



Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, June 24, 2013

7:00 PM

Council Chambers

The Planning & Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, June 24, 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. **Community Development Director's Update Report: Briefing on current activities of staff.**
3. **Regular Agenda Items:**

[13-1606](#) Consider approval of the minutes from the June 10, 2013 Planning and Zoning Commission meeting.

Executive Summary

Approval of the minutes from the June 10, 2013 Planning and Zoning Commission meeting.

Attachments: [20130610 PZ MINUTES.pdf](#)

[13-1607](#) Consider the Election of Officers of the Planning and Zoning Commission.

Executive Summary

The Planning and Zoning Commission will consider and conduct a vote for the office of Chairperson, Vice-Chairperson and Secretary.

[13-1608](#) Conduct a public hearing and offer recommendation to City Council regarding the 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 Wind Energy System use on an approximately 2.235 acre tract of land, located at 5517 Sachse Road, more particularly described as Lot 1 of Sachse Park Estates and located in a Residential R-1 zoning district; providing special conditions; providing a repealing clause; providing for the approval of the Concept Plan attached as Exhibit "A"; providing for the approval of the elevations attached as Exhibit "B"; providing for

the approval of the specifications attached as Exhibit "C".

Executive Summary

The City of Sachse Wind Energy Systems standards permit such systems provided they meet the defined criteria set forth in the Code of Ordinances. When the standards are not met, a Special Use Permit is required. The homeowners are requesting to deviate from the current requirements of installing the wind energy system on a monopole tower by installing the wind energy system on the roof of their existing home.

Attachments: [5517 SACHSE RD WIND GEN SUP PZ - PRESENTATION.pdf](#)
[5517 SACHSE RD WIND GEN SUP PZ - DRAFT ORD.pdf](#)
[5517 SACHSE RD WIND GEN SUP PZ - DRAFT ORD - EXHIBIT A.pdf](#)
[5517 SACHSE RD WIND GEN SUP PZ - DRAFT ORD - EXHIBIT B.pdf](#)
[5517 SACHSE RD WIND GEN SUP PZ - DRAFT ORD - EXHIBIT C.pdf](#)
[5517 SACHSE RD WIND GEN SUP PZ - ATTACHMENT 1.pdf](#)
[5517 SACHSE RD WIND GEN SUP PZ - ATTACHMENT 2.pdf](#)
[5517 SACHSE RD WIND GEN SUP PZ - ATTACHMENT 3.pdf](#)
[5517 SACHSE RD WIND GEN SUP PZ - ATTACHMENT 4.pdf](#)

13-1609

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 Kindergarten, Preschool or Child Care Center use on an approximately 1.435 acre tract of land, generally located on the southeast corner of Hooper Road and State Highway 78, more particularly described in Exhibit "A" and located in a General Commercial (c-2) and Residential R-2a zoning districts; providing special conditions; providing for the approval of the site plan attached as Exhibit "B".

Executive Summary

The applicant is requesting a Special Use Permit for a Kindergarten, Preschool or Childcare use for the 1.435-acre property located on the southeast corner of State Highway 78 and Hooper Road.

Attachments: [CD - CLH DAYCARE SUP PZ - PRESENTATION.pdf](#)
[CD - CLH DAYCARE SUP PZ - DRAFT ORD.pdf](#)
[CD - CLH DAYCARE SUP PZ - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - CLH DAYCARE SUP PZ - DRAFT ORD - EXHIBIT B.pdf](#)
[CD - CLH DAYCARE SUP PZ - ATTACHMENT 1.pdf](#)
[CD - CLH DAYCARE SUP PZ - ATTACHMENT 2.pdf](#)
[CD - CLH DAYCARE SUP PZ - ATTACHMENT 3.pdf](#)
[CD - CLH DAYCARE SUP PZ - ATTACHMENT 4.pdf](#)

13-1610

Conduct a public hearing and offer recommendation to City Council regarding the 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 Kindergarten, Preschool or Child Care Center use on an approximately 1.99 acre tract of land, generally located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane, more particularly described in Exhibit "A" and located in an I-2 Industrial District; providing special conditions; providing for the approval of the Site Plan attached as Exhibit "B".

Executive Summary

The applicant is requesting a Special Use Permit for a Kindergarten, Preschool or childcare use for the 1.99-acre property located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane.

Attachments: [CD - WB MONTESSORI SUP - PRESENTATION.pdf](#)
[CD - WB MONTESSORI SUP - DRAFT ORD.pdf](#)
[CD - WB MONTESSORI SUP - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - WB MONTESSORI SUP - DRAFT ORD - EXHIBIT B.pdf](#)
[CD - WB MONTESSORI SUP - ATTACHMENT 1.pdf](#)
[CD - WB MONTESSORI SUP - ATTACHMENT 2.pdf](#)
[CD - WB MONTESSORI SUP - ATTACHMENT 3.pdf](#)

13-1612

Consider the application of James R. and Ly T. Klassen for approval of a Preliminary Plat for God's Servants Vietnamese Baptist Church Addition, being a single 8.96-acre lot, generally located on the south side of Sachse Road, approximately 425 feet east of the intersection with Country Club Drive.

Executive Summary

The applicant is requesting approval of a Preliminary Plat for a

single 8.96-acre tract for use as a Religious Institution.

Attachments: [CD - VIET BAPT CH PP PZ - PRESENTATION.pdf](#)

[CD - VIET BAPT CH PP PZ - EXHIBIT A.pdf](#)

[CD - VIET BAPT CH PP PZ - ATTACHMENT 1.pdf](#)

[CD - VIET BAPT CH PP PZ - ATTACHMENT 2.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 purposes 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: June 21, 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.