



City of Sachse, Texas

3815 Sachse Road,
Building B
Sachse, TX 75048

Meeting Agenda Planning & Zoning Commission

Monday, August 27, 2018

6:30 PM

Council Chambers Conference Room / Council
Chambers

To address the Commission for any public hearing item, please sign a speaker's sheet located on the tables by the front entry and submit to the acting Secretary. You will have three (3) minutes to address the Commission. In accordance to the Open Meetings Act, the Commission may not discuss or take any action on any item which has not been posted on the agenda.

6:30 PM WORK SESSION

1. Discussion of agenda items for the August 27, 2018 Planning and Zoning Commisison meeting.
2. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.

7:00 PM REGULAR MEETING

1. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
2. [18-4375](#) Consider approval of the minutes of the June 25, 2018 Planning and Zoning Commission meeting.
Attachments: [06.25.18 Minutes](#)
3. [18-4372](#) Conduct a public hearing to consider and make recommendation on a request by Tracy Burns to rezone approximately 1.23 acres of land from R-1 (Residential 1) and R-2A (Residential 2A) to R-15 (Residential 15) for the purpose of building an additional home, located at 4706 Sachse Road, within city limits.
Attachments: [Staff Presentation](#)
[Aerial Map](#)
4. [18-4374](#) Discuss proposed revisions to the Use Chart by amending Chapter 11 (Zoning) of the Code of Ordinances.
Attachments: [Staff Presentation](#)
[Non-Residential Zoning Map](#)
5. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
6. Adjournment.

Posted: August 24, 2018; 5:00 p.m.

Michelle Lewis Sirianni, City Secretary

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Lauren Rose, ADA Coordinator, via phone at 972.429.4770, via email at lrose@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.



City of Sachse, Texas

Legislation Details (With Text)

File #: 18-4375 **Version:** 1 **Name:** June 25, 2018 P&Z Minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 8/24/2018 **In control:** Planning & Zoning Commission
On agenda: 8/27/2018 **Final action:**
Title: Consider approval of the minutes of the June 25, 2018 Planning and Zoning Commission meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [06.25.18 Minutes](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title

Consider approval of the minutes of the June 25, 2018 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the June 25, 2018 meeting.

Policy Considerations

There are no policy considerations affiliated with this item.

Budgetary Considerations

There are no budgetary considerations affiliated with this item.

Staff Recommendations

Approve the minutes of the Planning and Zoning Commission June 25, 2018 meeting.



**City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, June 25, 2018**

Members Present:

David Hock – Chairman
Wendy Stewart – Vice-Chairman
Chance Lindsey
Travis Mondok
Jeanie Marten

Members Absent:

Scott Ohman
Fernando Gutierrez

Staff Present:

Dusty McAfee, AICP – Development Services Director
Charlotte Youngblood - Development Services Coordinator

Others Present:

Paul Watkins – City Council Liaison

6:30 PM Work Session

Staff provided the commission with a community update.

7:00 PM Regular Meeting

Chairman Hock opened the meeting of the Planning & Zoning Commission at 7:00 p.m. and declared a quorum.

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

Commissioner Mondok offered the invocation, and Commissioner Lindsey led the pledges.

2. 17-4034 Consider approval of the minutes of the April 9, 2018 Planning & Zoning Commission meeting.

With a motion by Martin, and a second by Stewart, the Planning & Zoning Commission adopted the April 9, 2018 minutes unanimously.

3. Conduct a public hearing and make recommendation regarding an ordinance amending the Code of Ordinance by amending Chapter 11 titled “Zoning Ordinance” by amending Exhibit 1 by amending Article 3 title “[Districts]” by amending Section 8 titled “AG-Agricultural District” by amending 8.3 titled “Building Regulations” to provide for minimum lot area requirement; by amending Section 11 titled “SP-Special Use Permits” by amending 11.4 titled “Temporary Special Use Permits” to provide regulations for portable buildings; by amending Article 4 titled “General Provisions” applying to all or several districts; by amending Section 12 titled “Accessory Structures” to provide regulations for accessory structures.

Staff presented the case as outlined in the staff report. Chairman Hock opened the public hearing at 7:14 PM.

Scott Boswell, 6308 Bailey Rd., spoke in favor of the proposed ordinance stating that he would like to build an additional metal barn for storage on his acreage, including a metal roof.

With no one else speaking, Chairman Hock closed the public hearing at 7:17 PM.

After discussion, Martin made a motion to approve the amendments to Chapter 11, subject to the following revisions: eliminating the proposed façade requirement for visible metal structures, clarifying the lot coverage regulation, removing the height restriction on 1-acre lots in regards to not being taller than the primary structure, and having the 1,200 square foot size limitation on ADUs exclude garage and unconditioned space. With a second by Lindsey, the motion passed unanimously.

4. Discussion of future agenda items, update on council actions, training topics, and requests for new business.

No updates were provided by staff.

Adjourn: With a motion by Marten, the meeting adjourned at 7:21 PM.

Chairperson

Secretary



City of Sachse, Texas

Legislation Details (With Text)

File #:	18-4372	Version:	2	Name:	4706 Sachse Road Rezoning
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	8/20/2018	In control:		In control:	Planning & Zoning Commission
On agenda:	8/27/2018	Final action:		Final action:	
Title:	Conduct a public hearing to consider and make recommendation on a request by Tracy Burns to rezone approximately 1.23 acres of land from R-1 (Residential 1) and R-2A (Residential 2A) to R-15 (Residential 15) for the purpose of building an additional home, located at 4706 Sachse Road, within city limits.				

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Presentation](#)
[Aerial Map](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title

Conduct a public hearing to consider and make recommendation on a request by Tracy Burns to rezone approximately 1.23 acres of land from R-1 (Residential 1) and R-2A (Residential 2A) to R-15 (Residential 15) for the purpose of building an additional home, located at 4706 Sachse Road, within city limits.

Background

- The subject property is oddly shaped in the formation of an “L”
- The subject property has split zoning
 - The top half is zoned R-1 with a house on it
 - The bottom half is zoned R-2A and is empty
- The home was constructed in 1960 prior to the adoption of the City’s first zoning ordinance
- R-1 and R-2A both are inactive zoning districts

Policy Considerations

- The subject property is unplatted with a house that predates Sachse’s first zoning
- This situation is not eligible for relief from the Board of Adjustment
- The Future Land Use Plan supports the rezoning request
- More than 150 property owners were noticed with no negative responses received

Budgetary Considerations

There are no budgetary considerations for this item.

Staff Recommendations

Staff recommends approval of the rezoning request. The recommendation of the Planning & Zoning Commission will be considered by the City Council at its September 17 regular meeting.

4706 Sachse Road

PLANNING & ZONING COMMISSION

AUGUST 27, 2018



Background

Conduct a public hearing to consider and make recommendation on a request by Tracy Burns to rezone approximately 1.23 acres of land from R-1 (Residential 1) and R-2A (Residential 2A) to R-15 (Residential 15) for the purpose of building an additional home, located at 4706 Sachse Road, within city limits.

Overview

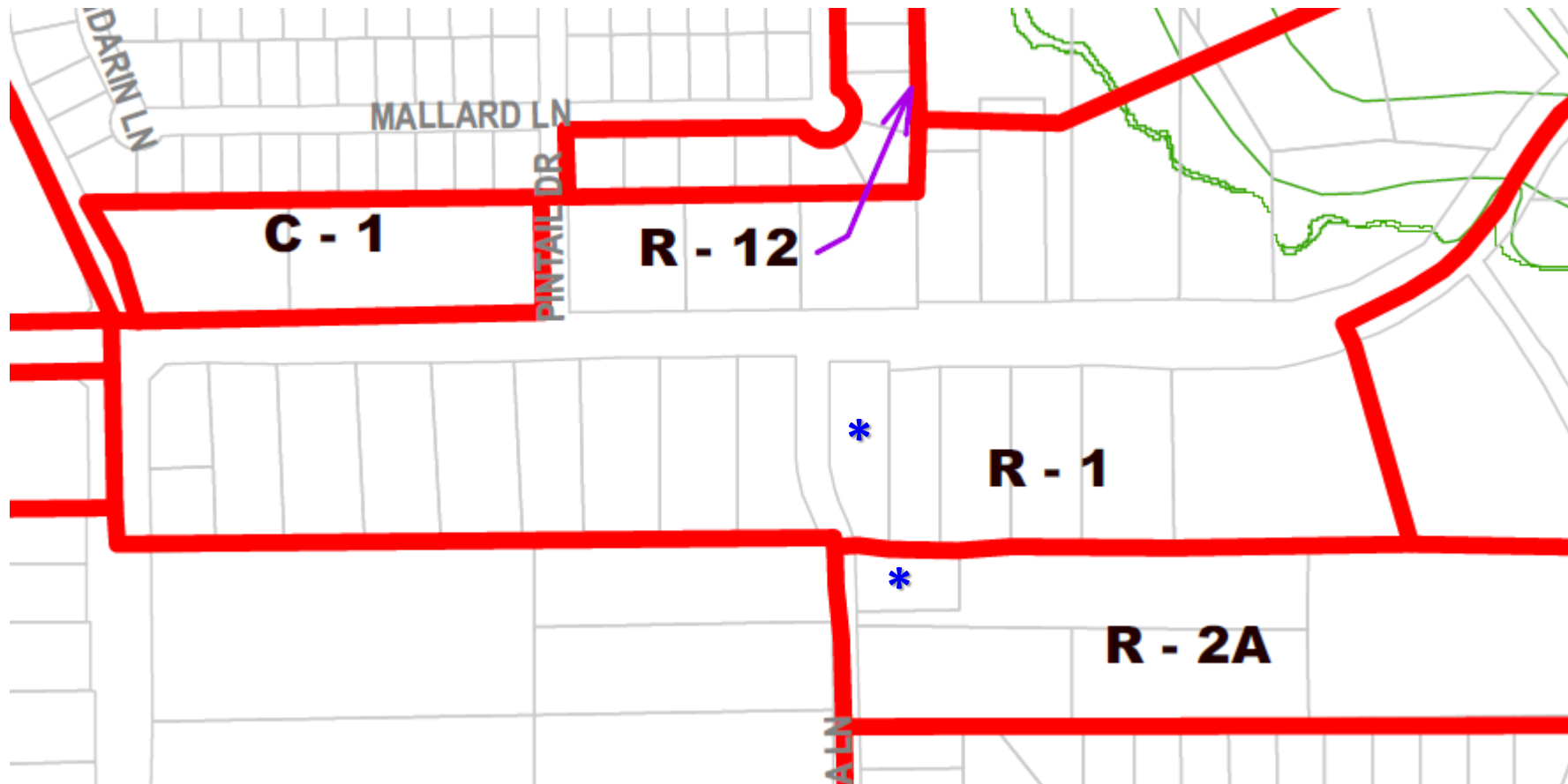
- The subject property is oddly shaped in the formation of an “L”
- The subject property has split zoning
 - The top half is zoned R-1 with a house on it
 - The bottom half is zoned R-2A and is empty
- The home was constructed in 1960 prior to the adoption of the City’s first zoning ordinance
- R-1 and R-2A both are inactive zoning districts

Aerial Map

The subject property is generally located at the southeast corner of Sachse Road and Getha Lane.



Zoning Map



Applicant's Request

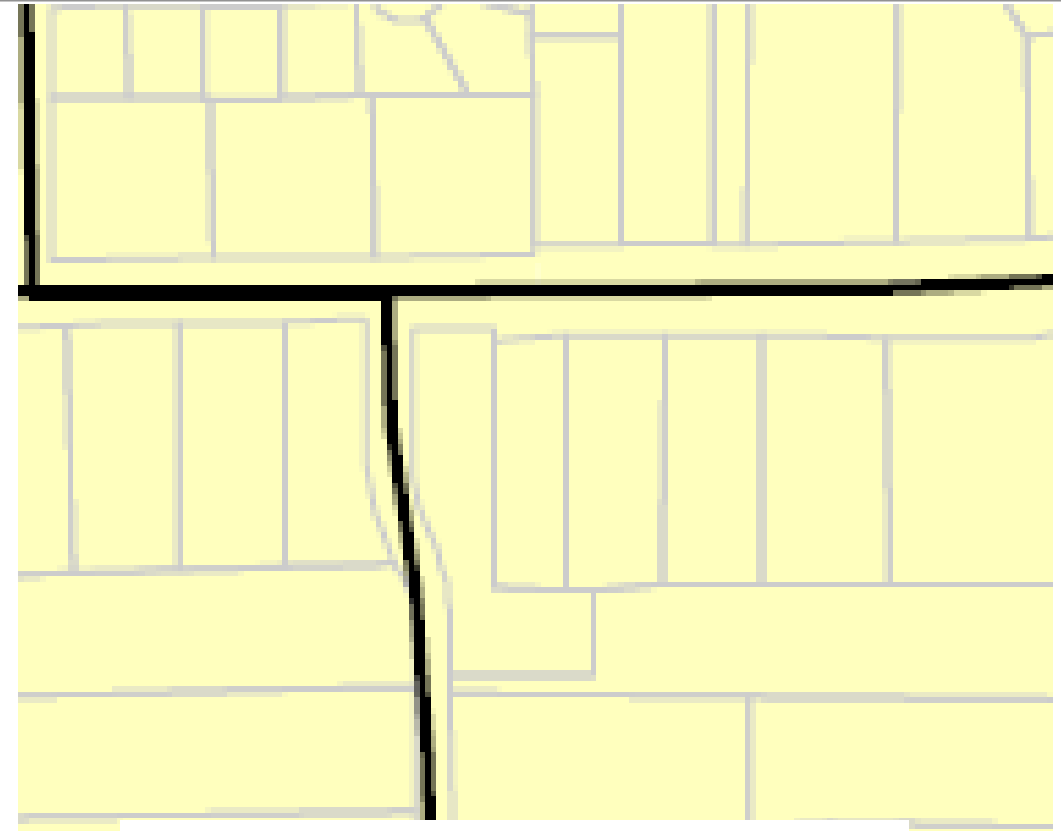
- The applicant desires to rezone the subject property to R-15
- Then the subject property could be legally subdivided into 2 lots, allowing the southern half to build a house
- The northern half barely fails to meet the minimum area regulations for R-1 zoning; the southern half meets R-2A
- The project is not eligible for the Board of Adjustment
- The City Attorney advised to rezone and then plat as the proper course of action

Zoning Chart

Area Regulation	R-1	R-2A	R-15
Min. Lot Size	39,000 sf	10,000 sf	15,000 sf
Lot Width	130'	80'	100'
Front Setback	90'	30'	40'
Min. SF (House)	1800 sf	1750 sf	2,000 sf

FLUP

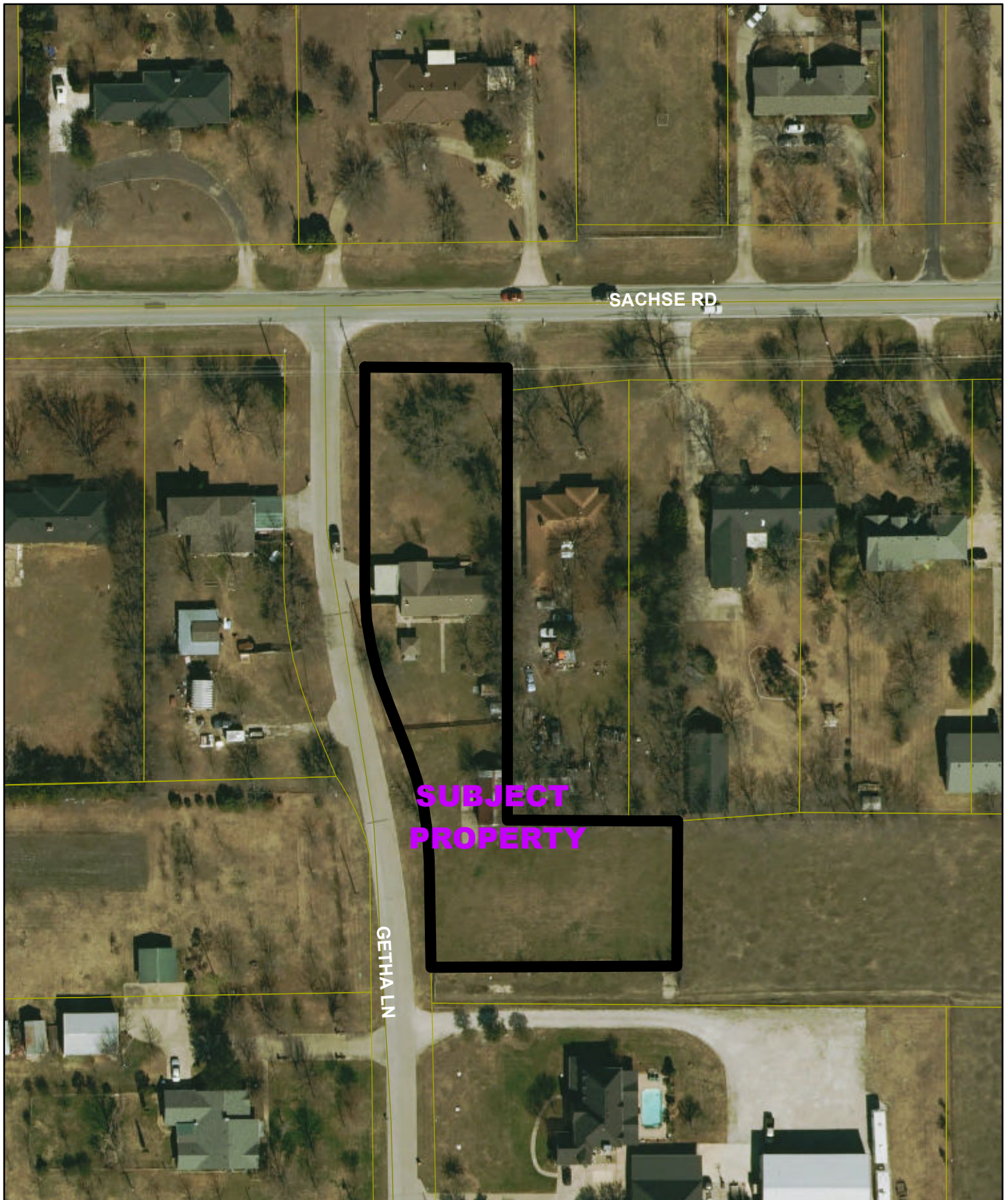
- The Future Land Use Plan (FLUP) reserves the subject property for Low Density Residential land uses
- State law requires that zoning decisions “*must be adopted in accordance with a Comprehensive Plan*”
- The FLUP supports the rezoning request



LOW DENSITY RESIDENTIAL

Staff Recommendation

- The subject property is unplatted with a house that predates Sachse's first zoning
- This situation is not eligible for relief from the Board of Adjustment
- The Future Land Use Plan supports the rezoning request
- More than 150 property owners were noticed with no negative responses received
- Staff recommends approval of the rezoning request
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its September 17 regular meeting



SACHSE RD

**SUBJECT
PROPERTY**

GETHA LN



0 75 150
Feet

AERIAL LOCATION MAP

4706 Sachse Rd

FILE: ZO 18-02 Rezone

Map Created: July 31, 2018



City of Sachse, Texas

Legislation Details (With Text)

File #:	18-4374	Version:	1	Name:	Use Chart
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	8/23/2018	In control:		In control:	Planning & Zoning Commission
On agenda:	8/27/2018	Final action:		Final action:	
Title:	Discuss proposed revisions to the Use Chart by amending Chapter 11 (Zoning) of the Code of Ordinances.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Staff Presentation Non-Residential Zoning Map				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title
Use Chart

Background

- Discuss proposed revisions to the Use Chart by amending Chapter 11 (Zoning) of the Code of Ordinances
- The 2017 Comprehensive Plan identified the Use Chart as an ordinance to be revised
- The maintenance of existing ordinances is considered routine in order to provide a healthy and functioning regulatory framework that meets the needs of the community
- Critical Path:
 - 7-16-18: City Council Workshop
 - 8-27-18: Planning & Zoning Commission
 - 9-17-18: City Council Public Hearing

Overview

- Commonly referenced as the Use Chart, Schedule of Uses, Zoning Chart, Table of Uses, or other term
- The Use Chart determines what land uses are allowed in what zoning districts
- Lists out uses of land as rows with the different zoning districts as columns
- Land uses are categorized into various groupings such as Residential uses, Retail uses, Industrial uses, Transportation uses, etc.
- Each land use is then designated as Permitted, Prohibited, allowed with a Special Use Permit (SUP), or allowed Conditionally for each zoning district on the chart

Policy Considerations

- Are formatting changes and general revisions recommended?
- Should certain land uses be changed within the chart? If so, how?
- Should duplicate or obsolete zoning districts be eliminated?

Budgetary Considerations

There are no budgetary considerations associated with this item.

Next Steps

Discussion. The City Council will consider the recommendation of the Planning & Zoning Commission at its regular meeting on September 17, 2018.

Use Chart

PLANNING & ZONING COMMISSION

AUGUST 27, 2018



Background

- Conduct a public hearing to consider and make recommendation on proposed revisions to the Use Chart by amending Chapter 11 (Zoning) of the Code of Ordinances
- The City Council discussed proposed revisions to the Use Chart at a work session on July 16, 2018 and provided feedback

Background

- The 2017 Comprehensive Plan identified the Use Chart as an ordinance to be revised
- The maintenance of existing ordinances is considered routine in order to provide a healthy and functioning regulatory framework that meets the needs of the community

Overview

- Commonly referenced as the Use Chart, Schedule of Uses, Zoning Chart, Table of Uses, or other term
- The Use Chart determines what land uses are allowed in what zoning districts
- Lists out uses of land as rows with the different zoning districts as columns

Overview

- Land uses are categorized into various groupings such as Residential uses, Retail uses, Industrial uses, Transportation uses, etc.
- Each land use is then designated as Permitted, Prohibited, allowed with a Special Use Permit (SUP), or allowed Conditionally for each zoning district on the chart
- Please note that existing PDs (e.g. Woodbridge) sometimes have their own use charts attached; PGBT and Old Town also have their own separate use charts

Sachse's Chart

OFFICE AND RETAIL	Agricultural	Single Family R-39	Single Family R-15	Single Family R-12	Single Family R-10	Single Family Estate R-E	Office Park	Mixed Use	Commercial-1	Commercial-2	Industrial-1	Industrial-2	Planned Development
Antique shop							S	X		X	X		*
Bait sales, live										S	S	S	*
Bed and breakfast	S							S					*
Catering								S	S	S	X		*
Retail sales/drive-through							S	S	S	S	X	X	*
Drug store/pharmacy							X	X	X	X	L		*
Financial institution							X	X	X	X			*
Flea market, indoor								S		S			*

Sample Charts

Title XII, Zoning Ordinance ♦ Chapter 4: Summary of Allowed, Conditional and Prohibited Uses By Distr

TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts							Non-Residential Zoning Districts						
		AG	RE	RL	R1	R2	R3	MH	O	CBD	C-1	C-2	C-3	I	
Institutional/ Governmental	Generally public and quasi-public land uses including utility, educational, recreational, cultural, medical, governmental, and other uses that are with public or social importance.														
Fraternal Organization 🏠	813410								C	P	P	P	P	P	
Fraternity or Sorority House 🏠					C		C		C	C	C	C	C		
Governmental Building or Use (County, State or Federal)		C	C	C	C	C	C	C	P	P	P	P	P	P	
Hospital 🏠	621110								C	C	P	P	P	P	
Institution for Alcoholic, Narcotic, or Psychiatric Patients 🏠	622210										C	C	C	P	
Institution of Religious, Educational or Philanthropic Nature but not meeting Church, Temple, Place of Worship Definition 🏠	813319	C	C	C	C	C	C	C	C	C	P	P	P	P	

ARTICLE V, TABLE A Residential Zoning Districts	SF-RE	SF-1	SF-2	SF-3	SF-4	A-1	A-2	SF-X	TH	MH-1	MH-2	D	MF
	Ranchette Estate	Single-Family 1	Single-Family 2	Single-Family 3	Single-Family 4	Single-Family A1	Single-Family A2	Single-Family Mix	Townhome	Manufactured Home District	Manufactured Home Park	Duplex	Multi-Family
Open Storage, Permanent													
Open Storage, Temporary													
Seasonal Sales													
Solar Panels or Devices	C	C	C	C	C	C	C	C	C	C	C	C	C
Vending Kiosk, Commercial													
Vending Kiosk, Not-for-Profit	C	C	C	C	C	C	C	C	C	C	C	C	C
Wind Energy Conversion System (WECS)	C	C	C	C	C	C	C	C	C	C	C	C	C
Institutional & Special Uses													
Assembly Uses	S	S	S	S	S	S	S	S	S	S	S	S	S
Athletic Stadium or Field	S	S	S	S	S	S	S	S	S			S	S
Cemetery or Mausoleum	S	S	S	S	S	S	S	S	S			S	S

Substantive Changes: Formatting

Sachse's chart is proposed for reformatting to provide a more modern and user friendly document:

- Visually distinguishing between Residential and Non-Residential zoning districts
- Implementing the P (Permitted), S (SUP), C (Conditional), and [*blank*] (Not Allowed) indicators
- Deleting the "X" interpretive symbol currently in use (X means allowed)

Substantive Changes: General Updates

Additional areas of the zoning ordinance being revised in conjunction with the Use Chart in order to curtail ripple effects:

- Updating accompanying definitions for clarification and legal compliance
- Modernizing language on how to use and interpret the Use Chart
- Consolidating Conditional Uses into one section of the zoning ordinance
- When possible, using broad land use categories in lieu of long lists of every possible land use
- Other minor user friendly best practices

Substantive Changes: Line-Items

- Assisted Living
 - Currently allowed by right in all districts
 - Proposed to require an SUP
- Allowing Municipal Facilities by right in all districts (many cities already assume this)
- Microbrewery (TABC does not require microbreweries to have a food component; local zoning defines microbrewery as being in conjunction with food service)
- Allowing Planned Development districts to be created when in conjunction with a Council approved development agreement or other ordinance (currently a 5 acre minimum; PDs would still require standard public hearings)

Special Use Permits (SUPs) Discussion

A Special Use Permit (SUP) is required of uses that the zoning ordinance may allow, but uses that are screened and specially approved for situational suitability. The purpose of the SUP requirement is to allow the City to determine the appropriateness of a proposal. Thus, the City has broad discretionary approval of SUPs.

Balancing the burden of an SUP process on a particular market use and its associated fiscal impacts is a policy decision that merits further discussion on a few highlighted land uses.

Substantive Changes: Drive-Thru SUPs

*Drive-through establishment means a business that allows the interior passage of motor vehicles for the retail sale of **food or** beverages, or the delivery of **food or** beverages to the occupants of the vehicle.*

- Currently pharmacies, banks, day cares, and even grocery online pickup services do not require an SUP
- Is there any support for allowing drive-thru restaurants by right in retail districts and distinguishing them from drive-thrus that serve beverages? *Council directed to keep the same*

Substantive Changes: SUPs

The following list is proposed for discussion and direction:

- Minor Auto Repair (retail service such as Discount Tire, NTB, & Jiffy Lube)
 - Currently allowed by right in C-2 and not in C-1 at all
 - *Council directed to allow in C-1 as well*
- Major Auto Repair (body shops)
 - Currently not allowed in C-1 nor C-2 with no option for an SUP application
 - Several brands today are not as visually incompatible as historic designs
 - *Council directed to allow in C-1 and C-2 with an SUP*

Major Auto Repair Example



Substantive Changes: SUPs

The following list is proposed for discussion and direction:

➤ Car Wash (attended only)

- Currently requires an SUP in both C-1 and C-2
- There is no distinction between automated wash (tunnel) and self-serve
- *Council directed to keep the same*

➤ Gas Pumps (gas stations)

- Currently require an SUP in non-residential districts
- Gas station design has advanced considerably the past 15 years
- *Council directed to keep the same*

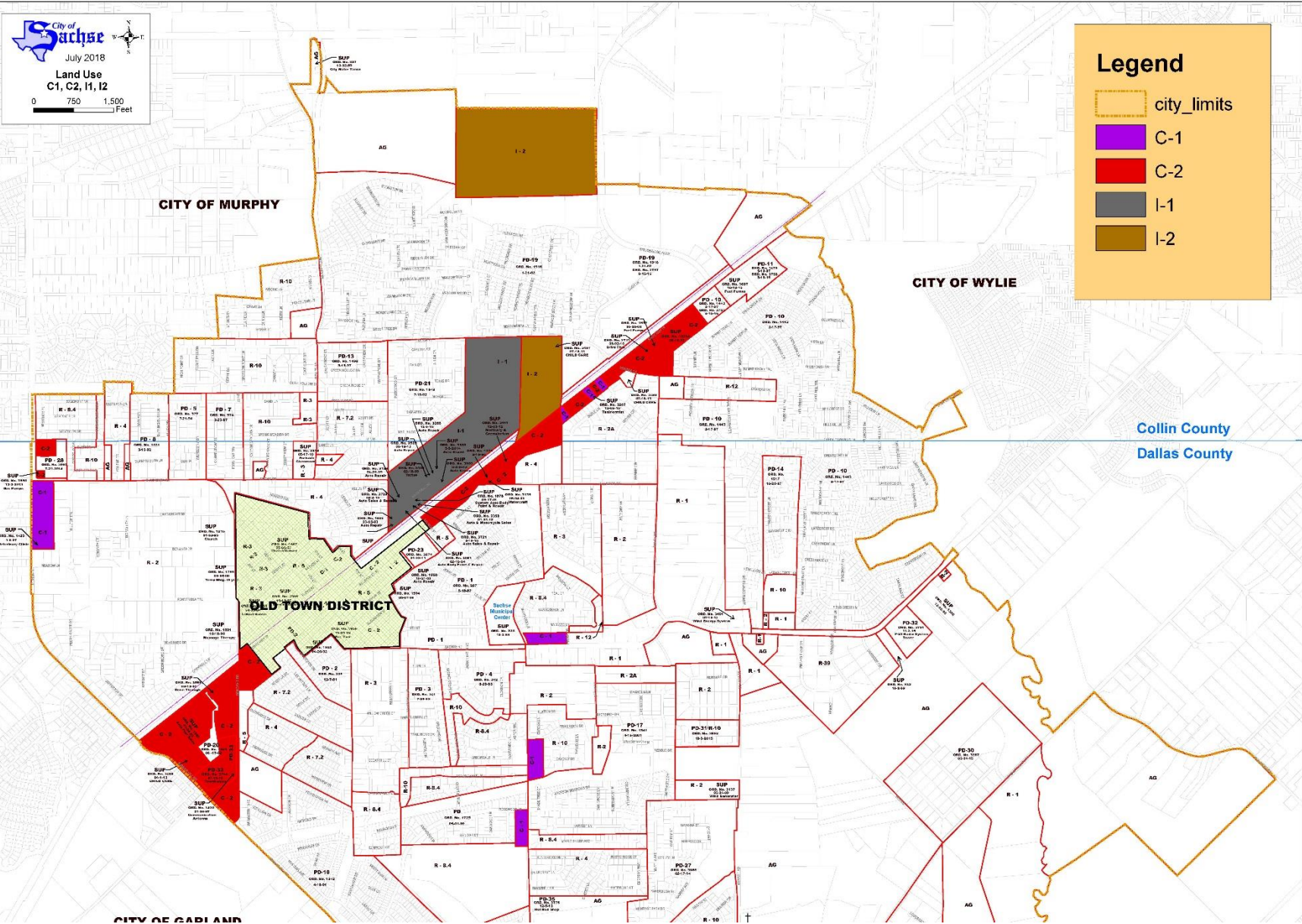
Substantive Changes: SUPs

The following list is proposed for discussion and direction:

- Child Care Center (commercial day care)
 - Currently requires an SUP in all districts, including residential districts
 - *Council directed to keep the same*
- Assembly Uses (churches)
 - Currently allowed by right in all districts
 - Constitutional legal protections

Substantive Changes: Zoning Districts

- Some zoning districts are not and have not been used and are proposed for deletion (e.g. Office Park – predated the 2009 Turnpike Overlay)
- There is not a distinct difference between C-1 (Neighborhood Shopping District) and C-2 (General Commercial District) in terms of location in Sachse, although different height restrictions apply
- There is not a distinct difference between I-1 (Manufacturing & Warehousing) and I-2 (General Industrial) in terms of location in Sachse, although different intensities are observed between the two in terms of land use (i.e. heavy v. light)



Staff Direction: Zoning Districts

- Should obsolete or redundant districts be consolidated or otherwise eliminated?
- The most likely result would be one Retail district and one Industrial district (would require an Equivalency Table as with past R district changes)
- Should C-1 and C-2 be combined into a general Retail zoning district?
- Should I-1 and I-2 be combined into a general Industrial district?
- After further consultation with the City Attorney, the current non-residential districts are proposed to remain the same, except for the deletion of the obsolete Office Park district*

Staff Direction: Use Chart

Is there support to make changes to any of the following land uses in the new use chart?

- Formatting changes
- Assisted Living
- Restaurant Drive-thrus
- Minor Auto Repair
- Major Auto Repair
- Car Wash
- Gas Pumps
- Child Care Center

Next Steps

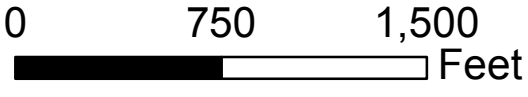
Discuss and make recommendation on proposed changes to the Use Chart

Critical Path:

7-16-18: City Council Workshop

8-27-18: Planning & Zoning Commission

9-17-18: City Council Public Hearing



CITY OF WYLIE

 1-2

Dallas County

PGBT DISTRICT

CITY OF ROWLETT

THIS MAP IS PROPERTY OF THE CITY OF SACHSE, TEXAS, AND IS NOT TO BE REPRODUCED BY ANY MEANS, MECHANICAL OR DIGITAL, WITHOUT THE WRITTEN CONSENT OF THE CITY.

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.