



Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, March 9, 2015

7:00 PM

Council Chambers

The Planning & Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, March 9, 2015, 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. Regular Agenda Items:

[15-2695](#)

Consider approval of the minutes of the December 22, 2014 Planning and Zoning Commission meeting.

Executive Summary

Review and consider approval of the minutes of the December 22, 2014 Planning and Zoning Commission meeting.

Attachments: [20141222_PZ_Minutes.pdf](#)

[15-2697](#)

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 to a Planned Development District (PD) to allow for the development of a Type 2 Cellular Communications Tower on an approximately 10-acre tract of land, more particularly described in Exhibit "A" and located at 3904 Miles 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".

(Item will be postponed to the April 27th, 2015 Planning and Zoning Commission Meeting)

Executive Summary

Crown Castle is the applicant for this request to rezone the subject property to allow for the construction of a 100-foot cellular communications tower and associated equipment shelters. The communications tower would be located on Michael Millsap's property at 3904 Miles Road approximately 755 feet from Miles Road. (Item will be postponed to the April 27th, 2015 Planning and Zoning Commission Meeting)

Attachments: [CD- Applicants Request for postponement.pdf](#)

[15-2696](#)

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 applicant is requesting that the future extension of Country Club Drive, a proposed collector street, be removed from the Master Thoroughfare Plan south of Sachse Road.

Attachments: [CD -Country Club MTP presentation.pdf](#)

[CD - Country Club MTP #1 Location.pdf](#)

[CD -Country Club MTP #2 ThoroughFare Plan.pdf](#)

[CD -Country Club MTP #3 March 2014 Traffic Report.pdf](#)

[CD -Country Club MTP #4 Comp Plan. Transportation.pdf](#)

[CD -Country Club MTP March 2014 Report Eval.pdf](#)

[CD -Country Club MTP. Applicant Intent letter.pdf](#)

[15-2700](#)

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 96.80-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 one acre.

Attachments: [CD -Estates of Pleasant Valley presentation.pdf](#)

[CD -Estates of PV Exhibit A.pdf](#)

[CD -Estates of PV Exhibit B.pdf](#)

[CD -Estates of PV Exhibit C.pdf](#)

[CD -Estates of PV Exhibit D.pdf](#)

[CD -Estates of PV -Attachment 1.pdf](#)

[CD -Estates of PV -Attachment 2.pdf](#)

[CD - Estates of PV - Attachment 3.pdf](#)

[CD -Estates of PV -Attachment 4.pdf](#)

[CD -Estates of PV -Attachment 5.pdf](#)

15-2719

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 13.56 acre tract, more particularly described in Exhibit "A" and located along the west side of Merritt Road just south of Heritage Circle, 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 attached 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 lot sizes of 10,000 and 15,000 square feet.

Attachments: [CD -Malone PD Presentation.pdf](#)

[CD -Malone PD Attach 1.pdf](#)

[CD -Malone PD Attach 2.pdf](#)

[CD -Malone PD Attach 3.pdf](#)

[CD -Malone PD Attach 4.pdf](#)

[CD -Malone PD EX. A Legal.pdf](#)

[CD -Malone PD EX. B Zoning.pdf](#)

[CD -Malone PD EX. C Dev. Standards.pdf](#)

[CD -Malone PD EX. D Concept Plan.pdf](#)

3. **Community Development Director's Update Report: Briefing on current activities of staff.**
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 6, 2015; 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.