



City of Sachse, Texas

3815 Sachse Road,
Building B
Sachse, TX 75048

Meeting Agenda Planning & Zoning Commission

Monday, July 31, 2017

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 with the Open Meetings Act, the Commission may not discuss or take action on any item, which has not been posted on the agenda

6:30 PM WORK SESSION

1. Discussion of agenda items for the July 31, 2017 Planning and Zoning Commission meeting. Please be advised the work session is for discussion purposes only by the Planning and Zoning Commission.
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 U.S. and Texas Flags.
2. [17-3909](#) Consider approval of the minutes of the July 10, 2017 Planning and Zoning Commission meeting.
Attachments: [07.10.2017 Minutes](#)
3. [17-3905](#) Conduct a public hearing to consider and act on a request, by 7-Eleven, for a Special Use Permit (SUP) for retail sales with fuel pumps on approximately 1.5 acres of land generally located at the northeast corner of the PGBT and Miles Road, currently zoned C2 (Commercial) within the Turnpike Overlay district (Commercial Zone).
Attachments: [Staff Presentation](#)
[Location Map](#)
[Concept Plans](#)
4. Discussion of future agenda items, update on council actions, training topics, and requests for new business consideration.
5. Adjournment.

Posted: July 28, 2017; 5:00 p.m.

Michelle Lewis Sirianni, City Secretary

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



City of Sachse, Texas

Legislation Details (With Text)

File #: 17-3909 **Version:** 1 **Name:** July 10, 2017 P&Z Minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 7/21/2017 **In control:** Planning & Zoning Commission
On agenda: 7/31/2017 **Final action:**
Title: Consider approval of the minutes of the July 10, 2017 Planning and Zoning Commission meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [07.10.2017 Minutes](#)

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the July 10, 2017 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the July 10, 2017 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Approve the minutes of the Planning and Zoning Commission July 10, 2017 meeting.



**City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, July 10, 2017**

Members Present:

Scott Everett - Chair
David Hock - Vice Chair
Chance Lindsey
Scott Ohman
Fernando Gutierrez

Members Absent:

Wendy Stewart
Louie Carter

Staff Present:

Dusty McAfee, AICP - Community Development Director
Charlotte Youngblood - Community Development Technician

Others Present:

Bill Adams, City Council Liaison

6:30 PM Work Session

Staff provided the commission with a community update and discussed agenda items.

7:00 PM Regular Meeting

Chairman Everett opened the meeting of the Planning & Zoning Commission at 7:05 p.m. and declared a quorum.

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

Commissioner Gutierrez offered the invocation, and Commissioner Hock led the pledges.

2. 17-3879 Consider approval of the minutes of the June 12, 2017 Planning & Zoning Commission meeting.

With a motion by Gutierrez, and a second by Lyndsey, the Planning & Zoning Commission adopted the June 12, 2017 minutes unanimously.

3. 17-3885 Conduct a public hearing to consider and act on proposed revisions to Chapter 11 (Zoning) of the Code of Ordinances, to adopt Architectural Designs Standards.

Staff presented the proposed architectural standards to the commission. Chairman Everett opened the public hearing at 7:17 PM. No one spoke at the public hearing. With a motion by Ohman and a second from Gutierrez, with all voting unanimously, the public hearing was closed at 7:18 PM. After discussion, Hock made a recommendation to approve the adoption of the architectural standards with additional consideration to be given to the 20% mandate on stone. Ohman seconded the motion, the motion passed unanimously.

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

Staff updated the Commission.

Adjourn: With a motion by Hock, the meeting was adjourned at 7:41 PM.

Chairperson

Secretary



City of Sachse, Texas

Legislation Details (With Text)

File #:	17-3905	Version:	1	Name:	PGBT 7-Eleven SUP P&Z 7-31-17
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	7/18/2017	In control:		In control:	Planning & Zoning Commission
On agenda:	7/31/2017	Final action:		Final action:	
Title:	Conduct a public hearing to consider and act on a request, by 7-Eleven, for a Special Use Permit (SUP) for retail sales with fuel pumps on approximately 1.5 acres of land generally located at the northeast corner of the PGBT and Miles Road, currently zoned C2 (Commercial) within the Turnpike Overlay district (Commercial Zone).				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Staff Presentation Location Map Concept Plans				

Date	Ver.	Action By	Action	Result
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Title

Conduct a public hearing to consider and act on a request, by 7-Eleven, for a Special Use Permit (SUP) for retail sales with fuel pumps on approximately 1.5 acres of land generally located at the northeast corner of the PGBT and Miles Road, currently zoned C2 (Commercial) within the Turnpike Overlay district (Commercial Zone).

Project Information

- SUP for gas station
- Applicant: 7-Eleven
- Owner: Trull Foundation
- Size: Approximately 1.5 acres
- Current Zoning: C2 (Commercial) with Turnpike overlay (Commercial zone)
- Site Attributes: Undeveloped land @ hard corner
- 28 property owners noticed @ 1,000' (no negative responses received)

Background

- 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 the requested SUP.
- Chapter 11 of the Sachse Code of Ordinances requires Retail Sales (with Gas Pumps) uses obtain a Special Use Permit (SUP) to legally operate in the C2 district.
- Within the Commercial Zone of the Turnpike Overlay district, Retail Sales (with Gas Pumps) are allowed by right.

- The Turnpike Overlay is written in a manner in which new development must satisfy both the Overlay standards and those within the underlying zoning district, which creates an often confusing and muddy entitlement picture.

SUP Overview

- SUP would allow for a 7-Eleven gas station at the NEC of PGBT and Miles Road
- Shall generally develop per the attached plans
- Staff and the Applicant worked together to provide the following site enhancements:
 - Additional landscaping & tree cover
 - Decorative paving
 - Improved architecture (on building & canopy)
 - Landscape buffers in excess of 20'
 - Other special features (berms, entrance feature, bike rack, double dumpsters, LED lighting, widened sidewalks, etc.)
- If P&Z recommends approval, Staff recommends the following conditions be included in the SUP:
 - Fueling canopy band face per Staff comments
 - Decorative paving at entrances
 - Meet architectural standards of City
 - Signage limited to wall signs and a monument sign (60 sf in area; 8' height limitation; 1' masonry border)

Policy Considerations For Approval:

- Market demand is high for a gas station on PGBT
- Property tax to the TIF
- Sales tax to the City, EDC, SMF, & potentially an MDD for parks (November ballot)
- Due to how the subject property is carved out from the remainder of the larger tract, not much can practically fit on the hard corner
- The 7-Eleven plans provide attractive landscaping and architecture
- Launches PGBT development

Policy Considerations For Denial:

- It's the most prominent and visible corner in the PGBT district
- Many more desirable locations along PGBT for a gas station from a City perspective (one in particular with zoning)
- Fuel sales could be incorporated in the PGBTcorridor as part of a greater vision with adjacent tracts
- New zoning regulations for PGBT should be completed this October

Recommendation

- Staff recommends denial of the applicaion.
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its August 21st regular meeting
- A recommendation of denial does not force a "super majority" vote, defined as a three-fourths vote, by the City Council

- Is a gas station, at this location, desirable?



PGBT 7-ELEVEN SUP
PLANNING & ZONING COMMISSION
JULY 31, 2017

APPLICANT REQUEST

Conduct a public hearing to consider and act on a request, by 7-Eleven, for a Special Use Permit (SUP) for retail sales with fuel pumps on approximately 1.5 acres of land generally located at the northeast corner of the PGBT and Miles Road, currently zoned C2 (Commercial) within the Turnpike Overlay district (Commercial Zone).

SUP OVERVIEW

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 the requested SUP.

Important to note, the retail portion of the proposed use (convenience store) is allowed by right. Best practice states that commentary surrounding that portion of the project should be limited.

ENTITLEMENTS OVERVIEW

Chapter 11 of the Sachse Code of Ordinances requires Retail Sales (with Gas Pumps) uses obtain a Special Use Permit (SUP) to legally operate in the C2 district.

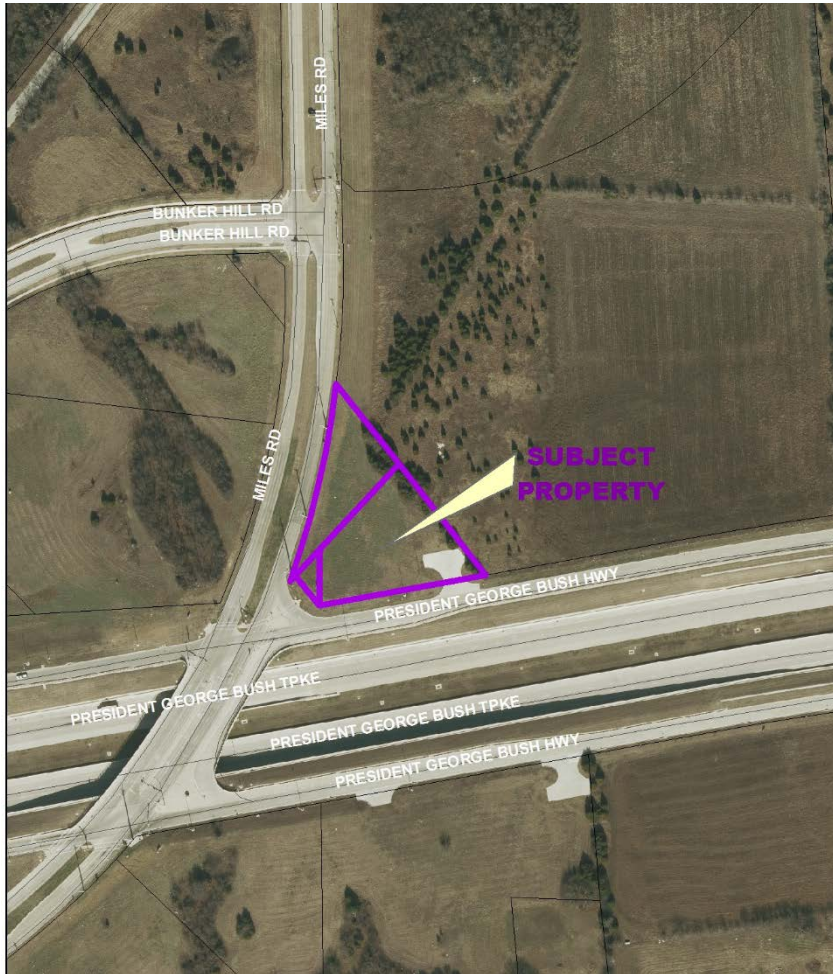
Within the Commercial Zone of the Turnpike Overlay district, Retail Sales (with Gas Pumps) are allowed by right.

The Turnpike Overlay is written in a manner in which new development must satisfy both the Overlay standards and those within the underlying zoning district, which creates an often confusing and muddy entitlement picture.

PROJECT INFORMATION

- ❑ SUP for gas station
- ❑ Applicant: 7-Eleven
- ❑ Owner: Trull Foundation
- ❑ Size: Approximately 1.5 acres
- ❑ Current Zoning: C2 (Commercial) with Turnpike overlay (Commercial zone)
- ❑ Site Attributes: Undeveloped land @ hard corner
- ❑ 28 property owners noticed @ 1,000' (no negative responses received)

AERIAL MAP



- ☐ The subject property is located at the northeast corner of the PGBT and Miles Road.
- ☐ The property behind the subject property is owned by Children's Medical, effectively making the subject property an "out-parcel" to the larger tract behind it

TURNPIKE CONCEPT PLAN FOR ICSC (MAY 2017)



TURNPIKE OVERLAY MAP



- ☐ Tract is located in the “Commercial Zone” of the Turnpike Overlay district
- ☐ The subject property is also within the Turnpike TIF
- ☐ Base zoning of C-2 (Commercial)

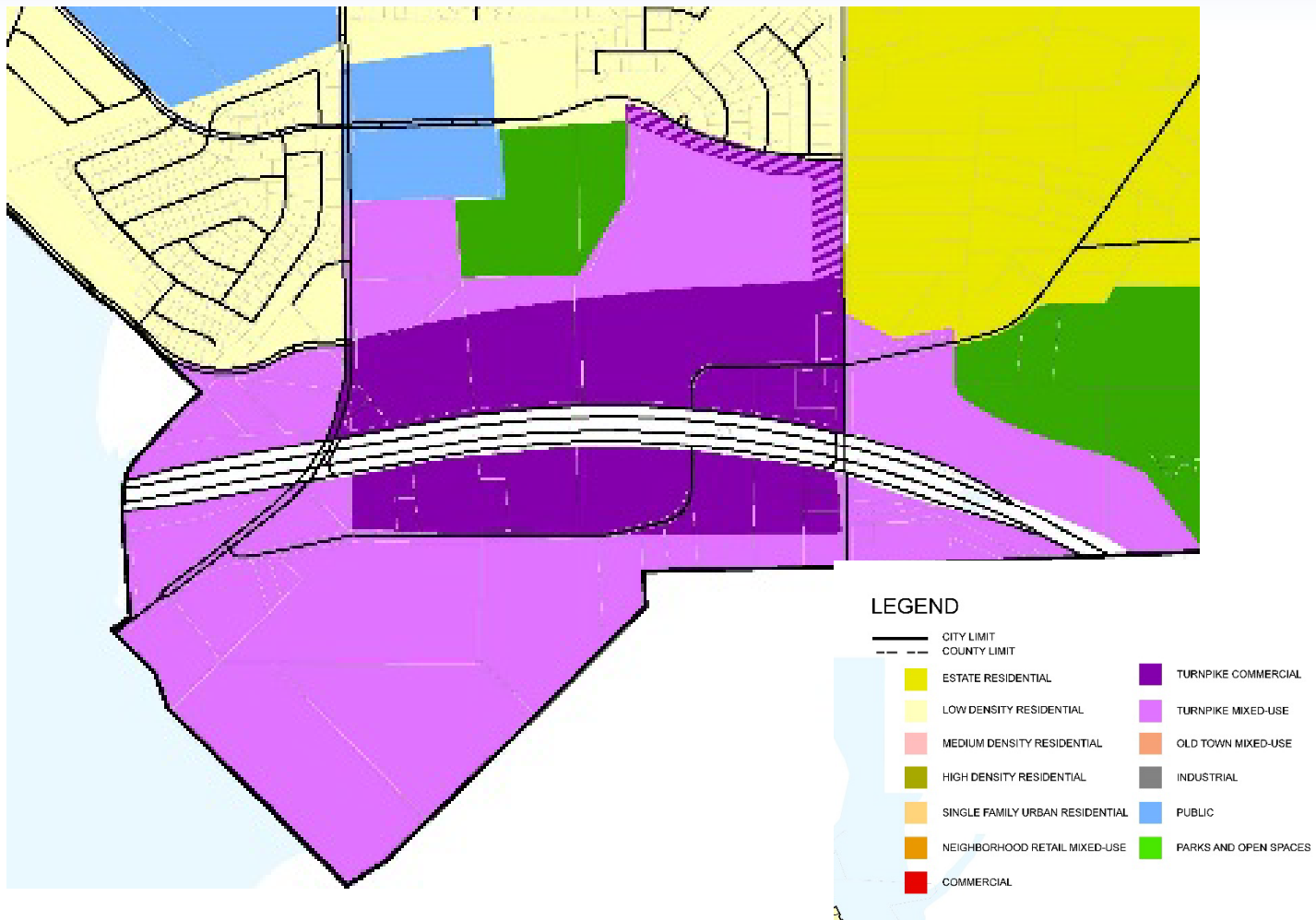
TURNPIKE OVERLAY

Commercial Zone. Intent and purpose: The commercial zone is located primarily along the President George Bush Turnpike. The intended uses in this district are commercial in nature and may include retail, restaurant, office, hotel, and other commercial uses. Buildings of all sizes, large and small, are allowed in the commercial zone, regulated by the underlying zoning district of each individual property.

COMPREHENSIVE PLAN

- ❑ The 2017 Comprehensive Plan designated the subject property as Turnpike Commercial
- ❑ The Plan listed as an immediate priority the correction of the regulatory framework and entitlements for PGBT
- ❑ Zoning amendments for PGBT will be in conformance with the vision as outlined in the Plan
- ❑ Council awarded the contract to Gateway Planning and should be complete before 2018

FUTURE LAND USE PLAN



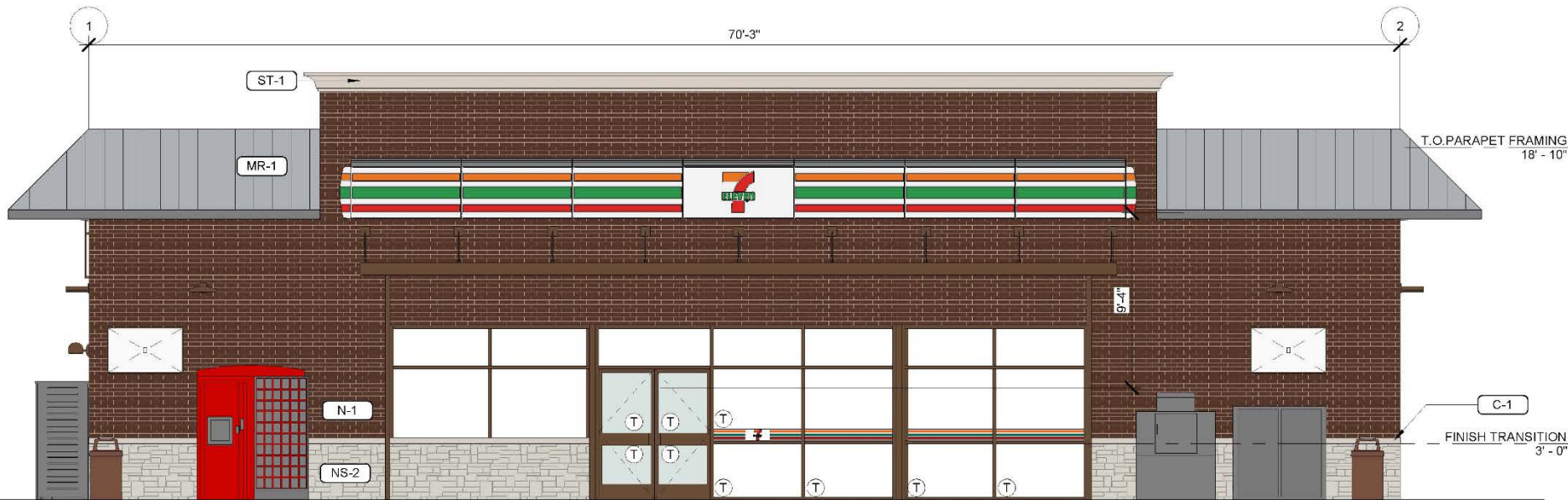
FUTURE LAND USE PLAN

Turnpike Commercial. Represents land uses that contribute to a significant concentration of regionally-scaled commercial, medical, retail, and service uses, as well as campus style office and corporate headquarter uses that provide substantial employment opportunities to the surrounding area. Commercial and office uses are attractive for tenants with larger space needs and convenient access to regional highways.

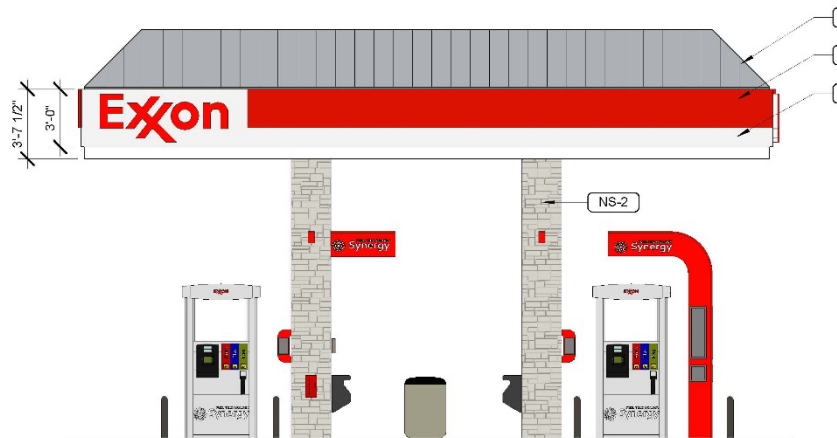
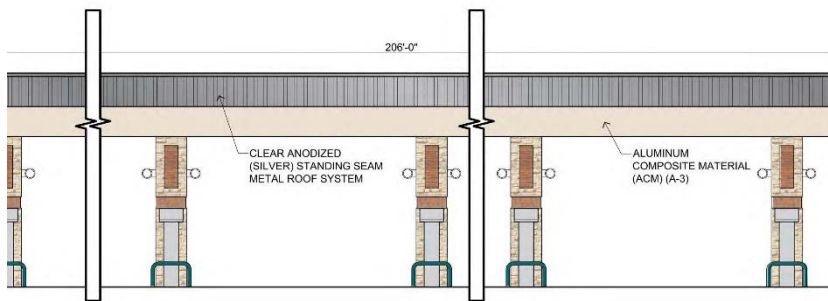
SUP OVERVIEW

- ❑ SUP would allow for a 7-Eleven gas station at the NEC of PGBT and Miles Road
- ❑ Shall generally develop per the attached plans
- ❑ Staff and the Applicant worked together to provide the following site enhancements:
 - Additional landscaping & tree cover
 - Decorative paving
 - Improved architecture (on building & canopy)
 - Landscape buffers in excess of 20'
 - Other special features (berms, entrance feature, bike rack, double dumpsters, LED lighting, widened sidewalks, etc.)





B4 ELEVATION - FRONT



SUP CONDITIONS

- If P&Z recommends approval, Staff recommends the following conditions be included in the SUP:
 - Fueling canopy band face per Staff comments
 - Decorative paving at entrances
 - Meet architectural standards of City
 - Signage limited to wall signs and a monument sign (60 sf in area; 8' height limitation; 1' masonry border)

FISCAL IMPACT ANALYSIS

(ALL FIGURES APPROXIMATE)

- ☐ \$15,000 utility (water & sewer) impact fees
- ☐ \$170,000 roadway impact fees
- ☐ \$15,000 building permit & planning fees
- ☐ \$15,000 annual estimated property tax based upon an estimated \$2 million value (city portion only)
- ☐ \$3,000 monthly sales tax (city portion only)

Total Revenue: \$200,000 one-time
\$50,000 recurring



POLICY CONSIDERATIONS

For Approval:

- ☐ Market demand is high for a gas station on PGBT
- ☐ Property tax to the TIF
- ☐ Sales tax to the City, EDC, SMF, & potentially an MDD for parks (November ballot)
- ☐ Due to how the subject property is carved out from the remainder of the larger tract, not much can practically fit on the hard corner
- ☐ The 7-Eleven plans provide attractive landscaping and architecture
- ☐ Launches PGBT development

POLICY CONSIDERATIONS

For Denial:

- ☐ It's the most prominent and visible corner in the PGBT district
- ☐ Many more desirable locations along PGBT for a gas station from a City perspective (one in particular with zoning)
- ☐ Fuel sales could be incorporated in the PGBT corridor as part of a greater vision with adjacent tracts
- ☐ New zoning regulations for PGBT should be completed this October

STAFF RECOMMENDATION

- ☐ Staff recommends denial of the application
- ☐ The recommendation of the Planning & Zoning Commission will be considered by the City Council at its August 21st regular meeting
- ☐ A recommendation of denial does not force a “super majority” vote, defined as a three-fourths vote, by the City Council
- ☐ Is a gas station, at this location, desirable?



0 150 300
Feet

AERIAL LOCATION MAP
TURNPIKE 190 & MILES RD, 7-ELEVEN
FILE: SUP 17-0, FUEL SALES
Map Created: June 20, 2017



7-ELEVEN STORE
NEC MILES RD & BUSH TURNPIKE
SACHS, TX



JOB # 30037 DRAWING: 30037 SP.dwg LAST SAVED BY: TALLEY LOCATION: F:\30000\30037\0 Drawings\Design\Rev-1\30037 SP.dwg

OWNER: THE TRULL FOUNDATION
VOL. 96158, PG 6025, D.R.D.C.T.
EXISTING LAND USE: VACANT
EXISTING ZONING: GENERAL COMMERCIAL DISTRICT (C-2), OVERLAY TURNPIKE DISTRICT

deed 200101254399
Grantor: RB Trull
Grantee: The Trull Foundation
Tract 1:
01/12/01

Deed 199601581770
Tract Three: 6.0667± ac
or 264265± sqft

OWNER: THE TRULL FOUNDATION
VOL. 96158, PG 6025, D.R.D.C.T.
EXISTING LAND USE: VACANT
EXISTING ZONING: GENERAL COMMERCIAL DISTRICT (C-2), OVERLAY TURNPIKE DISTRICT

Miles Road
(100' Public Right of Way)
P/W Deed 19940072028
Grantor: The Trull Foundation
Grantee: City of Sachse
03-11-1994
100' R/W

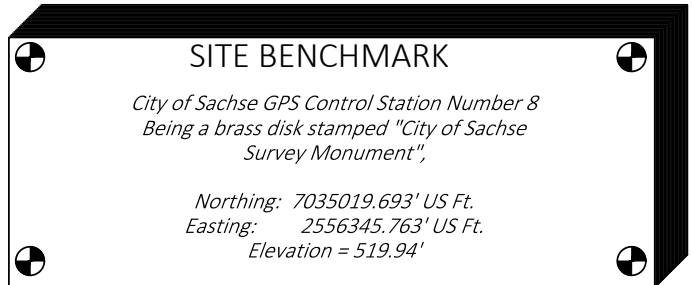
R=1550.00'
L=346.67'
Δ=12°48'52"
CB=N13°12'59"E
CD=345.94'

Sachse Medical Center, LLC
Capital Resources Group, LLC
Inst. No. 201400065513
D.R.D.C.T.

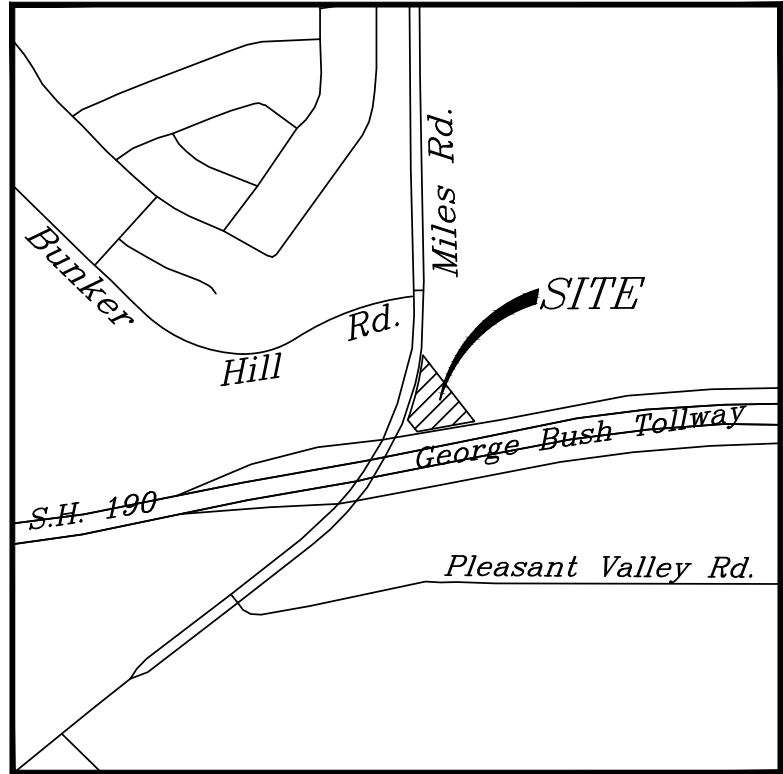
EXISTING LAND USE: VACANT
EXISTING ZONING: OFFICE PARK DISTRICT (OP), ORD. NO 3507

deed 201400065513
14.933± ac or 650474± ac
Grantor: Children's Medical Center Foundation
Grantee: Sachse Medical Center, LLC
3/19/2014
EXISTING LAND USE: VACANT
EXISTING ZONING: OFFICE PARK DISTRICT (OP), ORD. NO 3507

EXISTING LAND USE: VACANT
EXISTING ZONING: GENERAL COMMERCIAL DISTRICT (C-2)

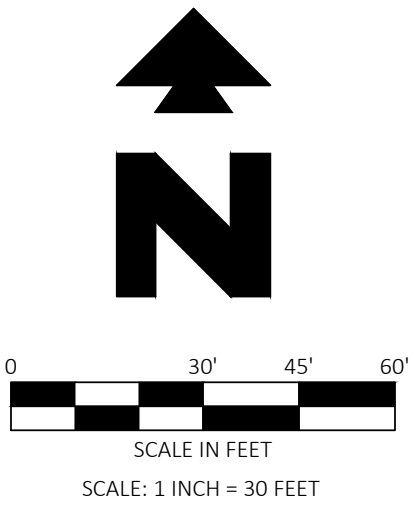


NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



Vicinity Map

Not to Scale



LEGEND

EXISTING

	BOUNDARY LINE
	ADJOINING BOUNDARY LINE
	RIGHT OF WAY LINE
	OVERHEAD ELECTRIC LINE
	EXISTING SANITARY SEWER LINE
	WIRE FENCE LINE
	SURVEY ABSTRACT LINE
	FOUND MONUMENT (AS NOTED)
	SEWER MANHOLE
	GRATE INLET (SQUARE)
	WATER VALVE
	FIRE HYDRANT
	POWER POLE
	TRAFFIC SIGN
	ELECTRICAL BOX
	SINGLE LIGHT POLE
	FIBER OPTIC BOX
	TRAFFIC STRUCTURE
	WALK LIGHT
	TRAFFIC LIGHT (3 LAMPS)
	TRAFFIC LIGHT (2 LAMPS)
(A)	DENOTES RECORD MONUMENT USED AS A CONTROLLING MONUMENT FROM DEED RECORDED IN INSTRUMENT NO. 2014-00065513 DEED RECORDS, DALLAS COUNTY, TEXAS.

PROPOSED

	PROPERTY LINE/RIGHT OF WAY LINE
	CONCRETE CURB AND GUTTER.
	PROPOSED PARKING SPACES
	LIMITS OF SIDEWALKS AND CONCRETE APRONS
	LIMITS OF DECORATIVE PAVEMENT

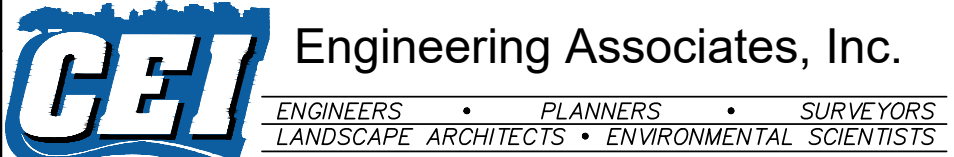
NOTES

- NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE
- THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF SACHSE DEVELOPMENT STANDARDS.
- ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS OTHERWISE APPROVED.
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADIUS SHALL BE 2', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- ALL LIGHTING, INCLUDING WALL PACKS AND POLES, SHALL BE LED AND SHIELDED.

AREA OF SITE	
GROSS EXISTING (AC)	1.533
NET EXISTING (AC)	1.533
GROSS PROPOSED (AC)	1.533
NET PROPOSED	1.533

EXHIBIT B- ZONING EXHIBIT	
PROJECT NAME	7-ELEVEN 38245, SACHSE, TX
SURVEY NAME AND ABSTRACT NUMBER	RICHARD COPELAND SURVEY, ABSTRACT NO. 228
COUNTY	DALLAS

NO.	DATE	DESCRIPTION
1	6-1-17	INITIAL SUBMITTAL
REVISIONS		
30037	7/13/17	ADS EPW MMS MMS
CEI PROJECT NO.	INITIAL DATE	DPOR PM DES DRW



3030 LBJ Freeway, Suite 100
Dallas, TX 75234

(972)488-3737
FAX (972)488-6732

7-ELEVEN

MILES RD AND PG&T

SACHSE TEXAS

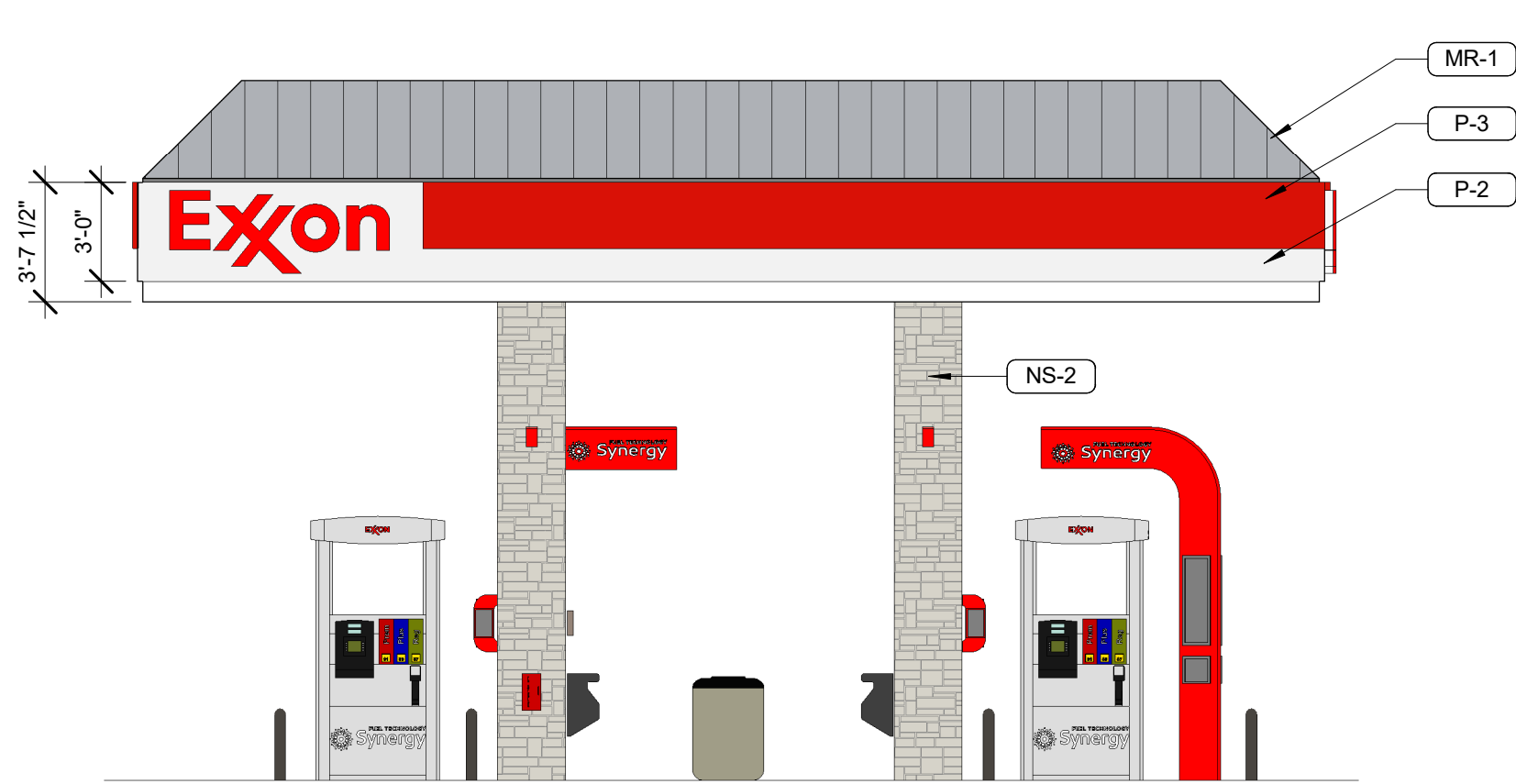
EXHIBIT B- ZONING EXHIBIT	REV DATE	SHEET NO.
	7/13/17	1 OF 3
	REV-1	

F-7524

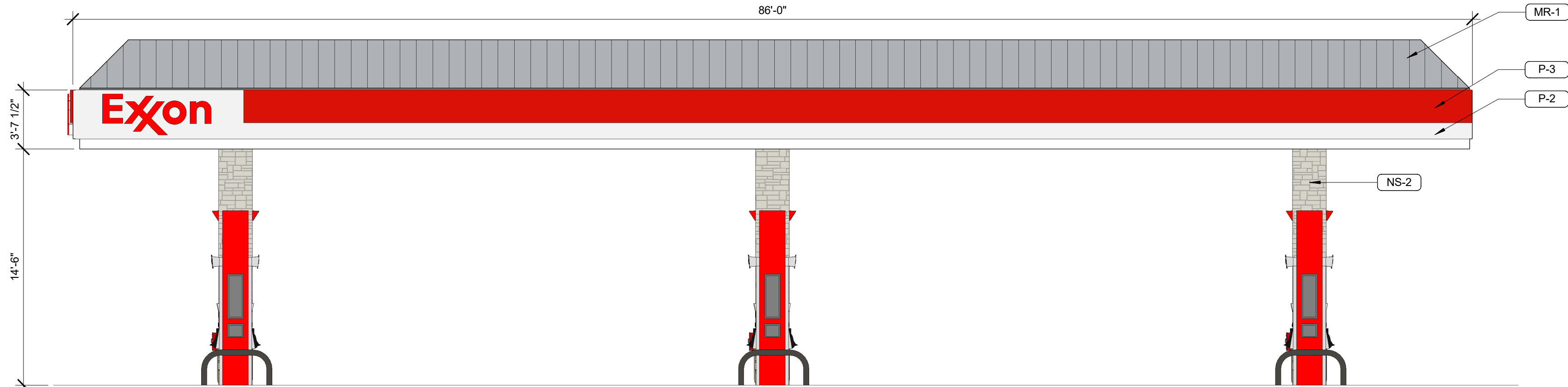
OWNER:
THE TRULL FOUNDATION
404 4TH ST
PALACIOS, TX 77456
361-972-5241

APPLICANT:
CEI ENGINEERING
3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
CONTACT: ERIC WILHITE, AICP
479-254-1445

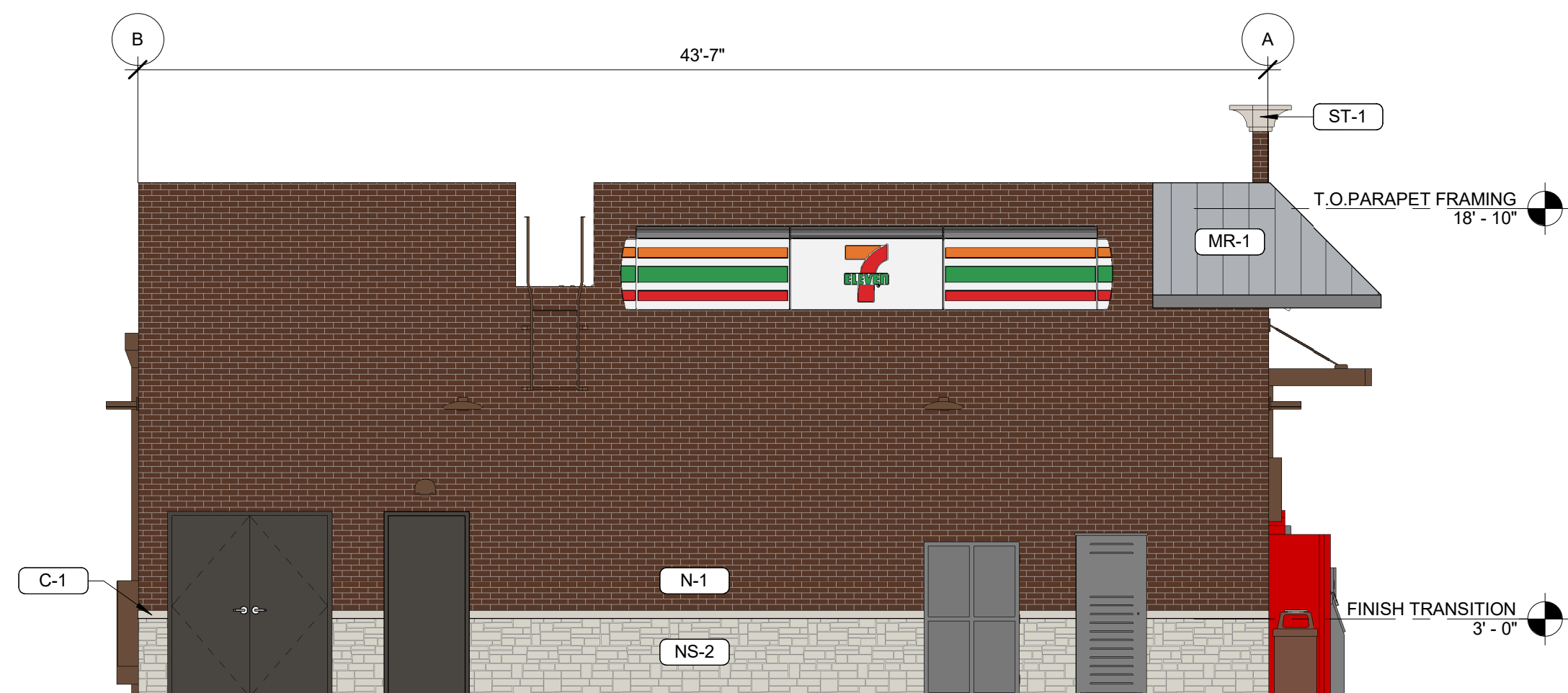
SURVEYOR:
CEI ENGINEERING
3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
CONTACT: JOHN JANUARY
479-385-7479



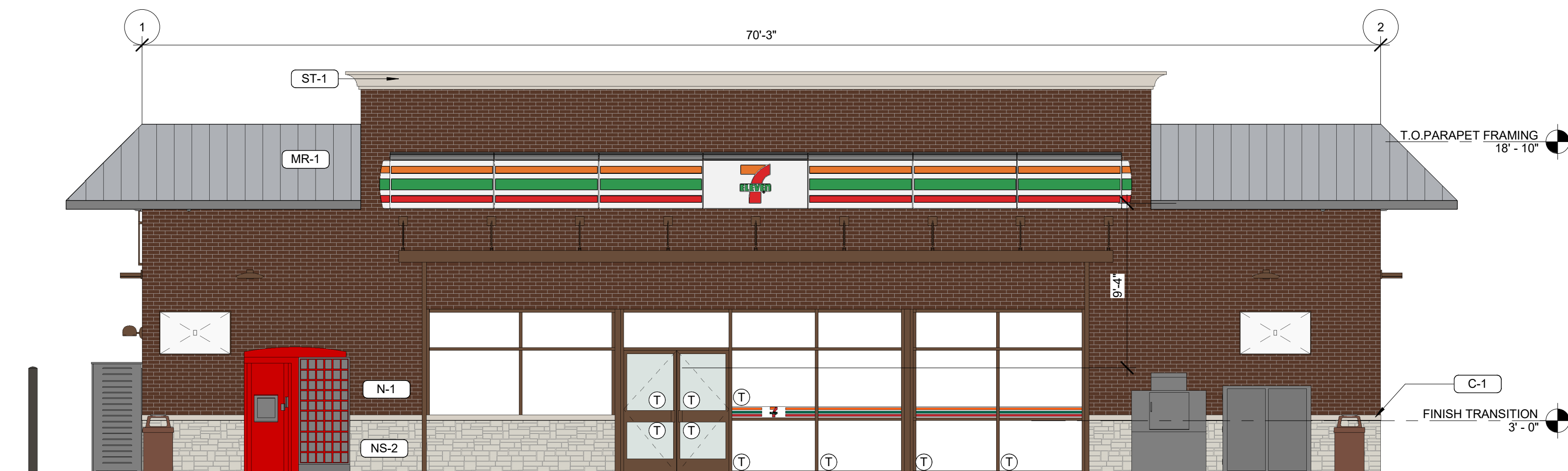
1
R0.01
FUEL CANOPY - SHORT
3/16" = 1'-0"



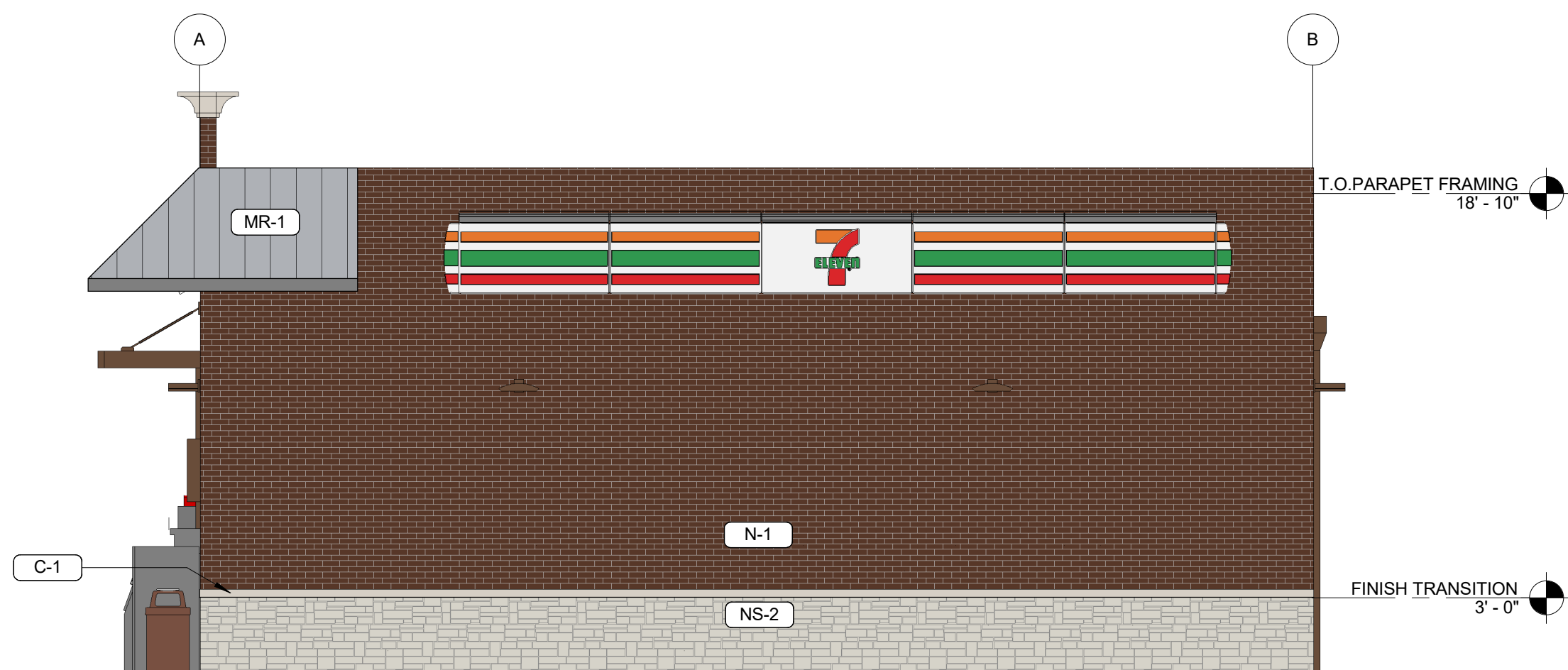
C4
R0.01
FUEL CANOPY - LONG
3/16" = 1'-0"



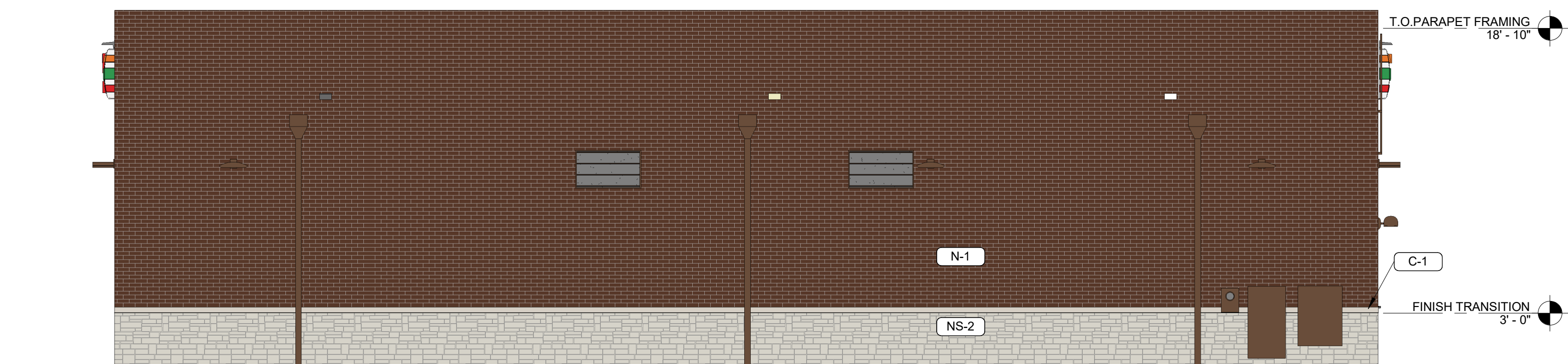
B6
R0.01
ELEVATION - LEFT SIDE
3/16" = 1'-0"



B4
R0.01
ELEVATION - FRONT
3/16" = 1'-0"



A6
R0.01
ELEVATION - RIGHT SIDE
3/16" = 1'-0"



A4
R0.01
ELEVATION - REAR
3/16" = 1'-0"