



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.



Legislation Details (With Text)

File #:	14-2425	Version:	1	Name:	CD - PZ MINUTES 8.11.14
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	9/4/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	9/8/2014	Final action:		Final action:	
Title:	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.				

Sponsors:

Indexes:

Code sections:

Attachments: [20140811 PZ MINUTES](#)

Date	Ver.	Action By	Action	Result
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Title

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.

Background

Consider approval of the Planning and Zoning Commission minutes for the August 11, 2014 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Recommend approval of the minutes of the Planning and Zoning Commission August 11, 2014 meeting.

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, August 11, 2014

Time: 7:00 p.m.

Place: Sachse City Hall

Members Present:

Ty Lamb
Chance Lindsey
Scott Everett
Jack Bickler
Wendy Stewart
David Hock

Members Absent:

Warren Becker

Staff Present:

Dan McGinn, Community Development Director
Michael Spencer, Building Official
Greg Peters, City Engineer
Charlotte Youngblood, Secretary

Others Present:

Bill Adams, City Council Liaison

Chairman Scott Everett opened the meeting of the Planning and Zoning Commission at 7:00 p.m. and a quorum was declared.

1. Invocation and Pledge of the Allegiance to the U.S. and Texas Flags

The invocation was offered by Wendy Stewart and Chance Lindsey led the pledges.

2. Community Development Director's Update Report: Briefing on current activities of staff.

Dan McGinn introduced himself to the Commissioners. He stated that his main goals would be to restart the Highway 78 Corridor Plan and Visioning Committee and to look at a list of ordinances that need to be updated and revised.

3. Consider approval of the minutes from the July 14, 2014 Planning and Zoning Commission meeting.

Ty Lamb made a motion to approve the minutes of the July 14, 2014 Planning and Zoning Commission meeting. Jack Bickler seconded the motion. The motion passed with all voting in favor.

4. Consider the application of 1500 Blackburn, LP for a Final Plat for Westgate Shopping Center Addition, Lots 1-3, Block A, being a total of 9.599 acres.

Mr. McGinn introduced the item. He stated that the applicant is requesting to plat the subject property into three separate lots being a total of 9.599 acres. The subject property is located on the northeast corner of Murphy Road and Blackburn Road and retains a zoning designation of General Commercial / C-2. He stated that the Preliminary Plat was approved by City Council on October 7, 2013 with the following condition: a 50-foot landscape buffer shall be constructed along the north and east property lines consistent with the Deed Restrictions recorded in Dallas and Collin County. He said that staff is recommending approval of the Final Plat.

After discussion, Mrs. Stewart made a motion to approve the Final Plat for Westgate Shopping Center. David Hock seconded the motion. The motion passed with all voting in favor.

5. Consider the application of Integral Woodbridge, LLC approval of a Preliminary Plat for Woodbridge Commons Phase 3, being a 5.694-acre tract consisting of five (5) individual lots. The subject property is located on the northwest corner of Woodbridge Parkway and State Highway 78/KCS Railroad.

Mr. McGinn introduced the item. He stated that the applicant is requesting a Preliminary Plat for a 5.694 – acre tract of land. The property will consist of 5 individual lots. The property is located on the northwest corner of Woodbridge Parkway and State Highway 78 with a zoning designation of PD-19 for general commercial uses. He stated that staff recommends approval of the Preliminary Plat.

After discussion, Ty Lamb made a motion to approve the Preliminary Plat for Woodbridge Commons Phase 3. David Hock seconded the motion. The motion passed unanimously with all voting in favor.

There being no further business, David Hock made a motion to adjourn. The meeting was adjourned at 7:11 p.m.

Secretary

Chairperson



Legislation Details (With Text)

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Executive Summary

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Executive Summary

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Background

The .90-acre subject property is located along the south side of State Highway 78 just west of Third Street and retains a current zoning designation of General Commercial (C-2) district. (See Attachment 1 - Aerial Location Map).

The applicant is requesting to amend the Future Land Use Map designation of the subject property from Commercial/ Retail to Industrial (See Attachment 2 for a citywide Future Land Use Map and Attachment 3 for a larger scale view showing the subject property).

The development/land uses adjacent to the subject property are as follows:

- North: Across State Highway 78 is the Original Town Sachse subdivision developed with half acre single family lots.
- South: Existing single family homes within the Brookview Estates subdivision.
- East: Existing commercial land use developed as a retail strip center.
- West: Existing commercial land use developed as a retail strip center.

Policy Considerations

The proposed amendment to the Future Land Use Map (FLUM) is necessitated by the companion zoning request. In this companion zoning request, the applicant is requesting to rezone the subject property from a General Commercial Zoning District to a Restricted Warehousing and Manufacturing zoning district. The proposed zoning change is not consistent with the FLUM designation; therefore, the FLUM amendment is required. Since the zoning designation must be consistent with the FLUM designation, the FLUM amendment must be considered prior to the zoning change.

With respect to process for amending the FLUM, the only guideline offered to amending the Future Land Use Plan is contained in Chapter 3 (page 3-10) of the Comprehensive Plan. Below is the language taken directly from this page of the Comprehensive Plan:

AMENDMENTS TO THE FUTURE LAND USE PLAN

It is recognized that circumstances will change in the future and the Comprehensive Plan will require modifications and refinements to be kept up-to-date and current. Needed adjustments and changes to the Future Land Use Plan and other components of the Land Use element should be carefully considered as part of the annual Plan updates and five-year major Plan revisions. Amendments to the Future Land Use Plan should be subject to the same scrutiny and considered through the same public processes and procedures required in any ordinance change.

The presence of this statement indicates that when the Plan was adopted, it was recognized

that Future Land Use Plan modifications and refinements would be necessary in the future. The evaluation criteria for such changes are not as clearly articulated. Therefore, the evaluation of this Future Land Use Plan change will be conducted with standard measures assessed in light of existing Goals and Policies in the Comprehensive Plan.

All elements of Comprehensive Plans are integrally linked and none can be modified without impacting others. For instance, a change in the Future Land Use map would have clear impacts on such components as Transportation and Community Facilities. The evaluation in this staff report will focus largely on the Land Use element of the Comprehensive Plan; however, other elements will also be considered as well.

The Comprehensive Plan offers the following Land Use Goal in Chapter 3 of the Plan:

Land Use Goal - Ensure a balanced and diverse use of land within the City while maintaining desirable rural residential character.

This intent of this statement is clear and self-evident. The City of Sachse desires to preserve its diverse use of land, ranging from higher intensity commercial and multifamily uses to lower density rural residential uses.

A survey of the FLUM viewed concurrently with existing land uses reveals that Sachse has developed consistent with the intent of the FLUM and the aforementioned "Land Use Goal". In fact, there are no clearly evident instances where the zoning of a property and subsequent development has occurred inconsistently with the FLUM adopted in 2001.

The Land Use element of the Comprehensive Plan (Attachment 4) has a number of Policies and Goals. The Policy categories directly related to this request are detailed below.

General

- Neighboring land uses should not detract from the enjoyment or value of properties.
- Potential land use impacts should be considered (noise, odor, pollution, excessive light, traffic, etc.).
- Transportation access and circulation should be provided for uses that generate large numbers of trips such as schools and large commercial areas, but should not infringe upon neighborhoods.

Residential Uses

- Residential areas should generally not be next to industrial areas.

Industrial Uses

- Industrial uses should not be directly adjacent to residential areas.
- Industrial locations should be targeted in selected industrial development areas.

In general, the request does meet the intent of many of the above Policies. Of the above policies, three are of concern (see below).

- Neighboring land uses should not detract from the enjoyment or value of properties (General).
- Residential areas should generally not be next to industrial areas (Residential Uses).
- Industrial locations should be targeted in selected industrial development areas (Industrial Uses).

The Land Use Goals, Objectives and associated Actions were also evaluated. The most relevant instance (see below) was examined

Land Use Goal: Ensure a balanced and diverse use of land within the City while maintaining desirable rural residential character.

Objective A: Encourage the continued development of compatible land uses by avoiding incompatible uses in close proximity to each other.

- Action 1: Use the Future Land Use Plan in making development decisions to ensure compatibility between uses.

Objective E: Designate as well as maintain appropriate industrial areas.

- Action 1: Minimize impacts on residential areas through transitional buffering and visual screening.

The proposed FLUM amendment is contrary to the general intent of this Goal. Specifically, it deviates from “Action 1” listed under Objective A and E.

With regard to “Action 1” under objective A, since the Plan’s adoption in 2001, the City has used the Future Land Use Plan as a guide in making its decisions.

In summary, staff does not agree that the FLUM amendment meets the intent of many of the overall City Policies related to land use. Therefore, staff is recommending denial of this request.

Budgetary Considerations

None.

Staff Recommendations

Staff recommends denial 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.



PLANNING & ZONING COMMISSION

SEPTEMBER 8, 2014

REQUEST

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.





Comprehensive Plan
2001

Figure 3-3
Future Land Use Plan

Legend

- Seaside Corporate Limits
- County Line
- New Taxable Alignment 1
- New Taxable Alignment 2
- 100 Year Flood Plain

Future Land Use

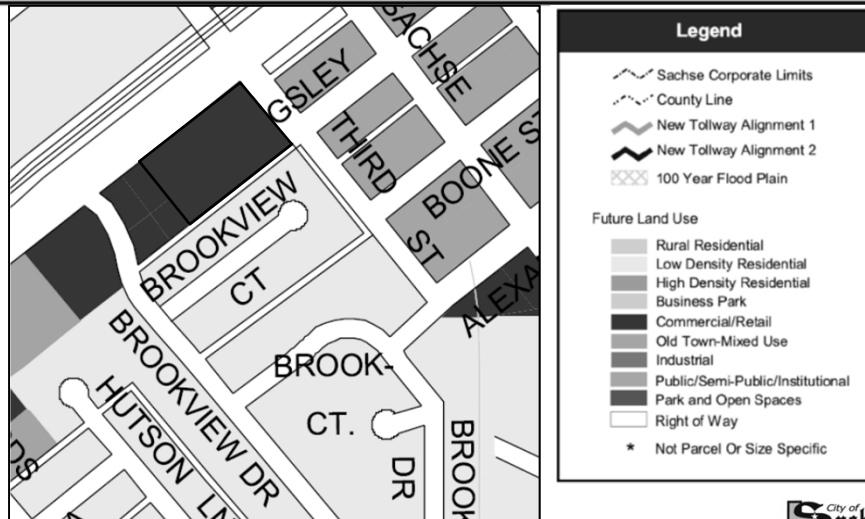
- Rural Residential
- Low Density Residential
- High Density Residential
- Business/Office
- Commercial/Industrial
- Old Town/Mixed Use
- Industrial
- Public/Open/Park/Recreation
- Park and Open Spaces
- Right of Way

Not Part of or Not Specific



BACKGROUND

FUTURE LAND USE MAP



BACKGROUND SITE INFORMATION

- ❑ Site Area: .90 acres
- ❑ Currently developed as a self-storage facility (Staples Storage), the use is considered non-conforming per the current zoning ordinance (grandfathered).
- ❑ Current Future Land Use designation: Commercial/Retail
- ❑ Proposed Future Land Use designation: Industrial



BACKGROUND

FLU PLAN AMENDMENTS

AMENDMENTS TO THE FUTURE LAND USE PLAN

It is recognized that circumstances will change in the future and the Comprehensive Plan will require modifications and refinements to be kept up-to-date and current. Needed adjustments and changes to the Future Land Use Plan and other components of the Land Use element should be carefully considered as part of the annual Plan updates and five-year major Plan revisions. Amendments to the Future Land Use Plan should be subject to the same scrutiny and considered through the same public processes and procedures required in any ordinance change.



POLICY CONSIDERATIONS

LAND USE GOAL

Land Use Goal – Ensure a balanced and diverse use of land within the City while maintaining a desirable rural residential character.



POLICY CONSIDERATIONS

LAND USE POLICIES – GENERAL

- Neighboring land uses should not detract from the enjoyment or value of properties.
- Potential land use impacts should be considered (noise, odor, pollution, excessive light, traffic, etc.).
- Transportation access and circulation should be provided for uses that generate large numbers of trips such as schools and large commercial areas, but should not infringe upon neighborhoods.



POLICY CONSIDERATIONS

LAND USE POLICIES (LAND USE TYPE)

Residential Uses:

- Residential areas should generally not be next to industrial areas.

Industrial Uses:

- Industrial uses should not be directly adjacent to residential areas.
- Industrial locations should be targeted in selected industrial development areas.



POLICY CONSIDERATIONS

GOALS, OBJECTIVES, AND ACTIONS

Land Use Goal – Ensure a balanced and diverse use of land within the City while maintaining desirable rural residential character.

Objective A: Encourage the continued development of compatible land uses by avoiding incompatible uses in close proximity to each other.

Action 1: Use the Future Land Use Plan in making development decisions to ensure compatibility between uses.



POLICY CONSIDERATIONS

GOALS, OBJECTIVES, AND ACTIONS

Objective E: Designate as well as maintain appropriate industrial areas.

Action 1: Minimize impacts on residential areas through transitional buffering and visual screening.

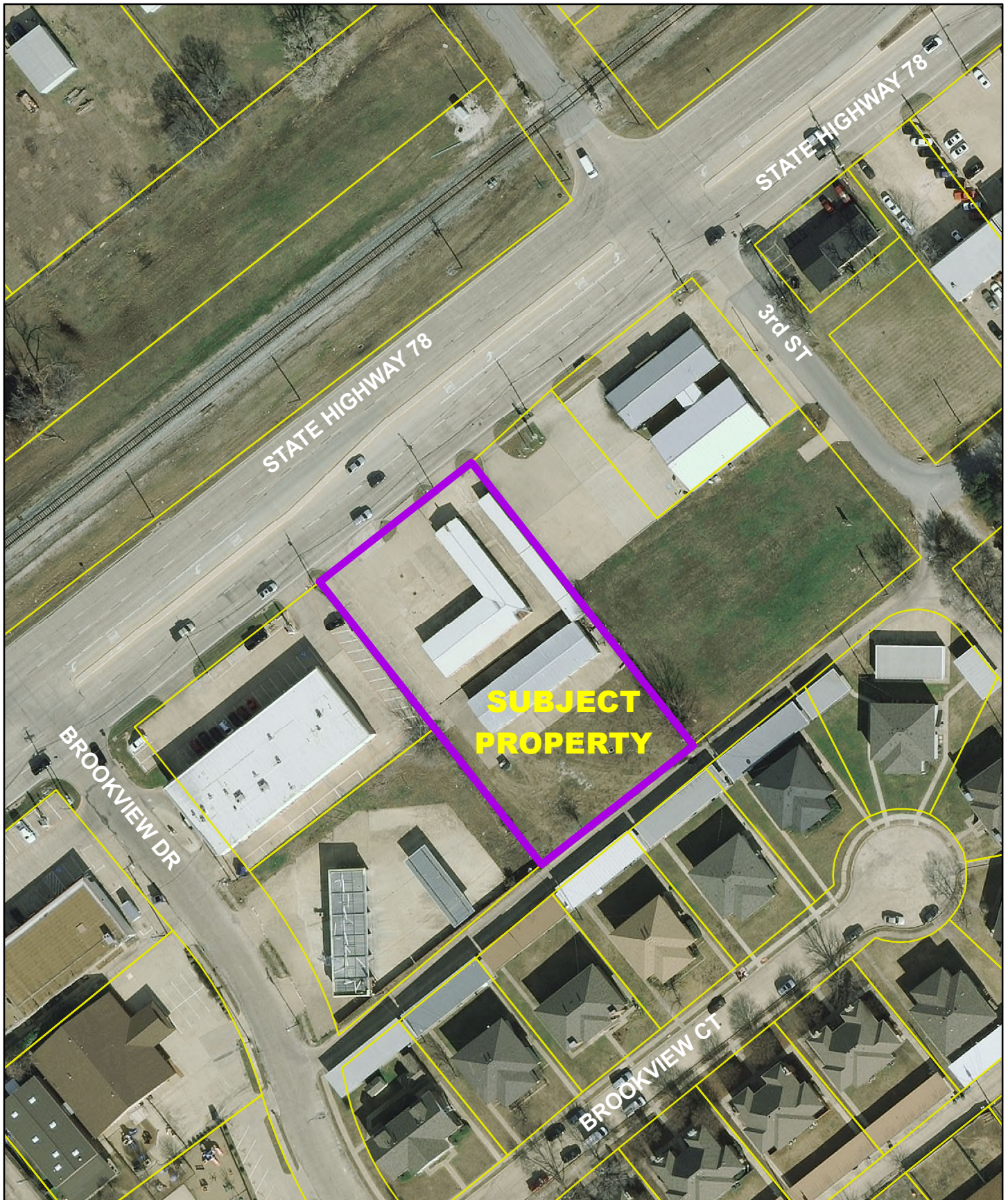
Action 3: Encourage redevelopment and improvements in the existing industrial parks.



STAFF RECOMMENDATION

Staff recommends denial of the Future Land Use Map Amendment request.





0 100 200
Feet

AERIAL LOCATION MAP

STAPLES STORAGE
FILE: SUP 14-03 SUP AUTO SALES
Map Created: August 15, 2014

Sachse

TEXAS

Comprehensive Plan
2001

Figure 3-3
Future Land Use Plan

Legend

Sachse Corporate Limits

County Line

New Tollway Alignment 1

New Tollway Alignment 2

100 Year Flood Plain

Future Land Use

Rural Residential

Low Density Residential

High Density Residential

Business Park

Commercial/Retail

Old Town-Mixed Use

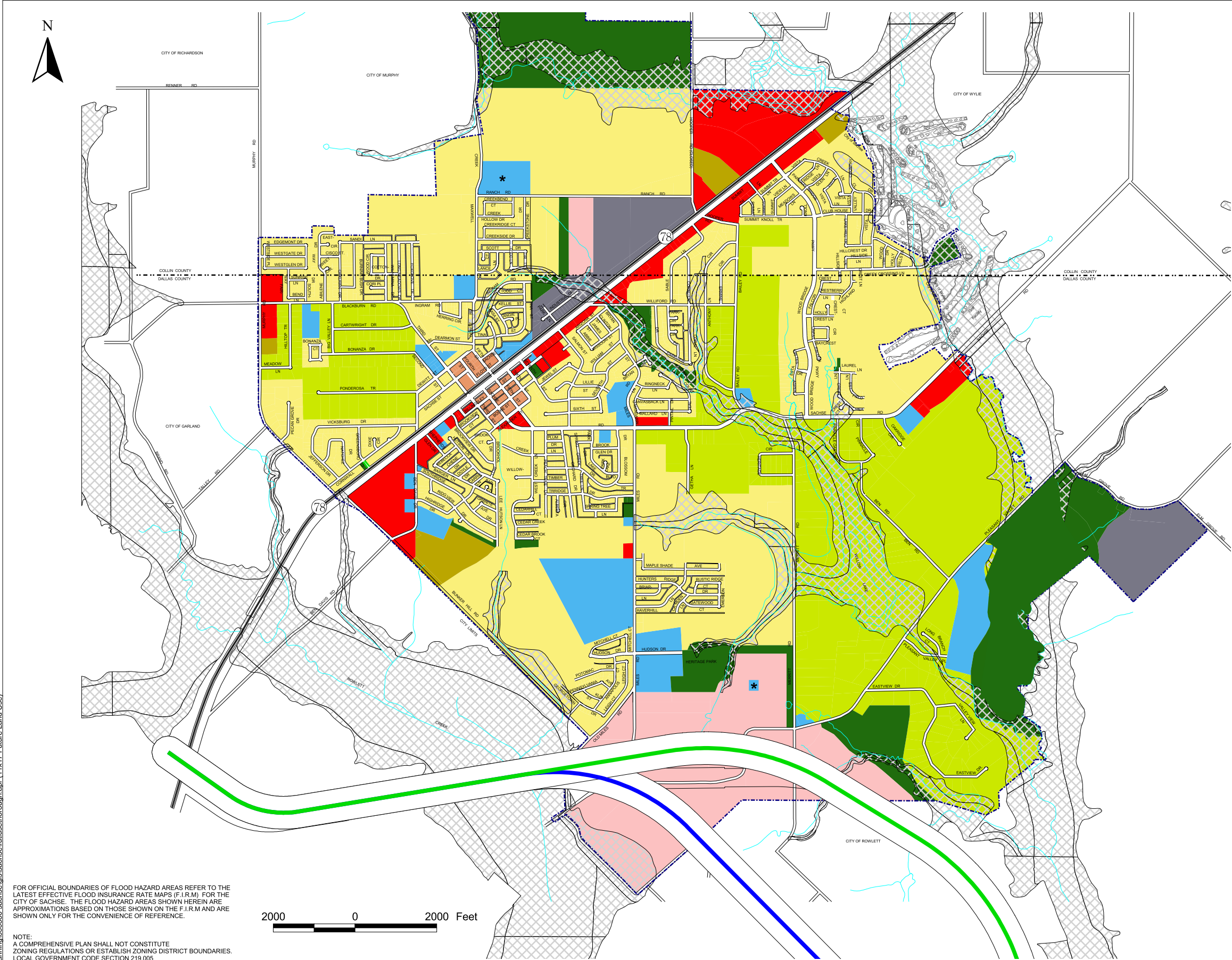
Industrial

Public/Semi-Public/Institutional

Park and Open Spaces

Right of Way

* Not Parcel Or Size Specific



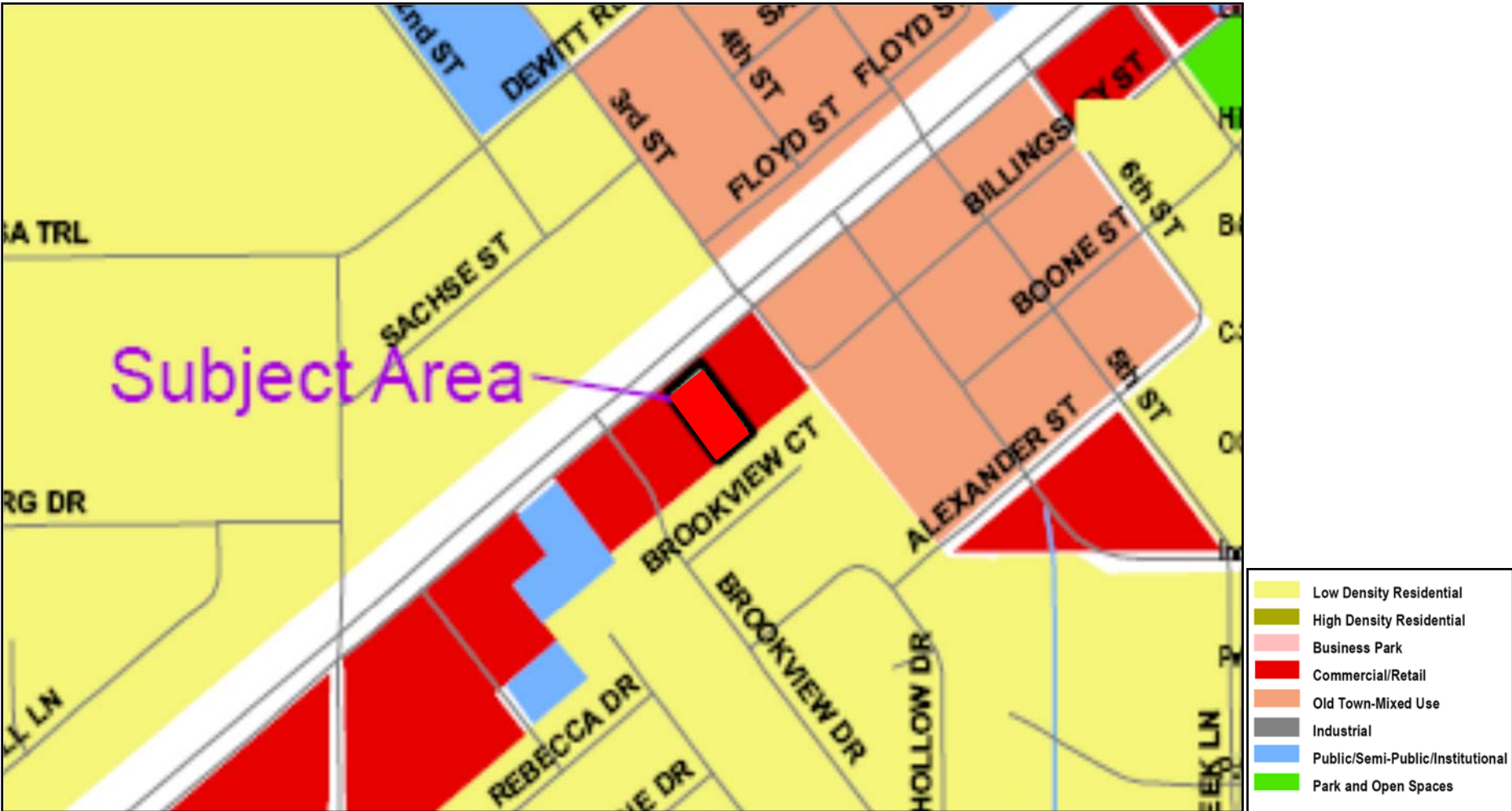
FOR OFFICIAL BOUNDARIES OF FLOOD HAZARD AREAS REFER TO THE LATEST EFFECTIVE FLOOD INSURANCE RATE MAPS (F.I.R.M.) FOR THE CITY OF SACHSE. THE FLOOD HAZARD AREAS SHOWN HEREIN ARE APPROXIMATIONS BASED ON THOSE SHOWN ON THE F.I.R.M. AND ARE SHOWN ONLY FOR THE CONVENIENCE OF REFERENCE.

NOTE:
A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE
ZONING REGULATIONS OR ESTABLISH ZONING DISTRICT BOUNDARIES.
LOCAL GOVERNMENT CODE SECTION 219.005



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Land Use

Sachse Comprehensive Plan

The Land Use Element, a primary part of the City of Sachse's Comprehensive Plan, is the basis for guiding development and future redevelopment. This element begins with an examination of the existing land uses, and then outlines future land use requirements and defines them in the new Future Land Use Plan. The future land use designations and distribution patterns are based on the desire to retain the City's rural residential character, while balancing the need for the appropriate commercial development to supplement the fiscal demands to maintain the expected quality of life.

Located in the northeast area of the rapidly expanding Dallas-Fort Worth Metroplex, Sachse is surrounded by the cities of Garland, Richardson, Murphy, Wylie, and Rowlett, cities which are experiencing similar if not the same urbanization pressures. In the first town meeting and in subsequent neighborhood meetings, the citizens of Sachse were vocal in expressing their desire for their city to have the specific identity as a wonderful place to live with good community services, proximity to work, but removed from the pressures of higher density urban developments.

EXISTING LAND USE

Over the years, Sachse developed as a choice location for homes and families. In 2000, the majority of land use is residential, both in rural residential and planned development neighborhoods. The next highest use of land is currently agricultural or vacant land and road rights-of-way.

By identifying historic and current land uses and the physical characteristics of the City in terms of type, scale, density and location of land uses on the **Figure 3-1 - Existing Land Use Plan, 2000**, a desired pattern of future land use can be visualized. The Future Land Use Plan can then display the potential locations of where development is likely to occur in the next twenty years. Previous plans and studies, analyses of existing conditions, and development of projections and forecasts were used in determining future land uses within the City. Careful consideration must also be given to the Thoroughfare Plan, as the relationship between the Future Land Use Plan and the Thoroughfare Plan is reciprocal; one affects the other.

An inventory of land parcels was conducted within the city limits in the spring of 2000. In each area of the City the current arrangement of land use types and patterns were identified and mapped. The Existing Land Use Plan displays how the land is being used and relationships between uses. It is also used to identify urban problems and opportunities.

EXISTING LAND USE CLASSIFICATIONS

The existing land use inventory for the City of Sachse, conducted in the spring of 2000, is shown on **Figure 3-1 – Existing Land Use Plan, 2000**. This map and **Table 3-1 – Existing Land Use Acreage, 2000** depict the various land uses as they are currently utilized in the City. The existing land uses are not always consistent with established zoning districts, as they may have existed prior to the initiation of the Zoning Ordinance. It should be emphasized here that the Existing Land Use Plan is not a zoning map but rather a record of the current uses. The following uses are shown on the Existing Land Use Plan:

- ★ Single Family Residential (Yellow) – Conventional detached dwellings
- ★ Two Family Residential (Gold) – Two family attached dwellings
- ★ Multiple Family Residential (Orange) – Tri-plexes, four-plexes and apartment buildings
- ★ Public (light blue) – Public buildings and offices, facilities
- ★ Semi- Public (dark blue) – Semi-public facilities including schools, churches, hospitals
- ★ Commercial (red) – Offices and office buildings, general retail, wholesale
- ★ Industrial (gray) – Light industrial office warehousing and assembly and manufacturing
- ★ Parks and Open Space (green) – Public parks and public golf courses
- ★ Agriculture (light green) – cultivated cropland, pastures, orchards, vineyards
- ★ Vacant (beige) – Undeveloped with no current use

The following table indicates how many acres are in each current land use classification.

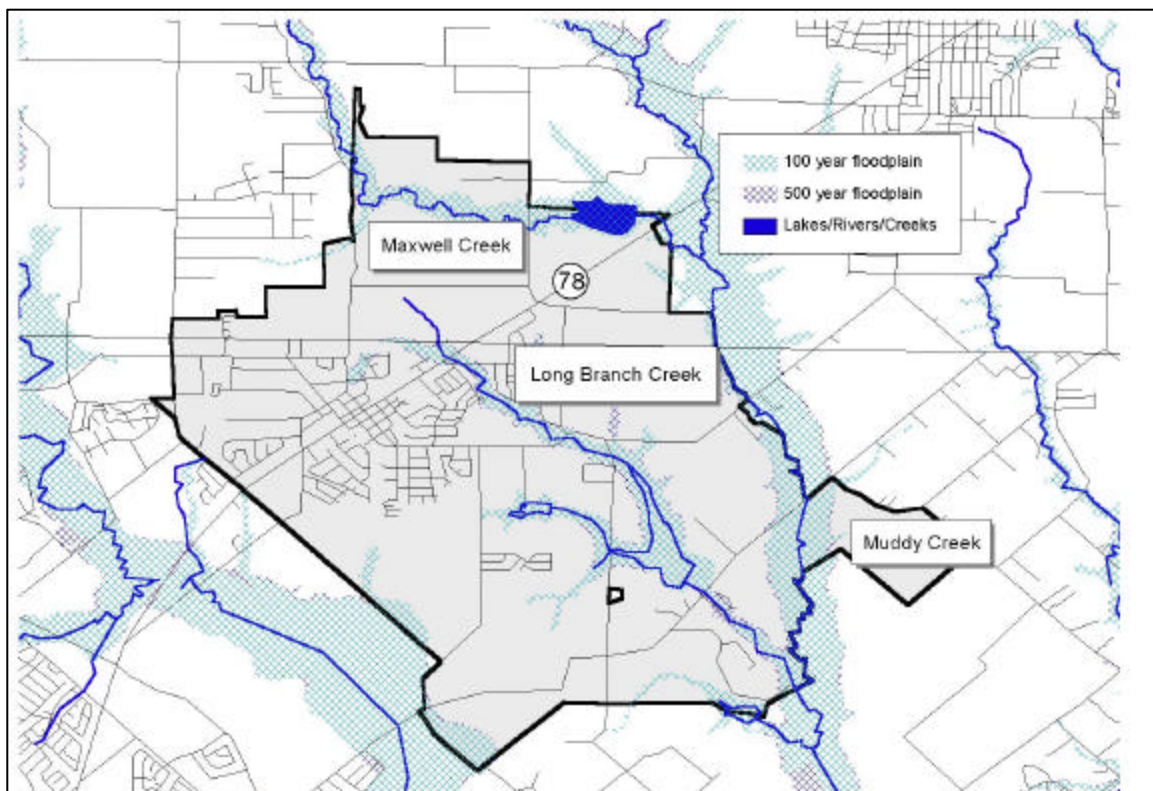
**TABLE 3-1
EXISTING LAND USE ACREAGE, 2000**

CATEGORY	ACRES	PERCENT
Single Family Residential	1561.932	25.19%
Two Family Residential	16.901	0.28%
Multi-Family	9.149	0.15%
Commercial	26.899	0.44%
Industrial	90.054	1.47%
Public	33.320	0.53%
Semi-Public/Institutional	68.866	1.12%
Parks	83.521	1.34%
Agriculture	932.547	15.14%
ROW	645.083	10.43%
Vacant	2721.786	43.91%
Total	6200.029	100.00%

ENVIRONMENTAL CONSIDERATIONS

Physical and environmental characteristics impose constraints and limitations on future growth and development in the City. As a result, these characteristics must be taken into account in determining appropriate future land uses within the City. The floodplain areas in Sachse are illustrated in **Figure 3-2 - Floodplains**. As displayed, Maxwell, Long Branch and Muddy Creeks as well as Willow Lake are in or are surrounded by the 100-year and 500-year floodplains. Floodplain areas are where rising waters will directly and frequently impact development. The floodplain areas are also illustrated on **Figure 3-3 - Future Land Use Plan**.

**FIGURE 3-2
FLOODPLAINS**



Source: Flood Insurance Rate Map (FIRM) Federal Emergency Management Agency

LAND USE POLICIES

Policies serve as a guide for decision-making and the development of goals and objectives. They should be a continual reference for city officials and city staff, and should be used to assure that goals, objectives and actions are addressed when reviewing new development and redevelopment that require zoning classification changes or amendment to the Future Land Use Plan. The following policies were considered by the Steering Committee in the development of land use considerations:

General

- ✧ Neighboring land uses should not detract from the enjoyment or value of properties.
- ✧ Potential land use impacts should be considered (noise, odor, pollution, excessive light, traffic, etc.).
- ✧ Transportation access and circulation should be provided for uses that generate large numbers of trips such as schools and large commercial areas, but should not infringe upon neighborhoods.
- ✧ Floodplain areas should not be encroached upon by future development unless there is compliance with stringent floodplain management practices.
- ✧ Environmentally sensitive areas should be protected, including wildlife habitat areas and floodplains.

Residential Uses

- ✧ Neighborhoods should be buffered from major and minor arterial streets.
- ✧ Residential and commercial areas may be adjacent if separated by a buffer.
- ✧ Residences should be close to schools, parks and community facilities.
- ✧ Homes should have direct access to residential streets, but not to primary streets.
- ✧ Neighborhoods should have good access to major streets, but major streets should not divide a neighborhood.
- ✧ Residential areas should generally not be next to industrial areas.
- ✧ Residential areas should not be adjacent to major arterials.

Commercial Uses

- ✧ Buffers should separate commercial and residential areas.
- ✧ Commercial uses should be convenient to residential areas.
- ✧ Local businesses should be located at intersections of major and minor arterial streets.
- ✧ Larger commercial centers and office buildings should be located along major thoroughfares that are designed and constructed to accommodate heavy traffic.
- ✧ Commercial parcels should be large enough to accommodate intended uses with adequate parking and suitable landscaping.
- ✧ Commercial uses should include a variety of neighborhood stores, shopping centers, office and technology complexes, and freestanding commercial sites (restaurants and gasoline stations).

Industrial Uses

- ✧ Industrial uses should not be directly adjacent to residential areas.
- ✧ There should be good access to major and minor arterials and the toll road truck routes, hazardous material routes and railroads.
- ✧ Industrial locations should be targeted in selected industrial development areas.

- ★ Landscaping and other buffers should separate industrial uses from other uses.
- ★ Outdoor storage should be screened along street frontages and where visible from residential areas.

Parks and Open Space

- ★ Parks should be evenly dispersed throughout the city and include larger community parks and smaller neighborhood parks.
- ★ There should be linkages between parks, schools, employment centers and residential areas.
- ★ Parks are a desirable use for floodplain areas.
- ★ Parks and open space may be used to buffer incompatible land uses.
- ★ Natural features should be preserved in parks and open space areas.

Community Facilities

- ★ Major facilities should be centrally located together in easily accessible areas within the community.
- ★ Additional public safety facilities should be dispersed in appropriate service areas.
- ★ Community facilities should be located adjacent to major streets to accommodate traffic.
- ★ Community facilities should be accessible by trails and sidewalks.

GOALS, OBJECTIVES AND ACTIONS

Goals, objectives and actions form the basis of the Comprehensive Plan. The following goal, objectives and actions should serve as a foundation for guiding future land use within the City. They are based on accepted planning principles to encourage an orderly and well-managed community now and in the future.

To develop the appropriate future land uses in the City of Sachse, the Comprehensive Plan Steering Committee reviewed the existing land uses then worked through a series of land use map scenarios to determine what uses were really needed to ensure that Sachse would be a viable community both in the near term and long range future. Their input and the comments received at the Town Meeting and neighborhood meetings formed the basis for the development of a new land use goal with objectives and actions to achieve that goal.

Land Use Goal: *Ensure a balanced and diverse use of land within the City while maintaining desirable rural residential character.*

Objective A: Encourage the continued development of compatible land uses by avoiding incompatible uses in close proximity to each other.

Action 1: Use the Future Land Use Plan in making development decisions to ensure compatibility between uses.

Action 2: Review and update the zoning map and development related ordinances to ensure incompatible uses are not in close proximity to each other.

Action 3: Discourage redevelopment of current low-density residential properties to higher density uses by adhering strictly to the zoning ordinance.

Land Use

Sachse Comprehensive Plan

Objective B: Ensure adequate areas for local commercial development.

Action 1: Encourage and retain existing commercial uses, especially along major thoroughfares.

Action 2: Ensure infrastructure serving commercial land uses is provided.

Objective C: Provide adequate locations for new and larger regional commercial development along major thoroughfares and buffered from residential uses.

Action 1: Locate commercial uses along the Highway 78 and the proposed extension of the President George Bush Turnpike.

Action 2: Create a new “old town Sachse” in the vicinity of the original town site through zoning and business incentives.

Objective D: Ensure adequate areas for schools and other public facilities.

Action 1: Ensure infrastructure serving public facilities is provided.

Action 2: Work with the school district to locate schools at appropriate locations in terms of traffic and infrastructure extensions.

Action 3: Designate areas for new City facilities

Objective E: Designate as well as maintain appropriate industrial areas.

Action 1: Minimize impacts on residential areas through transitional buffering and visual screening.

Action 2: Provide adequate infrastructure in identified industrial areas.

Action 3: Encourage redevelopment and improvements in the existing industrial park.

Objective F: Increase accessibility of parks and open space areas to all members of the community.

Action 1: Ensure that there is adequate acreage of parks needed for the community to meet National Parks and Recreation Association standards for future population.

Action 2: Identify suitable land for future parks.

Action 3: Use areas along creeks, floodways and Muddy Creek Reserve for walking and riding trails.

Action 4: Link existing and future parks through sidewalks and trails.

Action 5: Continue partnerships with School Districts to develop parks adjacent to school sites.

Action 6: Provide areas for community facilities, which are accessible and appropriately located.

Objective G: Continue to put emphasis on procedural administration and enforcement of development codes and ordinances.

FUTURE LAND USE PLAN

The Future Land Use Plan reflects the desired pattern of growth over the planning period and is intended to guide public and private decision making about future land use and development within the community. This plan will aid in ensuring that development occurs in an orderly and efficient manner contributing to the quality of life in Sachse. In determining the future land use, the existing uses, environmental considerations and appropriate land use guidelines and policies were considered. The Future Land Use Plan is consistent with the stated goals, objectives and policies. It is a conceptual plan and although the delineation of the uses tends to follow streets and other divisions, it is not intended to be parcel specific.

The categories for **Figure 3-3 - Future Land Use Plan** are as follows:

- ★ Rural residential (light green) – Rural, larger lot neighborhoods.
- ★ Low Density Residential (yellow) – Neighborhoods with conventional detached dwellings.
- ★ High Density Residential (gold) – Tri-plexes, four-plexes, apartment buildings and assisted living centers.
- ★ Public (blue) – Public buildings and offices, semi-public facilities including public and private schools, churches, and historical buildings.
- ★ Original Town Site-Mixed Use (orange) – Residences and small businesses in residential type buildings compatible with the older areas.
- ★ Commercial (red) – General retail, wholesale and office buildings.
- ★ Business Park (peach) – Offices and office buildings, technology centers, restaurants and specialty retail.
- ★ Industrial (gray) – Light industrial office, warehousing and assembly, and manufacturing.
- ★ Parks and Open Space (green) – Public and private parks, trails, floodways and public golf courses.

The following table shows the amount of acreage for each land use classification of Future Land Use Plan.

Land Use

Sachse Comprehensive Plan

**TABLE 3-2
FUTURE LAND USE PLAN ACREAGE**

CATEGORY	ACRES*	PERCENT
Rural Residential	1358.935	21.93%
Low Density Residential	2301.088	37.11%
High Density Residential	63.053	1.02%
Commercial	251.369	4.05%
Old Town	22.412	0.36%
Business Park	529.522	8.54%
Industrial	188.532	3.04%
Public, Semi-Public/Institutional	263.177	4.24%
Parks	631.237	10.18%
ROW	590.704	9.53%
Total	6200.029	100.00%

* Note: Acreages are approximate.

In keeping with the desire of the citizens to retain the rural residential character of the City, most of the currently undeveloped areas in the City are shown in the new land use classification. Older, large lot areas are also classified as rural residential in order to preclude subdivision into smaller lots.

Commercial development is encouraged in the business and office park classifications along the proposed routes for the extension of the President George Bush Turnpike to provide additional tax base as well as provide new workplaces in Sachse. Other commercial areas are encouraged to remain and expand along Highway 78. Considering the potential for redevelopment in the older areas and original town site, a mix of residences and businesses is encouraged to provide additional commercial that will not infringe on the current residential uses.

Adequate areas should be provided for public facilities including City facilities and those for future schools (elementary, middle and high school). It should be noted that schools, parks and other public facilities are permitted uses in residential zoning districts in the current zoning ordinance.

Industrial uses remain along the railroad with a new industrial area on the far east side of the City. Additional landscape buffering should be provided in areas where industrial uses are adjacent to or front residential areas.

New park development is indicated in several areas on the northwest side of Highway 78, with the largest being the area of the closed landfill. The separate Parks Master Plan details the proposed park development as well as the proposed trail system.

RELATIONSHIP OF LAND USE TO ZONING

Zoning is a form of land use control permitted by both the federal and state governments. The applicable statutes for municipal land use and zoning are found in Section 211 of the *Texas Local Government Code*. This statute includes the requirement that zoning be in conformance with the Comprehensive Plan. When a zoning change is requested, the first step in considering the change is to see what the Future Land Use Plan has determined as the appropriate use of the property. If the use is not in conformance, the request may be denied. To grant the requested change would require that the Future Land Use Plan be amended before the zoning change could occur. This requires careful consideration to be sure that the change is in accordance with the principles, goals and objectives of the Land Use Element of the Comprehensive Plan. The use of the Future Land Use Plan in decision making relating to zoning and subdivision approvals is to ensure that development and redevelopment are consistent with the City's Comprehensive Plan. Each new development or redevelopment should be reviewed for general compliance to the plan, but this does not automatically preclude a use not identified in an area from being located there.

IMPLEMENTATION

The Future Land Use Plan is a very general plan for future land use and development. It bridges the gap between existing and future development. In using land use principles and policies it is available to guide new projects so that they may better blend into the community. The Plan is not to be considered etched in stone or viewed as zoning. The areas shown on the map are considered to be the best use of the property at the time the map was developed. The map does not attempt to predetermine the use of each individual tract, but seeks to establish a logical framework for future land use and development decisions.

The implementation tools of a Comprehensive Plan are the Zoning Ordinance, the Subdivision Regulations and the Capital Improvements Program.

The **Zoning Ordinance** and the zoning map should not to be confused with land use, nor are the maps for zoning and land use interchangeable. While the Future Land Use Plan expresses the desirable land use, the zoning map indicates the permitted use of the property in accordance with the Zoning Ordinance for the district in which it is located. In some cases the current use of the property is not a permitted use, having been in existence prior to the adoption of the Zoning Ordinance. In such cases, the non-conforming use is "grandfathered" as

Land UseSachse Comprehensive Plan

long as it continues in operation. However, should the non-conforming use cease for a specified period of time, the property use must be in compliance with the permitted uses in the zoning districts and in accordance with the land use map.

The **Subdivision Regulations** govern the division of land and the platting process. Plat requirements should conform to the zoning district in which the new subdivision is located. The Subdivision Regulations also work with the **Capital Improvements Program** to guide general development and the expenditures for infrastructure needs. Easements, rights-of-way, and the location of parks and public facilities are included in the requirements of both of these tools. Other implementation tools are the new landscape ordinance and the Building Code.

AMENDMENTS TO THE FUTURE LAND USE PLAN

It is recognized that circumstances will change in the future and the Comprehensive Plan will require modifications and refinements to be kept up-to-date and current. Needed adjustments and changes to the Future Land Use Plan and other components of the Land Use element should be carefully considered as part of the annual Plan updates and five-year major Plan revisions. Amendments to the Future Land Use Plan should be subject to the same scrutiny and considered through the same public processes and procedures required in any ordinance change.



Legislation Details (With Text)

File #:	14-2406	Version:	1	Name:	CD - STAPLES STORAGE ZONING PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	9/4/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	9/8/2014	Final action:		Final action:	

Title: 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.

Sponsors:

Indexes:

Code sections:

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](#)

Date	Ver.	Action By	Action	Result
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Title

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.

Background

The .90-acre subject property is located along the south side of State Highway 78, just west of Third Street and retains a current zoning designation of General Commercial (C-2) district. (See Attachment 1 - Aerial Location Map and Attachment 2 - Zoning Identification Map). The applicant is requesting to rezone the subject property to a Restricted Manufacturing / Warehousing District (I-1) with a Special Use Permit.

Site Information

The subject property is approximately .90 acres and has 145 feet of frontage along State Highway 78. The property is currently developed with a self-storage facility identified as, "Staples Storage" that was originally constructed in 1984. The self-storage facility was a permitted use under the previous zoning ordinance (1973) for the C-2 zoning district. Amendments to the Zoning Ordinance over the years have removed this as an allowed use within the C-2 zoning district and caused the existing business to become non-conforming or a grandfathered use within the C-2 zoning district. The use can continue but no expansion would be permitted under the current zoning district.

The subject property was approved for a Special Use Permit back in February of 2004, to allow for the storage and operation of six (6) U-Haul vehicles. The property is not actively being utilized for U-Haul rentals at this time.

The development/land uses adjacent to the subject property are as follows:

- North: Across State Highway 78 is the Original Town Sachse subdivision developed with half acre single family lots.
- South: Existing single family homes within the Brookview Estates subdivision.
- East: Existing commercial land use developed as a retail strip center.
- West: Existing commercial land use developed as a retail strip center.

The Future Land Use designation for the subject property is Commercial/ Retail (See Attachment 4 for a copy of the Future Land Use Plan). The Comprehensive Plan describes Commercial/ Retail as "general retail, wholesale, and office buildings". The expansion of the self-storage and automobile sales uses associated with the proposed Industrial rezoning are not consistent with the Future Land Use Plan. Therefore, the property owner is requesting an

amendment to the Future Land Use Map concurrent with this zoning request.

Policy Considerations

The zoning request is to rezone the subject property from its existing General Commercial (C-2) district zoning designation to a Restricted Manufacturing / Warehousing District (I-1) zoning designation with a Special Use Permit.

The proposed zoning change request would allow the applicant to expand the existing self-storage facility and allow automobile sales on the subject property. The proposed rezoning would also allow the property to be redeveloped in the future with any of the allowed uses within the Restricted Manufacturing / Warehousing District (I-1) zoning district. Land uses within this district are generally not compatible with the residential land uses.

The proposed Restricted Manufacturing / Warehousing District (I-1) zoning district is intended primarily for the conduct of manufacturing, assembly plants, and warehousing. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major rail, air or street transportation facilities. The proposed use of the property for industrial development is not compatible with the existing residential uses on adjacent properties.

The site will access State Highway 78 and will not be permitted to access the alley to the rear of the subject property.

Public Notification

Notice of this public hearing was mailed to the property owner and all other property owners within 1,000 feet of the subject property, as indicated by the most recently approved municipal tax roll and as required by Texas Local Government Code and the City of Sachse Code of Ordinances. A total of 160 notices were mailed out. As of September 3, 2014, four responses were returned, one in favor and three opposed to the zoning request (See Attachment 7 for returned responses).

In summary, due to the fact that the proposed zoning request is not consistent with the Future Land Use category of Commercial/ Retail, staff is recommending denial of this request.

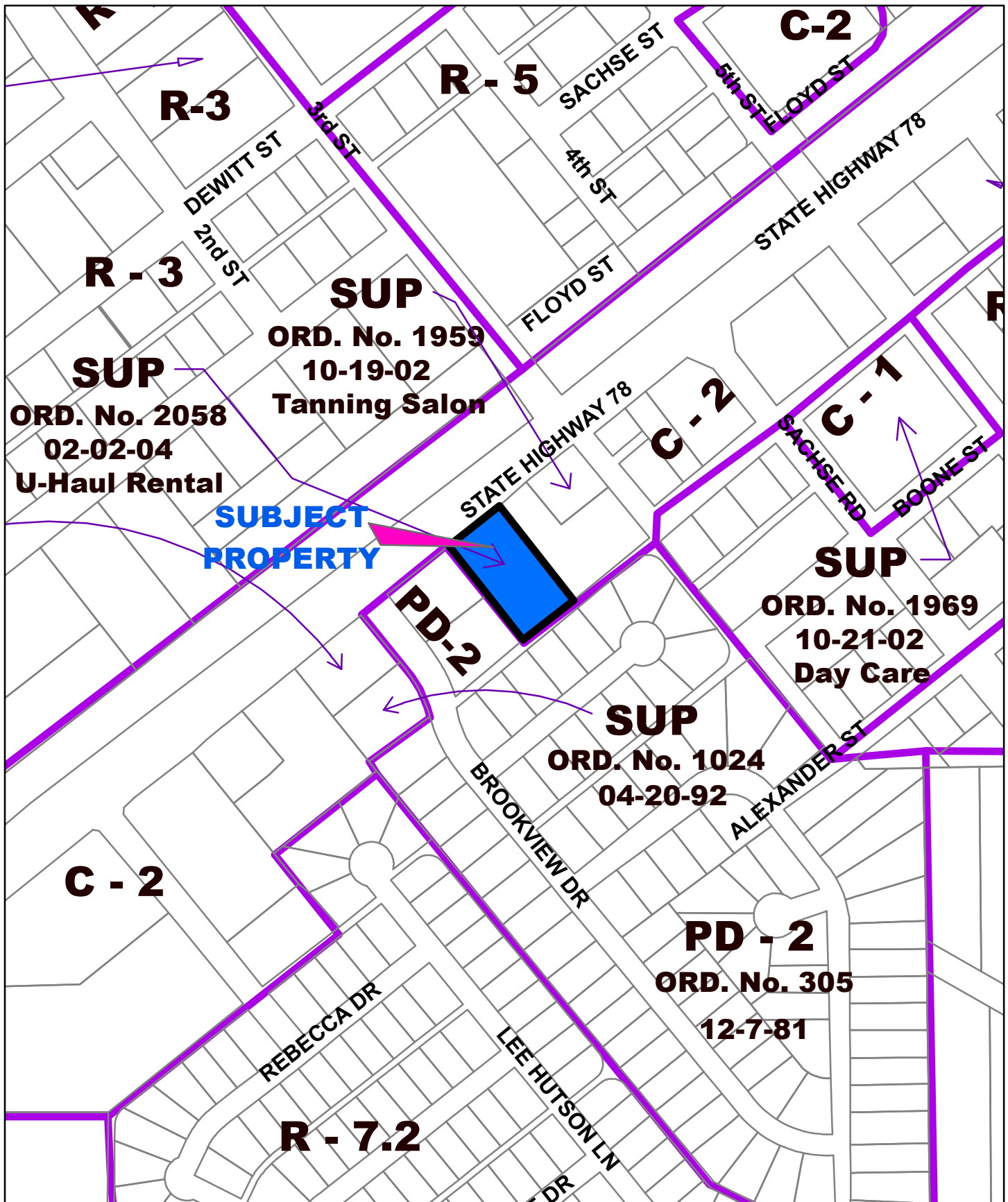
Budgetary Considerations

None.

Staff Recommendations

Staff recommends denial 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).



0 150 300 600
Feet

ZONING IDENTIFICATION MAP

STAPLES STORAGE C2 TO I1
FILE: SUP 14-03 AUTO SALES
Map Created: August 15, 2014

PROPERTY DESCRIPTION

BEING A 0.897 ACRE TRACT OUT OF THE R. MCCULLOUGH SURVEY, ABST. NO. 928 AND I, RAMSEY SURVEY, ABST. NO. 1248, IN THE CITY OF SACHSE, DALLAS COUNTY, TEXAS, AND BEING THE SOUTH 50 FEET OF LOTS 1, 2, 3 AND PART OF LOT 4 AND LOT 14 AND ALL OF LOTS 13 AND 16 IN BLOCK 28 OF THE ORIGINAL TOWN OF SACHSE AS SHOWN BY THE MAP AND PLAT RECORDS OF SAID TOWN OF SACHSE MADE BY J. G. HITCHCOCK, ENGINEER, AS RECORDED IN VOLUME 2, PAGE 34.35 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS (MRDCT), AND BEING PART OF AN ABANDONED ALLEY AND PART OF ABANDONED SECOND STREET AND PART OF ABANDONED BILLINGSLEY STREET AND BEING A PART OF LOT 9, BLOCK E OF BROOKVIEW ESTATES, AN ADDITION TO THE CITY OF SACHSE AS RECORDED IN VOLUME 81242, AT PAGE 527 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (DRDCT), AND BEING THAT TRACT CONVEYED TO JOHN R. STAPLES, AS RECORDED IN/UNDER VOLUME 2002197, PAGE 3926, DRDCT, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID JOHN R. STAPLES TRACT, ALSO BEING THE NORTH CORNER OF SAID 0.897 ACRE TRACT, BEING THE WEST CORNER OF THAT TRACT CONVEYED TO LEADING PROPERTIES LLC, AS RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 201000072221, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS (RPDCT), BEING IN THE NORTHWEST LINE OF STATE HIGHWAY NO. 78, WITH A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 78, SOUTH 36 DEGREES 24 MINUTES 15 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID JOHN R. STAPLES TRACT, ALSO BEING THE NORTHEAST LINE OF SAID 0.897 ACRE TRACT AND THE SOUTHWEST LINE OF SAID LEADING PROPERTIES LLC TRACT, A DISTANCE OF 269.34 FEET (DEED CALL 270.00 FEET) TO A 1/2 INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID JOHN R. STAPLES TRACT, ALSO BEING THE EAST CORNER OF SAID 0.897 ACRE TRACT, THE SOUTH CORNER OF SAID LEADING PROPERTIES LLC TRACT, AND BEING IN THE NORTHWEST LINE OF A 20 FOOT ALLEY OF BROOKVIEW ESTATES, AN ADDITION TO THE CITY OF SACHSE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOL. 84084, PG. 1677, MRDCT;

THENCE SOUTH 53 DEGREES 34 MINUTES 45 SECONDS WEST, WITH THE NORTHWEST LINE OF SAID ALLEY RIGHT-OF-WAY, THE SOUTHEAST LINE OF SAID JOHN R. STAPLES TRACT, ALSO BEING THE SOUTHEAST LINE OF SAID 0.897 ACRE TRACT, A DISTANCE OF 145.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID JOHN R. STAPLES TRACT, ALSO BEING THE SOUTH CORNER OF SAID 0.897 ACRE TRACT, THE EAST CORNER OF THAT TRACT CONVEYED TO HARRISON REAL ESTATE RETIREMENT PLAN, AS RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 201300268259, RPRDCT, BEING IN THE NORTHWEST LINE OF SAID BROOKVIEW ESTATES;

THENCE DEPARTING THE NORTHWEST LINE OF SAID ALLEY RIGHT-OF-WAY NORTH 38 DEGREES 24 MINUTES 15 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID JOHN R. STAPLES TRACT, THE SOUTHWEST LINE OF SAID 0.897 ACRE TRACT, THE NORTHEAST LINE OF SAID HARRISON REAL ESTATES RETIREMENT PLAN TRACT, CONTINUING WITH THE NORTHEAST LINE OF THAT TRACT CONVEYED TO SAMBINA BROOKVIEW CENTER, LTD., AS RECORDED IN/UNDER VOL. 2001011, PG. 6934, DRDCT, A DISTANCE OF 269.58 FEET (DEED CALL 270.00 FEET) TO A 1/2 INCH IRON ROD WITH RED CAP MARKED B&D SURVEYING SET FOR THE WEST CORNER OF SAID JOHN R. STAPLES TRACT, ALSO BEING THE WEST CORNER OF SAID 0.897 ACRE TRACT, THE NORTH CORNER OF SAID SAMBINA BROOKVIEW CENTER, LTD. TRACT AN BEING IN THE SOUTHEAST LINE OF THE AFOREMENTIONED STATE HIGHWAY NO 78;

THENCE NORTH 53 DEGREES 35 MINUTES 45 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID STATE HIGHWAY NO. 78, THE NORTHWEST LINE OF SAID JOHN R. STAPLES TRACT, ALSO BEING THE NORTHWEST LINE OF SAID 0.897 ACRE TRACT, A DISTANCE OF 145.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.897 ACRES AND/OR 39,086 SQUARE FEET OF LAND, PLUS OR MINUS.

GENERAL NOTES

- 1.) THE BASIS OF BEARING FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED FROM THE DEED RECORDED IN VOLUME 2002197, PAGE 3926, DEED RECORDS DALLAS COUNTY, TEXAS.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. B & D SURVEYING, INC MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UNDERGROUND UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. B & D SURVEYING, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.

LEGEND

CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	WIRE FENCE
STONE	R.R. THE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF(S) = IRON ROD FOUND (SET)
	IPF = IRON PIPE FOUND
	FD = FOUND MON. (AS DESCRIBED)
	WYC = WITH YELLOW CAP
	WFPC = WOOD FENCE POST COR

SURVEYORS CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS AND EASEMENTS OF RIGHT-OF-WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

FLOOD STATEMENT

THE PROPERTY DESCRIBED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 4813C0230K PRESENT EFFECTIVE DATE OF MAP JULY 7, 2014, HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED).

NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF TITLE COMMITMENT; THEREFORE, NO SEARCH OF RECORDED EASEMENTS WAS PERFORMED. THIS SURVEY WAS PERFORMED FOR ZONING CHANGE.

SCALE: 1"=40'

BOUNDARY SURVEY

B & D SURVEYING, INC.

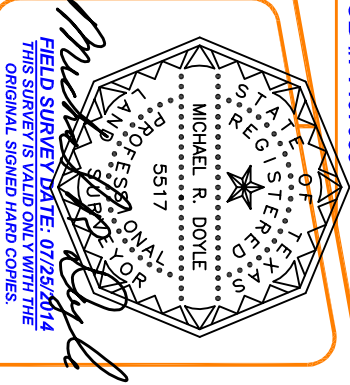


P.O. BOX 293264,
LEWISVILLE, TEXAS 75029
PHONE/FAX: 972-221-2838

DATE: 07/26/2014

TECH: BJB/MRD

B & D JOB #: 1407059



LEADING PROPERTIES LLC.
COUNTY CLERK'S FILE NO.
201000072221, R.P.R.D.C.T.

JOHN R. STAPLES
5708 STATE
HIGHWAY 78
SACHSE, TEXAS

GF#: N/A



HARRISON REAL ESTATE
RETIREMENT PLAN
COUNTY CLERK'S FILE NO.
201300268259, R.P.R.D.C.T.

JOHN R. STAPLES
VOL. 2002197, PG. 3926,
D.R.D.C.T.  BILLINGSLEY STREET
0.897 ACRES  GRATE INLET
39,086 SQUARE FEET

LOT 10A
LOT 9, BLOCK E BROOKVIEW ESTATES
1/2" IRF
UTILITY POLE
N 36°24'15" W 269.58' (DEED CALL~270.00')
S 36°24'15" E 269.54' (DEED CALL~270.00')
S 53°34'45" W 145.00' 20' ALLEY
BROOK VIEW ESTATES
VOL. 84084, PG. 1677, M.R.D.C.T.

SAMBINA BROOKVIEW
CENTER, LTD
VOL. 2001011, PG. 6934,
D.R.D.C.T.

STATE HIGHWAY 78

N 53°35'45" E 145.00'

P.O.B.

1/2" IRF
CM
UTILITY POLE
WATER METER
ADJACENT HANDHOLE

CONCRETE BUILDING

CONCRETE BUILDING

CONCRETE BUILDING

ELEC. METER

CONCRETE BUILDING

Sachse

TEXAS

Comprehensive Plan
2001

Figure 3-3
Future Land Use Plan

Legend

Sachse Corporate Limits

County Line

New Tollway Alignment 1

New Tollway Alignment 2

100 Year Flood Plain

Future Land Use

Rural Residential

Low Density Residential

High Density Residential

Business Park

Commercial/Retail

Old Town-Mixed Use

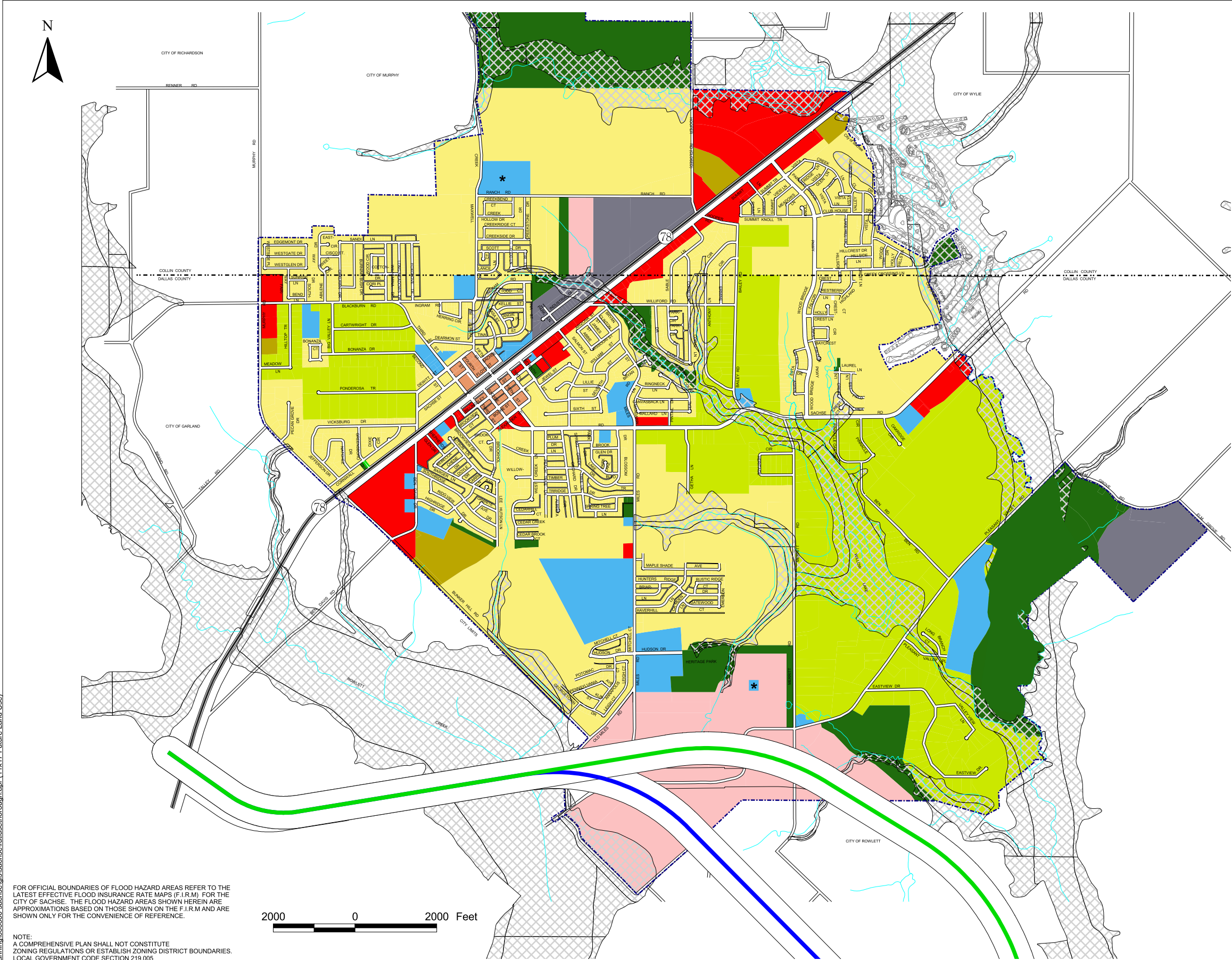
Industrial

Public/Semi-Public/Institutional

Park and Open Spaces

Right of Way

* Not Parcel Or Size Specific



FOR OFFICIAL BOUNDARIES OF FLOOD HAZARD AREAS REFER TO THE LATEST EFFECTIVE FLOOD INSURANCE RATE MAPS (F.I.R.M.) FOR THE CITY OF SACHSE. THE FLOOD HAZARD AREAS SHOWN HEREIN ARE APPROXIMATIONS BASED ON THOSE SHOWN ON THE F.I.R.M. AND ARE SHOWN ONLY FOR THE CONVENIENCE OF REFERENCE.

NOTE:
A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS OR ESTABLISH ZONING DISTRICT BOUNDARIES. LOCAL GOVERNMENT CODE SECTION 219.005



HUNTER ASSOCIATES TEXAS, LTD.
ENGINEERS/PLANNERS/SURVEYORS
214-369-9171 512-454-8716

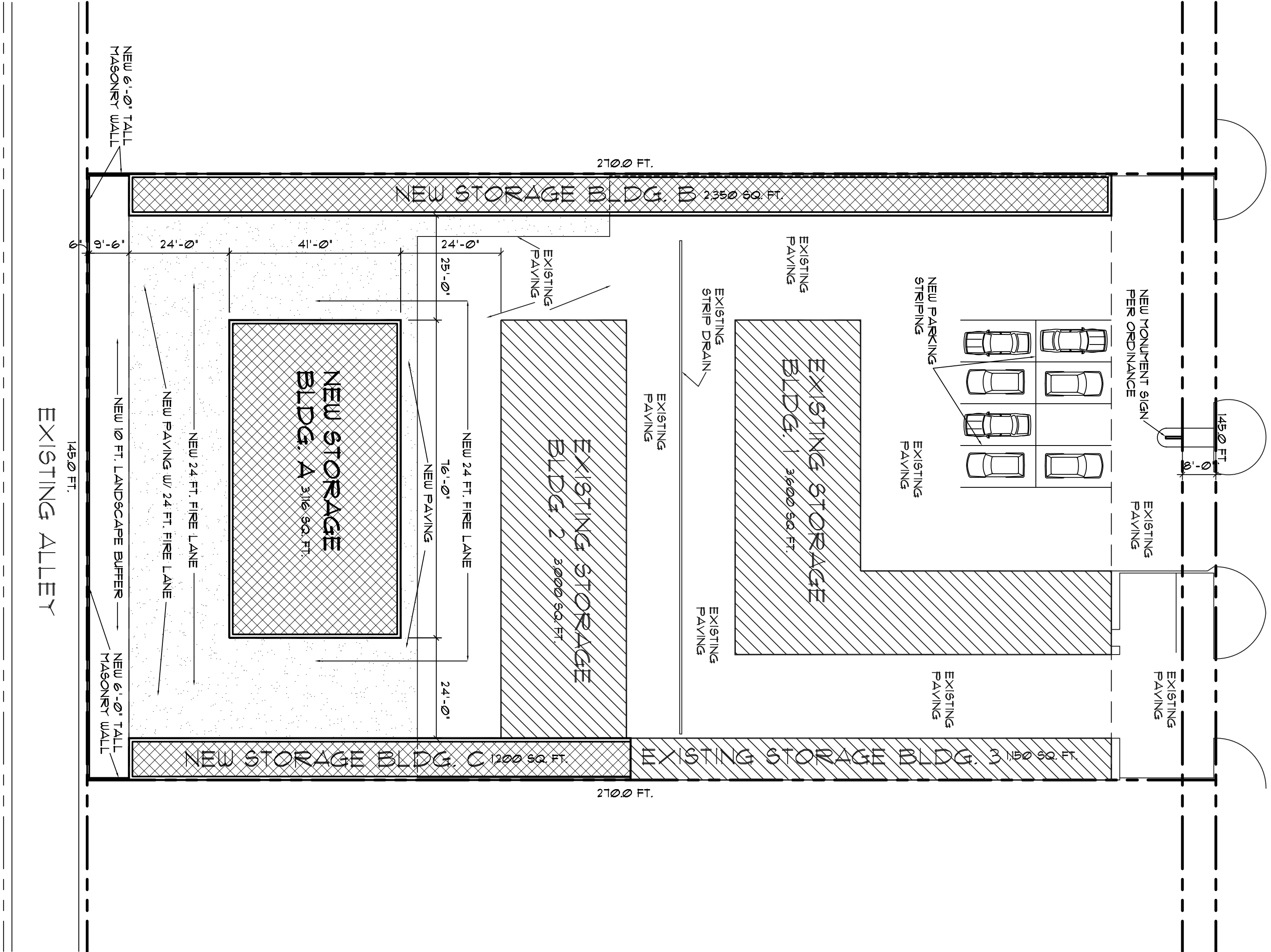


THIS DRAWING HAS BEEN PREPARED FOR CLIENT'S PRELIMINARY DISCUSSION WITH MUNICIPAL AUTHORITY TO DETERMINE THE FEASIBILITY OF THE PROPOSED PROJECT. AS SUCH, THIS DOCUMENT IS NOT A CONTRACT. IT IS NOT TO BE USED FOR PERMITS, RESTRICTIONS, AND CODES IS NOT CERTIFIED, AND IS NOT FOR CONSTRUCTION. ACCURACY IS BASED ON EXISTING DOCUMENTS AND NO REPRESENTATION AND/OR LIABILITY FOR OMISSIONS AND CODE COMPLIANCE FOR THIS WORK. SUCH SERVICES WILL BE PROVIDED BY SEPARATE CONTRACT. IF PROJECT IS DEFERRED, PLANNED TO PROCEED.

PREPARED WITH
GUIDANCE OF
KENNETH G. HILL
ARCHITECT
THIS SET IS NOT FOR
REGULATORY APPROVAL,
CONSTRUCTION

STATE HWY. 78

SITE DEVELOPMENT			
SITE AREA	39,150 SQ. FT. = 899 AC.	TOTALS	
BUILDING AREA			
NEW BUILDING A	3,160 SQ. FT.	6,710	
NEW BUILDING B	2,350 SQ. FT.	50,000	
NEW BUILDING C	1,200 SQ. FT.	1,200	
EXISTING BUILDING 1	3,600 SQ. FT.	4,750	
EXISTING BUILDING 2	3,000 SQ. FT.	3,000	
EXISTING BUILDING 3	1,150 SQ. FT.	1,150	



THIS DRAWING INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND AND ELECTRICAL SYSTEMS AS SCOPE AND ELECTRICAL SYSTEMS AS SCOPE NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERMITTING AND CONSTRUCTION. THE CONTRACTOR SHALL FURNISH ALL ITEMS FOR THE PROJECT EXCEPT OF THE WORK.

THE CONTENT OF THESE DOCUMENTS ARE AND REMAIN THE PROPERTY OF: **NADC ARCHITECTS, LLC** USE OF THESE DOCUMENTS IS PROHIBITED WITHOUT THE KNOWLEDGE AND WRITTEN PERMISSION OF THE ARCHITECT.

NADC
NADC ARCHITECTS, LLC

206 South Bois D'Arc
Förney, TX 75126
469 689-0050

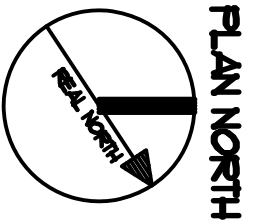
P.O. Box 908
Fax: 469 689-0055

PRELIMINARY LAYOUT FOR
CONRAD STORAGE FACILITY
CITY, STATE

PROJECT NO.
2014-04

A1.1

1 SITE PLAN
Scale: 1" = 20'-0"



0 10 20 40 60

20SHT
plot scale: 1" = 20'

John Staples
205 Cliffbrook Dr.
Wylie, Tx. 75098

DATE: August 1, 2014
TO: City of Sachse
SUBJECT: Letter of intent to rezone

The property at 5708 Highway 78, Staples Storage, has a potential buyer and hereby request a zoning change from C2 to I1 with SUP for auto sales.

Thank you
John Staples
jstaples205@gmail.com
972-989-9222



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: August 28, 2014
 RE: Zoning Change from General Commercial 2 (C-2) to Industrial 1 (I-1) with a Special Use Permit for Automobile Sales
 LOCATION: This property is located at 5708 Highway 78 (A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning Change from General Commercial 2-(C-2) to Industrial 1 (I-1) with a Special Use Permit (SUP) specifically to allow for Automobile Sales.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: **An automobile sales has the potential to downgrade the property of homes around it. They are usually not kept clean and can turn into an auto repair lot which will become an eye sore for the surrounding properties. We already have such with the abundant car wash on Brookview Drive. Please insist the owners keep it clean.**

SIGNATURE: Jimmie B. Roberts
 PRINTED NAME: Jimmie B. Roberts
 ADDRESS: 5540 Brookview Ct. # C
Sachse, TX. 75048

214-802-1822

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, September 8, 2014. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Community Development Department.

Phone: (469) 429-4781

Email: dmcginn@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road

Sachse, TX 75048

FAX: (972) 675-9812



Community Development Department

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

Dont want city to look as Trashy
as GARLAND! And thats the direction
it looks like its going

SIGNATURE:

PRINTED NAME:

ADDRESS:

Julie Hostrop
3203 Meadowcreek

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3815-B Sachse Road

Sachse, TX 75048

FAX: (972) 675-9812

3815 Sachse Road, Building B, Sachse, Texas 75048 Phone: (469) 429-4781 Fax: (972) 675-9812

STATUS
Received

PAGES
1

DURATION
47

REMOTE CSID

TIME RECEIVED
September 3, 2014 11:05:54 AM CDT

** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED
September 3, 2014 10:02:22 AM CDT

REMOTE CSID

DURATION
45

PAGES
1

STATUS
Received



Community Development Department

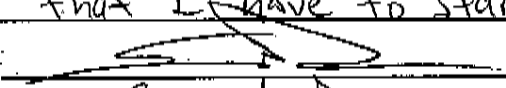
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- ☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *I already have a highway to contend with when I exit my street. The last thing I want is an auto lot there that I have to stare at when I am waiting to turn out that highway.*

SIGNATURE: 
PRINTED NAME: Samuel Downs
ADDRESS: 5211 Brookview Dr. Sachse, TX, 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, September 8, 2014. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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RETURN BY FAX OR MAIL
 City of Sachse Community Development Dept.
 3815-B Sachse Road
 Sachse, TX 75048
 FAX: (972) 675-9812

TIME RECEIVED August 30, 2014 9:49:11 AM CDT	REMOTE CSID 9722346160	DURATION 70	PAGES 1	STATUS Received
08/29/2014 06:11	9722346160	COMPUTER_JUNCTION	PAGE 01/01	



Community Development Department

NOTICE OF PUBLIC HEARING

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- ☒ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Please full time on site personnel
Improve curb appeal Already have U-Haul display, CAR lot
would be better cosmetically

SIGNATURE: John Staples
PRINTED NAME: JOHN STAPLES
ADDRESS: 205 Cliffbrook Dr. Wylie TX 75098

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, September 8, 2014. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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 3815-B Sachse Road
 Sachse, TX 75048
 FAX: (972) 675-9812



PLANNING & ZONING COMMISSION

SEPTEMBER 8, 2014

REQUEST

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).



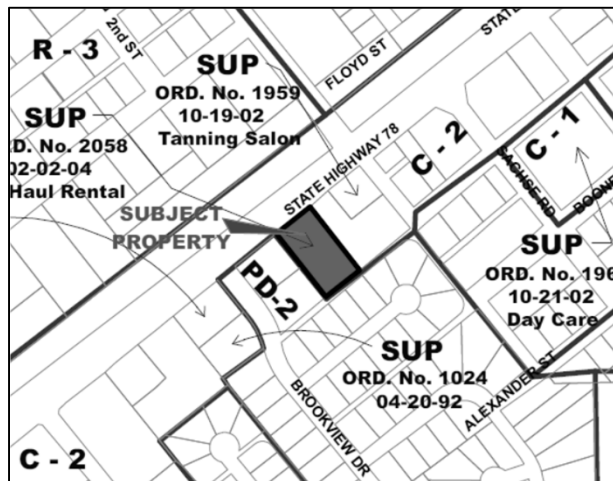
BACKGROUND

AERIAL LOCATION MAP



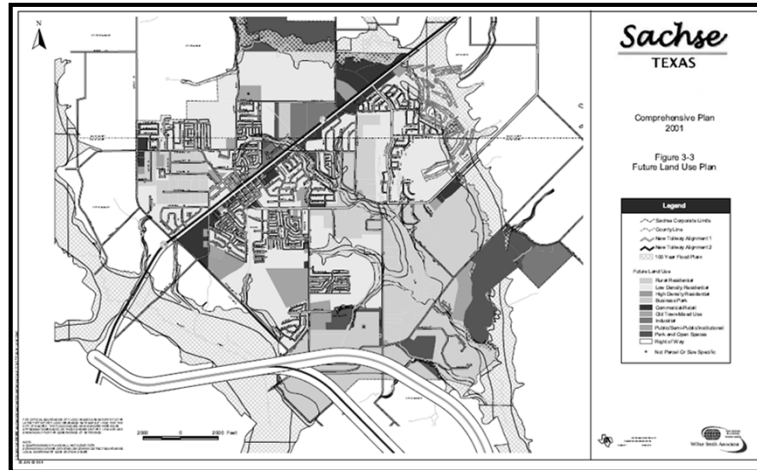
BACKGROUND

ZONING MAP



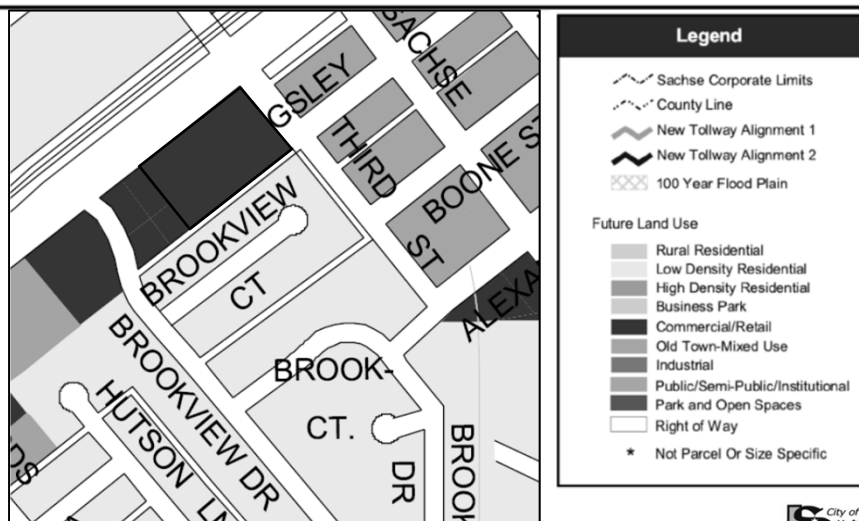
BACKGROUND

FUTURE LAND USE MAP



BACKGROUND

FUTURE LAND USE MAP

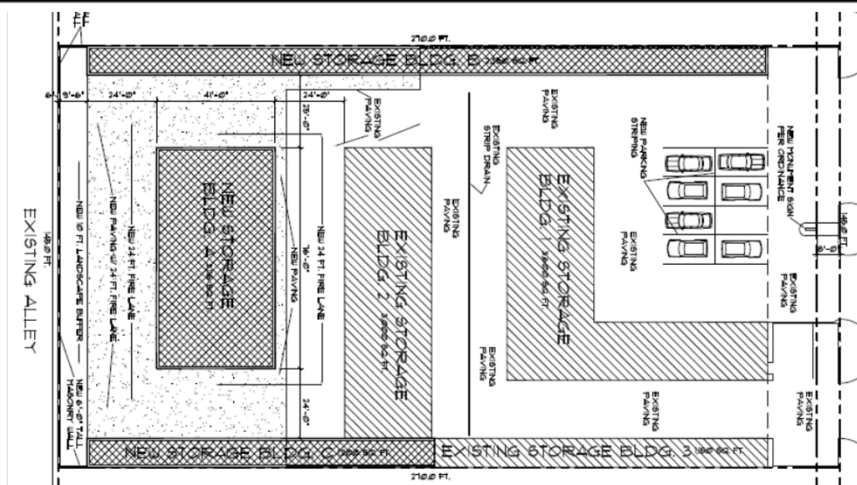


BACKGROUND SITE INFORMATION

- ❑ Site Area: .90 acres
- ❑ Currently developed as a self-storage facility (Staples Storage)
- ❑ Existing Future Land Use designation: Commercial/ Retail
- ❑ Proposed Future Land Use designation: Industrial
- ❑ Existing Zoning designation: General Commercial District
- ❑ Proposed Zoning designation: Restricted Manufacturing and Warehousing District



BACKGROUND CONCEPT PLAN



POLICY CONSIDERATIONS

LAND USE POLICIES

Residential Uses:

- Residential areas should generally not be next to industrial areas.

Industrial Uses:

- Industrial uses should not be directly adjacent to residential areas.
- Industrial locations should be targeted in selected industrial development areas.



POLICY CONSIDERATIONS

GOALS, OBJECTIVES, AND ACTIONS

Land Use Goal – Ensure a balanced and diverse use of land within the City while maintaining desirable rural residential character.

Objective A: Encourage the continued development of compatible land uses by avoiding incompatible uses in close proximity to each other.

Action 1: Use the Future Land Use Plan in making development decisions to ensure compatibility between uses.



POLICY CONSIDERATIONS

GOALS, OBJECTIVES, AND ACTIONS

Objective E: Designate as well as maintain appropriate industrial areas.

Action 1: Minimize impacts on residential areas through transitional buffering and visual screening.

Action 3: Encourage redevelopment and improvements in the existing industrial parks.



PUBLIC NOTIFICATION

FEEDBACK

- ❑ 160 Property Owners within 1,000-feet notified
 - 1 – in favor
 - 3 - opposed



STAFF RECOMMENDATION

Staff recommends denial of the zoning request.

