



City of Sachse, Texas

3815 Sachse Road,
Building B
Sachse, TX 75048

Meeting Agenda Planning & Zoning Commission

Work Session and Regular Meeting

Monday, October 24, 2016

6:30 PM

**First Floor Conference Room / Council
Chambers**

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

6:30 PM WORK SESSION

1. Discussion of agenda items for the October 24, 2016 Planning and Zoning Commission Meeting. Please be advised that the work session is for discussion purposes only by the Planning and Zoning Commission.
2. Discussion of future agenda items, update on council action, training topics, requests for new business considerations, and Comprehensive Plan update.

REGULAR MEETING

(The regular meeting will immediately follow the work session.)

1. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
2. [16-3534](#) Consider approval of the minutes of the September 26, 2016 Planning and Zoning Commission meeting.
Attachments: [09.26.16 Minutes](#)
3. [16-3532](#) Consider and act on a final plat application for Woodbridge (Phase 20A) from Don Herzog, generally located at the northwest corner of Ranch Road and Cody Lane, within city limits.
Attachments: [Staff Presentation](#)
[Proposed Plat](#)
4. [16-3533](#) Consider and act on a final plat application for Woodbridge (Phase 20B) from Don Herzog, generally located northwest of Woodbridge Phase 4B along Country Club Drive, within city limits.
Attachments: [Staff Presentation](#)
[Proposed Plat](#)
5. Discussion of future agenda items, update on council action, training topics, requests for new business considerations, and Comprehensive Plan update.
6. Adjournment.

Posted: October 19, 2016; 5:00 p.m.

Michelle Lewis Sirianni, City Secretary

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



City of Sachse, Texas

Legislation Details (With Text)

File #: 16-3534 **Version:** 1 **Name:** September 26, 2016 P&Z Minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 9/28/2016 **In control:** Planning & Zoning Commission
On agenda: 10/24/2016 **Final action:**
Title: Consider approval of the minutes of the September 26, 2016 Planning and Zoning Commission meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [09.26.16 Minutes](#)

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the September 26, 2016 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the September 26, 2016 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Approve the minutes of the Planning and Zoning Commission September 26, 2016 meeting.



**City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, September 26, 2016**

Members Present:

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

Members Absent:

Staff Present:

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

Others Present:

Bill Adams, City Council Liaison

6:30 PM Work Session

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

7:00 PM Regular Meeting

Chairman Scott Everett opened the meeting of the Planning & Zoning Commission at 6:35 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. Regular Agenda Items:

16-3391 Consider approval of the minutes of the July 25, 2016 Planning & Zoning Commission meeting.

With a motion by Hock, and a second by Gutierrez, the Planning & Zoning Commission adopted the July 25, 2016 minutes unanimously.

3. 16-3511 Recognize community Development on receiving the Planning Excellence Award.

Staff announced that the Texas Chapter of the American Planning Association has awarded Sachse with a Planning Excellence award for 2016.

4. 16-3512 Consider and make recommendation on a preliminary plat application for Serene Town Homes from Jim Koch, generally located north of the intersection of Ben Davis Road, Bunker Hill Road, and Ben Davis Road, within city limits.

Staff presented the case outlined in the staff report. With a motion by Lamb, and a second from Gutierrez, the recommendation to approve the proposed preliminary plat passed 6-0 with Carter abstaining.

4. 16-3434 The Community Development Director will provide P&Z with a status update on the Comprehensive Plan.

Staff provided the Commission with an update on the Comprehensive Plan.

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

Staff provided the Commission an update.

Adjourn: With a motion by Hock, the meeting was adjourned at 6:52 PM.

Chairperson

Secretary



City of Sachse, Texas

Legislation Details (With Text)

File #:	16-3532	Version:	1	Name:	Woodbridge 20A FP - P&Z
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	9/28/2016	In control:		In control:	Planning & Zoning Commission
On agenda:	10/24/2016	Final action:		Final action:	
Title:	Consider and act on a final plat application for Woodbridge (Phase 20A) from Don Herzog, generally located at the northwest corner of Ranch Road and Cody Lane, within city limits.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Staff Presentation Proposed Plat				

Date	Ver.	Action By	Action	Result
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Title

Consider and act on a final plat application for Woodbridge (Phase 20A) from Don Herzog, generally located at the northwest corner of Ranch Road and Cody Lane, within city limits.

Project Information

- Proposal to final plat 46 residential lots (42 residential; 3 common; 1 non-residential)
- Applicant: Don Herzog
- Owner: Woodbridge West
- Size: Approximately 24.55 acres
- Site Attributes: undeveloped land
- Proposed Use: Single Family Residential
- Current Zoning: PD (#19) with base residential zoning
- The City Council unanimously approved the associated preliminary plat in 2015
- The final plat is in conformance with the preliminary plat
- P&Z is the final approval authority for the proposed plat

Staff Recommendation

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

the Building Official & City Engineer.

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



WOODBRIIDGE 20A FP
PLANNING & ZONING COMMISSION
OCTOBER 24, 2016

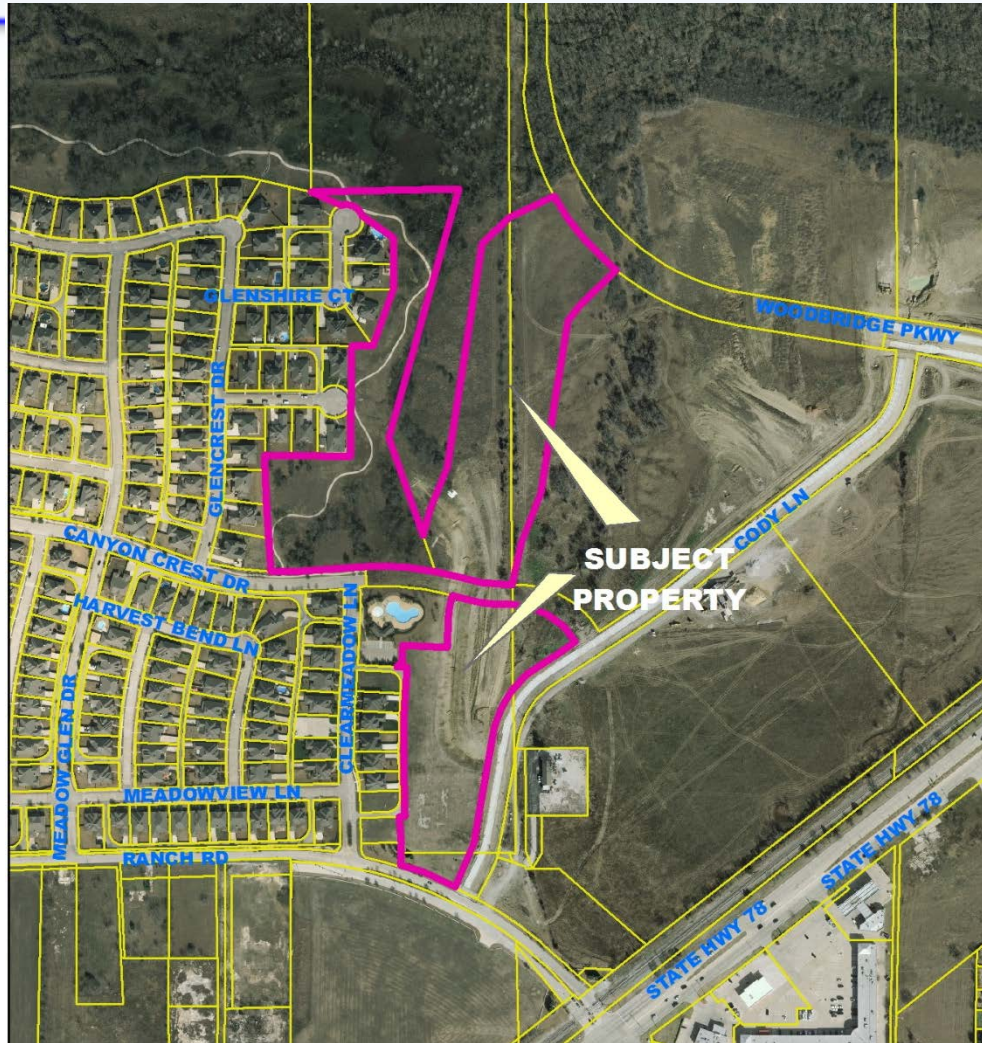
REQUEST

Consider and act on a final plat application for Woodbridge (Phase 20A) from Don Herzog, generally located at the northwest corner of Ranch Road and Cody Lane, within city limits.

PROJECT INFORMATION

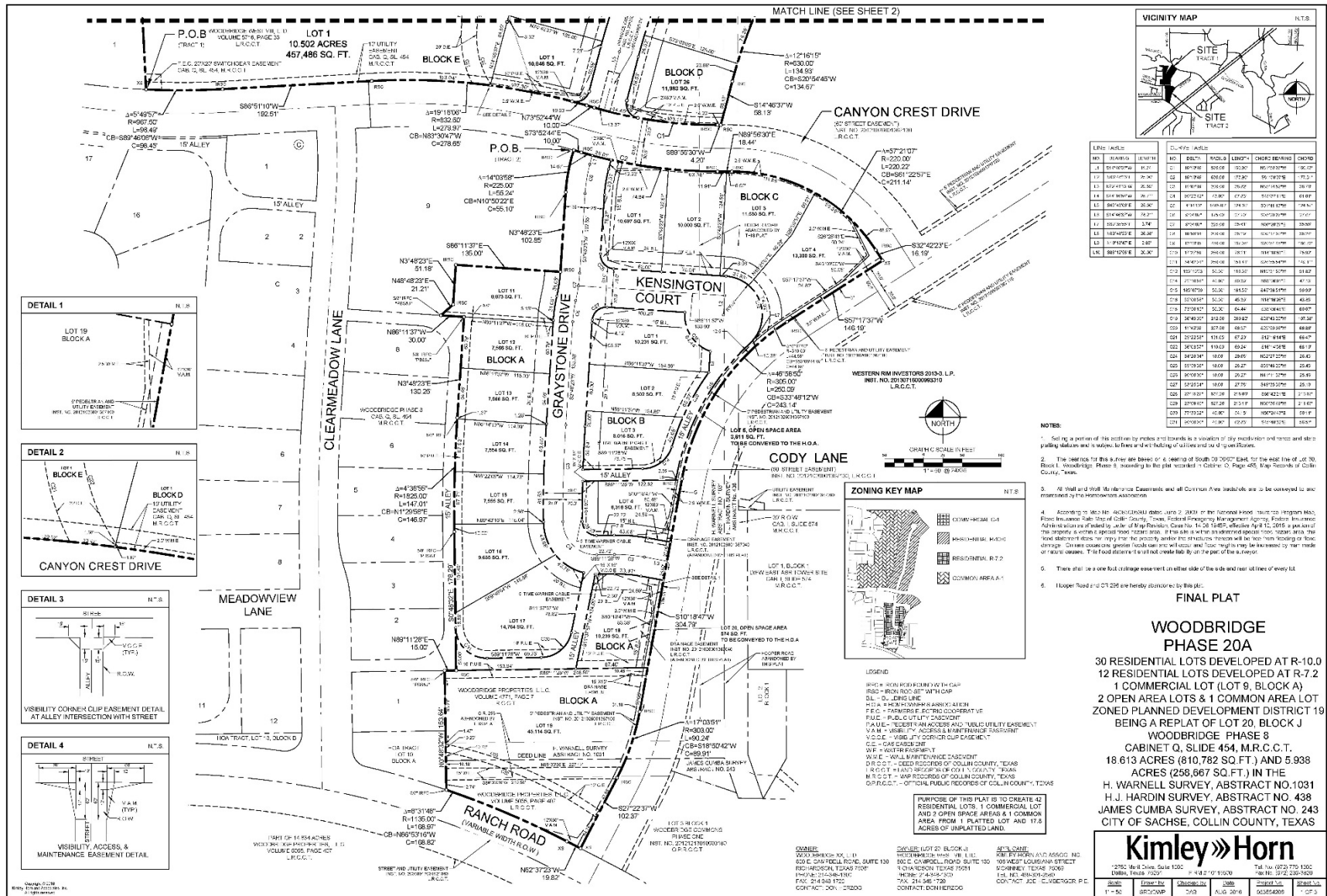
- ☐ Proposal to final plat 46 lots (42 residential; 3 common; 1 non-residential)
- ☐ Applicant: Don Herzog
- ☐ Owner: Woodbridge West
- ☐ Size: Approximately 24.55 acres
- ☐ Site Attributes: undeveloped land
- ☐ Proposed Use: Single Family Residential
- ☐ Current Zoning: PD (#19) with base residential zoning
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AERIAL MAP

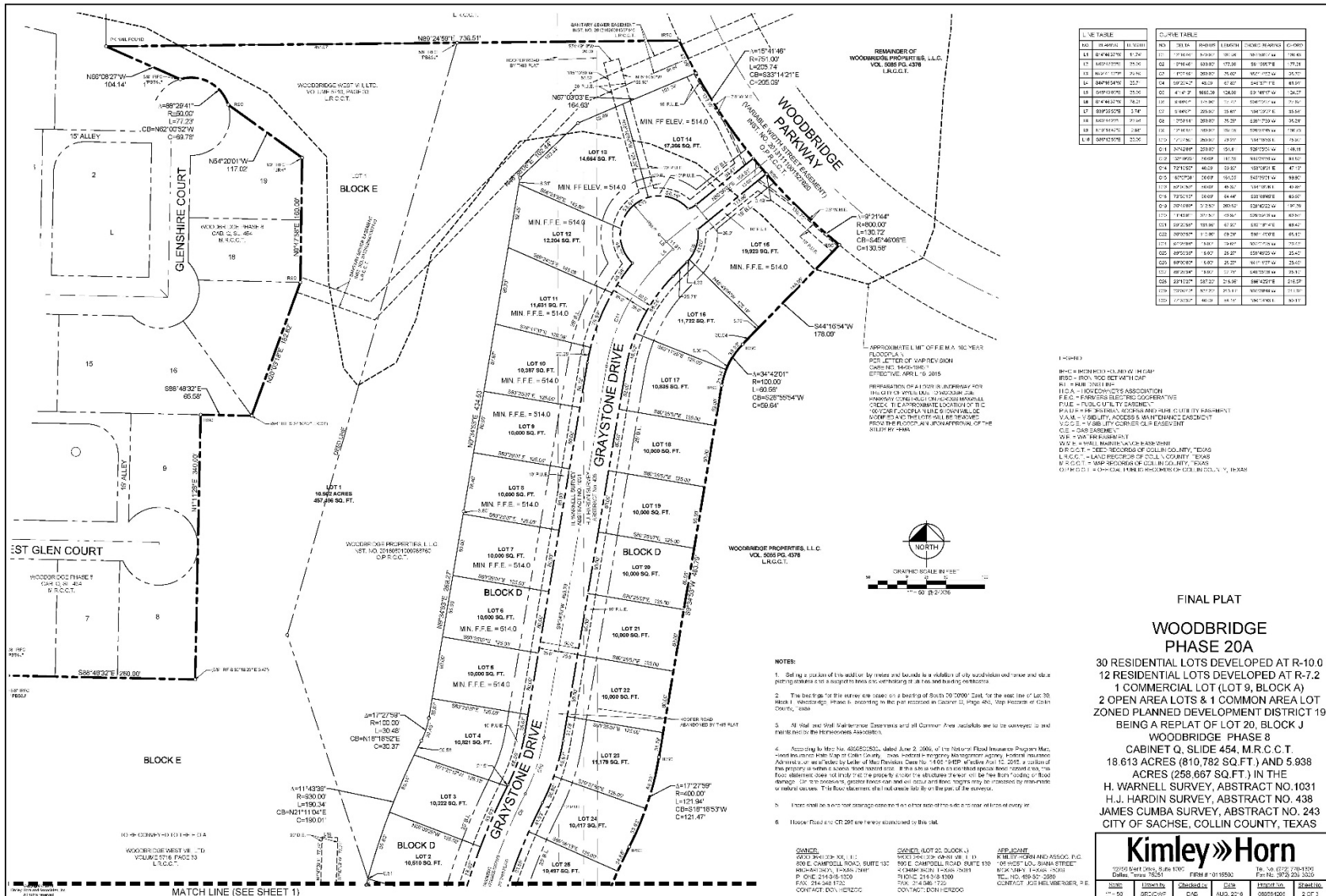


The subject property is generally located at the northwest corner of Ranch Road and Cody Lane, within city limits.

PROPOSED PLAT – SOUTH SIDE



PROPOSED PLAT - NORTH SIDE



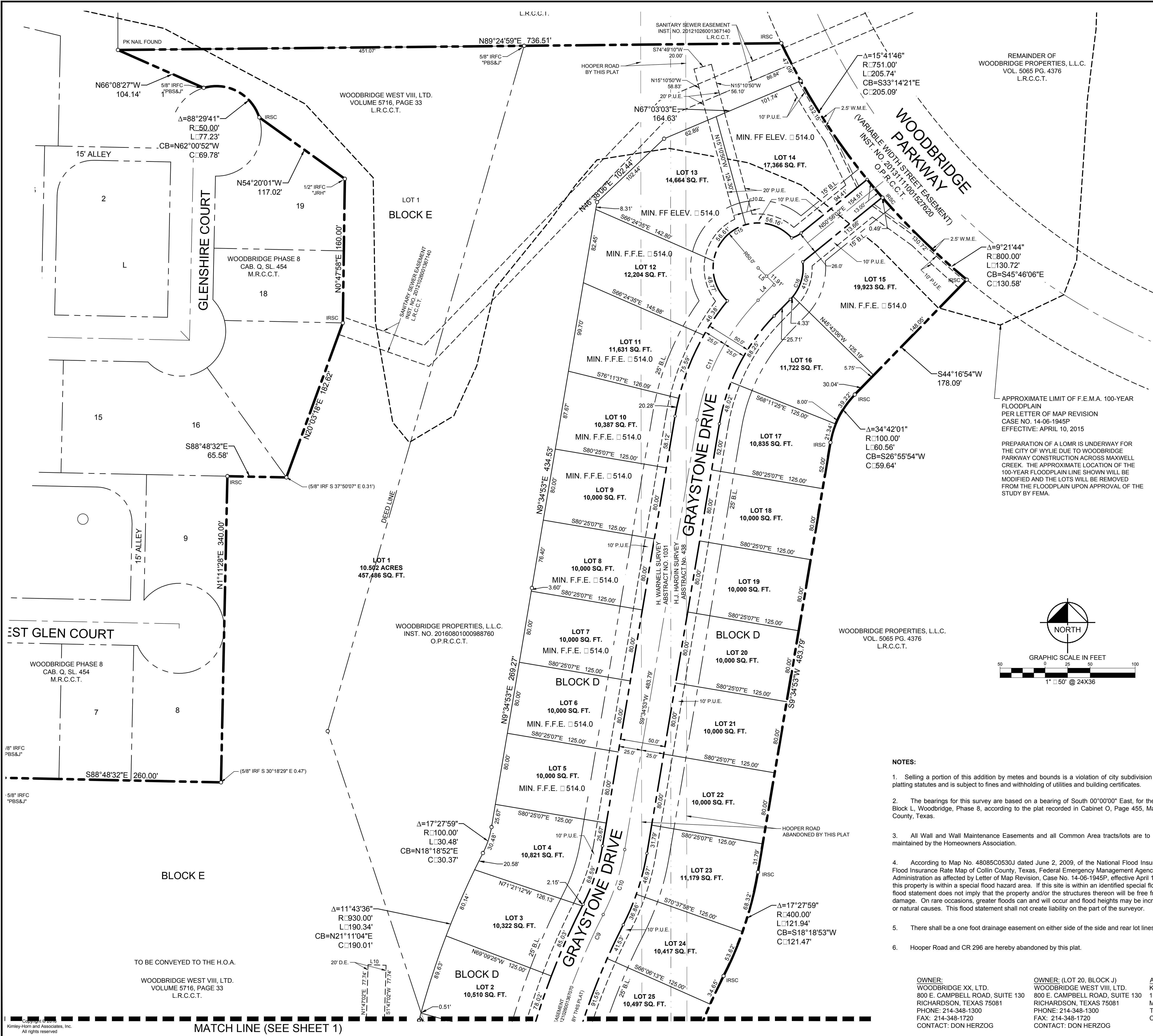
THIS PLAT WAS PREPARED BY KIMLEY-HORN & ASSOCIATES, P.C. IN ACCORDANCE WITH THE TEXAS SURVEYING ACT, CHAPTER 131, TEXAS CIVIL STATUTES, AND THE RULES OF THE TEXAS BOARD OF SURVEYING AND MAPPING. THE PLAT IS A RE-PLAT OF LOT 20, BLOCK J, WOODBRIDGE PHASE 8, CABINET Q, SLIDE 454, M.R.C.C.T. 18,613 ACRES (810,782 SQ. FT.) AND 5,938 ACRES (258,667 SQ. FT.) IN THE H.J. HARDIN SURVEY, ABSTRACT NO. 1031, JAMES CUMBA SURVEY, ABSTRACT NO. 243, CITY OF SACHSE, COLLIN COUNTY, TEXAS.

STAFF RECOMMENDATION

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

√

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

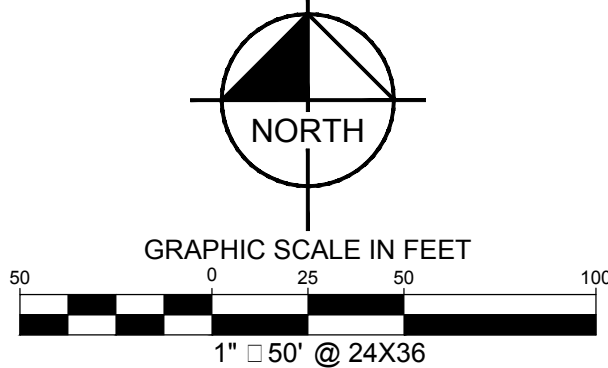


LINE TABLE		
NO.	BEARING	LENGTH
L1	S14°46'37"W	11.74'
L2	N03°48'23"E	25.00'
L3	N79°41'13"W	29.59'
L4	S44°16'54"W	25.71'
L5	S45°43'06"E	25.00'
L6	S14°46'37"W	78.21'
L7	S39°35'55"E	3.74'
L8	N03°48'23"E	26.98'
L9	N10°18'47"E	2.88'
L10	S88°12'58"E	20.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	16°10'46"	570.00'	160.96'	N81°58'07"W	160.43'
C2	16°10'46"	630.00'	177.90'	S81°58'07"E	177.31'
C3	11°07'19"	200.00'	38.82'	N85°14'52"W	38.76'
C4	90°22'42"	43.00'	67.83'	S45°37'11"E	61.01'
C5	4°14'13"	1685.00'	124.60'	S01°41'17"W	124.57'
C6	9°04'07"	175.00'	27.70'	S08°20'27"W	27.67'
C7	9°04'07"	225.00'	35.61'	N08°20'27"E	35.58'
C8	10°58'14"	200.00'	38.29'	S09°17'30"W	38.24'
C9	12°16'15"	780.00'	167.05'	S20°54'45"W	166.73'
C10	17°27'59"	250.00'	76.21'	N18°18'53"E	75.92'
C11	34°42'01"	250.00'	151.41'	S26°55'54"W	149.11'
C12	133°19'23"	50.00'	116.35'	N19°31'50"W	91.82'
C14	72°10'55"	40.00'	50.39'	N53°06'01"E	47.13'
C15	185°07'30"	50.00'	161.55'	S45°36'51"W	99.90'
C16	52°00'56"	50.00'	45.39'	N18°16'26"E	43.85'
C18	73°50'15"	50.00'	64.44'	S33°06'45"E	60.07'
C19	36°49'09"	312.50'	200.82'	S28°43'22"W	197.38'
C20	11°43'02"	327.50'	66.97'	S29°59'06"W	66.86'
C21	29°22'58"	131.05'	87.20'	S12°16'14"E	66.47'
C22	36°03'57"	110.00'	69.24'	S16°14'56"E	68.10'
C24	94°28'04"	18.00'	29.68'	N32°27'25"W	26.43'
C25	89°59'36"	18.00'	28.27'	S59°46'25"W	25.45'
C26	90°00'00"	18.00'	28.27'	N41°11'37"W	25.46'
C27	88°25'34"	18.00'	27.78'	S49°35'36"W	25.10'
C28	23°15'27"	537.20'	218.06'	S66°42'21"E	216.57'
C29	23°09'40"	527.20'	213.11'	N66°30'49"W	211.67'
C30	77°33'32"	40.00'	54.15'	N50°24'43"E	50.11'

LEGEND

IRFC: IRON ROD FOUND WITH CAP
IRSC: IRON ROD SET WITH CAP
B.L.: BUILDING LINE
H.O.A.: HOMEOWNER'S ASSOCIATION
F.E.C.: FARMERS ELECTRIC COOPERATIVE
P.U.E.: PUBLIC UTILITY EASEMENT
P.A.U.E.: PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENT
V.A.M.E.: VISIBILITY, ACCESS & MAINTENANCE EASEMENT
V.C.C.E.: VISIBILITY CORNER CLIP EASEMENT
G.E.: GAS EASEMENT
W.E.: WATER EASEMENT
W.M.E.: WALL MAINTENANCE EASEMENT
D.R.C.C.T.: DEED RECORDS OF COLLIN COUNTY, TEXAS
L.R.C.C.T.: LAND RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T.: MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.: OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS



- NOTES:
- Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 - The bearings for this survey are based on a bearing of South 00°00'00" East, for the east line of Lot 30, Block L, Woodbridge, Phase 8, according to the plat recorded in Cabinet O, Page 455, Map Records of Collin County, Texas.
 - All Wall and Wall Maintenance Easements and all Common Area tracts/lots are to be conveyed to and maintained by the Homeowners Association.
 - According to Map No. 48085C0530J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration as affected by Letter of Map Revision, Case No. 14-06-1945P, effective April 10, 2015, a portion of this property is within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - There shall be a one foot drainage easement on either side of the side and rear lot lines of every lot.
 - Hooper Road and CR 296 are hereby abandoned by this plat.

OWNER:
WOODBRIDGE XX, LTD.
800 E. CAMPBELL ROAD, SUITE 130
RICHARDSON, TEXAS 75081
PHONE: 214-348-1300
FAX: 214-348-1720
CONTACT: DON HERZOG

OWNER: (LOT 20, BLOCK J)
WOODBRIDGE WEST VIII, LTD.
800 E. CAMPBELL ROAD, SUITE 130
RICHARDSON, TEXAS 75081
PHONE: 214-348-1300
FAX: 214-348-1720
CONTACT: DON HERZOG

APPLICANT:
KIMLEY-HORN AND ASSOC. INC.
106 WEST LOUISIANA STREET
MCKINNEY, TEXAS 75069
TEL. NO. 469-301-2580
CONTACT: JOE HELMBERGER, P.E.

FINAL PLAT

WOODBRIDGE
PHASE 20A

30 RESIDENTIAL LOTS DEVELOPED AT R-10.0
12 RESIDENTIAL LOTS DEVELOPED AT R-7.2
1 COMMERCIAL LOT (LOT 9, BLOCK A)
2 OPEN AREA LOTS & 1 COMMON AREA LOT
ZONED PLANNED DEVELOPMENT DISTRICT 19
BEING A REPLAT OF LOT 20, BLOCK J
WOODBRIDGE PHASE 8
CABINET Q, SLIDE 454, M.R.C.C.T.
18.613 ACRES (810,782 SQ.FT.) AND 5.938
ACRES (258,667 SQ.FT.) IN THE
H. WARNELL SURVEY, ABSTRACT NO.1031
H.J. HARDIN SURVEY, ABSTRACT NO. 438
JAMES CUMBA SURVEY, ABSTRACT NO. 243
CITY OF SACHSE, COLLIN COUNTY, TEXAS

Kimley»Horn

12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	SRD/DWP	DAB	AUG. 2016	063564206	2 OF 3

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Dana Brown do hereby certify that I have prepared this plat from an actual and accurate survey of the land 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 planning and zoning commission of the City of Sachse.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Dana Brown

Registered Professional Land Surveyor No. 5336

Kimley-Horn and Associates, Inc.

12750 Merit Drive Suite 1000

Dallas, Texas 75251

Ph. 972-770-1300

dana.brown@kimley-horn.com

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE, Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Dana Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2016.

Notary Public for the State of Texas

Printed Name

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS WOODBRIDGE XX, LTD., and WOODBRIDGE WEST VIII, LTD. are the owners of two tracts of land situated in the H. Warnell Survey, Abstract No.1031, H.J. Hardin Survey, Abstract No. 438 and the James Cumba Survey, Abstract No. 243, City of Sachse, Collin County, Texas and being part of a tract of land described in deed to Woodbridge XX, Ltd., recorded in Instrument Number 20160801000988760 Official Public Records of Collin County, Texas, and being a REPLAT of all of HOA Tract, Lot 20, Block J, Woodbridge, Phase 8, an addition to the City of Sachse, Texas according to the plat recorded in Cabinet Q, Slide 454, Map Records of Collin County, Texas, said lot being part of a tract of land described in Special Warranty Deed to Woodbridge West VIII, Ltd., recorded in Volume 5716, Page 33, Official Public Records of Collin County, Texas and being more particularly described as follows:

TRACT 1

BEGINNING at a "X" cut in concrete set in the north line of Canyon Crest Drive (a 60-foot wide right-of-way) at the southwest corner of said Lot 20, Block J;

THENCE departing said north right-of-way line and with the west line of said Lot 20, Block J, the following courses and distances to wit:

North 2°51'47" West, a distance of 314.56 feet to a 5/8" iron rod with plastic cap stamped "PBS&J" found at the southeast corner of Lot 4, Block J;

North 1°11'28" East, a distance of 42.50 feet to a 5/8" iron rod with plastic cap stamped "PBS&J" found at the southwest corner of Lot 6, Block J;

South 88°48'32" East, a distance of 260.00 feet to a point for corner on a retaining wall at the southeast corner of Lot 8, Block J, from which a 5/8" iron rod found bears South 30°18'29" East, a distance of 0.47 feet;

North 1°11'28" East, a distance of 340.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the northeast corner of Lot 9, Block J;

South 88°48'32" East, a distance of 65.58 feet to the southeast corner of Lot 16, Block J, from which a 5/8" iron rod found bears South 37°50'07" East, a distance of 0.31 feet;

North 20°03'18" East, a distance of 182.62 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the southeast corner of Lot 18, Block J;

North 0°47'58" East, a distance of 160.00 feet to a 5/8" iron rod with plastic cap stamped "JRHM" found at the northeast corner of Lot 19, Block J;

North 54°20'01" West, a distance of 117.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the northeast right-of-way line of Glenshire Court (a 50-foot wide right-of-way), at the northernmost corner of said Lot 19, Block J and at the beginning of a non-tangent curve to the left, having a central angle of 88°29'41", a radius of 50.00 feet, a chord bearing and distance of North 62°00'52" West, 69.78 feet;

THENCE with said northeast right-of-way line, and said curve to the left, an arc distance of 77.23 feet to a 5/8" iron rod with plastic cap stamped "PBS&J" found at the easternmost corner of Lot 1, Block L;

THENCE with the northwest line of said Lot 1, Block J, North 66°08'27" West, a distance of 104.14 feet to a PK nail found at the southeast corner of Lot 30, Block L and the northwest corner of said Lot 20, Block J;

THENCE with the north line of said Lot 20, block J, North 89°24'59" East, passing at a distance of 451.07 feet a 5/8" iron rod with plastic cap stamped "PBS&J" found at the northeast corner of said Lot 20, Block J, and continuing a total distance of 736.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the south right-of-way line of Woodbridge Parkway (a 100-foot wide street easement, recorded in Instrument No. 20131111001527620, Official Public Records of Collin County, Texas) and being the beginning of a non-tangent curve to the left having a central angle of 15°41'46", a radius of 751.00 feet, a chord bearing and distance of South 33°14'21" East, 205.09 feet;

THENCE with said south right-of-way line, the following courses and distances to wit:

In a southeasterly direction, with said curve to the left, an arc distance of 205.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the left having a central angle of 9°21'44", a radius of 800.00 feet, a chord bearing and distance of South 45°46'06" East, 130.58 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 130.72 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said south right-of-way line, the following courses and distances to wit:

South 44°16'54" West, a distance of 178.09 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 34°42'01", a radius of 100.00 feet, a chord bearing and distance of South 26°55'54" West, 59.64 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 60.56 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 9°34'53" West, a distance of 483.79 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 17°27'59", a radius of 400.00 feet, a chord bearing and distance of South 18°18'53" West, 121.47 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 121.94 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 12°16'15", a radius of 630.00 feet, a chord bearing and distance of South 20°54'45" West, 134.67 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 134.93 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 14°46'37" West, a distance of 58.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in said north right-of-way line;

THENCE with said north right-of-way line, the following courses and distances to wit:

South 89°56'30" West, a distance of 4.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 16°10'46", a radius of 570.00 feet, a chord bearing and distance of North 81°58'07" West, 160.43 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 160.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 73°52'44" West, a distance of 10.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 19°16'06", a radius of 832.50 feet, a chord bearing and distance of North 83°30'47" West, 278.65 feet;

In a northwesterly direction with said curve to the left, an arc distance of 279.97 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 86°51'10" West, a distance of 192.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 5°49'57", a radius of 967.50 feet, a chord bearing and distance of South 89°46'06" West, 98.45 feet;

In a southwesterly direction, an arc distance of 98.49 feet, to the POINT OF BEGINNING and containing 18.613 acres or 810,782 square feet of land.

TRACT 2

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" set in the south right-of-way line of Canyon Crest Drive (a 60-foot wide street easement, recorded in Instrument No. 20121026001367130, Official Public Records of Collin County, Texas) at the northeast corner of Lot 9, Block A;

THENCE with said south right-of-way line, the following courses and distances to wit:

South 73°52'44" East, a distance of 10.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 16°10'46", a radius of 630.00 feet, a chord bearing and distance of South 81°58'07" East, 177.31 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 177.90 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 89°56'30" East, a distance of 18.44 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 57°21'07", a radius of 220.00 feet, a chord bearing and distance of South 61°22'57" East, 211.14 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 220.22 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 32°42'23" East, a distance of 16.19 feet to a "X" cut in concrete set at the intersection of said south right-of-way line and the west right-of-way line of Cody Lane (a 60-foot wide street easement);

THENCE with said west right-of-way line, the following courses and distances to wit:

South 57°17'37" West, a distance of 146.19 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 46°58'50", a radius of 305.00 feet, a chord bearing and distance of South 33°48'12" West, 243.14 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 250.09 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 10°18'47" West, a distance of 304.79 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 17°03'51", a radius of 303.00 feet, a chord bearing and distance of South 18°50'42" West, 89.91 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

In a southwesterly direction, with said curve to the right, an arc distance of 90.24 feet;

South 27°22'37" West, a distance of 102.37 feet to a "X" cut in concrete set at the intersection of said west right-of-way line and the north right-of-way line of Ranch Trail (a variable width right-of-way);

THENCE with said north right-of-way line, the following courses and distances to wit:

North 62°37'23" West, a distance of 19.82 feet to a "X" cut in concrete set at the beginning of a tangent curve to the left, having a central angle of 8°31'48", a radius of 1135.00 feet, a chord bearing and distance of North 66°53'16" West, 168.82 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 168.97 feet to a 5/8" iron rod with plastic cap found at the southeast corner of Lot 10, Block A;

THENCE departing said north right-of-way line, North 0°48'32" West, a distance of 153.64 feet to a 5/8" iron rod with plastic cap stamped "PBS&J" found at the south line of a 15-foot wide alley in said Block A;

THENCE with said south line, North 89°11'28" East, a distance of 15.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the southeast corner of said alley;

THENCE with the east line of said 15-foot wide alley, the following courses and distances to wit:

North 0°48'32" West, a distance of 178.29 feet to a 5/8" iron rod with plastic cap stamped "PBS&J" found at the beginning of a tangent curve to the right having a central angle of 4°36'55", a radius of 1825.00 feet, a chord bearing and distance of North 1°29'56" East, 146.97 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 147.01 feet to a 5/8" iron rod found for corner;

North 3°48'23" East, a distance of 130.25 feet to a 5/8" iron rod with plastic cap stamped "PBS&J" found at the northeast corner of said 15-foot wide alley;

THENCE with the north right-of-way line of said 15-foot wide alley, North 86°11'37" West, a distance of 30.00 feet to a 5/8" iron rod with plastic cap stamped "PBS&J"

found at the southernmost southeast corner of said Lot 9, Block A;

THENCE departing said north right-of-way line and with the east line of said Lot 9, Block A, the following courses and distances to wit:

North 48°48'23" East, a distance of 21.21 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 3°48'23" East, a distance of 51.18 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 86°11'37" East, a distance of 135.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 3°48'23" East, a distance of 102.85 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 14°03'58", a radius of 225.00 feet, a chord bearing and distance of North 10°50'22" East, 55.10 feet;

In a northeasterly direction with said curve to the right, an arc distance of 55.24 feet to the POINT OF BEGINNING and containing 5.938 acres or 258,667 square feet of land.

The bearings for this survey are based on a bearing of South 00°00'00" East, for the east line of Lot 30, Block L, Woodbridge, Phase 8, according to the plat recorded in Cabinet O, Page 455, Map Records of Collin County, Texas.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, WOODBRIDGE XX LTD., and WOODBRIDGE WEST VIII, LTD., Owners, does hereby adopt this plat designating the hereinabove described property as WOODBRIDGE, PHASE 20A, an addition to the City of Sachse, 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 part of any buildings fences, trees, shrubs, or other improvements or growths in which 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 platting ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

WITNESS OUR HANDS AT SACHSE, TEXAS, this _____ day of _____, 2016.

WOODBRIDGE WEST VIII, LTD., a Texas limited partnership

By: HDC Woodbridge West VIII, LLC, a Texas limited liability company, Its: Sole General Partner

BY: _____ Donald P. Herzog, Member

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE, Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Donald P. Herzog, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2016.

Notary Public for the State of Texas

Printed Name

WOODBRIDGE XX, LTD., a Texas limited partnership

By: HDC Woodbridge, LLC, a texas limited liability company,

By: HDC Management, LLC, a Texas limited liability company, Its: Manager

BY: _____ Donald P. Herzog, Member

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE, Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Donald P. Herzog, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2016.

Notary Public for the State of Texas

Printed Name

FINAL PLAT

WOODBRIDGE PHASE 20A

30 RESIDENTIAL LOTS DEVELOPED AT R-10.0

12 RESIDENTIAL LOTS DEVELOPED AT R-7.2

1 COMMERCIAL LOT (LOT 9, BLOCK A)

2 OPEN AREA LOTS & 1 COMMON AREA LOT

ZONED PLANNED DEVELOPMENT DISTRICT 19

BEING A REPLAT OF LOT 20, BLOCK J

WOODBRIDGE PHASE 8

CABINET Q, SLIDE 454, M.R.C.C.T.

18.613 ACRES (810,782 SQ.FT.) AND 5.938 ACRES (258,667 SQ.FT.) IN THE

H. WARNELL SURVEY, ABSTRACT NO.1031

H.J. HARDIN SURVEY, ABSTRACT NO. 438

JAMES CUMBA SURVEY, ABSTRACT NO. 243

CITY OF SACHSE, COLLIN COUNTY, TEXAS

Kimley»Horn					
12750 Merit Drive, Suite 1000 Dallas, Texas 75251			FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3820
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
n/a	SRD/DWP	DAB	OCT 2015	063564206	3 OF 3



City of Sachse, Texas

Legislation Details (With Text)

File #:	16-3533	Version:	1	Name:	Woodbridge 20B FP - P&Z
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	9/28/2016	In control:		In control:	Planning & Zoning Commission
On agenda:	10/24/2016	Final action:		Final action:	
Title:	Consider and act on a final plat application for Woodbridge (Phase 20B) from Don Herzog, generally located northwest of Woodbridge Phase 4B along Country Club Drive, within city limits.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Staff Presentation Proposed Plat				

Date	Ver.	Action By	Action	Result
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Title

Consider and act on a final plat application for Woodbridge (Phase 20B) from Don Herzog, generally located northwest of Woodbridge Phase 4B along Country Club Drive, within city limits.

Project Information

- Proposal to final plat 10 residential lots
- Applicant: Don Herzog
- Owner: Woodbridge XX
- Size: Approximately 2.32 acres
- Site Attributes: undeveloped land
- Proposed Use: Single Family Residential
- Current Zoning: PD (#10) with base residential zoning
- The City Council unanimously approved the associated preliminary plat in 2015
- The final plat is in conformance with the preliminary plat
- P&Z is the final approval authority for the proposed plat

Staff Recommendation

- Per Staff's technical review, the proposed plat is in compliance with Sachse's subdivision regulations and zoning ordinance.

- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official & City Engineer.
- Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.



WOODBRIAGE 20B FP
PLANNING & ZONING COMMISSION
OCTOBER 24, 2016

REQUEST

Consider and act on a final plat application for Woodbridge (Phase 20B) from Don Herzog, generally located northwest of Woodbridge Phase 4B along Country Club Drive, within city limits.

PROJECT INFORMATION

- ☐ Proposal to final plat 10 residential lots
- ☐ Applicant: Don Herzog
- ☐ Owner: Woodbridge XX
- ☐ Size: Approximately 2.32 acres
- ☐ Site Attributes: undeveloped land
- ☐ Proposed Use: Single Family Residential
- ☐ Current Zoning: PD (#10) with base residential zoning
- ☐ The City Council unanimously approved the associated preliminary plat in 2015
- ☐ The final plat is in conformance with the preliminary plat
- ☐ P&Z is the final approval authority for the proposed plat

AERIAL MAP



The subject property is generally located northwest of Woodbridge Phase 4B along Country Club Drive, within city limits.

STAFF RECOMMENDATION

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

√

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

