



Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, January 13, 2014

7:00 PM

City Hall

The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, January 13, 2014, 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:**

[14-1996](#) Consider approval of the minutes from the December 9, 2013 Planning and Zoning Commission meeting.

Executive Summary

Approval of the minutes from the December 9, 2013 Planning and Zoning Commission meeting.

Attachments: [20131209 PZ MINUTES.pdf](#)

[13-1992](#) Consider an application from Simpson Foster, LLC for approval of a Final Plat for Barnyard Gate Daycare Addition, being a single lot comprised of approximately 2.751 acres of land.

Executive Summary

The applicant is requesting to plat an approximately 2.751-acre tract to consist of a single lot. The subject property is generally located on the north side of Bunker Hill Road, approximately 625 feet south of State Highway 78.

Attachments: [CD - BARNYARD GATE FP PZ - PRESENTATION.pdf](#)
[CD - BARNYARD GATE FP PZ - FINAL PLAT.pdf](#)
[CD - BARNYARD GATE FP PZ - ATTACHMENT 1.pdf](#)

[13-1970](#) 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,

as heretofore amended; to grant a change of zoning from a Single-Family Residential (R-10) District to a Planned Development District (PD-27) on an approximately 79.902-acre tract of land, more particularly described in Exhibit "A" and located on the west side of Merritt Road approximately 1,500 feet north of Hudson Drive, 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 property owner is requesting a modification to the existing zoning designation in order to permit an increase in building lot coverage from 35% to 40%. All other zoning regulations associated with the existing Single-Family Residential (R-10) zoning district would remain in place as the R-10 district would serve as the base zoning district.

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

13-1972

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, as heretofore amended; to grant a change of zoning from an Agricultural (AG) District and Single Family Residential (R-1) District to a Planned Development District (PD-26) to allow for the development of a Type 2 Cellular Communications Tower on an approximately 10.6241-acre tract of land, more particularly described in Exhibit "A" and located at 6420 Sachse 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 City of Sachse is the applicant for this request to rezone the subject property to allow for the construction of a 150-foot cellular communications tower and associated equipment shelters. The communications tower would be located on City property approximately 300 feet from Sachse Road.

Attachments: [CD - PW VZ CELL TOWER PD PZ - PRESENTATION.pdf](#)
[CD - PW VZ CELL TOWER PD PZ - DRAFT ORD.pdf](#)
[CD - PW VZ CELL TOWER PD PZ - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - PW VZ CELL TOWER PD PZ - DRAFT ORD - EXHIBIT B.pdf](#)
[CD - PW VZ CELL TOWER PD PZ - DRAFT ORD - EXHIBIT C.pdf](#)
[CD - PW VZ CELL TOWER PD PZ - DRAFT ORD - EXHIBIT D.pdf](#)
[CD - PW VZ CELL TOWER PD PZ - ATTACHMENT 1.pdf](#)
[CD - PW VZ CELL TOWER PD PZ - ATTACHMENT 2.pdf](#)
[CD - PW VZ CELL TOWER PD PZ - ATTACHMENT 3.pdf](#)

14-2002

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, Chapter 11 “Zoning,” Article 2, by adding definitions for Electronic Cigarette or E-Cigarette, Hookah/Smoke Lounge, Retail Electronic-Cigarette/Vaporizer Store; by amending the definition for Retail Tobacco Store; by amending Schedule I “Permitted Uses” to add Hookah/Smoke Lounge use in Restricted Manufacturing and Warehousing I-1 District and General Industrial I-2 District by approval of a Special Use Permit; by amending Schedule I “Permitted Uses” to add Retail Electronic-Cigarette/Vaporizer Store in General Commercial C-2 District, Restricted Manufacturing and Warehousing I-1 District and General Industrial I-2 District by approval of a Special Use Permit.

Executive Summary

This zoning amendment will establish regulations for Retail Electronic-Cigarette/Vaporizer Store and Hookah/Smoke Lounge uses, as well as provide clarification in definitions for regulations pertaining to Retail Tobacco Store establishments.

Attachments: [CD - ZONING ORD ECIG PZ - PRESENTATION.pdf](#)
[CD - ZONING ORD ECIG PZ - DRAFT ORD.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: January 10, 2014; 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.