



City of Sachse, Texas

3815 Sachse Road,
Building B
Sachse, TX 75048

Meeting Agenda Planning & Zoning Commission

Monday, March 27, 2017

6:30 PM

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 March 27, 2017 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, and requests for new business considerations.

7:00 PM REGULAR MEETING

1. [17-3745](#) Consider approval of the minutes of the February 13, 2017 Planning and Zoning Commission meeting.
Attachments: [02.13.17 Minutes](#)
2. [17-3746](#) Consider approval of the minutes of the February 27, 2017 Planning and Zoning Commission meeting.
Attachments: [02.27.17 Minutes](#)
3. [17-3744](#) Consider and act on a final plat application for Mustang Creek Estates from John Roach, generally located south of Ranch Road and east of Parkwood Ranch, within city limits.
Attachments: [Staff Presentation](#)
[Proposed Plat](#)
4. Discussion of future agenda items, update on council action, training topics, and requests for new business considerations.
5. Adjournment.

Posted: March 24, 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 #: 17-3745 **Version:** 1 **Name:** February 13, 2017 P&Z Minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 3/20/2017 **In control:** Planning & Zoning Commission
On agenda: 3/27/2017 **Final action:**
Title: Consider approval of the minutes of the February 13, 2017 Planning and Zoning Commission meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [02.13.17 Minutes](#)

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the February 13, 2017 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the February 13, 2017 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Approve the minutes of the Planning and Zoning Commission February 13, 2017 meeting.



**City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, February 13, 2017**

Members Present:

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

Members Absent:

Wendy Stewart
Fernando Gutierrez

Staff Present:

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

6:30 PM Work Session

Chairman Everett called the workshop session to order.

1. Receive presentation and discuss the Comprehensive Plan.

Staff presented the Comprehensive Plan to the Commission. The Commission expressed support for the vision of the Industrial tract, including higher densities. The vision for Old Town was also supported, although Chairman Everett shared doubt over the economic viability of any commercial downtown elements within the Old Town vision. The Commission discussed the importance of maximizing the land uses within the Turnpike, its long range tax base implications, noted that the Turnpike should have very few limitations, and that people expect Turnpike land uses to be intense and of great magnitude and scale. A small transitional area at the southwest corner of Merritt and Hudson was discussed, and it was noted that the transition should be at least medium density residential and limited to the frontages of that area with as small of an impact as possible on the remainder of the Turnpike district. The Commission also discussed the merits of including the northeast corner of Merritt and Pleasant Valley in the Turnpike district with the belief that the corner would eventually have commercial viability and market demand. Urban multi-family was supported unanimously by the Commission in the Turnpike district, per the restrictions outlined in the presentation. The Commission believed that implementing new zoning regulations for the Turnpike should be the #1 priority of the 3 commercial catalytic areas.

The Commission expressed support for revising zoning and other development related codes and ordinances, including code enforcement regulations. Commissioner Carter emphasized the importance of revising the zoning notification program. The inclusion of the SH 78 beautification projects in the formal CIP plan was supported, and the implementation of a CDC via the final ¼ cent sales tax was discussed. Chairman Everett questioned how high park projects should be prioritized in comparison to commercial projects, and Commissioner Lindsey suggested that Sachse's residents would greatly benefit from better parks. Commissioners Everett and Carter shared frustration with major drainage problems in the city and discussed the creation of a storm water utility that is currently being studied through the Public Works department in hopes that it could fund drainage projects. Disappointments were shared regarding the decision to not implement various elements of the 2001 Plan, specifically the Old Town mixed use regulations and the realignment of Merritt Road. The Commission asked whether the public feedback and recommendations would be fully implemented following the adoption of the 2017 Plan. The realignment of Merritt Road was mentioned as the top CIP priority for the City and as a needed economic development infrastructure project.

The Commission acknowledged that the City had a large number of critical infrastructure and park needs, especially sewer in the Turnpike, and discussed potential financing options, such as a bond program

within the existing tax rate capacity. In general, the vision of the 2017 Comprehensive Plan, as outlined within the presentation, was unanimously supported by the Commission.

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

Staff updated the commission.

Adjourn: With a motion by Hock, the meeting was adjourned at 9:07 PM.

Chairperson

Secretary



City of Sachse, Texas

Legislation Details (With Text)

File #: 17-3746 **Version:** 1 **Name:** February 27, 2017 P&Z Minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 3/20/2017 **In control:** Planning & Zoning Commission
On agenda: 3/27/2017 **Final action:**
Title: Consider approval of the minutes of the February 27, 2017 Planning and Zoning Commission meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [02.27.17 Minutes](#)

Date	Ver.	Action By	Action	Result
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Title

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

Background

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

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Approve the minutes of the Planning and Zoning Commission February 27, 2017 meeting.



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

Members Present:

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

Members Absent:

Wendy Stewart

Staff Present:

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

Others Present:

Bill Adams - City Council Liaison
Gina Nash – City Manager
Kelsey Berry - Gateway Planning
Jason Claunch - Catalyst Commercial

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

Regular Agenda Items:

2. Consider approval of the minutes of the January 23, 2017 Planning & Zoning Commission meeting.

With a motion by Carter, and a second by Hock, the Planning & Zoning Commission adopted the January 23, 2017 minutes unanimously.

3. Consider and act on a final plat application for Malone Estates from Paul Taylor Homes, generally located west of Merritt Road and south of Heritage Circle, within city limits.

Staff presented the case as outlined in the staff report. With a motion by Carter, and a second by Gutierrez, the recommendation to approve the final plat passed unanimously.

4. Consider and act on a final plat application for Pleasant Valley Estates (Phase 1) from JBI Partners, generally located north of the intersection of Pleasant Valley Road and Ben Road, within city limits.

Staff presented the case as outlined in the staff report. With a motion by Hock, and a second by Ohman, the recommendation to approve the final plat passed unanimously.

5. Consider and make recommendation on a preliminary plat application for Trepex Senior Housing from Trepex Construction, generally located east of Miles Road and south of Sewell Elementary, within city limits.

Staff presented the case as outlined in the staff report. With a motion by Lindsey, and a second by Gutierrez, the recommendation to approve the preliminary plat passed unanimously.

6. Conduct a public hearing to consider, discuss and act on the Comprehensive Plan.

Berry, Gateway Planning, said the consultants talked with over a 1,000 citizens, through the town hall meetings as well as online surveys. The consultants developed three concept plans for SH 190, two for the Industrial Park, and one for Old Town. Claunch, Catalyst Commercial, provided the fiscal impact assessment for each scenario. The consultants provided an implementation strategy and discussed processes for moving forward with different aspects of the Plan. Chairman Everett opened the public hearing at 7:51 PM. Mike Kellam, 2536 Herring, shared concerns over fiscal transparency among various funds, requested bike lanes be added to roads, and suggested a wildflower program for SH 78. Bobby Tillman, 6314 Ben Road, shared concerns with how the rezoning of Old Town could affect his existing business and with area drainage problems, but also said that he supports the vision as outlined in the Plan. Jim Campbell, 4126 Merritt, shared concerns on multi-family development, specifically in regards to property values, schools, cost of service, and tax base, in addition to the tenants being undesirable. Perry Easterling, 6702 Bailey Road, explained that he owns 80 acres just south of Pinnacle Oaks. He doesn't feel there is a market for large one acre lots, and that the Plan should have recommended his property for smaller lot sizes. David Taylor, 5114 Merritt, said he participated in the stakeholders meeting and thinks that the city doesn't need to buy into the multi-family component of the plan. With a motion by Hock, and a second Gutierrez, the public hearing was closed at 8:08 PM. Berry addressed some of the concerns from the residents stating that bike lanes are indeed part of the Plan and that wild flowers along Highway 78 are feasible. She stated that the community input, along with market research, helped craft the vision for the 3 catalytic areas, which included some multi-family with high architectural and design standards. The Commission also discussed the CDC and inquired if urban multi-family truly has the school impact alleged. With a motion by Hock, and a second by Gutierrez, the recommendation to approve the Comprehensive Plan and forward it along to the City Council passed unanimously.

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

Staff updated the Commission.

Adjourn: With a motion by Carter, the meeting was adjourned at 8:37 PM.

Chairperson

Secretary



City of Sachse, Texas

Legislation Details (With Text)

File #:	17-3744	Version:	1	Name:	Mustang Creek FP - P&Z
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	3/20/2017	In control:		In control:	Planning & Zoning Commission
On agenda:	3/27/2017	Final action:		Final action:	
Title:	Consider and act on a final plat application for Mustang Creek Estates from John Roach, generally located south of Ranch Road and east of Parkwood Ranch, 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 Mustang Creek Estates from John Roach, generally located south of Ranch Road and east of Parkwood Ranch, within city limits.

Project Information

- Proposal to final plat 1 lot
- Applicant: John Roach
- Owner: John Roach
- Size: Approximately 6.7 acres
- Site Attributes: undeveloped land
- Proposed Use: Assisted Living
- Current Zoning: Industrial (I-1)
- The City Council unanimously approved the associated preliminary plat in 2015
- The final plat is in conformance with the 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 Building Official & 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.



MUSTANG CREEK ESTATES FP

PLANNING & ZONING COMMISSION

MARCH 27, 2017

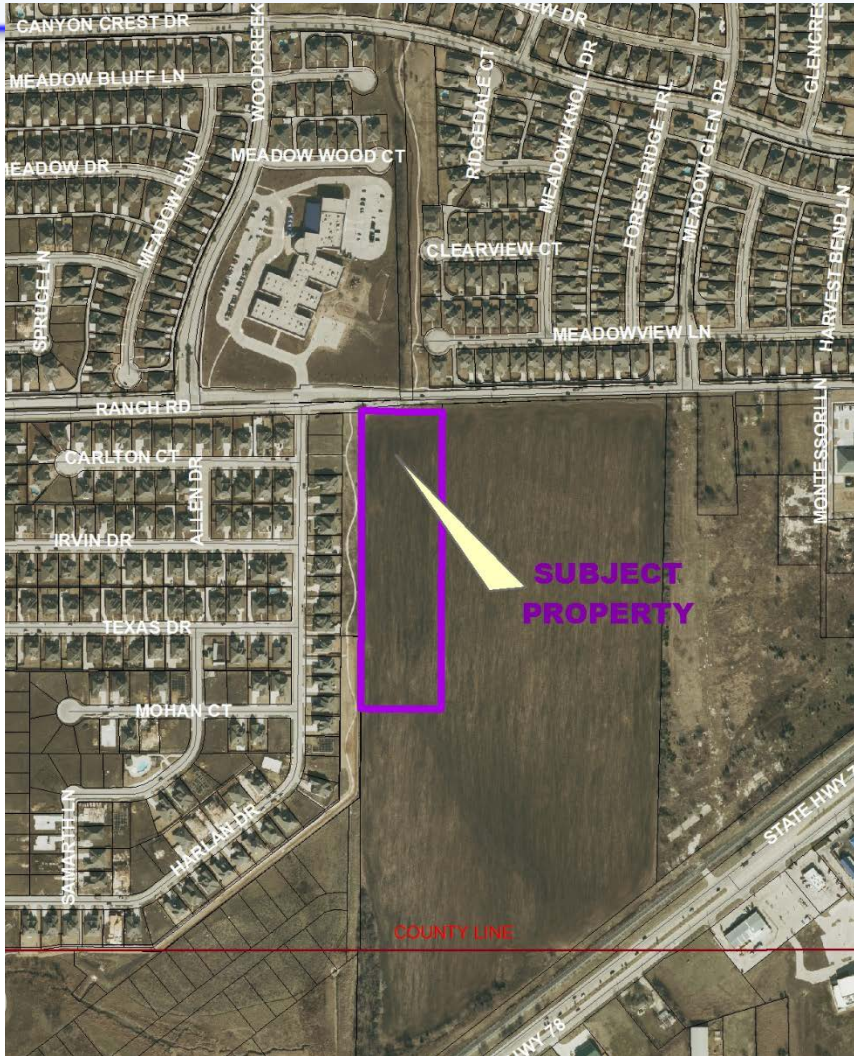
REQUEST

Consider and act on a final plat application for Mustang Creek Estates from John Roach, generally located south of Ranch Road and east of Parkwood Ranch, within city limits.

PROJECT INFORMATION

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- Applicant: John Roach
- Owner: John Roach
- Size: Approximately 6.7 acres
- Site Attributes: undeveloped land
- Proposed Use: Assisted Living
- Current Zoning: Industrial (I-1)
- The City Council unanimously approved the associated preliminary plat in 2015
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AERIAL MAP



The subject property is generally located south of Ranch Road and east of Parkwood Ranch, within city limits.

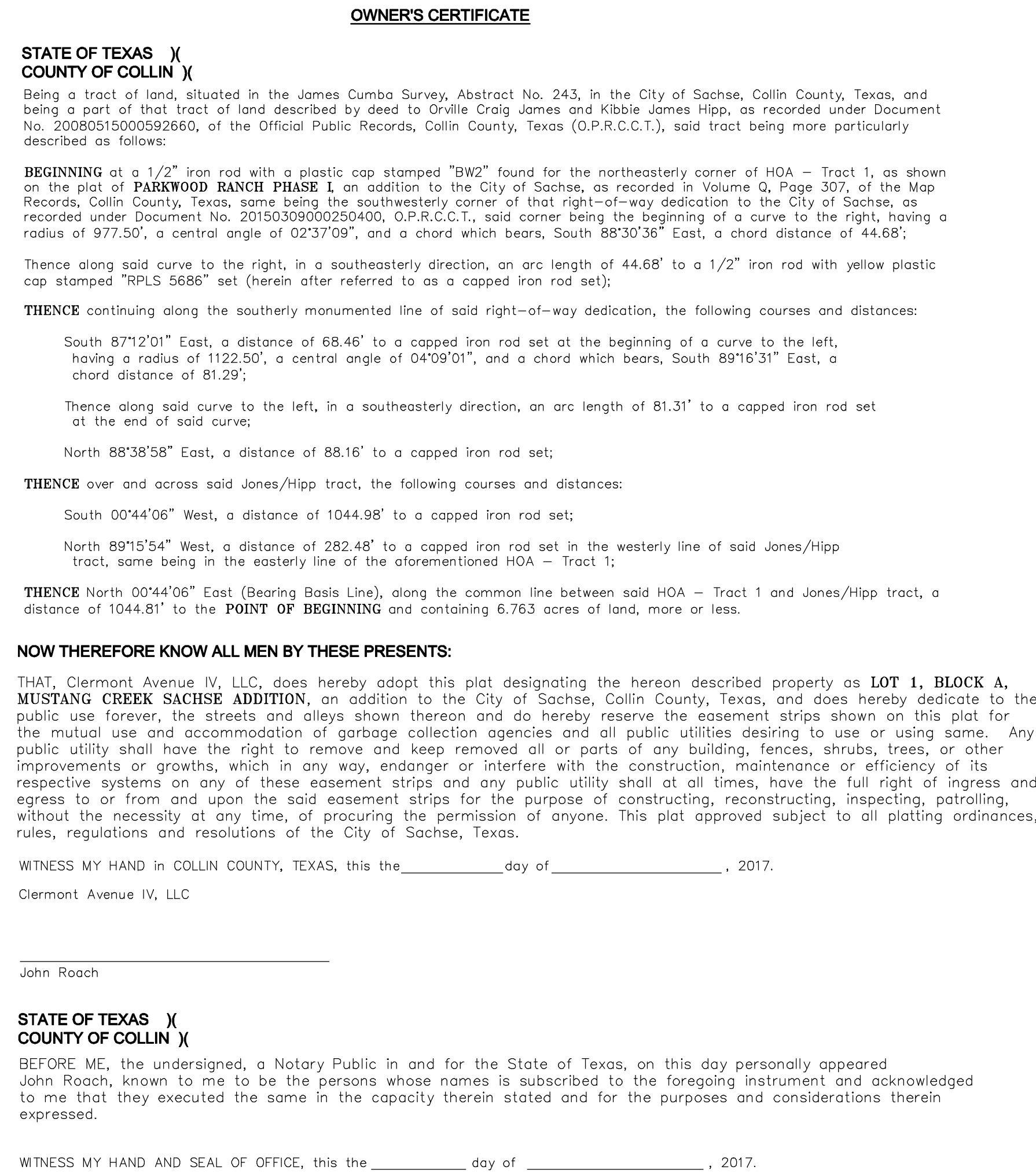


STAFF RECOMMENDATION

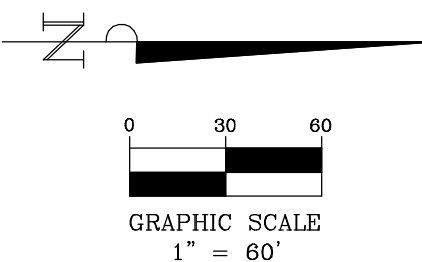
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Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.



BC1 Radius=977.50' Arc Length=44.68' Delta=02°37'09" Chrd. Brng.=S88°30'36"E Chord=44.68'	BC2 Radius=1122.50' Arc Length=81.31' Delta=04°09'01" Chrd. Brng.=S89°16'31"E Chord=81.29'
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Notes:

1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0530J, Map Revised June 02, 2009, 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".
2. Bearings are based on the easterly line of the plat of **PARKWOOD RANCH PHASE 1** as recorded in Volume Q, Page 307, of the Map Records, Collin County, Texas.
3. The surveyor has relied on the subject deed shown herein with regard to any easements, restrictions, or rights-of-way having performed the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been affected by the surveyor.
4. **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.

No.	Bearing	Distance
L1	S59°15'00"E	4.67'
L2	S30°45'00"E	15.00'
L3	N15°15'00"E	13.43'
L4	S81°15'00"E	14.09'
L5	S00°45'00"W	15.00'
L6	S59°15'00"E	10.72'
L7	S30°45'00"W	15.00'
L8	N69°15'00"W	11.89'
L9	N89°15'00"W	4.65'
L10	S59°15'00"E	15.00'
L11	S00°45'00"W	25.00'
L12	N89°15'00"W	13.77'
L13	N60°45'00"E	15.48'
L14	S29°15'00"E	27.40'
L15	S59°15'00"E	10.31'
L16	S30°45'00"W	15.00'
L17	S59°15'00"E	15.00'
L18	S81°15'00"E	28.28'
L19	S30°45'00"W	15.00'
L20	N59°15'00"W	28.28'
L21	S59°15'00"E	29.80'
L22	S30°45'00"W	25.00'
L23	N69°15'00"W	19.80'
L24	N43°36'00"E	12.87'
L25	S02°23'55"E	15.00'
L26	S87°36'07"W	16.00'

SURVEYOR'S CERTIFICATE

That 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 platting rules and regulations of the City of Sachse, Texas.

DATED this the _____ day of _____, 2017.

DATED this the _____ day of _____, 2017.

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 _____, 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.

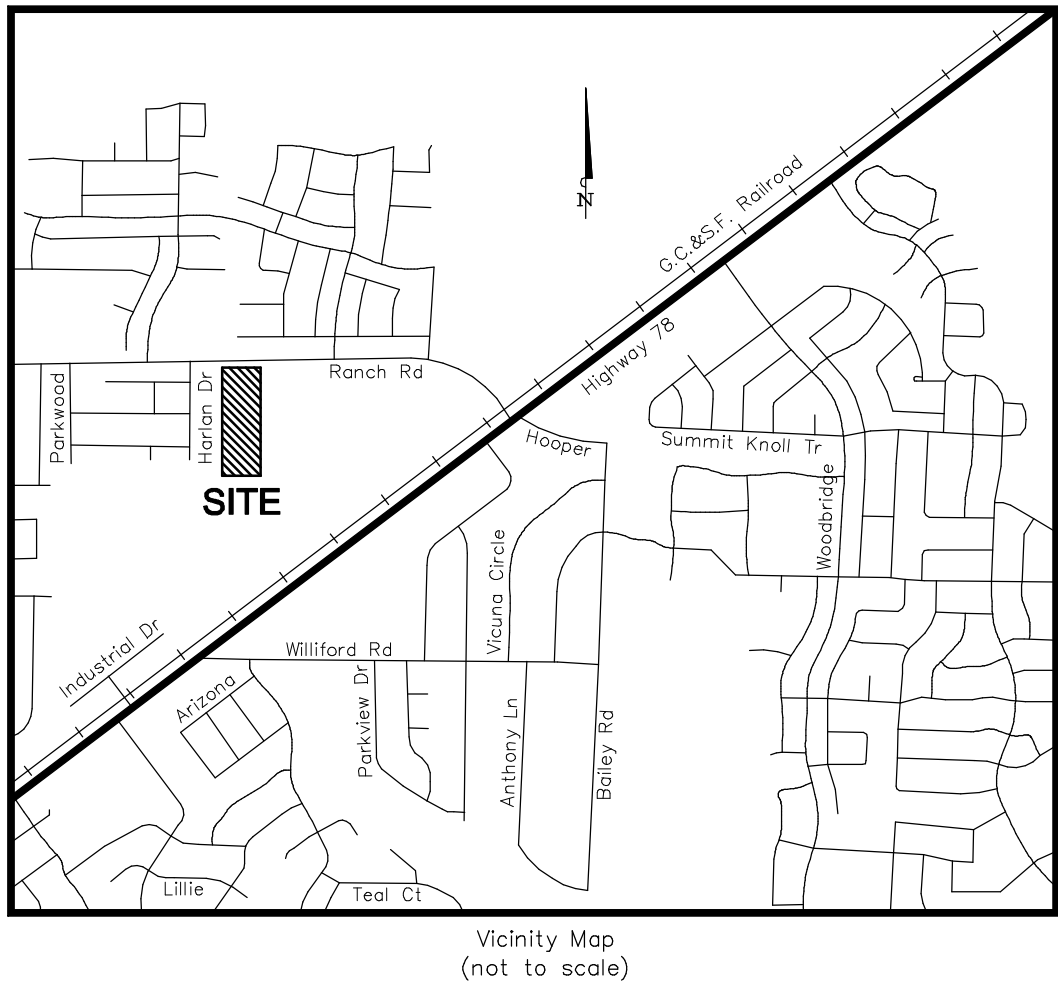
WITNESS MY HAND in COLLIN COUNTY, TEXAS, this the _____ day of _____, 2017.

Notary Public, State of Texas

OWNER:
Clermont Avenue IV, LLC
2300 McDermott #200-373
Plano, Texas 75025
Phone: (214) 683-5111

ENGINEER:
Kimley-Horn and Associates, Inc.
106 West Louisiana Street
McKinney, Texas 75069
Phone: (469) 301-2585
Contact: Joe Helmberger

SURVEYOR:
North Texas Surveying, L.L.C.
Registered Professional Land Surveyors
 1010 West University Drive
 McKinney, Tx. 75069
 Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexasurveying.com



DATE: 02/17/2017	SCALE: 1" = 60'	DRAWN BY: C.S.H.	CHK'D. BY: M.B.A.	JOB NO.: 2014-0175 - Final Plat
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