



Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, September 8, 2014

7:00 PM

Council Chambers

The Planning & Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, September 8, 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:**

[14-2425](#) Consider approval of the minutes of the August 11, 2014 Planning and Zoning Commission meeting.
Executive Summary
Review and consider approval of the minutes of the August 11, 2014 Planning and Zoning Commission meeting.

Attachments: [20140811 PZ MINUTES](#)

[14-2427](#) 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 Commercial/ Retail to Industrial. 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 - STAPLES STORAGE FLUM PZ -Presentation](#)

[CD - STAPLES STORAGE FLUM PZ - ATTACHMENT 1](#)

[CD - STAPLES STORAGE FLUM PZ -ATTACHMENT 2](#)

[CD - STAPLES STROAGE FLUM PZ - ATTACHMENT 3](#)

[CD - STAPLES STROAGE FLUM PZ - ATTACHMENT 4](#)

[14-2406](#) 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 the General Commercial District (C-2) to a Restricted Manufacturing / Warehousing District (I-1) with a Special Use Permit on an approximately .90 acre tract of land, more particularly described in (See Attachment 3 -Property Survey) and located along the south side of State Highway 78, just west of Third Street, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Concept Plan approved (See Attachment 5 -Concept Plan).

Executive Summary

The applicant is requesting to rezone the subject property from its existing General Commercial zoning district to a Restricted Manufacturing and Warehousing zoning district with a Special Use Permit.

Attachments: [CD -STAPLES STORAGE ZONING ATTACHMENT 1](#)
[CD - STAPLES STORAGE ZONING ATTACHMENT 2](#)
[CD - STAPLES STORAGE ZONING.SURVEY. ATTACHMENT 3](#)
[CD - STAPLES STORAGE ZONING.FLUM MAP. ATTACHMENT 4](#)
[CD - STAPLES STORAGE ZONING.CONCEPT PLAN. ATTACHMENT 5](#)
[CD - STAPLES STORAGE ZONING. LETTER . ATTACHMENT 6](#)
[CD -STAPLES STORAGE ZONING ATTACHMENT 7](#)
[CD -STAPLES STORAGE ZONING PRESENTATION](#)

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: September 5, 2014; 5:00 p.m. Dan McGinn, 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.