



City of Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Work Session and Regular

Monday, November 9, 2015

6:30 PM

Court Room / Council Chambers

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

6:30 PM WORK SESSION

1. Discussion of agenda items for the November 9, 2015 Planning and Zoning Commission Meeting. Please be advised that the work session is for discussion purposes only by the Planning and Zoning Commission.
2. Discussion of future agenda items, update on council action, training topics, and requests for new business considerations.
3. Receive update on P-25 Radio Tower PD.

7:00 PM REGULAR MEETING

1. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
2. [15-3125](#) Consider approval of the minutes of the October 26, 2015 Planning and Zoning Commission meeting.
Attachments: [10.26.15 Minutes](#)
3. [15-3129](#) Consider and make recommendation on a plat application for Malone Estates, Preliminary Plat, from Paul Taylor Homes, generally located on the west side of Merritt Road and south of Heritage Circle, within city limits.
Attachments: [Presentation](#)
[Proposed Plat](#)
4. Discussion of future agenda items, update on council action, training topics, and requests for new business considerations.
5. Adjournment.

Posted: November 6, 2015; 5:00 p.m.

Michelle Lewis Sirianni, City Secretary

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



Legislation Details (With Text)

File #: 15-3125 **Version:** 1 **Name:** October 26, 2015 P&Z Minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 11/6/2015 **In control:** Planning & Zoning Commission
On agenda: 11/9/2015 **Final action:**
Title: Consider approval of the minutes of the October 26, 2015 Planning and Zoning Commission meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [10.26.15 Minutes](#)

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the October 26, 2015 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the October 26, 2015 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Recommend approval of the minutes of the Planning and Zoning Commission October 26, 2015 meeting.



**City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, October 26, 2015 – 7:00 pm**

Members Present:

Scott Everett – Chair
David Hock- Vice-Chair
Ty Lamb
Fernando Gutierrez
Chance Lindsey
Wendy Stewart

Members Absent:

Lyndsey Rhode

Staff Present:

Greg Peters, P.E. - Director of Public Works & Engineering
Dusty McAfee, AICP- Community Development Director
Charlotte Youngblood - Community Development Technician

Others Present:

Bill Adams, City Council Liaison

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

1. Invocation and Pledge of the Allegiance to the U.S. and Texas Flags. Commissioner Gutierrez offered the invocation, and Commissioner Lamb led the pledges.

2. Community Development Director's Update Report: Staff briefing on current activities. Staff provided the Commission with an update.

3. Regular Agenda Items:

15-3093 Consider approval of the minutes of the October 12, 2015 Planning & Zoning Commission meeting. With a motion by Lamb and a second by Hock, the Planning & Zoning Commission adopted the October 12, 2015 minutes unanimously.

4. Consider a recommendation to the City Council regarding a Preliminary Plat for Woodbridge Village Addition, Lots 1-2, Block A, being a total of 13.86 acres. Staff presented the case as outlined in the staff report. With a motion by Lamb and a second by Stewart, the recommendation to approve the proposed plat passed unanimously.

5. Conduct a public hearing to conduct and make recommendation on a City-initiated request to rezone approximately 10.6 acres of land, by revising Ordinance 3567 (PD 26) to allow for the installation of a digital radio tower for the new Public Safety P-25 radio system, generally located at 6436 Sachse Road. Staff presented the case as outlined in the staff report, and the public hearing opened at 7:25 PM. Constance Moch, 6308 Meadowcrest, spoke in opposition, citing visual and health concerns. Don Herzog, Herzog Development, had questions in regards to the tower. With a motion by Hock and a second by Stewart, the public hearing was closed at 7:31 PM. After discussion, Lamb made a motion to table the item; the motion failed for the lack of a second. With a motion by Hock and a second by Stewart, the recommendation to approve the PD passed unanimously.

Adjourn: With a motion by Hock, the meeting was adjourned at 7:53 p.m.

Chairperson

Secretary



Legislation Details (With Text)

File #: 15-3129 **Version:** 1 **Name:** Malone Estates PP - P&Z
Type: Agenda Item **Status:** Agenda Ready
File created: 11/6/2015 **In control:** Planning & Zoning Commission
On agenda: 11/9/2015 **Final action:**
Title: Consider and make recommendation on a plat application for Malone Estates, Preliminary Plat, from Paul Taylor Homes, generally located on the west side of Merritt Road and south of Heritage Circle, within city limits.

Sponsors:

Indexes:

Code sections:

Attachments: [Presentation](#)
[Proposed Plat](#)

Date	Ver.	Action By	Action	Result
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Title

Consider and make recommendation on a plat application for Malone Estates, Preliminary Plat, from Paul Taylor Homes, generally located on the west side of Merritt Road and south of Heritage Circle, within city limits.

Project Information

- Proposal to preliminary plat 37 residential lots & 1 HOA lot
- Applicant: Paul Taylor Homes, LTD
- Owner: Dwain Malone
- Size: Approximately 13.563 acres
- Proposed Use: Single Family Residential
- Current Zoning: PD with R-10 base zoning
- Site Attributes: existing farm house and associated agricultural structures (to be demolished)
- City Council: 12-07-15

Staff Recommendation

- The proposed plat is in compliance with Sachse's subdivision regulations and zoning ordinance, subject to completing revisions requested by Staff.
- Staff recommends approval of the proposed plat.
- Plat approval is not discretionary. If a plat meets all applicable standards and regulations, the City must approve the plat. Per technical review by Staff, State law

mandates the approval of the proposed plat.



MALONE ESTATES PP

PLANNING & ZONING COMMISSION

NOVEMBER 9, 2015

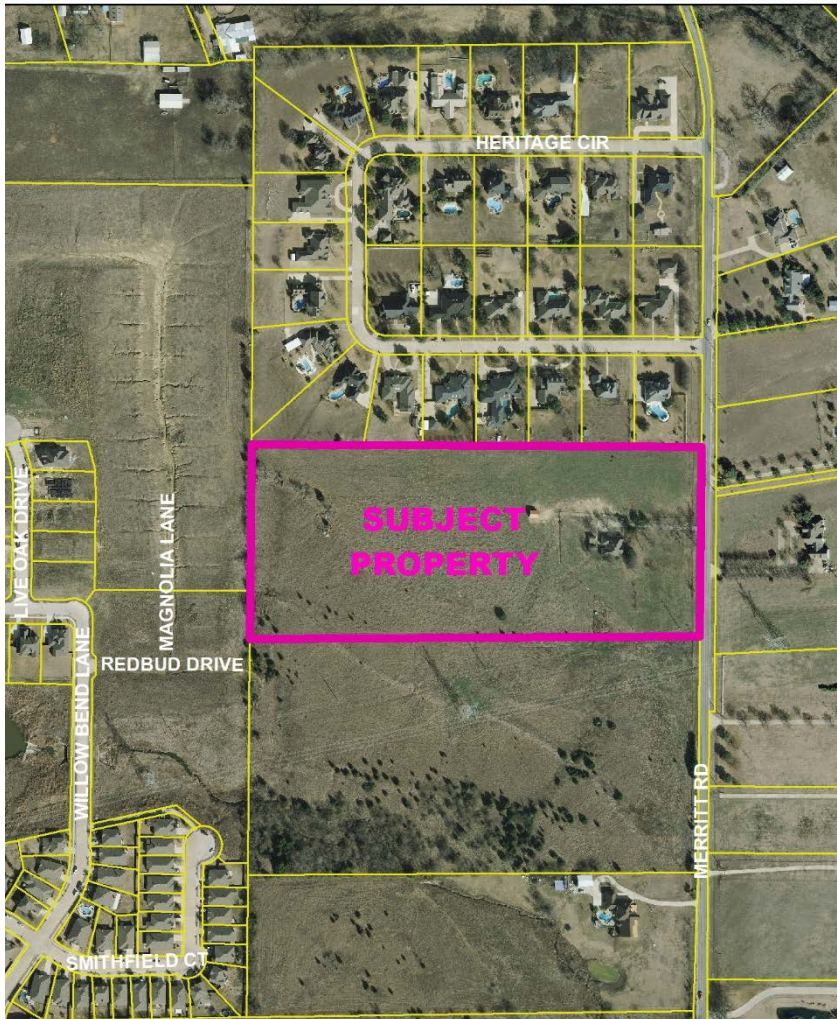
REQUEST

Consider and make recommendation on a plat application for Malone Estates, Preliminary Plat, from Paul Taylor Homes, generally located on the west side of Merritt Road and south of Heritage Circle, within city limits.

PROJECT INFORMATION

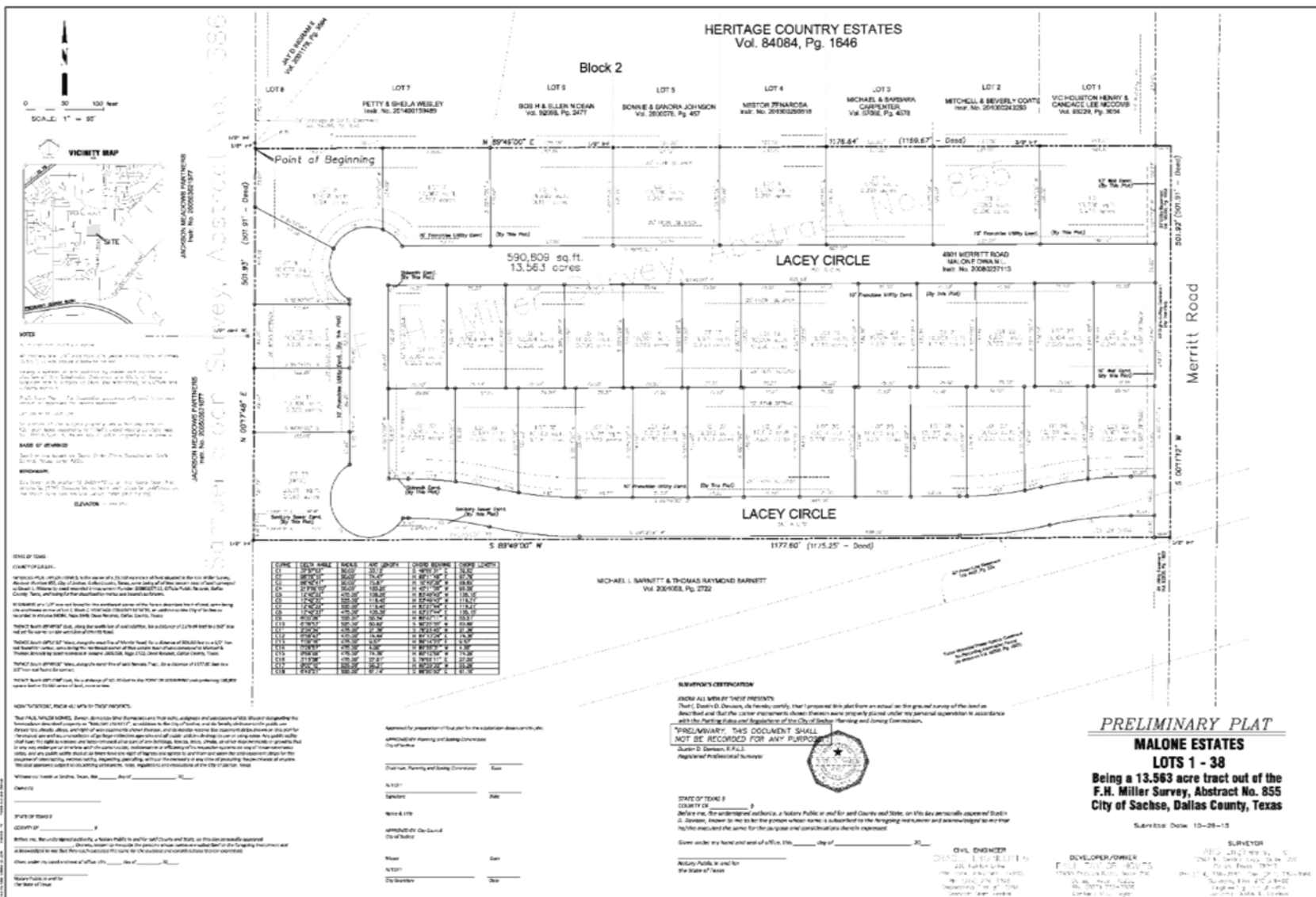
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- Site Attributes: existing farm house and associated agricultural structures (to be demolished)
- City Council: 12-07-15

AERIAL LOCATION MAP



The subject property is generally located on the west side of Merritt Road and south of Heritage Circle, within city limits.

PRELIMINARY PLAT

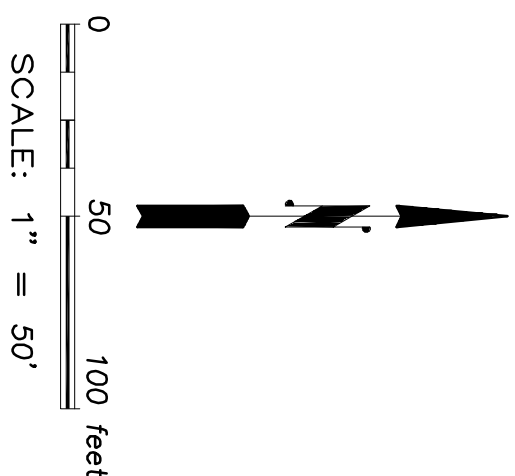
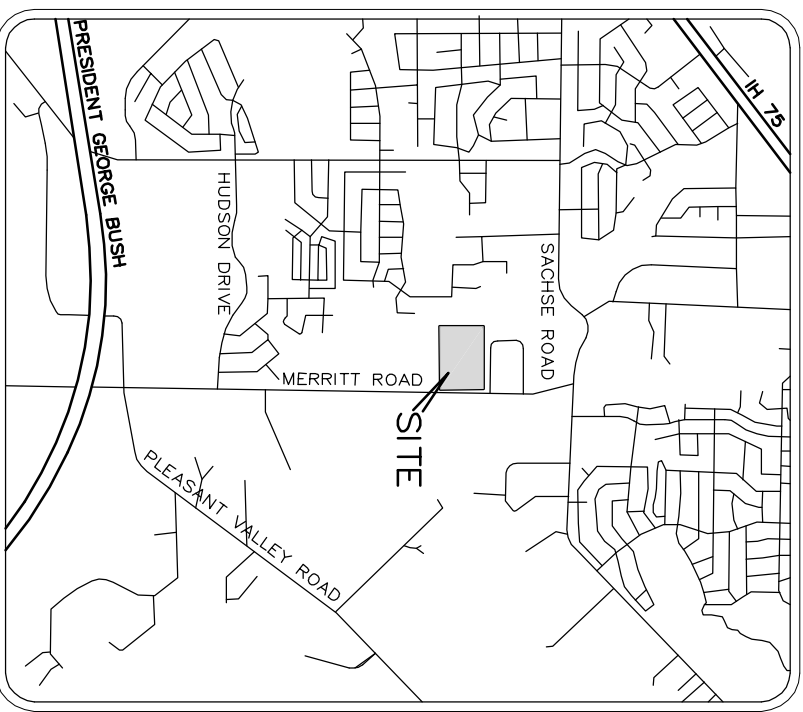


STAFF RECOMMENDATION

- The proposed plat is in compliance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat.

√

Plat approval is not discretionary. If a plat meets all applicable standards and regulations, the City must approve the plat. Per technical review by Staff, State law mandates the approval of the proposed plat.



JACKSON MEADOWS PARTNERS
Instr. No. 200503621877

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Instr. No. 200503621877

Samuel Sloan Survey, Abstract No. 1386

NOTES

1/2" Iron rod found 1' corner

All corners are 1/2" iron rods with yellow plastic caps, stamped, A.R.S., unless shown otherwise hereon.

Settling a portion of this addition by means and bounds is a violation of City Subdivision Ordinance and State of Texas laws and is hereby subject to fines and withholding of utilities and building permits.

Partially Set - For inspection purposes only and in no way official or approved for record purposes.

Lot 38 is on HOA Lot

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48173C0250 K, dated July 7, 2014. Property is in Zone X.

BASES OF BEARINGS

Bearings are based on Texas State Plane Coordinates, North Central Texas, Zone 4202

BENCHMARK

Cell tower with station id DMCK-1012, on the Texas Real Time Kinematic (RTK) Cooperative network with elevation published on the North American Vertical Datum 1985 (N.A.VD.85).

ELEVATION = 581.213

STATE OF TEXAS -

COUNTY OF DALLAS -

WHEREAS PAUL TAYLOR HOMES, is the owner of a 13.563 acre tract of land situated in the F.H. Miller Survey, Abstract Number 855, City of Sachse, Dallas County, Texas, same being all of that certain tract of land conveyed to said Paul Taylor Homes, Inc. by deed recorded in Volume 2801058, Page 2122, Deed 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 recorded in Volume 480484, Page 2856, Deed Records, Dallas County, Texas;

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

THENCE South 07°11'12" West, along the west line of Merritt Road, for a distance of 501.93 feet to a 1/2" iron rod found for corner, same being the northeast corner of the certain tract of land conveyed to Michael & Thomas Bennett by deed recorded in Volume 2801058, Page 2122, 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 07°11'48" 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.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

That PAUL TAYLOR HOMES, Owner, do hereby bind themselves and their heirs, assigns and successors of title this plat designating the hereinafter described property as, "MALONE ESTATES", an addition to the City of Sachse, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all pitting ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

Witness our hands at Sachse, Texas, this _____ day of _____, 20____.

Owner(s)

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, Owners, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for

the State of Texas

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	37°57'03"	50.00'	33.17'	N 49°09'31" E	32.52'
C2	85°20'15"	50.00'	74.47'	N 69°11'49" E	67.78'
C3	86°42'11"	50.00'	75.67'	N 16°49'39" W	68.65'
C4	12°42'32"	475.00'	475.00'	N 83°49'43" W	108.15'
C5	12°42'32"	525.00'	525.00'	N 83°49'43" W	116.21'
C6	12°42'32"	525.00'	525.00'	N 83°49'43" W	116.21'
C7	12°42'32"	525.00'	525.00'	N 83°49'43" W	116.21'
C8	12°42'33"	475.00'	475.00'	N 83°49'43" E	108.15'
C9	83°49'43"	525.00'	525.00'	N 83°49'43" E	108.15'
C10	83°49'43"	525.00'	525.00'	N 83°49'43" E	108.15'
C11	2°34'34"	475.00'	475.00'	N 84°10'24" E	74.36'
C12	8°56'43"	475.00'	74.43'	N 89°14'23" E	9.57'
C13	1°09'15"	475.00'	9.57'	N 89°14'23" E	4.90'
C14	0°28'55"	475.00'	4.90'	N 89°14'23" E	4.90'
C15	0°28'55"	475.00'	4.90'	N 89°14'23" E	4.90'
C16	3°15'28"	472.00'	472.00'	N 78°06'11" E	27.00'
C17	6°02'12"	525.00'	55.31'	N 80°29'33" E	55.29'
C18	6°40'21"	525.00'	61.14'	N 86°50'50" E	61.10'

Approved for preparation of final plat for the subdivision shown on this plat:

APPROVED BY: Planning and Zoning Commission
City of Sachse

Chairman, Planning and Zoning Commission

ATTEST:

Signature

Date

Name & Title

APPROVED BY: City Council

City of Sachse

Mayor

Date

ATTEST:

City Secretary

Date

HERITAGE COUNTRY ESTATES Vol. 84084, Pg. 1646

Block 2

LOT 8
JAY D INGRAM II
Vol. 2001179, Pg. 3594

LOT 7
PETTY & SHEILA WESLEY
Instr. No. 201400159489

LOT 6
BOB H & ELLEN N DEAN
Vol. 92308, Pg. 2477

LOT 5
BONNIE & SANDRA JOHNSON
Vol. 2000078, Pg. 457

LOT 4
NESTOR ZENAROSA
Instr. No. 201300290818

LOT 3
MICHAEL & BARBARA
CARPENTER
Vol. 67060, Pg. 4578

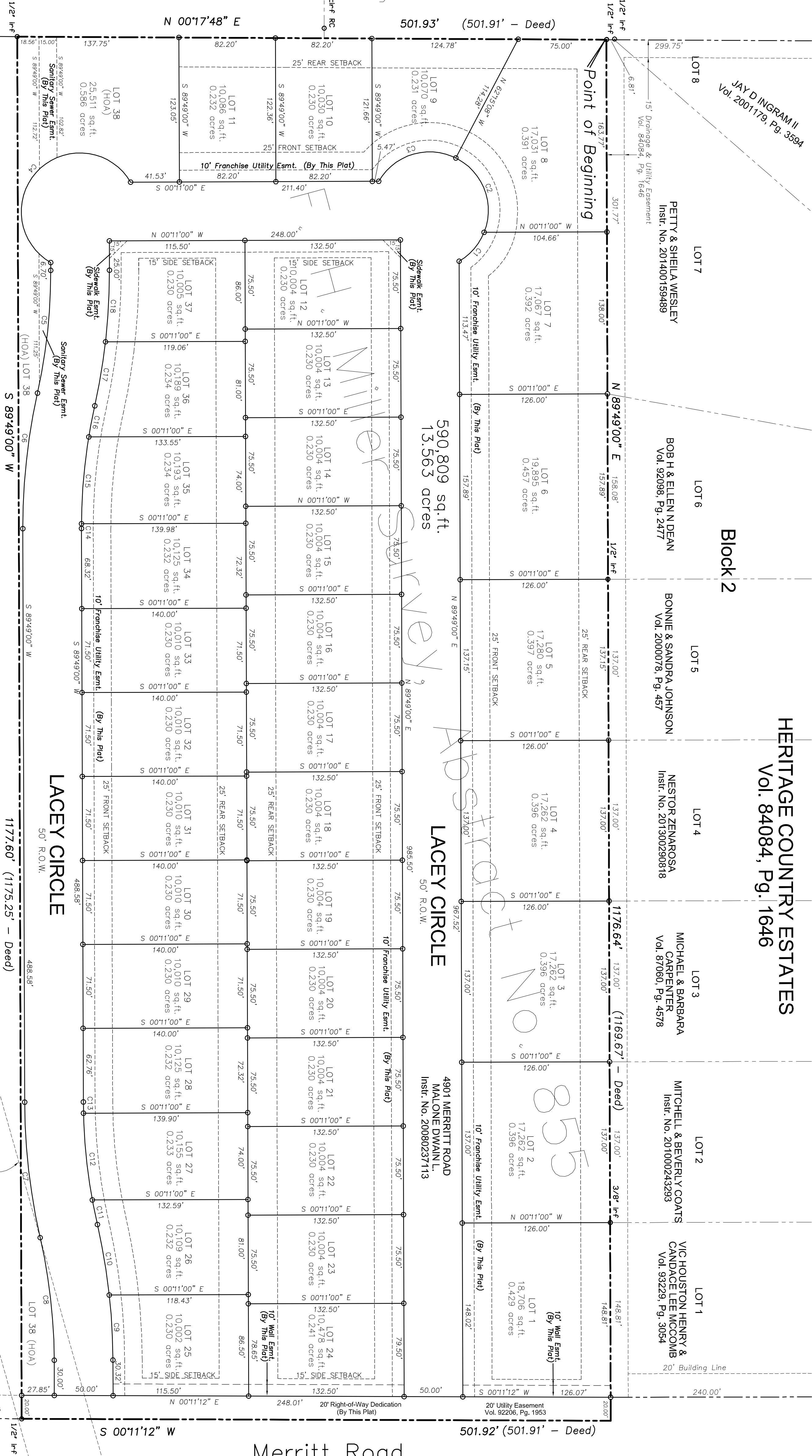
LOT 2
MITCHELL & BEVERLY COATS
Instr. No. 201000243293

LOT 1
VIC HOUSTON HENRY &
CANDACE LEE MCCOMB
Vol. 89229, Pg. 3054

LACEY CIRCLE

4901 MERRITT ROAD
MALONE DWAIN L.
Instr. No. 20080237113

Merritt Road



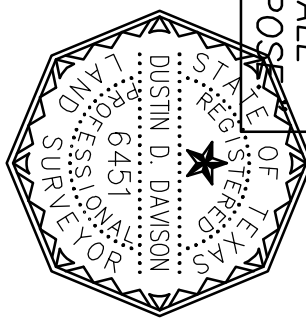
SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS,

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

"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

Dustin D. Davidson, R.P.L.S.
Registered Professional Surveyor



STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Dustin D. Davidson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for

the State of Texas

Submission Date: 10-26-15

PRELIMINARY PLAT MALONE ESTATES LOTS 1 - 38

Being a 13.563 acre tract out of the
F.H. Miller Survey, Abstract No. 855
City of Sachse, Dallas County, Texas

CIVIL ENGINEER
ORACLE ENGINEERING

350 Fairfax Drive
Little Rock, Arkansas 72205
Ph: (214) 226-5325
Fax: (214) 226-5325
Engineering Firm # - 5084
Contact: Matt Koslowski

DEVELOPER/OWNER

PAUL TAYLOR HOMES
17950 Preston Road, Suite 700
Dallas, Texas 75245
Ph: (972) 732-7800
Contact: Paul Taylor

SURVEYOR

ARS Engineers, Inc.
12801 N. Central Expwy., Suite 1250
Dallas, Texas 75243
Ph: (214) 739-3152 Fax: (214) 739-3169
Surveying Firm #10319-00
Engineering Firm # - 619
Contact: Dustin D. Davidson