



Monday, March 11, 2019
Planning and Zoning Commission Meeting

Council Chambers
3815 Sachse Road, Building B
6:00 p.m.

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.

A. Regular Meeting - 6:00 PM

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, March 11, 2019 at 6:00 p.m. at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
3. Consider approval of the January 28, 2019 meeting minutes.
4. Consider and act on a Final Plat for Senior Living Community Addition from Trepex Construction, generally located on the east side of Miles Road approximately 600 feet south of the intersection of Miles Road and Hudson Drive, within Sachse city limits.
5. Conduct a public hearing to consider and act on a request by PMB Acquisitions, LLC. to rezone approximately 61 acres of land from Restricted Manufacturing and Warehousing District (I-1) and General Industrial District (I-2) to Planned Development District (PD), to modify development standards and allow for single-family detached residences and multi-family residences, generally located north of SH 78 and approximately 1,400 west of the intersection of Ranch Road and SH 78.
6. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
7. Adjournment.

I, the undersigned authority, do hereby certify that this notice of meeting was posted in accordance with the regulations of the Texas Open Meetings Act and on the bulletin board, an accessible location at Sachse City Hall.

Michelle Lewis Sirianni, City Secretary

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Lauren Rose, ADA Coordinator, via phone at 972.429.4770, via email at lrose@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

**Agenda Item Details**

Meeting	Mar 11, 2019 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 6:00 PM
Subject	3. Consider approval of the January 28, 2019 meeting minutes.
Access	Public
Type	Action, Minutes
Recommended Action	Approve as presented.
Minutes	View Minutes for Jan 28, 2019 - Planning and Zoning Commission Meeting

Public Content

**Planning and Zoning Commission
Meeting Minutes
Monday, January 28, 2019**

Members present: Travis Mondok, Scott Ohman, Chance Lindsey, Fernando Gutierrez, Jeanie Marten, Bill Thrash, Teddy Kinzer

1. Call to Order

Chairman Lindsey opened the meeting of the Planning and Zoning Commission at 6:35 p.m. and declared a quorum.

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

Commissioner Ohman led the pledges. Commissioner Gutierrez offered the invocation.

3. Consider approval of the January 14, 2019 meeting minutes.

Motion by Jeanie Marten, second by Bill Thrash.

Final Resolution: Motion Carries

Yes: Scott Ohman, Chance Lindsey, Fernando Gutierrez, Jeanie Marten, Bill Thrash, Teddy Kinzer

4. Conduct a public hearing to consider and act on a request by Permitted Development to amend the Future Land Use Plan (FLUP) of the 2017 Comprehensive Plan to re-categorize approximately 17.74 acres of land from Public to Low Density Residential, and to rezone approximately 17.74 acres of land from Residential 8.4 (R 8.4) to Planned Development District (PD), to modify development standards and allow for a single-family detached residential subdivision, generally located along Rosewood Lane and Hudson Drive.

Staff recommends approval of the request.

Matt Robinson, Development Services Director, made a presentation. He stated that the subject property is zoned R-8.4 that allows single family dwellings in addition to related recreation, religious and educational facilities. He said the subject property was owned by Garland ISD, but has since been sold. He explained the FLUP does not support the zoning request and state law require zoning decisions, "must be adopted in accordance with a Comprehensive Plan" Staff is recommending the approval of the amendment to the FLUP and the rezoning request. He stated that the subject property is contiguous and compatible with surrounding single family uses. Audrey Buckley, applicant representative, explained that this would be basically an extension to Jackson Hills zoning. She said she would be available to answer any questions and concerns. Chairman Lindsey opened the public hearing. Tim Holt, 3710 Valley Forge, spoke in opposition and said it was nice to have green space and that a public use space would serve the area better. He stated that this would be counterproductive to the land use map. Neil Anderson, 3313 Sweetgum, was concerned with drainage. He would like to see no impact to existing drainage or preferably an improvement to the current drainage. He would like to see the tree line be preserved. Bill Adcock, 3609 Hudson Drive, was concerned about the twenty-five foot elevation changes. He was concerned how construction would impact the area, with the dirt, trash and heavy equipment. He said he would like to know who will be building in the development. Bart Sawyer, 3812 Hudson, wanted to know who is going to pay to repave the streets and was concerns about the impact on the school with additional homes. Jose Delgado, 3703 Stampede Dr., was told that no development would be taking place in the area and that it would remain open space. He was also concerned about drainage and increased traffic. Chairman Lindsey closed the public hearing at 6:52 p.m. Robinson addressed the questions that were brought up during the public hearing. He stated that drainage concerns would be address during the platting process. He stated that Hudson Drive is a city right of way and would be maintained by the city. He stated that the property was sold by the school and was not intended to be open space. Audrey Buckley, applicants representative, said they would preserve as many trees as possible. Scott Caruthers, applicant's engineer, stated that Jackson Hills Phase 3b storm drain design are large enough to take run off of future development of the site. He said they would be extending the storm drain where there is currently a bar ditch.

Motion by Teddy Kinzer, second by Jeanie Marten.

Final Resolution: Motion Carries

Yes: Travis Mondok, Scott Ohman, Chance Lindsey, Fernando Gutierrez, Jeanie Marten, Bill Thrash, Teddy Kinzer

5. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.

Robinson updated the commission. He stated that the CBD oil ordinance was approved by Council. He also suggested an earlier start time to the Planning and Zoning Commission meetings. The commission seemed to be in agreement

on a 6:00 p.m. start time.

6. Adjournment.

Lindsey adjourned the meeting at 7:36 p.m.

**Agenda Item Details**

Meeting	Mar 11, 2019 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 6:00 PM
Subject	4. Consider and act on a Final Plat for Senior Living Community Addition from Trepex Construction, generally located on the east side of Miles Road approximately 600 feet south of the intersection of Miles Road and Hudson Drive, within Sachse city limits.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approval of the Final Plat

Public Content**BACKGROUND**

- The applicant is proposing one (1) senior housing lot on approximately 9.93 acres.
- The property is zoned PD #34, which was approved in December of 2016.
- A preliminary plat for the property was approved by City Council in March of 2017.

OVERVIEW

The final plat is in conformance with the preliminary plat. Public infrastructure has been substantially completed and inspected and the City Engineer has issued a letter in this regard. Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.

POLICY

There are no policy considerations affiliated with this item.

RECOMMENDATION

Per Staff's technical review, the proposed final plat is in compliance with the City's subdivision regulations. As such, Staff recommends approval of the proposed Final Plat, subject to all conditions stipulated by the Building Official and City Engineer.

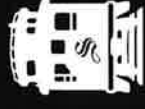
P&Z 03-11-19 - Senior Living Community Addition.pptx (1,546 KB)

Final plat

Senior Living Community Addition

PLANNING & ZONING COMMISSION

MARCH 11, 2019



Request

Consider and act on a final plat application for Senior Living Community Addition from Trepex Construction, generally located on the east side of Miles Road and approximately 600 feet south of the intersection of Miles Road and Hudson Drive, within Sachse city limits.

Project Information

- Proposal to final plat 1 senior housing lot
- Applicant & Owner: Trepex Construction
- Size: Approximately 9.938 acres
- Site Attributes: undeveloped land
- Proposed Use: Senior Housing
- Current Zoning: PD (#34) for Senior Housing



Process Overview

- The associated preliminary plat was approved by the City Council in March 2017
- The final plat is in conformance with the preliminary plat
- P&Z is the final approval authority for the final plat
- Public infrastructure has been substantially completed and inspected
- Plat filing occurs after final acceptance by Engineering

Aerial Map

The subject property is generally located on the east side of Miles Road and approximately 600 feet south of the intersection of Miles Road and Hudson Drive.



[illegible]

Staff Recommendation

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



Agenda Item Details

Meeting	Mar 11, 2019 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 6:00 PM
Subject	5. Conduct a public hearing to consider and act on a request by PMB Acquisitions, LLC. to rezone approximately 61 acres of land from Restricted Manufacturing and Warehousing District (I-1) and General Industrial District (I-2) to Planned Development District (PD), to modify development standards and allow for single-family detached residences and multi-family residences, generally located north of SH 78 and approximately 1,400 west of the intersection of Ranch Road and SH 78.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Staff recommends approval of the proposed rezoning.

Public Content

BACKGROUND

- The subject property is 5 separate vacant tracts
- Zone change request from I-1 and I-2 to PD
- Applicant: PMB Acquisitions
- Owner:
 - 78 Miller Ltd.
 - Orville Craig Jones and Kibbie Jones Hipp
- Size: Approximately 61 acres
- Noticing: Approximately 494 property owners were notified of the proposed request. Staff received four general inquiries into the request and two oppositions to the proposed rezoning.

POLICY

- The subject property is currently identified as Single Family Urban Residential and Neighborhood Retail Mixed-Use on the Future Land Use Plan, however the property is currently zoned for a mix of higher and lower intensity industrial and warehousing uses.
- Properties to the east are identified for Neighborhood Retail Mixed-Use, while properties to the north and west are identified as Low Density Residential on the Future Land Use Plan.
- The proposed zone change would allow for a diverse mix of housing types including Patio (45' x 110') and Cottage (30' x 110') single family home lots, in addition to 3-story urban multifamily product.
- The proposed uses are consistent with the vision identified in the Comprehensive Plan, specifically the Neighborhood Scenarios envisioned for the Industrial / Ranch Road area.
- Development standards proposed include requirements for architectural enhancements/features for all residential products, as well as a minimum of 7 acres of open space with walking trails.

RECOMMENDATION

Staff recommends approval of the proposed rezoning request as it is in compliance with the Future Land Use Plan and the goals and objectives of the Comprehensive Plan, including the neighborhood scenarios anticipated for the Industrial / Ranch Road area.

Staff Presentation Ranch Road Rezoning.pdf (1,478 KB)

Proposed PD Regulations.pdf (668 KB)

Ranch Road Rezone

PLANNING & ZONING COMMISSION

MARCH 11, 2019



Background

Conduct a public hearing to consider and act on a request by **PMB Acquisitions** to rezone approximately 61 acres of land from Restricted Manufacturing and Warehousing District (I-1) and General Industrial District (I-2) to Planned Development District (PD), to modify development standards and allow for single-family detached residences and multi-family residences, generally located north of SH 78 and approximately 1,400 west of the intersection of Ranch Road and SH 78.

Overview

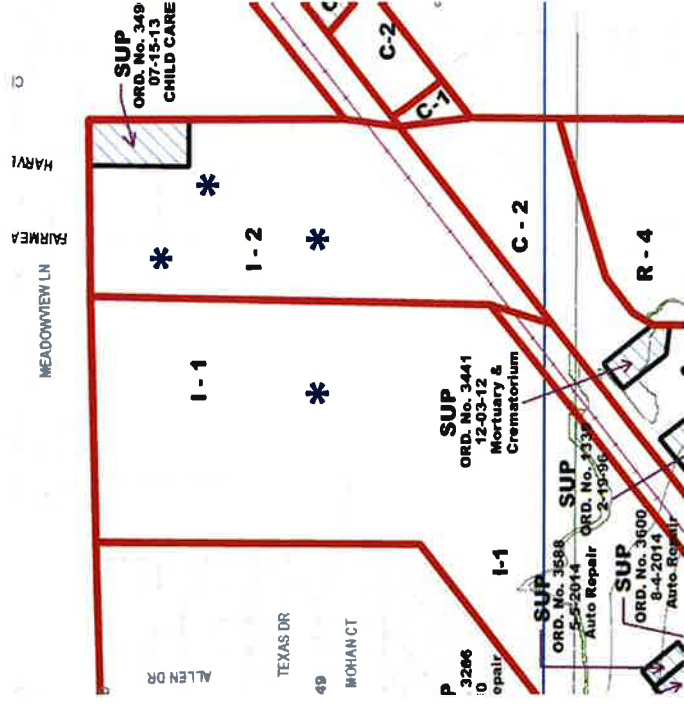
- The subject properties are located north of SH 78 and along Ranch Road, approximately 1,400 feet west of the intersection of Ranch Road and SH 78.
- The subject properties are currently zoned I-1 and I-2, which allows for a mix of higher and lower intensity industrial and warehousing uses.
- Current permitted uses include: wrecker service, tire storage, general office, retail uses, commercial and industrial equipment, heavy industrial, and high risk uses.

Aerial Map

The subject properties are located along Ranch Road, north of State Highway 78.



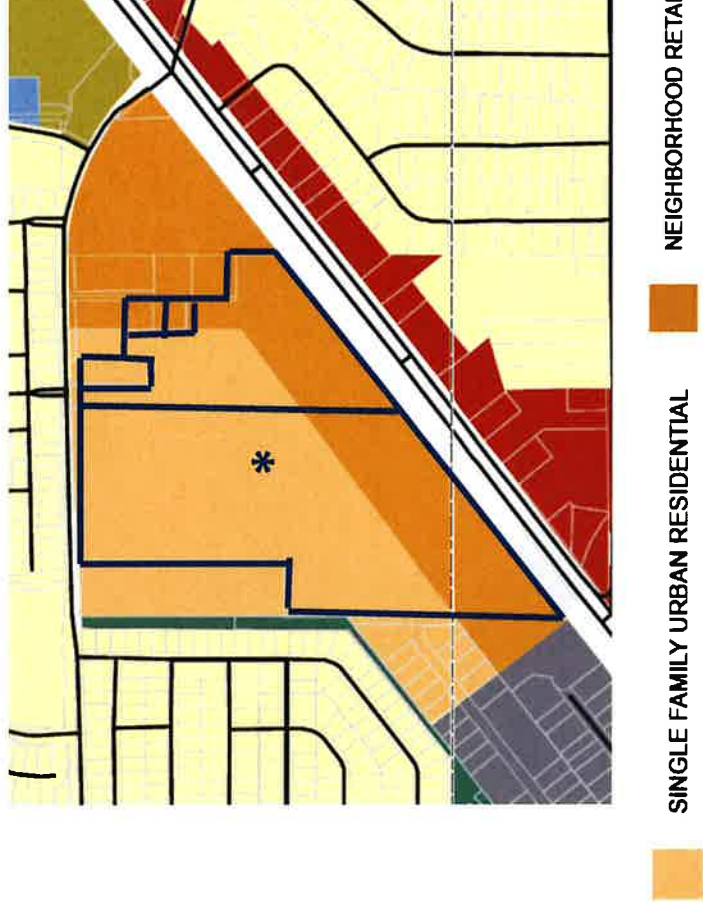
Zoning Map



The property is zoned I-1 and I-2. The blue dot indicates the subject properties.

FLUP

- The Future Land Use Plan (FLUP) designates the subject property for Single Family Urban Residential and Neighborhood Retail Mixed Uses
- State law requires that zoning decisions “*must be adopted in accordance with a Comprehensive Plan*”
- The FLUP supports the proposed rezoning request and is in line with the catalytic neighborhood scenarios presented in the Comprehensive Plan.



Comprehensive Plan – Neighborhood Scenario(s)

NEIGHBORHOOD SCENARIO 1



NEIGHBORHOOD SCENARIO 2



- Industrial/Ranch Road area identified as a catalytic area with two potential scenarios proposed.
- Scenarios envisioned single family (attached, detached, small lot, patio and cottage homes); urban multifamily and retail uses.

Use Type	Scenario 1 SF	Scenario 2 SF
Retail	8,000 SF	N/A
Single Family	249 Units	184 Units
Multifamily	340 Units	534 Units

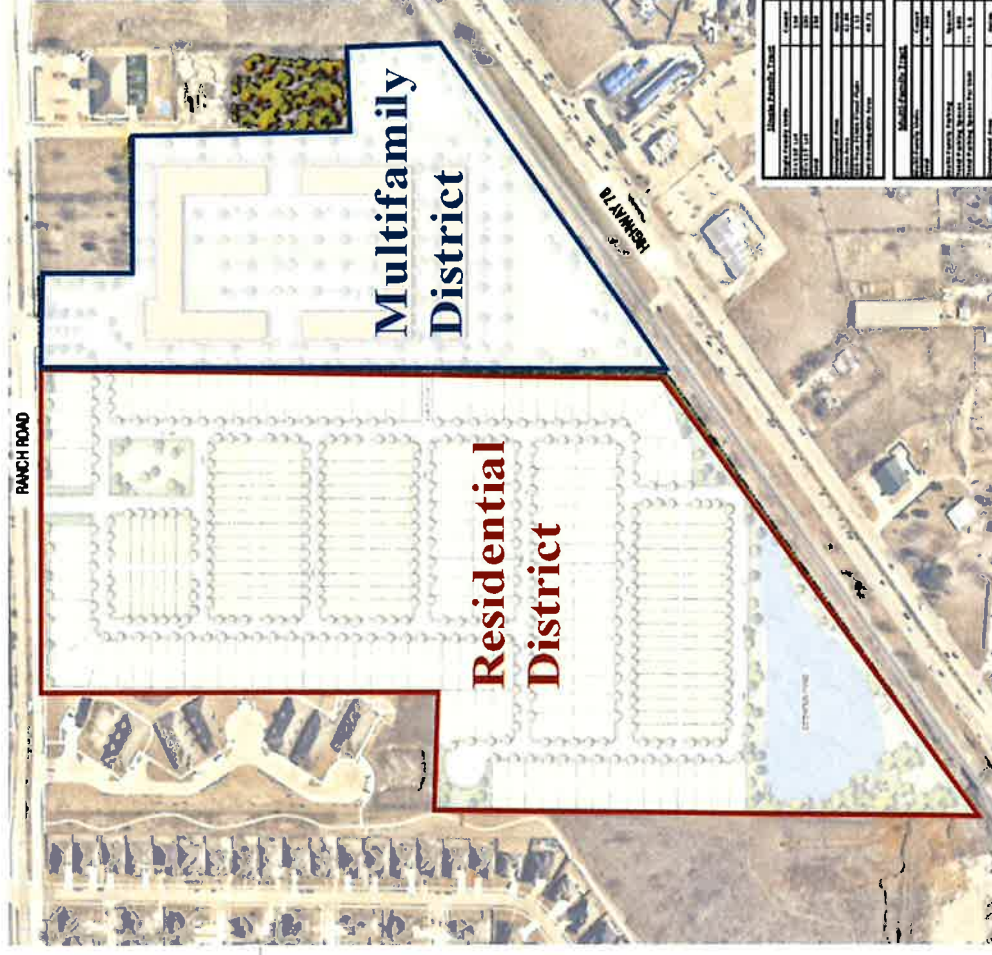
Applicant's Request

- The applicant desires to rezone the subject property from I-2 and I-2 to PD
- If the rezoning is approved the subject property could be used for single family detached residential and multi-family uses.
- As proposed:
 - Mix of Patio (45'x110') and Cottage (30'x110') home lots with a maximum of 249 lots;
 - Masonry single-family exterior finishes with enhanced architectural features required (i.e. carriage style garage doors, patterned brickwork, window shutters, façade offsets);
 - 3-story urban multifamily product with a max of 350 units (no more than 35 3-bedroom units);
 - Required multifamily resident amenities (i.e. pool, dog park, community garden, fitness center)
 - Minimum open space of 7-acres required

Proposed Concept

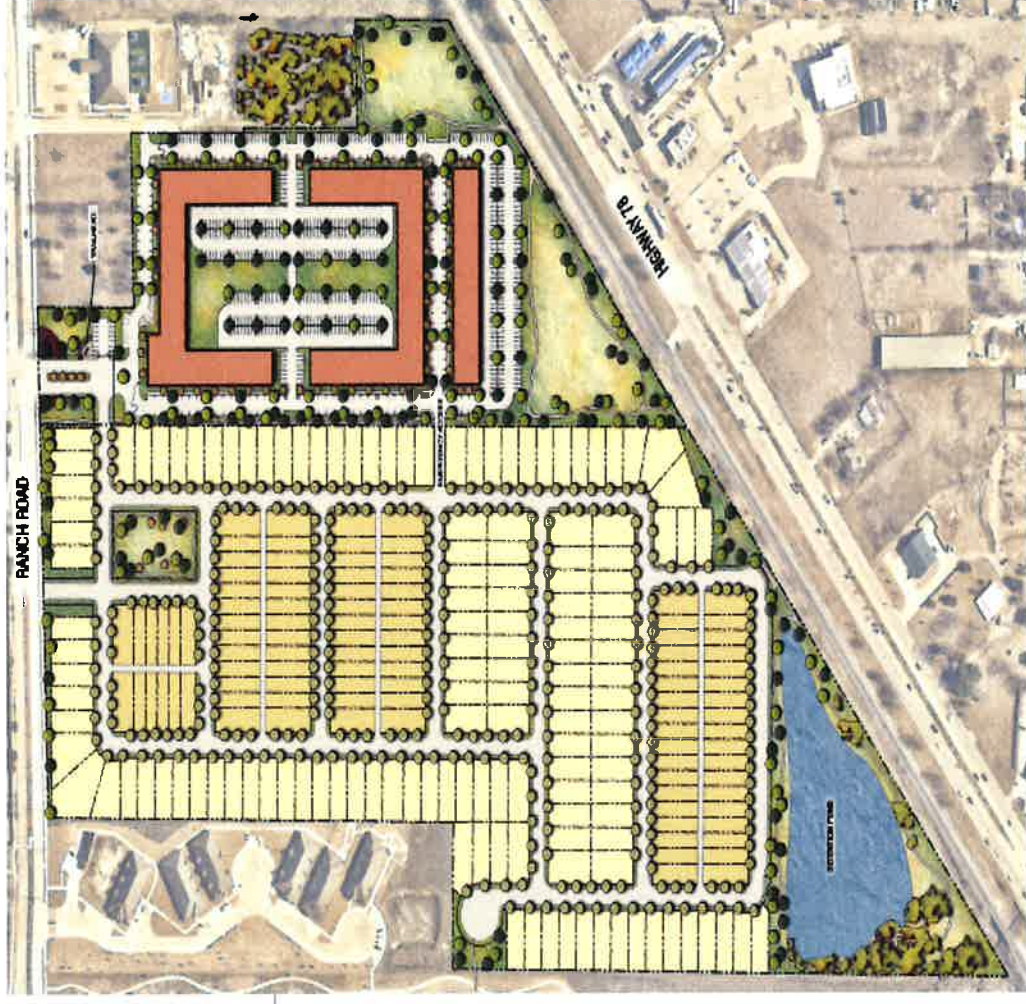
As part of the proposed rezoning, two districts are proposed:

- *Residential – mix of detached single-family residences (patio and cottage home lots) with a maximum of 249 lots.*
- *Multifamily – urban multifamily product with a maximum of 350 units.*



Concept Plan

- A minimum of 5 acres of open space for the residential district and 2 acres of open space for the multifamily district must be provided.
- As part of the open space network, public trails are proposed that connect from the western portion of the development around the detention pond, towards the east and up to Ranch Road.



Staff Recommendation

Staff recommends approval of the proposed rezoning request for the following reasons:

- The proposed rezoning is consistent with the goals and objectives of the Comprehensive Plan and is in compliance with the Future Land Use Plan.
- The proposed uses are consistent with the vision presented as part of the Neighborhood Scenarios for the Industrial/Ranch Road catalytic area.
- The proposed zone change would provide for a diversified housing product for the area as specified in the Comprehensive Plan.
- The permitted uses within the PD district would be consistent with surrounding residential and planned commercial uses and will not have adverse impacts on the surrounding properties. The existing industrial zoning(s) on the property are generally not consistent and compatible with the surrounding development.
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at their March 18, 2019 regular meeting.