



# Sachse, Texas

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

## Meeting Agenda Planning & Zoning Commission

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Monday, August 12, 2013

7:00 PM

Council Chambers

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The Planning & Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, August 12, 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:**

[13-1721](#) Consider approval of the minutes from the July 22, 2013 Planning and Zoning Commission meeting.

*Executive Summary*

*Approval of the minutes from the July 22, 2013 Planning and Zoning Commission meeting.*

**Attachments:** [20130722 PZ MINUTES.pdf](#)

[13-1718](#) Consider the application of Little Genius of Texas, LLC for approval of a Preliminary Plat for Woodbridge Montessori School Addition, being a 1.988-acre tract consisting of one individual lot. The subject property is generally located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane.

*Executive Summary*

*The applicant is requesting approval of a Preliminary Plat for a 1.988-acre tract. The property will consist of one individual lot.*

**Attachments:** [CD - WB MONTESSORI PP PZ - PRESENTATION.pdf](#)

[CD - WB MONTESSORI PP PZ - PRELIM PLAT.pdf](#)

[CD - WB MONTESSORI PP PZ - ATTACHMENT 1.pdf](#)

[CD - WB MONTESSORI PP PZ - ATTACHMENT 2.pdf](#)

[13-1717](#) 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); by amending the site boundary for Tract A-1 to remove 6.73 acres and by amending the site boundary for Tract C-2 to remove 10.90 acres for a new Tract C-4 totaling 17.63 acres to be created; by amending the site boundary for Tract C-2 to remove 1.49 acres to be added to Tract A-1; by amending Exhibit "A" to reflect the amended site area for Tracts A-1, C-2 and C-4; by amending Exhibit "C" to amend Schedule "B" titled "Parking Requirements" for Retail Stores and Shops uses located in Tract C-4.

#### *Executive Summary*

*The applicant is requesting to amend the existing Planned Development Ordinance to create a new commercial Tract C-4 within the Woodbridge West Planned Development. Tract C-4 will be created in part from the existing Commercial Tract C-2 and from the existing Single-Family Residential Tract A-1. This request also involves the amendment of the Development Regulations pertaining to Parking. This item was previously before Planning and Zoning Commission on May 13, 2013 and was postponed to allow for revisions to the request.*

**Attachments:** [CD - WOODBRIDGE WEST TR C4 PZ - DRAFT ORD - EXHIBIT A.pdf](#)  
[CD - WOODBRIDGE WEST TR C4 PZ - DRAFT ORD - EXHIBIT C.pdf](#)  
[CD - WOODBRIDGE WEST TR C4 PZ - ATTACHMENT 1.pdf](#)  
[CD - WOODBRIDGE WEST TR C4 PZ - ATTACHMENT 2.pdf](#)  
[CD - WOODBRIDGE WEST TR C4 PZ - ATTACHMENT 3.pdf](#)  
[CD - WOODBRIDGE WEST TR C4 PZ - ATTACHMENT 4.pdf](#)  
[CD - WOODBRIDGE WEST TR C4 PZ - ATTACHMENT 5.pdf](#)  
[CD - WOODBRIDGE WEST TR C4 PZ - ATTACHMENT 6.pdf](#)  
[CD - WOODBRIDGE WEST TR C4 PZ - ATTACHMENT 7.pdf](#)  
[CD - WOODBRIDGE WEST TR C4 PZ - PRESENTATION.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: August 9, 2013; 5:00 p.m. Marc Kurbansade, Director of Community Development

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*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.*