



Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, February 25, 2013

7:00 PM

Council Chambers

The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, February 25, 2013, at 7:00 p.m. in the Council Chambers at the 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

- 1.a Community Development Director's Update Report: Briefing on current activities of staff.

2. Regular Agenda Items:

- [13-1384](#) Consider approval of the minutes from the February 11, 2013 Planning and Zoning Commission meeting.

Executive Summary

Approval of the minutes from the February 11, 2013 Planning and Zoning Commission meeting.

Attachments: [20130211 PZ MINUTES.pdf](#)

- [13-1386](#) Presentation by Mr. Carlos Vigil, CEO of the Sachse Economic Development Corporation, and discussion by Planning and Zoning Commission regarding the feasibility study and master plan for an entertainment and recreation venue.

Executive Summary

This item will provide the Planning and Zoning Commission with an update from the Economic Development Corporation's perspective regarding the feasibility study and master plan for an entertainment and recreation venue.

- [13-1385](#) Consider the application of Ms. Janis Tillerson for approval of a Preliminary Plat for The Enclave, being 24 single-family residential lots on approximately 9.9768 acres, located on the southeast corner of Woodbridge Parkway and Laurel Crest Lane.

Executive Summary

The applicant is requesting to subdivide an approximately 9.9768-acre tract to consist of 24 single-family residential lots,

located on the southeast corner of Woodbridge Parkway and Laurel Crest Lane.

Attachments: [CD - ENCLAVE PP - ATTACHMENT 1.pdf](#)

[CD - ENCLAVE PP - ATTACHMENT 2.pdf](#)

13-1387

Conduct a public hearing and consider the application of the City of Sachse for approval of a Replat for the Fifth Street Park subdivision, the subject property being a proposed single 1.167-acre lot located on the northeast corner of Sachse Street and Fifth Street.

Executive Summary

The applicant is requesting to replat part of Lot 11 and all of Lot 12, Block 1 of the North Hills Estates subdivision and part of Block 9, Original Town of Sachse Subdivision. The property, which is located on the northeast corner of Sachse Street and Fifth Street, is intended to be used as a park.

Attachments: [CD - 5TH STREET PARK REPLAT - ATTACHMENT 1.pdf](#)

[CD - 5TH STREET PARK REPLAT - ATTACHMENT 2.pdf](#)

13-1382

Conduct a public hearing and make recommendation to City Council regarding the approval of an Ordinance of the City of Sachse, Texas, amending the Sachse Code of Ordinances by amending Chapter 11, titled "Zoning", by amending Article 3 titled "[Districts]", by amending Section 2 titled "R Single-Family Dwelling Districts", by amending Section 2.3 titled "Building Regulations"; by amending Schedule I titled "Permitted Uses" to modify the parking requirement for single-family detached residential uses.

Executive Summary

The following item is being brought forward to consider amending the regulations associated with enclosing single-family garages. Based upon the direction provided by City Council at previous meetings, the proposed Ordinance would allow the enclosure of garages for single-family residences provided the necessary building permits are secured and the necessary off-street parking is provided.

Attachments: [CD - SF GARAGES ZONING TEXT AMENDMENT - DRAFT ORD.pdf](#)

[CD - SF GARAGES ZONING TEXT AMENDMENT - ATTACHMENT 1.pdf](#)

3. 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: February 22, 2013; 5:00 p.m. Marc Kurbansade, Director of community Development

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact Terry Smith, City Secretary at (972) 495-1212, 48 business hours prior to the scheduled meeting date. Reasonable accommodations will be made to assist your needs.