



City of Sachse, Texas

3815 Sachse Road,
Building B
Sachse, TX 75048

Meeting Agenda Planning & Zoning Commission

Work Session and Regular Meeting

Monday, April 11, 2016

6:30 PM

**First Floor 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 April 11, 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. [16-3298](#) Consider approval of the minutes of the March 14, 2016 Planning and Zoning Commission meeting.
Attachments: [03.14.16 Minutes](#)
3. [16-3294](#) Make appointment to the Comprehensive Plan Advisory Committee (CPAC).
Attachments: [Staff Presentation](#)
4. [16-3295](#) Conduct a public hearing to consider and make recommendation 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).
Attachments: [Staff Presentation](#)
[Concept Plan](#)
5. Discussion of future agenda items, update on council action, training topics, requests for new business considerations, and Comprehensive Plan update.
6. Adjournment

Posted: April 7, 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 #: 16-3298 **Version:** 1 **Name:** March 14, 2016 P&Z Minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 4/7/2016 **In control:** Planning & Zoning Commission
On agenda: 4/11/2016 **Final action:**
Title: Consider approval of the minutes of the March 14, 2016 Planning and Zoning Commission meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [03.14.16 Minutes](#)

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the March 14, 2016 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the March 14, 2016 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Recommend approval of the minutes of the Planning and Zoning Commission March 14, 2016 meeting.



**City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, March 14, 2016**

Members Present:

Scott Everett - Chair
David Hock - Vice-Chair
Ty Lamb
Wendy Stewart
Chance Lindsey
Louie Carter

Members Absent:

Fernando Gutierrez

Staff Present:

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

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 7:00 p.m. and declared a quorum.

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

Commissioner Stewart offered the invocation, and Commissioner Lamb led the pledges.

2. 16-3220 Consider approval of the minutes of the February 08, 2016 Planning & Zoning Commission meeting.

With a motion by Carter and a second by Stewart, the Planning & Zoning Commission adopted the February 08, 2016 minutes unanimously.

3. 16-3262 Conduct a public hearing to consider and make recommendation on a request for a Special Use Permit for Major Automotive Repair and Auto Sales on approximately 0.433 acres of land, generally located at 6315 Industrial Drive, currently zoned Industrial (I-1).

Staff presented the case as outlined in staff report, and the public hearing opened at 7:10 PM. Aster Asfaha, 3424 Tina St. spoke in opposition citing concerns about noise, appearance, and parking. With no one else speaking, a motion was made by Hock and seconded by Lamb; the public hearing was closed at 7:13 PM. With a motion by Carter and a second by Lyndsey, the recommendation to approve the SUP for major auto repair and auto sales, with the addition of requiring an eight foot wooden privacy fence around the western and northern property lines to screen the site at 6315 Industrial, was approved 5-1 with Lamb casting the lone dissenting vote.

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

Staff provided the commission with an update on Kensington Park Plat, Sachse Plaza future agenda item, and the Comprehensive Plan.

Adjourn: With a motion by Hock, the meeting was adjourned at 7:31 PM.

Scott Everett, Chairperson

Secretary



City of Sachse, Texas

Legislation Details (With Text)

File #: 16-3294 **Version:** 1 **Name:** CPAC Appointment - P&Z
Type: Agenda Item **Status:** Agenda Ready
File created: 4/4/2016 **In control:** Planning & Zoning Commission
On agenda: 4/11/2016 **Final action:**
Title: Make appointment to the Comprehensive Plan Advisory Committee (CPAC).
Sponsors:
Indexes:
Code sections:
Attachments: [Staff Presentation](#)

Date	Ver.	Action By	Action	Result
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Title

Make appointment to the Comprehensive Plan Advisory Committee (CPAC).

Composition

- 10 total members
- 7 residents (1 appointed by each Council member)
- 1 from P&Z
- 1 from EDC
- 1 from Parks
- Boards & Commissions choose their own representative at their next meeting

Duties

- Meets with the Consultant team
- Provides input in terms of visioning, recommendations, and community values
- Reviews first drafts of various plan elements
- Ambassadors for the Plan
- Purpose: Assist in forging a shared vision for Sachse's future

Commitment & Expectations

- Attendance is imperative
- Meets irregularly & intensely - meetings are for purpose and sometimes with considerable content to review
- Participation (sharing & listening)
- Positive approach to problem solving
- Selfless - allow the process to work
- Community focused & driven (no hi-jackers)

Next Steps

- City Council appointed 7 members at its April 4th regular meeting.
- Remaining 3 members will be appointed by P&Z, Parks, and EDC, respectively, at their next regular meeting.
- Appoint one (1) member of P&Z to the CPAC.



CPAC APPOINTMENTS

PLANNING & ZONING COMMISSION

APRIL 11, 2016

COMPOSITION

- 10 total members
- 7 residents (1 appointed by each Council member)
- 1 from P&Z
- 1 from EDC
- 1 from Parks
- Boards & Commissions choose their own representative at their next meeting

DUTIES

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- Provides input in terms of visioning, recommendations, and community values
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NEXT STEPS

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- Appoint one (1) member of P&Z to the CPAC.



City of Sachse, Texas

Legislation Details (With Text)

File #: 16-3295 **Version:** 1 **Name:** SUP 16-02 7340 SH 78 - P&Z
Type: Agenda Item **Status:** Agenda Ready
File created: 4/4/2016 **In control:** Planning & Zoning Commission
On agenda: 4/11/2016 **Final action:**
Title: Conduct a public hearing to consider and make recommendation 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).

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
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Title

Conduct a public hearing to consider and make recommendation 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).

SUP Overview

Chapter 11 of the Sachse Code of Ordinances requires Drive Through uses obtain a Special Use Permit (SUP) to legally operate in the C2 district.

An 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, Council has broad discretionary approval of the requested SUP.

Project Information

- SUP for a Retail Drive Through
- Applicant: Woodbridge Shopping Center, LP
- Owner: Same
- Size: Approximately 4.2 acres
- Current Zoning: Commercial (C2)
- Site Attributes: empty parking lot
- 149 property owners noticed @ 1,000' (no negative responses received)
- Built in 2005 (35 thousand sf of retail)

Concept Plan

- Sits on a natural pad between the gas station and Church's Chicken.
- Sufficient on-site parking exists for the proposed building, as the subject property was over-parked when it was originally constructed.
- The applicant plans to relocate the existing ice kiosk elsewhere on site, depending.
- The concept plan was reviewed by Building, Engineering, Fire, & Planning.
- Simple layout - no fire lanes nor major access drives impacted.
- The final design shall be at time of permitting.

Policy Considerations

- The current zoning (C2) and FLUP both support the requested use.
- The new retail building will generate additional ad valorem and sales tax revenue.
- Many cities do not require an SUP for drive through uses.
- If the applicant desires, the property can be subdivided in the future, in compliance with the governing subdivision regulations.
- The current shopping center is valued at over \$2 million dollars.

Proposed Special Ordinance Provisions

- The subject property shall generally develop per the attached concept plan.
- The building shall be architecturally similar (mixed application of brick and stone, articulation) to the building located at 7360 SH 78.

Staff Recommendation

- Staff recommends approval of the proposed SUP with the special ordinance provisions discussed herein.
- The recommendation of the Planning & Zoning Commission will be forwarded to City Council for consideration at its May 2nd regular meeting.



SACHSE PLAZA DRIVE THROUGH

PLANNING & ZONING COMMISSION

APRIL 11, 2016

SUP OVERVIEW

Chapter 11 of the Sachse Code of Ordinances requires Drive Through uses obtain a Special Use Permit (SUP) to legally operate in the C2 district.

An 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, Council has broad discretionary approval of the requested SUP.

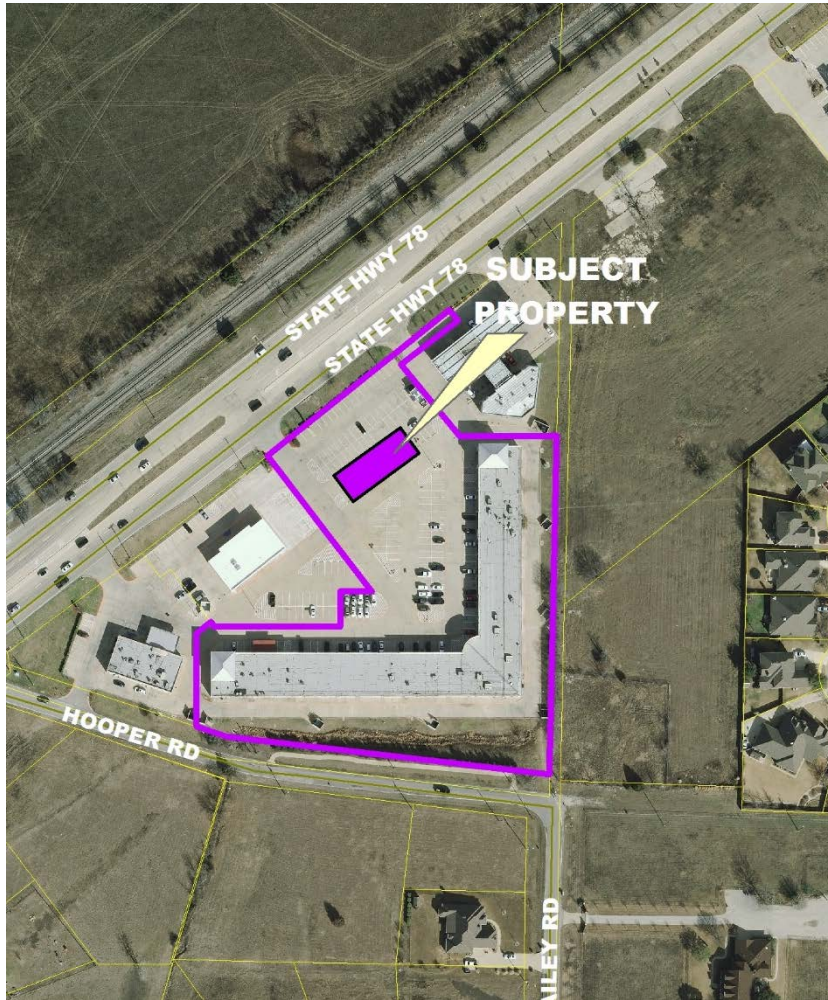
APPLICANT REQUEST

Conduct a public hearing to consider and make recommendation 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).

PROJECT INFORMATION

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- Applicant: Woodbridge Shopping Center, LP
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- Size: Approximately 4.2 acres
- Current Zoning: Commercial (C2)
- Site Attributes: empty parking lot
- 149 property owners noticed @ 1,000' (no negative responses received)
- Built in 2005 (35 thousand sf of retail)

AERIAL MAP



- The subject property is located at 7340 SH 78, within City limits.
- Sits on a natural pad between the gas station and Church's Chicken.
- Sufficient on-site parking exists for the proposed building, as the subject property was over-parked when it was originally constructed.
- The applicant plans to relocate the existing ice kiosk elsewhere on site, depending.

150'

State Highway 78

Lot 1
0.8358 Acres
36,409 Sq. Ft.

Lot 2
0.9133 Acre
39,782 Sq. Ft.

Lot 3
4.2290 Acres
184,172 Sq. Ft.

Hooper Road

One Story Stucco/Brick Building

One Story Brick/Stone Building

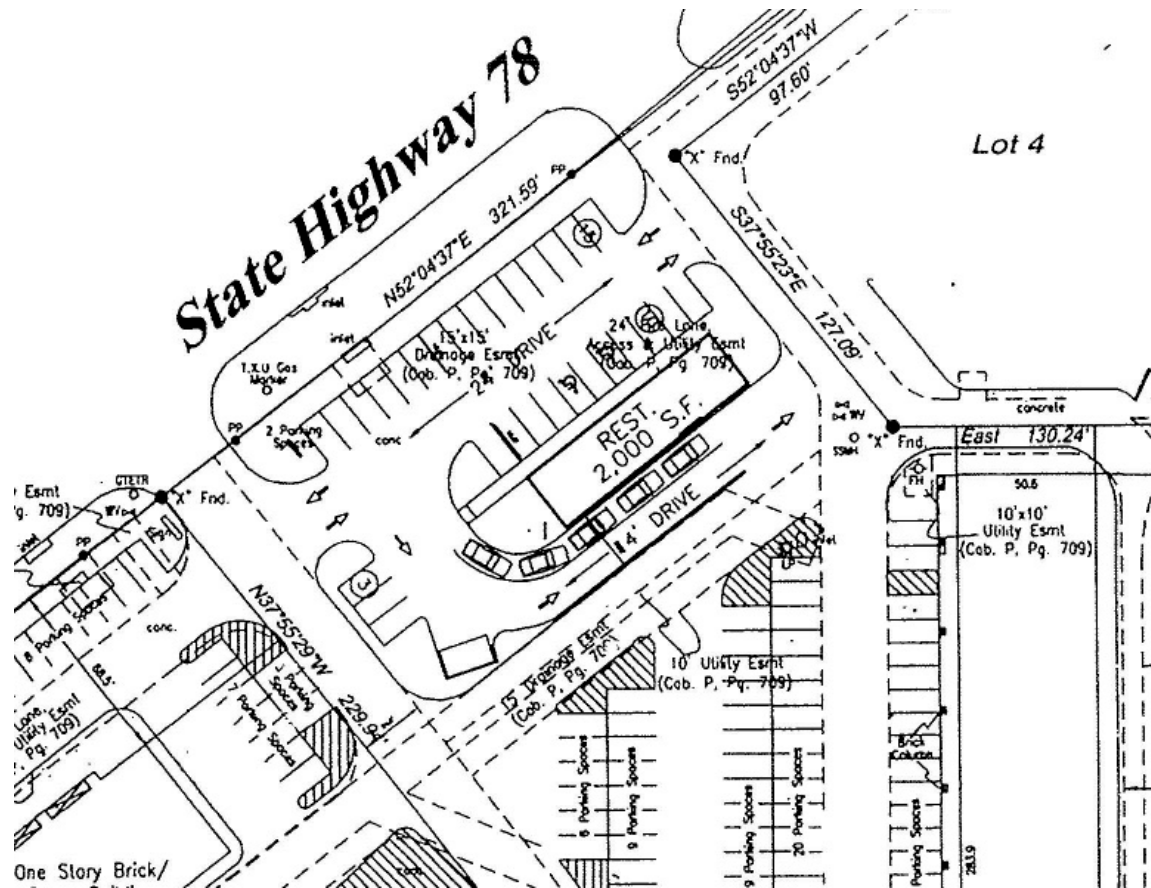
One Story Stucco Building

Various easements and boundaries are shown with bearings and distances.

78 Lander Miller, LTD
Texas LTD, P.O. Box 56855
Vol. 5625, Pg. 1531, CCLR

George & Judy Smith, 2.0 Acres
Vol. 3187, Pg. 581, CCLR

ENLARGED



- The concept plan was reviewed by Engineering, Fire, Building, & Planning.
- Simple layout – no fire lanes nor major access drives impacted.
- The final design shall be at time of permitting.

POLICY CONSIDERATIONS

- The current zoning (C2) and FLUP both support the requested use.
- The new retail building will generate additional ad valorem and sales tax revenue.
- Many cities do not require an SUP for drive through uses.
- If the applicant desires, the property can be subdivided in the future, in compliance with the governing subdivision regulations.
- The current shopping center is valued at over \$2 million dollars.

PROPOSED SPECIAL ORDINANCE PROVISIONS

- The subject property shall generally develop per the attached concept plan.
- The building shall be architecturally similar (mixed application of brick and stone, articulation) to the building located at 7360 SH 78.

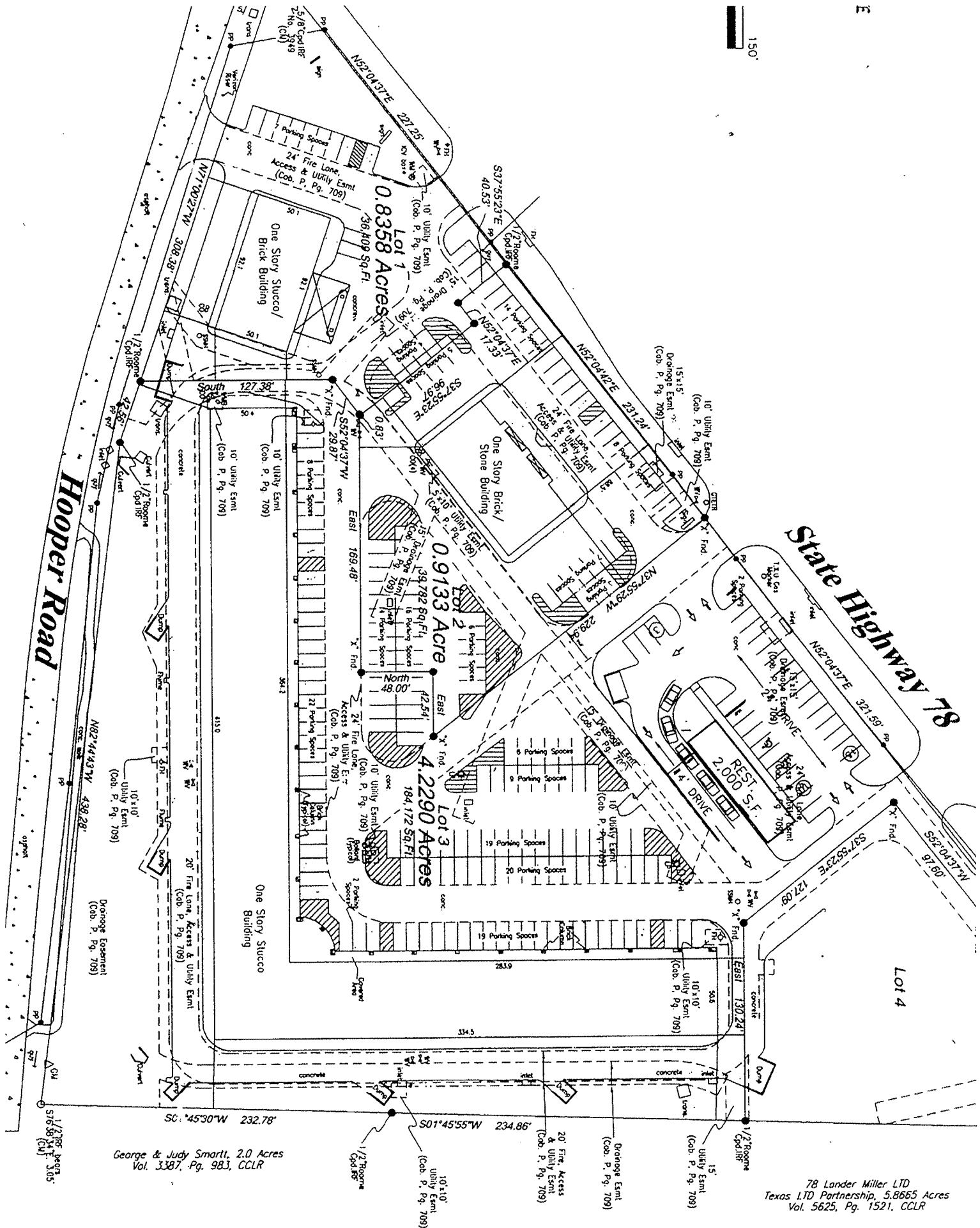
PICTURES



STAFF RECOMMENDATION

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

✓ - The recommendation of the Planning & Zoning Commission will be forwarded to City Council for consideration at its May 2nd regular meeting.



George & Judy Smartt, 2.0 Acres
Vol. 3387, Pg. 983, CCLR

78 Lander Miller LTD
Texas LTD Partnership, 5.8665 Acres
Vol. 5625, Pg. 1521, CCLR