



# Sachse, Texas

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

## Meeting Agenda Planning & Zoning Commission

---

Monday, October 28, 2013

7:00 PM

City Hall

---

The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, October 28, 2013, at 7:00 p.m. 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:**

[13-1849](#) Consider approval of the minutes from the October 14, 2013 Planning and Zoning Commission meeting.

*Executive Summary*

*Approval of the minutes from the October 14, 2013 Planning and Zoning Commission meeting.*

**Attachments:** [20131014 PZ MINUTES.pdf](#)

[13-1847](#) Consider the Election of Chairperson of the Planning and Zoning Commission.

*Executive Summary*

*The Planning and Zoning Commission will consider and conduct a vote for the office of Chairperson. This item was postponed at the October 14, 2013, meeting since several members of the Commission were absent at this meeting.*

[13-1848](#) Consider an application from Woodbridge XVII, Ltd., for approval of a Final Plat for Woodbridge Phase 18, being 93 single-family residential lots and three Homeowners' Association (HOA) lots, on approximately 40.632 acres.

*Executive Summary*

*The applicant is requesting to subdivide an approximately 19.699-acre tract to consist of 93 single-family residential lots and three HOA lots, generally located on the north side of Ranch Road,*

*at the northwest corner of Edgeglen Trail and Glenhaven Drive.*

**Attachments:** [CD - WB18 FP PZ - FINAL PLAT.pdf](#)  
[CD - WB18 FP PZ - PRESENTATION.pdf](#)  
[CD - WB18 FP PZ - ATTACHMENT 1.pdf](#)  
[CD - WB18 FP PZ - ATTACHMENT 2.pdf](#)

[13-1866](#)

Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending Figure 3-3 Future Land Use Plan of the Sachse Comprehensive Plan; amending Table 3-2 Future Land Use Plan Acreage of the Sachse Comprehensive Plan.

*Executive Summary*

*The applicant is requesting a change in the Future Land Use Plan designation for the property from Rural Residential to Low Density Residential. The impetus for the requested change is that the Future Land Use designation is not consistent with the proposed zoning designation that is part of a companion zoning request. Since the Zoning designation must be consistent with the Future Land Use designation, the Future Land Use change must be considered prior to the Zoning change.*

**Attachments:** [CD - WB SOUTH FLUM PZ - PRESENTATION.pdf](#)  
[CD - WB SOUTH FLUM PZ - ATTACHMENT 1.pdf](#)  
[CD - WB SOUTH FLUM PZ - ATTACHMENT 2.pdf](#)  
[CD - WB SOUTH FLUM PZ - ATTACHMENT 3.pdf](#)  
[CD - WB SOUTH FLUM PZ - ATTACHMENT 4.pdf](#)  
[CD - WB SOUTH FLUM PZ - ATTACHMENT 5.pdf](#)

[13-1858](#)

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 an Agricultural District (AG) to a Planned Development District (PD) on an approximately 174.82-acre tract of land, more particularly described in Exhibit "A" and located on the northeast corner of Pleasant Valley Road and Ben Road, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the

Zoning Concept Plan approved as Exhibit "D".

*Executive Summary*

*The applicant is requesting to rezone the subject property from its existing Agricultural zoning district to a Planned Development zoning district. The proposed Planned Development would be comprised of single-family residential lots with typical lot sizes of 50-ft x 115-ft (minimum area: 6,000 square feet) and 60-ft x 115-ft (minimum area: 7,200 square feet).*

**Attachments:** [CD - WB SOUTH PD PZ - PRESENTATION.pdf](#)  
[CD - WB SOUTH PD PZ - ATTACHMENT 1.pdf](#)  
[CD - WB SOUTH PD PZ - ATTACHMENT 2.pdf](#)  
[CD - WB SOUTH PD PZ - ATTACHMENT 3.pdf](#)  
[CD - WB SOUTH PD PZ - ATTACHMENT 4.pdf](#)  
[CD - WB SOUTH PD PZ - DRAFT ORD - EXHIBIT A.pdf](#)  
[CD - WB SOUTH PD PZ - DRAFT ORD - EXHIBIT B.pdf](#)  
[CD - WB SOUTH PD PZ - DRAFT ORD - EXHIBIT C.pdf](#)  
[CD - WB SOUTH PD PZ - DRAFT ORD - EXHIBIT D.pdf](#)

[13-1857](#) Consider a recommendation to City Council of three Planning and Zoning Commission members to serve on the State Highway 78 Advisory Committee.

**Attachments:** [CD - SH78 VISION APPT PZ - ATTACHMENT 1.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: October 25, 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.*