



City of Sachse, Texas

3815 Sachse Road,
Building B
Sachse, TX 75048

Meeting Agenda Planning & Zoning Commission

Work Session and Regular Meeting

Monday, March 14, 2016

6:30 PM

Court 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 14, 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. [16-3220](#) Consider approval of the minutes of the February 8, 2016 Planning and Zoning Commission meeting.
Attachments: [02.08.16 Minutes](#)
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).
Attachments: [Staff Presentation](#)
[Concept Plan](#)
4. Discussion of future agenda items, update on council action, training topics, requests for new business considerations, and Comprehensive Plan update.
5. Adjournment.

Posted: March 11, 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 #:	16-3220	Version:	1	Name:	February 8, 2016 P&Z Minutes
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	2/3/2016	In control:		In control:	Planning & Zoning Commission
On agenda:	3/14/2016	Final action:		Final action:	
Title:	Consider approval of the minutes of the February 8, 2016 Planning and Zoning Commission meeting.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	02.08.16 Minutes				

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the February 8, 2016 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the February 8, 2016 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Recommend approval of the minutes of the Planning and Zoning Commission February 8, 2016 meeting.



**City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, February 8, 2016**

Members Present:

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

Members Absent:

Staff Present:

Dusty McAfee, AICP- Community Development Director
Charlotte Youngblood - Community Development Technician
Leslynn Blake, EDC Director

Others Present:

Randy Watson, Halff Associates

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.

2. Regular Agenda Items:

16-3220 Consider approval of the minutes of the January 25, 2016 Planning & Zoning Commission meeting. With a motion by Carter and a second by Stewart, the Planning & Zoning Commission adopted the January 25, 2016 minutes unanimously with corrections noted.

16-3224 Presentation and discussion of EDC's SH 78 Beautification study.

Randy Watson, Halff Associates, presented the SH 78 Beautification study. Gateway monumentation, phasing, and overall costs were discussed.

16-3225 Consider and make recommendation on a Preliminary Plat application for Kensington Park from JBI Partners, generally located north of the intersection of Ben Road and Pleasant Valley Estates, within city limits. Staff presented the case as outlined in staff report. With a motion by Lindsey and a second by Carter, the recommendation to approve the preliminary plat passed unanimously.

Adjourn: With a motion by Hock, the meeting was adjourned at 7:50 PM.

Chairperson

Secretary



City of Sachse, Texas

Legislation Details (With Text)

File #:	16-3262	Version:	1	Name:	SUP 16-01 6315 Industrial - P&Z
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	3/4/2016	In control:		In control:	Planning & Zoning Commission
On agenda:	3/14/2016	Final action:		Final action:	
Title:	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).				

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 Major Automotive Repair and Automotive Sales on approximately 0.433 acres of land, generally located at 6315 Industrial Drive, currently zoned Industrial (I-1).

SUP Overview

Chapter 11 of the Sachse Code of Ordinances requires Major Auto Repair and Auto Sales uses obtain a Special Use Permit (SUP) to legally operate in the I-1 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 Major Auto Repair and Auto Sales
- Applicant: Francisco Ramirez
- Owner: Francisco Ramirez
- Size: Approximately 0.433 acres
- Current Zoning: Industrial 1 (I-1)
- 225 property owners noticed @ 1,000' (1 phone call concerned about parking)
- Both uses (Major Auto Repair, Auto Sales) individually require an SUP to legally operate in the I-1 district.

Policy Considerations

- Approximately eleven (11) SUPs have been issued in the industrial park for auto related uses.
- The Future Land Use Plan (FLUP) designates this area as Industrial, which supports more intense land uses.
- 2 empty lots remain in Phase 1 of the industrial park. This would be a new building. Metal buildings are allowed in the I-1 zoning district.
- The parking situation is a performance issue (code enforcement), not a zoning land use issue.
- Fiscal Impact: Estimated \$200 thousand increase in property value.

Proposed Special Ordinance Provisions

- The outside repair of vehicles and storage of vehicles under repair shall be prohibited.
- The subject property shall generally develop per the attached site plan exhibit, which is conceptual in nature. The final parking layout and associated fire lane is subject to review and approval by Staff.
- No parking or storage of vehicles shall be permitted outside of designated parking spaces as shown on the approved site plan.

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 April 4th regular meeting.



PAQUITO'S AUTO SUP
PLANNING & ZONING COMMISSION
MARCH 14, 2016

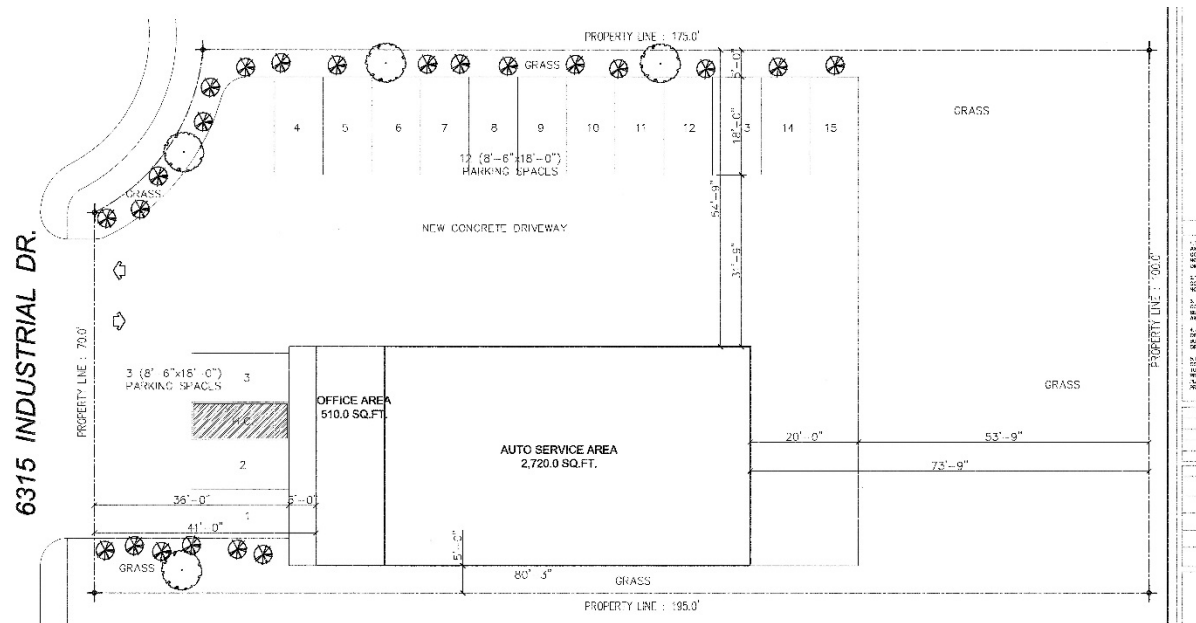
SUP OVERVIEW

Chapter 11 of the Sachse Code of Ordinances requires Major Auto Repair and Auto Sales uses obtain a Special Use Permit (SUP) to legally operate in the I-1 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

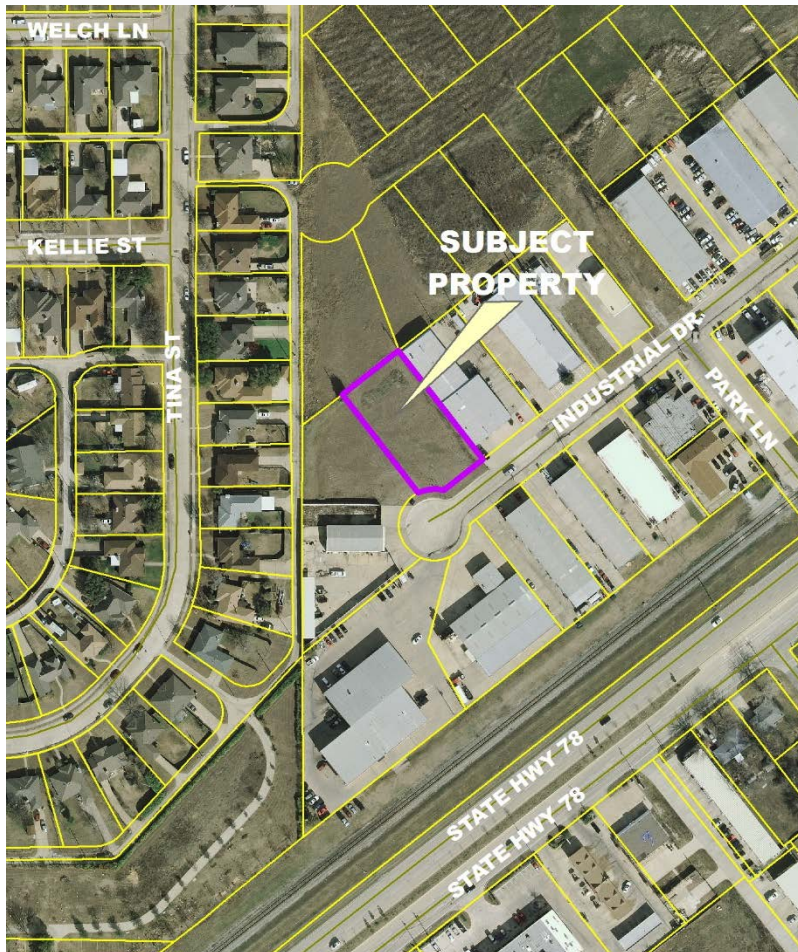
Conduct a public hearing to consider and act on a request for a Special Use Permit for Automotive Sales and Major Automotive Repair on approximately 0.433 acres of land, generally located at 6315 Industrial Drive, currently zoned Industrial (I-1).



PROJECT INFORMATION

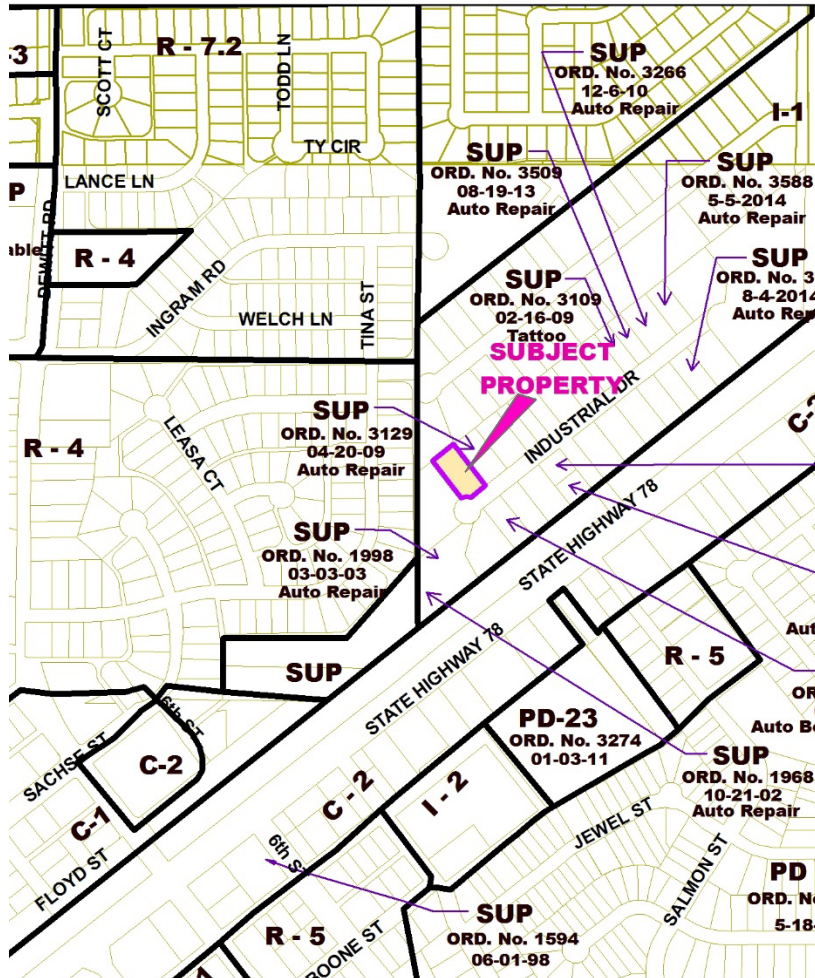
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AERIAL MAP



The subject property is located at 6404 Industrial Drive within City limits, and is 1 of 2 empty lots remaining in Phase 1 of the industrial park.

ZONING MAP



Approximately eleven (11) SUPs have been issued in the industrial park for auto related uses.

The Future Land Use Plan (FLUP) designates this area as Industrial, which supports more intense land uses.

POLICY CONSIDERATIONS

- Approximately eleven (11) SUPs have been issued in the industrial park for auto related uses.
- The Future Land Use Plan (FLUP) designates this area as Industrial, which supports more intense land uses.
- 2 empty lots remain in Phase 1 of the industrial park. This would be a new building. Metal buildings are allowed in the I-1 zoning district.
- The parking situation is a performance issue (code enforcement), not a zoning land use issue.
- Fiscal Impact: Estimated \$200 thousand increase in property value.

PROPOSED SPECIAL ORDINANCE PROVISIONS

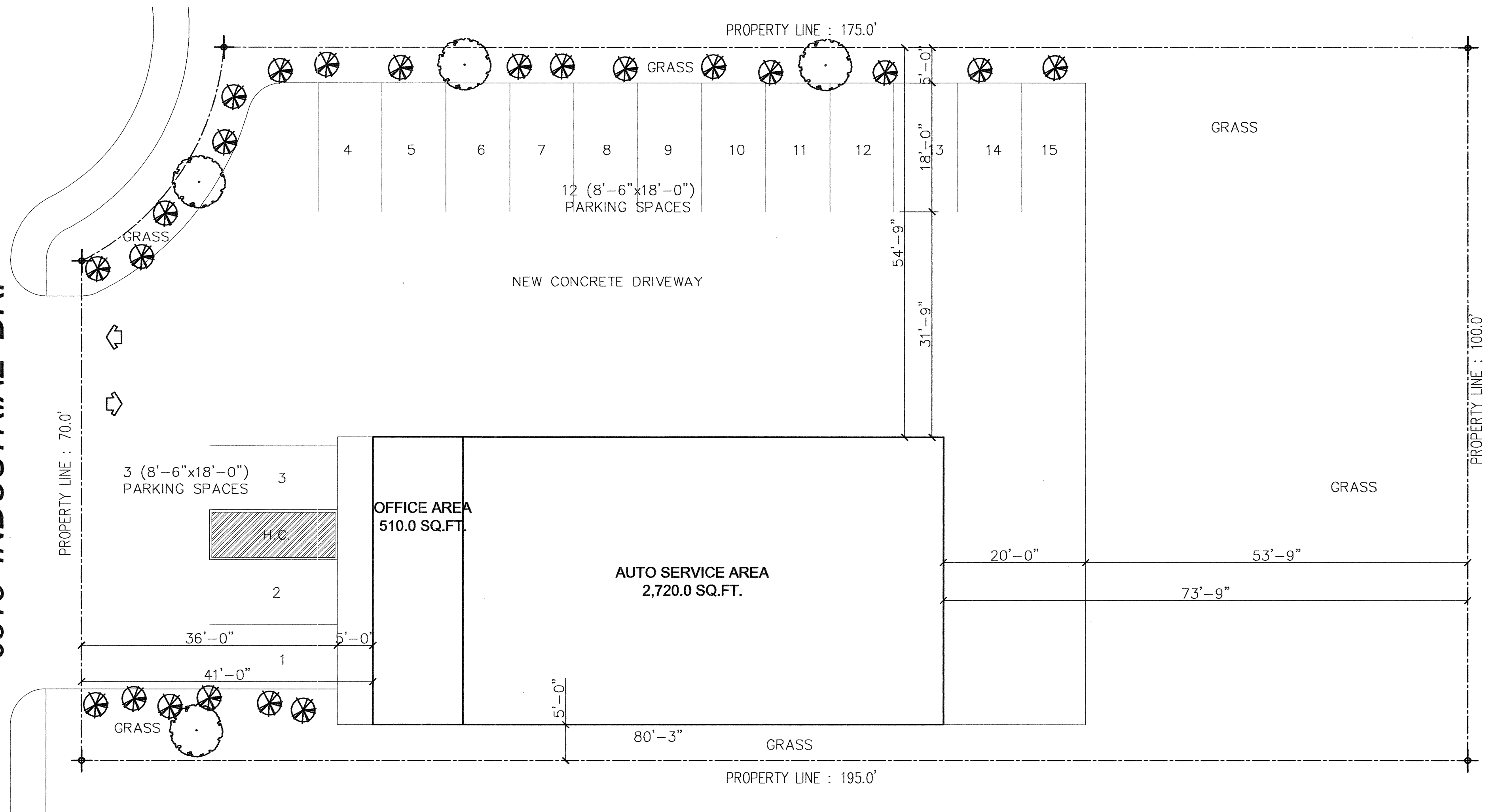
- The outside repair of vehicles and storage of vehicles under repair shall be prohibited.
- The subject property shall generally develop per the attached site plan exhibit, which is conceptual in nature. The final parking layout and associated fire lane is subject to review and approval by Staff.
- No parking or storage of vehicles shall be permitted outside of designated parking spaces as shown on the approved site plan.

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 April 4th regular meeting.

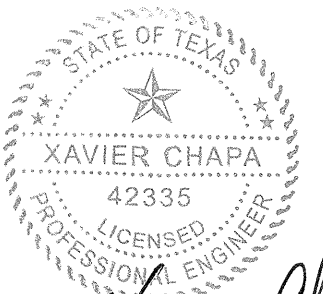
6315 INDUSTRIAL DR.



LANDSCAPE PLAN

SCALE : 3/32" = 1'-0"

P L A N T L E G E N D						
SYM.	TYPE	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
CE	Trees	Ulmus Crassifolia	Cedar Elm	4	3" Cal	10'- 12' HT.
DB	Shrubs	Regular Burford Holly	Dwarf Burford Holly	22	5 Gal.	Plant 36" O.C.



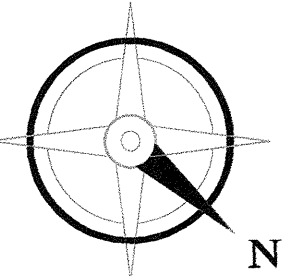
Xavier Chapa
F-9156
01/28/2016

GENERAL NOTES

1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL COMMERCIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODE, AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE IT RECOMMENDS THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER.

SQUARE FOOTAGE

REVISIONS



Project Name:

**NEW METAL SHOP
(OFFICE & AUTO SERVICE)**

Project Address:

**6315 INDUSTRIAL DR.
SACHSE TX, 75048**

Plan Name:

LANDSCAPE PLAN

Project #:
011416

Drawn By:
J.A.M.

Date:
01-14-2016

Scale:
3/32" = 1'-0"

Sheet #:

Of:

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