



Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, July 22, 2013

7:00 PM

Council Chambers

The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, July 22, 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:**

[13-1662](#) Consider approval of the minutes from the July 8, 2013 Planning and Zoning Commission meeting.

Executive Summary

Approval of the minutes from the July 8, 2013 Planning and Zoning Commission meeting.

Attachments: [20130708 PZ MINUTES.pdf](#)

[13-1661](#) Conduct a public hearing and offer recommendation to City Council regarding the consideration 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 an Automotive Repair, Major Use on an approximately 0.268 acre tract of land located at 6529 Industrial Drive, more particularly described as Lot 8, Block C, Sachse Industrial Park Phase 4, being further described in Exhibit "A", and located in an I-1 Restricted Manufacturing / Warehousing 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 Major Automotive Repair use for the 0.268-acre (11,676 square feet) property located at 6529 Industrial Drive. The tenant currently has a Certificate of Occupancy to conduct Minor Automotive Repair

Uses.

Attachments: [CD - MAJ AUTO SUP 6529 INDUSTRIAL PZ - PRESENTATION.pdf](#)
[CD - MAJ AUTO SUP 6529 INDUSTRIAL PZ - DRAFT ORD.pdf](#)
[CD - MAJ AUTO SUP 6529 INDUSTRIAL PZ - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - MAJ AUTO SUP 6529 INDUSTRIAL PZ - DRAFT ORD - EXHIBIT B.pdf](#)
[CD - MAJ AUTO SUP 6529 INDUSTRIAL PZ - ATTACHMENT 1.pdf](#)
[CD - MAJ AUTO SUP 6529 INDUSTRIAL PZ - ATTACHMENT 2.pdf](#)
[CD - MAJ AUTO SUP 6529 INDUSTRIAL PZ - ATTACHMENT 3.pdf](#)
[CD - MAJ AUTO SUP 6529 INDUSTRIAL PZ - ATTACHMENT 4.pdf](#)

13-1664

Consider the application of Children's Medical Center Foundation for approval of a Preliminary Plat for MDLLC-Sachse TX MC, LP Addition, being a 33.537-acre tract consisting of three lots and proposed right-of-way. The subject property is generally located at the northeast corner of President George Bush Turnpike and Miles Road.

Executive Summary

The applicant is requesting approval of a Preliminary Plat for a 33.537-acre tract. The property will consist of three individual lots and a proposed right-of-way for the eastward extension of Bunker Hill Road.

Attachments: [CD - SMC PP PZ - PRESENTATION.pdf](#)
[CD - SMC PP PZ - PRELIMINARY PLAT.pdf](#)
[CD - SMC PP PZ - ATTACHMENT 1.pdf](#)
[CD - SMC PP PZ - ATTACHMENT 2.pdf](#)
[CD - SMC PP PZ - ATTACHMENT 3.pdf](#)

13-1665

Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from a General Commercial (C-2) district to an Office Park (OP) district on an approximately 12.564 acre tract of land, more particularly described in Exhibit "A" and generally located on the northeast corner of President George Bush Turnpike and Miles Road, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of the Site Plan attached as Exhibit "C".

Executive Summary

The applicant is requesting to rezone the subject property from its existing General Commercial (C-2) zoning district to an Office Park

(OP) zoning district. The proposed zoning designation would allow for the development of uses consistent with the regulations associated with the OP zoning district. This property is also located in the Turnpike Overlay Commercial Zone subdistrict and will be further subject to those regulations.

Attachments: [CD - SMC OP REZONING PZ - PRESENTATION.pdf](#)
[CD - SMC OP REZONING PZ - DRAFT ORD.pdf](#)
[CD - SMC OP REZONING PZ - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - SMC OP REZONING PZ - DRAFT ORD - EXHIBIT B.pdf](#)
[CD - SMC OP REZONING PZ - DRAFT ORD - EXHIBIT C.pdf](#)
[CD - SMC OP REZONING PZ - ATTACHMENT 1.pdf](#)
[CD - SMC OP REZONING PZ - ATTACHMENT 2.pdf](#)
[CD - SMC OP REZONING PZ - ATTACHMENT 3.pdf](#)

13-1666

Conduct a public hearing and offer recommendation to City Council regarding the consideration 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 Helipad use on an approximately 8.125-acre tract of land, generally located on the north side of President George Bush Turnpike approximately 500 feet east of the intersection with Miles Road, more particularly described in Exhibit "A" and located in an Office Park (OP) district; providing special conditions; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of the site plan attached as Exhibit "C".

Executive Summary

The applicant is requesting a Special Use Permit for a Helipad use for the 8.125-acre property generally located on the north side of President George Bush Turnpike approximately 500 feet east of the intersection with Miles Road. The helipad is p

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

[13-1663](#)

Continue a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from Planned Development (PD-24) to a General Commercial (C-2) district on an approximately 9.599 acre tract of land, more particularly described in Exhibit "A" and located on the northeast corner of Murphy Road and Blackburn Road, City of Sachse, Dallas and Collin Counties, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B".

Executive Summary

The applicant is requesting to rezone the subject property from its existing Planned Development zoning district (PD-24, Ord. No. 3265) to a General Commercial (C-2) zoning district. The proposed zoning designation would allow for the development of uses consistent with the regulations associated with the General Commercial (C-2) zoning district. This item was postponed at the July 8, 2013 Planning and Zoning Commission to permit the property owner to draft voluntary deed restrictions.

Attachments: [CD - MURPHY BLACKBURN REZONING PZ2 - PRESENTATION.pdf](#)
[CD - MURPHY BLACKBURN REZONING PZ2 - DRAFT ORD.pdf](#)
[CD - MURPHY BLACKBURN REZONING PZ2 - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - MURPHY BLACKBURN REZONING PZ2 - DRAFT ORD - EXHIBIT B.pdf](#)
[CD - MURPHY BLACKBURN REZONING PZ2 - ATTACHMENT 1.pdf](#)
[CD - MURPHY BLACKBURN REZONING PZ2 - ATTACHMENT 2.pdf](#)
[CD - MURPHY BLACKBURN REZONING PZ2 - ATTACHMENT 3.pdf](#)
[CD - MURPHY BLACKBURN REZONING PZ2 - ATTACHMENT 4.pdf](#)
[CD - MURPHY BLACKBURN REZONING PZ2 - ATTACHMENT 5.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: July 19, 2013; 5:00 p.m. Marc Kurbznsade, 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.

