



City of Sachse, Texas

3815 Sachse Road,
Building B
Sachse, TX 75048

Meeting Agenda Planning & Zoning Commission

Monday, April 9, 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 April 9, 2018 Planning and Zoning Commisison 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 REGULAR MEETING

1. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
2. Consider election of a Chair and Vice-Chair.
3. [18-4219](#) Consider approval of the minutes of the November 27, 2017 Planning and Zoning Commission meeting.
Attachments: [11.27.17 Minutes](#)
4. [18-4211](#) Discuss and consider a final plat for the Serene subdivision.
Attachments: [Staff Presentation](#)
[Aerial Map](#)
[Proposed Plat](#)

5. Adjournment.

Posted: April 6, 2018; 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 #: 18-4219 **Version:** 1 **Name:** November 27, 2017 P&Z Minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 4/4/2018 **In control:** Planning & Zoning Commission
On agenda: 4/9/2018 **Final action:**
Title: Consider approval of the minutes of the November 27, 2017 Planning and Zoning Commission meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [11.27.17 Minutes](#)

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the November 27, 2017 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the November 27, 2017 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 November 27, 2017 meeting.



**City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, November 27, 2017**

Members Present:

David Hock – Vice Chair
Scott Ohman
Chance Lindsey
Fernando Gutierrez
Jeanie Marten
Travis Mondok

Members Absent:

Wendy Stewart

Staff Present:

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

Others Present:

Bill Adams – City Council Liaison
Kelsey Berry – Gateway Planning

6:30 PM Work Session

Staff provided the commission with a community update.

7:00 PM Regular Meeting

Vice Chairman Hock opened the meeting of the Planning and 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 Gutierrez offered the invocation, and Commissioner Ohman led the pledges.

2. 17-4084 & 17-4085 Consider approval of the minutes of the October 23, 2017 & November 13, 2017 Planning & Zoning Commission meeting.

With a motion by Marten, and a second by Gutierrez, the Planning & Zoning Commission adopted the October 23, 2017 & November 13, 2017 minutes unanimously.

3. 17-4086 Conduct a public hearing to consider and make recommendation on revisions to Chapter 11 (Zoning) of the Code of Ordinances, to repeal the Mixed Use District and adopt Old Town Zoning District.

Kelsey Berry, Gateway Planning, presented an overview of the proposed Old Town Zoning District. Vice Chairman Hock opened the public hearing at 7:27 PM.

Karla Smith, 2712 McDearmon Street, stated she was concerned about buildings being three stories in height adjacent to single story residential and was concerned these new regulations would limit her ability to remodel her home in the future.

Pam Mack, 2716 McDearmon, stated she was concerned about her privacy. She didn't want apartments being built adjacent to her that could potentially see into her back yard.

Liz Tobbler, 3345 7th Street, stated that 3340 Seventh Street should be part of Salmon Estates and not in the Old Town District. She said she wasn't in favor of the district being expanded. She also wanted to see

the I-2 zoning change to the Old Town District. She said the sex-offender list needs to be considered when it comes to matter of zoning because of children in the area.

Steve Speer, 3302 Sachse Road, stated that the civic open space area should be changed to neighborhood district. He noted that multi-family was allowed in the neighborhood districts and was not in favor of that. He said that the city still has an on-going thoroughfare issue that is not being addressed.

Mike Doyle, 3207 Meadow Creek, stated he was concerned about multi-family in the area and traffic.

Jill Barten, 6436 Sachse Street, said she has concerns about traffic in the area and people parking on the road causing visibility issues. She stated a brewery shouldn't be an allowed use in the area. She stated she didn't know whose vision of Old Town District this was.

Janet Chandler, 5908 Pleasant Valley Road, explained she already had to give up some of her land for right of way. She wanted to make sure homes would not be torn down to allow for development. She said she would like to see something in the area similar to City of McKinney's downtown.

Kim Marcom, 5912 Sachse Street, said this was the first time she heard of a vision for Old Town. She wondered how the city came up with this vision, and how the city plans to bring businesses to this area. Additionally, she wanted to maintain her right to have livestock on her property.

John Gatz, 3905 Williams Street, felt the timing of the public hearings was not good being so close to the holiday season. He wanted to know who is proposing the changes to the area and who stands to benefit from the changes. He asked what effect this would have on the tax structure in the area.

Kathy Cobb, 3820 6th Street, felt emotional and outraged over the zoning change and was concerned about the property that is owned by the City of Sachse. She stated that in the use chart it states three-story minimum and should be changed to maximum. She wanted to know what times lights would be required to go off in the district and what lighting standards would be in place. She felt the timing was bad.

Scott Everett, 5205 Miles Road, said he was concerned about the race to get this done. He said the district itself has protection already in place with current zoning regulations. He asked if there is a developer currently that wants to develop the area, because he felt previously there has not been much interest in the Old Town District. He stated if not done correctly, Old Town District will look similar to the Hwy 78 Corridor.

Jud Cauley, 2108 Bonanza Drive, said he doesn't understand if these meetings started in March, why this is the first he has heard about the zoning change. He feels the vision for the area is a joke. He stated he would prefer to see a developer come in and re-develop the area.

Tricia Lindsey, 3718 Rock House, stated as part of the comprehensive plan there was discussion in highlighting the historical landmarks in the Old Town District. She felt that the water tower and the area around it should be preserved as a park and open space. She felt that parking regulations needed more discussion.

Elbert Wyatt Long, 3419 Sixth Street, stated he felt the problem in the area is egress in and out of our community and no one seems to want to address it.

Carolyn Bratcher, 5744 Billingsley, said she has worked many years to have a home and she was anxious about being pushed out of her home and not having enough money to buy another home. She felt like this was more about the city tax dollars and was hoping the growth would occur along George Bush Turnpike.

With no one else speaking, a motion was made by Marten with a second by Gutierrez; the public hearing was closed at 8:16 PM.

Staff addressed concerns and questions from the public hearing. After further discussion from the commission, Marten made a motion to approve the revisions to Chapter 11 (Zoning) of the Code of Ordinances, to repeal the Mixed Use district and adopt the proposed Old Town Zoning District. Gutierrez seconded the motion. The motion passed 5-1 with Lindsey being the lone dissenting vote.

5. 17-4087 Conduct a public hearing to consider and make recommendation on the City-initiated rezoning of approximately 160 acres of land, generally located along and around SH 78, Fifth Street, Sachse Road, Billingsley Road, Bone Street, Alexander Street, Second Street, Third Street, Fourth Street, Sixth Street, and their respective intersections, from Commercial 1 (C1), Commercial 2 (C2), Planned Development 2 (PD2), Residential 3 (R3), Residential 5 (R5), Industrial 2 (I2), and Special Use Permits #1024, # 1216, #1467, #1594, #1769, #1801, #1959, #1969, and #2058 to Old Town Zoning District.

Vice-Chair Hock introduced the item and opened the public hearing at 8:44 PM.

Liz Tobbler, 3345 Seventh Street, stated concerns with the schedule of uses and on street parking for professional offices. She asked what plaza or square meant in the use chart. She said she did not want alcohol sales in the area.

With no one else speaking, Ohman made a motion to close the public hearing, with a second by Marten; the public hearing was closed at 8:48 PM.

After brief discussion, Marten made a motion to approve the City initiated rezoning, with a second by Gutierrez, the motion passed 5-1 with Lindsey being the lone dissenting vote.

Adjourn: With a motion by Ohman, the meeting was adjourned at 8:55 PM.

Chairperson

Secretary



City of Sachse, Texas

Legislation Details (With Text)

File #: 18-4211 **Version:** 1 **Name:** Serene Final Plat
Type: Agenda Item **Status:** Agenda Ready
File created: 3/28/2018 **In control:** Planning & Zoning Commission
On agenda: 4/9/2018 **Final action:**
Title: Discuss and consider a final plat for the Serene subdivision.
Sponsors:
Indexes:
Code sections:
Attachments: [Staff Presentation](#)
[Aerial Map](#)
[Proposed Plat](#)

Date	Ver.	Action By	Action	Result
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Title

Serene Final Plat

Background

- Applicant: Alex Herrera / Owner: Serene Global
- Size: Approximately 10.26 acres
- Proposed Use: Single-Family Town Homes
- Current Zoning: PD (#33) for Town Homes (2016)
- Proposal to final plat 125 residential lots and six common areas.
- The City Council unanimously approved the associated preliminary plat in 2016.
- The public infrastructure is substantially complete with punch list items remaining.
- Plat filing occurs after final acceptance by Engineering.
- P&Z is the final approval authority for the proposed plat.

Policy Considerations

- The proposed plat is in conformance with the preliminary plat.
- The proposed plat is in conformance with the City of Sachse's subdivision regulations.
- The proposed plat is in conformance with the governing zoning.
- Plat approval is not discretionary.
- If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.

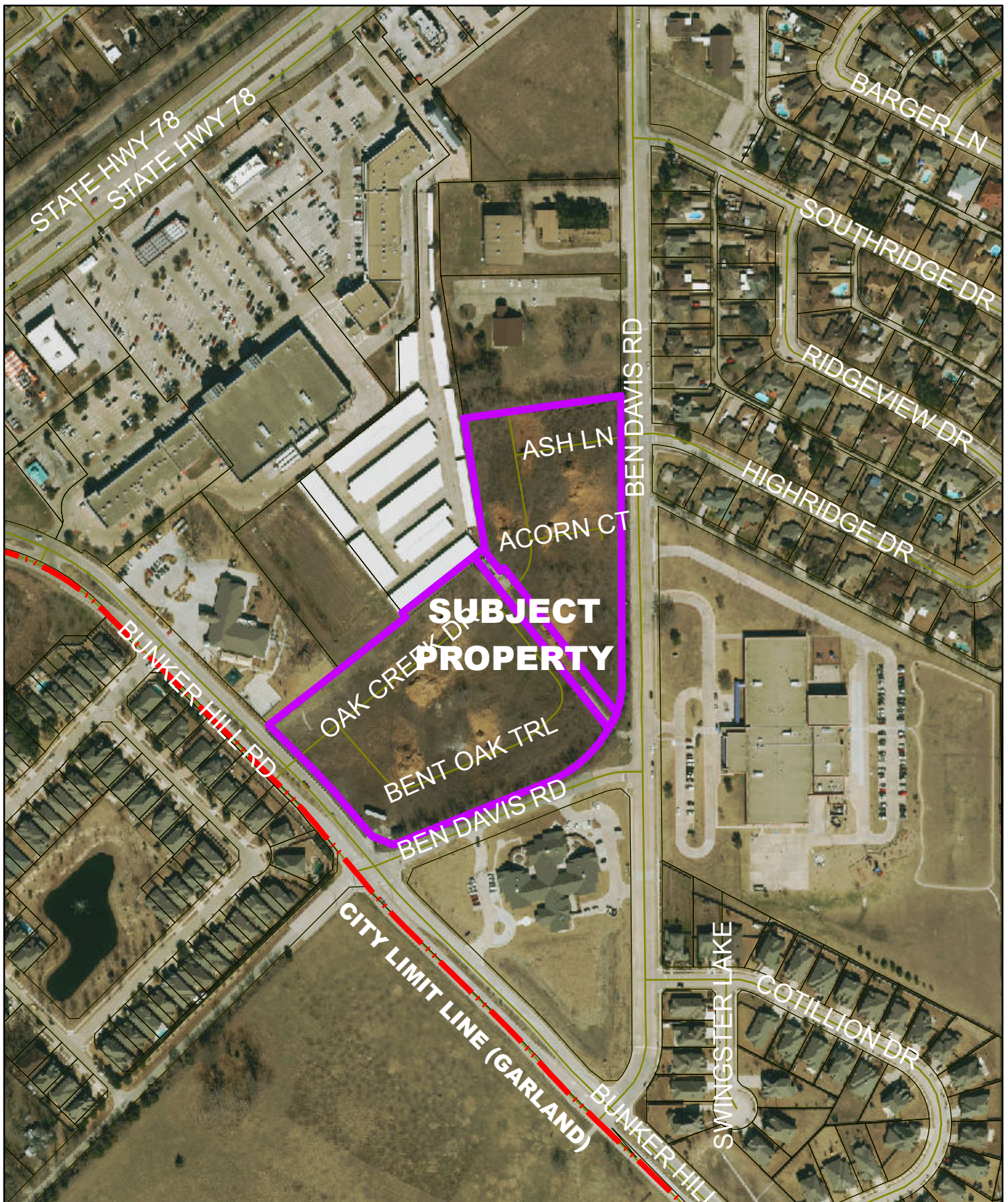
Budgetary Considerations

There are no budgetary considerations affiliated with this item.

Staff Recommendations

Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building

Official & City Engineer.



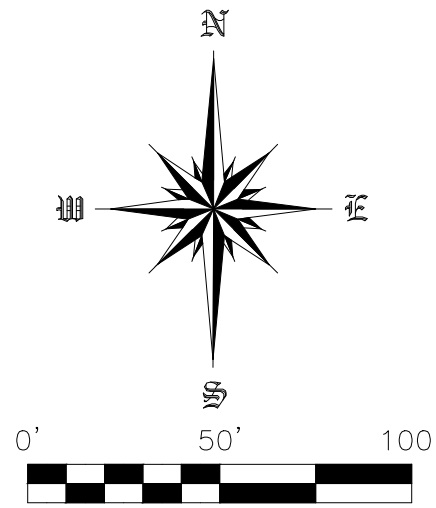
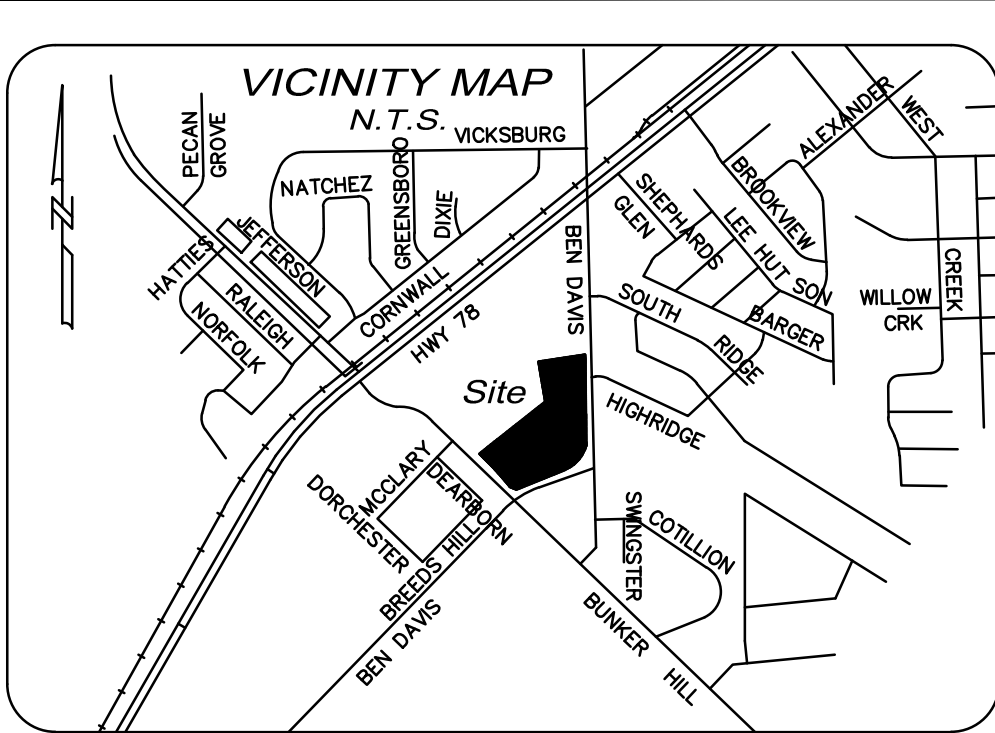
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Feet

AERIAL LOCATION MAP

SERENE TOWNHOMES ON BUNKER HILL

FILE:

Map Created: March 8, 2018



BLOCK A		BLOCK B		BLOCK C	
LOT	Area (sq.ft.)	LOT	Area (sq.ft.)	LOT	Area (sq.ft.)
1	2250	1	2694	1	2701
2	1875	2	1875	2	1896
3	1875	3	1875	3	1878
4	1875	4	2250	4	2255
5	1875	5	2250	5	2276
6	2250	6	1875	6	1891
7	2250	7	1875	7	2080
8	1875	8	1875	8	3411
9	1875	9	2250	9	3217
10	1875	10	2250	10	1872
11	2250	11	1875	11	1875
12	2250	12	1875	12	1875
13	1875	13	1875	13	1875
14	1875	14	2575	14	1875
15	1875	15	2250	15	2250
16	1875	16	1875	16	2250
17	2625	17	2250	17	1875
18	2300	18	2661	18	1875
19	1875	19	2134	19	1875
20	2387	20	2202	20	1880
21	2437	21	2218	21	2613
22	1875	22	2856	22	2933
23	1875	23	3161	23	2279
24	1875	24	1875	24	2376
25	1875	25	1875	25	2387
26	1875	26	2250	26	2426
27	1875	27	2250	27	4224
28	1875	28	1875	28	4503
29	1875	29	1875	29	2084
30	1875	30	1875	30	3520
31	2648	31	2168	31	2168

Open Space	
LOT	Area (sq.ft.)
1X	21645
2X	10336
3X	35986
4X	1941
5X	756
6X	5149

Legend	
RCRF	Roome Capped Iron Rod Found
DIRECT	Deed Records Dallas County Texas
PRDCT	Plat Records Dallas County Texas
IRF	Iron Rod Found
CM	Controlling Monument
WPM	Wall & Perimeter Maintenance Easement
LSE	Lift Station Easement

BLOCK D	
LOT	Area (sq.ft.)
1	2735
2	1950
3	1939
4	2312
5	2297
6	1902
7	1891
8	2318

Owner:
Serene Town Homes, LLC
811 S. Central Expy. Ste. 600
Richardson, Texas 75080
(815) 520-8686
Contact: Ryan Cole

Typical Building Lines	
30.00'	5.00'
25.00'	5.00'
20.00'	5.00'
15.00'	5.00'
10.00'	5.00'
5.00'	5.00'
0.00'	5.00'

Lot 1, Block A
Banyard Gate Daycare Addition
Doc. No. 20140016224 PRDCT

Lot 1, Block A
Banyard Gate Daycare Addition
Doc. No. 20140016224 PRDCT

Lot 1, Block A
Banyard Gate Daycare Addition
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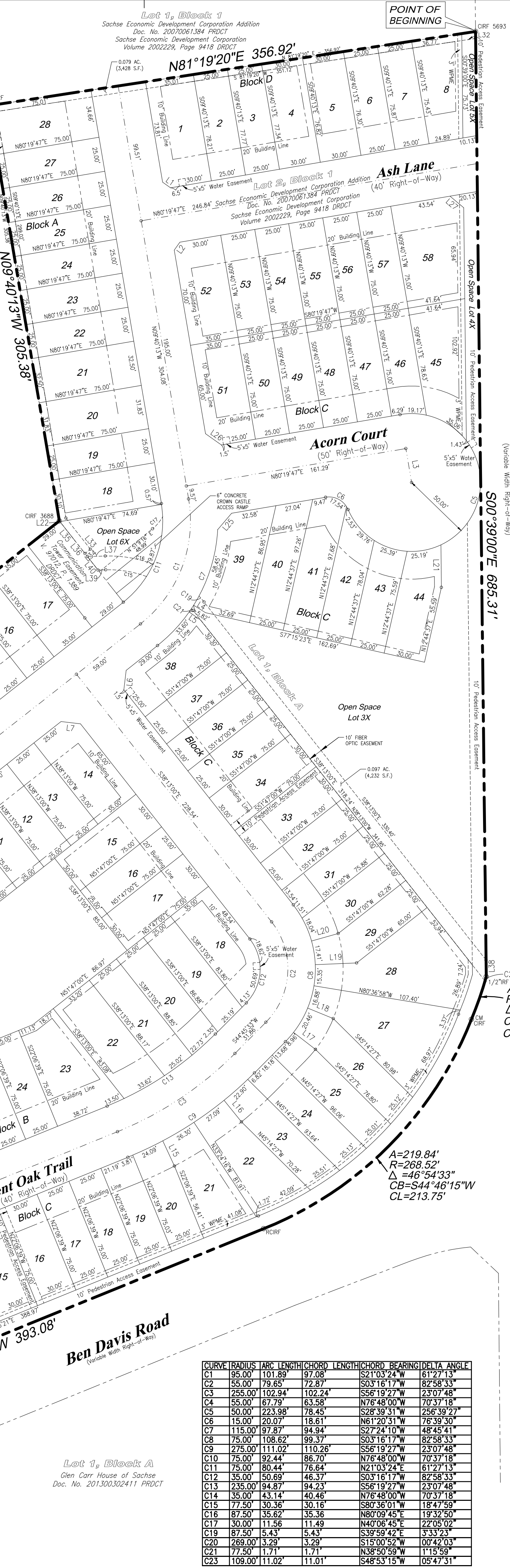
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SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

Charles O. Buzzard
R.P.L.S. No. 3669

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Charles O. Buzzard, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of ____, 2018.

Notary Public in and for
The State of Texas

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Planning and Zoning Commission of the City of Sachse

Chairman, Planning and Zoning Commission Date

ATTEST:

Signature Date

Name & Title

The Director of Community Development of the City of Sachse, Texas hereby certifies that to 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 engineering construction standards and processes adopted by the City of Sachse, Texas as to which his/her approval is required.

Director of Development Services Date

ATTEST:

Signature Date

Name and Title

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S54°40'13"E	7.07'	L23	N89°59'24"E	31.62'
L2	N35°19'47"E	7.07'	L24	N03°23'12"E	13.28'
L3	S09°40'13"E	25.00'	L25	N40°25'48"E	15.34'
L4	S57°51'25"E	10.00'	L26	S54°40'13"E	14.14'
L5	S54°57'18"E	10.00'	L27	S50°09'36"E	12.99'
L6	N06°47'00"E	14.14'	L28	S38°13'00"E	17.50'
L7	S83°13'00"E	14.14'	L29	S51°47'00"W	15.00'
L8	N02°08'50"E	15.73'	L30	N38°13'00"W	17.50'
L9	S84°51'10"E	14.54'	L31	N51°47'00"E	15.00'
L10	S45°00'36"E	25.85'	L32	S 00°39'00" E	5.05'
L11	N35°18'24"E	20.00'	L33	S 38°13'00" E	28.73'
L12	N19°03'59"E	20.00'	L34	S 51°47'00" W	5.00'
L13	N08°20'00"W	20.53'	L35	N 38°13'00" W	30.00'
L14	N24°51'15"W	20.03'	L36	S 38°13'00" E	32.83'
L15	N39°02'52"W	20.00'	L37	N 88°10'41" E	12.94'
L16	N52°05'05"W	20.00'	L38	S 00°39'00" E	12.08'
L17	N67°43'06"W	20.00'	L39	S 88°10'41" W	5.57'
L18	S87°39'14"W	29.89'	L40	N 38°13'00" W	12.42'
L19	S74°21'15"W	20.00'	L41	S 51°47'00" W	29.00'
L20	N07°39'00"W	30.74'	L42	N 51°47'00" E	30.00'
L21	S38°13'00"E	0.65'	L43	S 38°13'00" E	14.32'
L22	S38°13'00"E	0.65'			

A=32.82°
R=283.28'
Δ=7°25'26"
CB=S19°12'43"W
CL=32.79'

A=219.84°
R=268.52'
Δ=46°54'33"
CB=S44°46'15"W
CL=213.75'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	95.00'	101.89'	97.00'	S21°03'24"E	61°27'13"
C2	55.00'	79.65'	72.87'	S03°16'17"W	82°58'33"
C3	255.00'	102.94'	102.24'	S58°19'27"W	23°07'48"
C4	55.00'	67.79'	63.58'	N78°48'00"W	70°37'18"
C5	50.00'	123.98'	78.45'	S28°39'31"W	256°39'27"
C6	15.00'	20.07'	18.61'	N61°20'31"E	76°39'30"
C7	115.00'	97.87'	94.94'	S27°24'10"W	48°45'41"
C8	75.00'	108.62'	99.37'	S03°18'17"W	82°58'33"
C9	275.00'	111.02'	110.26'	S58°19'27"W	23°07'48"
C10	75.00'	92.44'	86.70'	N78°48'00"W	70°37'18"
C11	75.00'	80.44'	76.64'	N21°03'24"E	61°27'13"
C12	35.00'	50.69'	46.37'	S03°18'17"W	82°58'33"
C13	235.00'	94.87'	94.23'	S58°19'27"W	23°07'48"
C14	35.00'	43.14'	40.48'	N78°48'00"W	70°37'18"
C15	77.50'	30.36'	30.16'	S80°36'01"W	18°47'59"
C16	67.50'	35.62'	35.36'	N80°09'45"E	18°32'50"
C17	30.00'	11.56'	11.49'	N40°06'45"E	22°05'02"
C18	87.50'	5.43'	5.43'	S39°59'42"E	33°32'23"
C19	268.00'	3.28'	3.29'	S15°00'52"W	00°42'03"
C20	77.50'	1.71'	1.71'	N38°50'58"W	11°15'58"
C21	109.00'	111.02'	111.01'	S48°53'15"W	05°47'31"
C22	109.00'	111.02'	111.01'	S48°53'15"W	05°47'31"

Lot 1, Block A
Glen Carr House of Sachse
Doc. No. 201300302411 PRDCT

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Serene Town Homes, LLC is the owner of a 10.269 acre tract of land situated in the State of Texas, County of Dallas, and City of Sachse, being part of the Elizabeth Sachse Survey, Abstract No. 1324, being all of Lot 2, Block 1 of Sachse Economic Development Corporation Addition, an addition to the City of Sachse, Dallas County, Texas, according to the plat thereof recorded in Document No. 2007008384 of the Plat Records of Dallas County, Texas, all of Lot 1, Block A of Platinum Ocean Addition, an addition to the City of Sachse, Dallas County, Texas, according to the plat thereof recorded in Volume 97065, Page 364 of the Plat Records of Dallas County, Texas and the remainder of a called 6.4166 acre tract conveyed to Douglas C. Yates by deed recorded in Volume 93204, Page 826 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at 1/2 inch iron rod capped "5693" found for corner in the west right-of-way line of Ben