



City of Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, September 28, 2015

7:00 PM

Council Chambers

The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, September 28, 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:
 - [15-3030](#) Consider approval of the minutes of the September 15, 2015 Planning and Zoning Commission meeting.
Attachments: [September 15, 2015 Minutes](#)
 - [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.
Attachments: [Attachment 1 - Location Map](#)
[Attachment 2 - Aerial Map](#)
[Attachment 3 - Zoning Map](#)
[Attachment 4 - Preliminary Plat and Concept Engineering Plans](#)
[Staff 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: September 21, 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 #: 15-3030 **Version:** 1 **Name:** September 15, 2015 Minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 9/21/2015 **In control:** Planning & Zoning Commission
On agenda: 9/28/2015 **Final action:**
Title: Consider approval of the minutes of the September 15, 2015 Planning and Zoning Commission meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [September 15, 2015 Minutes](#)

Date	Ver.	Action By	Action	Result
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Title

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

Executive Summary

Review and consider approval of the minutes of the September 15, 2015 Planning and Zoning Commission meeting.

Background

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

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Recommend approval of the minutes of the Planning and Zoning Commission September 15, 2015 meeting.

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, September 15, 2015

Time: 7:00 p.m.

Place: Sachse City Hall

Members Present:

Ty Lamb
Wendy Stewart
Scott Everett
David Hock
Fernando Gutierrez
Chance Lindsey

Members Absent:

Lyndsey Rhode

Staff Present:

Greg Peters, Interim Community Development Director
Charlotte Youngblood, Secretary

Others Present:

Bill Adams, City Council Liaison

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

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

The invocation was offered by Wendy Stewart and Fernando Gutierrez led the pledges.

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

Greg Peters, Interim Community Development Director, stated Dusty McAfee was hired for the new Director of Planning and Development Services position and will start on October 5, 2015. He stated that we received a Preliminary Plat for Mustang Creek which will require that we hold the September 28, 2015.

3. Regular Agenda Items:

15-3021 Consider approval of the minutes of the August 24, 2015 Planning and Zoning Commission meeting.

Ty Lamb made a motion to approve the minutes of the August 24, 2015 Planning and Zoning Commission meeting. Wendy Stewart seconded the motion. The motion passed unanimously with all voting in favor.

15-3018 Conduct a public hearing and consider a recommendation to the City Council of the City of Sachse, Texas of an ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended, by granting a change in zoning from Agriculture District (AG) to Planned Development District (PD) on an approximately 13.56 acre tract, more particularly described in Exhibit "A" and located along the west side of Merritt Road just south of Heritage Circle, City of Sachse, Dallas County, Texas; providing for the approval of development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan attaches as Exhibit "D".

Mr. Peters, Interim-Community Development Director, introduced the item. He stated that the applicant is requesting a change of zoning from Agriculture to a Planned Development. He stated that the applicant has previously submitted a zoning case for the property which was recommended by the Planning and Zoning Commission and was denied by City Council on April 6, 2015. He explained that the applicant has submitted a new zoning case. The applicant's new zoning case includes a different layout which increases the size of lots 1-8 from a minimum 15,000 square foot to a minimum of 17,000 square feet. It aligned the side yard property lines of lots 1-3 to match lot lines of Heritage Country Estates and there was a reduction in the number of lots from 39 to 37. He stated that the proposed development is consistent with the Future Land Use Map and staff is recommending approval of the zoning request.

Bill Dower, Applicant Representative, made a presentation. He highlighted the layout of the development and price points of homes in the proposed subdivisions. He showed pictures of surrounding properties as well as approximate tax assessed values of the surrounding properties.

Chairman Everett opened the public hearing at 7:36 p.m.

David Taylor, 5114 Merritt Road, spoke in opposition to the zoning case. He explained that he had attended the City Council meeting when it was denied and did not feel that there wasn't that much change to the development. He was concerned with traffic and felt the density was too high.

Mike Carpenter, 4915 Heritage Circle, spoke in opposition. He said City Council did the right thing by voting it down last time. He felt the pictures shown by the applicant left out some of the bigger homes.

Jan Wood, 4910 Merritt Road, spoke in opposition. She stated that there doesn't seem like much of a change since the last zoning case. She said the minimum lot size when she bought her home was five acres. She stated that the development does not fit in with the vision with the neighborhood. She felt that the applicant did not show pictures of the nicer homes in the area.

Stephanie Murray, 5408 Heritage Circle, spoke in opposition. She stated the lots should be more consistent with the surrounding areas.

Candy McComb, 4903 Heritage Circle, spoke in opposition. She stated they wanted their area rural. She stated she felt like the open space should be maintained.

With no one else speaking, David Hock made a motion to close the public hearing. Ty Lamb seconded the motion. The public hearing was closed at 7:49 p.m.

After discussion, Ty Lamb made a motion to approve the change in zoning from Agriculture District (AG) to Planned Development District (PD) on an approximately 13.56 acre tract, more particularly described in Exhibit "A" and located along the west side of Merritt Road just south of Heritage Circle, City of Sachse, Dallas County, Texas: providing for the approval of development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan attaches as Exhibit "D". David Hock seconded the motion. The motion passed 4-2 with Fernando Gutierrez and Wendy Stewart voting no.

15-3019 Conduct a public hearing and offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the

Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for a Retail Sales with Gas Pumps use on approximately 1.116-acre tract of land located at the northeast corner of State Highway 78 and Woodbridge Parkway, More particularly described in Exhibit “A” and located in a Planned Development District (PD-19); providing special conditions; providing for the approval of the Zoning Exhibit attached as Exhibit “B”; providing or the approval of the site plan attached as Exhibit “C”.

David Hock made a motion to un-table the item. Fernando Gutierrez seconded the motion. The motion passed with all voting in favor.

Mr. Peters introduced the item. He stated the applicant is requesting a Special Use Permit for a Retail Sales with Gas Pumps use on approximately 1.116-acre tract of land located at the southeast corner of State Highway 78 and Woodbridge Parkway. He stated that the proposed use is consistent with the Future Land Use Plan and the current property zoning (PD-11); however, he explained that a special use permit is required for the gas pumps. He stated staff is recommending approval of the zoning request.

Steve Wahl, Dimension Group, made a presentation. He highlighted the proposed access improvements on Highway 78 and Woodbridge Parkway. He also discussed site plan with additional landscaping and showed proposed elevations of the store.

Scott Everett opened the public hearing.

Jean Cogdell, 5915 Woodbridge Parkway, spoke in opposition. She stated that she felt this change would be destructive and not a fit for the Woodbridge Subdivision entrance. She is against the gas pumps and has traffic concerns.

Charlene Strong, 7420 Summit Trail, opposed 7-11 due to additional traffic. She stated that there are currently two gas stations in the area.

Don Herzog, Herzog Development, stated that there were two community meetings held and 2,400 people invited. He stated that at the first meeting 26 people attended and 24 at the second meeting. He stated we were instrumental in getting the left turn lane. He stated that they had purchased over an acre of property from the state to do establish deceleration lanes and a fire lane that meanders into the 13-acre project.

Mary McCormick, 6208 Holly Crest, spoke in opposition she said she don't think we need another gas station. She stated there is other properties along Highway 78 that are eyesores and feel they she utilize those.

Kirk Wood, 6322 Falcon Crest, spoke in favor because of additional landscape they will be installing that is not required. He said he knows development will occur and they are doing additional items that they are not required too.

Collin Meyer, 6106 Crestmill Lane, spoke in opposition. She stated that she didn't feel like a few extra trees would compensate for the fuel smell and additional traffic.

With no one else speaking, David Hock made a motion to close the public hearing. Wendy Stewart seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 8:28 p.m.

After discussion, David Hock made a motion to approve a Special Use Permit for a Retail Sales with Gas Pumps use on approximately 1.116-acre tract of land located at the northeast corner of State Highway 78 and Woodbridge Parkway, More particularly described in Exhibit "A" and located in a Planned Development District (PD-19); providing special conditions; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing or the approval of the site plan attached as Exhibit "C" with tank location being addressed before City Council. Chance Lyndsey seconded the motion. The motion passed 6-0 with all voting in favor.

There being no further business, David Hock made a motion to adjourn. The meeting was adjourned at 8:49 p.m.

Secretary

Chairperson



Legislation Details (With Text)

File #:	15-3028	Version:	1	Name:	CD - MUSTANG CREEK SACHSE ADDITION PP PZ
Type:	Agenda Item	Status:			Agenda Ready
File created:	9/17/2015	In control:			Planning & Zoning Commission
On agenda:	9/28/2015	Final action:			
Title:	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.				

Sponsors:

Indexes:

Code sections:

Attachments: [Attachment 1 - Location Map](#)
[Attachment 2 - Aerial Map](#)
[Attachment 3 - Zoning Map](#)
[Attachment 4 - Preliminary Plat and Concept Engineering Plans](#)
[Staff Presentation](#)

Date	Ver.	Action By	Action	Result
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Title

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.

Executive Summary

The applicant is requesting approval of a Preliminary Plat for two individual lots comprising a total of 49.654 acres. The subject property is located on the south side of Ranch Road, east of Parkwood Ranch Subdivision.

Background

The 49.654-acre (approximately 2,162,935 square feet) subject property is located on south side of Ranch Road (See Attachment 1 - Location Map, Attachment 2 - Aerial Map) and retains a zoning designation of Restricted Manufacturing and Warehousing District/ I-1 (See Attachment 3 for Zoning Identification Map). The Preliminary Plat and Concept Engineering Plans are shown in Attachment 4.

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

- Lot 1 - 6.763 acres (to be developed)
- Lot 2 - 42.891 acres (to remain undeveloped at this time)

There are no existing trees located on proposed Lot 1, where development is intended to occur. The site will have one access point from Ranch Road via a divided driveway. The

Developer is proposing on-site turnarounds (Lot 1) for fire and emergency vehicles as required by the Sachse Fire Marshall. The Developer intends to construct an on-site stormwater system and detention pond (Lot 1) in accordance with City of Sachse standards. The Developer also intends to construct an on-site water main (Lot 1), and both on-site and off-site (Lot 1 and Lot 2) sanitary sewer mains to provide sewer for the proposed development.

Lot 2 will remain undeveloped at this time.

Policy Considerations

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

No right-of-way dedications are being proposed on Ranch Road, as the road was recently constructed to its ultimate width in accordance with the Capital Improvements Plan and the Major Thoroughfare Plan. However, pursuant to the Subdivision Ordinance, the property owner will be required to pay roadway impact fees for the development.

Staff has determined that the proposed Preliminary Plat meets the standards of the City of Sachse Code of Ordinances and is designed in accordance with the zoning of the property. The Preliminary Plat and its supporting documents have been reviewed by the City Engineer and have been found to be in compliance with the City of Sachse Code of Ordinances.

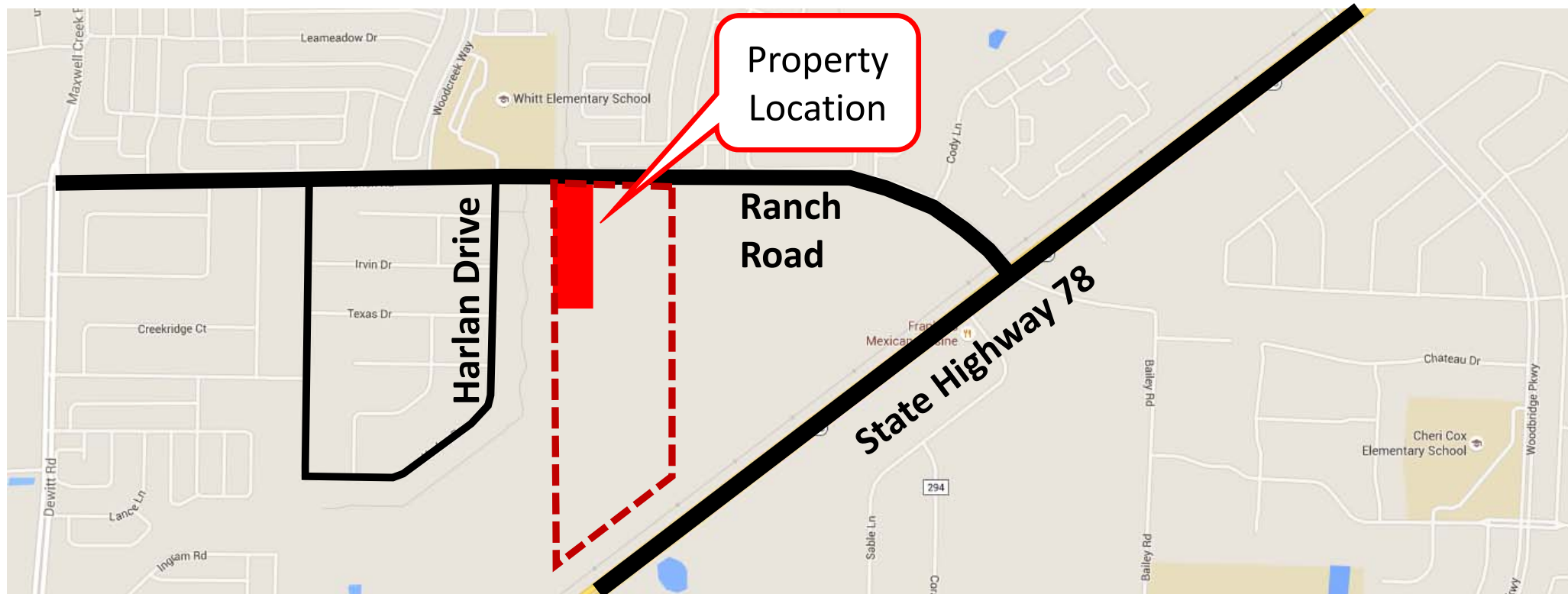
Budgetary Considerations

None.

Staff Recommendations

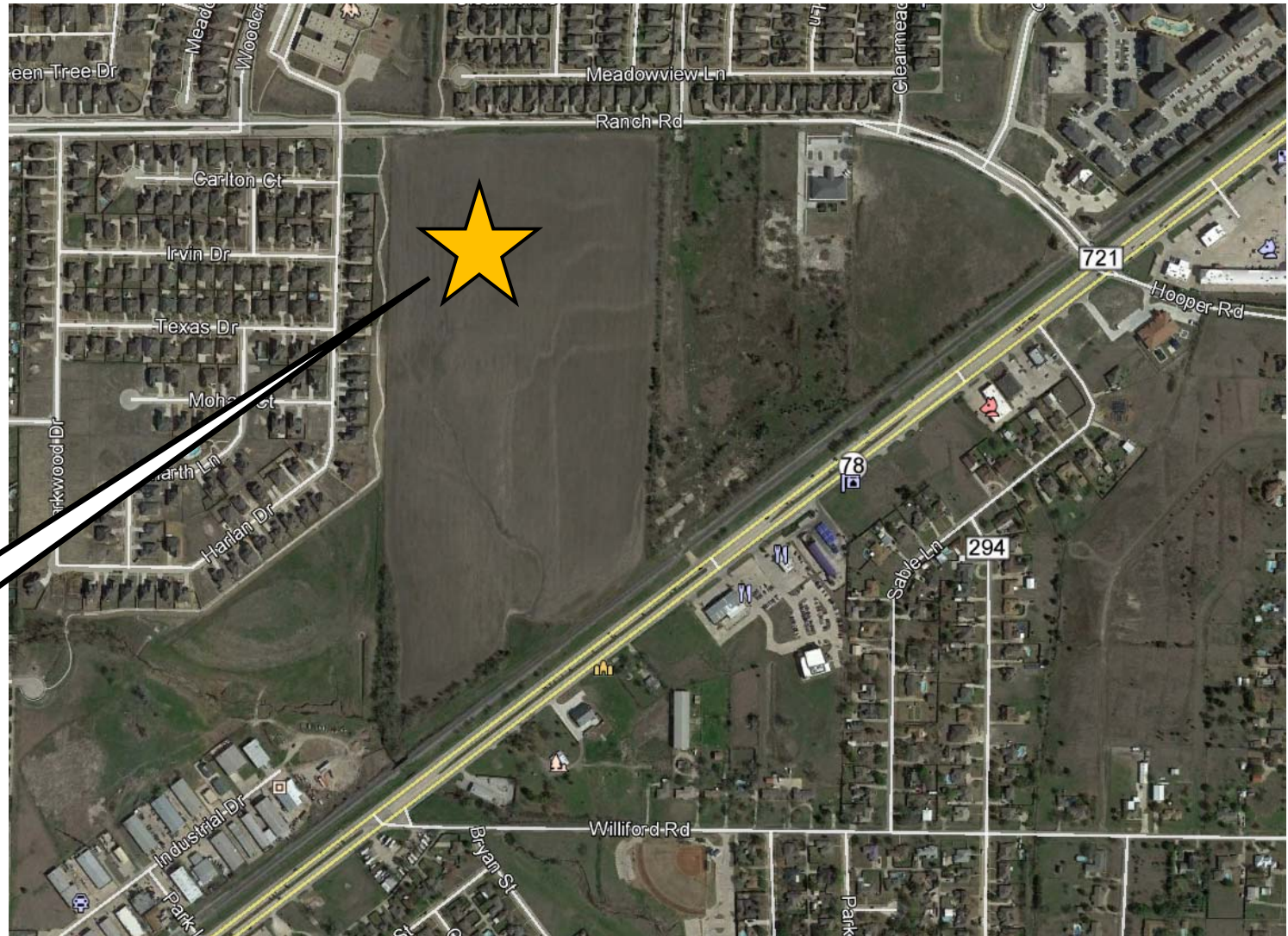
Staff recommends approval of the application of Mustang Creek Estates for a Preliminary Plat for Mustang Creek Sachse Addition, Lots 1 - 2, Block A, being a total of 49.654 acres.

Property Location Map



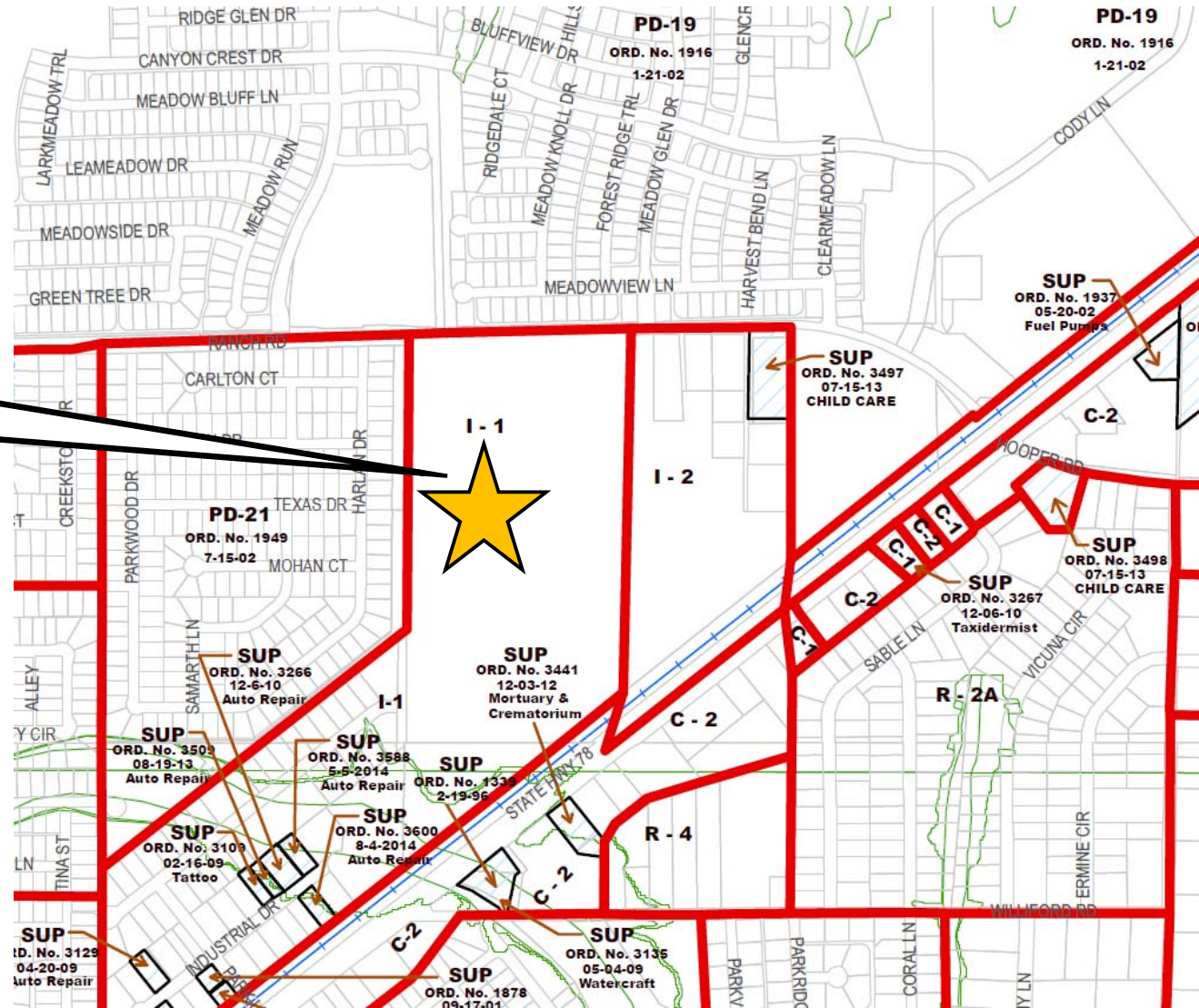
Aerial Map

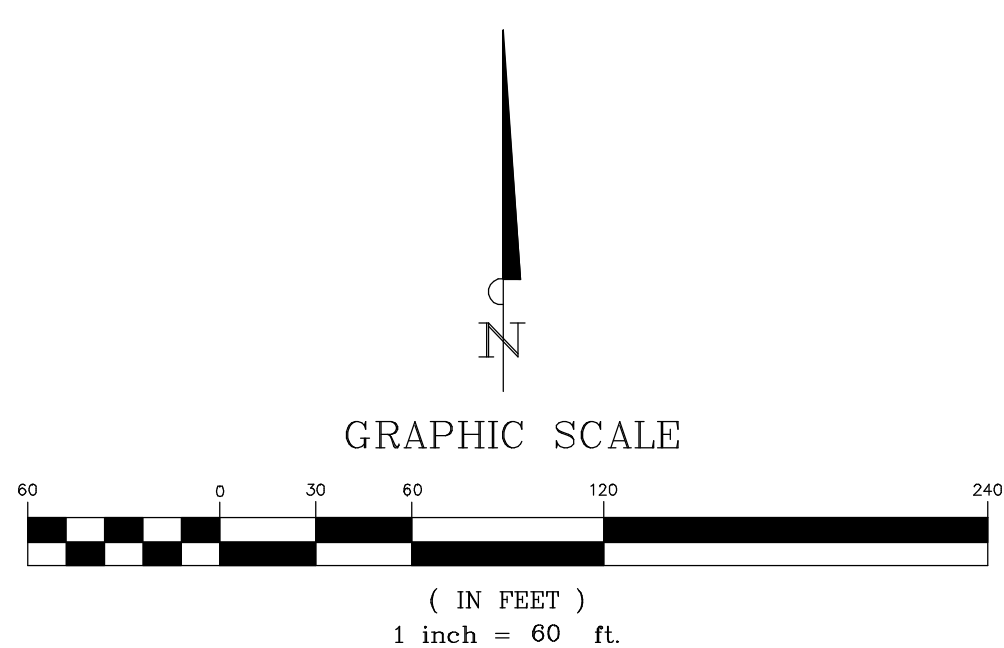
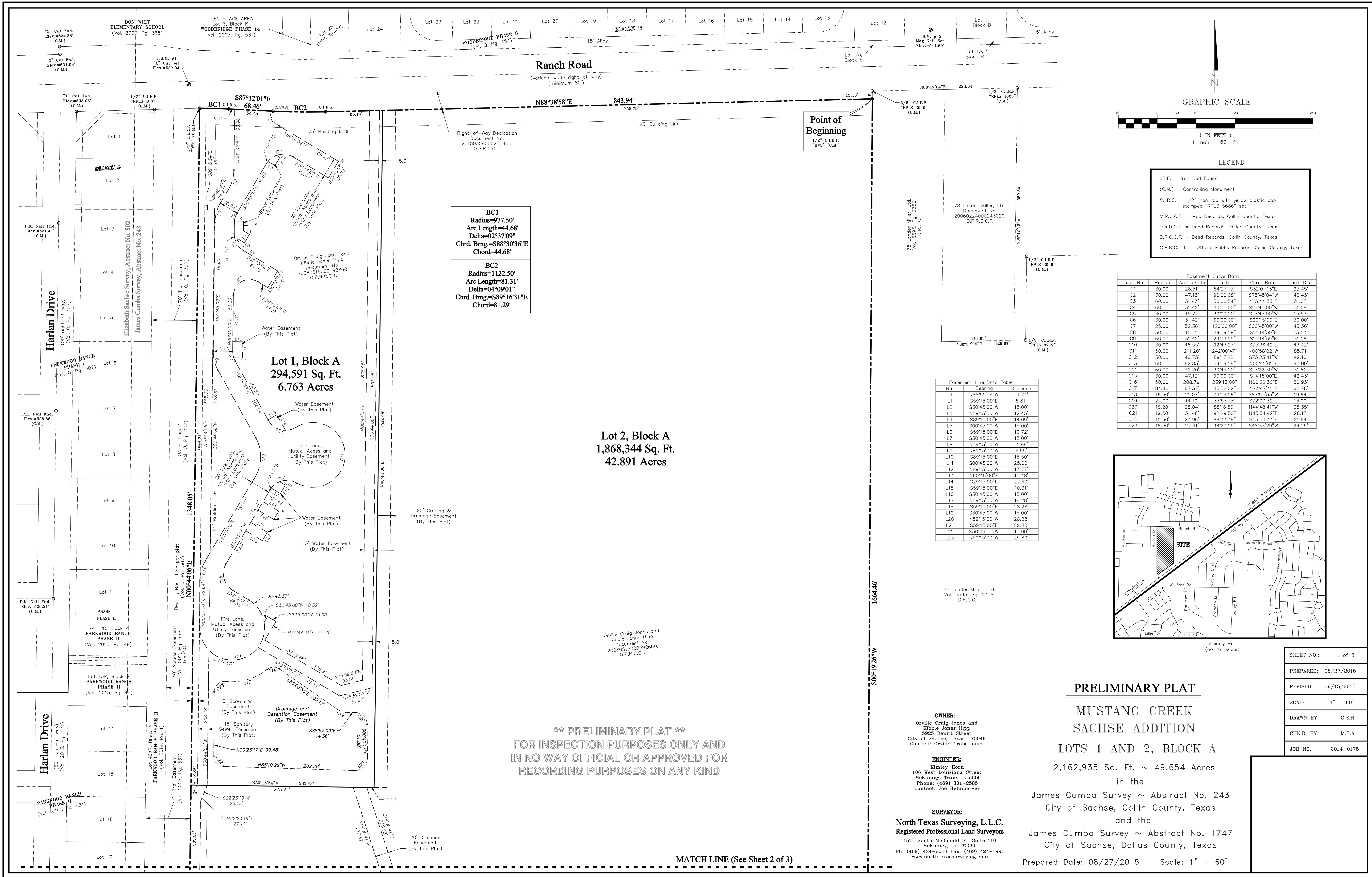
Property
Location



Zoning Map

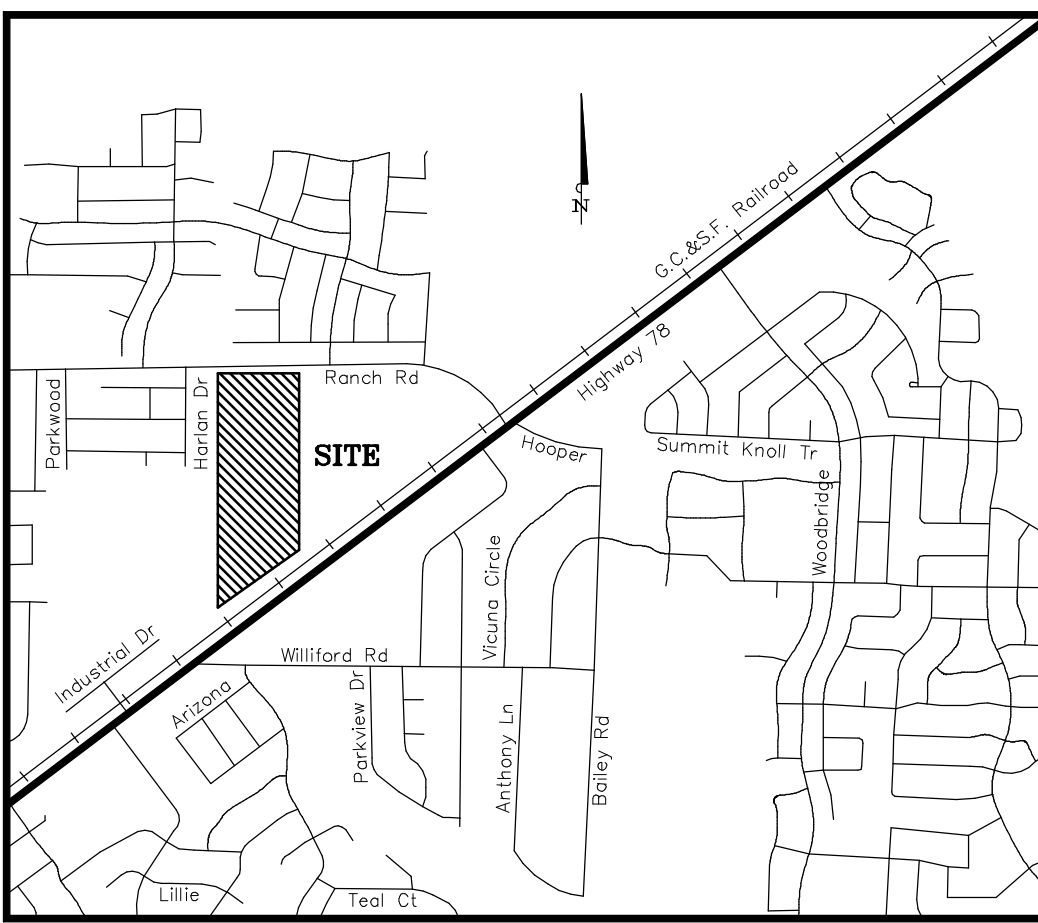
Property
Location





Easement Curve Data						
Curve No.	Radius	Arc Length	Delta	Chrd. Brng.	Chrd. Dist.	
C1	30.00'	28.51'	54°27'17"	S32°01'13"E	27.45'	
C2	30.00'	47.13'	90°00'08"	S75°45'04"W	42.43'	
C3	60.00'	31.43'	30°00'54"	N15°44'33"E	31.07'	
C4	60.00'	31.42'	30°00'00"	S15°45'00"W	31.06'	
C5	30.00'	15.71'	30°00'00"	S15°45'00"W	15.53'	
C6	30.00'	31.42'	60°00'00"	S29°15'00"E	30.00'	
C7	25.00'	52.36'	120°00'00"	S60°45'00"W	43.30'	
C8	30.00'	15.71'	29°59'59"	S14°14'59"E	15.53'	
C9	60.00'	31.42'	29°59'59"	S14°14'59"E	31.06'	
C10	30.00'	48.55'	92°43'22"	S75°36'42"E	43.42'	
C11	60.00'	211.20'	242°00'47"	N00°58'02"W	85.71'	
C12	30.00'	46.75'	89°17'22"	S75°23'41"W	42.16'	
C13	60.00'	62.83'	59°59'59"	N00°45'01"E	60.00'	
C14	60.00'	32.20'	30°45'00"	S15°22'30"W	31.82'	
C15	30.00'	47.12'	90°00'00"	S14°15'00"E	42.43'	
C16	50.00'	208.79'	239°15'00"	N60°22'30"E	86.93'	
C17	84.40'	67.57'	45°52'02"	N73°47'41"E	65.78'	
C18	16.30'	21.07'	74°01'26"	S87°53'53"W	19.64'	
C19	24.00'	14.19'	33°53'15"	S72°00'32"E	13.99'	
C20	18.20'	28.04'	88°16'56"	N44°48'41"W	25.35'	
C21	19.50'	31.48'	92°29'50"	N45°34'42"E	28.17'	
C22	15.50'	23.96'	88°33'39"	S43°53'33"E	21.64'	
C23	16.30'	27.41'	96°20'25"	S48°33'29"W	24.29'	

Easement Line Data Table		
No.	Bearing	Distance
L1	N88°59'18"W	41.24'
L2	S59°15'00"W	5.81'
L3	S59°15'00"W	15.00'
L4	S89°15'00"E	14.09'
L5	S00°45'00"W	15.00'
L6	S59°15'00"E	10.72'
L7	S30°45'00"W	15.00'
L8	N59°15'00"W	11.89'
L9	N89°15'00"W	4.65'
L10	S89°15'00"E	15.50'
L11	S00°45'00"W	25.00'
L12	N89°15'00"W	13.77'
L13	N60°45'00"E	15.48'
L14	S29°15'00"E	27.40'
L15	S59°15'00"E	10.31'
L16	S30°45'00"W	15.00'
L17	N59°15'00"W	16.28'
L18	S59°15'00"E	28.28'
L19	S30°45'00"W	15.00'
L20	N59°15'00"W	28.28'
L21	S59°15'00"E	29.80'
L22	S30°45'00"W	15.00'
L23	N59°15'00"W	29.80'



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

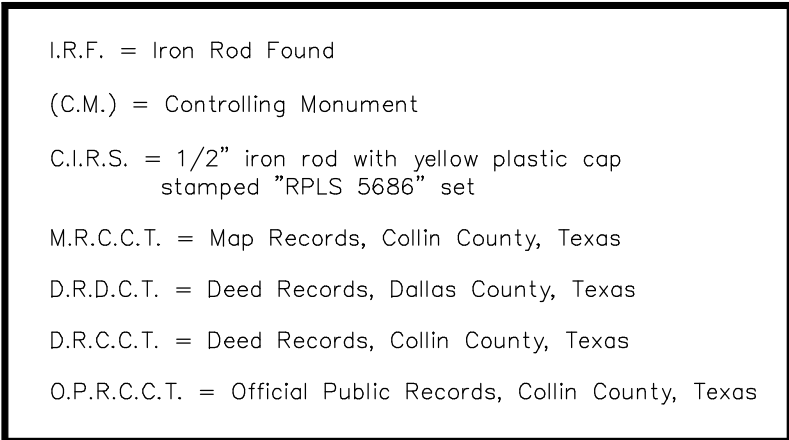
PRELIMINARY PLAT
MUSTANG CREEK
SACHSE ADDITION
LOTS 1 AND 2, BLOCK A
2,162,935 Sq. Ft. ~ 49.654 Acres
in the
James Cumba Survey ~ Abstract No. 243
City of Sachse, Collin County, Texas
and the
James Cumba Survey ~ Abstract No. 1747
City of Sachse, Dallas County, Texas
Prepared Date: 08/27/2015 Scale: 1" = 60'

OWNER:
Orville Craig Jones and
Kibbie Jones Hipp
5925 Dewitt Street
City of Sachse, Texas 75048
Contact: Orville Craig Jones

ENGINEER:
Kimley-Horn
106 West Louisiana Street
McKinney, Texas 75069
Phone: (469) 301-2585
Contact: Joe Helmberger

SURVEYOR:
North Texas Surveying, L.L.C.
Registered Professional Land Surveyors
1515 South McDonald St. Suite 110
McKinney, Tx 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexasurveying.com

SHEET NO.:	1 of 3
PREPARED:	08/27/2015
REVISED:	09/15/2015
SCALE:	1" = 60'
DRAWN BY:	C.S.H.
CHK'D. BY:	M.B.A.
JOB NO.:	2014-0175



SHEET NO.:	2 of 3
PREPARED:	08/27/2015
REVISED:	09/15/2015
SCALE:	1" = 60'
DRAWN BY:	C.S.H.
CHK'D. BY:	M.B.A.
JOB NO.:	2014-0175

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)
COUNTY OF DALLAS)

Whereas, Orville Craig Jones and Kibbie Jones Hipp are the owners of a tract of land, situated in the James Cumba Survey, Abstract No. 243, in the City of Sachse, Collin County, Texas, and also being in the James Cumba Survey, Abstract No. 1747, in the City of Sachse, Dallas County, Texas, and being the remainder of that called 50.238 acre tract of land described by deed to Orville Craig Jones and Kibbie Jones Hipp, as recorded under Document No. 20080515000592660, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a plastic cap stamped "BW2" found in the easterly line of said 50.238 acre tract, same being in the westerly line of that tract of land described by deed to 78 Lander Miller, Ltd., as recorded in Volume 5595, Page 2356, of the Deed Records, Collin County, Texas (D.R.C.C.T.), same also being the southeasterly corner of that right-of-way dedication for Ranch Road, as recorded under Document No. 20150309000250400, O.P.R.C.C.T., from which a 5/8" iron rod with a plastic cap stamped "RPLS 3949" found for the northeasterly corner of said 50.238 acre tract, bears, North 00°19'26" East, a distance of 12.13';

THENCE South 00°19'26" West, along the common line between said 50.238 acre tract and 78 Lander Miller, Ltd. tract, a distance of 1664.46' to a 5/8" iron rod with a plastic cap stamped "RPLS 5405" found for the southeasterly corner of said 50.238 acre tract, same being in the northwesterly line of that tract of land described by deed to Kansas City Railway Company, as recorded under County Clerk's File No. 94-0096329, D.R.C.C.T.;

THENCE South 51°53'32" West, along the common line between said 50.238 acre tract and Kansas City Railway Company tract, a distance of 1349.60' to a point for corner being the southwesterly corner of said 50.238 acre tract, said point for corner also being the most easterly southeast corner of that tract of land described by deed to Orry Land Development Corporation (Orry Land), as recorded under Instrument No. 20070298132, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), from which a 3/8" iron rod found bears, South 22°22'24" East, a distance of 1.75';

THENCE North 00°48'31" East, along the common line between said Orry Land tract and said 50.238 acre tract, passing at a distance of 583.79' the most northerly northeast corner of said Orry Land tract, same being the most easterly southeast corner of **ORRY PARK**, an addition to the City of Sachse, as recorded in Volume 2007, Page 350, of the Map Records, Collin County, Texas (M.R.C.C.T.) and under Instrument No. 20070246772, O.P.R.D.C.T., and continuing along the common line between said **ORRY PARK** and 50.238 acre tract, a total distance of 1135.15' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set), said set iron being the most northerly northeast corner of said **ORRY PARK**, same being the most southerly southeast corner of **PARKWOOD RANCH PHASE II**, an addition to the City of Sachse, as recorded in Volume 2013, Page 531, M.R.C.C.T.;

THENCE North 00°44'06" East, along the westerly line of said 50.238 acre tract, same being along the easterly line of said **PARKWOOD RANCH PHASE II**, and also along the easterly line of **PARKWOOD RANCH PHASE I**, an addition to the City of Sachse, as recorded in Volume Q, Page 307, M.R.C.C.T.; a distance of 1348.05' to a 1/2" iron rod with a plastic cap stamped "BW2" found for the southwesterly corner of he aforementioned right-of-way dedication for Ranch Road, said corner being in a curve to the right, having a radius of 977.50', a central angle of 02°37'09", and a chord which bears, South 88°30'36" East, a chord distance of 44.68';

Thence along said curve to the right, in a southeasterly direction, an arc length of 44.68' to a capped iron rod set;

THENCE continuing along the southerly right-of-way line of Ranch Road, the following courses and distances:

South 87°12'01" East, a distance of 68.46' to a capped iron rod set at the beginning of a curve to the left, having a radius of 1122.50', a central angle of 04°09'01", and a chord which bears, South 89°16'31" East, a chord distance of 81.29';

Thence along said curve to the left, in a southeasterly direction, an arc length of 81.31' to a capped iron rod set;

North 88°38'58" East, a distance of 843.94' to the **POINT OF BEGINNING** and containing 49.654 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Orville Craig Jones and Kibbie Jones Hipp, do hereby adopt this plot designating the hereon described property as **MUSTANG CREEK SACHSE ADDITION**, an addition to the City of Sachse, Collin and Dallas County, Texas, 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 plot for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times, have the full right of ingress and egress to or from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time, of procuring the permission of anyone. This plot approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

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

Orville Craig Jones

Kibbie Jones Hipp

STATE OF TEXAS)
COUNTY OF COLLIN)
COUNTY OF DALLAS)

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

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

Notary Public, State of Texas

STATE OF TEXAS)
COUNTY OF COLLIN)
COUNTY OF DALLAS)

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

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

Notary Public, State of Texas

** PRELIMINARY PLAT **

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

Notes:

1. According to the Flood Insurance Rate Maps of Collin and Dallas County, Texas, Map No. 48085C0530J (Collin County), Map Revised June 02, 2009, and 48113C0230K (Dallas County), the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain" and also in Shaded Zone "X", described by said map to be, "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood; no base flood elevations determined", and also in Shaded Zone "AE", described by said map to be, "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood; base flood elevations determined",

2. Bearings are based on the easterly line of the plot of **PARKWOOD RANCH PHASE I**, as recorded in Volume Q, Page 307, of the Map Records, Collin County, Texas.

3. Elevations are based on the City of Sachse GPS Control No(s). 1 and 3.

4. The surveyor has relied on the subject deed shown hereon with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.

5. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building certificates.

Benchmarks

Site TBM # 1: "X" cut set on the northerly end of a top of curb for the future east bound Ranch Road, said corner being approximately 17" west and 37' north of the northwesterly corner of the remainder of that tract of land described by deed to Orville Craig Jones and Kibbie Jones Hipp, as recorded under Document No. 20080515000592660, Official Public Records, Collin County, Texas, said northwesterly corner also being the northeasterly corner of HOA - Tract 1, as shown on the plot of **PARKWOOD RANCH PHASE I**, as recorded in Volume Q, Page 307, Map Records, Collin County, Texas.
Elevation = 532.94'

Site TBM # 2: Map nail set in the approximate center of Meadowglen Drive, same being in the northerly right-of-way line of Ranch Road, said map nail bears approximately 90' east and 104' north of the northwesterly corner of the remainder of that tract of land described by deed to Orville Craig Jones and Kibbie Jones Hipp, as recorded under Document No. 20080515000592660, Official Public Records, Collin County, Texas.
Elevation=541.60'

PRELIMINARY PLAT

MUSTANG CREEK
SACHSE ADDITION

LOTS 1 AND 2, BLOCK A

2,162,935 Sq. Ft. ~ 49.654 Acres

in the

James Cumba Survey ~ Abstract No. 243

City of Sachse, Collin County, Texas

and the

James Cumba Survey ~ Abstract No. 1747

City of Sachse, Dallas County, Texas

Prepared Date: 08/27/2015 Scale: 1" = 60'

SURVEYOR'S CERTIFICATE

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

DATED this the _____ day of _____, 2015.

Michael B. Arthur
State of Texas Registration No. 5686

STATE OF TEXAS)
COUNTY OF COLLIN)

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

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

Notary Public, State of Texas

OWNER:

Orville Craig Jones and
Kibbie Jones Hipp
5925 Dewitt Street
City of Sachse, Texas 75048
Contact: Orville Craig Jones

ENGINEER:

Kimley-Horn
106 West Louisiana Street
McKinney, Texas 75069
Phone: (469) 301-2585
Contact: Joe Helmsberger

SURVEYOR:

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

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

SHEET NO.: 3 of 3

PREPARED: 08/27/2015

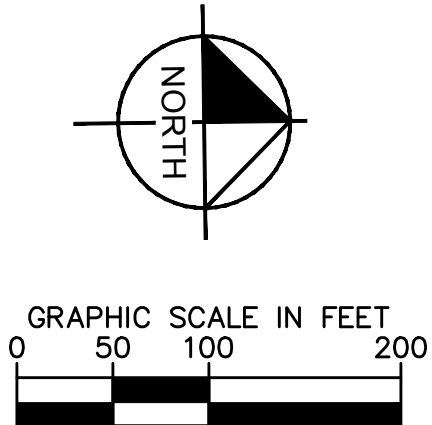
REVISED: 09/15/2015

SCALE: 1" = 60'

DRAWN BY: C.S.H.

CHK'D. BY: M.B.A.

JOB NO.: 2014-0175



NOTES: RUNOFF COEFFICIENTS (C) BASED ON TxDOT VALUES FOR BLACK OR LOESSIAL SOIL, 0-3%. TIME OF CONCENTRATION ASSUMED 10 MINUTES.

LEGEND

1
1.00 Ac.
7.88 cfs

--- 471 ---

EXISTING CONTOUR

DRAINAGE DIVIDE

PROPOSED PROPERTY LINE

→

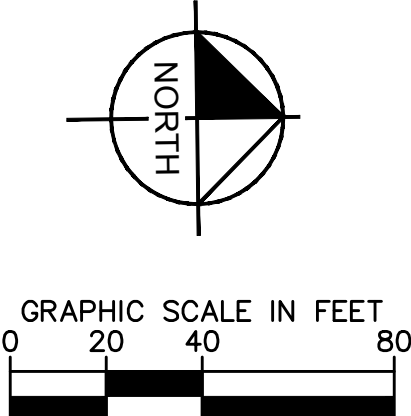
DIRECTION OF FLOW

BENCHMARKS

BM #1 "X" CUT SET ON THE NORTHERLY END OF A TOP OF CURB FOR THE FUTURE EAST BOUND RANCH ROAD. SAID CORNER BEING APPROXIMATELY 17' WEST AND 37' NORTH OF THE NORTHEASTERLY CORNER OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ORVILLE CRAIG JONES AND KIMBIE JONES HIPP, AS RECORDED UNDER 200801519000595660, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID NORTHEASTERLY CORNER ALSO BEING THE NORTHEASTERLY CORNER OF HOA - TRACT 1, AS SHOWN ON THE PLAT OF PARKWOOD RANCH PHASE 1, AS RECORDED IN VOLUME G, PAGE 307, MAP RECORDS, COLLIN COUNTY, TEXAS. ELEV = 532.94'

BM #2 MAG NAIL IN THE APPROXIMATE CENTER OF MEADOWVIEW DRIVE, SAME BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF RANCH ROAD. SAID MAG NAIL BEARS APPROXIMATELY 90' EAST AND 104' NORTH OF THE NORTHEASTERLY CORNER OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ORVILLE CRAIG JONES AND KIMBIE JONES HIPP, AS RECORDED UNDER DOCUMENT NO. 200801519000595660, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.





BASIN ID	Area (ac.)	Tc (min.)	C	*I100 (in/hr)	Q100 (cfs)	COMMENTS
1	0.91	10	0.90	10.50	8.60	PROPOSED CURB INLET
2	0.52	10	0.90	10.50	4.91	PROPOSED AREA DRAIN
3	0.06	10	0.90	10.50	0.57	PROPOSED AREA DRAIN
4	0.14	10	0.90	10.50	1.32	PROPOSED AREA DRAIN
5	0.08	10	0.90	10.50	0.76	PROPOSED AREA DRAIN
6	0.63	10	0.90	10.50	5.95	PROPOSED AREA DRAIN
7	0.34	10	0.90	10.50	3.21	PROPOSED CURB INLET
8	0.72	10	0.90	10.50	6.80	PROPOSED CURB INLET
9	0.06	10	0.90	10.50	0.57	PROPOSED AREA DRAIN
10	0.47	10	0.90	10.50	4.44	PROPOSED AREA DRAIN
11	0.24	10	0.90	10.50	2.27	PROPOSED AREA DRAIN
12	0.17	10	0.90	10.50	1.61	OFF SITE
13	1.02	10	0.90	10.50	9.64	DETENTION POND AREA

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



LEGEND

1
1.00 AC.
7.88 CFS

— -471 — —

—471—

■■■■

➡

DRAINAGE AREA NUMBER
ACREAGE
100 YEAR FLOW
EXISTING CONTOUR
PROPOSED CONTOUR
DRAINAGE DIVIDE
DIRECTION OF FLOW

BM #1
"X" CUT SET ON THE NORTHERLY END OF A TOP OF CURB FOR THE FUTURE EAST BOUND RANCH ROAD. SUD CORNER BEING APPROXIMATELY 17' WEST AND 37' NORTH OF THE NORTHEASTERLY CORNER OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ORVILLE CRAIG JONES AND KIBBIE JONES HIPP, AS RECORDED UNDER INSTRUMENT NO. 2008051500055600, COLLIN COUNTY, TEXAS. SUD NORTHEASTERLY CORNER ALSO BEING THE NORTHEASTERLY CORNER OF HOA - TRACT 1. AS SHOWN ON THE PLAT OF PARKWOOD RANCH PHASE 1, AS RECORDED IN VOLUME 0, PAGE 307, MAP RECORDS, COLLIN COUNTY, TEXAS.
Elev = 532.94

BM #2
MAG NAIL SET IN THE APPROXIMATE CENTER OF MEADOWLARK DRIVE, SAME BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF RANCH ROAD. SUD MAG NAIL BEARS APPROXIMATELY 90' EAST AND 104' NORTH OF THE NORTHEASTERLY CORNER OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ORVILLE CRAIG JONES AND KIBBIE JONES HIPP, AS RECORDED UNDER INSTRUMENT NO. 2008051500055600, COLLIN COUNTY, TEXAS.
Elev = 532.94

[illegible]

Kimley»»Horn
106 WEST LOUISIANA STREET, MCKNNEY, TX 75069
PHONE: 409-321-2580
WWW.KIMLEY-HORN.COM FAX: 928

KHA PROJECT 064476303	DATE SEPT 2015	SCALE AS SHOWN	DESIGNED BY KKB	DRAWN BY BJM	CHECKED BY JEH
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PROPOSED DRAINAGE AREA MAP

MUSTANG CREEK ESTATES

SACHSE, TX

RANCH RD

SHEET NUMBER
C1.1

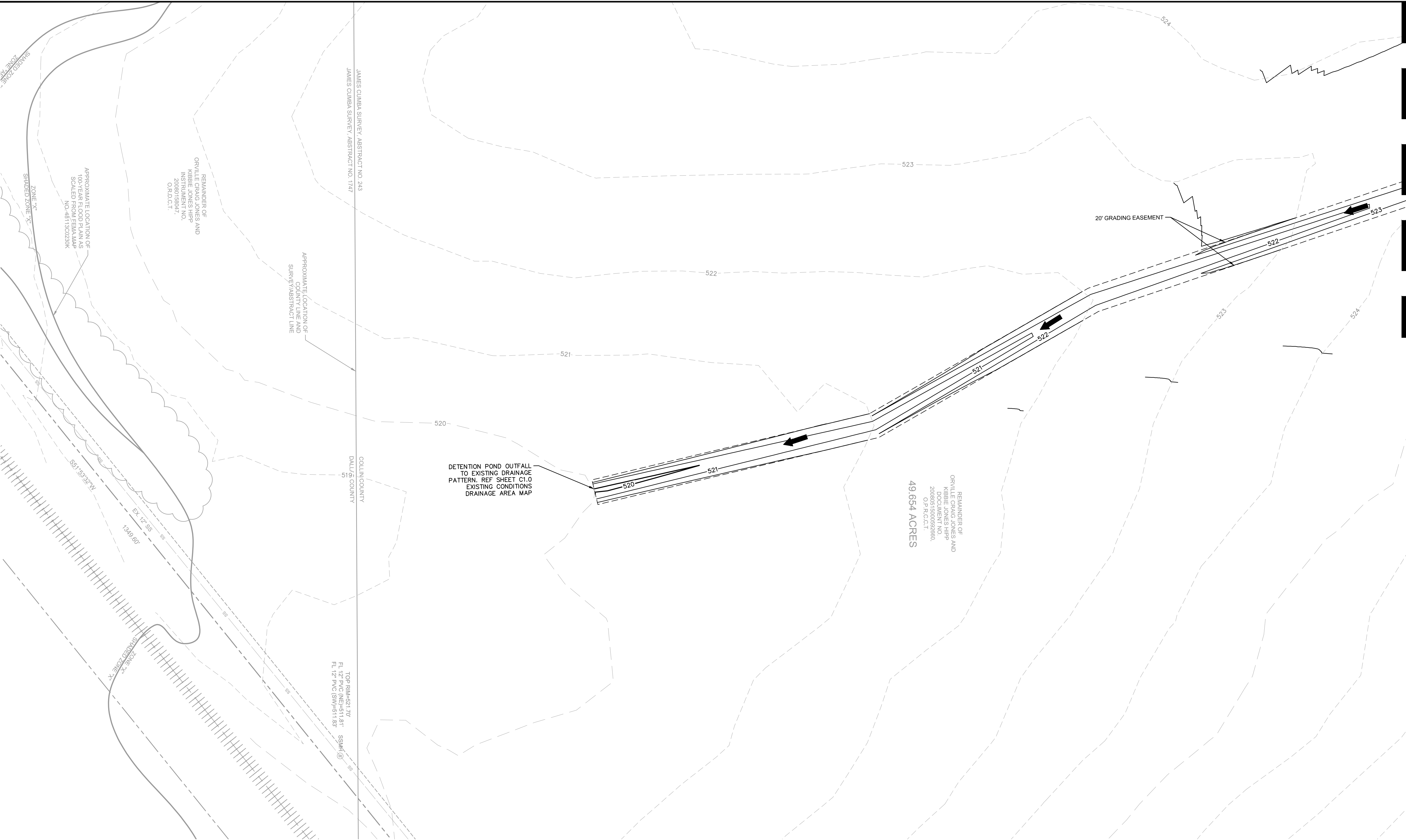
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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

RUNOFF CALCULATIONS

BASIN ID	Area (ac.)	Tc (min.)	C	*I100 (in/hr)	Q100 (cfs)	COMMENTS
1	0.91	10	0.90	10.50	8.60	PROPOSED CURB INLET
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11	0.24	10	0.90	10.50	2.27	PROPOSED AREA DRAIN
12	0.17	10	0.90	10.50	1.61	OFF SITE
13	1.02	10	0.90	10.50	9.64	DETENTION POND AREA

NOTES: RUNOFF COEFFICIENTS (C) BASED ON CONSERVATIVE EMPIRICAL VALUES FOR DEVELOPED LAND (0.90). TIME OF CONCENTRATION ASSUMED 10 MINUTES.



LEGEND

- 1 1.00 AC. 7.88 CFS DRAINAGE AREA NUMBER ACREAGE 100 YEAR FLOW
- -471- - EXISTING CONTOUR
- 471- PROPOSED CONTOUR
- DRAINAGE DIVIDE
- ➔ DIRECTION OF FLOW

BENCHMARKS

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"X" CUT SET ON THE NORTHERLY END OF A TOP OF CURB FOR THE FUTURE EAST BOUND RANCH ROAD. SAID CORNER BEING APPROXIMATELY 17' WEST AND 37' NORTH OF THE NORTHWESTERLY CORNER OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ORVILLE CRAIG JONES AND KIBBIE JONES HIPP, AS RECORDED UNDER DOCUMENT NO. 20080515000592660, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID NORTHWESTERLY CORNER ALSO BEING THE NORTHEASTERLY CORNER OF HOA - TRACT 1, AS SHOWN ON THE PLAT OF PARKWOOD RANCH PHASE 1, AS RECORDED IN VOLUME Q, PAGE 307, MAP RECORDS, COLLIN COUNTY, TEXAS. ELEV = 632.34'

BM #2
MAG NAIL SET IN THE APPROXIMATE CENTER OF MEADOWGLEN DRIVE. SAME BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF RANCH ROAD, SAID MAG NAIL BEARS APPROXIMATELY 90' EAST AND 104' NORTH OF THE NORTHEASTERLY CORNER OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ORVILLE CRAIG JONES AND KIBBIE JONES HIPP, AS RECORDED UNDER DOCUMENT NO. 20080515000592660, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.

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

CAUTION!! CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

PRELIMINARY

FOR REVIEW ONLY

Not for construction or permit purposes.

Kimley»Horn

Engineer: JOSEPH E. HELMBERGER

P.E. No. 68940 Date: SEPT 2015

KHA PROJECT

064476303

DATE

SEPT 2015

SCALE

AS SHOWN

DESIGNED BY

KKB

DRAWN BY

BJM

CHECKED BY

JEH

PROPOSED DRAINAGE AREA MAP

MUSTANG CREEK ESTATES

SACHSE, TX

SHEET NUMBER

C1.2

REVISIONS

DATE

BY

No.

DATE

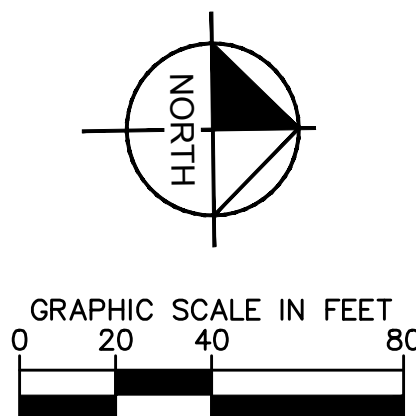
BY

Kimley»Horn

108 WEST LOUISIANA STREET, MCKINNEY, TX 75069

PHONE: 469-301-2650

WWW.KIMLEY-HORN.COM TX 1-928



CAUTION!!

CONTRACTOR IS TO VERIFY
PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.



Preliminary Plat Mustang Creek Sachse Addition

Planning & Zoning Commission

September 28, 2015

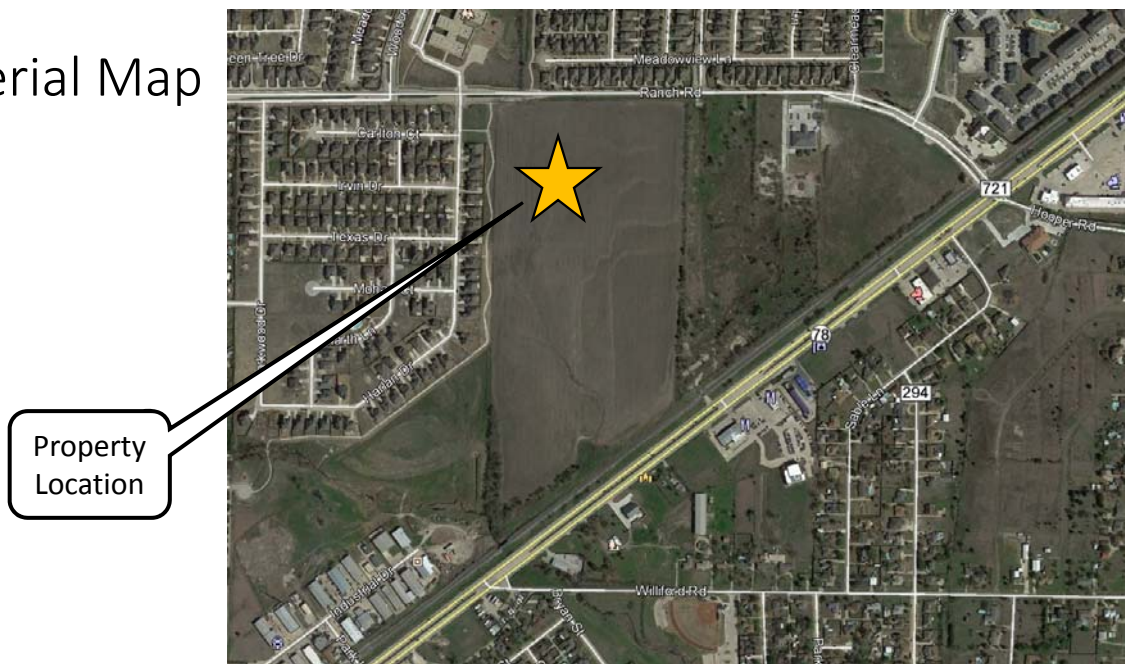
Overview

- ☐Property Location & Aerial Map
- ☐Applicant Information
- ☐Zoning Information
- ☐Thoroughfare Plan Information
- ☐Preliminary Plat
- ☐Site Layout
- ☐Preliminary Engineering
- ☐Staff Findings
- ☐Staff Recommendations

Property Location Map



Aerial Map

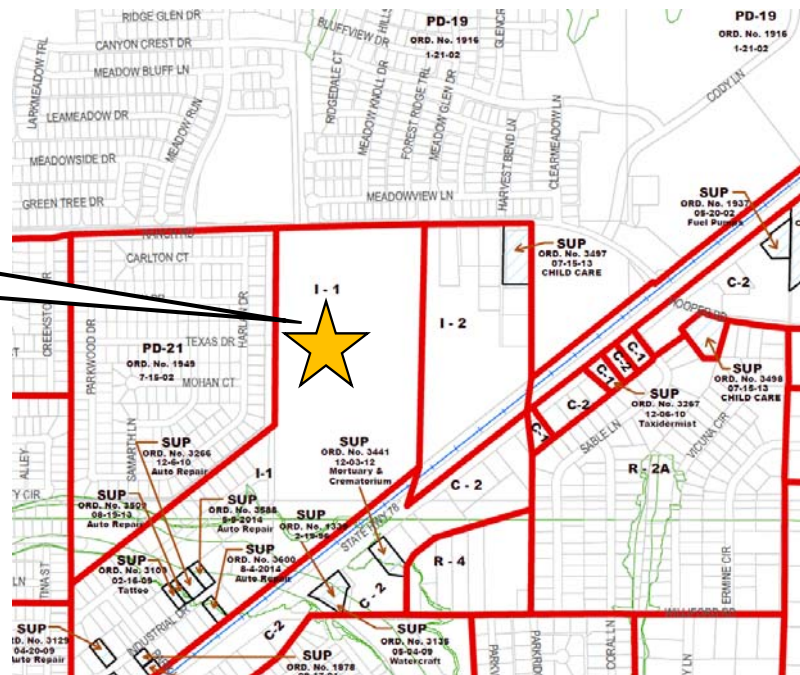


Applicant Information

- ☐ The Applicant is Mustang Creek Estates, a developer of assisted living facilities in Dallas/Fort Worth.
- ☐ The Applicant is seeking to develop a 6.763 acre tract of land on the south side of Ranch Road, for use as a multi-building assisted living facility.
- ☐ The facility will be known as Mustang Assisted Living Sachse.

Zoning Map

Property
Location



Zoning Information

- ☐ The property is currently zoned I-1 Restricted Manufacturing and Warehousing District.
- ☐ In Chapter 11 Zoning, Schedule I Permitted Uses, the chart shows:

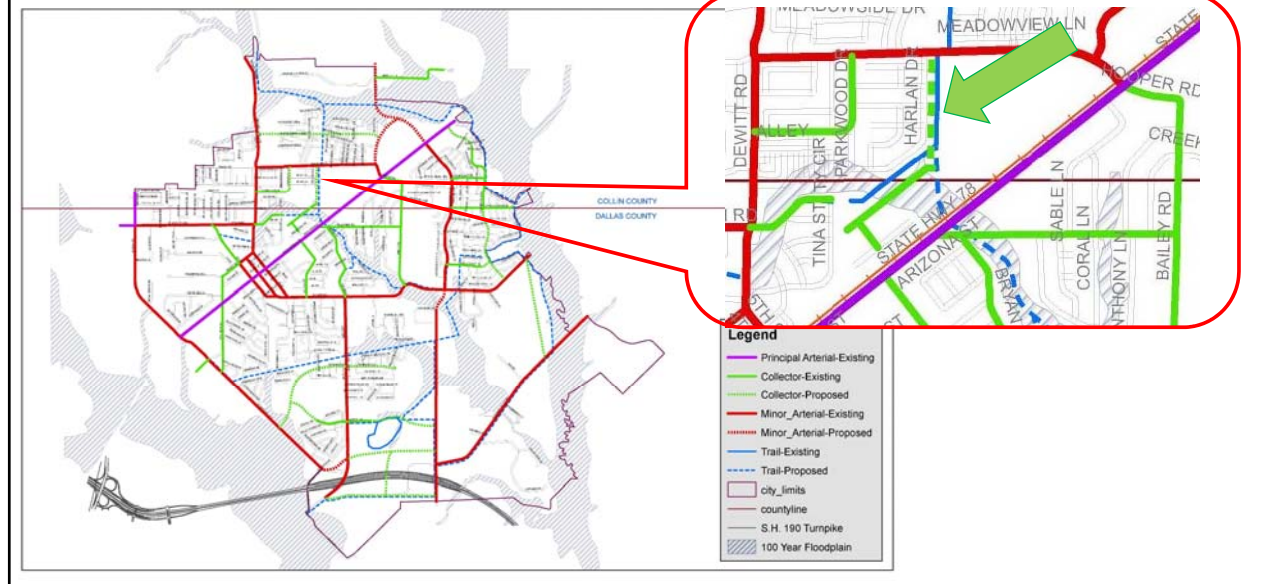
SCHEDULE I. PERMITTED USES

RESIDENTIAL	Agricultural	Single Family R-39	Single Family R-15	Single Family R-12	Single Family R-10	Single Family Estate R-E	Office Park	Mixed Use	Commercial-1	Commercial-2	Industrial-1	Industrial-2	Planned Development	Parking Requirement
Accessory building	X	X	X	X	X	X			X	X	X		*	none
Amenity center		X	X	X	X	X		X					*	Based on development
Assisted living facility	X	X	X	X	X	X	X	X	X	X	X	X	*	$\frac{1}{3}$ units + 1/day staff $\times \frac{1}{20}$ units for guests
Custodial quarters										S	S	S	*	2/dwelling unit
Duplex								X					*	2/dwelling unit

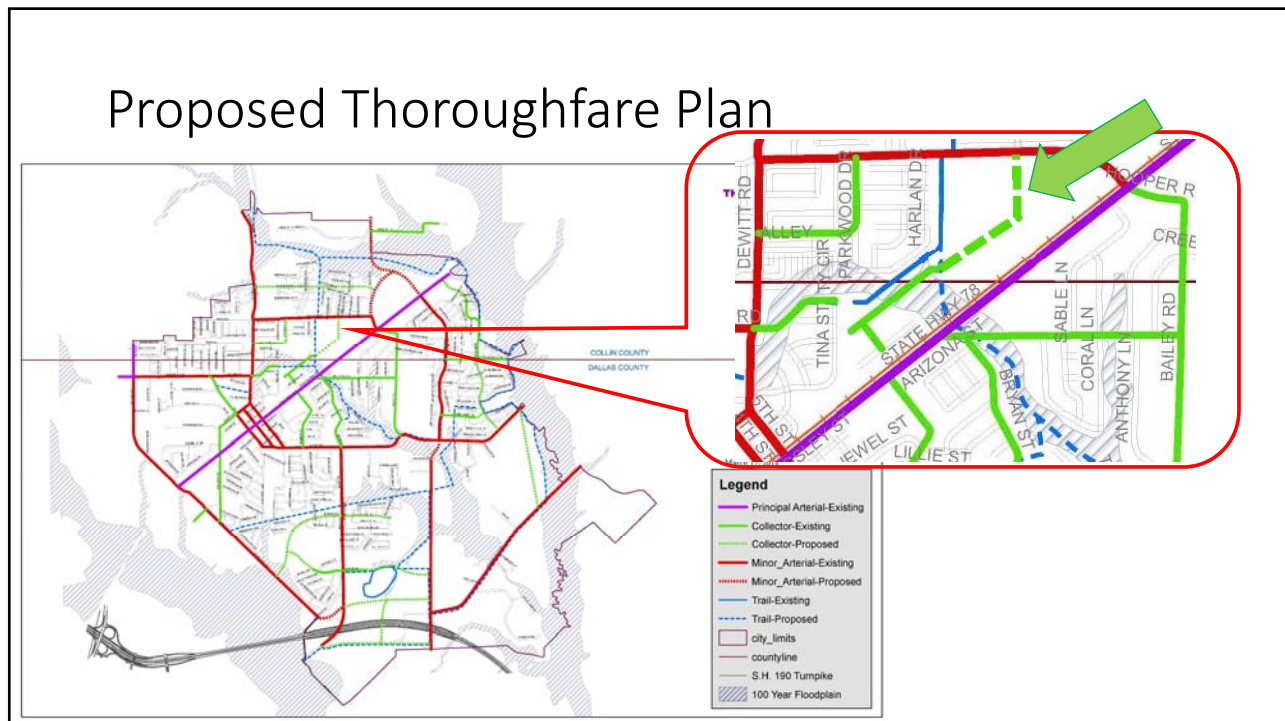
Thoroughfare Plan Information

- ☐ At the 8/24 Planning & Zoning Commission Meeting, the Commission voted to recommend an amendment to the Thoroughfare Plan to move a proposed future collector road to the east, approximately 1,000 feet.
- ☐ The City Council approved the amendment at the 9/1 City Council Meeting.

Current Thoroughfare Plan

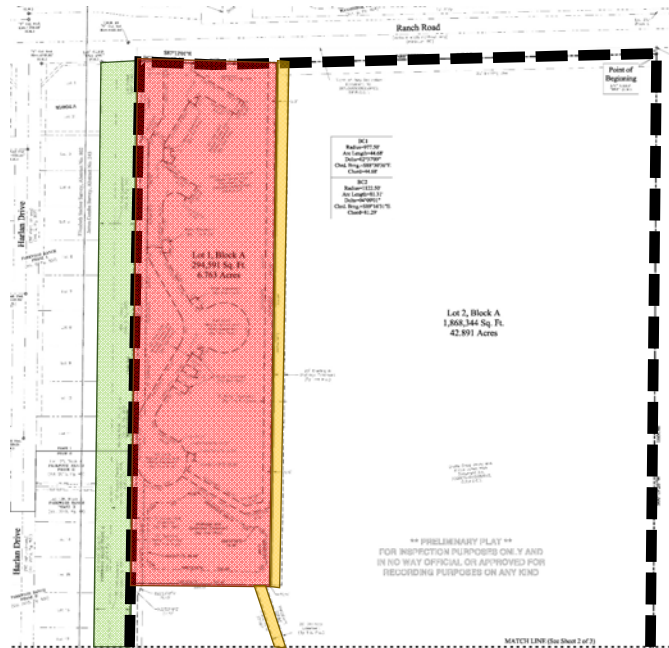


Proposed Thoroughfare Plan



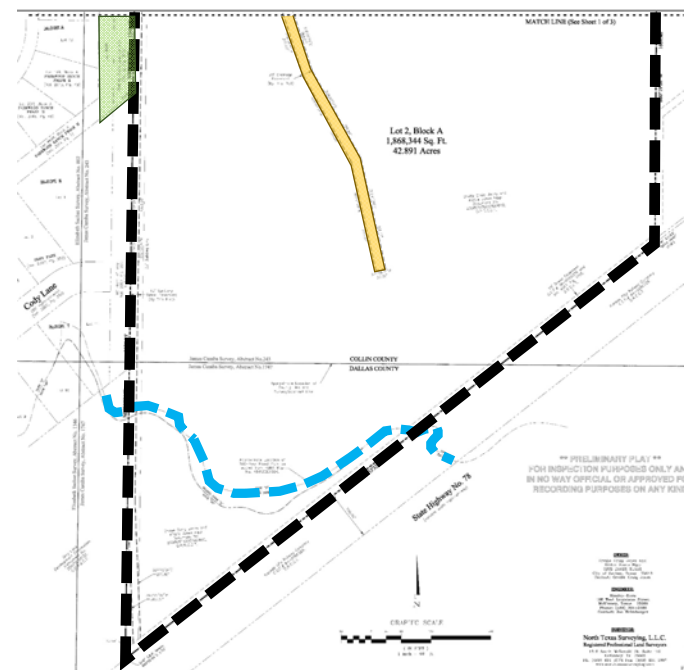
Preliminary Plat

- ☐ Lot 1 - 6.763 Acres (being developed) 
- ☐ Lot 2 - 42.891 Acres (to remain) 
- ☐ Existing 70-ft Trail Easement 
- ☐ Proposed Offsite Grading & Drainage Easements 

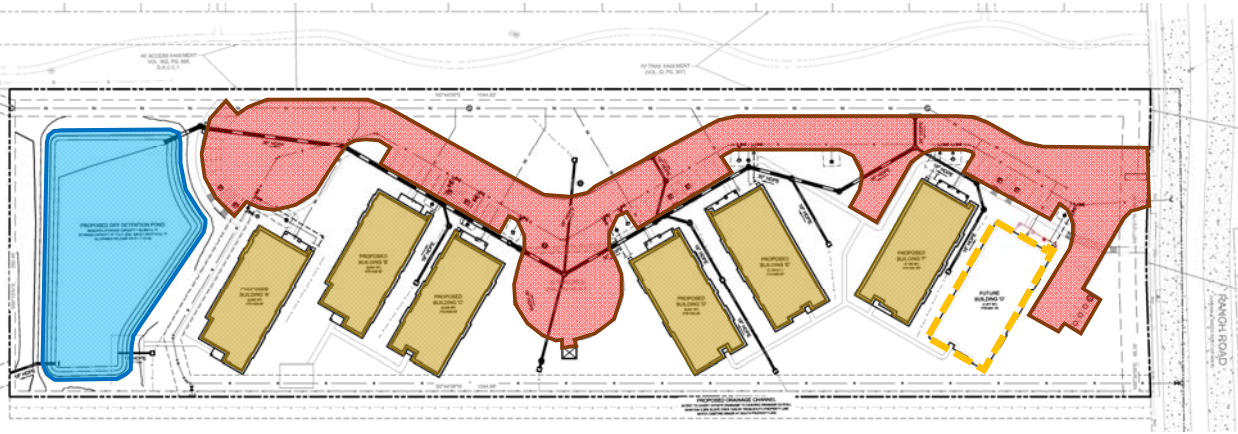


Preliminary Plat

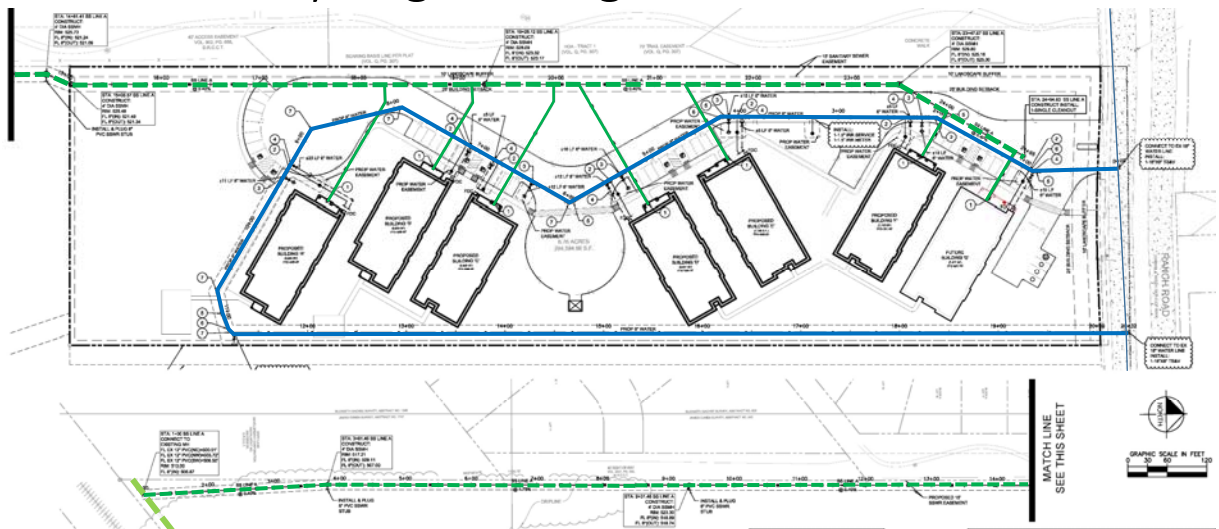
- ☐ Lot 2 - 42.891 Acres (to remain) 
- ☐ Existing Floodplain Limits 
- ☐ Existing 70-ft Trail Easement 
- ☐ Proposed Offsite Grading & Drainage Easements 



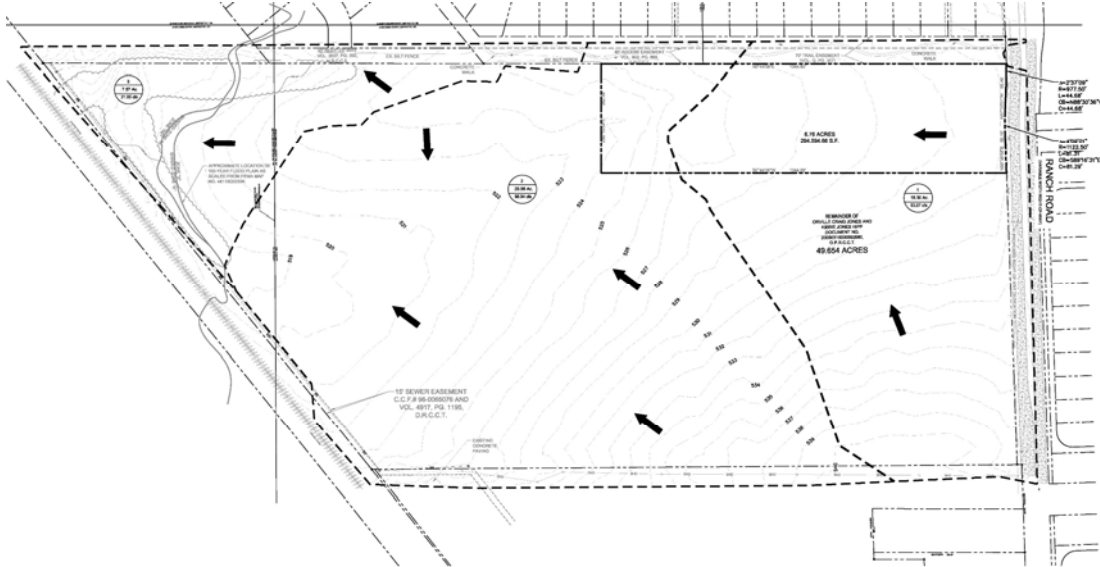
Site Layout



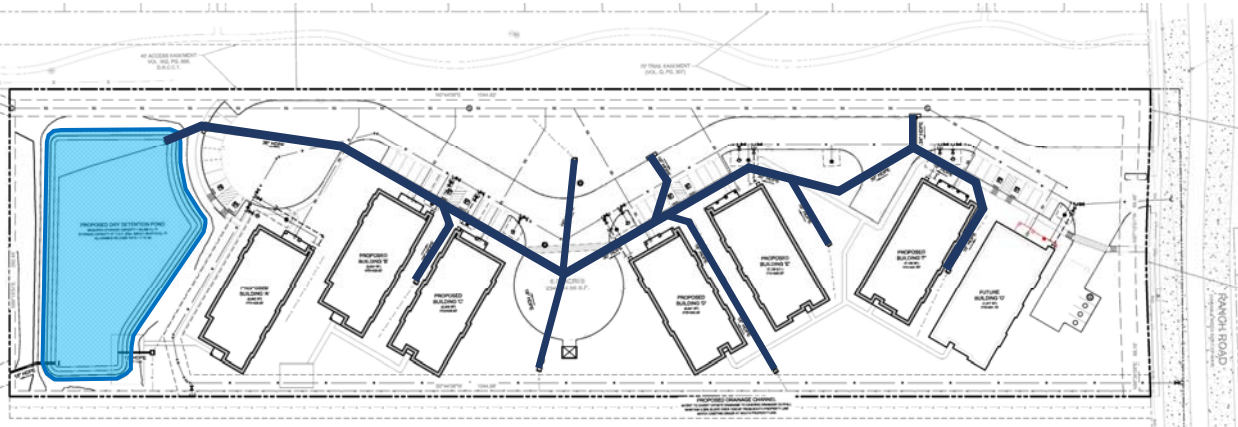
Preliminary Engineering – Utilities



Preliminary Engineering – Storm Drainage



Preliminary Engineering – Storm Drainage



Staff Findings

- ☐ Staff finds that the proposed use of assisted living is allowed within the current property zoning of I-1.
- ☐ Staff finds that the Preliminary Plat meets the requirements identified in the Subdivision Ordinance of the City of Sachse.
- ☐ Staff finds that the concept engineering plans are sufficient for the project to move forward with full engineering design.

Staff Recommendation

- ☐ Staff recommends approval of the Preliminary Plat for Mustang Creek Sachse Addition.