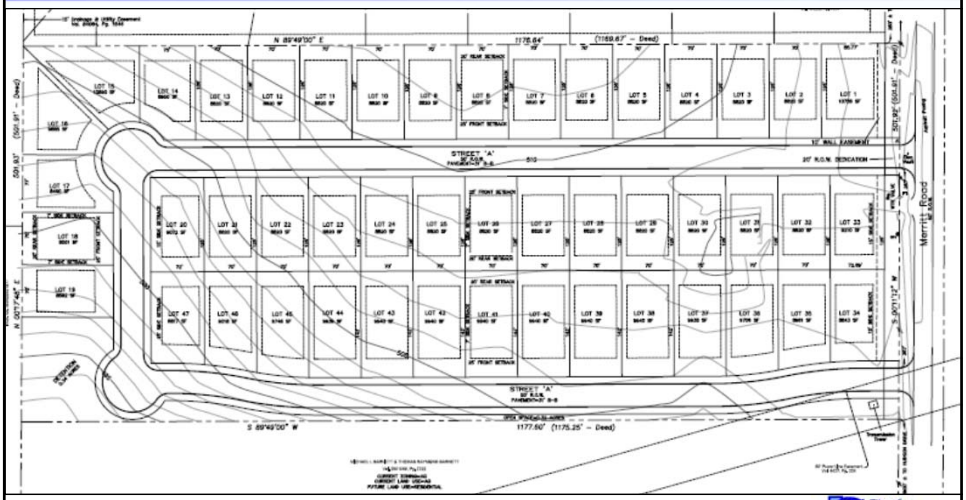
1. Minimum lot sizes of 8,400 square feet instead of 10,000 square feet.
2. Rear yard setback of 20 feet instead of 25 feet.
3. Maximum building height of 35 feet instead of 30 feet (2 two story max).
4. Maximum lot coverage of 40% instead of 35%.

Background

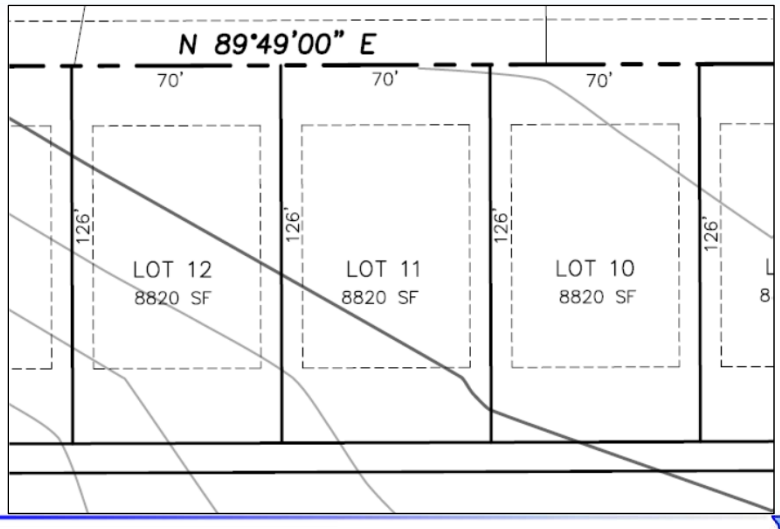
R-10 Zoning District requirements:

- Minimum dwelling unit size: 2,000 square feet.
- Minimum lot width: 70 feet at building line and 40 feet at the street ROW
- Minimum lot depth: Not specified
- Minimum front yard setback adjacent to a street: 25 feet.
- Minimum side yard setback (interior): Not less than 10% of the width of the lot at the building line.
- Minimum rear yard setback (interior): 25 feet or 20% of the depth of the lot, whichever is smaller.

Background
Concept Plan



Background
Typical Lot layout



Public Notification
Feedback

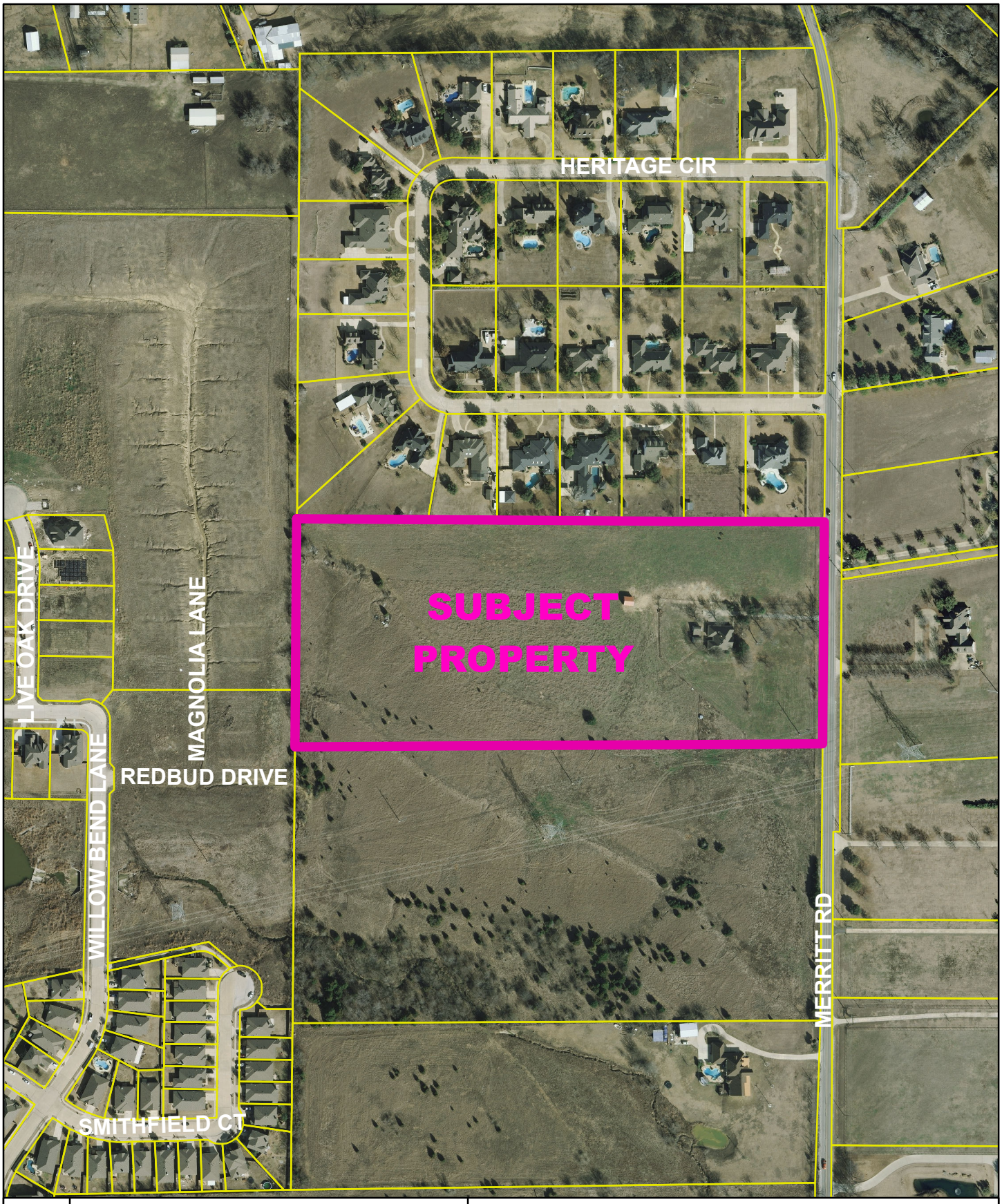
- 95 Property Owners within 1,000-feet notified
  - 0 – in favor
  - 15 – opposed

As of 11/6/2014

Staff Recommendation

The single-family residential lots sizes associated with the proposed Planned Development rezoning are not consistent with the regulations in place that the City of Sachse uses to define low density residential development.

Staff recommends denial of the zoning request.

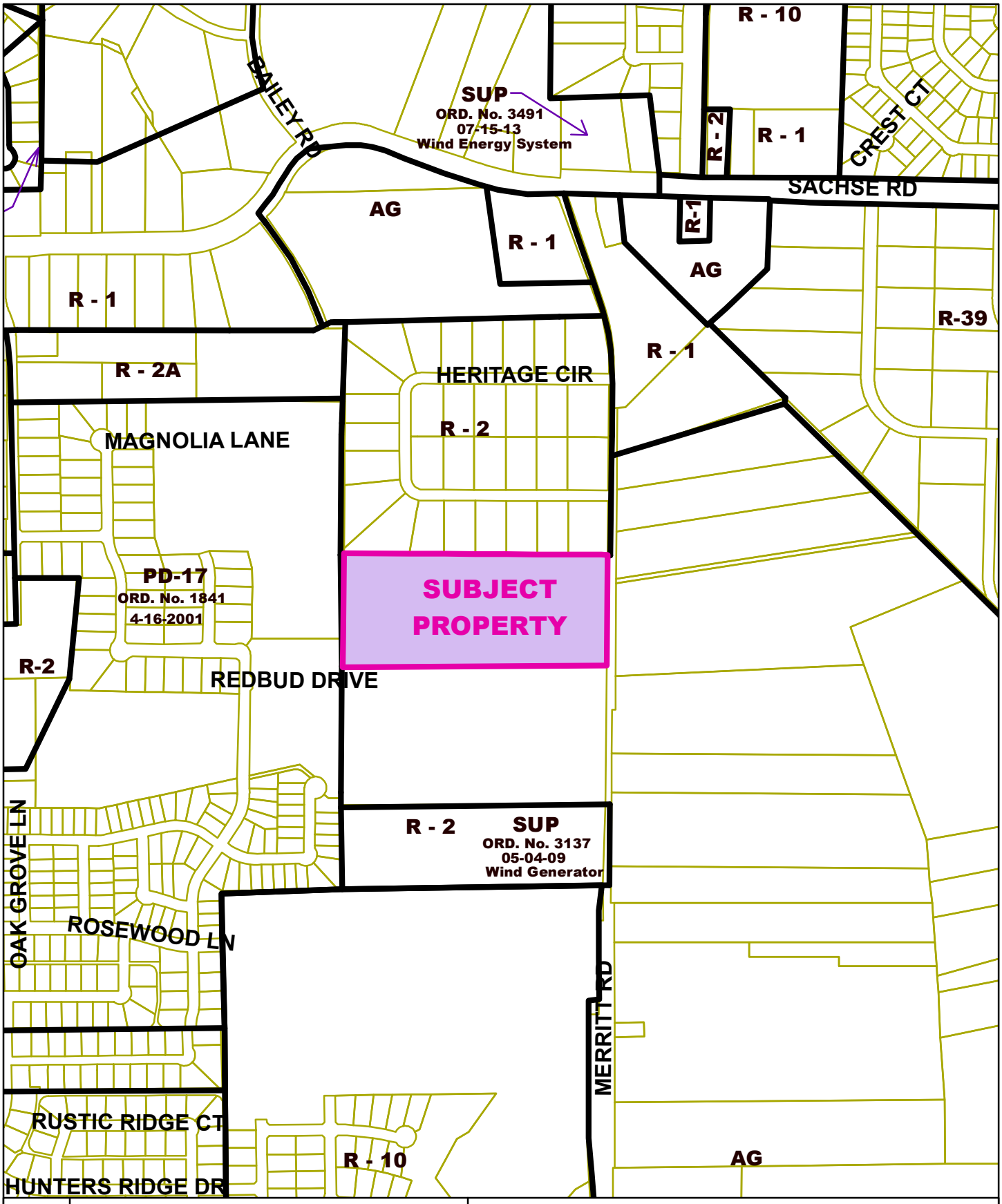


N

0 150 300 600 Feet

AERIAL LOCATION MAP

MALONE ESTATES
FILE: ZO 14-03 REZONE AG TO PD
Map Created: October 08, 2014

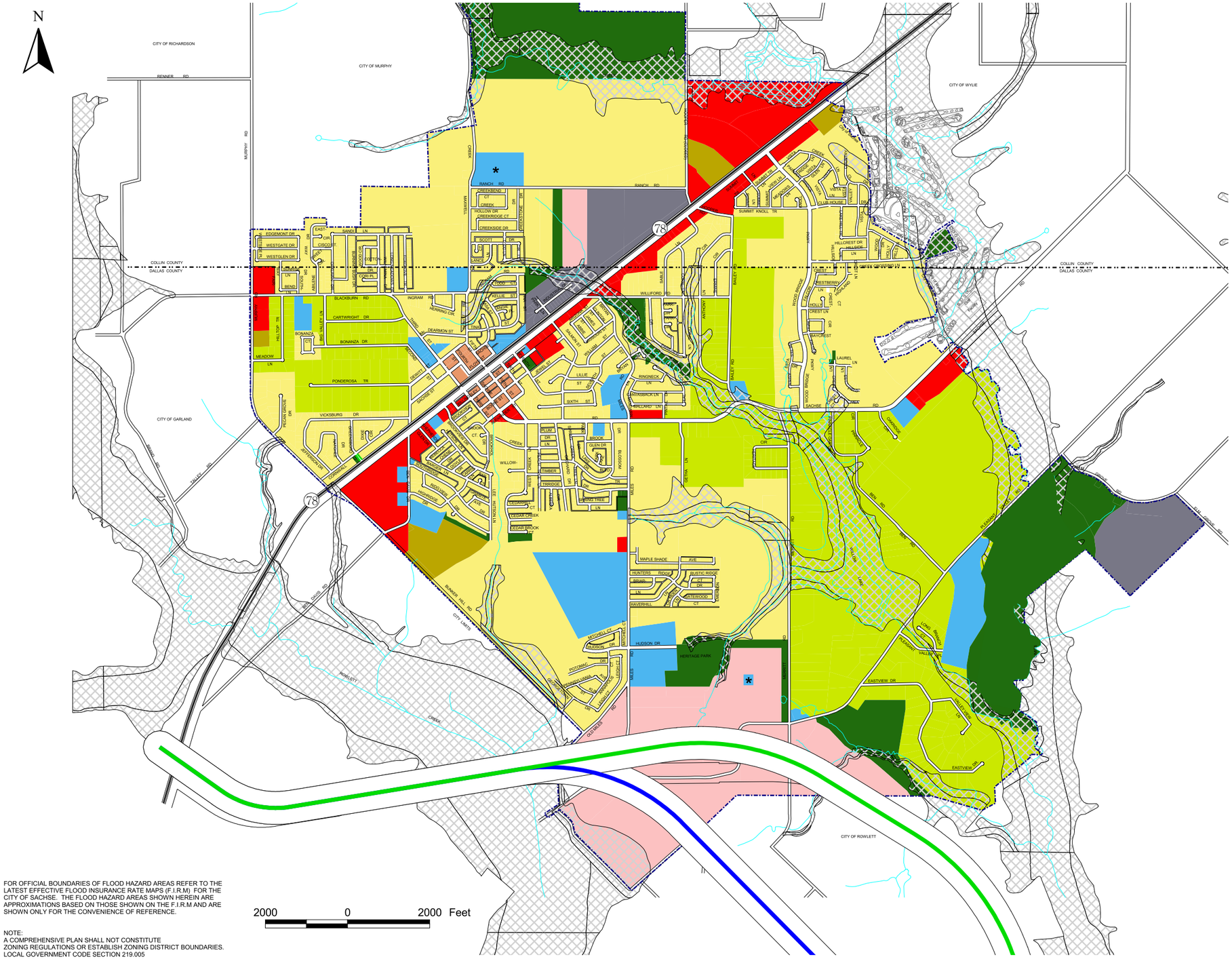


ZONING IDENTIFICATION MAP

MALONE ESTATES

FILE: ZO 14-03 REZONE AG TO PD

Map Created: October 08, 2014



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

NOTE:
A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS OR ESTABLISH ZONING DISTRICT BOUNDARIES. LOCAL GOVERNMENT CODE SECTION 219.005

Sachse
TEXAS

Comprehensive Plan 2001

Figure 3-3 Future Land Use Plan

Legend

- Sachse Corporate Limits
- County Line
- New Tollway Alignment 1
- New Tollway Alignment 2
- 100 Year Flood Plain

Future Land Use

- Rural Residential
- Low Density Residential
- High Density Residential
- Business Park
- Commercial/Retail
- Old Town-Mixed Use
- Industrial
- Public/Semi-Public/Institutional
- Park and Open Spaces
- Right of Way
- * Not Parcel Or Size Specific

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ENGINEERS
PLANNERS
ECONOMISTS
Wilbur Smith Associates

h:\planning\350880_sachse\gis\sachse\futurelthorough.apr (11x17 Future Land Use)
25 JUN 02 9:04

** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
November 3, 2014 4:12:32 PM CST	+2146581919	44	1	Received

11-03-2014 16:11 FROM-HENRY ODDO +2146581919 T-613 P.001/001 F-868

City of Sachse

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: October 30, 2014
RE: Zoning Application for a Change in Zoning Request

LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Planned Development (PD). The proposed Planned Development would be comprised of 47 single-family residential lots with a minimum lot size of 8,400 square feet; maximum lot coverage of 40%; and maximum height not to exceed 35 feet or two stories.

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

COMMENTS: This will destroy the nature of the land we bought + built our home on. The proposed lots are tiny. The disparity in lot size is ludicrous.

SIGNATURE: [signature]
PRINTED NAME: Vic Henry
ADDRESS: 4903 HERITAGE CIRCLE

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, November 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Planned Development at 7:30pm on Monday, December 1, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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

If you have any questions concerning this request, please contact the Community Development Department. Phone: (469) 429-4781 Email: dmcginn@cityofsachse.com	RETURN BY FAX OR MAIL City of Sachse Community Development Dept. 3815-B Sachse Road, Sachse, Texas 75048 FAX: (972) 675-9812

City of Sachse

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: October 30, 2014
RE: Zoning Application for a Change in Zoning Request

LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Planned Development (PD). The proposed Planned Development would be comprised of 47 single-family residential lots with a minimum lot size of 8,400 square feet; maximum lot coverage of 40%; and maximum height not to exceed 35 feet or two stories.

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

COMMENTS: To Confirm with established Homes lot size 1/3 acre homes 2500 sq ft.

SIGNATURE: Oren Peacock
PRINTED NAME: OREN PEACOCK
ADDRESS: 5409 HERITAGE CR.

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 10, 2014.** The City Council will hold a public hearing and consider approval of an Ordinance for the Planned Development at 7:30pm on **Monday, December 1, 2014.** Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
November 2, 2014 6:30:05 PM CST		45	1	Received

11/02/2014 18:29 FAX ☑001

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: October 30, 2014
RE: Zoning Application for a Change in Zoning Request

LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Planned Development (PD). The proposed Planned Development would be comprised of 47 single-family residential lots with a minimum lot size of 8,400 square feet; maximum lot coverage of 40%; and maximum height not to exceed 35 feet or two stories.

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

COMMENTS: TRAFFIC ON MERRITT RD IS TERRIBLE, ADDING MORE HOMES WILL MAKE TRAFFIC EVEN WORSE. MERRITT RD CANNOT HANDLE TRAFFIC.

SIGNATURE: Charles Michael Creech
PRINTED NAME: CHARLES MICHAEL CREECH
ADDRESS: 5312 HERITAGE CIRCLE

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on **Monday, November 10, 2014.** The City Council will hold a public hearing and consider approval of an Ordinance for the Planned Development at 7:30pm on **Monday, December 1, 2014.** Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
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LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Planned Development (PD). The proposed Planned Development would be comprised of 47 single-family residential lots with a minimum lot size of 8,400 square feet; maximum lot coverage of 40%; and maximum height not to exceed 35 feet or two stories.

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

COMMENTS: From what I know about this Planned Development, I definitely oppose the minimum lot size for 8,400 sq. ft., especially for Rural Residences. The minimum lot size should be 10,000 sq. ft. or more. The houses closest to Merritt Road should be on much larger lots to coincide with the Merritt Road existing houses.

SIGNATURE: David Taylor Cathy Taylor
PRINTED NAME: David Taylor Cathy Taylor
ADDRESS: 5114 Merritt Road

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, November 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Planned Development at 7:30pm on Monday, December 1, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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

If you have any questions concerning this request, please contact the Community Development Department.
Phone: (469) 429-4781
Email: dmcginn@cityofsachse.com

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

** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
November 3, 2014 11:40:19 AM CST		56	2	Received

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: October 30, 2014
RE: Zoning Application for a Change in Zoning Request

LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Planned Development (PD). The proposed Planned Development would be comprised of 47 single-family residential lots with a minimum lot size of 8,400 square feet; maximum lot coverage of 40%; and maximum height not to exceed 35 feet or two stories.

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

COMMENTS: Understood the reason for development but I would prefer to see a continuation of Heritage Circle on the New development @ Merritt Rd + Hudson Xing.

SIGNATURE: Dorothy Hale
PRINTED NAME: Dorothy Hale
ADDRESS: 5012 Merritt Rd
Sachse, TX 75048

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Cont'd page 1.

We have nice homes up & down Merritt Rd & wonderful neighbors; please try to combine with this and not squash a bunch of smaller homes in this area. People are always looking for homes for sale in Oerdge Circle; and they sell fast.

Sincerely, Rob

** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
November 4, 2014 9:33:10 AM CST		43	1	Received

Nov. 4. 2014 9:33AM No. 2256 P. 1

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: October 30, 2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Planned Development (PD). The proposed Planned Development would be comprised of 47 single-family residential lots with a minimum lot size of 8,400 square feet; maximum lot coverage of 40%; and maximum height not to exceed 35 feet or two stories.

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

COMMENTS: I don't want residential housing that close to my home & open land. Possibly decreasing the value of my home & land.

SIGNATURE: Donna Young
PRINTED NAME: Donna Young
ADDRESS: 5012 Heritage Cir.

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, November 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Planned Development at 7:30pm on Monday, December 1, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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NOV 0 3 2014

City of Sachse

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: October 30, 2014
RE: Zoning Application for a Change in Zoning Request

LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

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

COMMENTS: the lot size is too small and not Comparable with the adjoining properties to the Heritage Circle side. We are against rezoning the property.

SIGNATURE: [signature]
PRINTED NAME: Linda Crank
ADDRESS: 5006 Heritage Circle Sachse TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at **7:00pm on Monday, November 10, 2014.** The City Council will hold a public hearing and consider approval of an Ordinance for the Planned Development at 7:30pm on **Monday, December 1, 2014.** Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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If you have any questions concerning this request, please contact the Community Development Department. Phone: (469) 429-4781 Email: dmcginn@cityofsachse.com	RETURN BY FAX OR MAIL City of Sachse Community Development Dept. 3815-B Sachse Road, Sachse, Texas 75048 FAX: (972) 675-9812

Charlotte Youngblood

From: Daniel McGinn
Sent: Wednesday, November 05, 2014 8:51 AM
To: Charlotte Youngblood
Subject: FW: Rezoning Opposition

Can you save this with the other responses... thanks

From: Eddie Plemmons [mailto:Eddie@fivestonechurch.com]
Sent: Tuesday, November 04, 2014 8:28 PM
To: Daniel McGinn
Subject: Rezoning Opposition

To the city of Sachse,

My name is Eddie Plemmons and my family currently resides at 4909 Heritage Circle – here in Sachse. We have just become aware of the propose rezoning request for the property directly behind us. We have been leasing this house for 2 years and have signed a contract to purchase the property closing on January 5. We chose this particular property because of the secluded location and the appeal of not looking at a housing development like the one proposed with the zoning change request.
For that reason, we respectfully request that you do not rezone the property on the concept plan indicated and maintain the current status. WE ARE OPPOSED TO THE REZONING PLAN.

MALONE ESTATES
INITIAL SUBMITTAL DATE 09-29-14
ZO 14-03

EXHIBIT 'D'-ZONING CONCEPT PLAN

F.H. MILLER SURVEY
ABSTRACT #855
CITY OF SACHSE
DALLAS COUNTY, TEXAS

ORACLE ENGINEERING
330 Fairfax Drive
Little Rock, Ar 72205
TELE (214) 226-5325
TBPE FIRM #5084

DESIGN	DRAWN	DATE	SCALE	CITY CASE #	NO.
MPK	MPK	10/14	1"=50' at 24"x36"	—	EX D

Respectfully,

Eddie Plemmons
4909 Heritage Circle
Sachse, Texas 75048
615-428-6606

NOV 0 3 2014

City of Sachse

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: October 30, 2014
RE: Zoning Application for a Change in Zoning Request

LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Planned Development (PD). The proposed Planned Development would be comprised of 47 single-family residential lots with a minimum lot size of 8,400 square feet; maximum lot coverage of 40%; and maximum height not to exceed 35 feet or two stories.

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

COMMENTS: I am concerned that the small lot size will have a direct impact on Property values Along Merrill Road.

SIGNATURE: Paul Wedmark
PRINTED NAME: PAUL WEDMARK
ADDRESS: 4904 HERITAGE CIRCLE

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at **7:00pm on Monday, November 10, 2014.** The City Council will hold a public hearing and consider approval of an Ordinance for the Planned Development at 7:30pm on **Monday, December 1, 2014.** Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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If you have any questions concerning this request, please contact the Community Development Department. Phone: (469) 429-4781 Email: dmcginn@cityofsachse.com	RETURN BY FAX OR MAIL City of Sachse Community Development Dept. 3815-B Sachse Road, Sachse, Texas 75048 FAX: (972) 675-9812

BEING a 13.909 acre tract of land situated in the F.H. Miller Survey, Abstract Number 855, Dallas County, Texas, same being all of that certain tract of land conveyed to Dwain L. Malone by deed recorded in Instrument Number 20080237113, Official Public Records, Dallas County, Texas, together with a portion of Merritt Road and being further described by metes and bounds as follows:

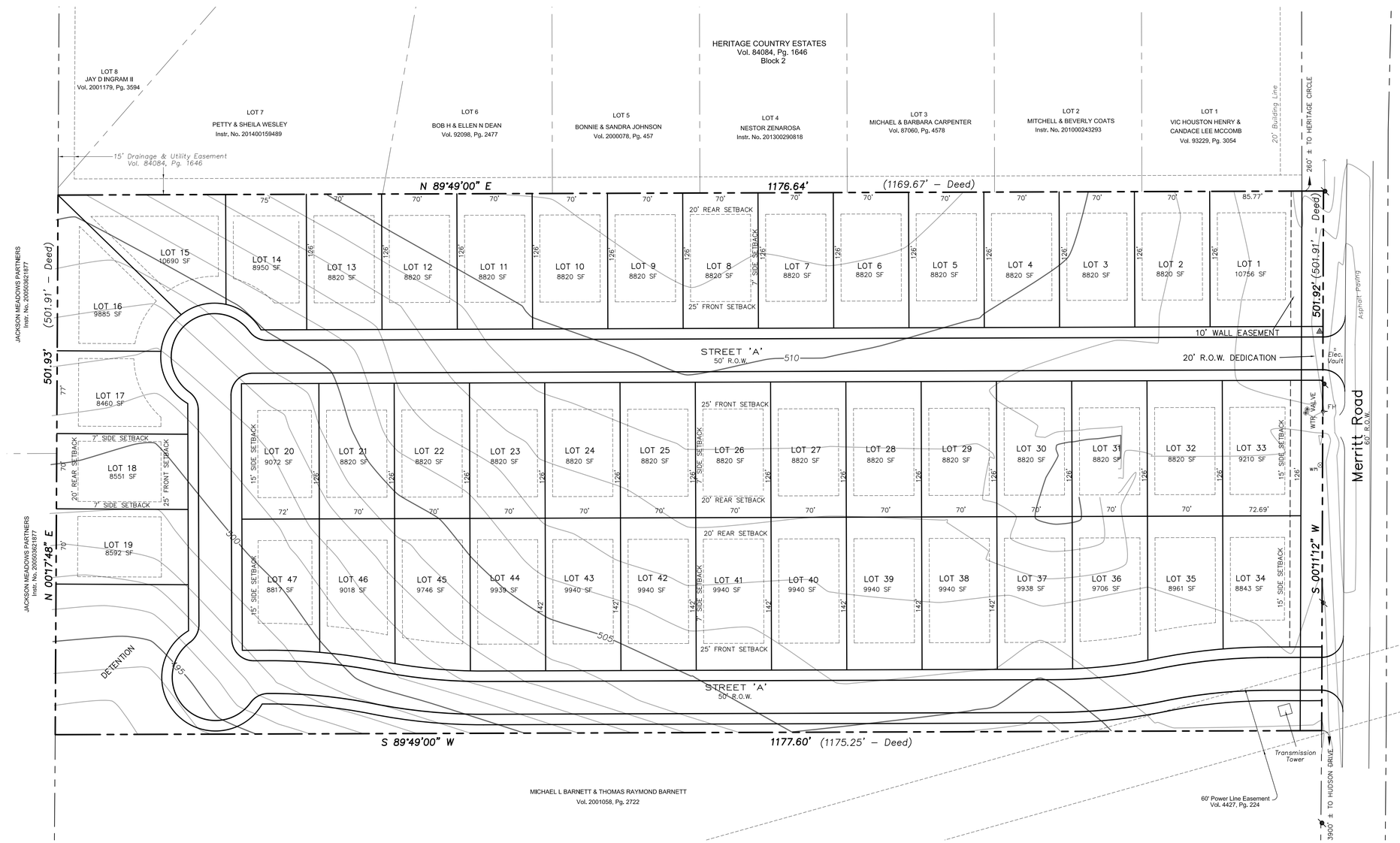
BEGINNING at a 1/2" iron rod found for the northwest corner of the herein described tract of land, same being the southwest corner of Lot 7, Block 2, HERITAGE COUNTRY ESTATES, an addition to the City of Sachse as recorded in Volume 84084, Page 1646, Deed Records, Dallas County, Texas;

THENCE North 89°49'00" East, along the south line of said addition, passing at a distance of 1176.64 feet, a 5/8" iron rod set for corner on the west line of Merritt Road and continuing to the centerline of said Merritt Road for a total distance of 1206.64 feet;

THENCE South 00°11'12" West, along the centerline of Merritt Road, for a distance of 501.92 feet;

THENCE South 89°49'00" West, passing at a distance of 30.00 feet, a 1/2" iron rod found for the northeast corner of that certain tract of land conveyed to Michael & Thomas Bennett by deed recorded in Volume 2001058, Page 2722, Deed Records, Dallas County, Texas, and continuing along the north line of said Bennett Tract, for a total distance of 1207.60 feet to a 1/2" iron rod found for corner;

THENCE North 00°17'48" East, for a distance of 501.93 feet to the POINT OF BEGINNING and containing 605,867 square feet or 13.909 acres of land, more or less.

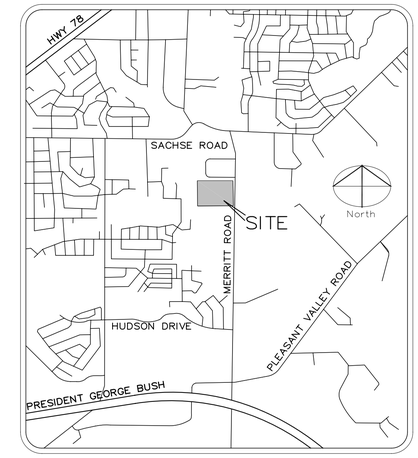


0 50 100 150

GRAPHIC SCALE
1"=50'
at 24"x36"

VICINITY MAP

nts



THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF ENGINEERING PLAN APPROVAL.

NO 100–YEAR FLOODPLAIN EXISTS ON THE PROPERTY.

THE DEVELOPMENT OF THIS SITE SHALL BE IN ACCORDANCE WITH THE CITY OF SACHSE DEVELOPMENT STANDARDS.

TOTAL SITE AREA
13.56 ACRES

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MATT KOSTIAL, P.E. NO. 88549 ON 10–13–14 IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

PROPERTY DESCRIPTION

BEING a 13.563 acre tract of land situated in the F.H. Miller Survey, Abstract Number 855, Dallas County, Texas, same being all of that certain tract of land conveyed to Dwain L. Malone by deed recorded in Instrument Number 20080237113, Official Public Records, Dallas County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northwest corner of the herein described tract of land, same being the southwest corner of Lot 7, Block 2, HERITAGE COUNTRY ESTATES, an addition to the City of Sachse as recorded in Volume 84084, Page 1646, Deed Records, Dallas County, Texas;

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THENCE South 00°11'12" West, along the west line of Merritt Road, for a distance of 501.92 feet to a 1/2" iron rod found for corner, same being the northeast corner of that certain tract of land conveyed to Michael & Thomas Bennett by deed recorded in Volume 2001058, Page 2722, Deed Records, Dallas County, Texas;

THENCE South 89°49'00" West, along the north line of said Bennett Tract, for a distance of 1177.60 feet to a 1/2" iron rod found for corner;

THENCE North 00°17'48" East, for a distance of 501.93 feet to the POINT OF BEGINNING and containing 590,809 square feet or 13.563 acres of land, more or less.

STATE OF TEXAS
REGISTERED
DUSTIN D. DAVISON
6451
PROFESSIONAL
LAND SURVEYOR

RELEASED 9/29/14 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Dustin D. Davison, R.P.L.S.
Registration No. 6451

Rev. No.	Date	Description	By
1	10/13/14	First City Comments	

DEVELOPER
PAUL TAYLOR
PAUL TAYLOR HOMES
17950 PRESTON ROAD, SUITE 700
DALLAS, TX 75252
972–732–7800

SURVEYOR
DUSTIN DAVISON, RPLS
ARS, INC
12801 NORTH CENTRAL EXPRESSWAY, SUITE 1250
DALLAS, TX 75243
214–739–3152

MALONE ESTATES
INITIAL SUBMITTAL DATE 09–29–14
ZO 14–03

EXHIBIT 'B'–ZONING EXHIBIT

F.H. MILLER SURVEY
ABSTRACT #855
CITY OF SACHSE
DALLAS COUNTY, TEXAS

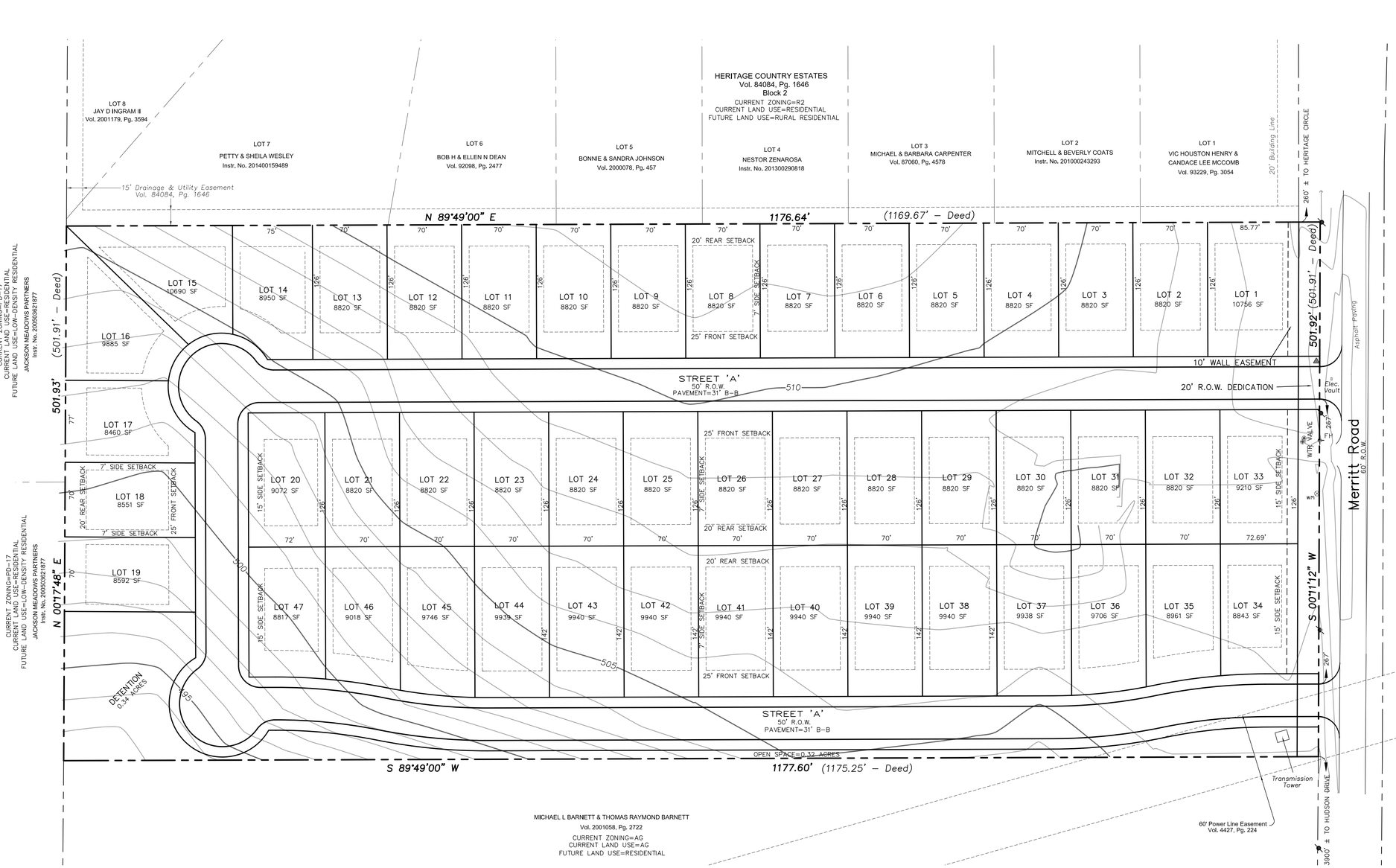
ORACLE ENGINEERING
330 Fairfax Drive
Little Rock, Ar 72205
TELE (214) 226–5325
TBPE FIRM #5084

DESIGN	DRAWN	DATE	SCALE	CITY CASE #	NO.
MPK	MPK	10/14	1"=50' at 24"x36"	—	EX B

Exhibit C-Zoning Development Standards

Development Standards Malone Estates

1.> All items other than those listed within the development standards exhibit will follow the requirements of the R-10 zoning district.
2.> Minimum lot square footage shall be 8,400 square feet.
3.> 25 foot front yard setback
4.> 20 foot rear yard setback. Deviates from R-10 zoning.
5.> 15 foot side yard setback along a side street ROW
6.> Side setbacks shall be 10% of lot width at building line
7.> Maximum area of lot coverage by the principal building shall be 40%. Deviates from R-10 zoning.
8.> Maximum height shall be two stories or 35 feet. Deviates from R-10 zoning.

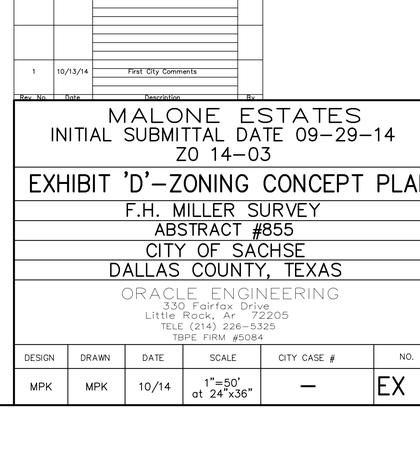


0 50 100 150

GRAPHIC SCALE
1"=50'
at 24"x36"

VICINITY MAP

nts



THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF ENGINEERING PLAN APPROVAL.

NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.

THE EXISTING STRUCTURE ON-SITE SHALL BE REMOVED.

DEVIATIONS FROM CURRENT DEVELOPMENT STANDARDS/REGULATIONS NOT SPECIFICALLY ADDRESSED/LISTED FOR APPROVAL AS PART OF THE PLANNED DEVELOPMENT REGULATIONS MAY REQUIRE A HEARING/APPROVAL BY THE ZONING BOARD OF ADJUSTMENT (BOA)

ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.

THE 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 THE ZONING CONCEPT PLAN, AS DETERMINED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT, WILL REQUIRE AN AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

PROJECT SITE DATA (RESIDENTIAL)

GENERAL
CASE #ZO 14-03
PROJECT NAME=MALONE ESTATES
PROPOSED USE=SINGLE FAMILY RESIDENTIAL
FUTURE LAND USE DESIGNATION=LOW DENSITY RESIDENTIAL
PROPOSED FUTURE LAND USE DESIGNATION=LOW DENSITY RESIDENTIAL
EXISTING ZONING DISTRICT=AG
PROPOSED ZONING DISTRICT=PD
APPRAISAL DISTRICT ACCOUNT NUMBERS=DALLAS COUNTY #65085511010050000

OVERALL SITE
GROSS SITE AREA=13.56 ACRES
SITE FRONTAGE=501.92 FT
SITE WIDTH=501.92 FT
SITE DEPTH=1177.60 FT
IMPERVIOUS SURFACE AREA=50% (6.78 ACRES)
PERVIOUS SURFACE AREA=50% (6.78 ACRES)
OPEN SPACE=2.4% (0.32 ACRES)
DETENTION AREA=2.5% (0.34 ACRES)

PROJECT SITE DATA (RESIDENTIAL)

HOUSING
TOTAL GROSS DENSITY=3.5 DWELLING UNITS/ACRE
LOT COUNT=47 RESIDENTIAL LOTS
TOTAL NUMBER OF DWELLING UNITS=47 SINGLE FAMILY HOMES

PROPERTY DEVELOPMENT REGULATIONS
MAXIMUM LOT COVERAGE PROPOSED=40%
MINIMUM LOT AREA=8400 SF
MINIMUM LOT WIDTH=40 FT
TYPICAL LOT WIDTH=70 FT
MINIMUM LOT DEPTH=120 FT
SETBACKS=25 FT FRONT, 20 FT REAR, 7 FT SIDE (INTERIOR), 15 FT SIDE (STREET)
MAXIMUM STORIES=2

TOTAL SITE AREA
13.56 ACRES

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MATT KOSTIAL, P.E. NO. 88549 ON 10-13-14 IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

Rev. No.	Date	Description	By
1	10/13/14	First City Comments	

MALONE ESTATES
INITIAL SUBMITTAL DATE 09-29-14
ZO 14-03

EXHIBIT 'D'-ZONING CONCEPT PLAN

F.H. MILLER SURVEY
ABSTRACT #855
CITY OF SACHSE
DALLAS COUNTY, TEXAS

ORACLE ENGINEERING
330 Fairfax Drive
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DESIGN	DRAWN	DATE	SCALE	CITY CASE #	NO.
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