



Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, March 11, 2013

7:00 PM

Council Chambers

The Planning & Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, March 11, 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**
2. **Discuss Community Development Director's Update Report: Briefing on current activities of staff.**
3. **Regular Agenda Items:**

[13-1424](#) Consider approval of the minutes from the February 25, 2013 Planning and Zoning Commission meeting.

Executive Summary

Approval of the minutes from the February 25, 2013 Planning and Zoning Commission meeting.

Attachments: [20130225 PZ MINUTES.pdf](#)

[13-1410](#) Consider the application of Mr. Charles Smith for approval of a Preliminary Plat for Metro Mortuary and Cremation Services, being three lots on approximately 6.561 acres, generally located north of Williford Road and southeast of State Highway 78.

Executive Summary

The applicant is requesting to subdivide an approximately 6.561-acre tract into three individual lots, with one lot to consist of the existing pet cemetery and pet crematorium, another for the proposed crematorium, and the other for future development.

Attachments: [CD - METRO MORTUARY PP PZ - PRESENTATION.pdf](#)
[CD - METRO MORTUARY PP PZ - ATTACHMENT 1.pdf](#)
[CD - METRO MORTUARY PP PZ - ATTACHMENT 2.pdf](#)
[CD - METRO MORTUARY PP PZ - ATTACHMENT 3.pdf](#)
[CD - METRO MORTUARY PP PZ - ATTACHMENT 4.pdf](#)
[CD - METRO MORTUARY PP PZ - EXHIBIT A.pdf](#)

13-1420

Conduct a public hearing and offer recommendation to City Council for approval 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 Preschool or Childcare Center use on an approximately 2.751 acre tract of land, generally located on the north side of Bunker Hill Road, approximately 625 feet south of State Highway 78, more particularly described in Exhibit "A" and located in General Commercial (C-2) zoning district.

Executive Summary

The applicant is requesting a Special Use Permit for a preschool or childcare center for the 2.751-acre property located on the north side of Bunker Hill Road, approximately 625 feet south of State Highway 78.

Attachments: [CD - BARNYARD GATE DAYCARE SUP PZ - PRESENTATION.pdf](#)
[CD - BARNYARD GATE DAYCARE SUP PZ - ATTACHMENT 1.pdf](#)
[CD - BARNYARD GATE DAYCARE SUP PZ - ATTACHMENT 2.pdf](#)
[CD - BARNYARD GATE DAYCARE SUP PZ - ATTACHMENT 3.pdf](#)
[CD - BARNYARD GATE DAYCARE SUP PZ - DRAFT ORD.pdf](#)
[CD - BARNYARD GATE DAYCARE SUP PZ - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - BARNYARD GATE DAYCARE SUP PZ - DRAFT ORD - EXHIBIT B.pdf](#)
[CD - BARNYARD GATE DAYCARE SUP PZ - DRAFT ORD - EXHIBIT C.pdf](#)

13-1426

Conduct a public hearing and make recommendation to City Council regarding the approval of an Ordinance of the City Council of the City of Sachse, Texas amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; by amending Planned Development No. 19 (PD-19) more particularly described in Exhibit "B" attached hereto; by amending the site boundary for Tract C-2 to remove 17.166 acres for a new tract C-3 to be created; by amending Exhibit "A" to reflect the amended site area for Tract C-2 and C-3; by amending Exhibit "C" to modify Schedule "A" to permit ancillary Garden Center Sales and Display uses and to permit Outdoor Storage and Display uses for Retail Stores and Shops uses in excess of 100,000 square feet; by amending Exhibit "C" to modify Schedule "B," parking requirements specifically for a Retail Stores and Shops use located on Tract C-3.

Executive Summary

The applicant is requesting to amend the existing Planned Development Ordinance to divide the existing commercial Tract C-2 into commercial Tracts C-2 and C-3. The purpose of the amendment is to allow for reduced parking requirements on the newly created Tract C-3. In addition, a revised Development Plan will be submitted and attached to the Ordinance.

Attachments: [CD - WOODBRIDGE TR C3 PD AMEND PZ - PRESENTATION.pdf](#)
[CD - WOODBRIDGE TR C3 PD AMEND PZ - ATTACHMENT 1.pdf](#)
[CD - WOODBRIDGE TR C3 PD AMEND PZ - ATTACHMENT 2.pdf](#)
[CD - WOODBRIDGE TR C3 PD AMEND PZ - ATTACHMENT 3.pdf](#)
[CD - WOODBRIDGE TR C3 PD AMEND PZ - ATTACHMENT 4.pdf](#)

4. Adjournment

Note: The Planning and Zoning Commission may retire and convene into Executive, Closed Session on any matter related to the above agenda items for the purpose of private consultation with the City Attorney under Section 551.071 of the Texas Government Code.

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: March 8, 2013; 5:00 p.m.

Marc Kurbansade, Community Development Director _____

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.