



City of Sachse, Texas

3815 Sachse Road,
Building B
Sachse, TX 75048

Meeting Agenda Planning & Zoning Commission

Work Session and Regular Meeting

Monday, June 27, 2016

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 June 27, 2016 Planning and Zoning Commission Meeting. Please be advised that the work session is for discussion purposes only by the Planning and Zoning Commission.
2. Discussion of future agenda items, update on council action, training topics, requests for new business considerations, and Comprehensive Plan update.

REGULAR MEETING

The regular meeting will immediately follow the work session.

1. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
2. [16-3391](#) Consider approval of the minutes of the April 11, 2016 Planning and Zoning Commission meeting.
Attachments: [04.11.16 Minutes](#)
3. [16-3389](#) Consider and act on a final plat application for Woodbridge Village addition (Lot 1, Block A) from The Dimension Group, generally located east of the intersection of SH 78 and Woodbridge Parkway, within city limits.
Attachments: [Staff Presentation](#)
[Proposed Plat](#)
4. [16-3390](#) Conduct a public hearing to consider and make recommendation on a request by Serene Global Group, to amend the Future Land Use Plan (FLUP) of the 2001 Comprehensive Plan to re-categorize approximately 10.26 acres of land from Commercial/Retail and Public to Medium Density Residential, and to rezone approximately 10.26 acres of land from C2 (General Commercial District) and Special Use Permit (Ord. #1430) to Planned Development district (PD) to allow for a residential townhouse subdivision, generally located north of the intersection of Ben Davis Road, Bunker Hill Road, and Ben Davis Road, within Sachse

city limits.

Attachments: [Staff Presentation](#)

[Concept Plan](#)

[Block Plan](#)

[Elevation](#)

5. Discussion of future agenda items, update on council action, training topics, requests for new business considerations, and Comprehensive Plan update.

6. Adjournment.

Posted: June 24, 2016; 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 #: 16-3391 **Version:** 1 **Name:** April 11, 2016 P&Z Minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 6/24/2016 **In control:** Planning & Zoning Commission
On agenda: 6/27/2016 **Final action:**
Title: Consider approval of the minutes of the April 11, 2016 Planning and Zoning Commission meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [04.11.16 Minutes](#)

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the April 11, 2016 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the April 11, 2016 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Recommend approval of the minutes of the Planning and Zoning Commission April 11, 2016 meeting.



**City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, April 11, 2016**

Members Present:

Scott Everett - Chair
David Hock - Vice-Chair
Louie Carter
Chance Lindsey

Members Absent:

Fernando Gutierrez
Ty Lamb
Wendy Stewart

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 Scott Everett opened the meeting of the Planning & Zoning Commission at 7:03 p.m. and declared a quorum.

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

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

2. Regular Agenda Items:

16-3220 Consider approval of the minutes of the March 14, 2016 Planning & Zoning Commission meeting.

With a motion by Hock and a second by Carter, the Planning & Zoning Commission adopted the March 14, 2016 minutes unanimously.

3. 16-3294 Make appointment to the Comprehensive Plan Advisory Committee.

With a motion by Lindsey and a second by Carter, Commissioner Hock was appointed to the Comprehensive Plan Advisory Committee.

4. 16-3295 Conduct a public hearing to consider and make recommendation on a request on a request for a Special Use Permit for a Retail Drive Through on approximately 4.2 acres of land, generally located at 7340 SH 78, currently zoned General Commercial District (C2).

Staff presented the case as presented in the staff report, and the public hearing opened at 7:14 PM. Karen Chhina, 7410 Hwy 78, inquired about visibility and potential competition from a taco-based tenant. Jackie Eichelberger, 7121 Bailey Rd., spoke in favor of the proposed SUP. With a motion by Hock and a second by Carter, the public hearing was closed at 7:16 PM. With a motion by Lindsey and a second by Carter, the SUP was approved unanimously (4-0) as conditioned in the staff report.

Adjourn: With a motion by Hock, the meeting was adjourned at 7:22 PM.

Chairperson

Secretary



City of Sachse, Texas

Legislation Details (With Text)

File #:	16-3389	Version:	1	Name:	Woodbridge 7-11 Final Plat - P&Z
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	6/21/2016	In control:		In control:	City Council
On agenda:	6/27/2016	Final action:		Final action:	
Title:	Consider and act on a final plat application for Woodbridge Village addition (Lot 1, Block A) from The Dimension Group, generally located east of the intersection of SH 78 and Woodbridge Parkway, within city limits.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Staff Presentation Proposed Plat				

Date	Ver.	Action By	Action	Result
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Title

Consider and act on a final plat application for Woodbridge Village Addition (Lot 1, Block A) from The Dimension Group, generally located east of the intersection of SH 78 and Woodbridge Parkway, within city limits.

Project Information

- Proposal to final plat 1 commercial lot
- Applicant: The Dimension Group
- Owner: 7-Eleven, Inc.
- Size: Approximately 1.1 acres
- Site Attributes: undeveloped land
- Proposed Use: Convenience store with fuel sales
- Current Zoning: PD with base commercial zoning (SUP for fuel sales)
- On November 16, 2015, the City Council unanimously recommended approval of the associated preliminary plat.
- P&Z is the final approval authority for the proposed plat.

Staff Recommendation

- Per Staff's technical review, the proposed plat is in compliance with Sachse's subdivision regulations and zoning ordinance.

- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the City Engineer.
- Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.



WOODBIDGE 7-11 FP
PLANNING & ZONING COMMISSION
JUNE 27, 2016

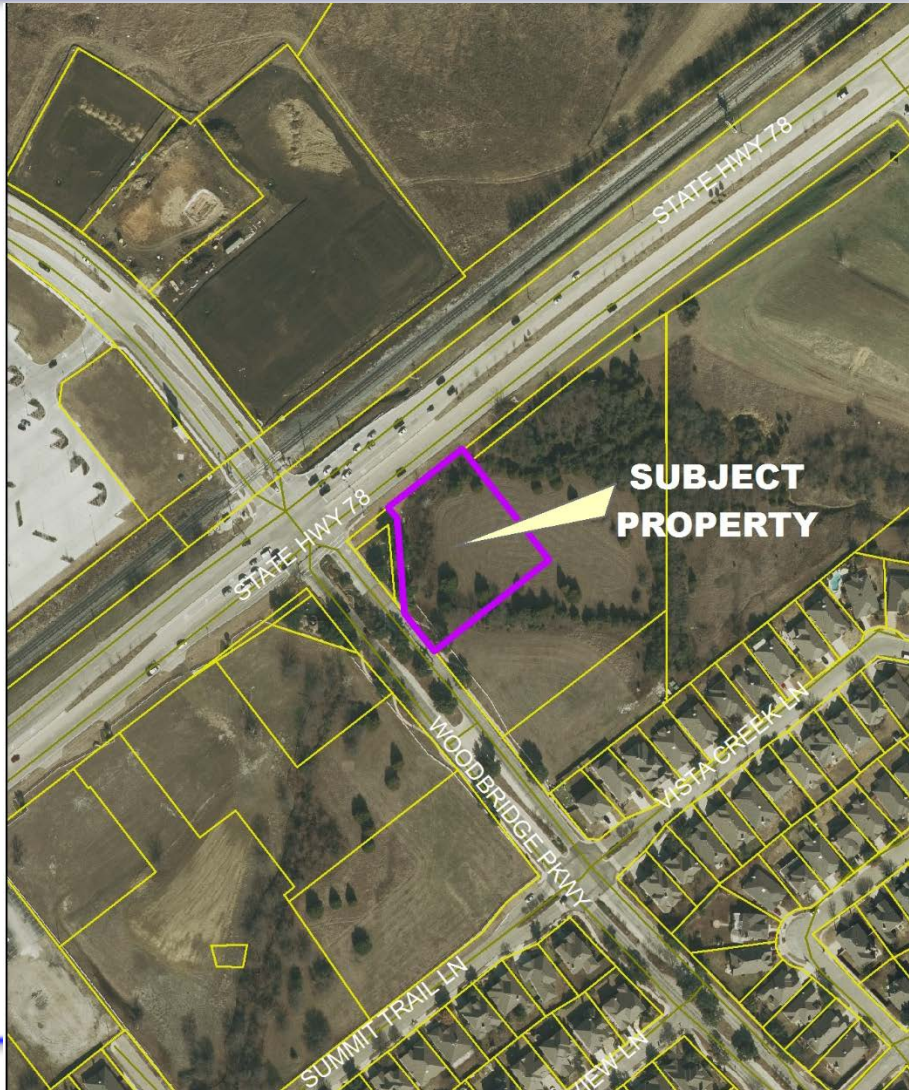
REQUEST

Consider and act on a final plat application for Woodbridge Village Addition (Lot 1, Block A) from The Dimension Group, generally located east of the intersection of SH 78 and Woodbridge Parkway, within city limits.

PROJECT INFORMATION

- ☐ Proposal to final plat 1 commercial lot
- ☐ Applicant: The Dimension Group
- ☐ Owner: 7-Eleven, Inc.
- ☐ Size: Approximately 1.1 acres
- ☐ Site Attributes: undeveloped land
- ☐ Proposed Use: Convenience store with fuel sales
- ☐ Current Zoning: PD with base commercial zoning (SUP for fuel sales)
- ☐ On November 16, 2015, the City Council unanimously recommended approval of the associated preliminary plat.
- ☐ P&Z is the final approval authority for the proposed plat.

AERIAL MAP



The subject property is generally located east of the intersection of SH 78 & Woodbridge Parkway, within city limits.

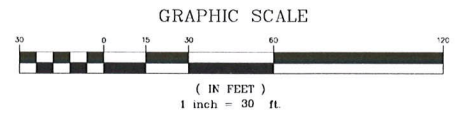
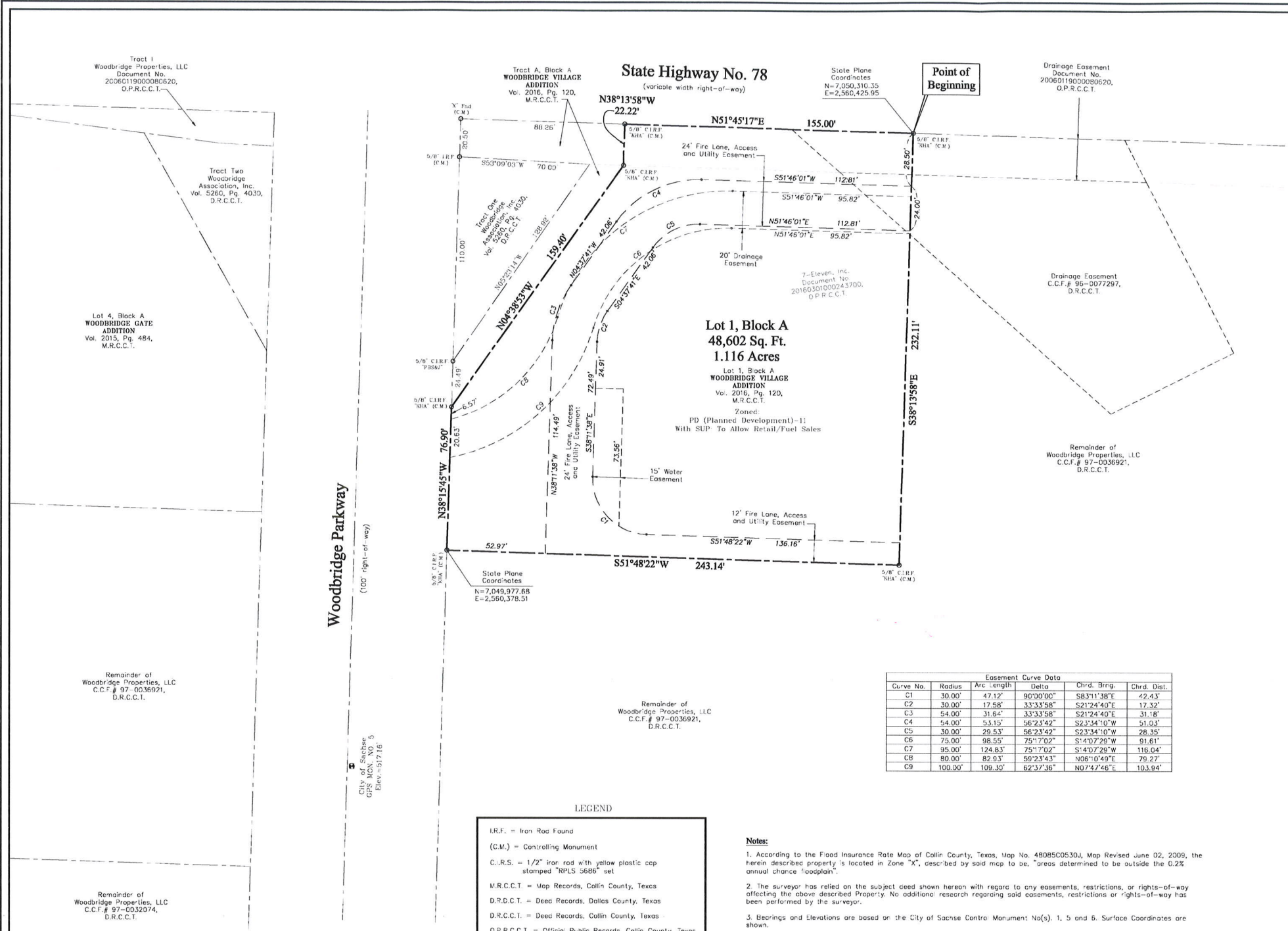
[illegible]

STAFF RECOMMENDATION

- ❑ Per Staff's technical review, the proposed plat is in compliance with Sachse's subdivision regulations and zoning ordinance.
- ❑ Staff recommends approval of the proposed plat, subject to all conditions stipulated by the City Engineer.

√

Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.



LEGEND	
I.R.F. = Iron Rod Found	
(C.M.) = Controlling Monument	
C.R.S. = 1/2" iron rod with yellow plastic cap stamped "NPLS 5686" set	
M.R.C.C.T. = Map Records, Collin County, Texas	
D.R.C.C.T. = Deed Records, Dallas County, Texas	
D.R.C.C.T. = Deed Records, Collin County, Texas	
O.P.R.C.C.T. = Official Public Records, Collin County, Texas	

Easement Curve Data					
Curve No.	Radius	Arc Length	Delta	Chrd. Brng.	Chrd. Dist.
C1	30.00'	47.12'	90°00'00"	S83°11'38"E	42.43'
C2	30.00'	17.58'	33°33'58"	S21°24'40"E	17.32'
C3	54.00'	31.64'	33°33'58"	S21°24'40"E	31.18'
C4	54.00'	54.15'	56°23'42"	S22°34'10"W	51.03'
C5	30.00'	29.53'	56°23'42"	S23°34'10"W	28.35'
C6	75.00'	98.55'	75°17'02"	S14°07'26"W	91.61'
C7	95.00'	124.83'	75°17'02"	S14°07'26"W	116.04'
C8	80.00'	82.93'	59°23'43"	N06°10'49"E	79.27'
C9	100.00'	109.30'	62°37'36"	N07°47'46"E	103.94'

- Notes:**
- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0530J, Map Revised June 02, 2005, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".
 - The surveyor has relied on the subject deed shown hereon with regard to any easements, restrictions, or rights-of-way affecting the above described property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
 - Elevations and Easements are based on the City of Sachse Control Monument (No's). 1, 5 and 6. Surface Coordinates are shown.
 - NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

SURVEYOR'S CERTIFICATE

I, Michael B. Arthur, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey, that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the plotting rules and regulations of the City of Sachse, Texas.

DATED this _____ day of _____, 2016.

Michael B. Arthur
State of Texas Registration No. 5686

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND IN COLLIN COUNTY, TEXAS, this the _____ day of _____, 2016.

Notary Public, State of Texas



OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)

Whereas, 7-Eleven, Inc. is the owner of a tract of land, situated in the Richard Newman Survey, Abstract No. 660, in the City of Sachse, Collin County, Texas, and being all of that tract of land described by deed to 7-Eleven, Inc., as recorded under Document No. 20160301000243700, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), same also being all of Lot 1, Block A, of the Conveyance Plat of **WOODBRIDGE VILLAGE ADDITION**, an addition to the City of Sachse, as recorded in Volume 2016, Page 120, of the Map Records, Collin County, Texas (M.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a plastic cap stamped "KHA" found for the most northerly corner of said Lot 1, same being in the southeasterly monumented line of State Highway No. 78;

THENCE South 38°13'58" East, along the northeasterly line of said Lot 1, a distance of 232.11' to a 5/8" iron rod with a plastic cap stamped "KHA" found for the most easterly corner of said Lot 1;

THENCE South 51°48'22" West, along the southeasterly line of said Lot 1, a distance of 243.14' to a 5/8" iron rod with a plastic cap stamped "KHA" found for the most southerly corner of said Lot 1, same being in the northeasterly monumented line of Woodbridge Parkway;

THENCE North 38°15'45" West, along the northeasterly monumented line of said Woodbridge Parkway, a distance of 76.90' to a 5/8" iron rod with a plastic cap stamped "KHA" found for the most southerly west corner of said Lot 1, same being the most southerly corner of Tract A, Block A, of said addition;

THENCE along the common line between said Lot 1 and Tract A, the following courses and distances:

North 04°38'53" West, a distance of 159.40' to a 5/8" iron rod with a plastic cap stamped "KHA" found for corner;

North 58°13'58" West, a distance of 22.22' to a 5/8" iron rod with a plastic cap stamped "KHA" found for the most northerly west corner of said Lot 1, same being the most northerly corner of said Tract A, said corner also being in the aforementioned southeasterly monumented line of State Highway No. 78;

THENCE North 51°45'17" East, along said southeasterly monumented line of State Highway No. 78, a distance of 155.00' to the **POINT OF BEGINNING** and containing 1.116 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, 7-Eleven, Inc., does hereby adopt this plat designating the herein described property as **WOODBRIDGE VILLAGE ADDITION**, an addition to the City of Sachse, Collin County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in any way, encanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times, have the full right of ingress and egress to or from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity of any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

WITNESS MY HAND IN COLLIN COUNTY, TEXAS, this the _____ day of _____, 2016.

7-Eleven, Inc.

Printed Name and Title

Signature

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the persons whose names is subscribed to the foregoing instrument and acknowledged to me that they executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.

Notary Public, State of Texas

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Director of Community Development of the City of Sachse, Texas, in accordance with the City of Sachse Subdivision Ordinance, Review & Approval Procedures.

The Director of Community Development of the City of Sachse, Texas hereby certifies that the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the City of Sachse Code of Ordinances and with the engineering construction standards and processes adopted by the City of Sachse, Texas as to which his/her approval is required.

Director of Community Development

Date

ATTEST:

Signature

Date

Name and Title

FINAL PLAT

WOODBRIDGE VILLAGE ADDITION

LOT 1, BLOCK A

48,602 Sq. Ft. ~ 1.116 Acres

in the

Richard Newman Survey ~ Abstract No. 660

City of Sachse, Collin County, Texas

Prepared Date: 05/24/2016 Scale: 1" = 30'

MAY 27 2016



City of Sachse, Texas

Legislation Details (With Text)

File #:	16-3390	Version:	1	Name:	Serene Townhouse PD - P&Z
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	6/23/2016	In control:		In control:	City Council
On agenda:	6/27/2016	Final action:		Final action:	
Title:	Conduct a public hearing to consider and make recommendation on a request by Serene Global Group, to amend the Future Land Use Plan (FLUP) of the 2001 Comprehensive Plan to re-categorize approximately 10.26 acres of land from Commercial/Retail and Public to Medium Density Residential, and to rezone approximately 10.26 acres of land from C2 (General Commercial District) and Special Use Permit (Ord. #1430) to Planned Development district (PD) to allow for a residential townhouse subdivision, generally located north of the intersection of Ben Davis Road, Bunker Hill Road, and Ben Davis Road, within Sachse city limits.				

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Presentation](#)
[Concept Plan](#)
[Block Plan](#)
[Elevation](#)

Date	Ver.	Action By	Action	Result
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Title

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Project Information

- PD for a residential townhouse subdivision
- Applicant: Serene Global Group
- Owner: Multiple (3)
- Size: Approximately 10.26 acres
- Current Zoning: Commercial (C2) & SUP #1430
- Site Attributes: undeveloped land & cell tower; odd-shaped property
- 150+ property owners noticed @ 1,000' (no negative responses received)

PD Overview

- PD with base zoning of Townhouse district
- FLUP amended to Medium Density Residential
- 121 single family townhomes (townhouses attached in clusters of 4-8 homes)
- Individually owned (each townhouse sits on its own platted lot)
- HOA required
- Subdivision shall develop per attachments (Concept Plan; Block Plan; PD Standards)
- PD reviewed by Fire, Engineering, Building, Planning, & EDC
- Layout proposes 2 entrances with several pedestrian connections
- Incorporates on-site detention as an amenity and open space
- Monument entrance signage required
- Trees required in front yards and within open spaces
- LED streetlights required
- New screening device required for cell tower (existing chain link removed)
- Sidewalks along 3 perimeter ROWs & interior ROWs
- Centralized mail kiosk to avoid crowding the street and creating parking conflicts with mailboxes

Perimeter screening & buffering:

- 10' landscape buffer adjacent to the 3 ROWs
- Trees 40' on center with ornamentals between
- Masonry wall along Bunker Hill
- Cedar board-on-board fence with decorative cap and masonry columns along Ben Davis (avoids tunnel effect; smooth side out)
- Decorative metal fencing allowed along Ben Davis for "view corridors" adjacent to open spaces
- Cedar fence along northern property line adjacent to commercial
- All maintained by HOA

Architecture:

- Generally per the attached elevation
- Can be a mix of brick, stone, or stucco
- At least 2 materials used on front façade
- Rear façade can use cementitious fiber-board when not backing onto a ROW
- Each unit will average 2,000 square feet
- Required "gifts to the street" (i.e. design enhancements)

Policy Considerations

- The subject property's highest and best use is not true retail (it's a "one off" property; i.e. low value non-residential uses such as storage, church, or maybe garden office)
- The subject property is unlikely to develop soon due to split ownership and irregular shape; Assembly efforts are difficult
- Positive impact on tax base
- Added densities assist EDC efforts

- Diversifies Sachse's housing inventory
- No adjacent land uses that are incompatible

Fiscal Impact Analysis

- \$530,000 utility (water & sewer) impact fees
- \$150,000 roadway impact fees
- \$130,000 parkland dedication fees
- \$300,000 building permit & planning fees
- \$200,000 annual estimated property tax
- \$25,000 sales tax from new residents
- **Total Revenue: \$1,110,000 one-time**
\$225,000 yearly

Staff Recommendation

- Staff recommends approval of the proposed PD with the special ordinance provisions discussed herein.
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its July 18th regular meeting.



SERENE LIVING TOWNHOME PD

PLANNING & ZONING COMMISSION

JUNE 27, 2016

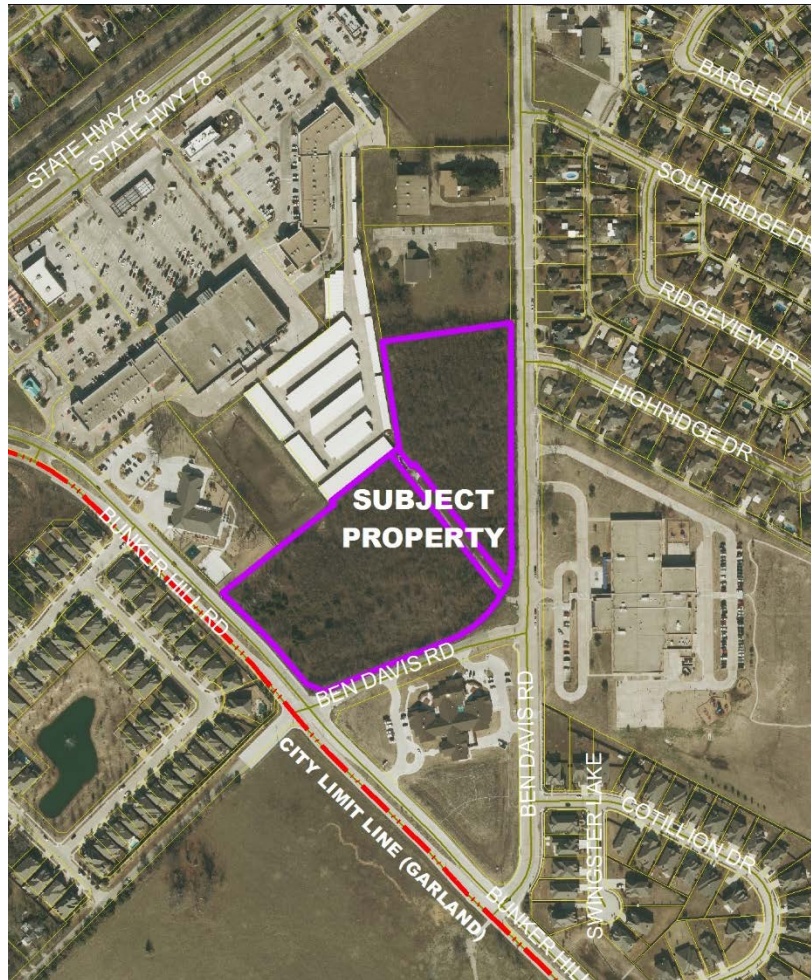
APPLICANT REQUEST

Conduct a public hearing to consider and make recommendation on a request by Serene Global Group, to amend the Future Land Use Plan (FLUP) of the 2001 Comprehensive Plan to re-categorize approximately 10.26 acres of land from Commercial/Retail and Public to Medium Density Residential, and to rezone approximately 10.26 acres of land from C2 (General Commercial District) and Special Use Permit (Ord. #1430) to Planned Development district (PD) to allow for a residential townhouse subdivision, generally located north of the intersection of Ben Davis Road, Bunker Hill Road, and Ben Davis Road, within Sachse city limits.

PROJECT INFORMATION

- ❑ PD for a residential townhouse subdivision
- ❑ Applicant: Serene Global Group
- ❑ Owner: Multiple (3)
- ❑ Size: Approximately 10.26 acres
- ❑ Current Zoning: Commercial (C2) & SUP #1430
- ❑ Site Attributes: undeveloped land & cell tower
- ❑ 150+ property owners noticed @ 1,000' (no negative responses received)

AERIAL MAP



- ☐ The subject property is located north of the intersection of Ben Davis Road, Bunker Hill, and Ben Davis Road.
- ☐ Odd-shaped property with multiple owners.
- ☐ Commercial to the north; no residential adjacency
- ☐ The applicant plans to design around the existing cell tower.

PD OVERVIEW

- ☐ PD with base zoning of Townhouse district
- ☐ FLUP amended to Medium Density Residential
- ☐ 121 single family townhomes (townhouses attached in clusters of 4-8 homes)
- ☐ Individually owned (each townhouse sits on its own platted lot)
- ☐ HOA required
- ☐ Subdivision shall develop per attachments (Concept Plan; Block Plan; PD Standards)
- ☐ PD reviewed by Fire, Engineering, Building, Planning, & EDC

PD OVERVIEW CON'T

- ☐ Layout proposes 2 entrances with several pedestrian connections
- ☐ Incorporates on-site detention as an amenity and open space
- ☐ Monument entrance signage required
- ☐ Trees required in front yards and within open spaces
- ☐ LED streetlights required
- ☐ New screening device required for cell tower (existing chain link removed)
- ☐ Sidewalks along 3 perimeter ROWs & interior ROWs
- ☐ Centralized mail kiosk to avoid crowding the street and creating parking conflicts with mailboxes

PD OVERVIEW CON'T

Perimeter screening & buffering:

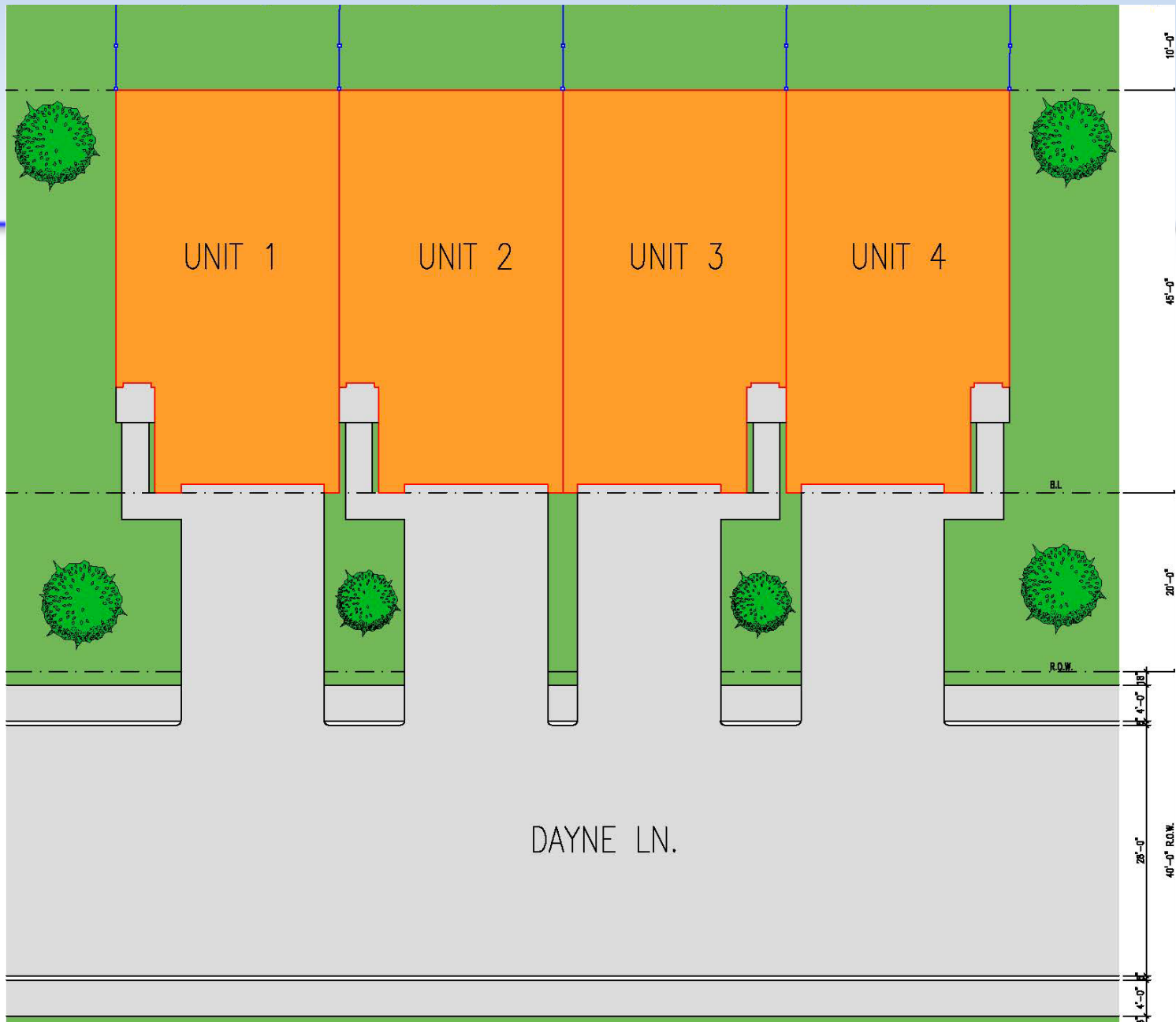
- ☐ 10' landscape buffer adjacent to the 3 ROWs
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- ☐ Cedar fence along northern property line adjacent to commercial
- ☐ All maintained by HOA

PD OVERVIEW CON'T

Architecture:

- ☐ Generally per the attached elevation
- ☐ Can be a mix of brick, stone, or stucco
- ☐ At least 2 materials used on front façade
- ☐ Rear façade can use cementitious fiber-board when not backing onto a ROW
- ☐ Each unit will average 2,000 square feet
- ☐ Required “gifts to the street” (i.e. design enhancements)





ELEVATION



POLICY CONSIDERATIONS

- ☐ The subject property's highest and best use is not true retail (it's a "one off" property; i.e. low value non-residential uses such as storage, church, or maybe garden office)
- ☐ The subject property is unlikely to develop soon due to split ownership and irregular shape; Assembly efforts are difficult
- ☐ Positive impact on tax base
- ☐ Added densities assist EDC efforts
- ☐ Diversifies Sachse's housing inventory
- ☐ No adjacent land uses that are incompatible

FISCAL IMPACT ANALYSIS

(ALL FIGURES APPROXIMATE)

- ☐ \$530,000 utility (water & sewer) impact fees
- ☐ \$150,000 roadway impact fees
- ☐ \$130,000 parkland dedication fees
- ☐ \$300,000 building permit & planning fees
- ☐ \$200,000 annual estimated property tax
- ☐ \$25,000 sales tax from new residents
- ☐ **Total Revenue: \$1,110,000 one-time**
\$225,000 yearly

STAFF RECOMMENDATION

✓ - Staff recommends approval of the proposed PD with the special ordinance provisions discussed herein.

✓ - The recommendation of the Planning & Zoning Commission will be considered by the City Council at its July 18th regular meeting.



