



**Monday, March 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](mailto:mrobinson@cityofsachse.com).**

**INSTRUCTIONS FOR ACCESSING THE TELEPHONE CONFERENCE CALL:**

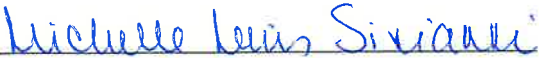
**Citizens may join the Zoom Meeting by logging on at: <https://us02web.zoom.us/j/81924969656>  
Or Telephone: 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)  
Webinar ID: 819 2496 9656**

**A. Regular Meeting - 5:00 PM**

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1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, March 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. Discuss and consider election of officers.
4. Consider approval of the February 8, 2021 meeting minutes.
5. Consider and act on a Final Plat for Ranch Park Village Phase 2, generally located south of Ranch Road between State Highway 78 and Ranch Road, within Sachse city limits.
6. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
7. 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](mailto:lrose@cityofsachse.com), or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.



**Agenda Item Details**

|                    |   |
|--------------------|---|
| Meeting            | Mar 08, 2021 - Planning and Zoning Commission Meeting                                 |
| Category           | A. Regular Meeting - 5:00 PM  |
| Subject            | 4. Consider approval of the February 8, 2021 meeting minutes.                         |
| Access             | Public  |
| Type               | Action, Minutes   |
| Recommended Action | Approve as presented.   |
| Minutes            | <a href="#">View Minutes for Feb 8, 2021 - Planning and Zoning Commission Meeting</a> |

**Public Content**

**Planning and Zoning Commission Meeting (Monday, February 8, 2021)**  
**MEETING HELD VIRTUALLY VIA ZOOM**

**Members present**

Travis Mondok, Fernando Gutierrez, Jeanie Marten, Bill Thrash, Scott Ohman

**Members absent**

George Kemper  
Brian Cox

**Meeting called to order at 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:**

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 Gutierrez led the invocation, Vice-Chairperson Ohman led the pledges.

**3. Consider approval of the December 14, 2020 meeting minutes.**

With a motion by Commissioner Thrash and a second by Vice-Chairperson Ohman, the motion to approve the minutes passed unanimously.

**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.**

Development Director Matt Robinson presented the item. He stated the applicant is proposing to final plat 30-single family lots on approximately 9.99 acres with R-10 zoning. He explained that the proposed plat is in conformance with Sachse's subdivision regulations and zoning ordinance and staff is recommending approval.

Commissioner Mondok asked if the five-foot drainage easement would be maintained by the Homeowner's Association. Robertson stated it would be their responsibility to maintain. With a motion by Ohman, and a second by Gutierrez, the motion passed unanimously.

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

Robinson stated that The Station has begun grading on the new The Station Boulevard, Aria is also starting construction, and the Caliber Auto Care center is now open for business. He explained that he made his presentation to City Council regarding Planning and Zoning recommendations regarding storage and auto repair, and they were in agreement. He stated that single family building permit has increased dramatically.

**6. Adjournment.**

Marten adjourned the meeting at 5:12 pm.



### **Agenda Item Details**

|                    |   |
|--------------------|---|
| Meeting            | Mar 08, 2021 - Planning and Zoning Commission Meeting   |
| Category           | A. Regular Meeting - 5:00 PM  |
| Subject            | 5. Consider and act on a Final Plat for Ranch Park Village Phase 2, generally located south of Ranch Road between State Highway 78 and Ranch Road, within Sachse city limits. |
| Access             | Public  |
| Type               | Action, Discussion  |
| Fiscal Impact      | No  |
| Budgeted           | No  |
| Recommended Action | Approval of the final plat  |

### **Public Content**

#### **BACKGROUND**

The applicant is proposing to final plat:

- 115 single-family cottage and patio home lots and 2 common areas
- Applicant: Kimley-Horn & Associates, Inc.
- Owner: Meritage Homes of Texas, LLC.
- Size: Approximately 23.61 acres
- The property is zoned PD-37, which was approved by the City Council in May 2019.

#### **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 CONSIDERATIONS**

There are no policy considerations associated 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.

[Ranch Park Village Ph.2 Final Plat.pdf \(555 KB\)](#)

[Staff Presentation - Ranch Park Village Phase 2 Final Plat.pdf \(1,370 KB\)](#)

# **Final Plat Ranch Park Village Phase 2**

Planning & Zoning Commission

March 8, 2021



# Request

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Consider and act on a Final Plat for Ranch Park Village Phase 2, generally located south of Ranch Road between State Highway 78 and Ranch Road, within Sachse city limits.



# Project Information

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- Proposal to final plat 115 single-family cottage and patio home lots
- Applicant: Bryan Moody, Kimley-Horn & Associates, Inc.
- Owner: Meritage Homes of Texas, LLC
- Size: Approximately 23.614 acres
- Site Attributes: Vacant
- Current Zoning: PD-37



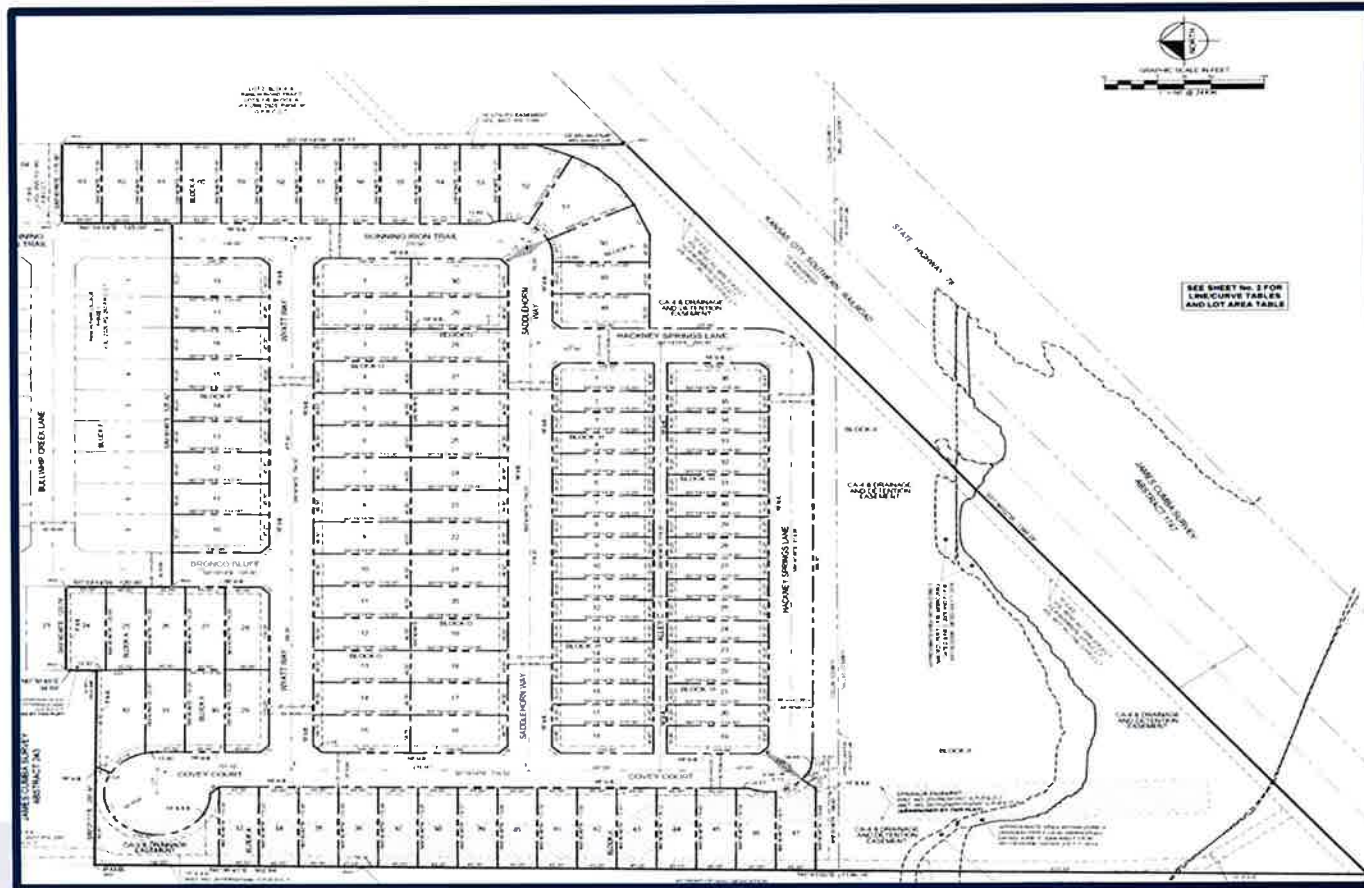
# Aerial Map



The City of  
**SACHSE**



# Proposed Plat



The City of  
**SACHSE**

# Staff Recommendation

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- 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.***





OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, MERITAGE HOMES OF TEXAS, L.L.C. is the sole owner of a tract of land situated in the James Cumba Survey, Abstract No. 243, City of Sachse, Collin County, Texas, and Abstract No. 1747, City of Sachse, Dallas County, Texas, and being a portion of a certain 42.844-acre tract of land conveyed to Meritage Homes of Texas, L.L.C. in a deed recorded in Instrument No. 201002200081820, Official Public Records, Collin County, Texas, and Instrument No. 2010001900234, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KH" set for the westmost northwest corner of said 42.844-acre tract, common to the southwest corner of Lot 1, Block A, of Mustang Creek Ranch Addition, as addition to the City of Sachse, Texas, according to the plat thereof recorded in Volume 2012, Page 255, Plat Records, Collin County, Texas, some being on the easterly line of Parkwood Ranch Phase II, an addition to the City of Sachse, Texas, according to the plat thereof recorded in Volume 2013, Page 531, said Plat Records;

THENCE South 89°21'11" East, departing the easterly line of said Parkwood Ranch Phase II and along the common line of said 42.844-acre tract and said Lot 1, a distance of 201.61 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "NPLS 5888" found for the southeast corner of said Lot 1, common to an angle point in the westerly line of said 42.844-acre tract;

THENCE North 0°28'40" East, continuing along said common line, a distance of 34.60 feet to a 5/8-inch iron rod with plastic cap stamped "KH" set for the westmost southwest corner of Ranch Park Village Phase 1, an addition to the City of Sachse, Texas, according to the plat thereof recorded in Volume 2020, Page 283, said Plat Records;

THENCE departing said common line and along the southerly line of said Park Village Phase 1, the following courses and distances:

South 89°40'46" East, a distance of 120.76 feet to a 5/8-inch iron rod with plastic cap stamped "KH" set for corner;

South 0°19'14" West, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap stamped "KH" set for corner;

South 60°40'46" East, a distance of 525.42 feet to a 5/8-inch iron rod with plastic cap stamped "KH" set for corner;

North 0°19'14" East, a distance of 125.00 feet to a 5/8-inch iron rod with plastic cap stamped "KH" set for corner;

South 80°40'46" East, a distance of 115.00 feet to a 5/8-inch iron rod with plastic cap stamped "KH" set for the eastmost southeast corner of said Ranch Park Village Phase 1, same being on the common line of said 42.844-acre tract and Lot 2, Block A, Ranch Road Tract, Lots 1-6, Block A, an addition to the City of Sachse, Texas, according to the plat thereof recorded in Volume 2020, Page 46, Official Public Records, Collin County, Texas;

THENCE South 0°19'14" West, along said common line, a distance of 628.11 feet to a 5/8-inch iron rod with plastic cap stamped "KH" set for the southeast corner of said 42.844-acre tract, common to the southwest corner of said Lot 2, same being on the northerly line of a 100-foot wide tract of land, conveyed to the Kansas City Southern Railroad Company in a deed recorded in County Clerk's File No. 88-0093378, said Official Public Records (2/28/8), from which a 5/8-inch iron rod with a yellow plastic cap, stamped "NPLS 5455" found for witness bears North 48°50' East, 4.00 feet;

THENCE South 51°48'02" West, along the common line of said 42.844-acre tract and said Kansas City Southern Railroad Company tract, a distance of 1346.66 feet to a 5/8-inch iron rod with plastic cap stamped "KH" set for the southeast corner of said 42.844-acre tract, common to the southeast corner of a certain 4,706-acre tract of land conveyed to Ony Land Development Corporation in a deed recorded in Instrument No. 2007028132, said Official Public Records (2/28/8), from which a 1/2-inch iron rod with plastic cap stamped "NPLS 5680" found for witness bears North 00°44' East, 0.68 feet;

THENCE North 0°38'41" East, departing the northerly line of said Kansas City Southern Railroad Company tract and along the common line of said 42.844-acre tract and said 4,706-acre tract, bearing at a distance of 284.56 feet the northeast corner of said 4,706-acre tract, common to the southeast corner of Ony Park, an addition to the City of Sachse, Texas, according to the plat thereof recorded in Volume 2003, Page 150, said Plat Records, and continuing along the same course and along the easterly line of said Ony Park for a total distance of 1138.16 feet to a 5/8-inch iron rod with plastic cap stamped "KH" set for the southeast of the aforementioned Parkwood Ranch Phase II;

THENCE North 0°38'41" East, along the common line of said 42.844-acre tract and said Parkwood Ranch Phase II, a distance of 302.64 feet to the POINT OF BEGINNING and containing 23.614 acres (1,028,612 sq. ft.) of land, more or less.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Michael R. Marx do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Planning Rules and Regulations of the City planning and zoning commission of the City of Sachse.

MICHAEL R. MARX
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
8061 Warren Parkway, Suite 210
Frisco, Texas 75034
Ph: 972-335-3300

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

STATE OF TEXAS

COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public for the State of Texas

OWNER'S DEDICATION

KNOW THESE AND KNOW ALL MEN BY THESE PRESENTS:

That, MERITAGE HOMES OF TEXAS, L.L.C. (Owner) does hereby and irrevocably and for itself, assignees and successors of title the plat designating the beneficiaries described property as RANCH PARK VILLAGE, PHASE 2, an addition to the City of Sachse, and its hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and its hereby reserves the easement shown thereon for the mutual use and accommodation of garbage collection agencies and all public utilities serving to take or using same. Any public utility shall have the right to remove and leave removed all or part of any building, fence, trees, shrubs, or other improvements or growths that in any way impede or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, painting, without the necessity of any type of enclosing the permission of anyone.

The plat approved subject to all planning ordinances, rules, regulations and restrictions of the City of Sachse, Texas.

WITNESS OUR HANDS AT \_\_\_\_\_ TEXAS, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By: MERITAGE HOMES OF TEXAS, L.L.C.

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public for the State of Texas

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Planning and Zoning Commission of the City of Sachse, Texas.

The Director of Development Services of the City of Sachse, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the City of Sachse Code of Ordinances and with engineering construction standards and procedures adopted by the City of Sachse, Texas and to which he/she approved is required.

Chairman, Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

Director of Development Services \_\_\_\_\_ Date \_\_\_\_\_

ATTEST: \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name & Title \_\_\_\_\_

LINE TABLE with columns: NO, BEARING, LENGTH, ADJ, BEARING, LENGTH

CURVE TABLE with columns: NO, DELTA, RADIAS, LENGTH, CHORD BEARING, CHORD

LOT TABLE with columns: LOT NO, ACRES, SQ. FT. and multiple columns for block and lot details

FINAL PLAT
RANCH PARK VILLAGE
PHASE 2
LOTS 24-63, BLOCK A; LOTS 10-18, BLOCK F;
LOTS 1-30, BLOCK G; LOTS 1-36, BLOCK H
115 RESIDENTIAL LOTS
COMMON AREA LOTS CA-3, CA-4
BEING 23.614 ACRES (1,028,612 SQ. FT.) OUT OF THE
JAMES CUMBA SURVEY, ABSTRACT 243, COLLIN COUNTY
& THE JAMES CUMBA SURVEY, ABSTRACT 1747, DALLAS COUNTY
CITY OF SACHSE, TEXAS

Kimley-Horn
5180 Warren Parkway, Suite 210
Frisco, Texas 75034
PH: 972-335-3300
FAX: 972-335-3779

Table with columns: Date, Drawn By, Checked By, Date, Project No., Sheet No.

APPLICANT:
Kimley-Horn and Associates, Inc.
15415 Hall Road, Twp. DeWitt
Dallas, Texas 75244
Phone: 972-335-3300
Contact: Bryan Bludny, P.E.
SHEET:
Subgrade Maps of Texas, LLC
2845 Cypress Pointe Blvd. Ste. 100
Dallas, Texas 75228
Contact: David Rappaport