



Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, November 25, 2013

7:00 PM

City Hall

The Planning & Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, November 25, 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:**

[13-1919](#) Consider approval of the minutes from the November 11, 2013 Planning and Zoning Commission meeting.

Executive Summary

Approval of the minutes from the November 11, 2013 Planning and Zoning Commission meeting.

Attachments: [20131111 PZ MINUTES.pdf](#)

[13-1920](#) Consider an application from Meritage Homes of Texas, LLC, for approval of a Final Plat for Heritage Park Phase 2, being 61 single-family residential lots, two Common Area lots and one Homeowners' Association (HOA) lot, on approximately 34.814 acres of land.

Executive Summary

The applicant is requesting to subdivide an approximately 34.814-acre tract to consist of 61 single-family residential lots, two Common Area lots and one Homeowners' Association (HOA) lot. The property is generally located at the terminus of the portion of Hudson Drive that is directly accessed from Merritt Road.

Attachments: [HERITAGE PK PH2 FP PZ - PRESENTATION.pdf](#)
[HERITAGE PK PH2 FP PZ - FINAL PLAT.pdf](#)
[HERITAGE PK PH2 FP PZ - ATTACHMENT 1.pdf](#)
[HERITAGE PK PH2 FP PZ - ATTACHMENT 2.pdf](#)

13-1921

Conduct a public hearing and offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Code of Ordinances by amending Chapter 3, Building Regulations by relocating and amending Article II, "Tree Preservation" to Chapter 11, "Zoning", Article 4, "General Provisions Applying to All or Several Districts", creating a new Section 11, titled "Landscaping and Screening"; by relocating screening and site landscaping provisions from Chapter 11, "Zoning", Article 3, "[Districts]" to Section 11, "Landscaping and Screening"; relocating Article 4, "General Provisions Applying to All or Several Districts", Section 7, "Nonresidential Landscaping Requirements" to Section 11, "Landscaping and Screening"; relocating Article 4, "General Provisions Applying to All or Several Districts", Section 8, "Residential Landscaping Requirements" to Section 11, "Landscaping and Screening".

Executive Summary

The purpose of this amendment is threefold: 1) reorganization of Code Sections for clarity; 2) provision of means for considering alternate landscape plans; 3) means of addressing potential conflicts where drought restrictions will not permit required landscaping to be planted.

Attachments: [CD - LANDSCAPING COO AMEND PZ - DRAFT ORD.pdf](#)
[CD - LANDSCAPING COO AMEND PZ - PRESENTATION.pdf](#)
[CD - LANDSCAPING COO AMEND 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: November 22, 2013; 5:00 p.m. Marc Kurbandsade, 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.