



City of Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Tuesday, September 15, 2015

7:00 PM

Council Chambers

The Planning and Zoning Commission of the City of Sachse will hold a Special Meeting on Tuesday, September 15, 2015, at 7:00 p.m. in 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:
 - [15-3021](#) Consider approval of the minutes of the August 24, 2015 Planning and Zoning Commission meeting.
Attachments: [August 24, 2015 Minutes](#)
 - [15-3018](#) Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from an Agricultural District (AG) to a 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 attached as Exhibit "D".
Attachments: [CD -Malone Estates Presentation](#)
[CD -Malone PD Attach 1](#)
[CD -Malone PD Attach 2](#)
[CD -Malone PD Attach 3](#)
[CD -Malone PD Attach 4](#)
[CD -Malone PD EX. A Legal](#)
[CD -Malone PD Ex. C Dev. Stds](#)
[CD -Malone PD EX. D Concept Plan](#)
 - [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

an approximately 1.116-acre tract of land located at the southeast corner of State Highway 78 and Woodbridge Parkway, more particularly described in Exhibit "A" and located in a Planned Development District (PD-11); providing special conditions; providing for the approval of the site plan attached as Exhibit "C".

Attachments: [Presentation](#)

[Attachment 1 - Site Plan](#)

[Attachment 2 - Building Elevations](#)

[Attachment 3 - Notice Responses](#)

[Attachment 4 - Ordinance 1476](#)

[Attachment 5 - Exhibit A](#)

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 11, 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 #: 15-3021 **Version:** 1 **Name:** August 24, 2015 Minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 9/11/2015 **In control:** Planning & Zoning Commission
On agenda: 9/15/2015 **Final action:**
Title: Consider approval of the minutes of the August 24, 2015 Planning and Zoning Commission meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [August 24, 2015 Minutes](#)

Date	Ver.	Action By	Action	Result
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Title

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

Executive Summary

Review and consider approval of the minutes of the August 24, 2015 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the August 24, 2015 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Recommend approval of the minutes of the Planning and Zoning Commission August 24, 2015 meeting.

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, August 24, 2015

Time: 7:00 p.m.

Place: Sachse City Hall

Members Present:

Ty Lamb
Wendy Stewart
Scott Everett
David Hock
Fernando Guitierrez
Chance Lindsey
Lyndsey Rhode

Members Absent:

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 David Hock led the pledges.

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

Greg Peters, Interim Community Development Director, stated that interview's for the new Director of Planning and Development Services is ongoing. He stated that the next Planning and Zoning Commission meeting would be held on a Tuesday, September 15, 2015 due to scheduling conflicts. He explained that the Developer for the SUP for 7-Eleven asked that the item be tabled in order for him to meet with citizens in the adjacent neighborhood to discuss the project. He stated that was done in time to be posted on the staff report. He stated the Temporary Special Use Permit for the North Pointe Church of Christ doesn't require a hearing before the Planning and Zoning Commission for approval and the legal notice was advertised for City Council only therefore this item has been withdrawn by staff.

3. Regular Agenda Items:

15-2979 Consider approval of the minutes of the July 27, 2015 Planning and Zoning Commission meeting.

David Hock made a motion to approve the minutes of the July 27, 2015 Planning and Zoning Commission meeting. Chance Lindsey seconded the motion. The motion passed unanimously with all voting in favor.

Wendy Stewart made a motion to move the agenda item 15-2972 item to the next item for consideration. With no objection, Scott Everett moved the item 15-2972 to next order of business.

15-2972 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 Planned Development (PD-4) to General Commercial Zoning (C-2) with a Special Use Permit for a restaurant with drive –through use on approximately 1.0495 acre tract of land located at 3802 Sachse Road; providing special conditions, providing a severability clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing an effective date.

Mr. Peters, Interim-Community Development Director, introduced the item. He stated that the applicant is requesting a change of zoning from a Planned Development (PD-4) to General Commercial 2 (C-2) with a Special Use Permit for a restaurant with drive-through use at 3802 Sachse Road. He stated that the property is located at the corner of Sachse Road and Miles Road and was included in a zoning change for Park Lake Estates (PD-4) but was never platted into the residential development. Mr. Peters explained due to the location, property size, and adjacent traffic volumes, staff concludes that residential use is not the best use of the subject property and is recommending approval of the zoning change.

Corinne Smith, 4008 Blossom, spoke in opposition to the zoning request and special use permit. She also stated she had a problem with the project name and the ten day notice requirement. She felt that the meeting date was not convenient for those whose first day back to school was Monday.

Tim Lindawood, 3914 Blossom, spoke in opposition of the zoning change and was concerned about decreased property values. He questioned if staff had a vested interest in recommending the zoning change.

Greg Smith, 4008 Blossom, spoke in opposition of the zoning change. He said he is against any change in the area. He didn't want to smell food while sitting outside his home.

Gary Elkins, 4116 Blossom, spoke in opposition of the zoning change. He stated he didn't think there was due diligence by staff to see what the true impact of development would be and would prefer to see the property turned into a city park.

April Lambert, 4403 Elation, spoke in opposition to the zoning change. She stated that she had long roots in the community and doesn't want the additional traffic and strangers in the area. Her children also spoke in opposition to the item.

Kathy Cobb, 3820 Sixth Street, spoke in opposition. She was concerned with increased traffic, crime and trash.

Valeria Fain, 4110 Blossom, spoke in opposition to the zoning change. She was concerned with traffic and decreasing property values.

Chris Horning, 4607 Mallard Lane, spoke in opposition to the zoning change. She stated that she lives adjacent to the daycare center and stated that all the services they need are located on Highway 78. She stated that safety and welfare of the residents should be a top priority. She was also concerned with increase traffic.

Barbara Elkins, 4116 Blossom, spoke in opposition to the zoning. She inquired if there was an economic impact study done on the site and what would happen if the building was left unoccupied.

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

Mr. Peters addressed some of the concerns and questions of the residents.

Michael Alturk, Applicant's Representative, stated that this would be a nice development that would follow all the city codes. He stated that there would be no fast food at this location but it would be more of a café style restaurant or coffee shop. He stated having this property developed as a park does not make sense with the amount of traffic on both streets. He said it won't be a 24-hour facility. He explained as far as the name is concerned he felt that people were reading too much into the name and it could be changed.

More discussion followed in regards to definitions of C-1 and C-2 zoning, traffic counts, and drainage.

Ty Lamb made a motion to approve the recommendation to grant a change in zoning from Planned Development-4 to General Commercial-1 based on a traffic study being done before City Council. Fernando Guterrez seconded the motion. The motion passed 6-1 with Scott Everett casting the lone dissenting vote.

15-2976 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".

After discussion by staff that the item required a vote from the commissioners to table, David Hock made a motion to table the agenda item. Lyndsey Rhode seconded the motion. The motion to table the item was approved 7-0 with all voting in favor.

15-2974 Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan.

Mr. Peters introduced the item. He stated the applicant is requesting that the future collector road from Ranch Road to Industrial Drive as shown in the current Master Thoroughfare Plan be shifted to the east, approximately 1,000 feet. He stated that the applicant is requesting to develop a 5-acre portion of the property located approximately 300 feet east of intersection of Ranch Road and Harlan. He explained that staff received support for the amendment from the property owner of the subject tract and the property owner of the adjacent tract. Staff is recommending approval of amending the Thoroughfare Plan.

Scott Everett opened the public hearing at 8:43 p.m. With no one speaking, David Hock made a motion to close the public hearing. Fernando Guterrez seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 8:43 p.m.

David Hock made a motion to make recommendation to City Council for approval of an Ordinance of the City of Sachse, Texas, amending Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan. Wendy Stewart seconded the motion. The motion passed 7-0 with all voting in favor.

15-2973 Conduct a public hearing and consider recommendation to the City Council for a Temporary Special Use Permit for North Pointe Church of Christ for two temporary portable classroom buildings on approximately 6.114 acres of land located at 7030 Highway 78, for a period of five years.

This item was withdrawn by staff for the reason that it doesn't require a hearing before the Planning and Zoning Commission for approval and the legal notice was advertised for City Council only.

15-2975 Consider the application of MP Sachse, Ltd., for approval of a Final Plat for Lot 4, Block A of Woodbridge Gate, being a commercial lot on approximately 0.865 acres, at Southwest corner of State Highway 78 and Woodbridge Parkway.

Mr. Peters introduced an item. He stated the applicant is requesting to Final Plat Lot 4, Block A, of Woodbridge Gate for an urgent care facility. He stated that the Preliminary Plat for Block A was approved by City Council on January 19, 2015 and the public improvements for Lot 4 are complete and the plat meets the requirements of the Subdivision and Zoning Ordinance.

After discussion, Chance Lyndsey made a motion to approve the Final Plat for Lot 4, Block A of Woodbridge Gate. Fernando Guterrez seconded the motion. The motion passed 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 #:	15-3018	Version:	1	Name:	CD - Malone Estates PD PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	9/10/2015	In control:		In control:	Planning & Zoning Commission
On agenda:	9/15/2015	Final action:		Final action:	
Title:	Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from an Agricultural District (AG) to a 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 attached as Exhibit "D".				

Sponsors:

Indexes:

Code sections:

Attachments: [CD -Malone Estates Presentation](#)
[CD -Malone PD Attach 1](#)
[CD -Malone PD Attach 2](#)
[CD -Malone PD Attach 3](#)
[CD -Malone PD Attach 4](#)
[CD -Malone PD EX. A Legal](#)
[CD -Malone PD Ex. C Dev. Stds](#)
[CD -Malone PD EX. D Concept Plan](#)

Date	Ver.	Action By	Action	Result
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Title

Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from an Agricultural District (AG) to a 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 attached as Exhibit "D".

Executive Summary

The applicant is requesting to rezone the subject property from its existing Agricultural zoning district to a Planned Development zoning district. The proposed Planned Development would be comprised of single-family residential lots with lot sizes of 10,000 and 17,000 square feet.

Background

The 13.56-acre subject property is located along the west side of Merritt Road just south of Heritage Circle and retains a current zoning designation of Agricultural (AG) district. (See Attachment 1 - Aerial Location Map and Attachment 2 - Zoning Identification Map). The applicant is requesting to rezone the subject property to a Planned Development (PD) zoning district.

Existing Land Uses:

- Site: The subject property is developed with one single family home.
- North: Heritage Country Estates subdivision located on lots approximately one half acre or larger in area.
- South: Undeveloped property
- East: Existing homesteads and agricultural uses.
- West: Future Jackson Meadows subdivision (currently under construction)

The Future Land Use designation for the subject property is Low Density Residential (See Attachment 3 for a copy of the Future Land Use Plan). The Comprehensive Plan describes Low Density Residential as “Neighborhoods with conventional detached dwellings”. The City of Sachse has taken this section of the Comprehensive Plan and adopted code regulations that carry out the vision and goals of the plan. The City of Sachse currently has three zoning districts that would be considered low density residential per the description in the future land use plan. The three residential districts are the R-10, R-12, and R-15 which allow minimum lot sizes of 10,000, 12,000, and 15,000 square feet for single family detached housing.

The single-family residential lots sizes associated with the proposed Planned Development rezoning are consistent with the regulations in place that the City of Sachse uses to define low density residential development. The minimum lot size needed for a subdivision would be 10,000 square feet in order to be consistent with what the future land use maps identifies for the subject property. The applicant’s request of a mix of 10,000 and 17,000 square foot lots would be consistent with the future land use plan.

The Applicant previously submitted a zoning case for the property, which was recommended by the Planning & Zoning Commission for approval on March 9, 2015, and was denied by the City Council on April 6, 2015.

The Applicant has submitted a new zoning case for consideration. Staff has reviewed the new case with the City Attorney and finds that the new case is sufficiently different from the previous zoning case. Therefore, the 6-month waiting period identified in the Code of Ordinances, Sec. 11-3 Planning and Zoning Commission, C.(6) does not apply.

The Applicant's new case includes a different layout which specifically address previous concerns regarding adjacency and lot size, including:

- Increased size of lots 1-8 from minimum 15,000 SF to minimum 17,000 SF
- Aligned the side yard property lines of lots 1-6 to match lot lines of Heritage Country Estates
- Reduction of two lots (from 39 to 37)

Policy Considerations

The zoning request is to rezone the subject property from its existing Agricultural (AG) zoning designation to a Planned Development (PD) zoning designation. The proposed Planned Development would be comprised of single-family residential lots and a drainage detention area.

The Development Standards (Exhibit C) and the Zoning Concept Plan (Exhibit D) indicate that a maximum of 39 single-family residential units would be permitted pursuant to the Planned Development Regulations. The applicant is requesting that the project be subject to all of the requirements under the R-10 zoning district except the following exceptions which require that it be processed as a Planned Development.

Development Standards deviating from the R-10 Zoning District:

1. Minimum lot square footage shall be 17,000 square feet for lots 1-8 and 10,000 square feet for lots 9-37.
2. 25 foot front yard setback
3. 25 foot rear yard setback
4. Maximum area of lot coverage by the principal and accessory building shall be 40%.
6. Minimum square feet of air conditioned space for the main dwelling shall be as follows: Lots 1-8, 3,000 square feet, Lots 9-37, 2,500 square feet.
7. All other restrictions of R-10 zoning apply,

The only access proposed to the site will be via Merritt Road. Merritt Road is shown as Minor Arterial on the Major Thoroughfare Plan.

Public Notification

Notice of this public hearing was mailed to the property owner and all other property owners within 1,000 feet of the subject property, as indicated by the most recently approved municipal tax roll and as required by Texas Local Government Code and the City of Sachse Code of Ordinances. A total of 95 notices were mailed on September 3, 2015. As of Thursday, September 10, 2015, thirteen responses were returned, all were opposed to the zoning request (See Attachment 4 for returned responses).

In summary, due to the fact that the proposed Planned Development zoning request is consistent with the Future Land Use category of Low Density Residential, staff is recommending approval of this request.

Budgetary Considerations

None.

Staff Recommendations

Staff recommends approval of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from an Agricultural District (AG) to a 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 attached as Exhibit "D".



PLANNING & ZONING COMMISSION

SEPTEMBER 15, 2015

REQUEST

Proposed Zoning Change:

- Agricultural District (AG) to a Planned Development District (PD)
- Property: 13.56 acre tract
- Applicant: Paul Taylor Homes, LTD



BACKGROUND

- The Applicant previously submitted a zoning case for the property, which was recommended by the Planning & Zoning Commission for approval on March 9, 2015, and was denied by the City Council on April 6, 2015.
- The Applicant has submitted a new zoning case for consideration. Staff has reviewed the new case with the City Attorney and finds that the new case is sufficiently different from the previous zoning case. Therefore, the 6-month waiting period identified in the Code of Ordinances, Sec. 11-3 Planning and Zoning Commission, C.(6) does not apply.
- The Applicant's new case includes a different layout which specifically address previous concerns regarding adjacency and lot size, including:
 - Increased size of lots 1-8 from minimum 15,000 SF to minimum 17,000 SF
 - Aligned the side yard property lines of lots 1-6 to match lot lines of Heritage Country Estates
 - Reduction of two lots (from 39 to 37)



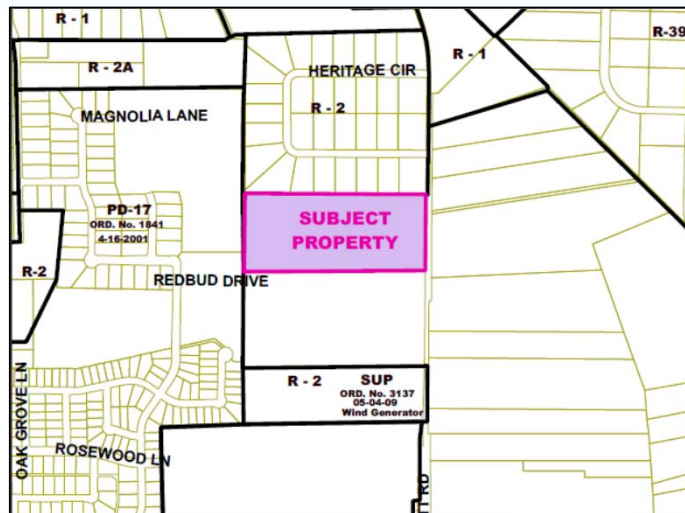
BACKGROUND AERIAL LOCATION MAP



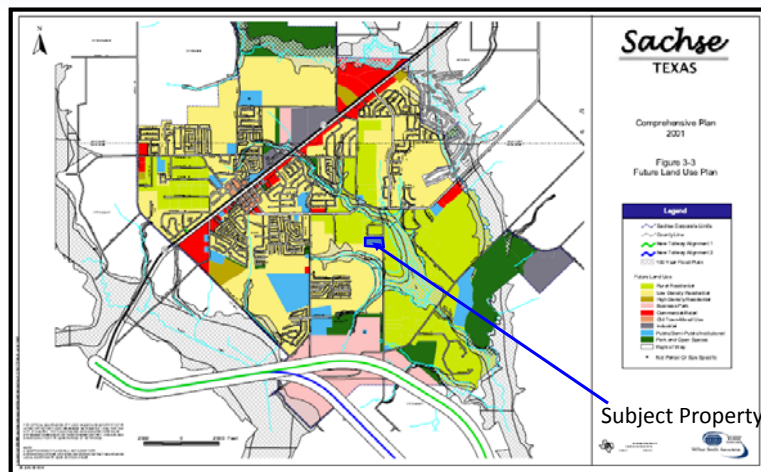
Large Estate
Type Development



BACKGROUND ZONING MAP

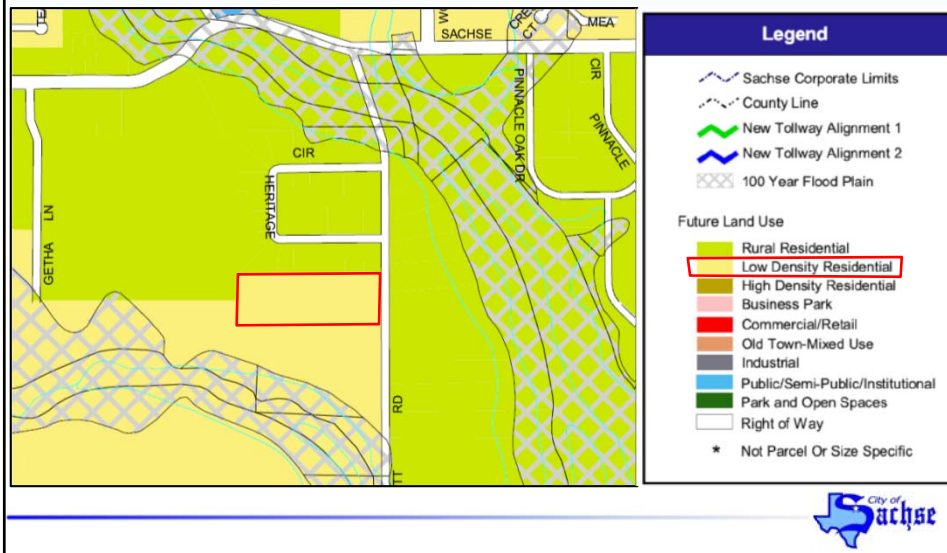


BACKGROUND FUTURE LAND USE MAP



BACKGROUND

FUTURE LAND USE MAP



POLICY CONSIDERATIONS

GOALS, OBJECTIVES, AND ACTIONS

The Comprehensive Plan describes Low Density Residential as “Neighborhoods with conventional detached dwellings”.

The City of Sachse currently has three zoning districts that would be considered low density residential.

The three residential districts are the R-10, R-12, and R-15.

- R-10: 10,000 square foot lots
- R-12: 12,000 square foot lots
- R-15: 15,000 square foot lots



BACKGROUND

SITE INFORMATION

- Site Area: 13.56 acres and is currently developed with a single family home.
- Future Land Use designation: Low density residential
- Existing Zoning designation: AG (Agricultural District)
- Proposed Zoning designation: Planned Development District (PD)
- 37 lots for single family homes
- One lot proposed for drainage detention area
- Access will be provided to Merritt Road via a loop road with two entrances.



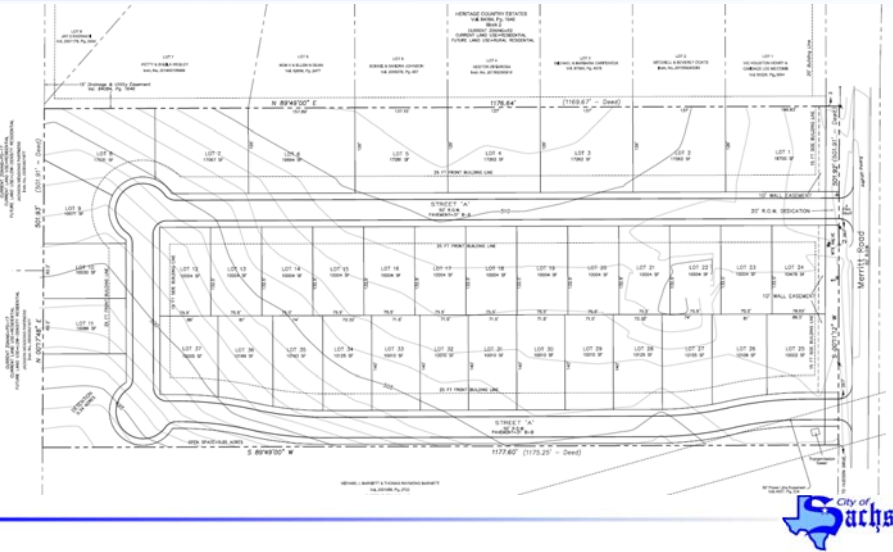
BACKGROUND

Development Standards deviating from the R-10 Zoning District:

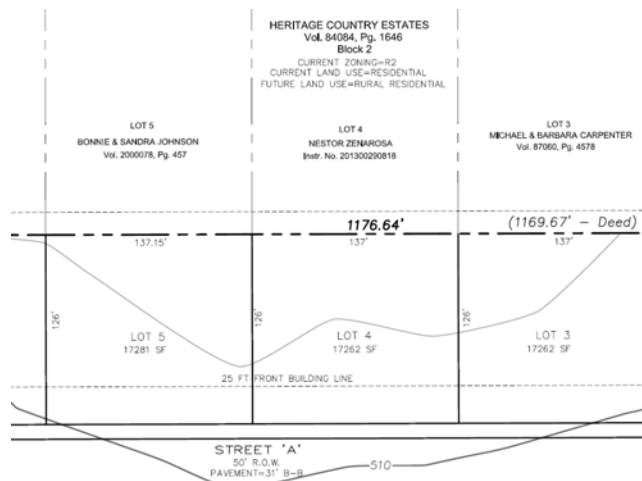
1. Minimum lot sizes of 10,000 (Lots 9-37) and 17,000 square feet (Lots 1-8).
2. Rear yard setback of 25 feet.
3. Maximum height shall be two stories or 35 feet.
4. Minimum square feet of air conditioned space for the main dwelling shall be as follows: Lots 1-8, 3,000 square feet, Lots 9-37, 2,500 square feet.
5. Maximum lot coverage of 40% instead of 35%.



BACKGROUND CONCEPT PLAN

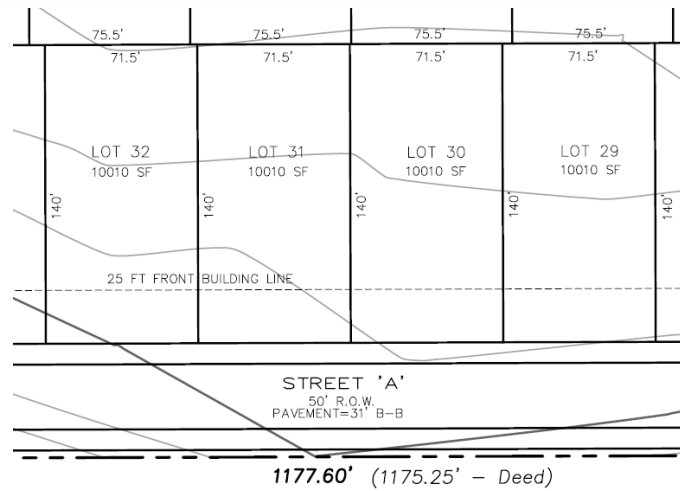


BACKGROUND TYPICAL LOT LAYOUTS – 17,000 SF



BACKGROUND

TYPICAL LOT LAYOUTS – 10,000 SF



PUBLIC NOTIFICATION

FEEDBACK

- ❑ Notifications to property owners were mailed on September 3rd.
- ❑ 95 Property Owners within 1,000-feet notified
- ❑ As of September 10th, Staff received 13 responses
 - 0 – in favor
 - 13 – opposed



STAFF FINDINGS

The Developer has increased the minimum lot size of lots 1-8 from 15,000 SF to 17,000 SF, and has matched the side lot lines for lots 1-6 with the side lot lines of Heritage Country Estates, to match the lot widths of the adjacent existing development, which is zoned R-2 (1/2 acre lots).

The proposed development is consistent with the Future Land Use Plan. The Future Land Use Plan is utilized to determine appropriate future zoning and development in the City.

The single-family residential lots sizes associated with the proposed Planned Development rezoning are consistent with the regulations in place that the City of Sachse uses to define low density residential development. Lots 1 through 8 exceed the size requirements for Low Density Residential.



STAFF RECOMMENDATION

Staff recommends approval of the zoning request.

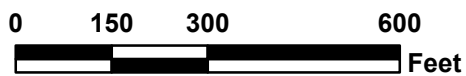
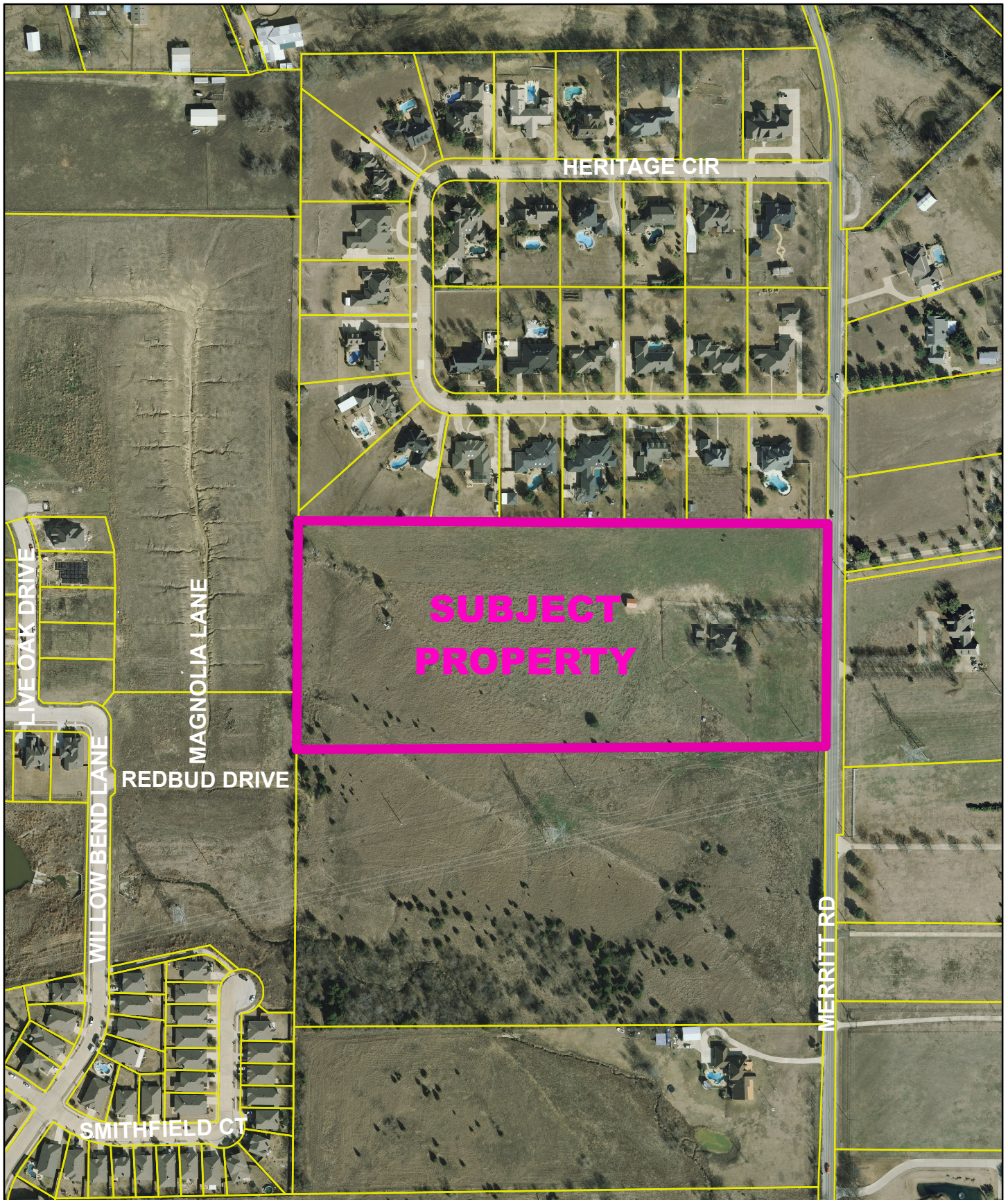


PUBLIC HEARING



PLANNING & ZONING COMMISSION CONSIDERATION



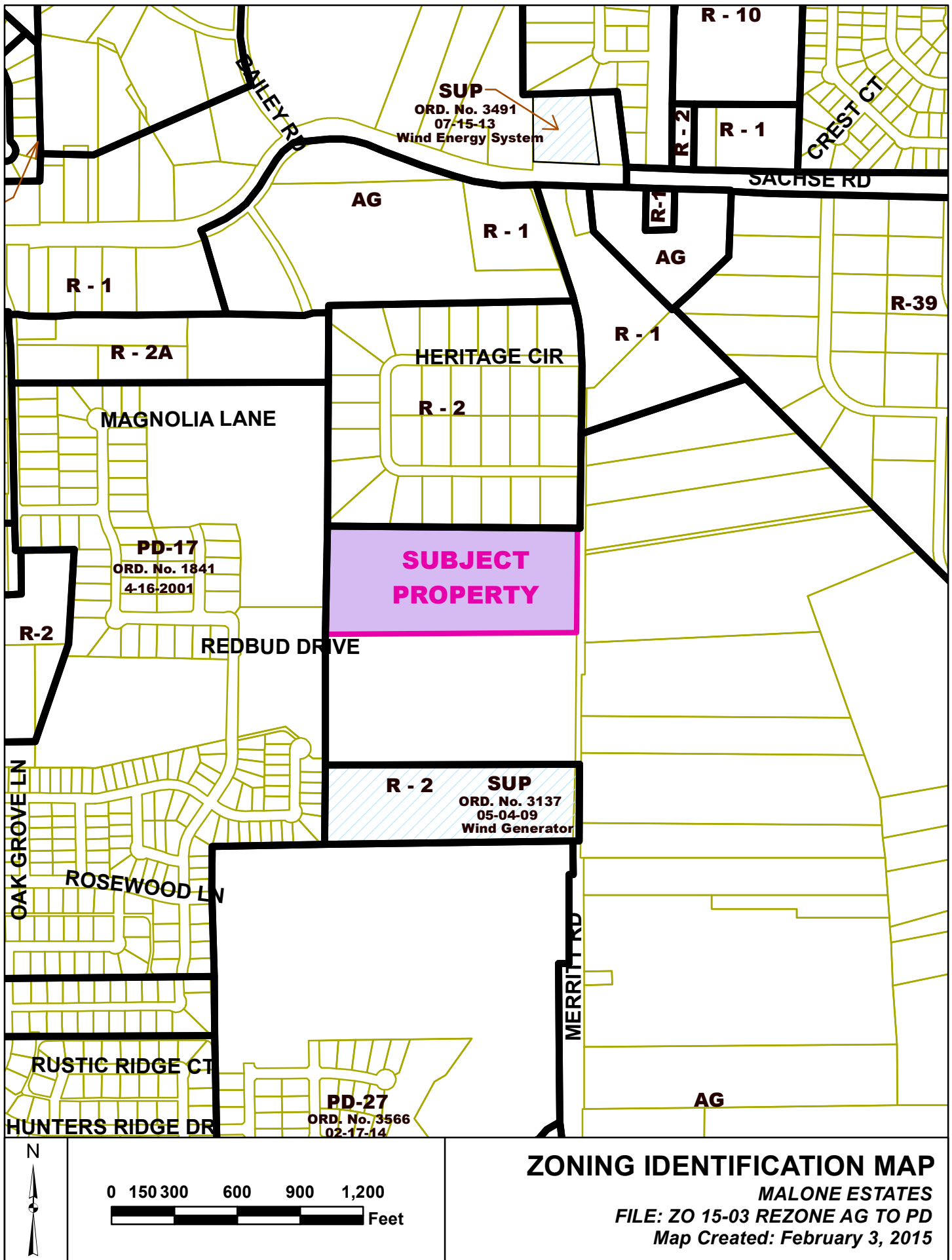


AERIAL LOCATION MAP

MALONE ESTATES

FILE: ZO 15-03 REZONE AG TO PD

Map Created: February 03, 2015



Sachse

TEXAS

Comprehensive Plan
2001

Figure 3-3
Future Land Use Plan

Legend

Sachse Corporate Limits

County Line

New Tollway Alignment 1

New Tollway Alignment 2

100 Year Flood Plain

Future Land Use

Rural Residential

Low Density Residential

High Density Residential

Business Park

Commercial/Retail

Old Town-Mixed Use

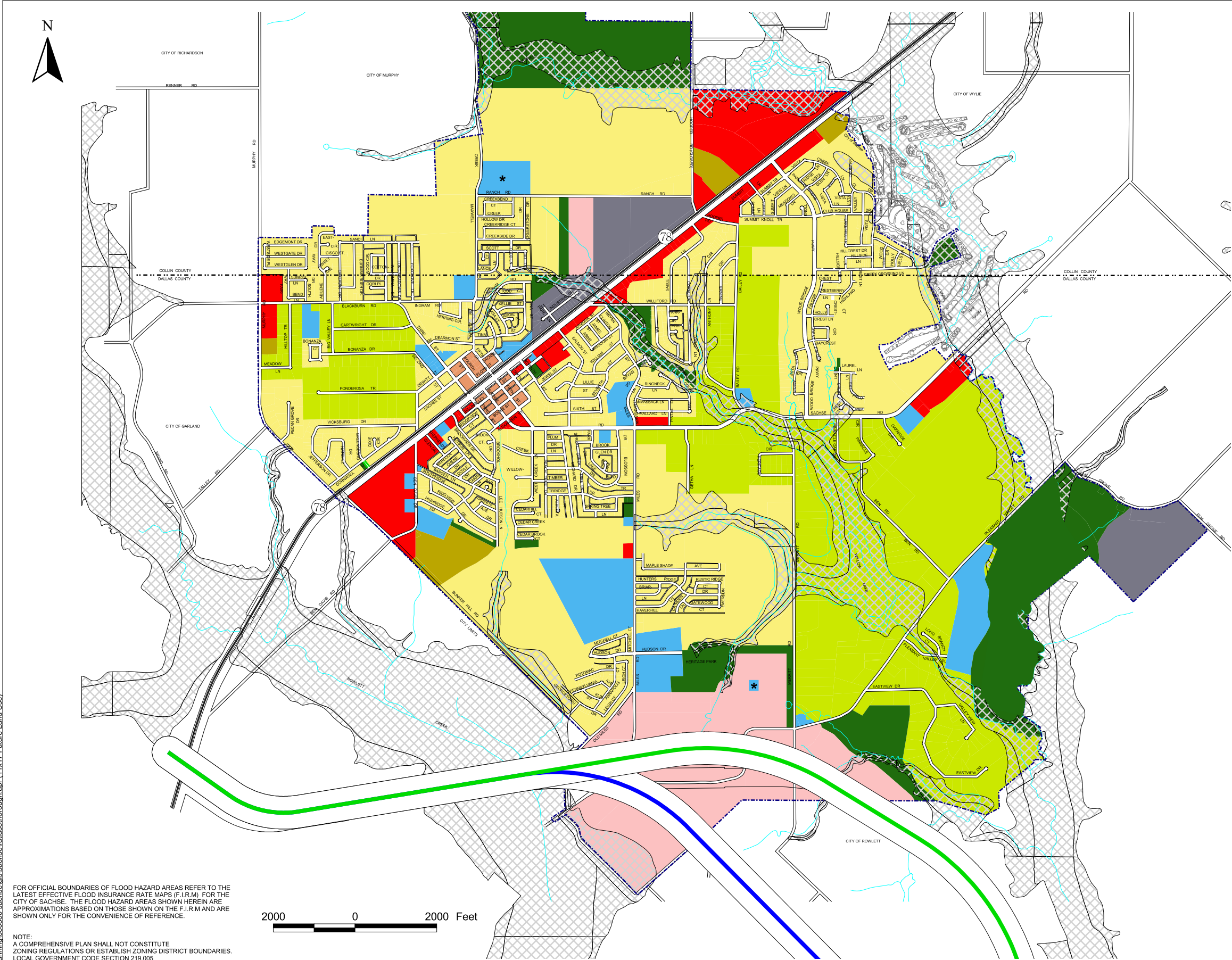
Industrial

Public/Semi-Public/Institutional

Park and Open Spaces

Right of Way

* Not Parcel Or Size Specific



FOR OFFICIAL BOUNDARIES OF FLOOD HAZARD AREAS REFER TO THE LATEST EFFECTIVE FLOOD INSURANCE RATE MAPS (F.I.R.M.) FOR THE CITY OF SACHSE. THE FLOOD HAZARD AREAS SHOWN HEREIN ARE APPROXIMATIONS BASED ON THOSE SHOWN ON THE F.I.R.M. AND ARE SHOWN ONLY FOR THE CONVENIENCE OF REFERENCE.

NOTE:
A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE
ZONING REGULATIONS OR ESTABLISH ZONING DISTRICT BOUNDARIES.
LOCAL GOVERNMENT CODE SECTION 219.005



HUNTER ASSOCIATES TEXAS, LTD.
ENGINEERS/PLANNERS/SURVEYORS
214-369-9171 512-454-8716



TIME RECEIVED
September 8, 2015 3:52:15 PM CDT

REMOTE CSID
214-840-2297

DURATION
45

PAGES
1

STATUS
Received

Sep/08/2015 3:51:41 PM

KPMG LLP - Dallas 214-840-2297

1/1



Community Development Department

NOTICE OF PUBLIC HEARING

SEP 09 2015

TO: Property Owner
DATE: 09/08/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *Given the size of existing homes this addition will reduce property values, not enhance values. Traffic is already a problem on Merritt. This will add to congestion.*

SIGNATURE: _____

PRINTED NAME: _____

ADDRESS: _____

William M. Jackson

4712 Merritt Rd, Sachse, TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Tuesday, September 15, 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Community Development Department.

Phone: (469) 429-4781

Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

TIME RECEIVED

September 11, 2015 8:18:54 AM CDT

REMOTE CSID

+2146581919

DURATION

43

PAGES

1

STATUS

Received

09-11-2015 08:19

FROM-HENRY ODDO

+2146581919

T-807

P.001/001

F-651



Community Development Department

SEP 11 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Inconsistent home size, lack of infrastructure
to support more houses, Merritt too crowded already,

SIGNATURE: [Signature]

PRINTED NAME: Vic Henry + Candy McComb

ADDRESS: 4903 HERITAGE CIRCLE

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Tuesday, September 15, 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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If you have any questions concerning this request, please contact the Community Development Department.

Phone: (469) 429-4781

Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



**Community Development
Department**

SEP 10 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Lot sizes are not consistent with others in the area which would not maintain the existing rural character of the neighborhood and would reduce property values. Roads in the area cannot support more traffic.

SIGNATURE: [Signature]

PRINTED NAME: Larry & Marshy Chenevert

ADDRESS: 4910 Heritage Circle

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Tuesday, September 15, 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

Lot #1

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

SEP 09 2015

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Willow LAKE North 5-Lot 1. We are opposed to 37 houses being built on the small proposed acreage. It is not conducive to the neighborhood which has approx 1 acre lots (Heritage Cr) + 5 to 13 more acres on Merritt. Traffic, drainage, & overall loss of the "country" atmosphere will be a concern.
SIGNATURE: Janis Wood Jack Wood
PRINTED NAME: JANIS WOOD, JACK WOOD
ADDRESS: 4910 Merritt Rd. Sachse, Tx. 75048 Tract 1

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Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



Community Development Department

Lot #2

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

SEP 09 2015

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Willow Lake North S Pt + R 2 - Opposed to 30 many houses on such a concentrated area. Does NOT fit in the neighborhood of 1-15 acre lots with Country Atmosphere

SIGNATURE:

PRINTED NAME:

ADDRESS:

Jack Wood Janis Wood Jack Wood
JACK WOOD, JANIS WOOD
4910 Merritt Rd. Tract 2

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Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

SEP 09 2015

(A location map depicting the 1,000 feet notification area is attached for reference)

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

(1) EXCESSIVE TRAFFIC
(2) LOWERED PROPERTY VALUES
(3) DOES NOT FIT WITH AREA HOMES
(4) DECREASED PRIVACY & NOISE INCR-
ERASE

SIGNATURE:

PRINTED NAME:

ADDRESS:

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RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

SEP 08 2015

(A location map depicting the 1,000 foot notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: I believe the lot size is inconsistent with the surrounding neighborhoods. The minimum lot size s/b 1/2 acre at the smallest. This adds an infrastructure issue.

SIGNATURE: Linda Crank

PRINTED NAME: Linda Crank

ADDRESS: 5006 Heritage Circle Sachse TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Tuesday, September 15, 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

TIME RECEIVED
September 9, 2015 11:54:04 AM CDT

REMOTE CSID

DURATION
43

PAGES
1

STATUS
Received



Community Development Department

NOTICE OF PUBLIC HEARING

SEP 09 2015

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *I don't mind development, but I would like to see fewer homes with larger lots similar to Mercedes Circle. Traffic is horrendous on Merritt already making it dangerous to get our mail daily or pulling out of our driveway.*

SIGNATURE: *Dorothy Hale*

PRINTED NAME: Dorothy Hale

ADDRESS: 5012 Merritt Rd.

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Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

TIME RECEIVED September 9, 2015 10:21:30 AM CDT	REMOTE CSID 972 276 7969	DURATION 52	PAGES 2	STATUS Failed to
ERROR CODE (700) Error in fax transmission.				

09/09/2015 10:01 972-276-7969

DLT POWER, INC.

PAGE 01



Community Development Department

NOTICE OF PUBLIC HEARING

SEP 09 2015

TO: Property Owner
 DATE: 09/08/2015
 RE: Zoning Application for a Change in Zoning Request
 LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 87 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: This is the same Zoning Request which the City of Sachse Council voted down just a short time ago, because they felt it was too high density development.

Why are the applicants requesting this again? I am opposed to this Request.

There are too many houses requested to be built on only 13 acres. Does not conform to other neighboring homes.

SIGNATURE: David L. Taylor

PRINTED NAME: David L. Taylor

ADDRESS: 5114 Merritt Road, Sachse, TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Tuesday, September 15, 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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Phone: (469) 429-4781

Email: gcpcrs@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.
 3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



LOUIE CARTER
706-347-0924

Community Development Department

NOTICE OF PUBLIC HEARING

SEP 08 2015

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: SAME CONCEPT, PREVIOUSLY DENIED @ CITY COUNCIL
ALL SAME REASONS APPLY HERE. TRAFFIC CONGESTION, TOO
GREAT OF DENSITY AS COMPARED TO CONTIGUOUS PROPERTIES, ETC.

SIGNATURE: Deborah A. Carter, trustee
PRINTED NAME: Deborah A. Carter
ADDRESS: 5119 Live Oak Dr. Sachse

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RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

TIME RECEIVED
September 8, 2015 7:50:48 PM CDT
09/08/2015 19:50 FAX

REMOTE CSID

DURATION
46

PAGES
1

STATUS
Received
001



Community Development Department

NOTICE OF PUBLIC HEARING

SEP 09 2015

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

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- ☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *- Again - Same problem with Traffic - Pricing + Lot Size. - Nothing being done about the traffic + what's going to happen to the price of our homes when sub-1000 sq ft homes move in.*
SIGNATURE: *[Signature]*
PRINTED NAME: *Lisa M. Creech*
ADDRESS: *5312 Heritage Cir*

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RETURN BY FAX OR MAIL
City of Sachse Community Development Dept.
3815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812

TIME RECEIVED
September 8, 2015 6:31:38 PM CDT

REMOTE CSID
Gregory Wilson
Gregory Wilson 469-586-6695

DURATION PAGES
60 1

STATUS
Received

09/08/2015 18:30

P1



Community Development Department

NOTICE OF PUBLIC HEARING

SEP 09 2015

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 foot notification area is attached for reference)

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

20,000sqft + Min:mun

For all lots. Inconsistent w/ Neighbordg

SIGNATURE:

PRINTED NAME:

ADDRESS:

Greg Wilson
5414 Heritage Circle

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3815-B Sachse Road, Sachse, Texas 75048

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SEP 11 2015

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

① lot size is not conducive with ours
② Increase in traffic

SIGNATURE:

PRINTED NAME:

ADDRESS:

Julie B. Rodriguez
Julie B Rodriguez
5423 Heritage Circle, Sachse Tx 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Tuesday, September 15, 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Community Development Department.

Phone: (469) 429-4781

Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

TIME RECEIVED
September 9, 2015 8:33:19 AM CDT

REMOTE CSID
9724963224

DURATION PAGES
73 1

STATUS
Received

Sep 09 15 08:33a Oren Peacock

9724963224

p.1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

SEP 09 2015

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots T-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Too many houses in small space - will
affect property value of HERITAGE circle
Merritt Rd needs improving can't handle current traffic

SIGNATURE: Oren Peacock

PRINTED NAME: OREN PEACOCK

ADDRESS: Block 2 Lot 18 Heritage Cir (vacant lot)

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Tuesday, September 15, 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



SEP 11 2015

**Community Development
Department**

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: The traffic on Merritt is
Already horrible. This will only Add to it.

SIGNATURE: Richard Simpson
PRINTED NAME: Richard Simpson
ADDRESS: 4416 Merritt Rd Sachse

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Tuesday, September 15, 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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FAX: (972) 675-9812

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
September 9, 2015 8:35:24 AM CDT	9724963224	71	1	Received
Sep 09 15 08:35a	Oren Peacock	9724963224		p.1



Community Development Department

NOTICE OF PUBLIC HEARING

SEP 09 2015

TO: Property Owner
 DATE: 09/03/2015
 RE: Zoning Application for a Change in Zoning Request
 LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Same as last time - Need Traffic Study
on Merritt & Sachse Rd. Density to heavy

SIGNATURE: _____

PRINTED NAME: _____

ADDRESS: _____

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Tuesday, September 15, 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

EXHIBIT "A"
13.909 Acres
SACHSE, TEXAS

PROPERTY DESCRIPTION

BEING a 13.909 acre tract of land situated in the F.H. Miller Survey, Abstract Number 855, Dallas County, Texas, same being all of that certain tract of land conveyed to Dwain L. Malone by deed recorded in Instrument Number 20080237113, Official Public Records, Dallas County, Texas, together with a portion of Merritt Road and being further described by metes and bounds as follows:

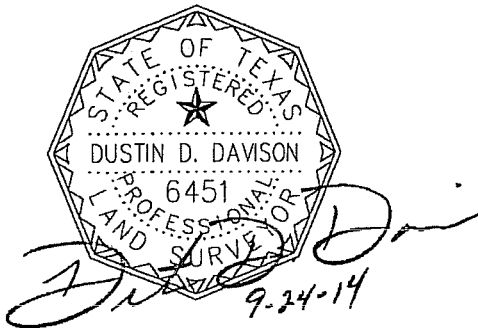
BEGINNING at a 1/2" iron rod found for the northwest corner of the herein described tract of land, same being the southwest corner of Lot 7, Block 2, HERITAGE COUNTRY ESTATES, an addition to the City of Sachse as recorded in Volume 84084, Page 1646, Deed Records, Dallas County, Texas;

THENCE North 89°49'00" East, along the south line of said addition, passing at a distance of 1176.64 feet, a 5/8" iron rod set for corner on the west line of Merritt Road and continuing to the centerline of said Merritt Road for a total distance of 1206.64 feet;

THENCE South 00°11'12" West, along the centerline of Merritt Road, for a distance of 501.92 feet;

THENCE South 89°49'00" West, passing at a distance of 30.00 feet, a 1/2" iron rod found for the northeast corner of that certain tract of land conveyed to Michael & Thomas Bennett by deed recorded in Volume 2001058, Page 2722, Deed Records, Dallas County, Texas, and continuing along the north line of said Bennett Tract, for a total distance of 1207.60 feet to a 1/2" iron rod found for corner;

THENCE North 00°17'48" East, for a distance of 501.93 feet to the POINT OF BEGINNING and containing 605,867 square feet or 13.909 acres of land, more or less.



ARS
Engineers, Inc.

12801 N. Central Expressway Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169

DATE: September 24, 2014
Project No. 30214079

Engineering Firm #F-819 Surveying Firm #101319-00

Exhibit C-Zoning Development Standards

Development Standards Malone Estates

- 1.> Minimum lot square footage shall be 17,000 square feet for lots 1-8 and 10,000 square feet for lots 9-37.
- 2.> 25 foot front yard setback
- 3.> 25 foot rear yard setback
- 4.> Maximum area of lot coverage by the principal and accessory building shall be 40%.
- 5.> Maximum height shall be two stories or 35 feet
- 6.> Minimum square feet of air conditioned space for the main dwelling shall be as follows:
Lots 1-8, 3,000 square feet and Lots 9-37, 2,500 square feet.
- 7.> All other restrictions of R-10 zoning apply,

THIS DOCUMENT IS RELEASED FOR THE PURPOSE
OF INTERIM REVIEW UNDER THE AUTHORITY OF
MATT KOSTIAL, P.E. NO. 88549 ON 08-20-15
IT IS NOT TO BE USED FOR CONSTRUCTION OR
BIDDING PURPOSES.



Legislation Details (With Text)

File #:	15-3019	Version:	1	Name:	CD - S7-Eleven SUP
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	9/10/2015	In control:		In control:	Planning & Zoning Commission
On agenda:	9/15/2015	Final action:		Final action:	
Title:	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 an approximately 1.116-acre tract of land located at the southeast corner of State Highway 78 and Woodbridge Parkway, more particularly described in Exhibit "A" and located in a Planned Development District (PD-11); providing special conditions; providing for the approval of the site plan attached as Exhibit "C".				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Presentation Attachment 1 - Site Plan Attachment 2 - Building Elevations Attachment 3 - Notice Responses Attachment 4 - Ordinance 1476 Attachment 5 - Exhibit A				

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

Title

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 an approximately 1.116-acre tract of land located at the southeast corner of State Highway 78 and Woodbridge Parkway, more particularly described in Exhibit "A" and located in a Planned Development District (PD-11); providing special conditions; providing for the approval of the site plan attached as Exhibit "C".

Executive Summary

The applicant is requesting a Special Use Permit for a Retail Sales with Gas Pumps use for the 1.116-acre property located at the southeast corner of State Highway 78 and Woodbridge Parkway. The use will contain a 3,010 square foot retail sales building and six pump islands (12 total fueling stations).

Background

The 1.116-acre subject property is located at the southeast corner of State Highway 78 and

Woodbridge Parkway. The property retains a zoning designation of Planned Development (PD-11). (See Attachment 1 - Aerial Location Map and Attachment 2 - Zoning Identification Map).

The subject property is directly bounded to the south and east by the remaining undeveloped property that is proposed for future commercial development. Farther to the south are existing single-family residences with a zoning designation of Planned Development (PD-10). The subject property is bounded on the north by State Highway 78 and to the west by Woodbridge Parkway.

The Future Land Use designation for the subject property is Commercial/Retail.

Policy Considerations

The applicant is requesting a Special Use Permit (SUP) for a Retail Sales with Gas Pumps use for the subject property. The SUP request was evaluated in light of the standards set forth in the Zoning Ordinance, specifically with regard to compatibility with surrounding uses.

The proposed use will consist of a 3,010-square foot retail sales building and six pump islands for a total of twelve fueling stations. Twenty parking spaces, two of which are handicapped-accessible, will be provided on the subject property. There is a proposed driveway onto State Highway 78 to the northeast of the building, with a corresponding deceleration lane and left turn lane planned for State Highway 78. The Applicant has received approval from TxDOT for these highway improvements. Access from Woodbridge Parkway will be via a single proposed driveway on the adjacent property that is part of this overall commercial development.

The nearest residential property in the Woodbridge subdivision is located approximately 300 feet from the proposed building.

Public Notification

Notice of this public hearing was mailed to the property owner and all other property owners within 1,000 feet of the subject property, as indicated by the most recently approved municipal tax roll and as required by Texas Local Government Code and the City of Sachse Code of Ordinances. A total of 146 notices were mailed on August 13th, and again on September 2nd. As of Thursday, September 10th, a total of forty-one responses were returned - six in favor and thirty-five opposed to the request (See Attachment 3).

Staff Findings

The proposed project is the first development on a larger tract of land identified for

commercial development in the City.

The proposed use of retail sales is consistent with the Future Land Use Plan and the current property zoning (PD-11), however, a special use permit is required for the gas pumps.

The proposed access improvements on State Highway 78, including a left turn lane and a deceleration lane/drive entrance, will provide access to the site from both travel directions on State Highway 78. These improvements will lessen the traffic impact of the project on Woodbridge Parkway.

The proposed retail sales with gas pump project (7-Eleven) is located on the corner of Woodbridge Parkway (minor arterial) and State Highway 78 (Major Arterial). The proposed use is consistently found in similar high-traffic locations throughout our region.

Budgetary Considerations

None.

Staff Recommendations

Staff recommends approval of an Ordinance amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for a Retail Sales with Gas Pumps use on an approximately 1.116-acre tract of land located at the southeast corner of State Highway 78 and Woodbridge Parkway, more particularly described in Exhibit "A" and located in a Planned Development District (PD-11); providing special conditions; providing for the approval of the site plan attached as Exhibit "C".



7-Eleven Special Use Permit

Planning & Zoning Commission

September 15, 2015

Overview

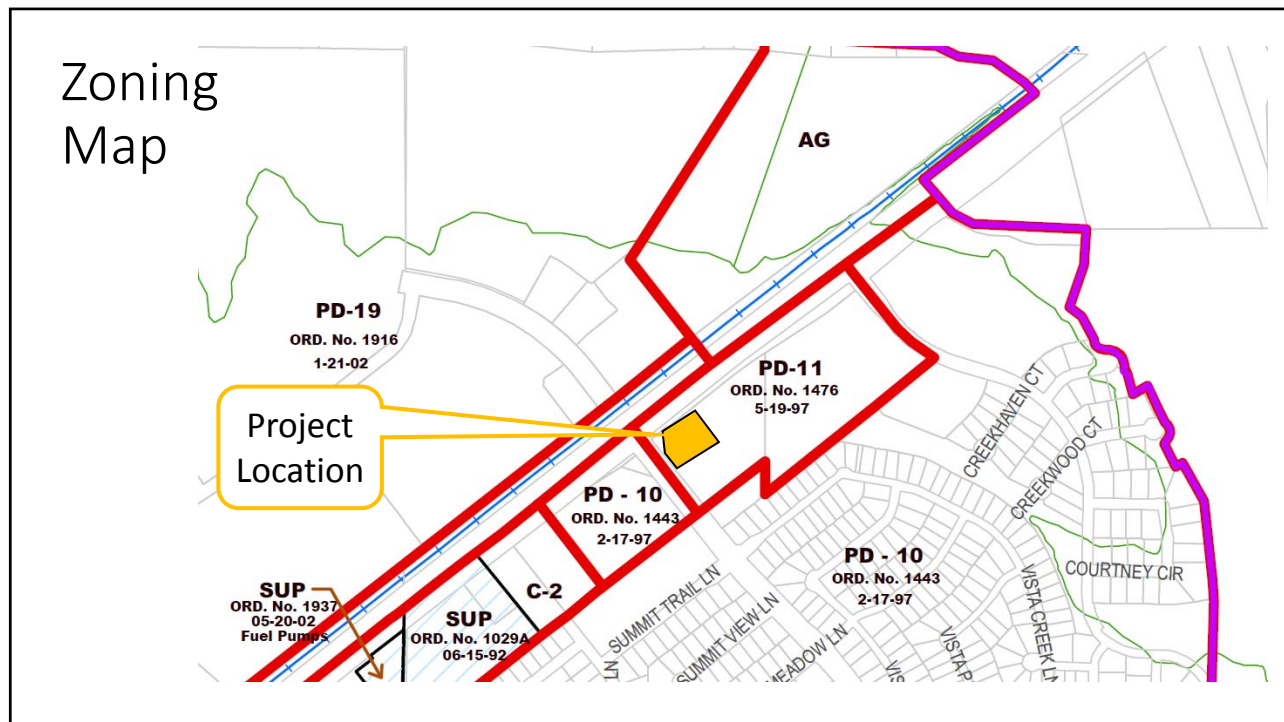
- Request
- Applicant Information
- Location Map
- Future Land Use Map
- Zoning Map
- Current Zoning
- Project Information – Site Plan, Building Elevations, & Building Materials
- Additional Project Information
- Property Owner Responses
- Staff Findings
- Staff Recommendation
- Public Hearing
- Planning & Zoning Consideration

Request

- Conduct a public hearing and consider a recommendation to the City Council of the City of Sachse regarding a request for a Special Use Permit for retail sales with gas pumps on a 1.116 acre tract of land located at the southeast corner of Woodbridge Parkway and State Highway 78.

Applicant Information

- The Applicant is The Dimension Group, who is representing 7-Eleven, Incorporated.
- The Dimension Group is responsible for the engineering, planning, and architecture related to the proposed project.



Current Zoning

- The property is currently zoned Planned Development (PD-11) per City Ordinance 1467, adopted by the City Council on May 15, 1997.
- PD-11 provides for a variety of land uses, including commercial retail.
- PD-11 does not specify retail sales with gas pumps as an allowed use, therefore, a Special Use Permit is required for the gas pumps.

Project Information

- Proposed 3,010 square foot, single story building
- Proposed 6 fuel pumps (12 filling spaces)
- Proposed landscaping in accordance with the requirements in PD-11
- The back of the proposed building is located approximately 300 feet from the rear property line (fence line) of the homes located on Vista Creek Lane
- The existing landscaping and pond entrance amenities located at the corner of Woodbridge Parkway and State Highway 78 are on a separate tract of land, which is owned by the Woodbridge HOA, and will not be altered by the proposed project.

Project Information Site Plan

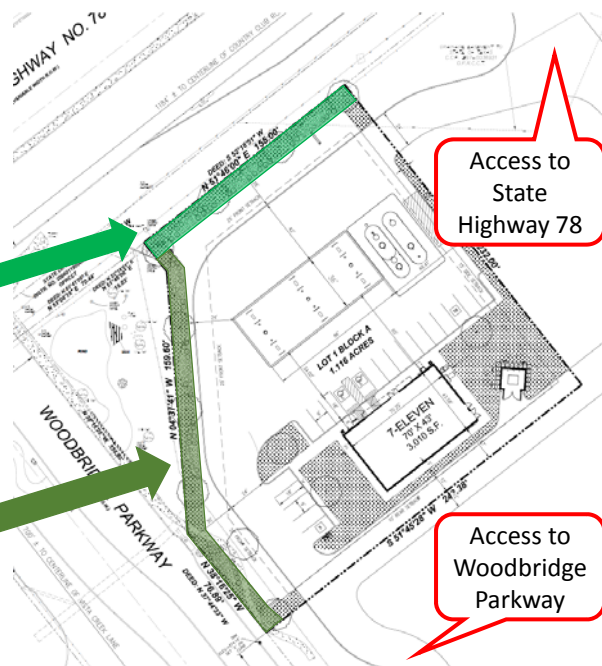
Proposed Street Landscaping

State Highway 78 Frontage

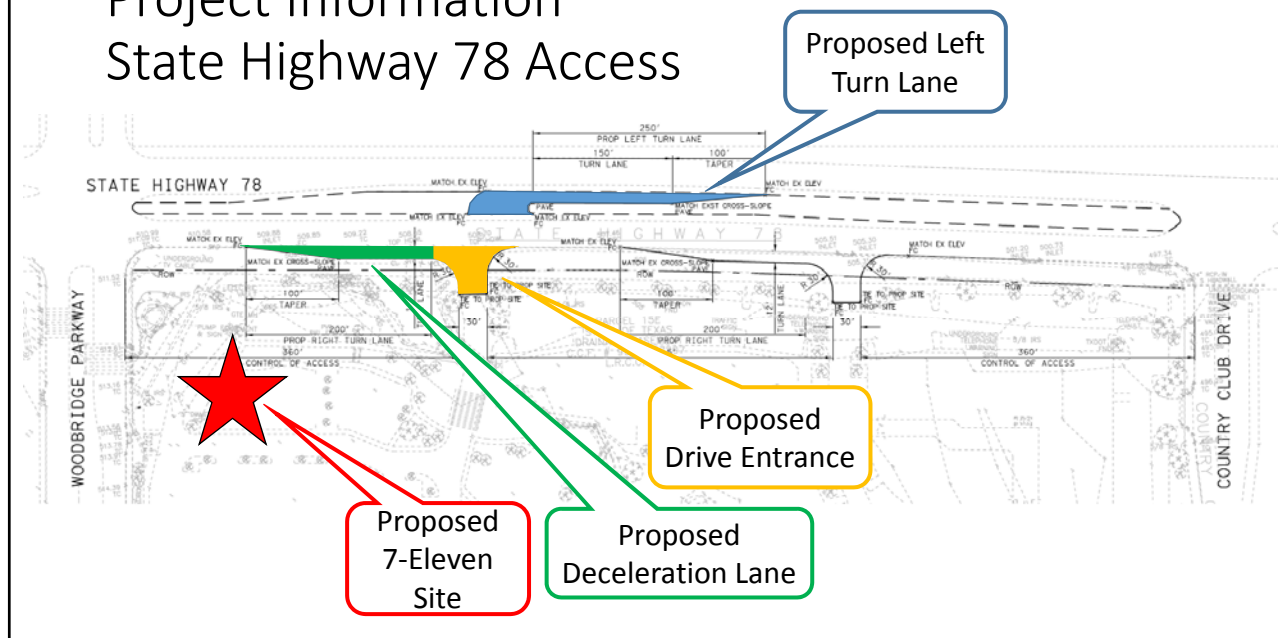
- 4 trees
- 3 planting beds
- Sod

Woodbridge Parkway/HOA Entrance Frontage

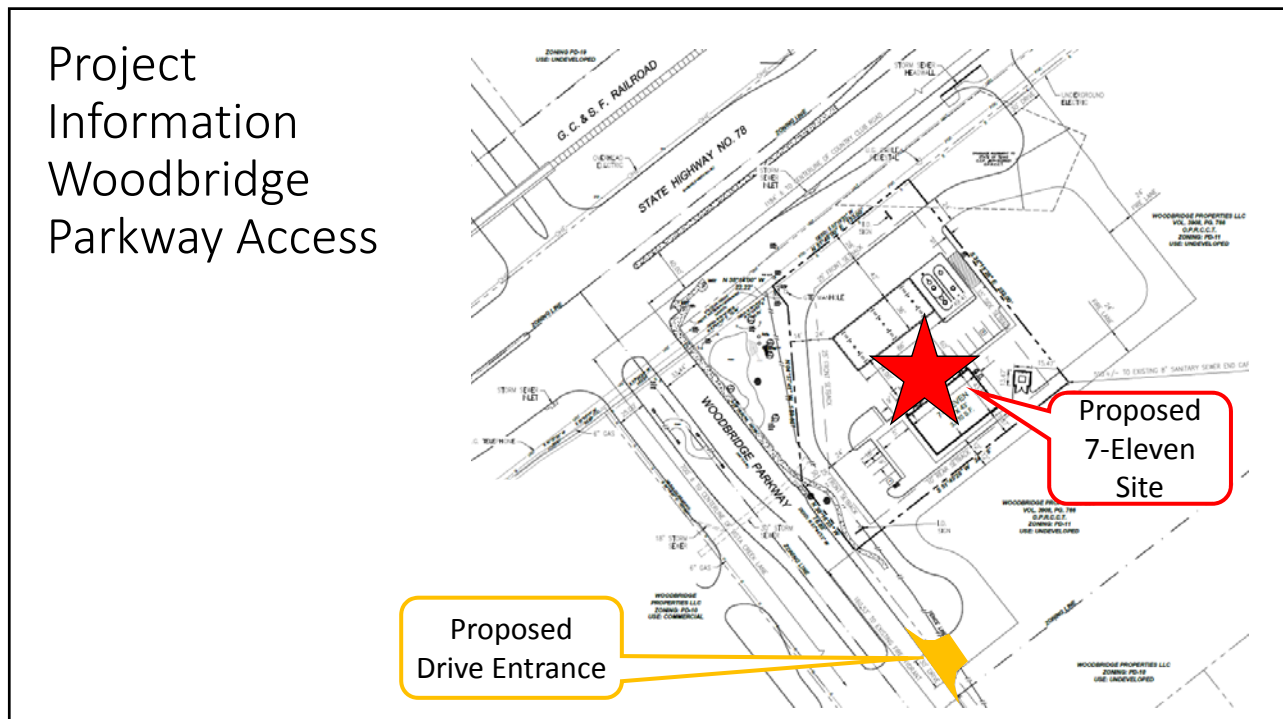
- 5 trees
- 4 planting beds
- Sod



Project Information State Highway 78 Access



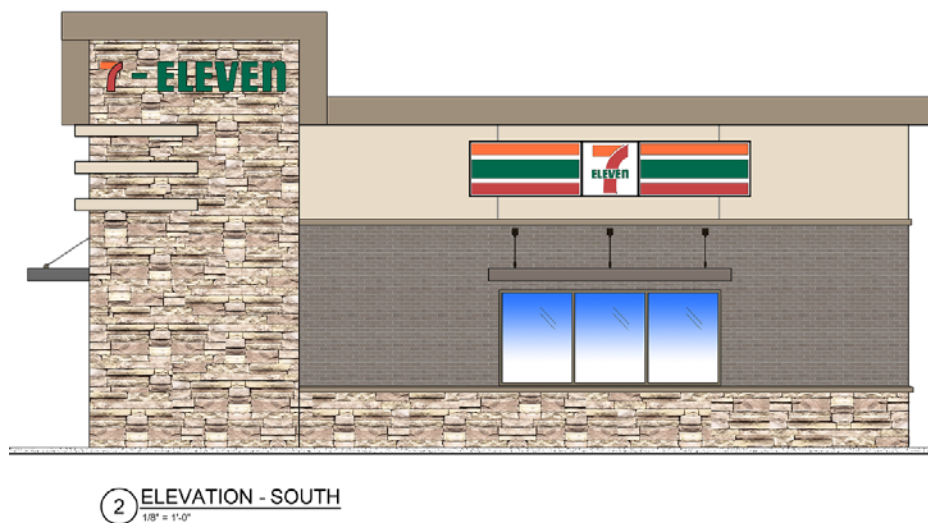
Project Information Woodbridge Parkway Access



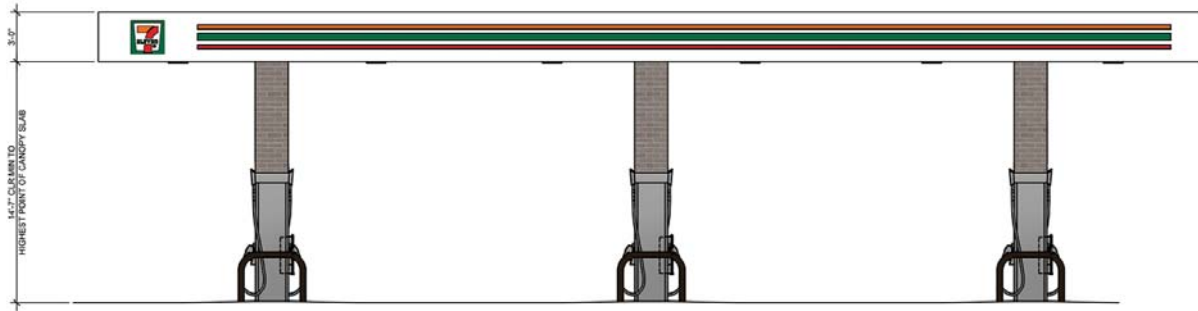
Project Information - Building Elevation



Project Information - Building Elevation



Project Information – Fuel Station Elevation



Project Information - Building Materials



ALLIANCE MATERIALS - RATTLE SNAKE
STONE, EXTERIOR WALL



ACME BRICK - MUSHROOM BROWN
BRICK, EXTERIOR WALL



BENJAMIN MOORE - ALBESCENT
EIFS, EXTERIOR WALL



BENJAMIN MOORE - MESA VERDE TAN
EIFS, CORNICE

Additional Project Information

- The Applicant met with residents from the neighboring community on Thursday, September 3rd.
- The Applicant made revisions to their plans to address resident concerns, and held a follow-up meeting with residents from the neighboring community on Thursday, September 10th.
- The Applicant has received approval from TxDOT for a hooded left turn lane on westbound State Highway 78, and a deceleration lane/drive entrance on eastbound State Highway 78. This will provide vehicular access to the project for traffic on State Highway 78 without requiring turning movements onto Woodbridge Parkway.

Property Owner Responses

- Notices were mailed to all property owners for the properties located within 1,000 feet of the proposed project.
- 146 notices were mailed on August 13th and September 2nd
- As of September 10th, Staff received 41 responses, including:
 - 6 in favor
 - 35 opposed

Staff Findings

- The proposed project is the first development on a larger tract of land identified for commercial development in the City.
- The proposed use of retail sales is consistent with the Future Land Use Plan and the current property zoning (PD-11), however, a special use permit is required for the gas pumps.
- The proposed access improvements on State Highway 78, including a left turn lane and a deceleration lane/drive entrance, will provide access to the site from both travel directions on State Highway 78. These improvements will lessen the traffic impact of the project on Woodbridge Parkway.
- The proposed retail sales with gas pump project (7-Eleven) is located on the corner of Woodbridge Parkway (minor arterial) and State Highway 78 (Major Arterial). The proposed use is consistently found in similar high-traffic locations throughout our region.

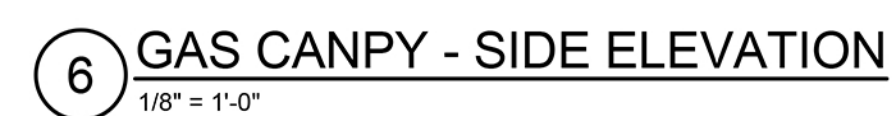
Staff Recommendation

- Staff recommends approval of a request for a Special Use Permit for retail sales with gas pumps on a 1.116 acre tract of land located at the southeast corner of Woodbridge Parkway and State Highway 78.

Public Hearing

Consideration
by the
Planning & Zoning Commission

SHEET	7-ELEVEN WOODRIDGE PARKWAY & STATE HIGHWAY 78 SACHSE, TEXAS	 ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING 10755 Sandhill Road, Dallas, Texas 75238 TEL: 214-343-9400 FAX: 214-341-9060 www.DimensionGrp.com	TBPE FIRM # F-8396 	# DATE 9/03/15	REVISION DESCRIPTION PRELIMINARY LANDSCAPE PLAN	NT NT
			project no. TDC-1318	date 09/03/2015	drawn by designed by approved by	dwg.



EXTERIOR MASONRY/GLASS COVERAGE	
EAST	78%
NORTH	77%
WEST	75%
SOUTH	77%

NOTE:
ELEVATIONS ARE SUBJECT TO 7-ELEVEN AND CITY OF PLANO'S
APPROVAL



SHEET: PR1		Documents prepared by The Dimension Group are intended only for the specific project and specific use for which they are intended. Any extension of use to other projects or uses without the written consent of The Dimension Group is done at the user's own risk. If used in a way other than that authorized, the user assumes all liability from all claims and losses. The Dimension Group harmless.	Job#:	14-839	Drawn By:	JT	Checked By:	FS
			Scale:	AS NOTED	Date:	09/02/15		
						7-ELEVEN, INC. ONE ARTS PLAZA, 1722 ROUTH STREET, DALLAS, TEXAS 75221 7-11 #37328 SEC SH 78 & WOODBRIDGE PKWY SACHSE, TX PRESANTATION SHEET		
			Proto 10-08-14			Rev. # 		
			Date			Description		



Community Development Department

AUG 24 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

(A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

☒ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: This is a neighborhood service use

SIGNATURE: Donald P. Peters for Woodbridge Prop Inc.

PRINTED NAME: Donald P. Peters

ADDRESS: 800 East Campbell Rd., Ste. 130, Richardson, TX 75081

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, August 24, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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If you have any questions concerning this request, please contact the Community Development Department.

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Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road

Sachse, TX 75048

FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

AUG 24 2015

(A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

- ☒ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: This is good use for the commercial corner.

SIGNATURE: Donald P. Herzig
PRINTED NAME: Donald P. Herzig for Woodbridge Properties, Inc.
ADDRESS: 8000 E Campbell Road, Suite 130, Richardson, TX 75081

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, August 24, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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3815-B Sachse Road
Sachse, TX 75048
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Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

AUG 13 2015

(A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

☒ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Gas pumps for a convenience store is an appropriate use.

SIGNATURE: Donald P. Healy

PRINTED NAME: Donald P. Healy, for Woodbridge Properties, Inc.

ADDRESS: 800 E Campbell Rd., Ste. 130, Richardson, TX 75081

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, August 24, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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If you have any questions concerning this request, please contact the Community Development Department.

Phone: (469) 429-4781

Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road

Sachse, TX 75048

FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

AUG 24 2015

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

(A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

☒ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Will bring good sales tax revenue into the city

SIGNATURE:

PRINTED NAME:

ADDRESS:

Donald P. Henry
Donald P. Henry for Woodbridge Properties, Inc.
800 E. Campbell Road, Ste 130, Richardson, TX 75081

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, August 24, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Phone: (469) 429-4781

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RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.
3815-B Sachse Road
Sachse, TX 75048
FAX: (972) 675-9812



Community Development Department

AUG 20 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

(A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

- ☒ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: 7-11 still does the best job in the convenience store business. Builds very nice stores these days. We are highly supportive.

SIGNATURE: Bruce A. Sifford
PRINTED NAME: BRUCE A. SIFFORD / DIRECT DEVELOPMENT
ADDRESS: 2001 ROSS AVENUE #550, DALLAS, TX 75201

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, August 24, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Phone: (469) 429-4781

Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road

Sachse, TX 75048

FAX: (972) 675-9812

TIME RECEIVED
August 23, 2015 12:57:56 PM CDT

REMOTE CSID

DURATION
55

PAGES
1

STATUS
Received



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 18, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

(A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

☒ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: I've always liked 7-11. See no
problem I being here.

SIGNATURE: Joni Beckler
PRINTED NAME: JONI BECKLER
ADDRESS: 7402 Summit View Ln.
Sachse

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, August 24, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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If you have any questions concerning this request, please contact the Community Development Department.
Phone: (469) 429-4781
Email: gpct@sachse.com

RETURN BY FAX OR MAIL
City of Sachse Community Development Dept.
3815-B Sachse Road
Sachse, TX 75048
FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

(A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Multiple gas stations are not needed near this community.

SIGNATURE: C. Hawkins

PRINTED NAME: Channing Hawkins

ADDRESS: 5805 Vista Glen Lane Sachse, TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, August 24, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road

Sachse, TX 75048

FAX: (972) 675-9812

TIME RECEIVED
August 24, 2015 1:30:03 PM CDT

REMOTE CSID

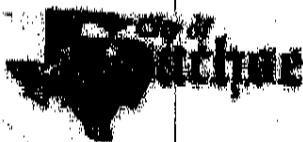
DURATION
96

PAGES
1

STATUS
Received

JAN-01-1992 12:05 AM

P.01



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

(A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: WE ALREADY HAVE 2 GAS STATIONS AND "RUMOR" IS CIRCULATING THAT WE MAY BE CLOSING. I FEEL THAT WITH WALMART OPEN 24 HRS WE REALLY DO NOT NEED 7-11 ESPECIALLY ANOTHER GAS STATION.

SIGNATURE: [Signature]
PRINTED NAME: William R. Bond
ADDRESS: 5811 VISTA GLEN LN, SACHSE, TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, August 24, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Phone: (469) 429-4781
Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL
City of Sachse Community Development Dept.
3815-B Sachse Road
Sachse, TX 75048
FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

AUG 27 2015

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

(A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *Better use of the land will be to build additional office spaces or restaurants since there's already an established gas station less than 1 minute away.*

SIGNATURE: *Luong Nguyen*

PRINTED NAME: *LUONG NGUYEN*

ADDRESS: *7401 SAMMUT VIEW LN
SACHSE, TX 75048*

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, August 24, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Phone: (469) 429-4781

Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road

Sachse, TX 75048

FAX: (972) 675-9812



**Community Development
Department**

AUG 20 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

(A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Due to the Walmart gas station, there is
no longer a need to have a gas station in this direct area.

SIGNATURE: Jason Carathers

PRINTED NAME: Jason Carathers

ADDRESS: 7407 Summit Meadows

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, August 24, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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If you have any questions concerning this request, please contact the Community Development Department.

Phone: (469) 429-4781

Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road

Sachse, TX 75048

FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

AUG 20 2015

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

(A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Our neighborhood has enough gas stations. They are designating the looks of our community with too many corner-developing. Too much TRAFFIC on our School Road!

SIGNATURE: Michael Sarver

PRINTED NAME: MICHAEL SARVER

ADDRESS: 7408 Summit TRAIL LN. Sachse TX. 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, August 24, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Phone: (469) 429-4781

Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road

Sachse, TX 75048

FAX: (972) 675-9812

TIME RECEIVED
August 25, 2015 11:20:05 AM CDT
Aug. 25. 2015 11:21AM

REMOTE CSID

DURATION
41

PAGES
1

STATUS
Received

No. 0816 P. 1



**AUG 25 2015 Community Development
Department**

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

(A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: We already have the Wal-Mart & the Gas Station across from that

SIGNATURE: Relly A. Brisco
PRINTED NAME: Relly A. Brisco
ADDRESS: 7411 Summit Ridge Ln. Sachse, TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, August 24, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Phone: (469) 429-4781
Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL
City of Sachse Community Development Dept.
3815-B Sachse Road
Sachse, TX 75048
FAX: (972) 675-9812

AUG 18 2015



**Community Development
Department**

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

(A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

- ☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: I Do Not Want A 24-Hour Convenience Store
That Close To My Residence.

SIGNATURE: Martin Galle
PRINTED NAME: MARTIN GALLE
ADDRESS: 7416 SUMMIT TRAIL LANE, SACHSE, TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, August 24, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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If you have any questions concerning this request, please contact the Community Development Department.

Phone: (469) 429-4781

Email: gcpcr@sachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road

Sachse, TX 75048

FAX: (972) 675-9812

TIME RECEIVED
September 7, 2015 1:49:30 PM CDT

REMOTE CSID

DURATION 41
PAGES 1

STATUS
Received



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: September 2, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

SEP 08 2015

(A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11). This item was tabled at the August 24, 2015 Planning and Zoning Meeting. The Planning and Zoning Commission will hold the Public Hearing on Tuesday, September 15, 2015.

- ☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Convenience stores & gas stations
cause unwanted congregation. A 7-Eleven
in the proposed area is too close for comfort.

SIGNATURE: Ismelda Moya
PRINTED NAME: Ismelda Moya
ADDRESS: 7425 Summit Meadow Stehse, Tx. 75048.

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Tuesday, September 15, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL
City of Sachse Community Development Dept.
3815-B Sachse Road
Sachse, TX 75048
FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

AUG 20 2015

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

(A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: There is already too much traffic at this intersection. This would be too close to houses if an explosion occurred. There is already a gas station across the hwy.

SIGNATURE: Mac A. Jacoby

PRINTED NAME: Mac A. Jacoby

ADDRESS: 7502 Summit Trail Ln, Sachse, TX 75048

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RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road

Sachse, TX 75048

FAX: (972) 675-9812



**Community Development
Department**

AUG 20 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

(A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: appearance of entry to Woodbridge
concern for underground gas tanks

SIGNATURE:

PRINTED NAME:

ADDRESS:

Pamela Beckham Rex Beckham
Pamela Beckham Rex Beckham
7505 Vista Ridge Lane

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, August 24, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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RETURN BY FAX OR MAIL

City of Sachse Community Development Dept



Community Development Department

AUG 20 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

(A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: We have two convenience stores/gas stations and a Walmart in a half mile radius. We don't need another one.

SIGNATURE: JB Daniel

PRINTED NAME: Jason B. Daniel

ADDRESS: 7506 Summit Trail Lane, Sachse TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, August 24, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Phone: (469) 429-4781

Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road

Sachse, TX 75048

FAX: (972) 675-9812

TIME RECEIVED August 24, 2015 8:56:52 AM CDT	REMOTE CSID 9728836371	DURATION 57	PAGES 1	STATUS Received
08/24/2015 08:23 FAX 9728836371	UTD-NSM-DEAN			001/001



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: August 13, 2015
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 LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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- ☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: There is no need. Walmart & other gas station has been placed. I think more increase of traffic & crime would become a major issue. I am very disappointed
 SIGNATURE: Georgetta Oliver
 PRINTED NAME: Georgetta Oliver
 ADDRESS: 7514 Summit Trail Ln,

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 Sachse, TX 75048
 FAX: (972) 675-9812

Of the Change in a Family development that I had no idea would take place within the two years of me purchasing my home.



Community Development
Department

AUG 20 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: We have enough gas stations/convenience stores in Sachse. Putting a 7-Eleven there will create a negative atmosphere for Woodbridge and cause trash and take away beauty from the natural surroundings.

SIGNATURE: Julie A. Hill

PRINTED NAME: Julie A. Hill

ADDRESS: 7100B Vista Ridge Lane Sachse TX 75048

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3815-B Sachse Road

Sachse, TX 75048

FAX: (972) 675-9812

Woodbridge need to be a quiet, family oriented place to live. I can not go ahead & want to live here anymore. every day I am crying.

TIME RECEIVED
September 8, 2015 7:53:26 AM CDT

REMOTE CSID

DURATION
58

PAGES
1

STATUS
Received

Sep. 8. 2015 7:53AM

No. 0056 P. 1



Community Development Department

NOTICE OF PUBLIC HEARING

SEP 08 2015

TO: Property Owner
DATE: September 2, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

(A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11). This item was tabled at the August 24, 2015 Planning and Zoning Meeting. The Planning and Zoning Commission will hold the Public Hearing on Tuesday, September 15, 2015.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: I DO NOT WANT the additional Traffic & 24 hour activity
Associated with Convenience Stores that are open 24-7

SIGNATURE: [Signature]

PRINTED NAME: Stacy Betty

ADDRESS: 7710 Vista Creek Ln. Sachse TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Tuesday, September 15, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Sachse, TX 75048

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**Community Development
Department**

AUG 20 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: We have a Walmart + Service Station across the street & a Chevron just south of that - we don't need it & especially gas pumps.

SIGNATURE: Sue Derick

PRINTED NAME: Sue Derick

ADDRESS: 7910 Vista Creek Rd, Sachse 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, August 24, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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AUG 20 2015

Community Development Department

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

There are enough stations close to the neighborhood. We don't need any more

SIGNATURE:

PRINTED NAME:

ADDRESS:

Marc Noel
Marc Noel
8011 Vista Creek Lane Sachse, TX 75048

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Community Development
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AUG 20 2015

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: This store will back up to a residential neighbor and will be too close and dangerous with gas pumps. Also, there is a service station directly across 78. Two such businesses are not needed. Also, the noise level will be great.

SIGNATURE: Betty Paulk

PRINTED NAME: BETTY PAULK

ADDRESS: 8012 Vista Creek Lane, Sachse, TX 75048

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: 7-11 will have a large negative impact on property values in the area. It will cause more traffic + congestion @ Woodbridge / Hwy 78 intersection; It will be right at the entrance of a residential area.

SIGNATURE: [Signature]

PRINTED NAME: Steven Loveless

ADDRESS: 8015 Vista Creek Lane, Sachse

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City of Sachse Community Development Dept.

3815-B Sachse Road

Sachse, TX 75048

FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

AUG 24 2015

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: there is already 2 other gas stations
within 1/8 mile from this location and would decrease
property values

SIGNATURE: [Signature]

PRINTED NAME: Josh Webb

ADDRESS: 7321 Summit View Lane

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COMMENTS: there is already 2 other gas stations
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SIGNATURE: [Signature]

PRINTED NAME: Josh Webb

ADDRESS: 7321 Summit View Lane

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: I LIKE THE WOODED ENTRANCE AND NOT THE CONCRETE AND NOISE THAT COMES WITH COMMERCIAL DEVELOPMENT. WOODBRIDGE LOST THE OTHER SIDE OF THE ENTRANCE, I DON'T WANT TO LOSE THIS SIDE

SIGNATURE: PAT STROUD

PRINTED NAME: PAT STROUD

ADDRESS: 2403 SUMMIT VIEW LN, SACHSE TX 75048

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NOTICE OF PUBLIC HEARING

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: This will be an eyesore when entering.
Also, it would increase traffic while leaving &
entering. How many gas stations are needed in this town

SIGNATURE: Ashley Barnes

PRINTED NAME: Ashley Barnes

ADDRESS: 7405 Summit View Ln, Sachse, TX

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: What would 7-11 add to the area that Wal-Mart, Wal-Mart gas station & Chevron aren't already providing other than to further degrade the entrance into Woodbridge residences.

SIGNATURE: Floyd & Judy Moreland

PRINTED NAME: Floyd & Judy Moreland

ADDRESS: 7409 Summit View, Sachse, TX 75048

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If you have any questions concerning this request, please contact the Community Development Department.

Phone: (469) 429-4781

Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road

Sachse, TX 75048

FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

SEP 08 2015

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

(A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

This will deter from the Quality of life pursued when moving to Sachse. Refer to the statements on The City of Sachse Website.!!!

SIGNATURE: _____

PRINTED NAME: Dale Crossland

ADDRESS: 7714 Vista Creek Lane

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, August 24, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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TIME RECEIVED August 20, 2015 8:12:29 AM CDT 08/20/2015 08:37 FAX	REMOTE CSID Ryan & Company	DURATION 75	PAGES 1	STATUS Received 001/001
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Community Development Department

NOTICE OF PUBLIC HEARING

AUG 20 2015

TO: Property Owner
 DATE: August 13, 2015
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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *clm concern about health risks; it will take away value in my property; I and we enjoy the green space that is there now.*

SIGNATURE: *E. Langham*
 PRINTED NAME: ERIN LANGHAM
 ADDRESS: 2914 VISTA CREEK LN, SACHSE TX 75048

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 3815-B Sachse Road
 Sachse, TX 75048
 FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

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AUG 24 2015

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: an eye sore, safety for the children who live close by, tougher to sell my home, increased traffic at all hours of the day not just during business hours. The walmart gas station just opened!

SIGNATURE: Kerri Michael

PRINTED NAME: Kerri Michael

ADDRESS: 7915 Vista Creek Lane Sachse, TX 75048

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Community Development Department

AUG 18 2015

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- ☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: This ~~is~~ is a residential
area, I do not want a commercial
business that close to my resident.

SIGNATURE: Tracey Dodd
PRINTED NAME: Tracey Dodd
ADDRESS: 8003 Vista

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, August 24, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Sachse, TX 75048

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**Community Development
Department**

AUG 27 2015

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Fumes, Environmental problems and fire risks close to my house. I am not opposed to retail/convenience stores, but please no gas pumps. There is another gas station across the street.

SIGNATURE: Andrew Fulks

PRINTED NAME: Andrew Fulks

ADDRESS: 8016 Vista Creek Ln, Sachse TX 75048

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SEP 02 2015 **Community Development
Department**

NOTICE OF PUBLIC HEARING

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: We have plenty of convenience stores in a close proximity and we do not want more. We would prefer to leave some grassy areas and trees, so that Woodbridge will look like a neighborhood, NOT a shopping center.

SIGNATURE: Brooke Carpenter

PRINTED NAME: Brooke Carpenter

ADDRESS: 7505 Summit View Lane

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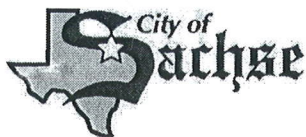
RETURN BY FAX OR MAIL

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3815-B Sachse Road

Sachse, TX 75048

FAX: (972) 675-9812



Community Development Department

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Already have gas pumps just across Rt 78 and
this side of 78 and Highway - Retail sales fine but not more gas
pumps

SIGNATURE: Thomas Fleming

PRINTED NAME: THOMAS FLEMING

ADDRESS: 7510 SUMMIT TRAIL LANE Sachse

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RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.
 3815-B Sachse Road
 Sachse, TX 75048
 FAX: (972) 675-9812



Community Development Department

✓
Submitted
previously

SEP 09 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: September 2, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

I Do Not Want A 24 Hour Business Within This
DISTANCE OF MY RESIDENCE. I DO NOT WANT ALCOHOL AVAILABLE FOR
SALE 24 HOURS A DAY. LOWERS PROPERTY VALUES.

SIGNATURE:

Mt Dill

PRINTED NAME:

MARTIN GOBLE

ADDRESS:

7416 SUMMITTAL LN, SACHSE, TX 75048

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4792

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road

Sachse, TX 75048

FAX: (972) 675-9812

TIME RECEIVED
September 5, 2015 4:21:16 PM CDT

REMOTE CSID
972 461 1736

DURATION
43

PAGES
1

STATUS
Received

Sep.05.2015 04:24 PM Michael & Lynda Sarver

972 461 1736

PAGE. 1/ 1



Community Development Department

✓
Submitted previously

NOTICE OF PUBLIC HEARING

SEP 08 2015

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *Too close to busy intersection and Woodbridge Pkwy will be used as way to enter exit business. Also don't feel a sign on Woodbridge Pkwy should be allow - once you turn on WB pkwy you supposedly have enter this subdivision. Also feel this would lower our property value. who sitting on this committee would want this in their subdivision entrance! Nope, I'm sure*

SIGNATURE: *Lynda Sarver*
PRINTED NAME: Lynda Sarver
ADDRESS: 7408 Summit Trail Ln Sachse, TX 75048

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SEP 11 2015

Community Development Department

NOTICE OF PUBLIC HEARING

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: increased traffic safety for children, resale of home
decrease, robberies happen more with gas stations, there
2 gas stations less than a half mile away.

SIGNATURE: Kerri Michael

PRINTED NAME: Kerri Michael

ADDRESS: 7915 Vista Creek Lane Sachse, TX 75048

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**Community Development
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Submitted previously

NOTICE OF PUBLIC HEARING

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☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: This is too close to residential area. I do not want gas pumps that close to my home. We already have access to other pumps.

SIGNATURE: Tracey Dodd

PRINTED NAME: Tracey Dodd

ADDRESS: 8003 Vista Creek Ln Sachse Tx 75048

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3815-B Sachse Road

Sachse, TX 75048

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Page 2 to Notice of Public Hearing

I am opposed to the approval of rezoning for a 7-11 directly behind my house. My house will be separated by an empty lot and a line of trees. Most likely this line of trees will be removed and I will be looking at the back of a convenience store. Also I believe this store will create noise, odors, bright lights and pollution.

There is already a Wal-Mart and Murphy gas station across Highway 78 and a medical facility and fitness center going in within the Woodbridge development. Another convenience store is not needed at the entrance of Woodbridge. Woodbridge is a lovely residential community and a 7-11 is not needed at the entrance causing a poor impression of Woodbridge and the City of Sachse.

I sincerely request this requested be disallowed.

Betty Paulk
8012 Vista Creek Lane
Sachse, TX 75048
972/442-1004



SEP 11 2015

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: September 2, 2015
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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

I don't want more gas stations. Have enough within 2 thousand feet

SIGNATURE:

Carole Fleming

PRINTED NAME:

Carole Fleming

ADDRESS:

7510 Sunset Trail LP

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FAX: (972) 675-9812

ORDINANCE NO. 476

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. 11 for multi-family dwellings and commercial development, that Planned Development District No. 11 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 "B" which shall be used under Planned Development District No. 11, for multi-family dwellings and commercial development.

SECTION II.

That this Planned Development District No. 11 for multi-family dwellings and commercial development 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 "B", 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.

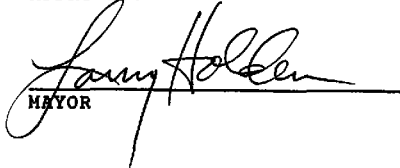
Whenever in this ordinance an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or wherever in such ordinance, the doing of an act is required or the failure to do any act is declared to be unlawful, the violation of any such provision shall be punished by a fine 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.

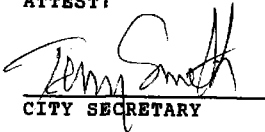
The fact that it appears that the above described property required that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City of Sachse, creates an urgency and an emergency in the preservation 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 19th day of May, 1997.

APPROVED:


MAYOR

ATTEST:


CITY SECRETARY

orth line of the beforementioned 15.939 acre tract and in the southwest line of the 180 acre
 ad to Belco Enuties, Inc., recorded in Collin County Clerk's File No. 95-0003093 of the Land
 as for the southeast corner of the 0.4615 acre tract of land described as Part 2 in deed to
 in Collin County Clerk's File No. 95-0077297 of the Land Records of Collin County, Texas.
 rthwest corner of the said 15.939 acre tract in the southeasterly right-of-way line of State
 n ROW) bears North 37°41'06" West, a distance of 28.69 feet;

ally line of the said 0.4615 acre tract and with the southwesterly line of the said 180 acre
 a distance of 475.83 feet to a point for corner;

e of the said 180 acre tract, South 52°18'54" West, a distance of 127.30 feet to a point
 ngent curve to the right, having a central angle of 26°11'12", a radius of 600.00 feet and a
 North 50°56'02" West, 271.85 feet;

line of the said 180 acre tract, the following courses and distances to wit:
 curve, an arc distance of 274.23 feet to a point for corner;
 distance of 206.42 feet to a point for corner in the south line of the said 0.4615 acre

e of the said 0.4615 acre tract, North 50°34'03" East, a distance of 190.25 feet to the
 ning 1.94 acres of land.

earing of North 53°04'39" East between the Texas Department Monuments No. 31 and No.
 for the improvements to State Highway No. 78, based on the North Central Zone of Texas State

ZONING EXHIBIT

EXHIBIT "A"

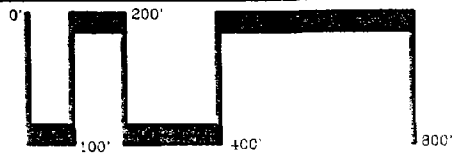
SAGINAW HIGHLAND STATION, L.P.
 RICHARD NEWMAN SURVEY, ABST. NO. 660
 CITY OF SACHSE, COLLIN COUNTY, TEXAS

: MARCH 24, 1997

ions :

t No. : 1 of 1

No. : 95131.00



SCALE: 1" = 200'



NORTH

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 units) and studios (two level 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 it, it counts as wood siding. Regarding gables, if in front of an attic space, it is exempt from masonry requirement. If in front of a living space, it is considered into 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 Owner and/or 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 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" 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 units abut a single family zoning district, unless the multi-family units are less than two (2) stories in height.
- 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, unless the multi-family units are less than two (2) stories in height.

- 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 two (2) stories when located one hundred fifty (150) feet or less from a single family zoning district, unless otherwise approved by the City.
- 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, less the area required for buildings, garages or carports, driveways, paved areas, rights-of-way or easements for streets or alleys, be utilized for landscaping. Fifty (50) percent of the required landscaping area shall be located in the front yard. 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:** In accordance with Article 3, Section 5.3 of the City of Sachse Zoning Ordinance, Ordinance No. 1255.
- 4.05 **Area Regulations:** In accordance with Article 3, Section 5.4 of the City of Sachse Zoning Ordinance, Ordinance No. 1255.
- 4.06 **Building Regulations:** 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 or parties involved. The agreement must be approved by the City of Sachse. 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 will 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 is acceptable to the city criteria.

Collin County Clerk's File No. 96-0077297 of the Land Records of Collin County, Texas;
corner of the said 15.939 acre tract in the southeasterly right-of-way line of State
bears North 37°41'06" West, a distance of 28.69 feet;

of the said 0.4615 acre tract and with the southwesterly line of the said 180 acre
distance of 476.83 feet to a point for corner;

the said 180 acre tract, South 52°18'54" West, a distance of 127.30 feet to a point
curve to the right, having a central angle of 26°11'12", a radius of 500.00 feet and a
50°56'02" West, 271.85 feet;

the said 180 acre tract, the following courses and distances to wit:

an arc distance of 274.23 feet to a point for corner;

distance of 206.42 feet to a point for corner in the south line of the said 0.4615 acre

the said 0.4615 acre tract, North 50°34'03" East, a distance of 190.25 feet to the
94 acres of land.

of North 53°04'39" East between the Texas Department Monuments No. 31 and No.
improvements to State Highway No. 78, based on the North Central Zone of Texas State

MONING EXHIBIT

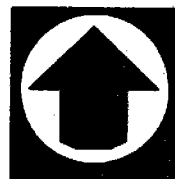
EXHIBIT "A"

AGINAW HIGHLAND STATION, L.P.
RICHARD NEWMAN SURVEY, ABST. NO. 660
TY OF SACHSE, COLLIN COUNTY, TEXAS

0'
100'
200'
400'
800'

1 of 1
131.00

SCALE: 1" = 200'



NORTH

48685 of the Land Records of Collin County, Texas, and being more particularly

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ONING EXHIBIT

EXHIBIT "A"

AGINAW HIGHLAND STATION, L.P.
CHARD NEWMAN SURVEY, ABST. NO. 660
TY OF SACHSE, COLLIN COUNTY, TEXAS

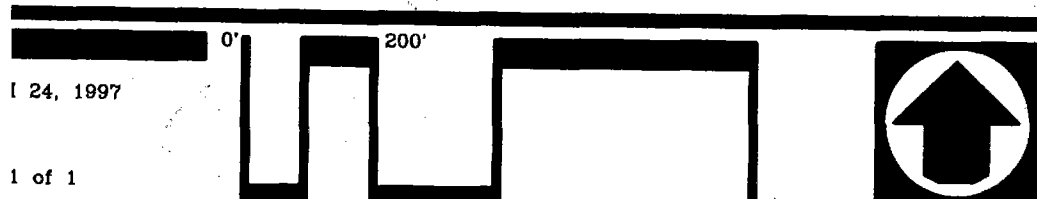


Exhibit "A"

BEING A 2.236 ACRE TRACT OUT OF THE RICHARD D. NEWMAN SURVEY, ABST. NO. 660, IN THE CITY OF SACHSE, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT CONVEYED TO WOODBRIDGE PROPERTIES, LLC, AS RECORDED IN/UNDER VOL. 3908, PG. 766, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (OPRCCT), BEING PARTS OF STATE HIGHWAY 76 AND OF WOODBRIDGE PARKWAY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

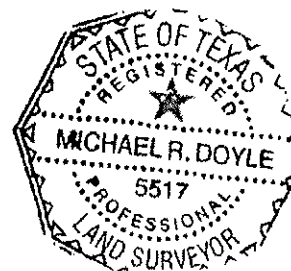
BEGINNING AT THE INTERSECTION OF STATE HIGHWAY NO. 78, A VARIABLE WIDTH RIGHT-OF-WAY AND WOODBRIDGE PARKWAY, A 100 FOOT RIGHT-OF-WAY, BEING THE WEST CORNER OF SAID 2.236 ACRE TRACT;

THENCE 51 DEGREES 46 MINUTES 00 SECONDS EAST, WITH THE CENTER OF SAID STATE HIGHWAY NO. 78 AND THE NORTHWEST LINE OF SAID 2.236 ACRE TRACT, A DISTANCE OF 293.47 FEET TO A POINT FOR CORNER;

THENCE DEPARTING THE CENTER LINE OF SAID STATE HIGHWAY NO. 78, SOUTH 38 DEGREES 15 MINUTES 28 SECONDS EAST, TRAVERSING THROUGH SAID STATE HIGHWAY NO. 78 AND THE AFOREMENTIONED WOODBRIDGE PARCEL AND WITH THE NORTHEAST LINE OF SAID 2.236 ACRE TRACT, A DISTANCE OF 331.97 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED B&D SURVEYING SET FOR THE EAST CORNER OF SAID 2.236 ACRE TRACT;

THENCE SOUTH 51 DEGREES 45 MINUTES 28 SECONDS WEST, TRAVERSING THROUGH SAID WOODBRIDGE PARCEL AND THE AFOREMENTIONED WOODBRIDGE PARKWAY, WITH THE SOUTHEAST LINE OF SAID 2.236 ACRE TRACT, A DISTANCE OF 293.38 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED B&D SURVEYING SET FOR THE SOUTH CORNER OF SAID 2.236 ACRE TRACT, BEING IN THE CENTER LINE OF SAID WOODBRIDGE PARKWAY;

THENCE NORTH 38 DEGREES 16 MINUTES 25 SECONDS WEST, (DEED: N37°44'33"W) WITH THE CENTER LINE OF SAID WOODBRIDGE PARKWAY AND THE SOUTHEAST LINE OF SAID 2.236 ACRE TRACT, A DISTANCE OF 332.02 FEET TO THE POINT OF BEGINNING, CONTAINING 2.236 ACRES OR 97,416 SQUARE FEET OF LAND, PLUS OR MINUS.



Mr. M. R. Doyle
7/8/15