



Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, March 10, 2014

7:00 PM

City Hall

The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, March 10, 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:**
 - [14-2062](#) Consider approval of the minutes from the February 10, 2014 Planning and Zoning Commission meeting.

Executive Summary

Approval of the minutes from the February 10, 2014 Planning and Zoning Commission meeting.

Attachments: [20140210 PZ MINUTES.pdf](#)

- [14-2060](#) 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 - DRAFT ORD.pdf](#)
[CD - WB SOUTH FLUM PZ - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - WB SOUTH FLUM PZ - DRAFT ORD - EXHIBIT B.pdf](#)
[CD - WB SOUTH FLUM PZ - DRAFT ORD - EXHIBIT C.pdf](#)
[CD - WB SOUTH FLUM PZ - DRAFT ORD - EXHIBIT D.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](#)
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[CD - WB SOUTH FLUM PZ - ATTACHMENT 7.pdf](#)

14-2061

Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan.

Executive Summary

The adjacent property owners are requesting that Ben Road, both an existing and proposed collector thoroughfare, be removed from the Thoroughfare Plan as a collector thoroughfare.

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14-2059

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 ranging from 6,000 square feet to one acre.

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14-2084

Conduct a public hearing and make 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 Building Height and by clarifying the definition pertaining to Accessory Buildings; by amending Article 3, Section 2, titled "R Single-Family Dwelling Districts" to provide clarification of terms in Section 2.2, 2.3 and 2.5 and to relocate the provisions contained in Table (2)a titled "Accessory Building Setbacks" to a new section, Article 4, Section 12, titled "Accessory Buildings"; by amending Article 3, Section 4, titled "C-1 Neighborhood Shopping District" to include provisions for Accessory Buildings; by amending Article 3, Section 5, titled

“C-2 General Commercial District” to relocate provisions pertaining to Accessory Buildings into a new Section Article 4, Section 12, titled “Accessory Buildings”; by amending Article 4, Section 2 titled “Open Space” by deleting Section 2.11(g) in its entirety and to relocate the provisions pertaining to Accessory Buildings into a new Section, Article 4, Section 12, titled “Accessory Buildings”; by amending schedule I “Permitted Uses” to add an Accessory Building as a permitted use in a General Industrial I-2 District.

Executive Summary

This item will consist of amendments to the Accessory Building requirements, specifically as it pertains to height, lot coverage and building materials.

Attachments: [CD - ACC BLDGS ZON AMEND PZ - PRESENTATION.pdf](#)
[CD - ACC BLDGS ZON AMEND PZ - DRAFT ORD.pdf](#)
[CD - ACC BLDGS ZON AMEND PZ - ATTACHMENT 1.pdf](#)
[CD - ACC BLDGS ZON AMEND PZ - ATTACHMENT 2.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: March 7, 2014; 5:00 p.m. Marc Kurbansade, 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.