



City of Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, October 26, 2015

7:00 PM

Council Chambers

The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, October 26, 2015 at 7:00 p.m. in the Council Chambers at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

1. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
2. Community Development Director's Report: Update on current activities.
3. Regular Agenda Items:

[15-3093](#) Consider approval of the minutes of the October 12, 2015 Planning and Zoning Commission meeting.

Attachments: [10.12.2015 Minutes](#)

[15-3092](#) 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.

Executive Summary

The applicant, Woodbridge Properties LLC, is requesting approval of a Preliminary Plat for two individual lots comprising a total of 13.86 acres. The subject property is located at the northeast corner of State Highway 78 and Woodbridge Parkway.

Attachments: [Staff Presentation](#)

[Attachment 1 - Location Map](#)

[Attachment 2 - Zoning Map](#)

[Attachment 3 - Preliminary Plat](#)

[Attachment 4 - Preliminary Engineering](#)

[Attachment 5 - Lot 1 Site Plan](#)

[15-3094](#) Conduct a public hearing to consider 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.

Attachments: [Presentation](#)

4. Adjournment.

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: October 23, 2015; 5:30 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 #: 15-3093 **Version:** 1 **Name:** October 12, 2015 P&Z Minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 10/23/2015 **In control:** Planning & Zoning Commission
On agenda: 10/26/2015 **Final action:**
Title: Consider approval of the minutes of the October 12, 2015 Planning and Zoning Commission meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [10.12.2015 Minutes](#)

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the October 12, 2015 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the October 12, 2015 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Recommend approval of the minutes of the Planning and Zoning Commission October 12, 2015 meeting.



**City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, October 12, 2015 – 7:00 pm**

Members Present:

David Hock – Vice Chair
Ty Lamb
Lyndsey Rhode
Chance Lindsey

Members Absent:

Scott Everett - Chair
Wendy Stewart
Fernando Guterrez

Staff Present:

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

Vice-Chairman David Hock 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 Rhode offered the invocation, and Commissioner Lamb led the pledges.

2. Community Development Director's Update Report: Staff briefing on current activities. Greg Peters shared his new title of Director of Public Works and Engineering and introduced the new Director of Community Development, Dusty McAfee. Peters provided the Commission with an update.

3. Regular Agenda Items:

15-3066 Consider approval of the minutes of the September 28, 2015 Planning & Zoning Commission meeting. With a motion by Lamb and a second by Lindsey, the Planning & Zoning Commission adopted the September 28th, 2015 minutes unanimously.

15-3065 Consider the application of Woodbridge Gate LAF, L.P. for approval of a Final Plat for Lot 1 and Lot 2, Block A of Woodbridge Gate, being two commercial lots on approximately 4.770 acres, at the Southwest corner of State Highway 78 and Woodbridge Parkway. Staff presented the case as outlined in the staff report. With a motion by Lamb and a second by Lindsey, the recommendation to approve the proposed plat passed unanimously.

Adjourn: With a motion by Lindsey, the meeting was adjourned at 7:11 p.m.

Chairperson

Secretary



Legislation Details (With Text)

File #:	15-3092	Version:	1	Name:	CD - WOODBRIDGE VILLAGE ADDITION PP PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	10/23/2015	In control:		In control:	Planning & Zoning Commission
On agenda:	10/26/2015	Final action:		Final action:	

Title: 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.

Executive Summary

The applicant, Woodbridge Properties LLC, is requesting approval of a Preliminary Plat for two individual lots comprising a total of 13.86 acres. The subject property is located at the northeast corner of State Highway 78 and Woodbridge Parkway.

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Presentation](#)
[Attachment 1 - Location Map](#)
[Attachment 2 - Zoning Map](#)
[Attachment 3 - Preliminary Plat](#)
[Attachment 4 - Preliminary Engineering](#)
[Attachment 5 - Lot 1 Site Plan](#)

Date	Ver.	Action By	Action	Result
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Title

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.

Executive Summary

The applicant, Woodbridge Properties LLC, is requesting approval of a Preliminary Plat for two individual lots comprising a total of 13.86 acres. The subject property is located at the northeast corner of State Highway 78 and Woodbridge Parkway.

Background

The applicant for the Preliminary Plat is Woodbridge Properties, LLC. The 13.86-acre (approximately 603,715 square feet) subject property is located at the northeast corner of State Highway 78 and Woodbridge Parkway (See Attachment 1 - Location Map) and retains a zoning designation of Planned Development-11 (See Attachment 2 for Zoning Map). The Preliminary Plat is shown in Attachment 3 and the Concept Engineering Plans are shown in Attachment 4.

The property is proposed to be platted into two lots, including:

- Lot 1 - 1.116 acres (to be developed)
 - Lot 2 - 12.652 acres (to remain undeveloped at this time)
- Tract A, a 0.091 Acre tract (3,970 Square Feet), is included in the plat but will be dedicated to the Woodbridge Homeowner's Association.

The site will have access via driveways onto both Woodbridge Parkway and State Highway 78. The Developer is proposing a firelane connecting the two driveways, as required by the Sachse Fire Marshall. The Developer intends to construct on-site storm drainage, public water, and public sanitary sewer improvements, in accordance with City of Sachse standards. Stormwater detention of this property was previously accounted for through the overall Woodbridge Development and the Woodbridge golf course, located downstream of the property.

A site plan for Lot 1 is attached as Attachment 5. Lot 2 will remain undeveloped at this time.

Policy Considerations

The applicant is proposing to plat the subject property into two separate lots.

No right-of-way dedications are being proposed on Woodbridge Parkway, as the road was constructed to its ultimate width in accordance with the Capital Improvements Plan and the Major Thoroughfare Plan. However, pursuant to the Subdivision Ordinance.

The developers of each lot will be required to pay impact fees for the development.

Staff has determined that the proposed Preliminary Plat meets the standards of the City of Sachse Code of Ordinances and is designed in accordance with the zoning of the property. The Preliminary Plat and its supporting documents have been reviewed by City staff 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 Preliminary Plat for Woodbridge Village Addition, Lots 1 - 2, Block A, being a total of 13.86 acres.



Woodbridge Village Preliminary Plat

Planning & Zoning Commission

October 26, 2015

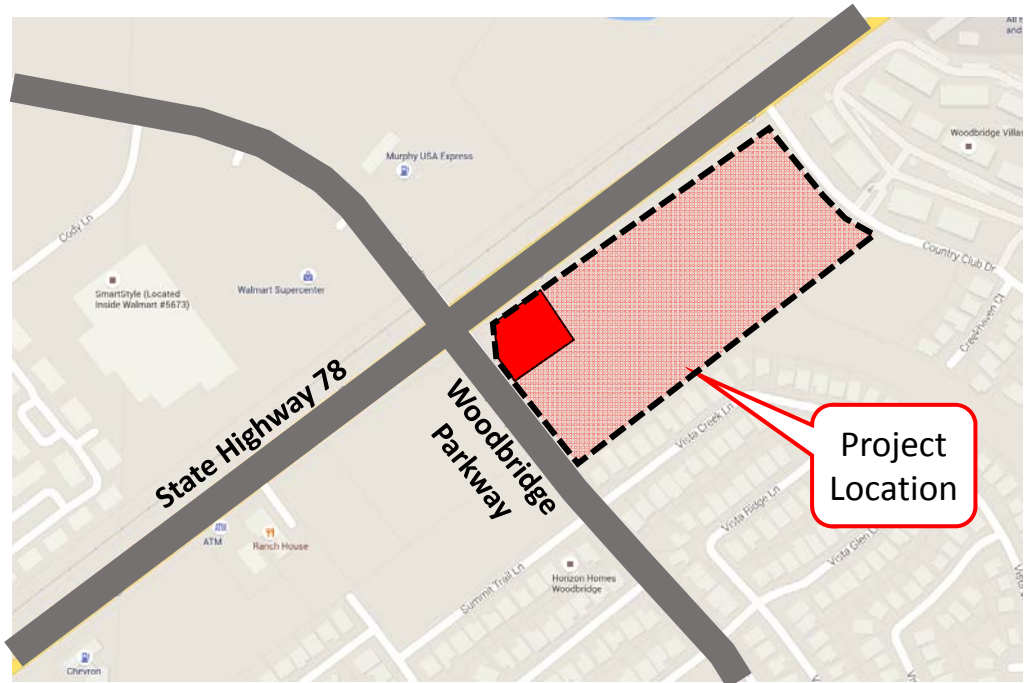
Overview

- ☐ Request
- ☐ Location Map
- ☐ Future Land Use Map
- ☐ Zoning Map
- ☐ Current Zoning
- ☐ Preliminary Plat
- ☐ Preliminary Engineering
- ☐ Site Plan – Lot 1
- ☐ Project Information – Lot 1
- ☐ Staff Findings
- ☐ Staff Recommendation
- ☐ Planning & Zoning Commission Consideration

Request

- Consider a recommendation to the City Council of the City of Sachse regarding a preliminary plat of Lot 1 and 2 of Block A, Woodbridge Village Addition, consisting of a 13.860 acre tract of land located at the northeast corner of Woodbridge Parkway and State Highway 78.

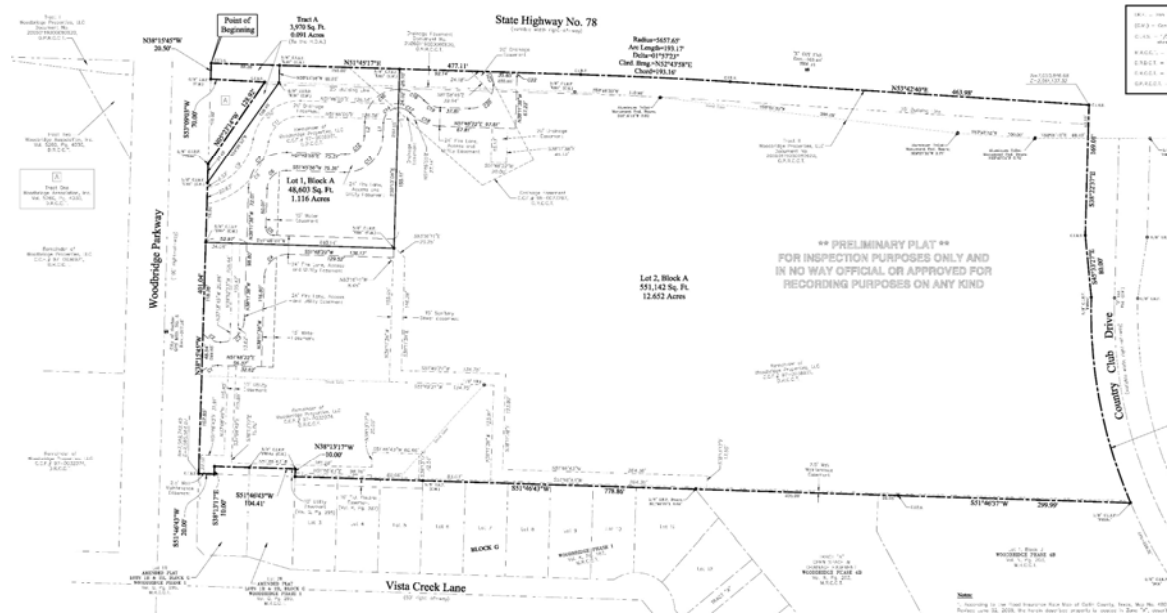
Location Map



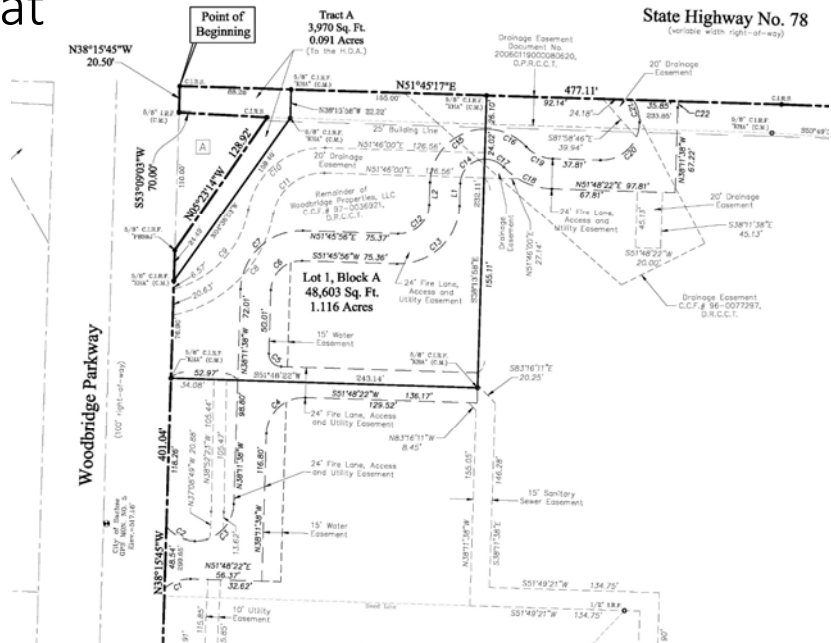
Current Zoning

- ☐ The property is currently zoned Planned Development (PD-11) per City Ordinance 1467, adopted by the City Council on May 15, 1997.
- ☐ PD-11 provides for a variety of land uses, including commercial retail.
- ☐ On October 19, 2015, A Special Use Permit for retail sales with gas pumps was approved by the City Council for Lot 1, Block A of the plat (7-Eleven).
- ☐ Lot 2 will remain undeveloped at this time.

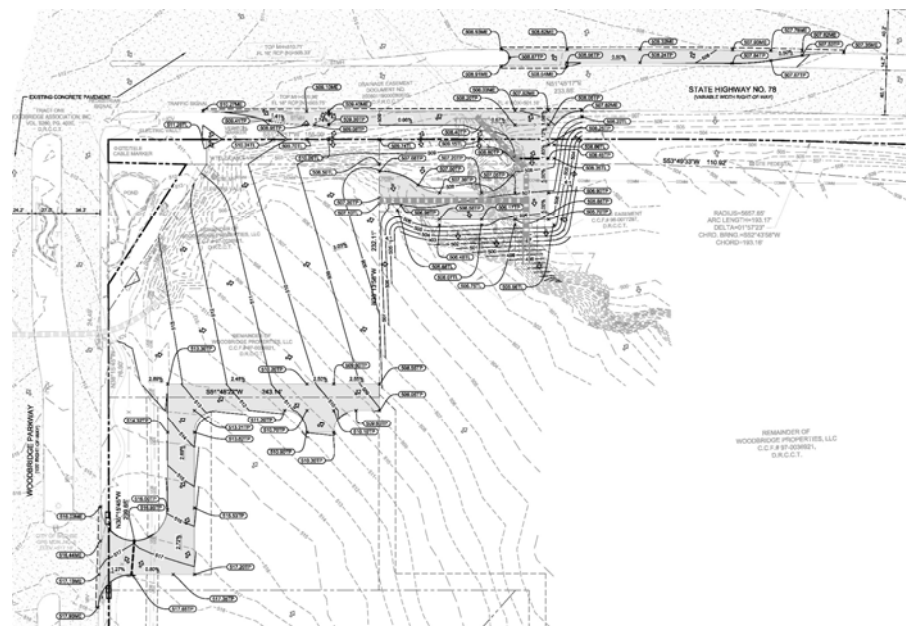
Preliminary Plat



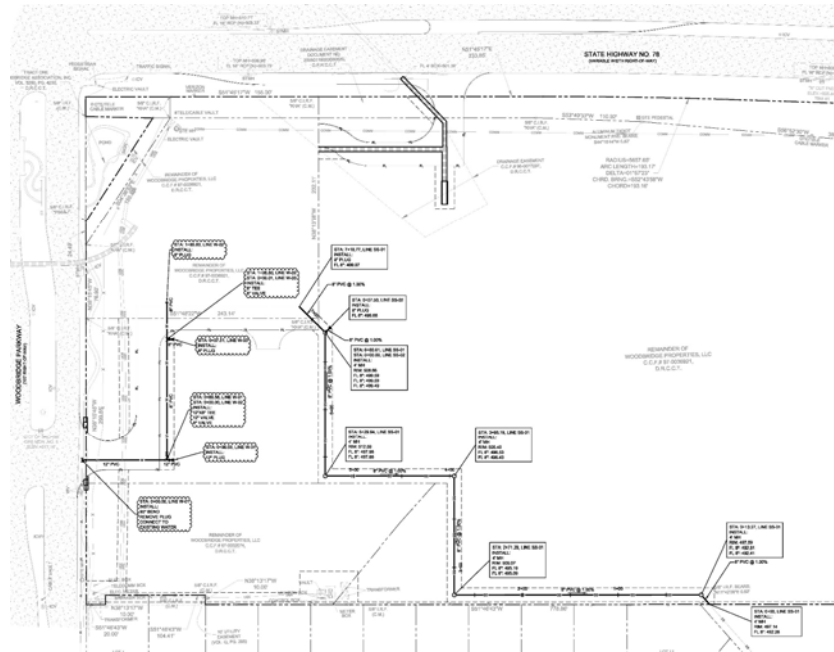
Preliminary Plat



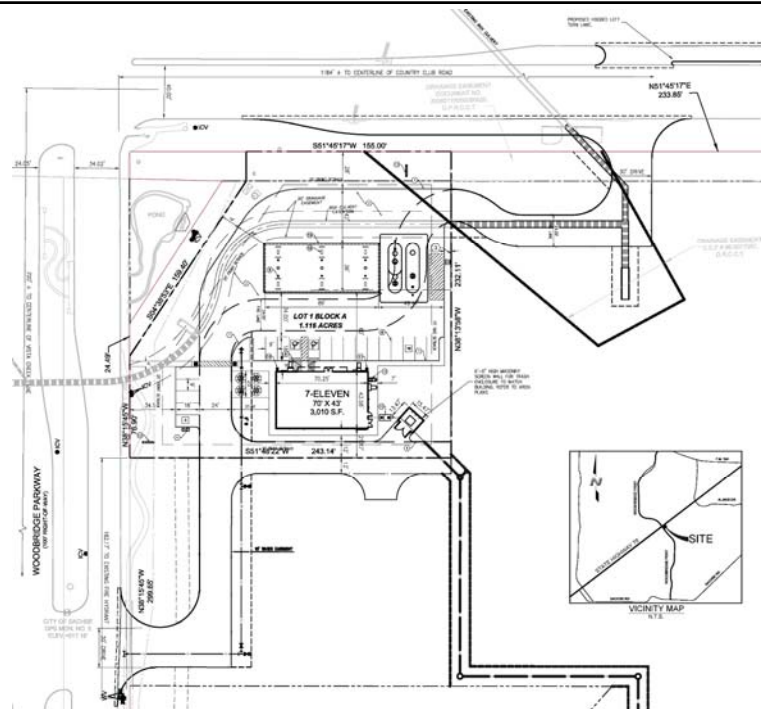
Preliminary Engineering



Preliminary Engineering



Site Plan – Lot 1



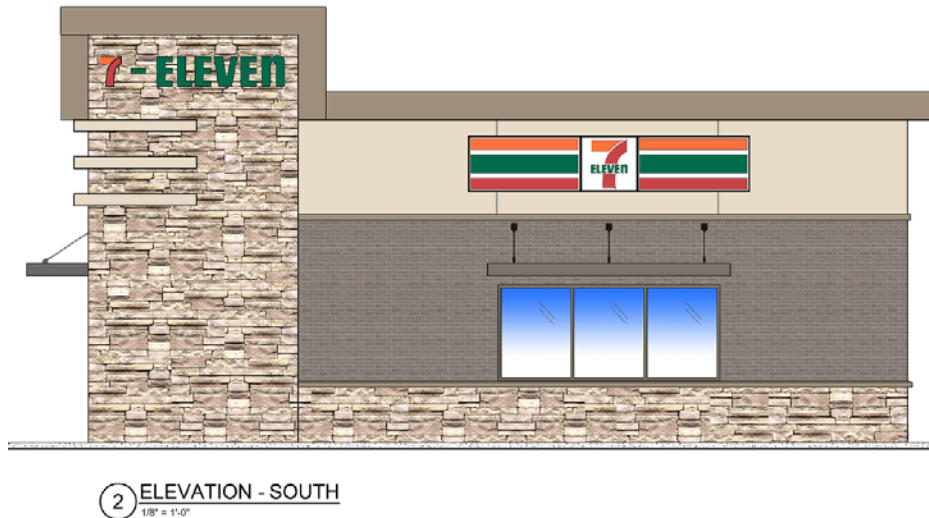
Project Information – Lot 1

- ☐ Proposed 3,010 square foot, single story building
- ☐ Proposed 6 fuel pumps (12 filling spaces)
- ☐ The existing landscaping and pond entrance amenities located at the corner of Woodbridge Parkway and State Highway 78 are on a separate tract of land, which is owned by the Woodbridge HOA, and will not be altered by the proposed project.

Project Information – Lot 1 Building Elevation



Project Information – Lot 1 Building Elevation



Staff Findings

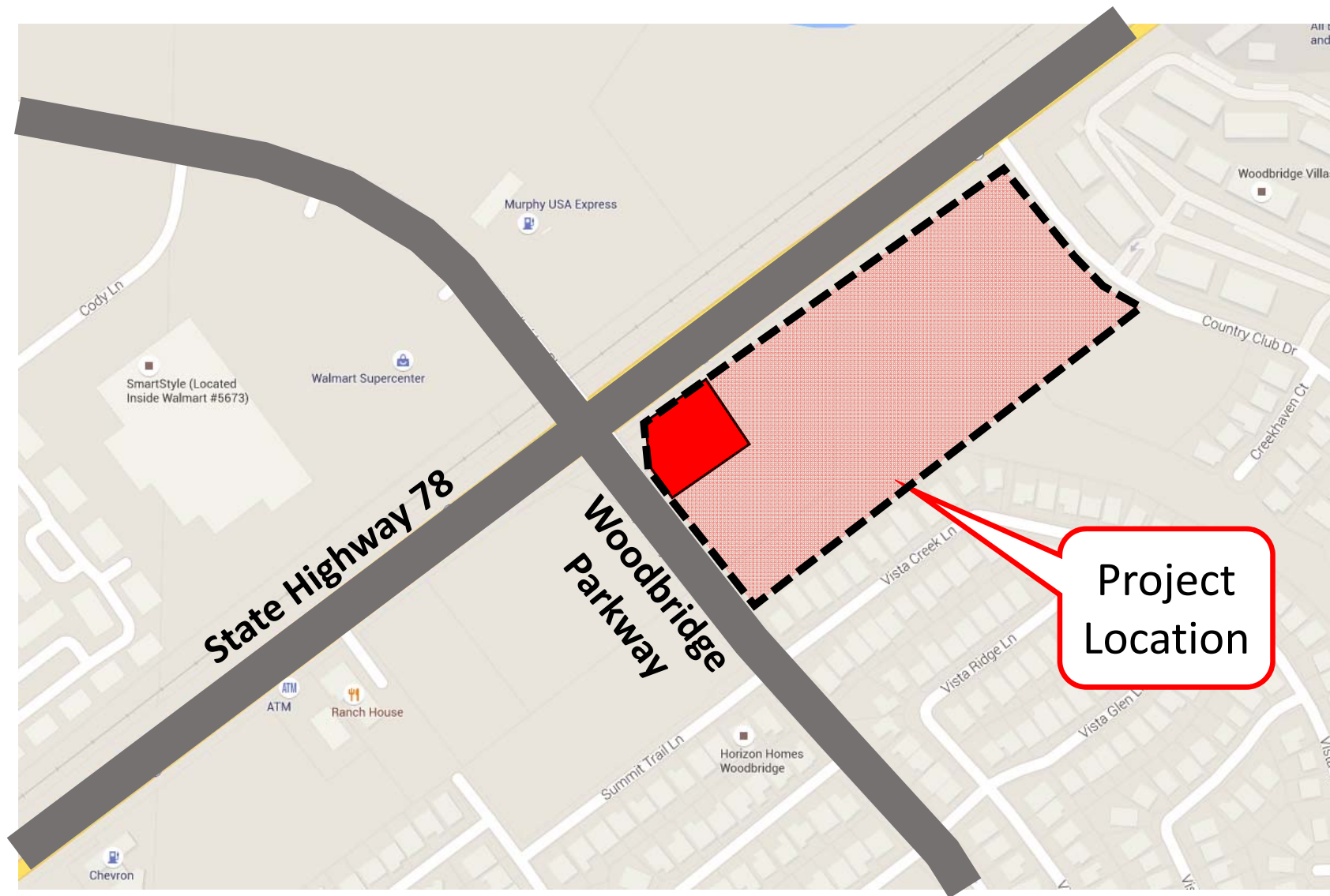
- ☐ The proposed Preliminary Plat meets the requirements of the Subdivision Ordinance and the Zoning Ordinance of the City of Sachse, Texas.

Staff Recommendation

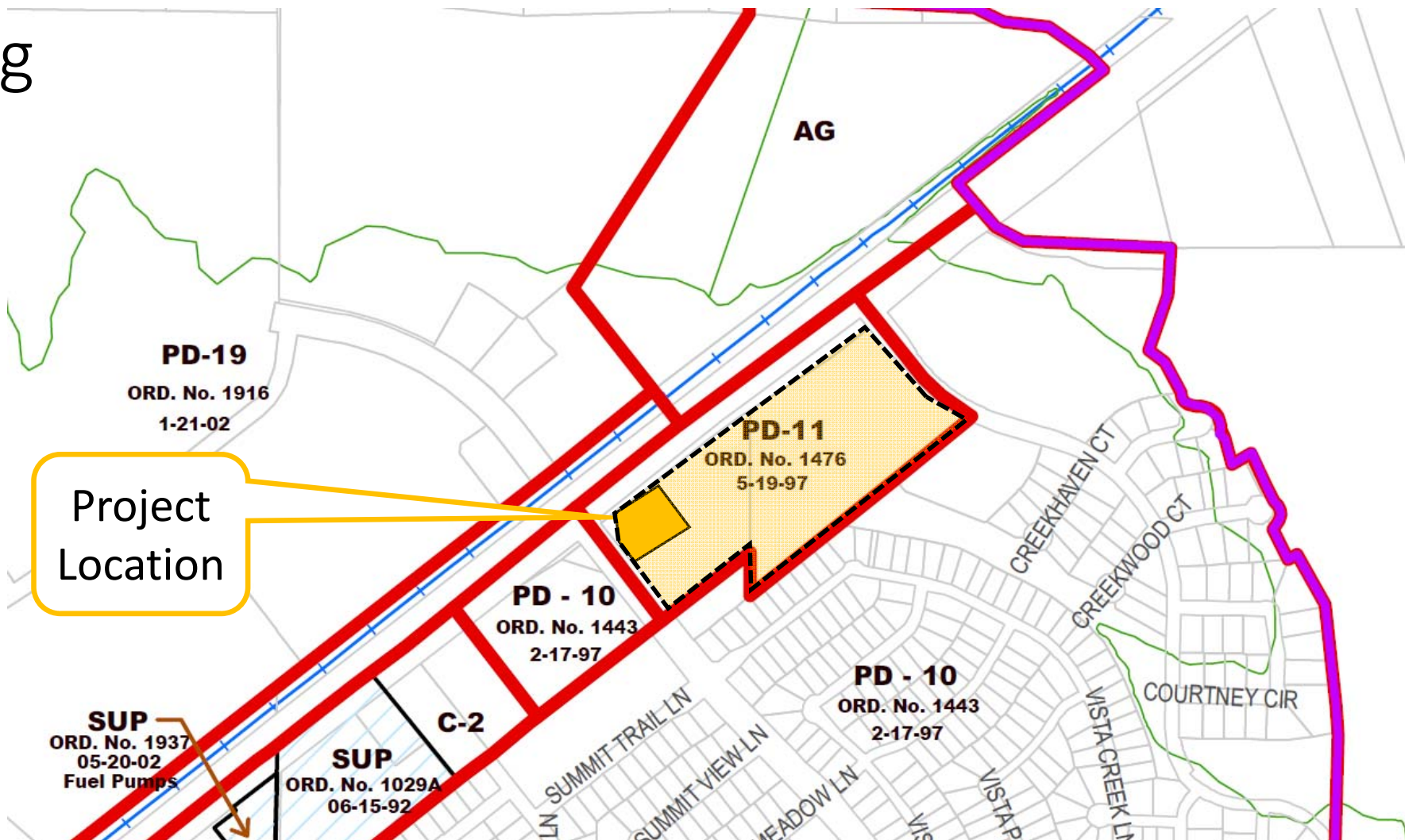
- ☐ Staff recommends approval of a preliminary plat of Lot 1 and 2 of Block A, Woodbridge Village Addition, consisting of a 13.860 acre tract of land located at the southeast corner of Woodbridge Parkway and State Highway 78.

Consideration
by the
Planning & Zoning Commission

Location Map



Zoning Map



LEGEND

I.R.F. = Iron Rod Found
(C.M.) = Controlling Monument
C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Dallas County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas

State Highway No. 78
(variable width right-of-way)

Radius=5657.65'
Arc Length=193.17'
Delta=01°57'23"
Chrd. Bng.=N52°43'58"E
Chord=193.16'

** PRELIMINARY PLAT **

FOR INSPECTION PURPOSES ONLY AND
IN NO WAY OFFICIAL OR APPROVED FOR
RECORDING PURPOSES ON ANY KIND

Lot 2, Block A
551,142 Sq. Ft.
12.652 Acres

TRACT 1
WOODBRIDGE VILLAS
Vol. P, Pg. 933,
M.R.C.C.T.

Radius=630.00'
Arc Length=273.15'
Delta=24°50'32"
Chrd. Bng.=S50°47'51"E
Chord=271.02'

Notes:

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0530J, Map Revised June, 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".
- The surveyor has relied on the subject deed shown hereon with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- Bearings and Elevations are based on the City of Sachse Control Monument No(s), 1, 5 and 6. Surface Coordinates are shown.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.
- Tract A shown herein is to be maintained by the Home Owner's Association.

PRELIMINARY PLAT

WOODBRIDGE VILLAGE ADDITION
LOTS 1, 2 AND TRACT A, BLOCK A

603,715 Sq. Ft. ~13.860 Acres

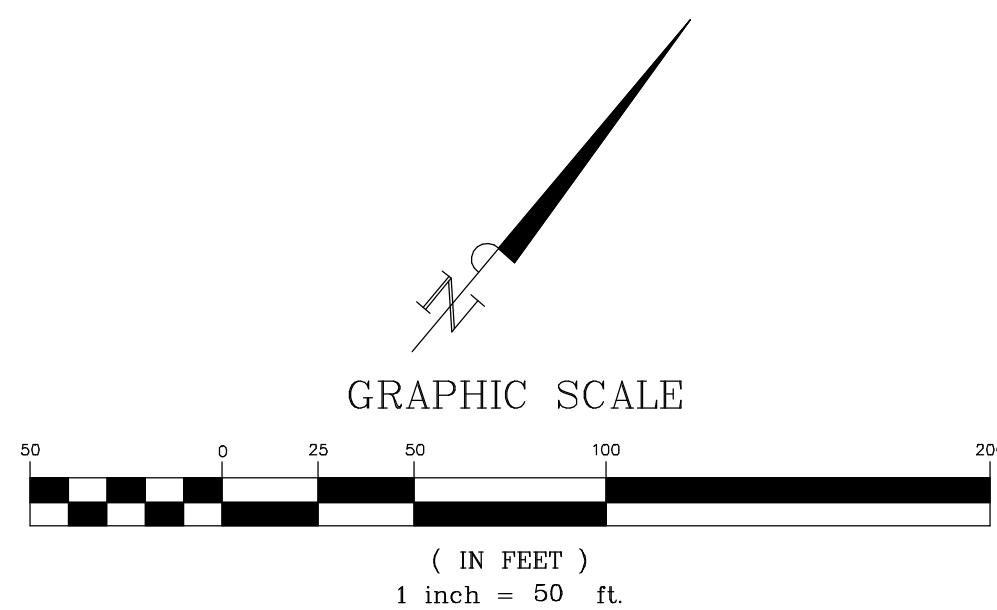
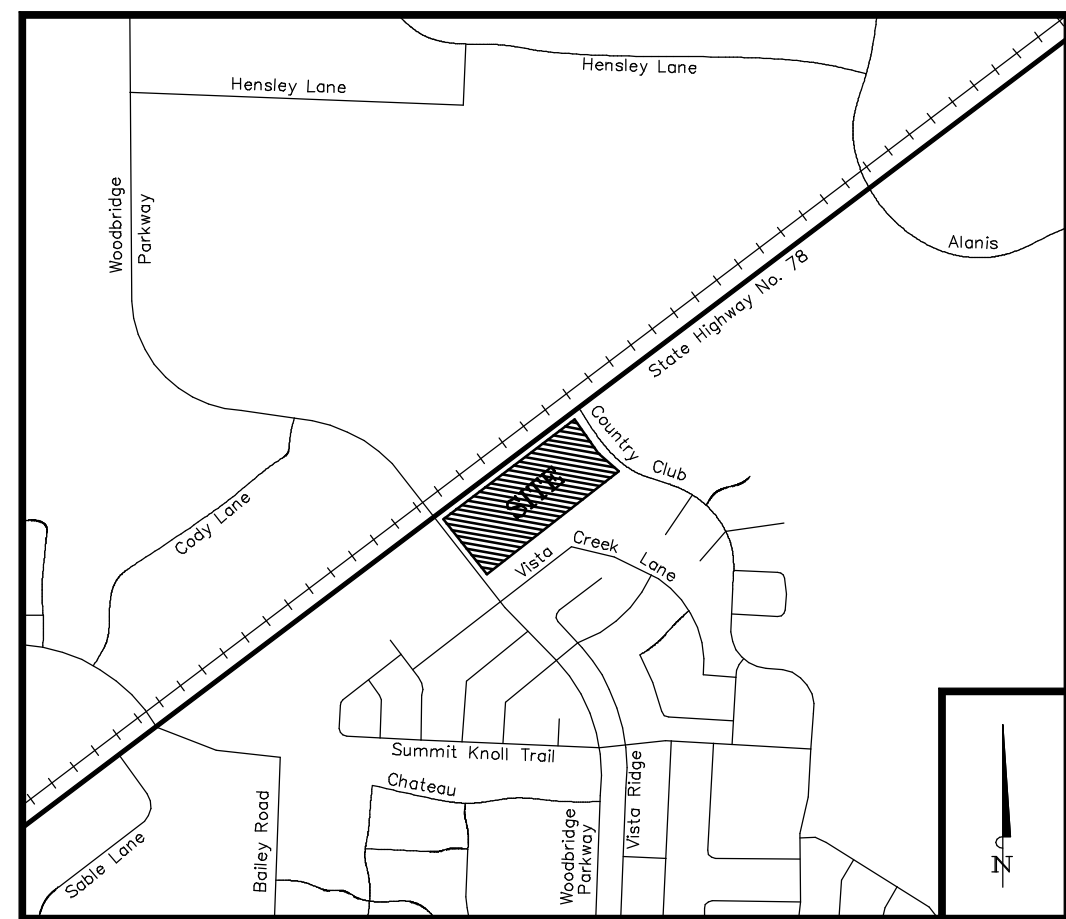
in the

Richard Newman Survey ~ Abstract No. 660

City of Sachse, Collin County, Texas

Prepared Date: 10/08/2015

Scale: 1" = 60'



LINE DATA TABLE			
L1	S38°14'00"E	17.92'	
L2	N38°14'00"W	17.92'	

Easement Curve Data					
Curve No.	Radius	Arc Length	Delta	Chrd. Bng.	Chrd. Dist.
C1	30.00'	22.43'	42°50'36"	S30°23'04"W	21.91'
C2	30.00'	25.95'	49°33'17"	N76°35'00"E	25.15'
C3	30.00'	47.12'	89°59'46"	N06°48'15"E	42.42'
C4	30.00'	47.12'	90°00'00"	S06°48'22"W	42.43'
C5	10.00'	15.71'	90°00'00"	S83°11'38"E	14.14'
C6	24.00'	37.68'	89°57'34"	S06°47'09"W	33.93'
C7	48.00'	75.36'	89°57'34"	S06°47'09"W	67.86'
C8	100.00'	120.42'	68°59'42"	N04°36'43"E	113.27'
C9	80.00'	91.82'	65°45'49"	N02°59'47"E	86.87'
C10	60.00'	85.51'	81°39'08"	S10°56'26"W	78.45'
C11	40.00'	57.00'	81°39'08"	S10°56'26"W	52.30'
C12	24.00'	37.70'	90°00'00"	N06°46'00"E	33.94'
C13	48.00'	75.40'	90°00'00"	N06°46'00"E	67.88'
C14	20.00'	30.17'	86°28'01"	S04°59'01"W	27.39'
C15	44.00'	67.87'	88°22'48"	S05°57'24"W	61.34'
C16	44.00'	36.10'	47°00'32"	S73°39'04"W	35.10'
C17	20.00'	17.09'	48°57'18"	S72°40'40"W	16.57'
C18	54.00'	42.74'	45°20'58"	N74°28'51"E	41.63'
C19	30.00'	23.74'	45°20'58"	N74°28'51"E	23.13'
C20	30.00'	48.09'	91°50'43"	N05°53'00"E	43.10'
C21	30.00'	18.33'	35°00'08"	N55°39'09"W	18.04'
C22	30.00'	5.01'	09°34'07"	S33°24'35"E	5.00'

OWNER:

Woodbridge Properties, LLC
800 E. Campbell Road, Suite 130
Richardson, Texas 75081
(214) 348-1300 ex. 12
Contact: Don Herzog

ENGINEER:

Kimley-Horn and Associates, Inc.
106 West Louisiana Street
McKinney, Texas 75069
Phone: (972) 770-1349
Contact: Kaley Buehne

SURVEYOR:

North Texas Surveying, L.L.C.
Registered Professional Land Surveyors

1515 South McDonald St., Suite 110
McKinney, TX 75068
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexasurveying.com

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)(

Whereas, WOODBRIDGE PROPERTIES, LLC is the owner of a tract of land, situated in the Richard Newman Survey, Abstract No. 660, in the City of Sachse, Collin County, Texas, and being the remainder of that tract of land described by deed to Woodbridge Properties, LLC, as recorded under County Clerk's File No. 97-0032074, of the Deed Records, Collin County, Texas (D.R.C.C.T.), and also being the remainder of that tract of land described by deed to Woodbridge Properties, LLC, as recorded under County Clerk's File No. 97-0036921, D.R.C.C.T. and also being all of that "Surplus Tract" known as Tract II, as described by deed to Woodbridge Properties, LLC, as recorded under Document No. 20060119000080620, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) for the most westerly corner of said Tract II, same being at the intersection of the northeasterly monumented line of Woodbridge Parkway and the southeasterly monumented line of State Highway No. 78;

THENCE in a northeasterly direction along the southerly monumented line of said State Highway No. 78, same being the northerly line of said Tract II, the following courses and distances:

North 51°45'17" East, a distance of 477.11' to a capped iron rod set at the beginning of a curve to the right, having a radius of 5657.65', a central angle of 01°57'23", and a chord which bears, North 52°43'58" East, a chord distance of 193.16';

Thence along said curve to the right, in a northeasterly direction, an arc length of 193.17' to a capped iron rod set at the end of said curve;

North 53°42'40" East, a distance of 463.98' to a capped iron rod set for the northeasterly corner of said Tract II, same also being at the intersection of said southeasterly monumented line of State Highway No. 78, and the southwesterly monumented line of Country Club Drive;

THENCE in a southeasterly direction, along said southwesterly monumented line of Country Club Drive, the following courses and distances:

South 38°22'37" East, a distance of 169.01' to a capped iron rod set at an angle point;

South 45°33'27" East, a distance of 80.00' to a 5/8" iron rod with a plastic cap stamped "PBS&J" found (herein after referred to as a capped iron rod found) at the beginning of a curve to the left, having a radius of 630.00', a central angle of 24°50'32", and a chord which bears, South 50°47'51" East, a chord distance of 271.02';

Thence in a southeasterly direction, along said curve to the left, an arc length of 273.15' to a capped iron rod found for corner, said corner being the most northerly corner of Lot 1, Block J, of **WOODBRIDGE PHASE 4B**, an addition to the City of Sachse, as recorded in Volume N, Page 203, of the Map Records, Collin County, Texas (M.R.C.C.T.);

THENCE South 51°46'37" West, along the northwesterly line of said **WOODBRIDGE PHASE 4B**, a distance of 299.99' to a capped iron rod set for an angle point;

THENCE South 51°46'43" West, passing the most westerly corner of said **WOODBRIDGE PHASE 4B**, same being the most northerly northwest corner of **WOODBRIDGE PHASE I**, an addition to the City of Sachse, as recorded in Volume K, Page 187, M.R.C.C.T., at a distance of 262.04' and continuing along the northwesterly line of said **WOODBRIDGE PHASE I**, a total distance of 778.86', to a capped iron rod set in the northeasterly line of Lot 2R, Block G, of the **AMENDED PLAT OF LOTS 1R & 2R, BLOCK G WOODBRIDGE PHASE I**, an addition to the City of Sachse, as recorded in Volume Q, Page 295, M.R.C.C.T.;

THENCE along said **AMENDED PLAT**, the following courses and distances:

North 38°13'17" West, a distance of 10.00' to a capped iron rod found;

South 51°46'43" West, a distance of 104.41' to a point for corner;

South 38°13'17" East, a distance of 10.00' to a capped iron rod set;

South 51°46'43" West, a distance of 20.00' to a capped iron rod set in the aforementioned northeasterly monumented line of Woodbridge Parkway;

THENCE North 38°15'45" West, along said northwesterly monumented line of Woodbridge Parkway, a distance of 401.04' to a capped iron rod found for the most southerly corner of that tract of land known as Tract One, described as by deed to Woodbridge Association, Inc., as recorded in Volume 5260, Page 4030, D.R.C.C.T.;

THENCE North 05°23'14" West, along the easterly line of said Tract One, a distance of 128.92' to a capped iron rod set, said corner being the most notherly corner of said Tract One, said corner also being in the southeasterly line of the aforementioned Tract II;

THENCE South 53°09'03" West, along the common line between said Tract One and Tract II, a distance of 70.00' to a 5/8" iron rod found for the most westerly corner of said Tract One, same being the most southerly corner of said Tract II, same also being in the aforementioned northeasterly monumented line of Woodbridge Parkway;

THENCE North 38°15'45" West, along said northeasterly monumented line of Woodbridge Parkway, a distance of 20.50' to the **POINT OF BEGINNING** and containing 13.860 Acres

** PRELIMINARY PLAT **
 FOR INSPECTION PURPOSES ONLY AND
 IN NO WAY OFFICIAL OR APPROVED FOR
 RECORDING PURPOSES ON ANY KIND

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 Date

Attest:

Signature Date

Name and Title

APPROVED BY: City Council
City of Sachse

Mayor Date

Attest:

City Secretary Date

Notes:

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 4808SC0530J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".
- The surveyor has relied on the subject deed shown hereon with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- Bearings and Elevations are based on the City of Sachse Control Monument No(s), 1, 5 and 6. Surface Coordinates are shown.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.
- Tract A shown herein is to be maintained by the Home Owner's Association.

Benchmarks

City of Sachse GPS Monument No. 5: Brass Disk stamped "CITY OF SACHSE SURVEY MONUMENT located on the top of curb at the southeasterly nose of the first island on Woodbridge Parkway from State Highway No. 78, said monument being approximately 420' southeasterly from the southerly monumented line of said State Highway No. 78. Elevation=517.16'

TBM #1: "X" cut found on the back of a concrete storm drain inlet in the southerly line of State Highway No. 78, said "X" being approximately 365' southwesterly of the southwesterly monumented line of Country Club Drive. Elevation=505.44'

SURVEYOR'S CERTIFICATE

That I, Michael B. Arthur, do hereby certify that I have prepared this plat and the field notes shown hereon from an ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Sachse, Texas.

DATED this _____ day of _____, 2015.

Michael B. Arthur
State of Texas Registration No. 5686

STATE OF TEXAS)
COUNTY OF COLLIN)(

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND IN COLLIN COUNTY, TEXAS, this the _____ day of _____, 2015.

Notary Public, State of Texas

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, WOODBRIDGE PROPERTIES, LLC, does hereby adopt this plat designating the hereon described property as **WOODBRIDGE VILLAGE ADDITION**, an addition to the City of Sachse, Collin County, Texas, and does hereby dedicate to the public use forever, the streets and alleys 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 shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which 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 full right of ingress and egress to or 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 platting ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

WITNESS MY HAND IN COLLIN COUNTY, TEXAS, this the _____ day of _____, 2015.

Don Herzog

STATE OF TEXAS)
COUNTY OF COLLIN)(

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Don Herzog, known to me to be the persons whose nomes is subscribed to the foregoing instrument and acknowledged to me that they executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2015.

Notary Public, State of Texas

OWNER:
Woodbridge Properties, LLC
800 E. Campbell Road, Suite 130
Richardson, Texas 75081
(214) 348-1300 ex. 12
Contact: Don Herzog

ENGINEER:
Kimley-Horn and Associates, Inc.
106 West Louisiana Street
McKinney, Texas 75069
Phone: (972) 770-1349
Contact: Kaley Buethe

SURVEYOR:
North Texas Surveying, L.L.C.
Registered Professional Land Surveyors

1515 South McDonald St, Suite 110
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexassurveying.com

PRELIMINARY PLAT

WOODBRIDGE VILLAGE ADDITION
LOTS 1, 2 AND TRACT A, BLOCK A

603,715 Sq. Ft. ~13.860 Acres

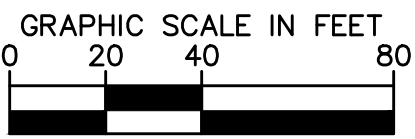
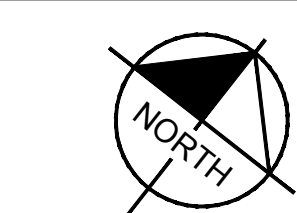
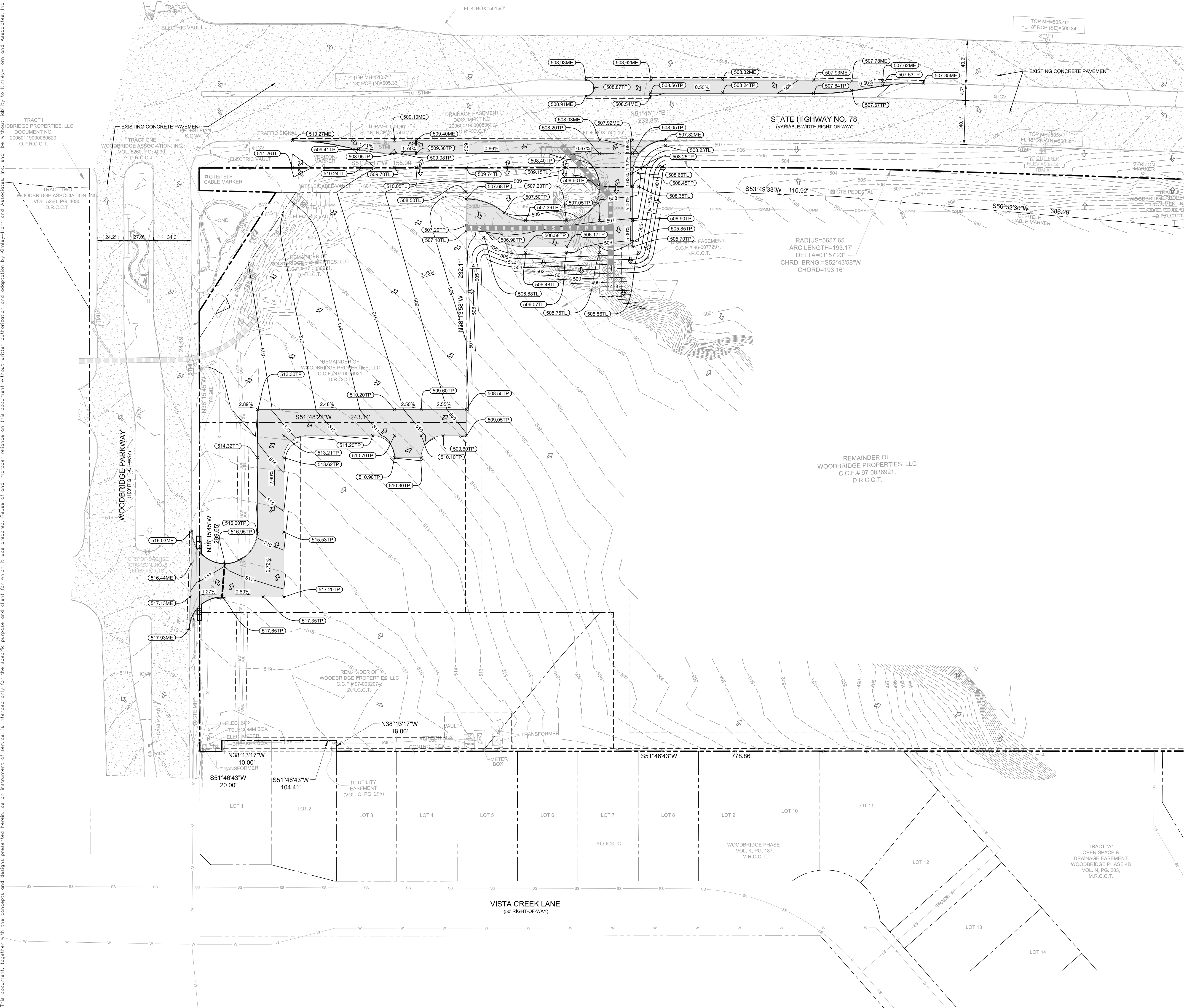
in the

Richard Newman Survey ~ Abstract No. 660

City of Sachse, Collin County, Texas

Prepared Date: 10/08/2015 Scale: 1" = 60'

Plotted By: Buethe, Kaley Sheet: 13 ACRE INFRASTRUCTURE - Herdog 13 Acre Commercial Site Satchse Cda Plan Sheets C-Grd.dwg
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- NOTES**
1. ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
 2. CONTRACTOR TO VERIFY A.D.A. COMPLIANCE. FOR ANY QUESTIONS CONTACT CIVIL ENGINEER IMMEDIATELY.
 3. GRADES IN ALL SIDEWALK, ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS. NOT TO EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE AND NOT TO EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
 4. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, STORM MANHOLES ETC. TO MATCH PROPOSED FINISHED GRADES, IF NECESSARY.
 5. MAXIMUM SLOPE IN TURF AREAS SHALL BE 4:1.
 6. REFER TO LANDSCAPE PLANS FOR GRADING DETAILS IN LANDSCAPE AREAS.

LEGEND	
PROPOSED CONTOURS	
EXISTING CONTOURS	
TOP OF PAVEMENT ELEVATION	506.50TP
TOP OF GRATE INLET ELEVATION	506.50TG
TOP OF LANDSCAPE ELEVATION	506.50TL
MATCH EXISTING ELEVATION	506.50ME
TOP OF WALL ELEVATION	596.00TW
BOTTOM OF WALL ELEVATION	596.00BW
DRAINAGE ARROW	
SWALE	
HIGH POINT	
GRADING LIMITS	
ADA ROUTE	



NTMWD UTILITIES LOCATED BY NTMWD NOT 811

CAUTION!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

NO.	REVISIONS	DATE	BY

Kimley»Horn
106 WEST LOUISIANA STREET, MCKINNEY, TX 75069
PHONE: 469-301-2585
WWW.KIMLEY-HORN.COM TX F-228
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FOR REVIEW ONLY
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Kimley»Horn
Engineer: JOSEPH E. HELMBERGER
P.E. No. 68640 Date: 10/22/2015

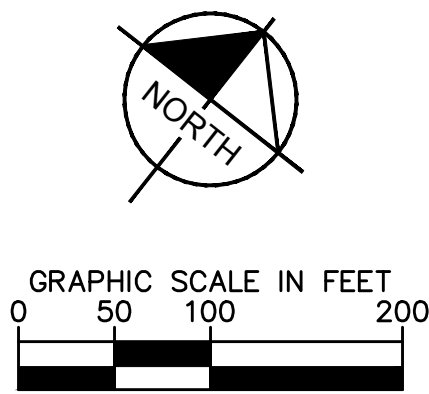
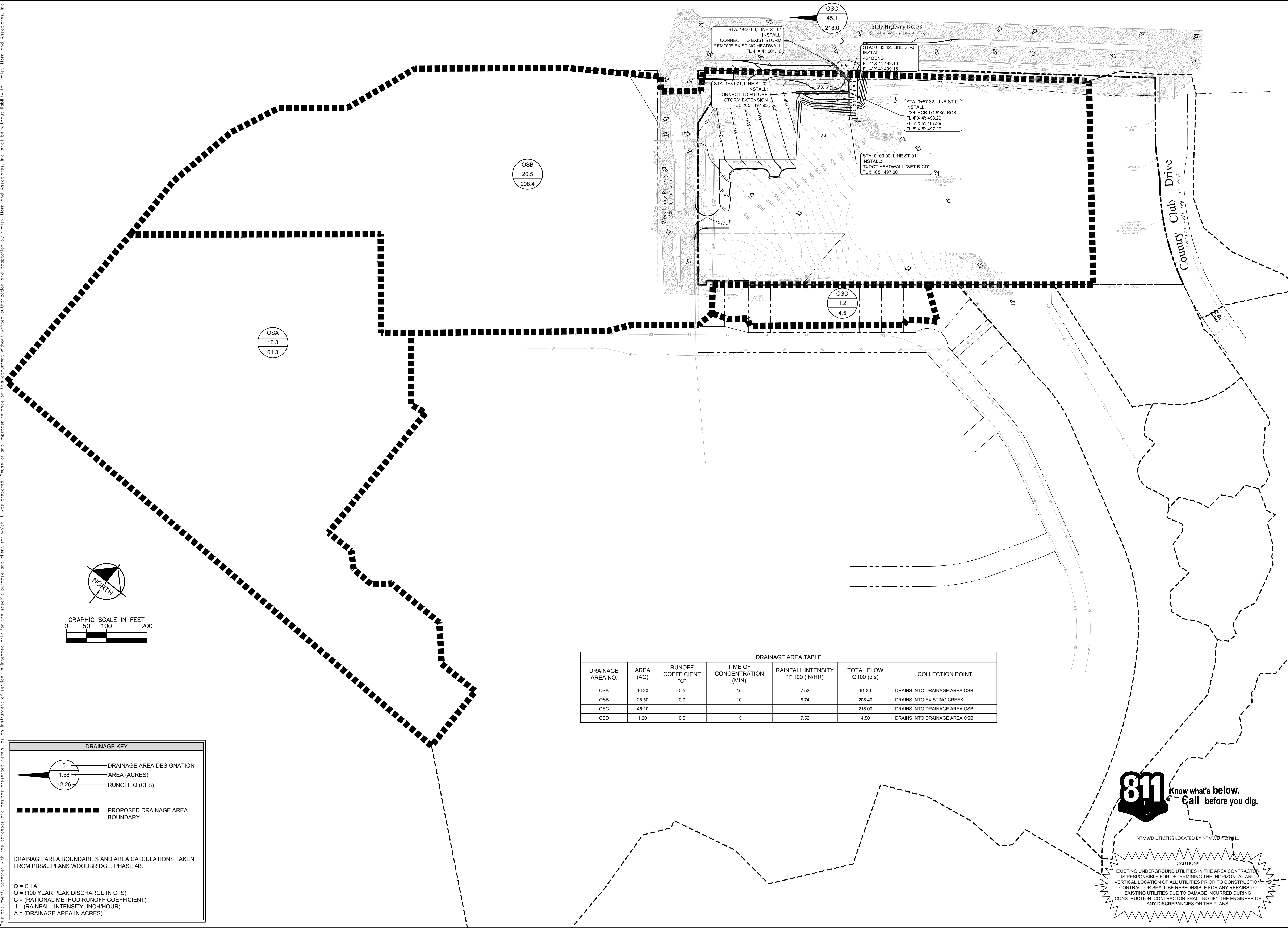
KHA PROJECT	063564210
DATE	10/22/2015
SCALE	AS SHOWN
DESIGNED BY	KKG
DRAWN BY	KKG
CHECKED BY	JEH

WOODBRIDGE VILLAGE
WOODBRIDGE
A Residential Golf Community
SACHSE TEXAS

GRADING PLAN

SHEET NUMBER
C-301

Plotted By: Buettner, Kaley Sheet Set: 13 ACRE INFRASTRUCTURE Layout: 24X36 October 21, 2015 05:18:12pm k:\MKN\Civil\063564210-Retail Site Infrastructure - Herzog 13 Acre Commerical Site\Source\063564210-Retail Site Infrastructure - Herzog 13 Acre Commerical Site\PlanSheets\C-Drap.dwg
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DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (AC)	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (MIN)	RAINFALL INTENSITY "I" 100 (IN/HR)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
OSA	16.30	0.5	15	7.52	61.30	DRAINS INTO DRAINAGE AREA OSB
OSB	26.50	0.9	10	8.74	208.40	DRAINS INTO EXISTING CREEK
OSC	45.10				218.00	DRAINS INTO DRAINAGE AREA OSB
OSD	1.20	0.5	15	7.52	4.50	DRAINS INTO DRAINAGE AREA OSB

DRAINAGE KEY

5

1.56

12.26

DRAINAGE AREA DESIGNATION

AREA (ACRES)

RUNOFF Q (CFS)

■■■■■■■■■■

PROPOSED DRAINAGE AREA BOUNDARY

DRAINAGE AREA BOUNDARIES AND AREA CALCULATIONS TAKEN FROM PBS&J PLANS WOODBRIDGE, PHASE 4B.

Q = C I A
Q = (100 YEAR PEAK DISCHARGE IN CFS)
C = (RATIONAL METHOD RUNOFF COEFFICIENT)
I = (RAINFALL INTENSITY, INCH/HOUR)
A = (DRAINAGE AREA IN ACRES)

811 Know what's below.
Call before you dig.

NTMWD UTILITIES LOCATED BY NTMWD 801-811

CAUTION!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

WOODBRIDGE VILLAGE WOODBRIDGE

A Residential Golf Community

TEXAS

SACHSE

Kimley»Horn

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PHONE: 469-301-2585
WWW.KIMLEY-HORN.COM TX F-228
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Kimley»Horn

Engineer: JOSEPH E. HELMBERGER
P.E. No. 66040 Date: 10/22/2015

KHA PROJECT: 063564210
DATE: 10/22/2015
SCALE: AS SHOWN
DESIGNED BY: KKG
DRAWN BY: KKG
CHECKED BY: JEH

DRAINAGE AREA MAP

SHEET NUMBER
C-302

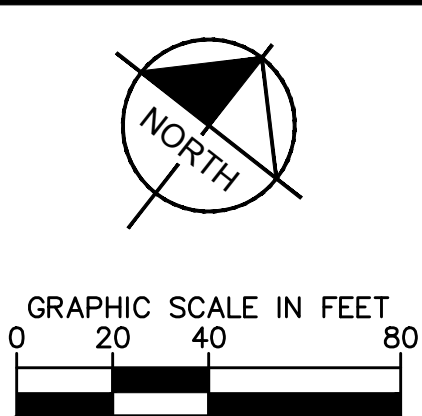
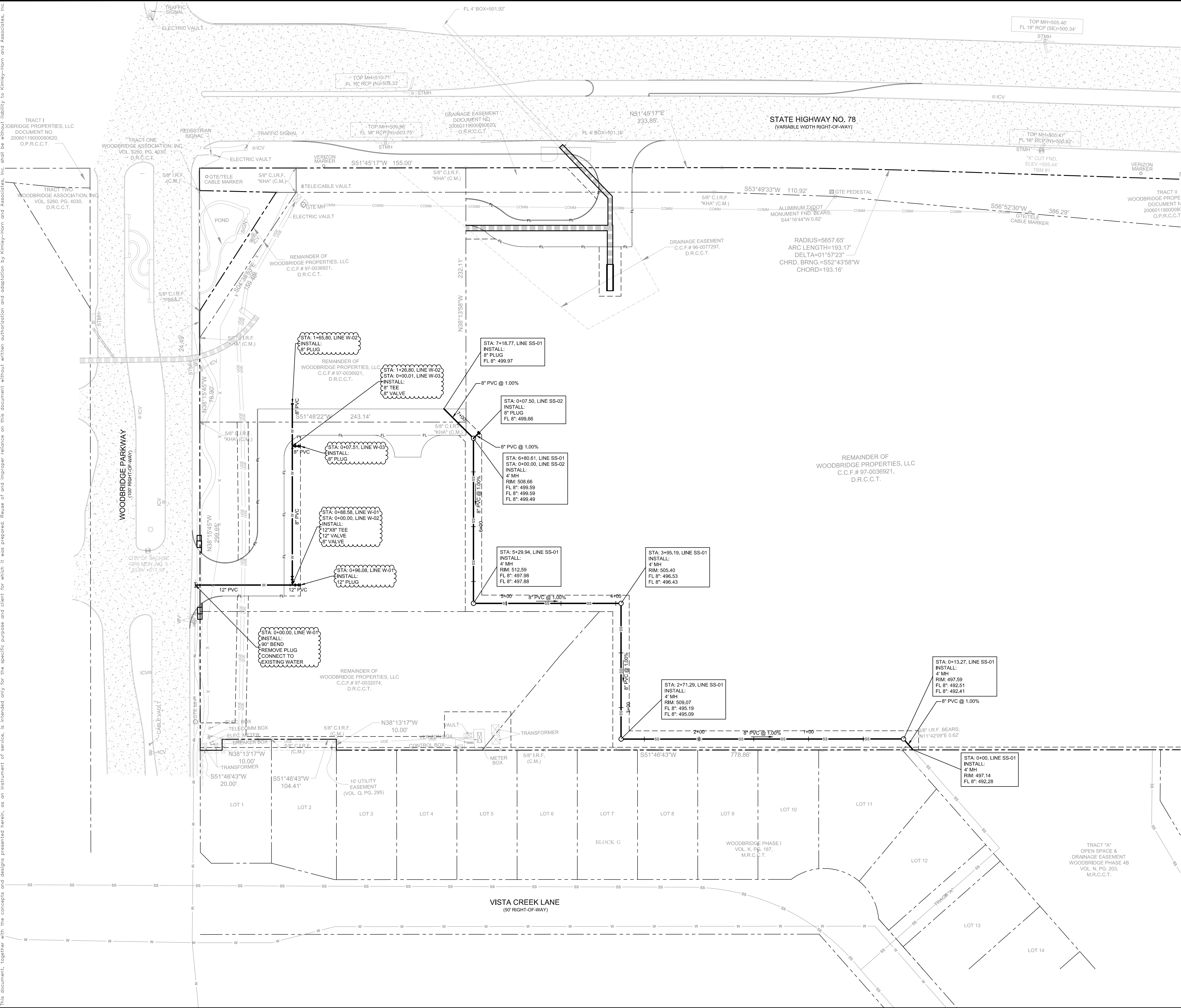
REVISIONS

No.	DATE	BY

BY

DATE

Plotted By: Buettner, Kaley Sheet Set: 13 ACRE INFRASTRUCTURE - Lot 1-14, 2015 04:10:13pm K:\MKN-Civil\063564210-Retail Site Infrastructure - Herzog 13 Acre Commercial Site\SSA\PlanSheets\C-Sewer.dwg
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- NOTES**
1. REFER TO SHEET C-002 FOR GENERAL NOTES.
 2. UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE. SEE ARCHITECT AND MEP PLANS FOR CONTINUATION.
 3. VALVES 12" AND UNDER WILL BE RESILIENT SEAT GATE VALVES (RSGV).
 4. SEE CITY OF SACHSE FOR UTILITY EMBEDMENT DETAILS.
 5. WATER METER AND SERVICE TO BE INSTALLED BY CITY WATER DEPARTMENT AT OWNERS EXPENSE.
 6. FIRE SPRINKLER LINE SHALL BE SIZED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR.
 7. TRANSFORMER LOCATIONS SUBJECT TO CHANGE.
 8. REFER TO CITY OF SACHSE DESIGN GUIDELINES FOR ALL WATER METER AND FIRE HYDRANT DETAILS.
 9. SEE MEP PLANS FOR FRANCHISE UTILITIES SITE ROUTING.
 10. REFER TO CITY OF SACHSE STANDARD CONSTRUCTION DETAILS FOR ALL SANITARY SEWER MANHOLES AND CLEANOUTS.
 11. ALL FITTINGS SHALL BE OF DOMESTIC MANUFACTURE AND SHALL BE MECHANICALLY RESTRAINED.
 12. REFER TO TCEQ DESIGN GUIDELINES (CHAPTER 217 AND 290) FOR ALL UTILITY CROSSINGS.

LEGEND	
PROPERTY LINE	---
PROPOSED WATER	---
EXISTING WATER	---
PROPOSED SANITARY SEWER	---
EXISTING SANITARY SEWER	---
PROPOSED STORM SEWER	---
EXISTING STORM SEWER	---
PROPOSED UNDERGROUND ELECTRIC LINE	---
EXISTING UNDERGROUND ELECTRIC LINE	---
PROPOSED NATURAL GAS LINE	---
EXISTING NATURAL GAS LINE	---
PROPOSED WATER VALVE	⊠
EXISTING WATER VALVE	⊠
PROPOSED FIRE HYDRANT	⊕
EXISTING FIRE HYDRANT	⊕
PROPOSED WATER METER	●
EXISTING WATER METER	●
PROPOSED SANITARY SEWER CLEANOUT	○
EXISTING SANITARY SEWER CLEANOUT	○
PROPOSED SANITARY SEWER MANHOLE	○
EXISTING SANITARY SEWER MANHOLE	○

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NO.	REVISIONS	DATE	BY

Kimley»Horn

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Prepared: JOSEPH E. HELMBERGER
P.E. No. 68646 Date: 10/22/2015

KHA PROJECT 063564210	DATE 10/22/2015	SCALE AS SHOWN	DESIGNED BY KKG	DRAWN BY KKG	CHECKED BY JEH
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WOODBRIDGE VILLAGE

WOODBRIDGE

A Residential Golf Community

SACHSE, TEXAS

UTILITY PLAN

SHEET NUMBER
C-401

[illegible]

- ## SITE PLAN KEYNOTES:
- ① CONSTRUCT 6" CURB & GUTTER
 - ② CONSTRUCT 6" CONCRETE PAVEMENT SECTION (RE: GEOTECH)
 - ③ NEW TANK VENTS
 - ④ INSTALL AIR & WATER MACHINE
 - ⑤ INSTALL (12) U-SHAPED BOLLARDS. REF. FUEL PLANS
 - ⑥ INSTALL HANDICAP VAN AND CAR SIGN (RE: A.D.A. PLAN)
 - ⑦ HANDICAP PARKING LOGO
 - ⑧ 4" WHITE PAVEMENT SOLID PARKING STRIPES
 - ⑨ STANDARD AREA LIGHT POLE (RE: PHOTOMETRIC PLAN)
 - ⑩ NEW GASOLINE CANOPY
 - ⑪ (2) NEW TRASH CANS
 - ⑫ (6) NEW MULTI-PRODUCT DISPENSERS
 - ⑬ NEW I.D. MONUMENT SIGN
 - ⑭ NEW LIQUID PROPANE GAS AND CNG TANK RACKS
 - ⑮ NEW GREASE TRAP (REF: MEP PLANS FOR SIZE)

<u>SURVEYOR</u>	<u>DEVELOPER</u>	<u>APPLICANT/ENGINEER</u>
NORTH TEXAS SURVEYING L.L.C.	7 ELEVEN	THE DIMENSION GROUP
1515 SOUTH McDONALD STREET	1202 RICHARDSON DRIVE	TBPE FIRM NO. F-8396
SUITE 110	SUITE 401	10755 SANDHILL ROAD
McKINNEY, TEXAS 76069	RICHARDSON, TX 76080	DALLAS, TEXAS 75238
CONTACT: MICHAEL B. ARTHUR	CONTACT: DOUGLAS SANDERS	CONTACT: MOSTAFA SETAYESH, P.E.
TEL:(469) 424-2074	TEL: (214) 676-9057	TEL:(214) 343-9400

[illegible]



Legislation Details (With Text)

File #:	15-3094	Version:	1	Name:	PD 26 Revision (Tower)
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	10/23/2015	In control:		In control:	Planning & Zoning Commission
On agenda:	10/26/2015	Final action:		Final action:	
Title:	Conduct a public hearing to consider 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.				

Sponsors:

Indexes:

Code sections:

Attachments: [Presentation](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title

Conduct a public hearing to consider 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.

Executive Summary

The City of Sachse is in the process of installing a digital radio tower for the P-25 radio system at 6436 Sachse Road, which is property that the City owns and is currently home to Public Works and the Animal Shelter. The PD revision allows for the installation of the radio tower, which is approximately 300' in height.

Background

The current PD, approved by the City Council in 2014, allows for the installation of a commercial communication tower not to exceed 150' in height and has base zoning of Agriculture (AG) and Single Family (R1). The Future Land Use Plan (FLUP) indicates a Public land use category, which supports the proposed land use and zoning request for a municipal facility.

Policy Considerations

- The proposed facility is a regional digital radio tower approximately 300' in height designed

for public safety purposes.

- The City of Sachse is both the land owner and applicant.
- The current PD allows for the use of a commercial communication tower not to exceed 150' in height.
- The Future Land Use Plan indicates a public land use category, which supports municipal infrastructure and facilities.
- The proposed use is compatible with the current land uses, which are considered intense (Public Works, Animal Shelter).
- Staff received no public feedback in opposition to the proposed PD revision.

Staff Recommendations

Staff recommends approval of the proposed PD revision.



PLANNING & ZONING
COMMISSION
OCTOBER 26, 2015

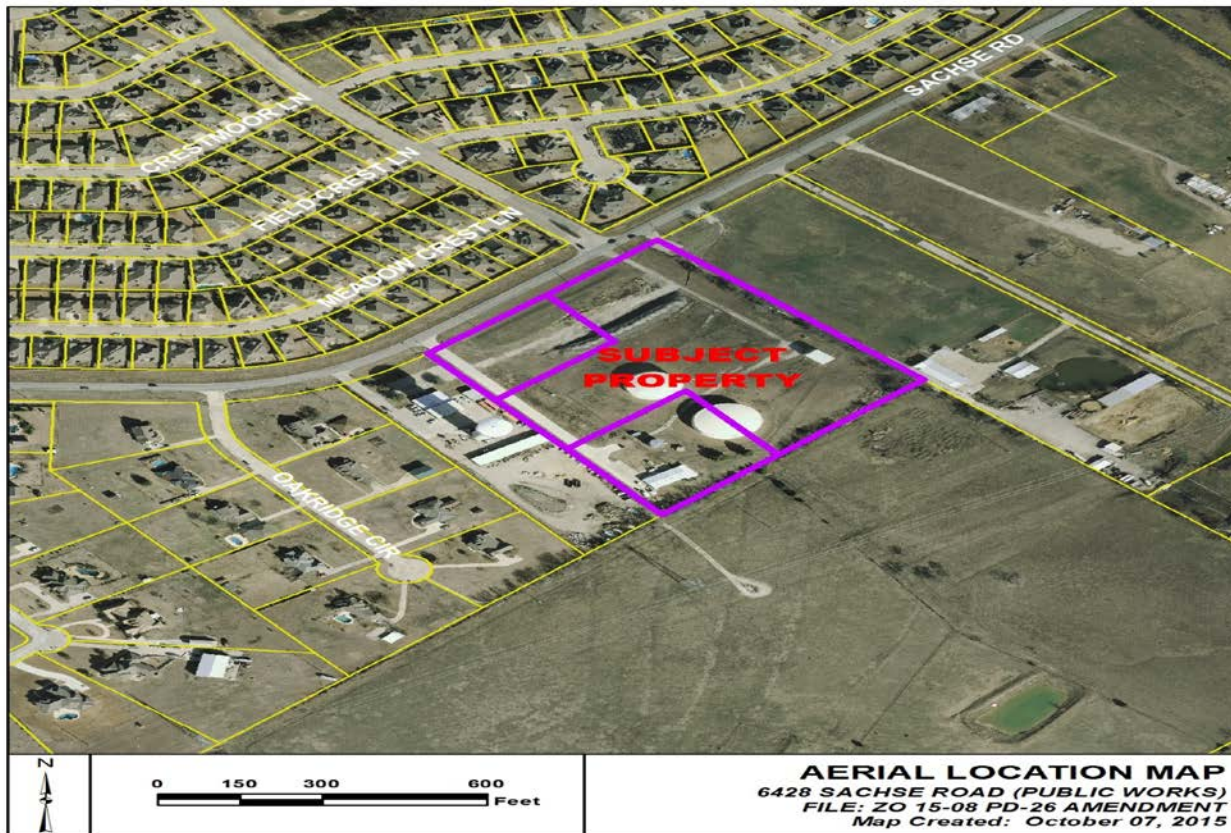
REQUEST

Proposed Zoning Change:

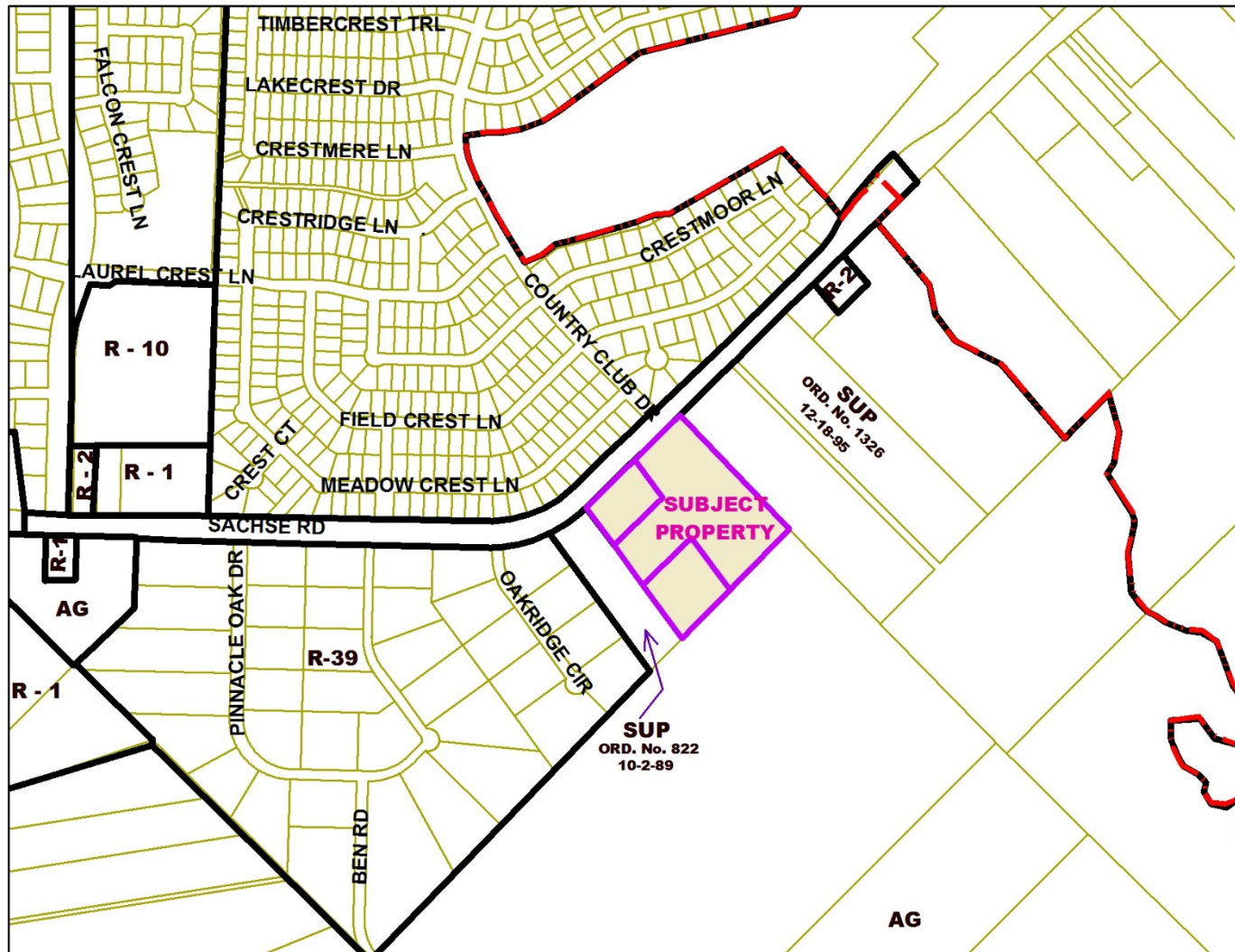
- ☐ Applicant & Owner: City of Sachse
- ☐ Revise existing PD 26 to allow for the new public safety digital radio tower (approximately 300' in height)
- ☐ Property: 10.6241 acre tract
- ☐ Site attributes: currently home to Public Works, Animal Shelter operations, and commercial communication tower (under construction)

AERIAL LOCATION MAP

6436 Sachse Road



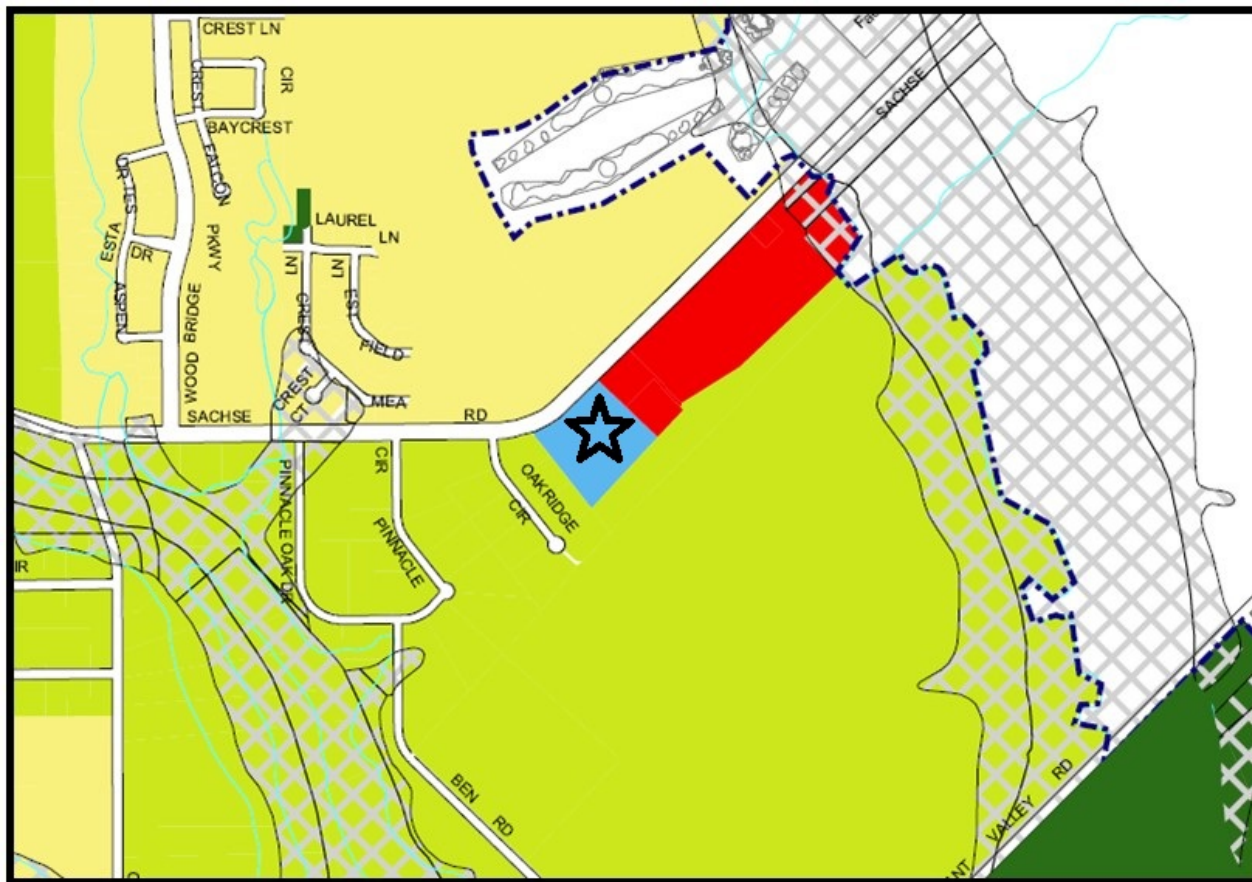
ZONING MAP



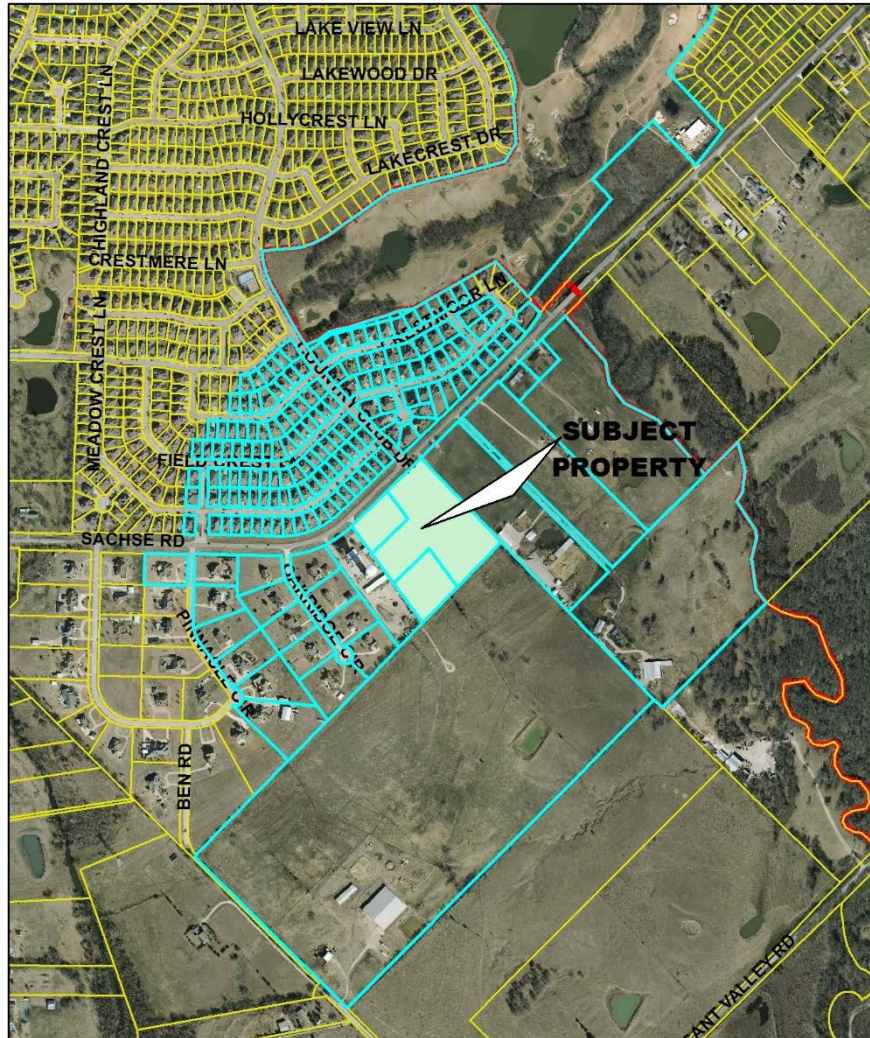
- ☐ Current PD 26 was approved by Council in 2014 to allow for a Commercial Communication Tower not to exceed 150' in height.
- ☐ Base zoning includes Agriculture (AG) and Single Family (R1)

FUTURE LAND USE MAP (FLUP)

Public land use category supports proposed use of public facility (tower).



PUBLIC NOTIFICATIONS



State Law:

- ☐ 10 day 200' property owner notification
-(177 letters @ 1000')
- ☐ 15 day newspaper notice
- ☐ 72 hour posting requirement (OMA)

Feedback:

- ☐ No written responses received
- ☐ 2 phone calls (neither in opposition)

PLANNING ANALYSIS

- ☐ Proposed facility is a regional digital radio tower approximately 300' in height for public safety purposes
- ☐ City of Sachse owns the land
- ☐ Current PD (2014) allows for the use of a commercial communication tower not to exceed 150' in height
- ☐ FLUP indicates a Public/Institutional land use category, which supports municipal infrastructure and facilities
- ☐ The proposed use is compatible with the current land uses, which are considered intense (public works, animal shelter, commercial communication tower).

STAFF RECOMMENDATION

✓ - Staff recommends approval of the proposed PD revision.

The subject property shall generally develop in full compliance with the Sachse Code of Ordinances and the provisions of Ordinance 3567 (PD 26), except that municipal uses and facilities, including but not limited to the installation of a regional digital radio tower that may approach and exceed 300' in height, are allowed by right on the subject property with restrictions as approved by City Council in the project scope.