



City of Sachse, Texas

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

Meeting Agenda Planning & Zoning Commission

Monday, August 24, 2015

7:00 PM

Council Chambers

The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, August 24, 2015, at 7:00 p.m. in the Council Chambers at 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 Report: Update on current activities.
3. Regular Agenda Items:

[15-2979](#)

Consider approval of the minutes of the July 27, 2015 Planning and Zoning Commission meeting.

Attachments: [July 27, 2015 Minutes](#)

[15-2976](#)

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 so as to grant a Special Use Permit for a Retail Sales with Gas Pumps use on an approximately 1.116-acre tract of land located at the northeast corner of State Highway 78 and Woodbridge Parkway, more particularly described in Exhibit "A" and located in a Planned Development District (PD-19); providing special conditions; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of the site plan attached as Exhibit "C".

Executive Summary

The applicant is requesting that this item be tabled for a future Planning & Zoning Commission Meeting. The applicant has requested an opportunity to meet with citizens in the adjacent residential neighborhood to discuss the project prior to this item being heard.

[15-2974](#)

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 collector road from Ranch Road to Industrial Drive as shown in the current Master Thoroughfare Plan be shifted to the east, approximately 1,000 feet.

Attachments: [Attachment 1 - Current MTP](#)
[Attachment 2 - Proposed MTP](#)
[Attachment 3 - MTP Amendment Aerial Exhibit](#)
[Attachment 4 - Property Owner Letter](#)
[Attachment 5 - Adjacent Property Owner Letter](#)
[Attachment 6 - Comprehensive Plan Transportation Information](#)
[Master Thoroughfare Plan Amendment Presentation](#)
[DRAFT Ordinance MTP Ammendment](#)

15-2973

Conduct a public hearing and consider a recommendation to the City Council for a Temporary Special Use Permit for North Pointe Church of Christ for two temporary portable classroom buildings on approximately 6.114 acres of land located at 7030 State Highway 78, for a period of five years.

Executive Summary

North Pointe Church is seeking to install two portable classroom buildings on the property for a period of five years. A Temporary Special Use Permit is required for the installation of portable school/church buildings.

Attachments: [Attachment 1 - Location Map](#)
[Attachment 2 - Applicant Information](#)
[Attachment 3 - Zoning Map](#)
[Temporary Special Use Permit Presentation](#)

15-2972

Conduct a public hearing and consider a recommendation to the City Council of the City of Sachse, Texas of an ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended, by granting a change in zoning from Planned Development (PD-4) to General Commercial (C-2) with a Special Use Permit for a restaurant with drive-through use on an approximately 1.0492 acre tract of land located at 3802 Sachse Road; providing special conditions; providing a repealing clause; providing a savings clause; providing a severability clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing an effective date.

Executive Summary

The applicant is requesting a change of zoning for the property at 3802 Sachse Road from Planned Development (PD-4) to General Commercial (C-2) with a Special Use Permit for a Restaurant with Drive-Through use. The proposed property is undeveloped land at the southwest corner of Sachse Road and Miles Road. The Zoning Ordinance requires an SUP for the proposed Restaurant with Drive-Through.

Attachments: [Attachment 1 - Ordinance 0342 Planned Development 1983](#)
[Attachment 2 - C-2 Zoning Requirements](#)
[Attachment 3 - Future Land Use Plan](#)
[Attachment 4 - Zoning Map](#)
[Attachment 5 - Property Owner Responses](#)
[Draft Zoning Ordinance Re C2 With SUP Drive Through Sachse Center](#)
[Zoning Request Presentation](#)

15-2975

Consider the application of MP Sachse, Ltd. for approval of a Final Plat for Lot 4, Block A of Woodbridge Gate, being a commercial lot on approximately 0.865 acres, at the Southwest corner of State Highway 78 and Woodbridge Parkway.

Executive Summary

The applicant is requesting to final plat an approximately 0.865-acre tract of land in Block A of Woodbridge Gate for use as an urgent care facility.

Attachments: [Attachment 1 - Location Map](#)
[Attachment 2 - Ordinance 1443](#)
[Attachment 3 - Zoning Map](#)
[Final Plat](#)
[Woodbridge Gate Lot 4 Block A Final Plat Presentation](#)

4. Adjournment.

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: August 21, 2015; 5:00 p.m.

Michelle Lewis Sirianni, Interim City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact Michelle Lewis Sirianni, Interim City Secretary at (972) 495-1212, 48 business hours prior to the scheduled meeting date. Reasonable accommodations will be made to assist your needs.