



City of Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, October 12, 2015

7:00 PM

Council Chambers

The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, October 12, 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:
 - [15-3066](#) Consider approval of the minutes of the September 28, 2015 Planning and Zoning Commission meeting.
Attachments: [September 28, 2015 Minutes](#)
 - [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.
Attachments: [Attachment 1 - Location Map](#)
[Attachment 2 - Ordinance 1443](#)
[Attachment 3 - Zoning Map](#)
[Final Plat](#)
[Woodbridge Gate Lot 1 and 2 Final Plat 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 9, 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 #: 15-3066 **Version:** 1 **Name:** September 28, 2015 P&Z Minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 10/9/2015 **In control:** Planning & Zoning Commission
On agenda: 10/12/2015 **Final action:**
Title: Consider approval of the minutes of the September 28, 2015 Planning and Zoning Commission meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [September 28, 2015 Minutes](#)

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the September 28, 2015 Planning and Zoning Commission meeting.

Executive Summary

Review and consider approval of the minutes of the September 28, 2015 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the September 28, 2015 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Recommend approval of the minutes of the Planning and Zoning Commission September 28, 2015 meeting.

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, September 28, 2015

Time: 7:00 p.m.

Place: Sachse City Hall

Members Present:

Ty Lamb
Wendy Stewart
Chance Lindsey
David Hock
Fernando Guitierrez

Members Absent:

Scott Everett
Lindsey Rhode

Staff Present:

Greg Peters, Interim Community Development Director
Charlotte Youngblood, Secretary

Vice-Chairman David Hock opened the meeting of the Planning and Zoning Commission at 7:00 p.m. and a quorum was declared.

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

The invocation was offered by Wendy Stewart and Ty Lamb led the pledges.

2. Community Development Director's Update Report: Staff briefing on current activities.

Greg Peters, Interim Community Development Director, stated that the new Director of Planning and Development Services would be starting on October 5, 2015. He said that Ben Davis Road and Third Street is now reopened. He said they will be constructing the median at Park Lane to finish up implementation of the quiet zones. Additionally, construction is finishing up on Ranch Road.

3. Regular Agenda Items:

15-3030 Consider approval of the minutes of the September 15, 2015 Planning and Zoning Commission meeting.

Fernando Gutierrez made a motion to approve the minutes of the September 15, 2015 Planning and Zoning Commission meeting. Wendy Stewart seconded the motion. The motion passed unanimously with all voting in favor.

15-3028 Consider the application of Mustang Creek Estates for a Preliminary Plat for Mustang Creek Sachse Addition, Lots 1-2, Block A, being a total of 49.654 acres.

Mr. Peters, Interim-Community Development Director, introduced the item. He stated that the applicant is requesting approval of a Preliminary Plat for two individual lots comprising of a total of 49.654 acres. He explained that the property is located on the south side of Ranch Road, east of Parkwood Ranch Subdivision. He said the property would be platted into two lots. He said lot one is a 6.763 acre tract which the developer intends to develop as a multi-building assisted living

facility. He explained lot two would remain undeveloped at this time. He stated staff is recommending approval of the Preliminary Plat.

After discussion, Ty Lamb made a motion to approve the Preliminary Plat for Mustang Creek Sachse Addition. Fernando Gutierrez seconded the motion. The motion passed with all voting in favor.

There being no further business, Ty Lamb made a motion to adjourn. The meeting was adjourned at 7:35 p.m.

Secretary

Chairperson



Legislation Details (With Text)

File #: 15-3065 **Version:** 1 **Name:** CD - Woodbridge Gate Block A Lot 1 and 2 Final Plat
Type: Agenda Item **Status:** Agenda Ready
File created: 10/8/2015 **In control:** Planning & Zoning Commission
On agenda: 10/12/2015 **Final action:**
Title: 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.

Sponsors:

Indexes:

Code sections:

Attachments: [Attachment 1 - Location Map](#)
[Attachment 2 - Ordinance 1443](#)
[Attachment 3 - Zoning Map](#)
[Final Plat](#)
[Woodbridge Gate Lot 1 and 2 Final Plat Presentation](#)

Date	Ver.	Action By	Action	Result
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Title

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.

Executive Summary

The applicant is requesting to final plat an approximately 4.770 acres of land consisting of two tracts, Lot 1 (3.7892 acres) and Lot 2 (0.9808 acres) in Block A of Woodbridge Gate for use as a commercial fitness facility and a future commercial outparcel.

Background

The 4.770-acre (approximately 207,780 square feet) subject property is located on the southwest corner of State Highway 78 and Woodbridge Parkway. The applicant is proposing to develop Lot 1 as a commercial fitness facility (3.7892 acres), and Lot 2 (0.9808 acres) as a future commercial outparcel. (see Attachment 1 - Location Map)

The proposed subdivision will have primary access from State Highway 78 and Woodbridge Parkway, both major thoroughfares.

The subject property is zoned Planned Development District (PD-10), which was approved by City Council on February 17, 1997. PD-10 is a large planned development with many

allowable uses, including residential, commercial, and park/open space. (see Attachment 2 - Ordinance 1443 and Attachment 3 - Zoning Map)

The Planning and Zoning Commission approved the Preliminary Plat of Block A of Woodbridge Gate, a 10.1098 acre tract of land comprised of five commercial lots on December 22, 2014. The City Council approved the Preliminary Plat on January 19, 2015. The public improvements, including water, sanitary sewer, storm, sidewalk, and drive approaches are substantially complete.

Policy Considerations

The proposed Final Plat meets the standards of the City of Sachse Code of Ordinances and of Ordinance No. 1443, a Planned Development (PD-10) and is designed in accordance with the zoning of the property.

Budgetary Considerations

N/A

Staff Recommendations

Staff recommends 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.

Location Map



ORDINANCE NO. 1443

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACHSE, TEXAS AS HERETOFORE AMENDED, SO AS TO GIVE THE HEREINAFTER DESCRIBED TRACT OF LAND "PD - PLANNED DEVELOPMENT ZONING"; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATION AND PROVIDING FOR AN EFFECTIVE DATE.

An Ordinance amending the basic Zoning Ordinance of the City of Sachse as enacted by the City Council by permitting the property described in Exhibit "A" to the ordinance to be used under Planned Development District No. 10 for single family dwellings, that Planned Development District No. 10 shall be granted with reference to the property described in Exhibit "A";, subject, however, to the special conditions hereinafter more fully expressed.

WHEREAS, the Planning and Zoning Commission of the City of Sachse and the Governing Body of the City of Sachse, in compliance with the rules and regulations of the City of Sachse and the State Law, with reference to the granting of Planned Development Districts under the Zoning Ordinance Regulations, have given the requisite notices by publications and otherwise and after holding due hearing and affording a full and fair hearing to all property owners, generally, and to the persons interested situated in the affected area and in the vicinity thereof regarding the rezoning, proposed use or improvements of the property described in Exhibit "A", the Governing Body of the City of Sachse is of the opinion that said Planned Development District should be granted, subject to the conditions set out herein:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS;

SECTION I.

That the basic Zoning Ordinances of the City of Sachse as enacted by the City Council be, and they are hereby amended insofar as they apply to the property described in Exhibit "A" which shall be used under Planned Development District No. 10, for single family dwellings.

SECTION II.

That this Planned Development District No. 10 for single family dwellings with reference to the property described in Exhibit "A" is approved and granted upon the following express condition, and adopted as part of the City of Sachse Zoning Ordinance.

- (1). Subdivision Plat: A subdivision plat, meeting the requirements of the City of Sachse Subdivision Ordinances shall be submitted. Said plat shall be filed for record with the County Clerk.
- (2). Uses: The uses shall conform to the requirements listed in Exhibit "C", as attached.

SECTION III.

That all ordinances of the City of Sachse in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other provisions of the ordinances of the City of Sachse not in conflict with the provisions of the ordinance shall remain in full force and effect.

SECTION IV.

That the provisions of this ordinance are severable, so that the invalidity of one or more provisions shall not affect the validity of those valid portions.

SECTION V.

That the above-described tract of land shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, and as amended herein by the granting of this zoning classification.

SECTION VI.

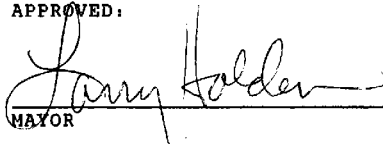
Whenever in this ordinance an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or wherever in such ordinance, the doing of an act is required or the failure to do any act is declared to be unlawful, the violation of any such provision shall be punished by a fine as provided in Chapter 1, Section 7 of the City of Sachse Code of Ordinances provided, that no penalty shall be greater or less than the penalty provided for the same or similar offense under the laws of the State. Each day any violation of this ordinance shall continue shall constitute a separate offense.

SECTION VII.

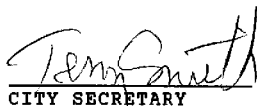
The fact that it appears that the above described property required that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City of Sachse, creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage, and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council on this the 17th day of February, 1997.

APPROVED:


MAYOR

ATTEST:


CITY SECRETARY

SE ROAD
AL RITE ROW

UNINCORPORATED
VICTOR
BRISENO

UNINCORPORATED
JUAN MARTINEZ

UNINCORPORATED
ERNEST CASTILLO

UNINCORPORATED
PETE MARTINEZ

UNINCORPORATED
MARIA MARTINEZ

UNINCORPORATED
STATION

South 66°34'46" East, a distance of 140.00 feet to a point for corner;
South 25°54'46" West, a distance of 86.00 feet to a point for corner;
South 47°54'46" West, a distance of 100.00 feet to a point for corner;
South 01°39'46" West, a distance of 173.00 feet to a point for corner;
South 13°39'46" West, a distance of 139.00 feet to a point for corner;
South 52°39'46" West, a distance of 140.00 feet to a point for corner;
South 03°20'14" East, a distance of 240.00 feet to a point for corner;
South 43°09'46" East, a distance of 210.00 feet to a point for corner;
South 16°39'46" West, a distance of 290.00 feet to a point for corner;
South 22°39'46" West, a distance of 210.00 feet to a point for corner;
South 08°02'14" East, a distance of 150.00 feet to a point for corner;
South 31°39'46" West, a distance of 210.00 feet to a point for corner;
South 46°35'14" East, a distance of 215.00 feet to a point for corner;
North 41°09'46" East, a distance of 191.00 feet to a point for corner;
South 76°35'14" East, a distance of 131.00 feet to a point for corner;
South 11°39'46" West, a distance of 49.00 feet to a point for corner;
South 28°20'14" East, a distance of 155.00 feet to a point for corner;
Sachse Road for the beginning of a non-tangent curve to the left, having a central angle of 04°29'01", a radius of 653.28 feet and a chord bearing and distance of South 44°31'52" West 51.11 feet;

ZONING EXHIBIT

RICHARD NEWMAN SURVEY, AB
CITY OF SACHSE, COLLIN COU
RICHARD NEWMAN SURVEY, AB
CITY OF SACHSE, DALLAS COU

ROBERT STONE
1518 CARROLL DRIVE
GARLAND, TEXAS 75041
(972) 278-6716

APPLICANT :
HERZOG DEVELOPMENT CORP.
12700 PARK CENTRAL, STE. 303
DALLAS, TEXAS 25119
(214) 960-1600

Date :
Revisio
Sheet
Job No

J:\JOB\9513100\LG\SACZON.LGL

LEGAL DESCRIPTION 530.66 ACRES

BEING a tract of land out of the RICHARD D. NEWMAN SURVEY, Abstract No. 660, in the City of Sachse, Collin County, Texas and the RICHARD D. NEWMAN SURVEY, Abstract No. 1072, in the City of Sachse, Dallas County, Texas, and being part of a 99.17 acre tract of land described in deed to Glen Day, recorded in Volume 2727, Page 480 of the Land Records of Collin County, Texas, and being part of a 411.19 acre tract of land described in deed to C.J. Thomsen, recorded in Volume 1096, Page 687 of the Land Records of Collin County, Texas, and being part of a 180 acre tract of land described in deed to Belco Equities, Inc., recorded in Collin County Clerk's File No. 95-0003093 of the Land Records of Collin County, Texas, all of a 47.70 acre tract of land described in deed to Robert Stone and all of a 40.86 acre tract of land described in deed to Timothy Bennet and being more particularly described as follows:

BEGINNING at a point in the center of a dirt road for the southwest corner of a 180.00 acre tract of land described in deed to Belco Equities, Inc., recorded in Collin County Clerk's File No. 95-0003093 of the Land Records of Collin County, Texas and an ell corner of the beforementioned 99.179 acre tract and in the north line of a tract of land described in deed to Robert Jensen, recorded in Collin County Clerk's File No. 93-0032152 of the Land Records of Collin County, Texas;

THENCE along the center of said dirt road and the north line of said Jensen tract, North 87°18'40" West, a distance of 1368.84 feet to a point from which a 1/2" iron rod found for corner;

THENCE leaving the center of the dirt road and the north line of the said Jensen tract, passing the southeast corner of a 2.00 acre tract of land described in deed to George Smartt, et Ux, recorded in Volume 3387, Page 983 of the Land Records of Collin County, Texas, North 01°48'18" East, at 20.11 feet, in all a total distance of 473.55 feet to a point in the southeast line of a 5.99 acre tract of land described in deed to Richard Cole, recorded in Volume 2700, Page 335 of the Land Records of Collin County, Texas;

THENCE with said southeast line, North 52°16'20" East, a distance of 471.53 feet to a point for the southeast corner of said 5.99 acre tract and the southwest corner of a 1.438 acre tract of land described in deed to Jesus Espinosa, recorded in Volume 3371, Page 440 of the Land Records of Collin County, Texas;

THENCE with the southeast line of said 1.438 acre tract, North 52°08'20" East, a distance of 151.17 feet to a point for the southeast corner of said 1.438 acre tract and the southwest corner of a 1.981 acre tract of land described in deed to Charles Douglas, recorded in Collin County Clerk's File No. 95-0042620 of the Land Records of Collin County, Texas;

THENCE with the southeast line of said 1.981 acre tract and along a wire fence, North 52°19'41" East, a distance of 206.99 feet to a steel fence post for the southeast corner of said 1.981 acre tract;

THENCE with the northeast line of said 1.981 acre tract and along a wire fence, North 37°53'57" West, a distance of 406.25 feet to a point in the southeast right-of-way line of State Highway No. 78 (a variable width ROW) described in the Collin County Court Judgement recorded in Collin County Clerk's File No. 0064149 of the Land Records of Collin County, Texas;

THENCE with said southeast right-of-way line, the following courses and distances to wit:
North 52°16'26" East, a distance of 253.06 feet to a point for corner;

North 58°00'08" East, a distance of 200.98 feet to a point for corner;
North 53°41'09" East, a distance of 69.00 feet to a point in the southwest line of a 15.939 acre tract of land described in deed to Saginaw Highland Station, L.P., recorded in Collin County Clerk's File No. 94-0048685 of the Land Records of Collin County, Texas;

THENCE with said southwest line, South 37°44'33" East, a distance of 385.87 feet to a point for the southwest corner of said 15.939 acre tract;

THENCE with the southeast line of said 15.939 acre tract of land, North 52°21'03" East, a distance of 425.30 feet to a point for corner;

THENCE with the southerly most southwest lines of said 15.939 acre tract and along a wire fence, the following courses and distances to wit:

South 04°02'37" West, a distance of 55.73 feet to a point for corner;

South 01°51'32" West, a distance of 109.93 feet to a point for the most southerly corner of said 15.939 acre tract;

THENCE North 52°18'54" East, a distance of 1106.65 feet to a point for corner;

THENCE North 37°39'51" West, a distance of 476.96 feet to a point for corner in the southeast right-of-way line of said State Highway No. 78;

THENCE with the southeast right-of-way line of said State Highway No. 78, the following courses and distances to wit:

North 50°33'38" East, a distance of 105.00 feet to a point for corner;

North 52°18'37" East, a distance of 100.00 feet to a point for corner;

North 63°37'13" East, a distance of 101.88 feet to a point for corner;

North 52°18'37" East, a distance of 15.30 feet to a point for the westerly corner of the tract of land described in deed to All East, Inc., recorded in Collin County Clerk's File No. 92-0081176 of the Land Records of Collin County, Texas;

THENCE with the southerly line of the said All East, Inc. tract, the following courses and distances to wit:

South 61°32'58" East, a distance of 106.23 feet to a point for corner;

South 87°36'57" East, a distance of 315.06 feet to a point for corner;

South 86°39'56" East, a distance of 117.57 feet to a point for corner;

THENCE with the southerly line of the said All East, Inc. tract part of the way and with the southerly line of the tract of land described in deed to Troy Miller, recorded in Volume 1717, Page 301 of the Land Records of Collin County, Texas, South 88°51'27" East, a distance of 315.69 feet to a point for the northeast corner of said Belco Equities, Inc. tract;

THENCE with the west line of the said Belco Equities, Inc. tract, South 02°31'54" West, a distance of 2668.19 feet to a point in the north line of the said 411.19 acre tract for the southwest corner of the Belco Equities, Inc. tract;

THENCE with the north line of the said 411.19 acre tract, the following courses and distances to wit:

South 87°58'46" East, a distance of 1160.59 feet to a point for corner;

South 88°30'15" East, a distance of 406.46 feet to a point for corner;

South 88°07'26" East, a distance of 789.06 feet to a point in the center of the main tributary of Muddy Creek;

THENCE with said center of the main tributary of Muddy Creek, the following courses and distances to wit:

South 01°23'14" East, a distance of 84.00 feet to a point for corner;
 South 38°50'14" East, a distance of 229.00 feet to a point for corner;
 South 82°50'14" East, a distance of 93.00 feet to a point for corner;
 North 76°24'46" East, a distance of 130.00 feet to a point for corner;
 South 00°20'14" East, a distance of 184.00 feet to a point for corner;
 South 57°05'14" East, a distance of 179.00 feet to a point for corner;
 South 19°09'46" West, a distance of 91.00 feet to a point for corner;
 North 75°09'46" East, a distance of 134.00 feet to a point for corner;
 South 16°20'14" East, a distance of 96.00 feet to a point for corner;
 South 85°54'46" West, a distance of 143.00 feet to a point for corner;
 South 17°35'14" East, a distance of 140.00 feet to a point for corner;
 South 66°54'46" West, a distance of 86.00 feet to a point for corner;
 North 25°54'46" East, a distance of 100.00 feet to a point for corner;
 South 47°54'46" West, a distance of 137.88 feet to a point for corner;
 North 47°54'46" East, a distance of 35.12 feet to a point for corner;
 South 01°39'46" West, a distance of 139.00 feet to a point for corner;
 South 13°39'46" West, a distance of 140.00 feet to a point for corner;
 South 52°39'46" West, a distance of 240.00 feet to a point for corner;
 South 03°20'14" East, a distance of 210.00 feet to a point for corner;
 South 43°09'46" West, a distance of 290.00 feet to a point for corner;
 South 16°39'46" West, a distance of 210.00 feet to a point for corner;
 South 22°39'46" West, a distance of 160.00 feet to a point for corner;
 South 08°02'14" East, a distance of 296.00 feet to a point for corner;
 South 31°39'46" West, a distance of 215.00 feet to a point for corner;
 North 46°35'14" West, a distance of 191.00 feet to a point for corner;
 North 41°09'46" East, a distance of 131.00 feet to a point for corner;
 South 76°35'14" East, a distance of 49.00 feet to a point for corner;
 North 11°39'46" East, a distance of 155.00 feet to a point for corner;
 South 28°20'14" East, a distance of 54.80 feet to a point in the northeast right-of-way line of
 Sachse Road for the beginning of a non-tangent curve to the left, having a central angle of
 04°29'01", a radius of 653.29 feet and a chord bearing and distance of South 44°31'52" West,
 51.11 feet;

THENCE leaving the said center of the main tributary of Muddy Creek and with the northeast right-of-way line of said Sachse Road, the following courses and distances to wit:

Southwesterly with said curve, an arc distance of 51.12 feet to a point for corner;
 South 42°17'21" West, a distance of 147.20 feet to a point for the beginning of a tangent curve to the left, having a central angle of 09°41'00", a radius of 1196.28 feet and a chord bearing and distance of South 37°26'51" West, 201.94 feet;
 Southwesterly with said curve, an arc distance of 202.18 feet to a point for corner;
 South 32°36'21" West, a distance of 1.50 feet to a point for the beginning of a tangent curve to the right, having a central angle of 12°52'00", a radius of 905.37 feet and a chord bearing and distance of South 39°02'21" West, 202.89 feet;
 Southwesterly with said curve, an arc distance of 203.32 feet to a point for corner;
 South 45°28'21" West, a distance of 482.50 feet to a point for corner, from which a concrete monument bears North 72°07'08" West, 1.3 feet;
 South 46°21'08" West, a distance of 990.09 feet to a point for the beginning of a tangent curve to the right, having a central angle of 45°34'36", a radius of 523.14 feet and a chord bearing and distance of South 69°08'26" West, 405.25 feet;
 Southwesterly with said curve, an arc distance of 416.14 feet to a point for corner;
 Along a fence, North 88°04'16" West, a distance of 1245.84 feet to a point for the southeast

corner of a 2.7 acre tract of land described in deed to Joe J. Stone, recorded in Volume 204, Page 0161 of the Deed Records of Dallas County, Texas;

THENCE with the east line of the said 2.7 acre tract and, North 02°18'46" East, a distance of 311.32 feet to a point for corner;

THENCE with the east line of a 47.88 acre tract of land described in deed to Joe J. Stone, North 02°18'46" East, a distance of 3417.01 feet to a point for the northeast corner of said 47.88 acre tract;

THENCE with the north line of said 47.88 acre tract, the following courses and distances to wit:
North 87°56'46" West, a distance of 535.24 feet to a point for corner;
North 88°22'04" East, a distance of 200.08 feet to a point for the northwest corner of said 47.88 acre tract;

THENCE with the west line of said 47.88 acre tract, South 00°18'46" East, a distance of 3106.85 feet to a point for the northwest corner of said 2.7 acre tract;

THENCE with the west line of said 2.7 acre tract, South 01°23'54" West, a distance of 310.42 feet to a point in the north right-of-way line of Sachse Road;

THENCE with the said north right-of-way line, North 88°01'12" West, a distance of 247.00 feet to a point for the southeast corner of a 3.37 acre tract of land described in deed to Max Stone;

THENCE with the east and north lines of said 3.37 acre tract, the following courses and distances to wit:
North 01°58'48" East, a distance of 368.00 feet to a point for corner;
South 86°59'56" West, a distance of 452.00 feet to a point in the east line of a 3.71 acre tract of land described in deed to Todd Johnson;

THENCE with the east line of said 3.71 acre tract, the east line of NICHOLS ADDITION, an addition to the City of Sachse, the east line of a 6.23 acre tract of land described in deed to Bobby Boswell, the east line of a 29.75 acre tract of land described in deed to Virginia Stone, the east line of a 6.86 acre tract of land described in deed to Eugene Schmidt, the east line of a 6.14 acre tract of land described in deed to James Scarbrough and the east line of a 4.0 acre tract of land described in deed to Lawrence Acres, the following courses and distances to wit:

North 00°02'54" West, a distance of 2559.21 feet to a point for corner;
North 01°06'00 East, a distance of 523.01 feet to a point in the south line of a 40.86 acre tract of land described in deed to Timothy Bennett;

THENCE with the south line of said 40.86 acre tract, North 88°30'30" West, a distance of 811.78 feet to a point for the southeast corner of a 2.0 acre tract of land described in deed to Charles Spain;

THENCE with the east and north lines of said 2.0 acre tract, the following courses and distances to wit:
North 02°18'32" East, a distance of 208.73 feet to a point for corner;
North 88°30'30" West, a distance of 445.39 feet to a point in the east right-of-way line of Bailey Road;

THENCE with said east right-of-way line, North 01°36'24" East, a distance of 671.48 feet to a point for the southwest corner of said Jensen tract;

THENCE with the south, east and north lines of said Jensen tract, the following courses and distances to wit:
South 88°03'32" East, a distance of 2148.60 feet to a point for corner;

North 02°18'09" East, distance of 413.60 feet to a point for corner;
North 88°21'59" West, a distance of 532.47 feet to the **POINT OF BEGINNING** and containing
530.66 acres of land.

EXHIBIT "C"
PLANNED DEVELOPMENT DISTRICT
DEVELOPMENT STANDARDS
CITY OF SACHSE, TEXAS

1.0 PLANNED DEVELOPMENT DISTRICT

1.01 Purpose:

The purpose of this Planned Development District is to provide for flexibility in the combination of allowed uses while insuring appropriate land use regulations and development standards. Each permitted use is planned, developed or operated as an integral land use unit while providing flexibility in the use and design of land and buildings where modification of specific provisions of this ordinance is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the neighborhood. While flexibility is given to provide special restrictions which allow for new and innovative concepts in land utilization and development not otherwise permitted, procedures are established to insure against misuse of the increased flexibility.

2.0 PLANNED DEVELOPMENT - SINGLE FAMILY RESIDENTIAL

Tract A-1

2.01 General Description:

The single family residential tract is intended to accommodate a variety of single family residential uses. Development standards for each of the housing types are outlined within this text.

2.02 Permitted Uses: Land uses permitted within residential areas, indicated as Tract A-1 on Exhibit "A", are as follows:

- a. Residential units as described herein.
- b. Uses permitted as referenced in Article 3, Section 2.2 of the City of Sachse Zoning Ordinance, Ordinance No. 1255, as it currently exists.
- c. Private or public recreation facilities.
- d. Churches/rectories, but not including mission tents or revival tents.
- e. Day care centers.
- f. Utility distribution lines and facilities.
- g. Parks, linear greenbelt areas, trails and walkways, playgrounds and neighborhood recreation facilities, golf course, maintenance facility and yard, and associated office uses, including, but not limited to, swimming pools, clubhouse facilities and tennis courts.
- h. Fire stations and public safety facilities.
- i. Real estate sales offices and model homes during the development and marketing of the residential areas.
- j. Private streets, which shall be permitted only if approved by the City Council at the time of platting.
- k. Electronic security facilities including gatehouse and control counter.
- l. Directional signs pertaining to the development.
- m. Accessory buildings which are not a part of a main building, including one private garage, or accessory buildings which are a part of a main building, including one private garage customarily incidental to the permitted uses.
- n. Temporary buildings, temporary signs, and uses incidental to construction work on the premises, which shall be removed upon completion.

- o. Uses similar to the above mentioned permitted uses, provided, however, that the City Council shall approve said use prior to the issuance of a building permit.
- p. Parking lot required to serve the uses permitted in this district. All single family dwelling districts shall have concrete surface pavement required for all applications.
- q. Concrete batch plant, temporary during construction when permitted by code enforcement.

2.03 Density: The overall maximum allowed residential units for Tract A-1 shall not exceed 1,650 units. The number of lots by type are as follows:

R-87.0	3
R-15.0	74
R-13.5	77
R-10.0	91
R- 9.0	74
R- 7.0	463
R- 6.5	489
R- 6.0	379
<u>Total</u>	<u>1,650</u>

2.04 Garage, Parking and Driveway Requirements: Garage, parking and driveway requirements for single family development areas shall be as follows:

- a. Two (2) off-street parking spaces shall be provided on the same lot as the main structure. In addition with this requirement, a two (2) car garage shall be provided for each unit. Garage parking shall be behind the front building line. The entrance to any attached or detached garage shall be allowed to face any street subject to paragraph 2.04(c) below. Any garage structure shall have a minimum of twenty (20) feet from the property line to the closed garage door.
- b. No parking space, garage or other automobile storage space or structure shall be used for storage of any heavy load vehicle with the exception that a recreation vehicle, travel trailer, boat or similar equipment may be stored off-street and behind the front building line by the owner or occupant of the residential premises in R-87.0 Single Family and R-15.0 Single Family uses

hereinafter defined; in accordance with the screening portion of this ordinance.

- c. No driveway entrances shall be allowed to be constructed on the side or rear lot line adjacent to any major thoroughfare (minimum eighty (80) foot right-of-way to maximum one hundred forty (140) foot right-of-way) or secondary thoroughfare (minimum sixty (60) foot right-of-way).

2.05 Building Materials: The building materials requirements shall be as follows:

- a. A minimum of seventy-five (75) percent of the total exterior wall surfaces of all main buildings shall have an exterior finish of stone, brick, or other masonry veneer. If there is a window or door, including garage doors, that is on a wall with masonry on both sides, then it can count as part of the masonry requirement. If there is wood siding around the window, door or garage door, it counts as wood siding. Regarding gables, if the gable is in front of an attic space, it is exempt from masonry requirement. If the gable is in front of a living space, it is considered into the calculation of masonry.
- b. Detached, free-standing garages, whether attached to the main building by a covered walkway or not, shall have a minimum of seventy-five (75) percent of the total exterior wall surface be of an exterior finish of stone, brick or other masonry veneer.
- c. If a detached garage is constructed on a corner lot or has sides adjacent to any street or thoroughfare that is not screened by a masonry screening wall, then seventy-five (75) percent of the garage structure must be of same masonry material as the residence.

2.06 R-87.0 Single Family: R-87.0 Single Family units are single family, detached housing units, having access and frontage on a public or private road. Building and area requirements are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building shall be two thousand two hundred (2,200) square feet, exclusive of garages, breezeways and porticos.
- b. **Lot Area:** The minimum area of any lot shall be two (2) acres.
- c. **Lot Coverage:** In no case shall more than thirty-five (35) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.

- d. **Lot Width:** The minimum width of any lot shall be one hundred fifty (150) feet at the front building line.
- e. **Lot Depth:** The minimum depth of any lot shall be two hundred fifty (250) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-points on front and rear lot lines, of two hundred (200) feet; provided all other requirements of this section are fulfilled.
- f. **Front Yard:** The minimum depth of the front yard shall be thirty (30) feet.
- g. **Side Yard:** The minimum side yard on each side of the lot shall be fifteen (15) feet. A side yard adjacent to a street shall be a minimum of twenty five (25) feet.
- h. **Rear Yard:** The minimum depth of the rear yard shall be thirty (30) feet.
- i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, or thirty five (35) feet.

2.07 R-15.0 Single Family: R-15.0 Single Family units are single family, detached housing units having access and frontage on a public or private road. Building and area requirements are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building shall be two thousand two hundred (2,200) square feet, exclusive of garages, breezeways and porticos.
- b. **Lot Area:** The minimum area of any lot shall be fifteen thousand (15,000) square feet.
- c. **Lot Coverage:** In no case shall more than thirty five (35) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. **Lot Width:** The minimum width at the front building line of any lot shall be as follows:

30% of the lots	85 feet to 94 feet
70% of the lots	95 feet or greater

except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of seventy (70) feet at the building line with the lot width at the mid point of the lot being 100 feet or greater; provided all other requirements of this section are fulfilled.

- e. **Lot Depth:** The minimum depth of any lot shall be one hundred twenty five (125) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-points on front and rear lot lines, of one hundred fifteen (115) feet; provided all other requirements of this section are fulfilled.
- f. **Front Yard:** The minimum depth of the front yard shall be twenty five (25) feet, except for side entry garages which shall have a minimum depth of the front yard of twenty (20) feet.
- g. **Side Yard:** The minimum side yard on each side of the lot shall be ten (10) feet. A side yard adjacent to a street shall be a minimum of twenty (20) feet.
- h. **Rear Yard:** The minimum depth of the rear yard shall be twenty five (25) feet if the rear yard is adjacent to another residential lot, and twenty (20) feet if adjacent to open space, parks or golf course.
- i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, or thirty five (35) feet.

2.08 R-13.5 Single Family: R-13.5 Single Family units are single family, detached housing units having access and frontage on a public or private road. Building and area requirements are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building, exclusive of garages, breezeways and porticos is as follows:

30% of the dwellings	2,200 square feet
40% of the dwellings	2,100 square feet
30% of the dwellings	2,000 square feet
- b. **Lot Area:** The minimum area of any lot shall be thirteen thousand five hundred (13,500) square feet.
- c. **Lot Coverage:** In no case shall more than thirty five (35) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. **Lot Width:** The minimum width of any lot shall be seventy five (75) feet at the front building line, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of seventy (70) feet at the building line; provided all other requirements of this section are fulfilled.

- e. **Lot Depth:** The minimum depth of any lot shall be one hundred twenty (120) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-points on front and rear lot lines, of one hundred ten (110) feet; provided all other requirements of this section are fulfilled.
- f. **Front Yard:** The minimum depth of the front yard shall be twenty five (25) feet, except for side entry garages which shall have a minimum depth of the front yard of twenty (20) feet.
- g. **Side Yard:** The minimum side yard on each side of the lot shall be ten (10) feet. A side yard adjacent to a street shall be a minimum of twenty (20) feet.
- h. **Rear Yard:** The minimum depth of the rear yard shall be twenty five (25) feet if the rear yard is adjacent to another residential lot, twenty (20) feet if adjacent to open space, parks or golf course.
- i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, or thirty five (35) feet.

2.09 R-10.0 Single Family: R-10.0 Single Family units are single family, detached housing units, having access and frontage on a public or private road. Building and area requirements are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building, exclusive of garages, breezeways and porticos is as follows:

30% of the dwellings	2,200 square feet
40% of the dwellings	2,000 square feet
30% of the dwellings	1,800 square feet
- b. **Lot Area:** The minimum area of any lot shall be ten thousand (10,000) square feet.
- c. **Lot Coverage:** In no case shall more than thirty five (35) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. **Lot Width:** The minimum width of any lot shall be seventy (70) feet at the front building line, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of sixty (60) feet at the building line; provided all other requirements of this section are fulfilled.
- e. **Lot Depth:** The minimum depth of any lot shall be one hundred ten (110) feet, except that a lot at the terminus of a cul-de-sac or along street

elbows/eyebrows may have a minimum lot depth, measured at mid-points on front and rear lot lines, of one hundred (100) feet; provided all other requirements of this section are fulfilled.

- f. **Front Yard:** The minimum depth of the front yard shall be twenty five (25) feet, except for side entry garages which shall have a minimum front yard depth of twenty (20) feet.
- g. **Side Yard:** The minimum side yard on each side of the lot shall be ten (10) feet. A side yard adjacent to a street shall be a minimum of twenty (20) feet.
- h. **Rear Yard:** The minimum depth of the rear yard shall be twenty five (25) feet if the rear yard is adjacent to another residential lot, and twenty (20) feet if adjacent to open space, parks or golf course.
- i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, or thirty five (35) feet.

2.10 R-9.0 Single Family: R-9.0 Single Family units are single family, detached housing units, having access and frontage on a public or private road. Building and area requirements are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building, exclusive of garages, breezeways and porticos is as follows:

30% of the dwellings	2,200 square feet
40% of the dwellings	2,000 square feet
30% of the dwellings	1,800 square feet
- b. **Lot Area:** The minimum area of any lot shall be nine thousand (9,000) square feet.
- c. **Lot Coverage:** In no case shall more than forty (40) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. **Lot Width:** The minimum width of any lot shall be seventy (70) feet at the front building line, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of sixty (60) feet at the building line; provided all other requirements of this section are fulfilled.
- e. **Lot Depth:** The minimum depth of any lot shall be one hundred ten (110) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-points

on front and rear lot lines, of one hundred (100) feet; provided all other requirements of this section are fulfilled.

- f. **Front Yard:** The minimum depth of the front yard shall be twenty (20) feet, except for side entry garages which shall have a minimum front yard depth of fifteen (15) feet.
- g. **Side Yard:** The minimum side yard on each side of the lot shall be eight (8) feet. A side yard adjacent to a street shall be a minimum of fifteen (15) feet.
- h. **Rear Yard:** The minimum depth of the rear yard shall be twenty five (25) feet if the rear yard is adjacent to another residential lot, and twenty (20) feet if adjacent to open space, parks or golf course.
- i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, or thirty five (35) feet.

2.11 R-7.0 Single Family: R-7.0 Single Family units are single family, detached housing units, having access and frontage on a public or private road. Building and area requirements are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building, exclusive of garages, breezeways and porticos is as follows:

30% of the dwellings	1,800 square feet
40% of the dwellings	1,600 square feet
30% of the dwellings	1,400 square feet
- b. **Lot Area:** The minimum area of any lot shall be seven thousand (7,000) square feet.
- c. **Lot Coverage:** In no case shall more than forty five (45) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. **Lot Width:** The minimum width of any lot shall be sixty (60) feet at the front building line, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of fifty (50) feet at the building line; provided all other requirements of this section are fulfilled.
- e. **Lot Depth:** The minimum depth of any lot shall be one hundred ten (110) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-points

on front and rear lot lines, of one hundred (100) feet; provided all other requirements of this section are fulfilled.

- f. **Front Yard:** The minimum depth of the front yard shall be twenty (20) feet, except for side entry garages which shall have a minimum front yard depth of fifteen (15) feet.
- g. **Side Yard:** The minimum side yard on each side of the lot shall be five (5) feet. A side yard adjacent to a street shall be a minimum of fifteen (15) feet.
- h. **Rear Yard:** The minimum depth of the rear yard shall be twenty (20) feet if the rear yard is adjacent to another residential lot, and fifteen (15) feet if adjacent to open space, parks or golf course. If the rear lot line abuts a dedicated alley, the garage drive entry, if provided, must be set back a minimum of twenty (20) feet.
- i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, or thirty five (35) feet.

2.12 R-6.5 Single Family: R-6.5 Single Family units may be either single family detached units or garden homes (homes in which the unit is sided on, or adjacent to, one of the side lot lines) having access and frontage on a public or private road. Building and area requirements for single family detached units and garden homes are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building, exclusive of garages, breezeways and porticos is as follows:

30% of the dwellings	1,600 square feet
40% of the dwellings	1,500 square feet
30% of the dwellings	1,400 square feet
- b. **Lot Area:** The minimum area of any lot shall be six thousand five hundred (6,500) square feet.
- c. **Lot Coverage:** In no case shall more than forty five (45) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. **Lot Width:** The minimum width of any lot shall be fifty five (55) feet at the front building line, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of fifty (50) feet at the building line; provided all other requirements of this section are fulfilled.

- e. **Lot Depth:** The minimum depth of any lot shall be one hundred (100) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-points on front and rear lot lines, of ninety (90) feet; provided all other requirements of this section are fulfilled.
 - f. **Front Yard:** The minimum depth of the front yard shall be twenty (20) feet, except for side entry garages which shall have a minimum front yard depth of fifteen (15) feet.
 - g. **Side Yard:** The minimum side yard for single family detached units shall be five (5) feet on each side of the lot. For garden homes the side yard setbacks shall be zero (0) feet to three (3) feet on one side (the zero side), and seven (7) feet to ten (10) feet on the opposite side. A minimum separation of ten (10) feet is required between structures. A side yard adjacent to a street shall be a minimum of fifteen (15) feet.
 - h. **Rear Yard:** The minimum depth of the rear yard shall be fifteen (15) feet if the rear yard is adjacent to another residential lot, and ten (10) feet if adjacent to open space, parks or golf course. If the rear lot line abuts a dedicated alley, the garage drive entry, if provided, must be set back a minimum of twenty (20) feet.
 - i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, or thirty five (35) feet.
 - j. **Garden Home Maintenance Easement:**
 - 1. A maintenance easement to provide access to an adjacent garden home of not less than four (4) feet or more than seven (7) feet in width extending along the entire side lot line shall be established on each lot adjacent to a garden home lot and shown on the final plat.
 - 2. The maintenance easement shall be maintained as an open space. However, the Building Official may approve fences and horizontal construction at grade level, such as a deck not exceeding twelve (12) inches above grade, or paved surfaces in the maintenance easement upon a finding that it does not impede the use of the easement for the maintenance and drainage of the adjoining structure.
- 2.13 **R-6.0 Single Family:** R-6.0 Single Family units may be either single family, detached units or garden homes (homes in which the unit is sided on, or adjacent to, one of the side lot lines), having access and frontage on a public or private

road. Building and area requirements for single family detached units and garden homes are as follows:

- a. **Minimum Dwelling Size:** The minimum area of the main building, exclusive of garages, breezeways and porticos is as follows:

30% of the dwellings	1,600 square feet
40% of the dwellings	1,500 square feet
30% of the dwellings	1,400 square feet
- b. **Lot Area:** The minimum area of any lot shall be six thousand (6,000) square feet.
- c. **Lot Coverage:** In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. **Lot Width:** The minimum width of any lot shall be fifty (50) feet at the front building line, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of forty five (45) feet at the building line; provided all other requirements of this section are fulfilled.
- e. **Lot Depth:** The minimum depth of any lot shall be one hundred (100) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-points on front and rear lot lines, of ninety (90) feet; provided all other requirements of this section are fulfilled.
- f. **Front Yard:** The minimum depth of the front yard shall be twenty (20) feet, except for side entry garages which shall have a minimum front yard depth of fifteen (15) feet.
- g. **Side Yard:** The minimum side yard for single family detached units shall be five (5) feet on each side of the lot. For garden homes the side yard setbacks shall be zero (0) feet to three (3) feet on one side (the zero side), and seven (7) feet to ten (10) feet on the opposite side. A minimum separation of ten (10) feet is required between structures. A side yard adjacent to a street shall be a minimum of fifteen (15) feet.
- h. **Rear Yard:** The minimum depth of the rear yard shall be fifteen (15) feet if the rear yard is adjacent to another residential lot, and ten (10) feet if adjacent to open space, parks or golf course. If the rear lot line abuts a

dedicated alley, the garage drive entry, if provided, must be set back a minimum of twenty (20) feet.

- i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, or thirty five (35) feet.

- j. **Garden Home Maintenance Easement:**

1. A maintenance easement to provide access to an adjacent garden home of not less than four (4) feet or more than seven (7) feet in width extending along the entire side lot line shall be established on each lot adjacent to a garden home lot and shown on the final plat.
2. The maintenance easement shall be maintained as an open space. However, the Building Official may approve fences and horizontal construction at grade level, such as a deck not exceeding twelve (12) inches above grade, or paved surfaces in the maintenance easement upon a finding that it does not impede the use of the easement for the maintenance and drainage of the adjoining structure.

2.14 General Requirements:

- a. **Curvilinear Streets:** Existing topographic and physical site features allow for curvilinear streets to be constructed within portions of the residential tracts. This does not mandate that all residential streets be curvilinear or that all residential tracts or plats will incorporate the use of curvilinear streets. The conceptual plan will provide for at least twenty five (25) percent of all streets to be curvilinear.
- b. **Outside Storage:** Provisions allowing for outside storage within the tract(s) covered by this ordinance are as follows:
 1. Prohibition: A person commits an offense if he or she keeps, maintains or stores, outside of a building, on any property zoned for single family use, any personal property which is visible from a public street or alley, or is visible from private property which is under separate ownership, including but not limited to household items, building materials, automotive parts, equipment, etc., without proper screening and located in allowed outside storage areas only. It shall not be a defense to prosecution that such items were covered with a tarp or similar covering.
 2. Exception: It is not an offense to keep, store or maintain personal property customarily found outside of a building on property zoned

for single family use such as lawn furniture, dog houses, landscape containers, etc.

3. **Parties Responsible:** The owner (or owners) and persons in control of such residentially zoned property are responsible for violations of this subsection.

- c. **Landscaping Front Yards:** The front yard of each home will be sodded with a landscape package consisting of eight (8) shrubs and one (1) tree having a two (2) inch minimum caliper. The trees will be selected from or equal to the species listed as "Large Trees" in the City of Sachse Streetscape Plan And Guidelines, 1996. The front yards of each home, except the lots in R-87.0 Single Family, shall be irrigated.
- d. **Developed Lot Ratio:** A minimum ratio of 7 interior lots shall be developed for each golf course lot. The ratio shall be calculated on a cumulative total and not on a per phase basis. Any adjustment to the ratio must be approved by the City Council.

- e. **Minimum Dwelling Unit Size:** The minimum dwelling unit size for each housing type as defined in Section 2.0 are as follows:

Lot Types	% of Units	Minimum Dwelling Size
R-87.0		2200 s.f.
R-15.0		2200 s.f.
R-13.5	30% @	2200 s.f.
	40% @	2100 s.f.
	30% @	2000 s.f.
R-10.0	30% @	2200 s.f.
	40% @	2000 s.f.
	30% @	1800 s.f.
R- 9.0	30% @	2200 s.f.
	40% @	2000 s.f.
	30% @	1800 s.f.
R- 7.0	30% @	1800 s.f.
	40% @	1600 s.f.
	30% @	1400 s.f.
R- 6.5	30% @	1600 s.f.
	40% @	1500 s.f.
	30% @	1400 s.f.
R- 6.0	30% @	1600 s.f.
	40% @	1500 s.f.
	30% @	1400 s.f.

The minimum dwelling unit size for the homes on the R-13.5 lots adjacent to the north line of the 9.15 acre tract of land conveyed to Robert Jensen C.C.C.F. No. 93-0032152 of the L.R.C.C.T. shall be 2,200 s.f.

The number of homes by minimum dwelling size are as follows:

1400 to 1499 s.f.	400
1500 to 1599 s.f.	346
1600 to 1799 s.f.	446
1800 to 1999 s.f.	188
2000 to 2099 s.f.	90
2100 to 2199 s.f.	31
2200 + s.f.	149
	1,650

The minimum dwelling size in any final plat containing R-6.0, R-6.5 and R-7.0 lot types shall not have more than 70% of the homes in each respective final plat in the 1400 s.f. category so long as the aggregate total does not exceed the number of homes shown above unless approved by the Planning and Zoning Commission and the City Council at time of platting.

3.0 PLANNED DEVELOPMENT - MULTI-FAMILY

Tract B-1

- 3.01 General Description:** Multi-Family units are attached housing units. These units will consist of flats (single level dwelling units) and studios (two level dwelling units), or a combination thereof. Access shall be allowed from access drives or parking areas connecting to an adjacent public or private street. These multi-family units will range from two (2) units per building to twenty-four (24) units per building. Requirements for multi-family development shall be governed by standards as described below.
- 3.02 Permitted Uses:** Land uses permitted within multi-family areas, indicated as Tract B-1 on Exhibit "A", are as follows:
- a. Multi-family residential units and uses normally permitted as accessory to these uses.
 - b. Concrete batch plant, temporary during construction when permitted by code enforcement.
- 3.03 Density:** Allowed densities for the multi-family tract, known as Tract B-1, shall be 24 units per gross acre of land.
- 3.04 Required Parking:** Parking requirements for multi-family development areas shall be as follows:
- a. Two (2) covered off-street parking spaces shall be provided for each multi-family dwelling unit.
 - b. Parking shall be permitted within all required side and rear yard areas. No parking shall be permitted within the required front yard area.
 - c. Required off-street parking spaces shall be used for parking and shall not be used for storage of boats, trailers, campers and recreational motor vehicles.
- 3.05 Building Materials:** All multi-family structures shall have an exterior finish of glass, stone, stucco, brick, tile, exterior wood or similar materials, (as approved by the City of Sachse) or any combination thereof. The use of wood as a primary, exterior building material shall be limited to a maximum of twenty-five (25) percent of the total exterior wall surfaces. If there is a window or door, including garage doors, that is on a wall with masonry on both sides, then it can count as part of the masonry requirement. If there is wood siding around any window or door, including garage doors, the opening counts as wood siding. Gables located

in front of an attic space shall be exempt from masonry requirement. Gables located in front of a living space shall be included in the calculation of masonry.

3.06 General Requirements: General requirements for multi-family development shall be as follows:

- a. Unless otherwise approved by the City Council or their designee, a six (6) foot screening fence shall be constructed by the Developer of the multi-family property between areas developed for multi-family uses and those areas developed for single family residential uses. The above referenced six (6) foot screening fence shall be constructed of exterior wood, stone, stucco, brick, tile, concrete or similar materials or any combination thereof. Design of the aforementioned screening fence shall be approved by the City Council at the time of Development Plan approval.
- b. A concrete walkway shall connect the front door of each ground floor unit to a parking area.
- c. Exterior lighting fixtures, whether attached to buildings or free-standing, shall be of a harmonious design. A lighting plan, showing fixtures and lighting levels, shall be approved by the City at the time of development plan approval. In no event shall "area" lighting other than "cut off" or shielded type fixtures mounted twelve (12) feet or less above grade be allowed to be mounted on a building wall. All exterior lighting will have "cut off" or shielded fixtures.
- d. Lighting shall be in accordance with any fixture lighting standards adopted by the City, or these standards, whichever is more stringent.
- e. Any carport roof must be constructed of materials that are architecturally compatible with the roof of the main structure. Flat built-up roofs will be allowed only when all other materials meet the intent of this paragraph (i.e., prefabricated or other metal units are not considered compatible with brick, stone, stucco or wood siding and trim).

3.07 Minimum Dwelling Size: The minimum floor area for multi-family units shall be six hundred fifty (650) square feet, exclusive of garages, open breezeways and porticos.

3.08 Lot Area: The minimum area of any lot shall be ten thousand (10,000) square feet.

3.09 Lot Coverage: In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

- 3.10 **Lot Width:** The width of any lot shall not be less than eighty (80) feet.
- 3.11 **Lot Depth:** The minimum depth of any lot shall not be less than one hundred twenty (120) feet.
- 3.12 **Front Yard:** The minimum depth of the front yard shall be twenty five (25) feet.
- 3.13 **Side Yard:** The minimum side yard on each side of the lot shall be fifteen (15) feet. A side yard adjacent to a street shall be a minimum of twenty five (25) feet. A building separation of fifteen (15) feet shall be provided between multi-family structures. A minimum side yard of one hundred (100) feet shall be required where two (2) story units abut a single family zoning district and fifteen (15) feet for single story units abutting a single family zoning district.
- 3.14 **Rear Yard:** The minimum depth of the rear yard shall be twenty (20) feet. A minimum rear yard of one hundred (100) feet shall be required where units abut a single family zoning district and twenty (20) feet for single story units abutting a single family zoning district.
- 3.15 **Building Height:** The permitted height of all multi-family structures shall not exceed three (3) stories; provided, however, no multi-family structure shall exceed the side yard and rear yard requirements previously defined.
- 3.16 **Access Stairs:** The use of exterior stairways for any multi-family building shall include provisions in the design to cover, shield, or enclose the walkway from view of the street. Do not extend stairways outward from building to create an offensive design.
- 3.17 **Landscaping:**
- a. Each lot shall provide for a minimum of five (5) percent of the lot area to be landscaped. The area required for buildings, garages or carports, driveways, paved areas, rights-of-way or easements for streets or alleys shall be excluded from the lot area calculation. Fifty (50) percent of the required landscaping area shall be located in the front yard of each lot. Screening walls and fences may be located within the required landscaping area.
 - b. All required landscape areas shall consist of a combination of trees, grass, shrubs, ground cover and other live plant material to be shown on the landscape plan to be included in the non-residential development plan.
 - c. All landscape areas that are visible from a public street shall be irrigated.

4.0 PLANNED DEVELOPMENT - COMMERCIAL

Tracts C-1 & C-2

- 4.01 **General Description:** The Commercial area will provide the ability to encourage, and to accommodate the development of office, retail and commercial service centers.
- 4.02 **Permitted Uses:** The uses permitted in the commercial area, indicated as Tracts C-1 & C-2 on Exhibit "A", shall be the uses permitted in C-1 Neighborhood Shopping District and C-2 General Commercial District of the City of Sachse Zoning Ordinance, Ordinance No. 1225 as it currently exists or may be amended.
- 4.03 **Restricted Uses:** Unless otherwise approved by the City of Sachse, no food product centers or food service uses shall be permitted within two hundred (200) feet of the northern boundary of Tract A-1 as shown on Exhibit "A".
- 4.04 **Open Display Uses Permitted:** Open display uses are permitted in accordance with Article 3, Section 5.3 of the City of Sachse Zoning Ordinance, Ordinance No. 1255.
- 4.05 **Area Regulations:** Area regulations are to be in accordance with Article 3, Section 5.4 of the City of Sachse Zoning Ordinance, Ordinance No. 1255.
- 4.06 **Building Regulations:** Building regulations are to be in accordance with Article 3, Section 5.5 of the City of Sachse Zoning Ordinance, Ordinance No. 1255.
- 4.07 **Shared Parking:** Shared parking agreements must be submitted, in writing, by all owners involved. The agreement must be approved by the City Council. If approved, the reduction shall be tied to the uses listed in the shared agreement. If any of the uses change, a reassessment of the shared parking agreement may be required. New uses shall not be permitted by the City until another agreement is approved by the City or the individual parking requirements are met.
- 4.08 **Lot Area:** No minimum lot areas or lot sizes are prescribed for commercial and office uses. It is the intent of this ordinance that lots of sufficient size be used by any business to provide adequate parking off of any public or private street, including unloading and loading space required for operation of the enterprise and comply with all open space requirements.
- 4.09 **Landscape Plans:** Landscape plans for proposed development areas shall be submitted by the applicant to the Planning and Zoning Commission and City Council, or their designee and approved in accordance with Article 3, Section 5.7

"Site Landscaping". The content of the site plan shall define all items to be included.

4.10 Screening Wall:

- a. Unless otherwise approved by the City Council or their designee, a six (6) foot screening wall shall be provided between areas developed for residential uses and those areas developed for commercial uses. The commercial user shall be responsible for the construction and maintenance of the six (6) foot screening wall. This screening wall shall be constructed on the property of the commercial tract at the time a commercial property is developed and shall only be required adjacent to the specific commercial property that is being developed. The screening wall shall be maintained by the owner of the commercial property. Repairs shall be made to keep the wall in good condition as determined by the opinion of the city building inspector.
- b. Unless otherwise approved by the City Council or their designee, the above referenced six (6) foot screening wall shall be constructed of stone, stucco, brick, tile, concrete or similar materials (as approved by the City of Sachse), or any combination thereof. Plans for the above mentioned screening wall shall bear the stamp of a registered professional engineer in the State of Texas. The design shall include a foundation and support structure which complies with the city's ordinances.

5.0 PLANNED DEVELOPMENT - GENERAL CONDITIONS

5.01 Conformance to the Sachse Zoning Ordinance: Except as amended herein, this Planned Development shall conform to any and all applicable articles and sections of the City of Sachse Zoning Ordinance, Ordinance No. 1255, as it presently exists.

5.02 Procedures of the Planned Development District:

- a. Zoning Exhibit: A zoning exhibit is hereby attached and made a part of the approval for this Planned Development District. This exhibit, indicated as Exhibit "A" sets forth an overall property boundary description, and the designation of zoning tract(s), identified by numbers which correspond to tracts in Exhibit "C".
- b. Conceptual Plan: The Conceptual Plan for residential development is hereby attached and made a part of the approval for this Planned Development District. This plan, indicated as Exhibit "D", sets forth the following:
 1. The Conceptual Plan shall be drawn to scale and show: (a) topography; (b) land uses including parks and open space; (c) streets; (d) the lot layout for single family residential development; (e) thoroughfares; and (f) other features which graphically explain the standards and conditions set forth in Exhibit "C". Those items listed in Exhibit "C", yet not shown on Exhibit "D", shall continue to be and will remain a requirement and responsibility of the then current property Owner / Developer.
 2. For non-residential developments, a Non-Residential Conceptual Plan shall be drawn to scale and show: (a) topography; (b) land uses; (c) proposed ingress and egress; (d) physical features of the site; (e) existing streets, alleys and easements; (f) and other information to adequately describe the proposed development and to provide data for approval which is to be used in drafting the Development Plan.
 3. A public hearing shall be required to consider the approval of any Conceptual Plan by the Planning and Zoning Commission and City Council. A Conceptual Plan submitted for approval may be for one or multiple tracts. The approved Conceptual Plan shall be the basis for preparing a Development Plan.
 4. If a specific project requires a traffic engineering report concerning safety, access, traffic, etc. as determined by the city, the developer

shall furnish the prescribed report to the city for its review and evaluation.

- c. Development Plan/Preliminary Plat/Final Plat: The Development Plan shall set forth the final plans for development of the Planned Development District and shall conform to the data presented and approved on the Conceptual Plan. Changes of detail on the Development Plan or Preliminary Plat, which differ from the original Conceptual Plan, but do not alter the basic relationship of the proposed development to adjacent property, and do not alter the basic intent and development standards contained herein, may be authorized by the Planning and Zoning Commission or their designee without public hearing. The decision of the Planning and Zoning Commission may be appealed to the City Council for review and decision. Approval of the Development Plan or Preliminary Plat shall be the basis for submission of a Final Plat, but does not release the applicant of the responsibility to submit plans to the building official for a building permit. For any residential tract, a Preliminary Plat shall qualify as the Development Plan. The Development Plan or Preliminary Plat may be submitted for the total area of the Planned Development or for any section or part as approved on the Conceptual Plan.
- d. Non-Residential Development Plan: A Development Plan submission, for non-residential areas, shall contain a scaled drawing of the specific parcel to be developed showing:
1. Approximate locations for any proposed public or private streets.
 2. Approximate locations for any proposed alleys, loading or service corridors.
 3. Approximate locations for any proposed buildings or structures.
 4. Proposed building lines, setback lines and proposed roadway right-of-way lines.
 5. Existing roadway or utility easements or right-of-way.
 6. An accurate boundary description.
 7. Existing topography with a contour interval of not less than two (2) feet based on the USGS MSL datum.
 8. Parking area layout with a table indicating the parking requirements, reductions and shared parking agreements.
 9. Building coverage.

10. All adjacent land uses, including any future points of access to adjacent areas, and any shared uses with adjacent properties.
11. Floodplain and floodway boundaries (if applicable).
12. Proposed open space or amenity areas.
13. Proposed screening and buffering elements.
14. Proposed building heights of multi-story, non-residential structures.
15. Landscape plan.

e. **Preliminary Plat/Final Plat:**

1. A Preliminary Plat or Development Plan for each phase of development must be submitted to the City of Sachse and must be approved in accordance with applicable law prior to completion of the Final Plat. A Final Plat with construction plans, as required by the Sachse Subdivision Ordinance as it presently exists, must be submitted to the City of Sachse and must be approved and construction completed in accordance with applicable law prior to issuance of a building permit within that phase.
2. All Final Plats must conform to the approved Preliminary Plat or Development Plan and be recorded within the county or counties where the property is located.

5.03 General Compliance: Except as amended by these conditions, development of property within this Planned Development must comply with the requirements of all ordinances, rules and regulations of the City of Sachse as they presently exist.

5.04 Corner Visibility Easements: A corner visibility easement shall be maintained at the intersection of streets. This easement shall be kept clear of all structures or other visual obstructions located between two (2) feet six (6) inches and six (6) feet in height above the top of curb of the adjacent street. The easement is defined by a line connecting two points on perpendicular or perpendicularly adjacent lot lines, said points being located twelve (12) feet on one street and sixty (60) feet on the adjoining street from the intersecting lot corner in both directions.

5.05 Maintenance of Common Facilities: Prior to the issuance of a building permit for the initial phase of development, a property owner's association, membership association or other entity that will be responsible for the improvement and maintenance of all common areas and/or common facilities contained within the area of the development shall be formed. The city shall be under no obligation for

operation or maintenance of the above facilities without prior city acceptance and approval.

5.06 Screening Walls:

- a. Unless otherwise approved by the City Council or their designee, screening walls shall be provided along the side or rear lot lines adjacent to major thoroughfares and secondary thoroughfares. The screening wall shall be constructed of stone, stucco, brick, concrete block, concrete, wrought iron or similar materials, or any combination thereof. The design shall be in accordance with Illustration 3. The location of screening walls shall be submitted for approval with the Development Plan or Preliminary Plat. Construction plans are to be included as a part of the public works civil engineering plan at time of final plat approval.
- b. A screening fence shall be required for the storage of a recreation vehicle, travel trailer, boat or similar equipment. The screening fence shall be constructed of wood or masonry and shall be a minimum of six (6) feet in height and be in accordance with all applicable city ordinances.

5.07 Hiking and Jogging Trail Along Major Thoroughfares, Secondary Thoroughfares and Residential Streets: A six (6) foot wide concrete hiking and jogging trail may be constructed on one (1) side of the major thoroughfares, secondary thoroughfares, and residential streets as designated on the conceptual plan in lieu of sidewalks on both sides of the designated streets. In order to provide for a meandering trail, the pavement for the major thoroughfares, secondary thoroughfares and residential streets shall be allowed to be offset a maximum of five (5) feet from the center of the right-of-way to provide for additional parkway on one (1) side of the designated streets for the construction of the meandering trail. Trails along secondary thoroughfares and residential streets shall be constructed by the builder at the time of home construction.

5.08 Street Design Standards: All paved areas, permanent drives, streets, (dedicated or private) and drainage structures must be constructed in accordance with standard City of Sachse specifications as they presently exist. However, the following criteria shall apply:

- a. The minimum centerline radius for a major thoroughfare (minimum eighty (80) foot to maximum one hundred forty (140) foot right-of-way) shall be one thousand (1,000) feet, a secondary thoroughfare (minimum sixty (60) foot right-of-way) shall be two hundred fifty (250) feet and a minor residential street (minimum 50 foot right-of-way) shall be one hundred fifty (150) feet.

- b. A cul-de-sac shall not be longer than six hundred (600) feet.

5.09 Landscaping Requirements: Landscaping requirements are as follows:

- a. **Primary Entrances:** Primary entrances as indicated on Attachment 1 shall be landscaped in accordance with Illustration 1.
- b. **Subdivision Entrances:** Subdivision entrances as indicated on Attachment 1 shall be landscaped in accordance with Illustration 2.
- c. **Major Thoroughfare:** Median plantings and parkway plantings, with the exception of median nosings, will be informal in appearance with trees being located a minimum of three (3) feet from the back of curb. One Large Tree for each seventy five (75) feet of right-of-way and one Accent Tree for each fifty (50) feet of right-of-way will be planted in clusters from one to seven of the same species. Large trees will be a minimum of three (3) inch caliper. Selection of species will be from or equal to the species listed as "Large Trees" and "Accent Trees" in the City of Sachse Streetscape Plan And Guidelines, 1996.
- d. **Secondary Thoroughfares:** Parkway plantings will be informal in appearance with trees being located a minimum of three (3) feet from back of curb. One Large Tree for each seventy five (75) feet of right-of-way and one Accent Tree for each fifty (50) feet of right-of-way will be planted in clusters from one to seven of the same species. Large Trees will be a minimum of three (3) inch caliper. Selection of species will be from or equal to the species listed as "Large Trees" and "Accent Trees" in the City of Sachse Streetscape Plan And Guidelines, 1996.
- e. **Parks / Open Space / Common Areas:** Parks, open space and common areas shall include one (1) tree for every fifty (50) feet of frontage along a thoroughfare or street to be planted within twenty (20) feet of the back of curb. The trees will be selected from or equal to the species listed as "Large Trees" in the City of Sachse Streetscape Plan And Guidelines, 1996.
- f. **Existing Trees:** Any existing tree meeting the minimum caliper requirement located within the planting areas described in this Section 5.09 shall be credited to the tree planting requirement.
- g. **Landscaping Deviation:** Any deviation from the landscaping requirements of this Section 5.09 shall require approval by the City Council.

5.10 Fences: Fence requirements are as follows:

- a. All fences within ten (10) feet of the golf course shall be six (6) foot wrought iron fence. Any deviation from, or addition to, the six foot wrought iron fence must be approved by the Architectural Control Committee.
- b. Fences within the single family residential areas may be constructed of wood or masonry and shall be a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Any wood fence facing a public street shall have the board side of the fence toward the street.
- c. Fences in non-residential areas shall conform to City of Sachse requirements and standards.

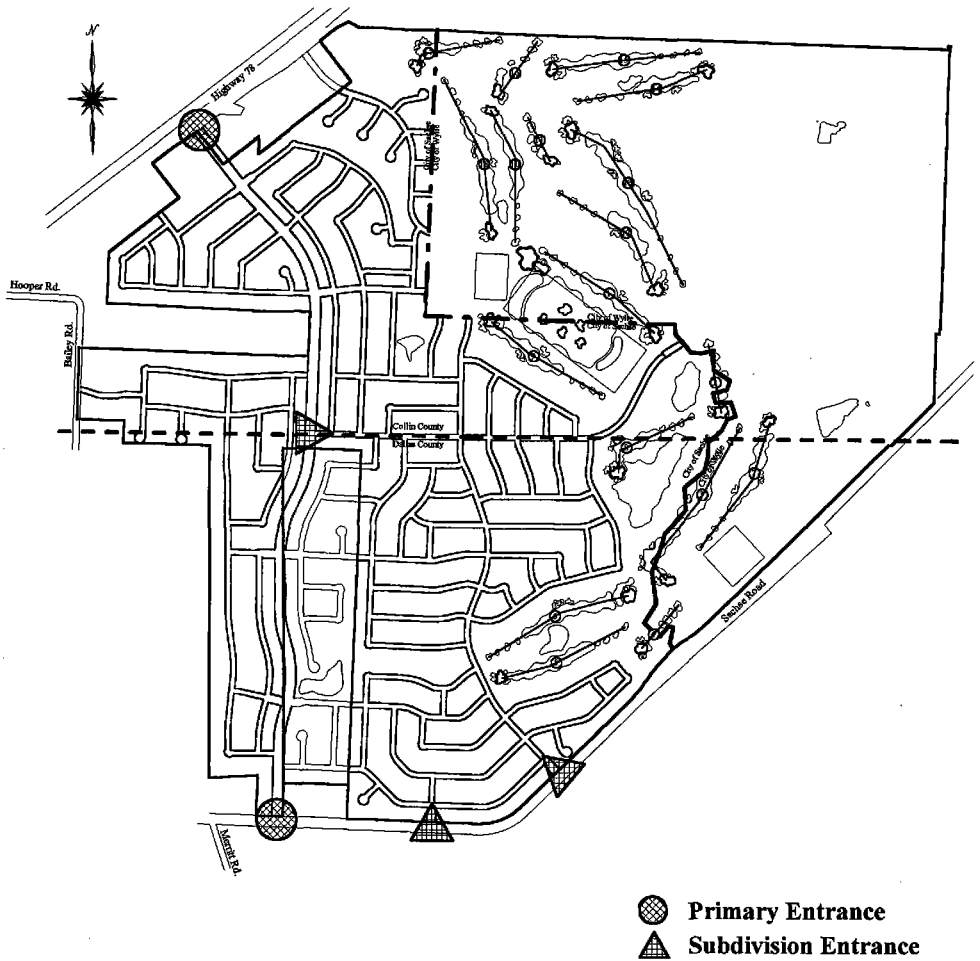
5.11 Irrigation Requirements: Irrigation requirements for the development are as follows:

- a. The grass and shrub areas of all medians and parkways on major and secondary thoroughfares shall be irrigated.
- b. The grass and shrub areas of the primary and subdivision entrances shall be irrigated.

5.12 Permits and Certificates of Occupancy: The Building Official shall not issue a building permit or a certificate of occupancy for a use in a phase of this Planned Development District until there has been full compliance with these conditions, the construction codes and all other rules and regulations of the City of Sachse as they presently exist and are applicable to that phase.

5.13 Sidewalks and Handicap Ramps: Sidewalks and handicap ramps at street intersections adjacent to lots on secondary thoroughfares and residential streets shall be constructed by the builder at the time of home construction.

Attachment 1



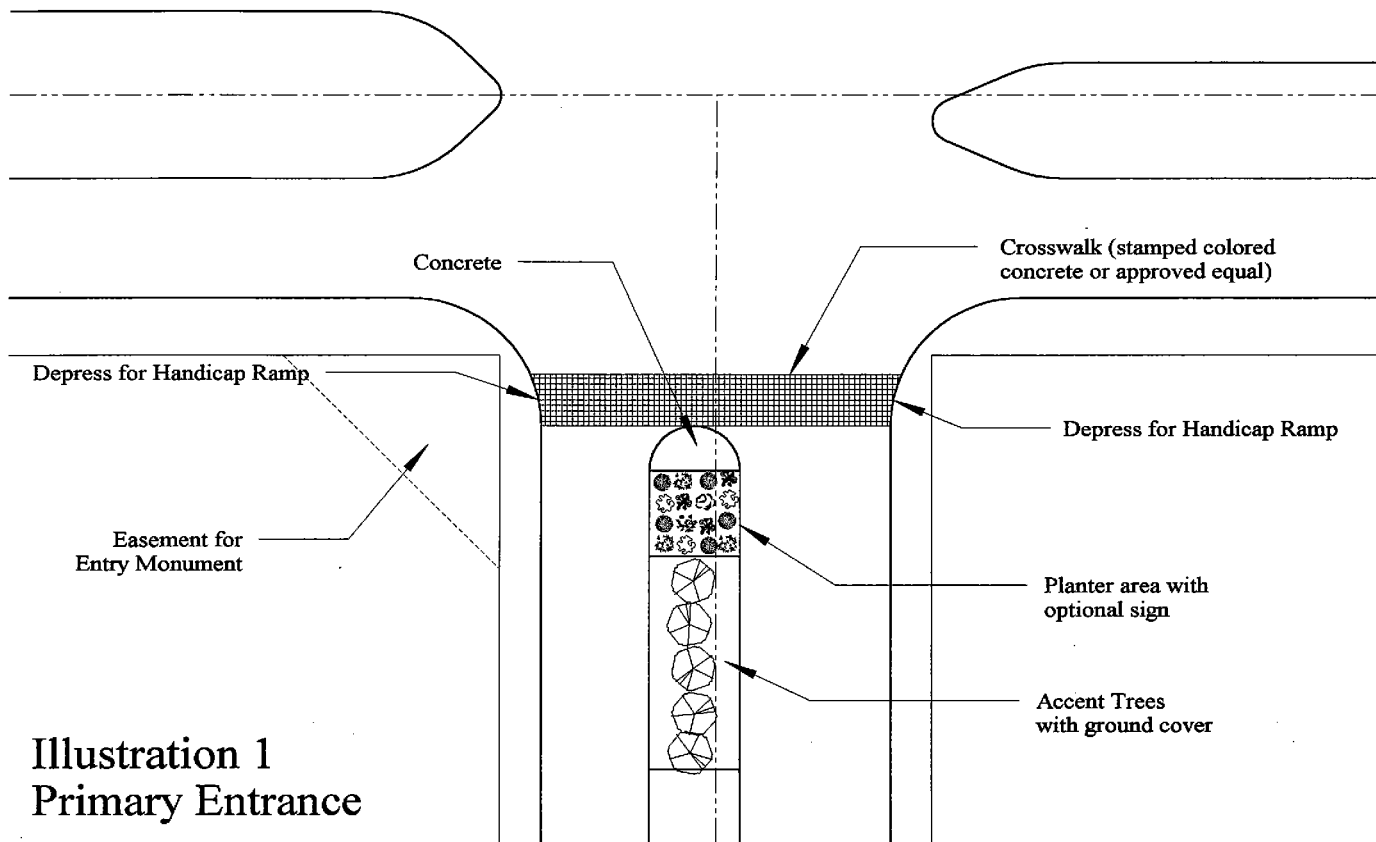


Illustration 1
Primary Entrance

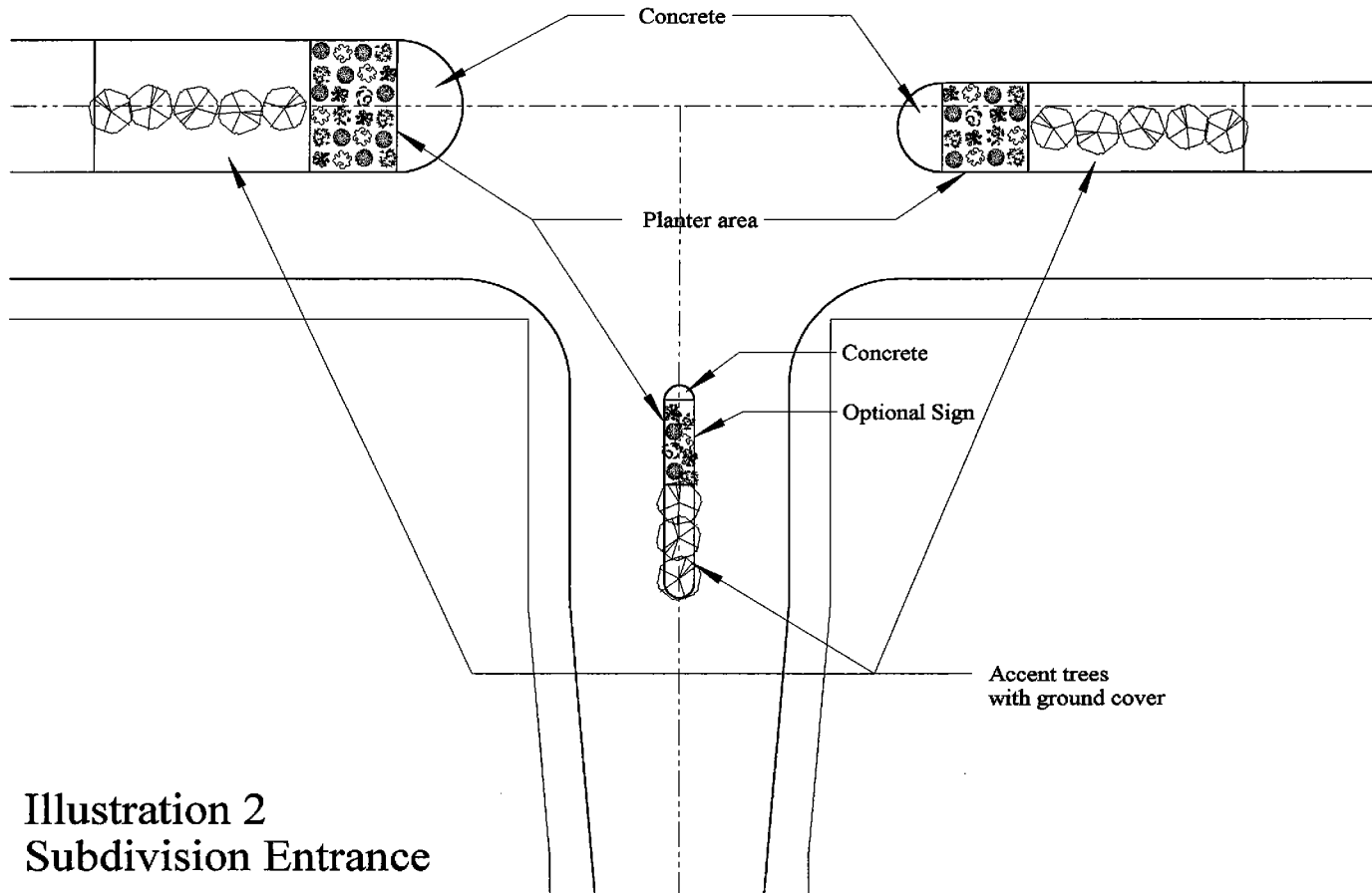


Illustration 2
Subdivision Entrance

Woodbridge

Exhibit "D" Conceptual Plan



Developer:

Herzog Development Corporation

9696 Skillman Street, Suite 210
Dallas, Texas 75243
(214) 348-1300

Engineer:

Post, Buckley, Schuh & Jernigan, Inc.

5999 Summerside Drive, Suite 202
Dallas, Texas 75252
(972) 380-2605

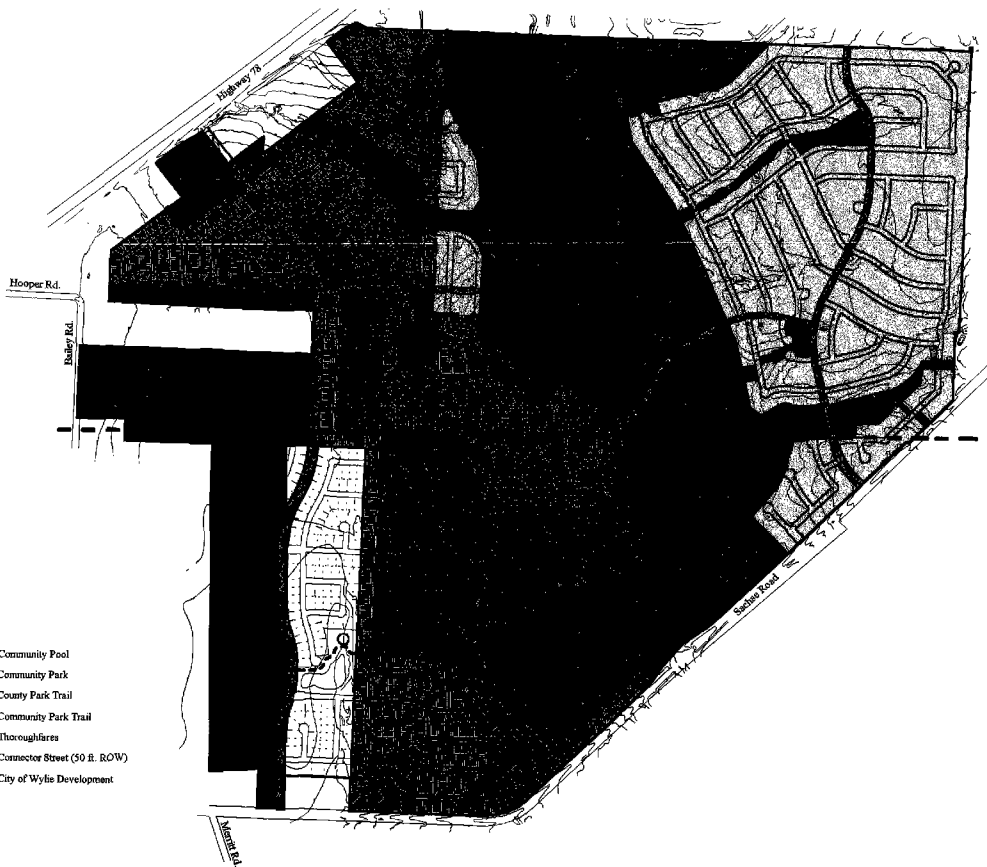
Golf Course Architect:

Singletary Golf Services

3100 Independence Parkway, Suite 311-297
Plano, Texas 75075
(972) 390-1120

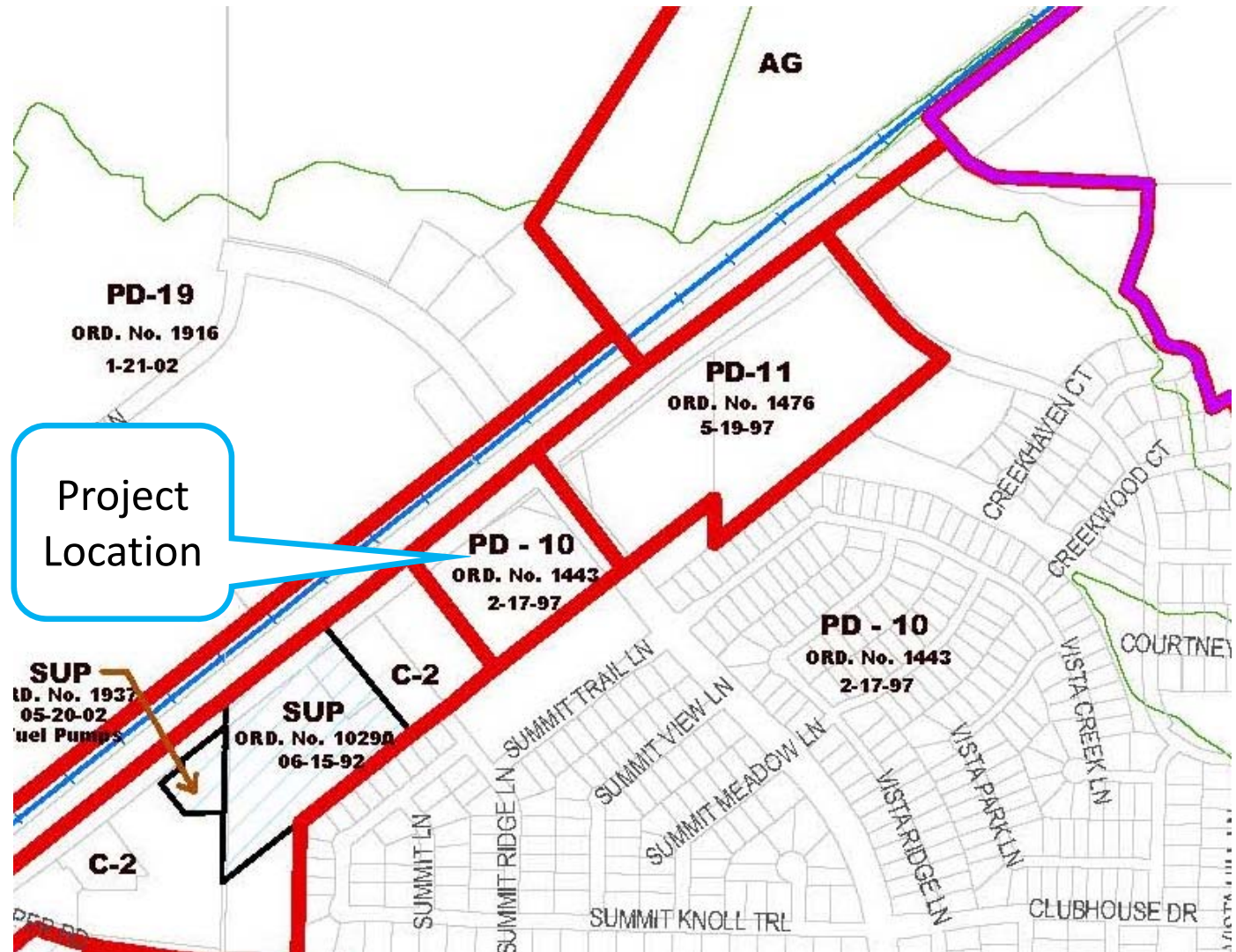
LEGEND:

	R-6.0	6,000 Sq. Ft.		Community Pool
	R-6.5	6,500 Sq. Ft.		Community Park
	R-7.0	7,000 Sq. Ft.		County Park Trail
	R-9.0	9,000 Sq. Ft.		Community Park Trail
	R-10.0	10,000 Sq. Ft.		Thoroughfares
	R-13.5	13,500 Sq. Ft.		Connector Street (50 ft. ROW)
	R-15.0	15,000 Sq. Ft.		City of Wylie Development
	R-87.0	2 Acre		
	Commercial			
	Multi Family			

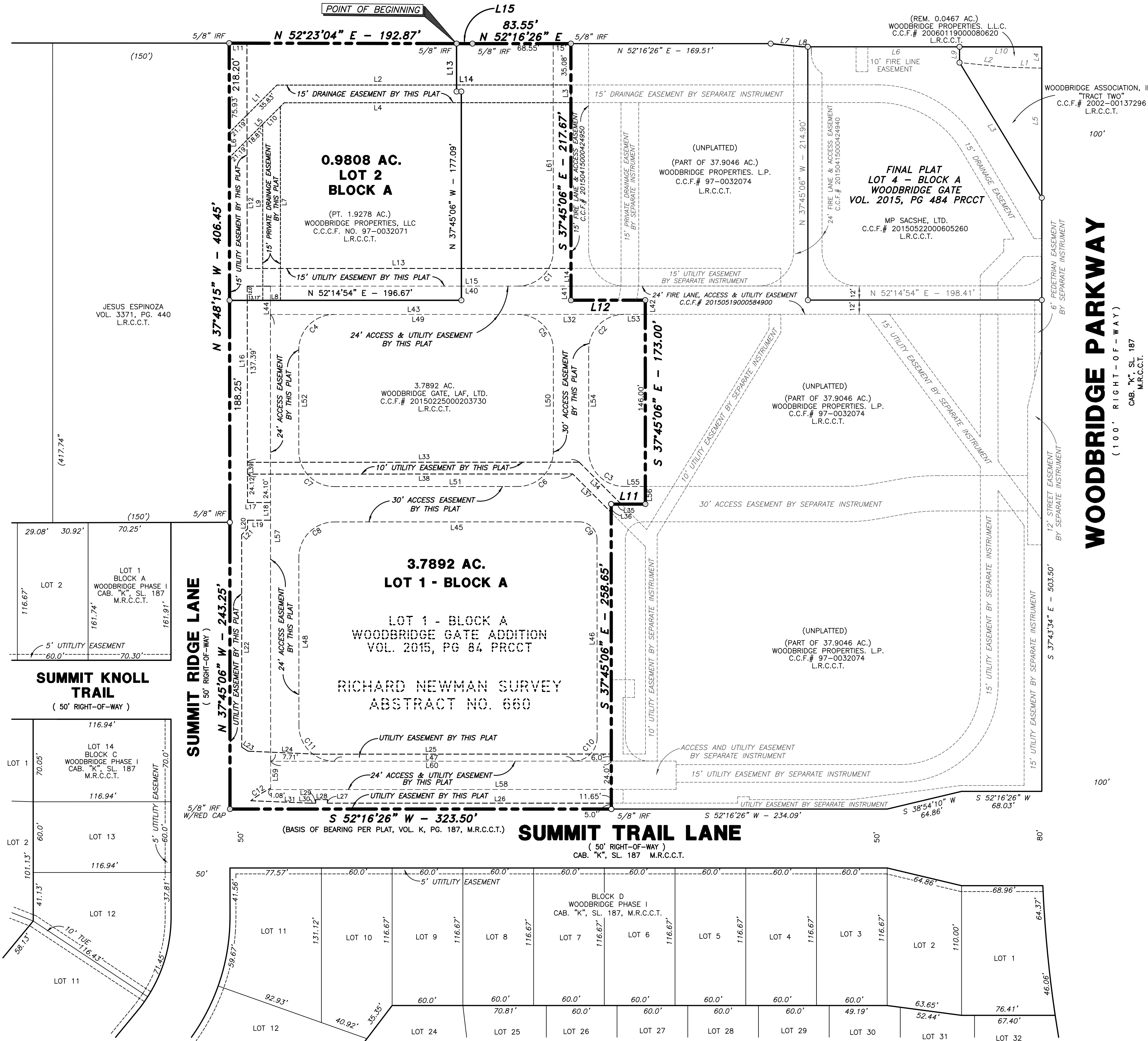


Zoning Map

Current Zoning: PD-10
Ordinance 1443 (2-17-1997)



STATE HIGHWAY 78
(VARIABLE WIDTH RIGHT-OF-WAY)

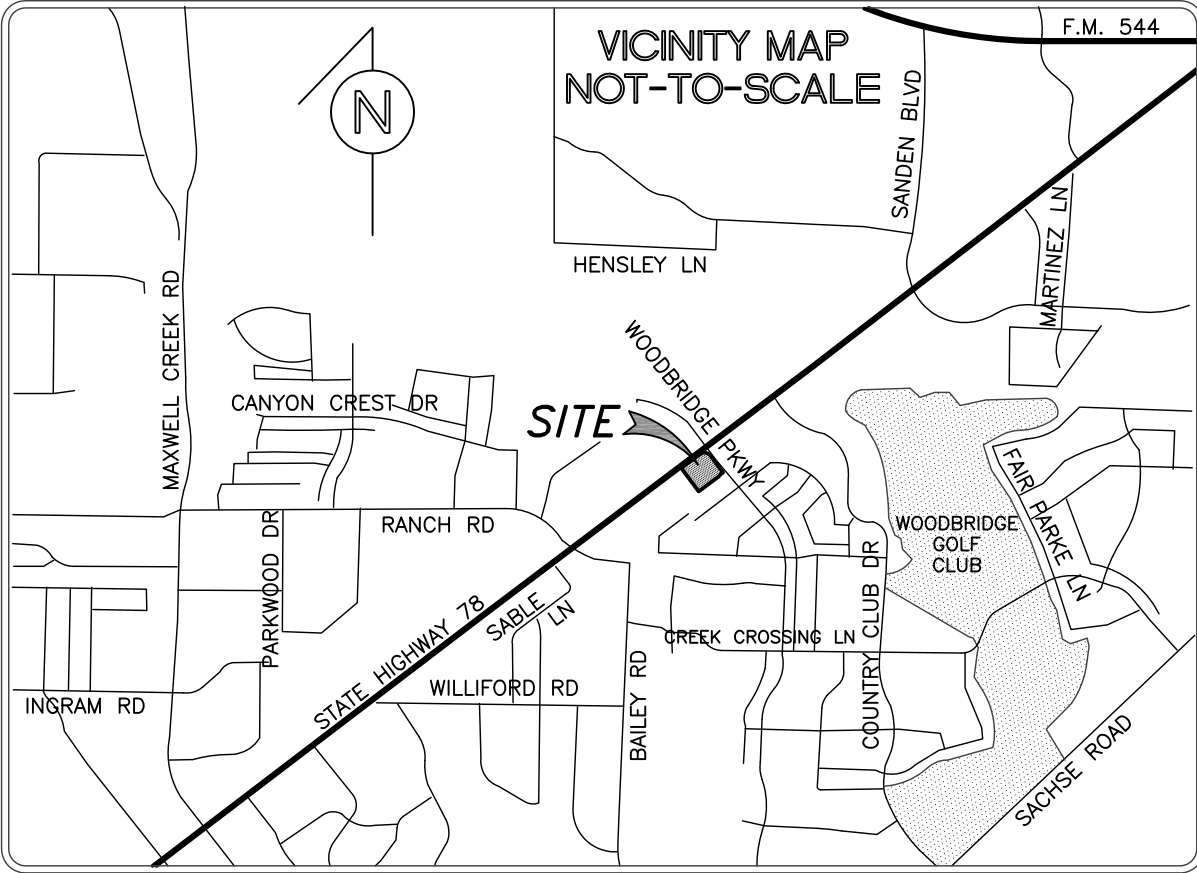
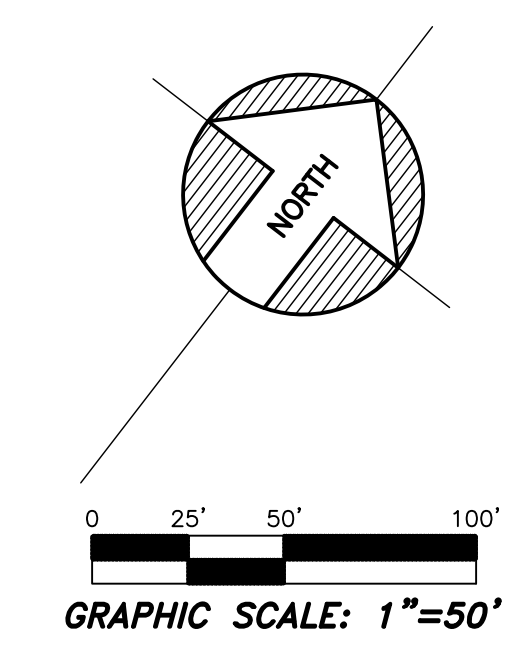


~ EASEMENT CURVE DATA TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	30.00'	90°00'00"	47.12'	S 07°14'54" W	42.43'
C2	30.00'	90°00'00"	47.12'	S 07°14'54" W	42.43'
C3	30.00'	90°00'00"	47.12'	S 82°45'06" E	42.43'
C4	30.00'	90°00'00"	47.12'	N 07°14'54" E	42.43'
C5	30.00'	90°00'00"	47.12'	S 82°45'06" E	42.43'
C6	30.00'	90°00'00"	47.12'	S 07°14'54" W	42.43'
C7	30.00'	90°00'00"	47.12'	N 82°45'06" W	42.43'
C8	30.00'	90°00'00"	47.12'	N 07°14'54" E	42.43'
C9	15.00'	90°38'26"	23.73'	S 83°04'19" E	21.33'
C10	20.00'	90°00'00"	31.42'	S 07°14'54" W	28.28'
C11	30.00'	90°00'00"	47.12'	N 82°45'06" W	42.43'
C12	92.51'	12°18'21"	19.87'	N 20°09'10" E	19.83'

~ LOT LINE DATA TABLE ~

NO.	BEARING	DISTANCE
L1	S 53°41'09" W	30.03'
L2	S 58°00'08" W	39.96'
L3	S 69°02'20" E	134.29'
L4	S 37°41'34" E	18.06'
L5	S 37°43'34" E	110.00'
L6	N 52°17'23" E	128.72'
L7	N 58°00'08" E	26.85'
L8	N 52°17'23" E	4.78'
L9	S 37°42'37" E	13.36'
L10	N 52°17'23" E	69.78'
L11	N 52°14'54" E	29.00'
L12	N 52°14'54" E	63.00'
L13	N 37°45'06" W	40.68'
L14	N 52°14'54" E	4.00'
L15	N 52°23'04" E	13.45'



LEGEND

IRF = 5/8" IRON ROD FOUND
IRS = IRON ROD SET
L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

- NOTES:
- (1) 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 WITHOLDING OF UTILITIES AND BUILDING PERMITS.
- (2) ACCORDING TO MAP NUMBER 48085C0530J, REVISED 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, THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
- (3) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- (4) ACCORDING TO THE CITY OF SACHSE ZONING MAP, THE PROPERTY IS ZONED PD-10 (PLANNED DEVELOPMENT) & C2.

~ EASEMENT LINE DATA TABLE ~

NO.	BEARING	DISTANCE	L21	S 07°14'54" W	7.08'	L42	S 37°45'06" E	12.00'
L1	N 07°14'54" E	57.03'	L22	S 37°45'06" E	180.12'	L43	S 52°14'54" W	318.00'
L2	N 52°14'54" E	249.48'	L23	N 85°29'31" E	6.35'	L44	N 37°45'06" W	24.00'
L3	S 37°45'06" E	15.00'	L24	N 54°44'54" E	58.44'	L45	N 52°14'55" E	208.17'
L4	S 52°14'54" W	243.27'	L25	N 52°14'54" E	249.81'	L46	S 37°45'06" E	168.00'
L5	S 07°14'54" W	65.79'	L26	S 52°16'26" W	240.81'	L47	S 52°14'54" W	203.00'
L6	N 37°48'15" W	21.19'	L27	N 37°43'34" W	3.00'	L48	N 37°45'06" W	143.00'
L7	S 37°45'06" E	164.36'	L28	S 52°16'26" W	10.00'	L49	N 52°14'54" E	156.00'
L8	S 52°14'54" W	15.00'	L29	S 37°43'34" E	3.00'	L50	S 37°45'06" E	86.00'
L9	N 37°45'06" W	149.36'	L30	S 52°16'26" W	5.10'	L51	S 52°14'54" W	156.00'
L10	N 07°14'54" E	21.21'	L31	S 54°38'10" W	49.93'	L52	N 37°45'06" W	86.00'
L11	N 52°23'04" E	15.00'	L32	N 52°14'54" E	90.00'	L53	S 52°14'54" W	18.00'
L12	S 37°48'15" E	191.16'	L33	N 52°14'54" E	281.45'	L54	S 37°45'06" E	86.00'
L13	N 52°14'54" E	274.70'	L34	S 82°43'34" E	50.34'	L55	N 52°14'54" E	18.00'
L14	S 37°45'06" E	15.00'	L35	S 52°14'54" W	8.48'	L56	S 37°45'06" E	15.00'
L15	S 52°14'54" W	274.68'	L36	S 37°45'06" E	7.07'	L57	N 37°45'06" W	379.00'
L16	S 37°48'15" E	183.51'	L37	N 82°43'34" W	46.20'	L58	S 52°14'54" W	289.00'
L17	N 52°11'45" E	19.52'	L38	S 52°14'54" W	275.88'	L59	N 37°45'06" W	24.00'
L18	S 37°45'06" E	15.00'	L39	N 37°48'15" W	10.00'	L60	N 52°14'54" E	289.00'
L19	S 52°11'45" W	19.50'	L40	N 52°14'54" E	255.00'	L61	S 37°45'06" E	175.67'
L20	S 37°48'15" E	7.34'	L41	S 37°45'06" E	12.00'			

FINAL PLAT
WOODBRIDGE GATE ADDITION
LOTS 1 & 2, BLOCK A
4.7700 ACRES (207,780 SQUARE FEET)
RICHARD NEWMAN SURVEY, ABSTRACT NO. 660
CITY OF SACHSE, COLLIN COUNTY, TEXAS

SURVEYOR:
BLUE SKY SURVEYING & MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TX 75229
PH. (214) 358-4500
FAX. (214) 358-4600
CONTACT: DAVID PETREE, RPLS

OWNER - LOT 2:
WOODBRIDGE PROPERTIES, LLC
800 E. CAMPBELL ROAD, SUITE 130
RICHARDSON, TEXAS 75081
PH. NO. 214-348-1300
CONTACT: DON HERZOG

OWNER - LOT 1:
WOODBRIDGE GATE LAF, LP
2001 ROSS AVENUE SUITE 550
DALLAS, TEXAS 75201-2933
PH. NO. 214-891-3222
CONTACT: MICHAEL GOSS

DATE: OCTOBER 7, 2015

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS WOODBRIDGE PROPERTIES L.L.C. AND WOODBRIDGE GATE LAF, LP ARE THE OWNERS OF ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE RICHARD NEWMAN SURVEY, ABSTRACT NO. 660 AND BEING PART OF THE 1.9278 ACRE TRACT OF LAND DESCRIBED IN DEED TO WOODBRIDGE PROPERTIES, LLC, AS RECORDED UNDER COLLIN COUNTY CLERKS FILE NO. 97-0032071 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS, AND ALL OF THE 3.7892 ACRE TRACT OF LAND DESCRIBED IN DEED TO WOODBRIDGE GATE, LAF, LTD., AS RECORDED UNDER COLLIN COUNTY CLERKS FILE NO. 20150225000203730 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS AND ALSO BEING KNOWN AS LOT 4 IN BLOCK A OF THE CONVEYANCE PLAT OF WOODBRIDGE GATE ADDITION TO THE CITY OF SACHSE, TEXAS AS RECORDED IN CABINET 2015 AT PAGE 84 OF THE PLAT RECORDS OF COLLON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 78 (VARIABLE WIDTH RIGHT-OF-WAY), FOR THE NORTHWEST CORNER OF LOT 1 IN BLOCK A OF WOODBRIDGE GATE ADDITION, AN ADDITION TO THE CITY OF SACHSE, TEXAS AS RECORDED UNDER VOLUME 2015 AT PAGE 84 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 52° 23' 04" EAST AND FOLLOWING ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 78, FOR A DISTANCE OF 13.45 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 52° 16' 26" EAST AND CONTINUING ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 78, FOR A DISTANCE OF 83.55 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1 IN BLOCK A;

THENCE SOUTH 37° 45' 06" EAST AND DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 78, FOR A DISTANCE OF 217.67 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 52° 14' 54" EAST FOR A DISTANCE OF 63.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 37° 45' 06" EAST FOR A DISTANCE OF 173.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 52° 14' 54" WEST FOR A DISTANCE OF 29.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 37° 45' 06" EAST FOR A DISTANCE OF 258.65 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1 IN BLOCK A OF WOODBRIDGE GATE ADDITION, SAID POINT BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF SUMMIT TRAIL LANE (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 52° 16' 26" WEST (BASIS OF BEARINGS) AND FOLLOWING ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SUMMIT TRAIL LANE, FOR A DISTANCE OF 323.50 FEET TO A 5/8" IRON ROD WITH RED CAP FOUND THE SOUTHWEST CORNER OF SAID LOT 1 IN BLOCK A OF THE WOODBRIDGE GATE ADDITION, SAID POINT ALSO BEING THE INTERSECTION OF NORTHWEST RIGHT-OF-WAY LINE OF SAID SUMMIT TRAIL LANE AND THE NORTHEAST RIGHT-OF-WAY LINE OF SUMMIT RIDGE LANE (50' RIGHT-OF-WAY),

THENCE NORTH 37° 45' 06" WEST AND FOLLOWING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID SUMMIT RIDGE LANE, FOR A DISTANCE OF 243.25 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF AFORESAID 1.9278 ACRE WOODBRIDGE PROPERTIES, LLC TRACT;

THENCE NORTH 37° 48' 15" WEST, AND CONTINUING ALONG THE 1.9278 ACRE WOODBRIDGE PROPERTIES LLC, TRACT FOR A DISTANCE OF 406.45 FEET TO A 5/8" IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID 1.9278 ACRE TRACT IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE AFORESAID STATE HIGHWAY NO. 78;

THENCE NORTH 52° 23' 04" EAST AND FOLLOWING ALONG THE SOUTHEAST RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 78 FOR A DISTANCE OF 192.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.7700 ACRES (207,782 SQURE FEET) OF LAND, MORE OR LESS.

REFERENCE DATUM = STATE PLANE COORDINATE (4202 TEXAS NORTH CENTRAL ZONE) REFERENCE FRAME NORTH AMERICAN DATUM (NAD) 83(2011)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, WOODBRIDGE PROPERTIES, L.L.C., AND WOODBRIDGE GATE LAF, LP OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 1 AND 2, BLOCK A OF WOODBRIDGE GATE ADDITION, AN ADDITION TO THE CITY OF SACHSE, AND DO 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 _____, 2015.

WOODBRIDGE PROPERTIES, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: HDC MANAGEMENT, LLC
ITS MANAGER

BY: _____
DONALD P. HERZOG, MEMBER

WOODBRIDGE GATE LAF, LP
A TEXAS LIMITED PARTNERSHIP

BY: DEVCO, GP, INC. ITS GENERAL PARTNER

BY: _____
DAVID S. WATSON, PRESIDENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE 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 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 _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID S. WATSON, 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 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 _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME _____
MY COMMISSION EXPIRES: _____

CITY APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SACHSE, TEXAS

CHARIMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

ATTEST:

SIGNATURE _____ DATE _____

NAME & TITLE _____

THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF SACHSE, TEXAS HEREBY CERTIFIES THAT TO THE BEST OF HIS/HER KNOWLEDGE OR BELIEF, THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF SACHSE CODE OF ORDINANCES AND WITH ENGINEERING CONSTRUCTION STANDARDS AND PROCESSES ADOPTED BY THE CITY OF SACHSE, TEXAS AS TO WHICH HIS/HER APPROVAL IS REQUIRED.

DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

ATTEST:

SIGNATURE _____ DATE _____

NAME & TITLE _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, DAVID PETREE 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.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

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 DAVID PETREE, 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 _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME _____

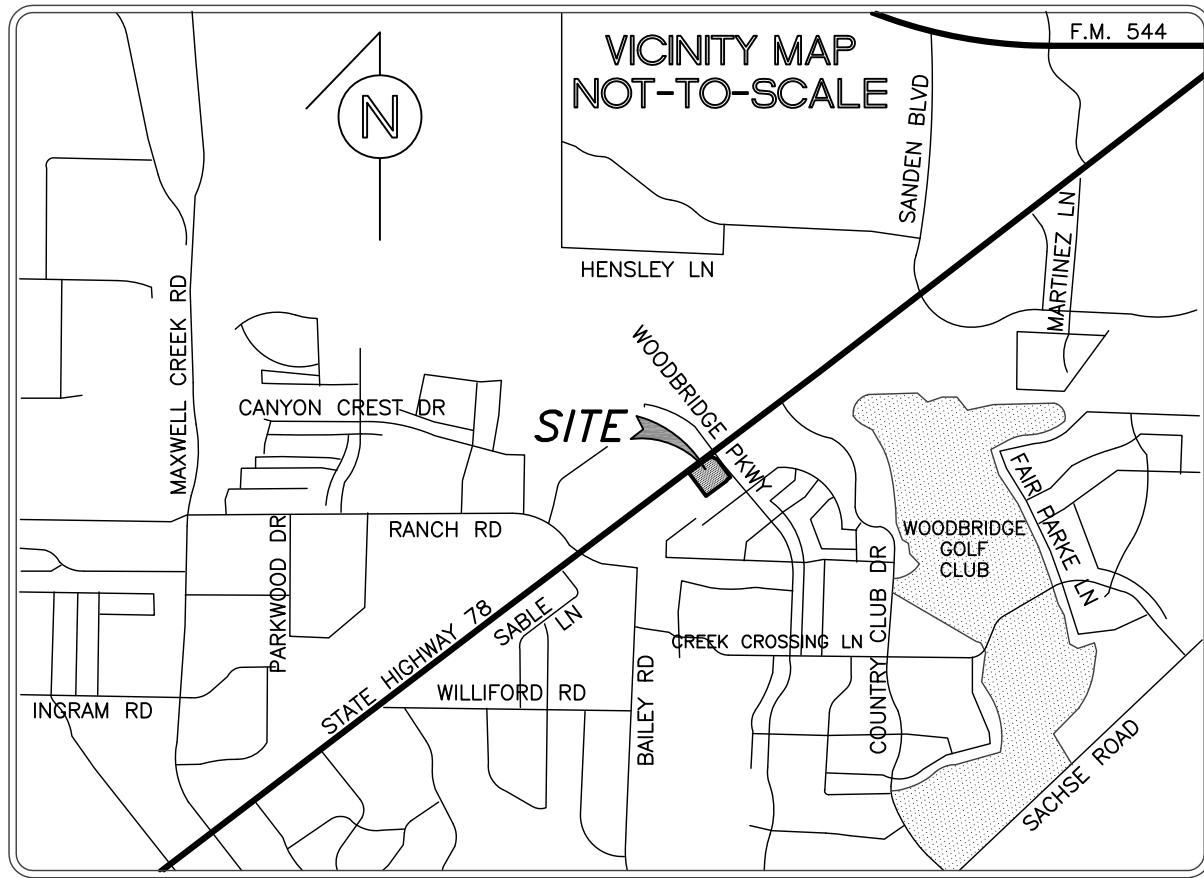
MY COMMISSION EXPIRES: _____

NOTES:

(1) 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.

(2) ACCORDING TO MAP NUMBER 48085C0530J, REVISED 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, THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

(3) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.



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DALLAS, TEXAS 75201-2933
PH. NO. 214-891-3222
CONTACT: MICHAEL GOSS

DATE: OCTOBER 7, 2015



Final Plat Woodbridge Gate Lot 1 &2, Block A

Planning & Zoning Commission
October 12, 2015

Overview

- Applicant & Project Information
- Location Map
- Zoning Map
- Final Plat
- Public Improvements
- Staff Findings
- Staff Recommendations

Applicant & Project Information

- Block A of Woodbridge Gate is a multi-lot commercial development in Collin County
- The development includes the subject property (Lot 1 and 2), which includes the LA Fitness Development and a commercial outparcel that is planned for future development. Lot 4 Block A contains the proposed Urgent Care facility.
- Applicant: Woodbridge Gate LAF, LP
- Property Information:
 - Property Location: Southwest Corner of State Highway 78 and Woodbridge Parkway
 - Proposed Plat: Lot 1 and 2, Block A, Woodbridge Gate Addition
 - Property Size: 4.770 Acres
 - Proposed Use: Commercial – LA Fitness and future commercial outparcel

Location Map



Public Improvements

- The public infrastructure associated with this development includes:
 - Public water main
 - Public sewer main
 - On-site storm system
 - Drive approach and public sidewalk
- The public improvements for Lot 1 and 2 were found to be substantially complete on September 11, 2015.

Staff Findings

- The preliminary plat for Block A of Woodbridge Gate Addition was approved by the City Council of the City of Sachse on January 19, 2015.
- The public improvements for Lot 1 & 2 of the development are substantially complete.
- The proposed development and final plat meet the requirements of the Subdivision Ordinance and Zoning Ordinance of the City of Sachse, Texas.

Staff Recommendation

- Staff recommends approval of the final plat for Lot 1 & 2, Block A of Woodbridge Gate Addition.