



**Monday, February 8, 2021
Planning and Zoning Commission Meeting**

This meeting will begin at 5:00 p.m.

MEETING HELD AS A TELEPHONE CONFERENCE CALL

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

We encourage members of the public to listen to the telephone conference meeting.

If you have any comments to submit regarding the agenda or other items related to the agenda, please e-mail those to mrobinson@cityofsachse.com.

INSTRUCTIONS FOR ACCESSING THE TELEPHONE CONFERENCE CALL:

**Citizens may join the Zoom Meeting by logging on at: <https://us02web.zoom.us/j/88332032555>
Or Telephone: 877-853-5247 (Toll Free) or 888-788-0099 (Toll Free)
Webinar ID: 883 3203 2555**

A. Regular Meeting - 5:00 PM

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, February 8, 2021 at 5:00 p.m. to consider the following items of business:
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
3. Consider approval of the December 14, 2020 meeting minutes.
4. Consider and act on a Final Plat for The Enclave Addition, generally located at the southeast corner of Woodbridge Parkway and Laurel Crest Lane, within Sachse city limits.
5. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
6. Adjournment.

I, the undersigned authority, do hereby certify that this notice of meeting was posted in accordance with the regulations of the Texas Open Meetings Act and on the bulletin board, an accessible location at Sachse City Hall.

Michelle Lewis Sirianni, City Secretary

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Lauren Rose, ADA Coordinator, via phone at 972.429.4770, via email at lrose@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.



Agenda Item Details

Meeting	Feb 08, 2021 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	3. Consider approval of the December 14, 2020 meeting minutes.
Access	Public
Type	Action, Minutes
Recommended Action	Approve as presented.
Minutes	View Minutes for Dec 14, 2020 - Planning and Zoning Commission Meeting

Public Content

Planning and Zoning Commission Meeting (Monday, December 14, 2020)
MEETING HELD VIRTUALLY VIA ZOOM

Members present

Travis Mondok, Fernando Gutierrez, Jeanie Marten, Teddy Kinzer, Scott Ohman, George Kemper

Members absent

Bill Thrash

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, December 14, 2020 at 5:00 pm. to consider the following items of business:

Chairperson Marten called the meeting to order at 5:00 pm.

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

Commissioner Kemper led the invocation, Vice-Chairperson Ohman led the pledges.

3. Consider approval of the October 19, 2020, meeting minutes.

With a motion by Vice-Chairperson Ohman, and a second by Commissioner Kemper the motion to approve the minutes, passed unanimously. Mondok was not present at the vote.

4. Consider and act on a Preliminary Plat for The Station Phase 2, generally located north of President George Bush Turnpike and east of Miles Road, within Sachse city limits.

Development Services Director Matt Robinson presented the item. He explained that at the April 27th meeting, the Planning and Zoning Commission approved a preliminary plat for two lots for the subject property. He stated the application is proposing to revise the preliminary plat into five lots for commercial development on approximately 23.609 acres. The property is zoned PGBT, which will allow for commercial, multi-family, and limited single family uses. He stated that staff is recommending approval of the proposed preliminary plat. With a motion by Ohman, and a second by Kemper, the motion passed with all voting in favor.

5. Consider and act on a Final Plat for The Station Apartments, generally located north of The Station Boulevard and east of The Commons Parkway, within Sachse city limits.

Robinson presented the item. He stated that the applicant is proposing the final plat one lot on approximately 10.144 acres. He explained the use of the property is for multi-family development. Staff recommends approval of the final plat. Chairperson Marten asked how is there so much movement on the property without a final plat. Robinson explained that they are allowed to put in public infrastructure and fire lanes before the final plat. After the public improvements are deemed substantially complete by city staff, they are allowed to move forward with the final plat and go vertical. After discussion, a motion was made by Kinzer, and a second by Ohman, to approve the final plat. The motion passed unanimously.

6. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.

Robinson updated the commission on upcoming business, projects, and the drastic increase in building permits for single family homes over the last two months.

7. Adjournment.

Chairperson Marten adjourned the meeting at 5:20 pm.



Agenda Item Details

Meeting	Feb 08, 2021 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	4. Consider and act on a Final Plat for The Enclave Addition, generally located at the southeast corner of Woodbridge Parkway and Laurel Crest Lane, within Sachse city limits.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approval of the final plat.

Public Content

BACKGROUND

- The applicant is proposing to final plat 30 single-family lots on approximately 9.99 acres.
- The use of the property is for single-family detached residences.
- The property is zoned R-10, Single-Family Dwelling, which allows for detached single-family residences.

OVERVIEW

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

POLICY

There are no policy considerations with this item.

RECOMMENDATION

Per Staff's technical review, the proposed final plat is in compliance with the City's subdivision regulations. As such, Staff recommends approval of the proposed final plat, subject to all conditions stipulated by the Building Official and City Engineer

The Enclave Addition - Final Plat.pdf (3,657 KB)

Staff Presentation - The Enclave Addition Final Plat.pdf (779 KB)

Final Plat The Enclave Addition

PLANNING & ZONING COMMISSION


FEBRUARY 8, 2021



Request

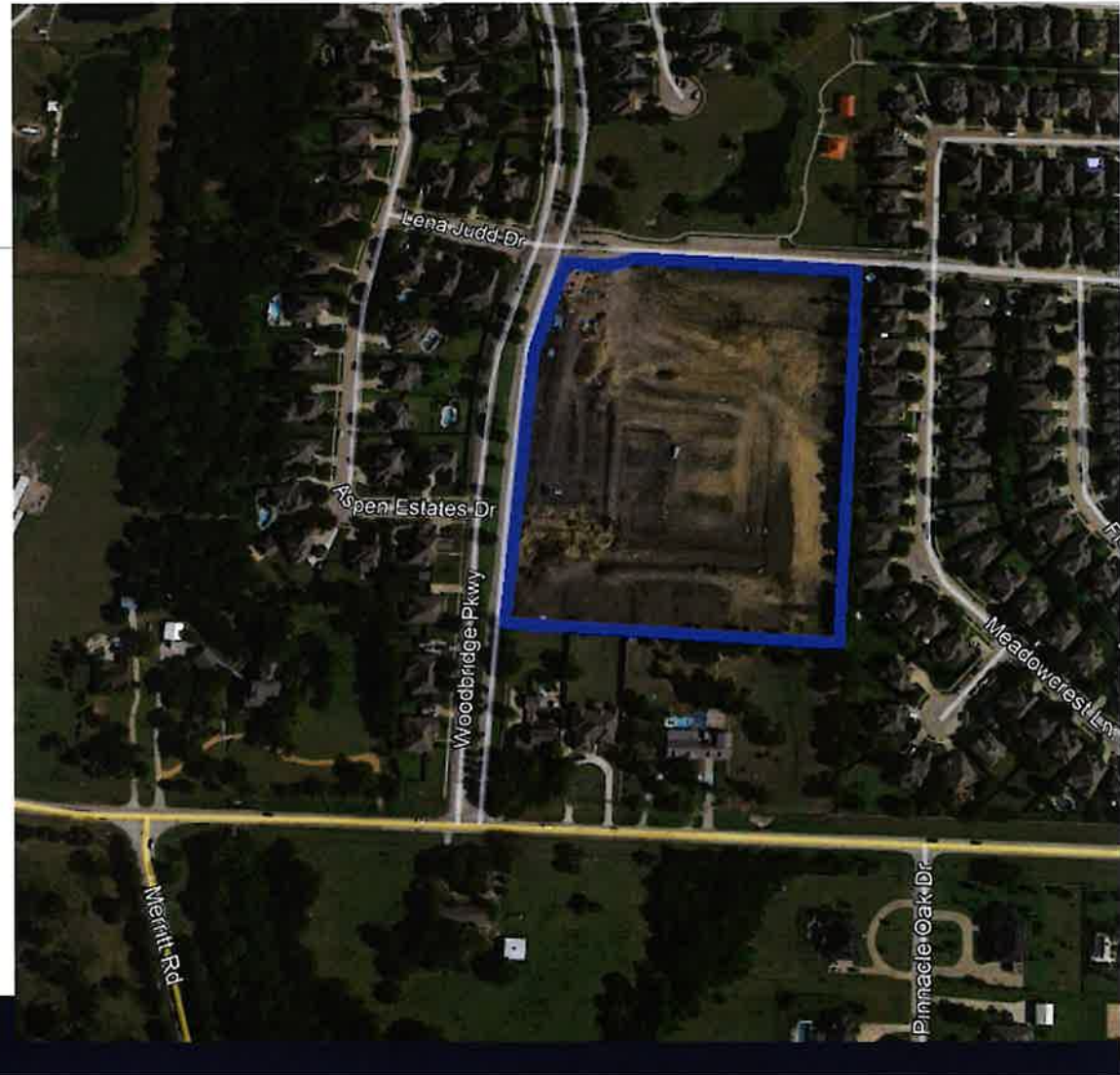
Consider and act on a Final Plat for The Enclave Addition, generally located at the southeast corner of Woodbridge Parkway and Laurel Crest Lane, within Sachse city limits

Project Information

- Proposal to final plat 30 single-family lots
 - Applicant: The Enclave at Woodbridge, LP
 - Owner: The Enclave at Woodbridge, LP
 - Size: Approximately 9.99 acres
 - Zoning: R-10, Single-Family Dwelling
- 

Aerial Map

The subject property is located at the southeast corner of Woodbridge Parkway and Laurel Crest Lane.



Staff Recommendation

- Per Staff's technical review, the proposed plat is in conformance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official and City Engineer.
- The action of the Planning & Zoning Commission is the final action for the final plat.

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





- GENERAL NOTES:**
1. The purpose of this Plat is to create 30 Residential Lots of Precinct.
 2. Coordinates and bearings shown herein are referenced to the Texas Coordinate System of 1983, North Central Zone (K202), North American Datum on 1983, 2011 Adjustments are based on VRS-RTK observations.
 3. Coordinates shown are Texas Plane Coordinate System, North Central Zone, North American Datum of 1983 and GRS coordinate system, no scale and no projection.
 4. I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Sachse, Community Number 60189 effective date 7-7-2014 and that map indicates as scaled, that a portion of this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year) and a portion of this property is within "Zone A" defined as "Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (100-year) with base flood elevations determined" as shown on Panel 230R of said map.
 5. Sealing a portion of this address by gates and bounds is a violation of City Subdivision Ordinance and State of Texas rules and is subject to fines and withholding of utilities and building permits.
 6. This property is zoned R-10, Single Family Residential.
 7. All block corners are marked with 3/4" iron rod unless otherwise indicated. Internal lot corners are marked with 1/2" iron rod and capped "KAZ".
 8. All easement areas (HOA Lot) to be owned and maintained by HOA.
 9. All landlocked easements and wall maintenance easements shall be maintained by the HOA.
 10. HOA Lot to be used as public drainage easement.
 11. The owners of HOA Lot 1 of this plat shall be solely responsible for the maintenance of the storm water detention system. The owner shall further hold the City of Sachse harmless from any damages to persons, to the owner's lot or any adjacent lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the detention system, although it retains the right to enter on the easement for public purposes.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 84°13'27"E	80.81
L2	N 87°02'11"E	35.71
L3	S 44°45'59"E	23.84
L4	N 47°23'19"E	24.68
L5	N 44°26'35"W	21.34
L6	S 45°23'59"E	21.29
L7	N 67°12'18"E	20.07
L8	S 88°38'44"E	24.50
L9	N 40°21'16"E	21.21
L10	N 57°02'17"E	18.82
L11	S 40°28'13"W	31.52
L12	N 44°36'26"W	18.23
L13	S 84°13'27"E	21.27
L14	N 60°48'33"E	21.32
L15	S 74°13'29"E	25.14
L16	N 2°26'10"E	43.79
L17	N 53°17'33"E	43.28
L18	N 77°40'49"E	49.43
L19	N 22°23'51"W	49.42
L20	N 53°18'52"W	49.42
L21	N 54°43'29"E	49.95
L22	N 52°03'26"E	43.36
L23	S 22°03'36"E	18.08
L24	S 45°19'19"W	21.27
L25	S 42°13'13"E	21.27
L26	S 45°28'16"W	21.23
L27	N 48°46'21"E	21.21

LEGEND

KAD 83 = NORTH AMERICAN DATUM 1983
 CA = COMMON AREA
 RLY = RIGHT OF WAY
 VE = VISIBILITY EASEMENT
 ULS = UTILITIES EASEMENT
 DE = DRAINAGE EASEMENT
 DIA = DRAINAGE UTILITY EASEMENT
 SL = SURFACE LINE
 HOI = POINT OF BEGINNING
 HOI = INTERSECTION OF SURFACE AND RADIUS
 CAPW = CAPTIONED FROM HOI SELF
 CAPW = CAPTIONED FROM HOI SELF
 D.C.D.C.T. = DEED IN RECORD DALLAS COUNTY TEXAS
 D.C.D.C.T. = DEED IN RECORD DALLAS COUNTY TEXAS
 D.C.D.C.T. = DEED IN RECORD DALLAS COUNTY TEXAS
 S = STREET RIGHT OF WAY

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	902.51	598.14	379.67	N 10°51'42"E	113°37'32"	150.90
C2	1250.80	51.62	51.63	N 11°19'06"E	2°49'52"	25.82
C3	1260.00	114.51	111.72	S 23°52'11"W	43°44'21"	80.21
C4	1360.00	69.27	68.62	N 12°32'11"E	2°27'52"	33.24
C5	1560.00	115.79	112.92	S 22°47'34"W	44°13'36"	60.55
C6	19.01	18.30	15.85	N 82°50'41"E	104°48'22"	12.99

SURVEYOR: KAZ SURVEYING, INC.
 1720 WESTMASTER DRIVE
 DENTON, TEXAS 76205
 PHONE: (840) 382-3448
 TSP:LS FROM #1002710

OWNER: THE ENCLAVE AT WOODBRIDGE, LP
 1780 WESTMASTER ROAD #10
 DALLAS, TX 75202
 CONTACT: KELVIN HOANG
 PHONE: 214-620-4528

ENGINEER: GREG EDWARDS ENGINEERING SERVICES
 206 ELM STREET
 LEWISVILLE, TEXAS 75057
 PHONE: (972) 908-6965
 TSP: ERM #7-08-050



KAZ SURVEYING
 www.kazsurveying.com

1720 WESTMASTER DRIVE
 DENTON, TX 76205
 (840)382-3448

JOB NUMBER: TSPM21 #7
 DRAWN BY: MEL HOANG
 DATE: 01-27-2021
 R.P.L.E.
 KENNETH A. ZOLLINGER



OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, THE ENCLAVE AT WOODBRIDGE, LP is the owner of a tract of land lying in the City of Sachse and being a part of the THOMAS R. GOODWIN SURVEY, Abstract Number 502, Dallas County, Texas, and a part of an unknown survey, located by the Land Grant Records of the Texas General Land Office, being all of land contained in and to 2012 Metcalf Engineers, L.P., recorded by Instrument Number 2012-276288, Official Property Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEING and is a capped iron rod found stamped "STOWALL" at the intersection of the East right of way line of Heatherwood Parkway and the South right of way of Laurel Crest Lane;

THENCE Easely along the South line of Laurel Crest Lane the following:

South 06 Degrees 13 Minutes 22 Seconds East, 60.84 feet to a capped iron rod found stamped "PESER A MANN";

North 87 Degrees 02 Minutes 18 Seconds East, 35.71 feet to a capped iron rod found stamped "PESER A MANN";

South 08 Degrees 17 Minutes 02 Seconds East with the South line of Laurel Crest Lane, 439.46 feet to a capped iron rod found stamped "PESER A MANN"; being the Northwest corner of Lot 1, Block U, Woodbridge Phase 2D, recorded in Volume 99129 Page 1379, Plat records, Dallas County, Texas, and being a Normal corner of the herein described tract;

THENCE South 01 Degree 46 Minutes 22 Seconds West with the West side of said Block U, Woodbridge Phase 2D, 722.08 feet to a 3/4 inch iron rod found in the West line of Lot 14, being the Northwest corner of the herein described tract and the northeast corner of a tract of land described in a deed to land described in a deed to Block U, recorded in Instrument Number 2015-212107, Official Property Records, Dallas County, Texas;

THENCE North 08 Degrees 38 Minutes 44 Seconds West, 607.25 feet to a cap, said cap bearing South 82 Degrees 27 Minutes 22 Seconds West, 4.38 feet from a 1/2 inch iron rod found;

THENCE North 08 Degrees 41 Minutes 43 Seconds East, 357.26 feet to a capped iron rod found stamped "STOWALL"; being the beginning of a curve to the right whose long chord bears North 08 Degrees 41 Minutes 24 Seconds East, 207.42 feet;

THENCE along said curve whose radius is 807.51 feet with an arc length of 299.14 feet to a capped iron rod found stamped "STOWALL"; being the beginning of a curve to the right whose long chord bears North 17 Degrees 19 Minutes 08 Seconds East, 51.83 feet;

THENCE along said curve whose radius is 1250.00 feet with an arc length of 51.63 feet to the PLACE OF BEGINNING, containing 530 acres of 435.165 square feet of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT, THE ENCLAVE AT WOODBRIDGE, LP, OWNERS, DO HEREBY BOND THEMSELVES AND THEIR HEIRS, ASSIGNEES AND SUCCESSORS OF TITLE IN THIS PLAT CREATING THE HEREINABOVE DESCRIBED PROPERTY AS THE ENCLAVE ADDITION, AN ADDITION TO THE CITY OF SACHSE, AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF GARAGE, COLLECTION AND REMOVAL OF WASTE, UTILITIES, RECREATION AND ALL OTHER PURPOSES AND DO HEREBY RESERVE THE RIGHT TO EXPAND AND KEEP REPAIRED ALL OR ANY OF ANY BALDWIN, FRENCH TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROUNDS THAT IN ANY WAY ENHANCED OR INTERFERED WITH THE CONSTRUCTION, MAINTENANCE OR CITY OF ANY OF ITS RESIDENTS AND/OR ANY OF ITS UTILITIES STRIPS AND ANY OTHER UTILITIES SHALL IN ALL THINGS HAVE THE RIGHT OF PRIORITY AND SHALL BE MAINTAINED AND REPAIRED BY THE SMO BALDWIN STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANY PUBLIC AGENCIES OR THE CITY OF SACHSE, TEXAS.

WITNESSE OUR HANDS AT SACHSE, TEXAS, THIS _____ DAY OF _____ 2021.

WATER MAIN AND WASTEWATER SERVICES SHALL ALSO BE PROVIDED SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE EXTERNAL ADDITIONAL EASEMENT AREAS AS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF WATER MAINS, FIRE HYDRANTS, WATER SERVICE AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS SHALL BE DETERMINED BY THE LOCATION AS SHOWN.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF SACHSE, TEXAS.

WITNESSE MY HAND AND SEAL OF THE CITY OF SACHSE, TEXAS, THIS _____ DAY OF _____ 2021.

THE ENCLAVE AT WOODBRIDGE, LP:
 BY: _____ AUTHORIZED SIGNATURE
 NAME: KELVIN HOANG
 TITLE: MANAGING PARTNER

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

CHAIRMAN (PLANNING AND ZONING COMMISSION) DATE _____
 ATTORNEY DATE _____

BY: _____ AUTHORIZED SIGNATURE
 NAME: KENNETH A. ZOLLINGER
 TITLE: SURVEYOR

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

CHAIRMAN (PLANNING AND ZONING COMMISSION) DATE _____
 ATTORNEY DATE _____

NAME & TITLE
 COUNTY OF TEXAS
 STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED SURVEYOR, ON THE DAY PERSONALLY APPEARED KELVIN HOANG KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED IT AS SAID FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2021.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS AND MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM ACCURATE DOCUMENTATION, FIELD MEASUREMENTS COLLECTED ON THE GROUND, SURVEYING INSTRUMENTS AND OTHER RELEVANT DOCUMENTATION; AND THAT THIS PLAT COMPLETLY COMPLES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS ORDINANCE CODE ORDINANCE NO. 15A14 AS AMENDED, AND THE LOCAL GOVERNMENT ORDINANCES, CHAPTERS 171, 171.011 AND 171.012 THAT REQUIRE THAT SURVEY INSTRUMENTS BE PRESERVED IN ONE PLACE IN THE CITY OF DALLAS ORDINANCE CODE, SEC. 15A.007 (ARTICLE 4) AND THAT THE DETAIL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SAVED FINAL PLAT.

DATED THIS _____ DAY OF _____ 2021.

RECORD & FILED:
 LAND RECORDS DIVISION
 DALLAS COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOLLOWING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED IT AS SAID FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2021.

NOTARY PUBLIC, DENTON COUNTY, TEXAS
 MY COMMISSION EXPIRES: _____

THE ENCLAVE ADDITION
 FINAL PLAT

LOTS 1-6, BLOCK A, LOTS 1-18, BLOCK B, LOTS 1-6, BLOCK C, AND 1 HOA LOT BEING A 9.99 ACRE OR 435,185 SQUARE FEET TRACT OF LAND A PART OF THE THOMAS R. GOODWIN SURVEY ABSTRACT NUMBER 502, CITY OF SACHSE, DALLAS COUNTY, TEXAS, AND BEING A PART OF AN UNKNOWN ABSTRACT NOT IDENTIFIED BY THE LAND GRANT RECORDS OF THE TEXAS GENERAL LAND OFFICE

30 RESIDENTIAL LOTS