



City of Sachse, Texas

3815 Sachse Road,
Building B
Sachse, TX 75048

Meeting Agenda Planning & Zoning Commission

Work Session and Regular Meeting

Monday, February 8, 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 February 8, 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, and requests for new business considerations.

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 January 25, 2016 Planning and Zoning Commission meeting.
Attachments: [01.25.16 Minutes](#)
3. [16-3224](#) Presentation and discussion of EDC's SH 78 Beautification study.
Attachments: [Presentation](#)
4. [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.
Attachments: [Proposed Plat](#)
[Staff Presentation](#)
5. Discussion of future agenda items, update on council action, training topics, and requests for new business considerations.
6. Adjournment.

Posted: February 5, 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:** January 25, 2016 P&Z Minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 2/3/2016 **In control:** Planning & Zoning Commission
On agenda: 2/8/2016 **Final action:**
Title: Consider approval of the minutes of the January 25, 2016 Planning and Zoning Commission meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [01.25.16 Minutes](#)

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the January 25, 2016 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the January 25, 2016 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Recommend approval of the minutes of the Planning and Zoning Commission January 25, 2016 meeting.



**City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, January 25, 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

Others Present:

Rudy Garza - Texas Masonry Council
Jon Van De Voorde - NexMetro

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. Regular Agenda Items:

15-3125 Consider approval of the minutes of the January 11, 2016 Planning & Zoning Commission meeting. With a motion by Lamb and a second by Hock, the Planning & Zoning Commission adopted the January 11, 2016 minutes unanimously.

16-3191 Presentation by the Texas Masonry Council.

Rudy Garza – Texas Masonry Council, made a presentation highlighting masonry construction guidelines.

16-3192 Presentation by NexMetro.

Jon Van De Voorde - NexMetro, presented a proposed housing type suitability for an undeveloped area off Ben Road. Discussion of its suitability followed.

16-3201 Conduct a public hearing to consider and make recommendation on a request for a Special Use Permit for Automotive Sales and Major Automotive Repair on approximately 0.459 acres of land, generally located at 6404 Industrial Drive, currently zoned Industrial (I-1).

Staff presented the case as outlined in staff report, and the public hearing opened at 8:00 PM. With no one speaking, a motion was made by Hock and seconded by Lamb, the public hearing was closed at 8:01 PM. With a motion by Hock and a second by Lyndsey, the recommendation to approve the SUP passed 6-1 with Gutierrez casting the lone dissenting vote.

Adjourn: With a motion by Hock, the meeting was adjourned at 8:04 PM.

Chairperson

Secretary



City of Sachse, Texas

Legislation Details (With Text)

File #: 16-3224 **Version:** 1 **Name:** EDC 78 Beautification - P&Z
Type: Agenda Item **Status:** Agenda Ready
File created: 2/5/2016 **In control:** Planning & Zoning Commission
On agenda: 2/8/2016 **Final action:**
Title: Presentation and discussion of EDC's SH 78 Beautification study.
Sponsors:
Indexes:
Code sections:
Attachments: [Presentation](#)

Date	Ver.	Action By	Action	Result
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Title

EDC's SH 78 Beautification study presentation.

Background

Presentation by the EDC consultant and discussion of the 78 Beautification study.

Staff Recommendation

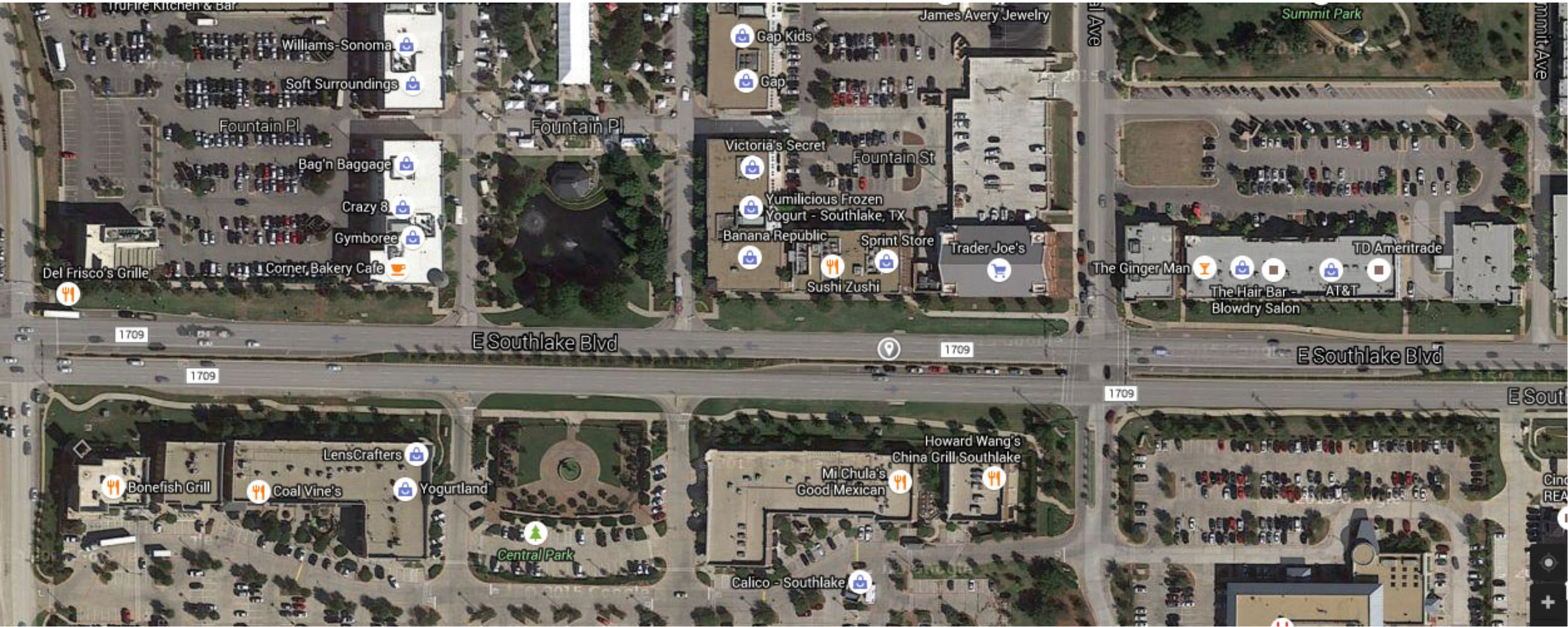
No action will be taken.

Sachse - S.H. 78 Corridor

Final Design Concepts



Ideal Design Conditions – Southlake Town Center



78 Corridor Typical Design Limitations



February 25th Design Charrette Options – Preferences

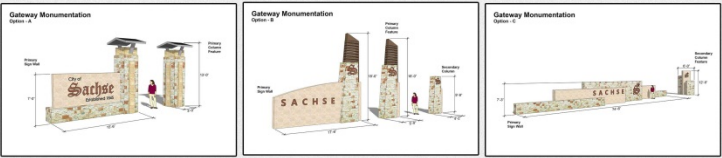
Sachse HW 78 - Design Charrette Theming Ideas



Preference

Priority

Columns



Priority Level	Comments

Pedestian Access



Priority Level	Comments

Decorative Paving



Priority Level	Comments

Planting and Irrigation



Priority Level	Comments

Lighting



Priority Level	Comments

Phase 1 – Gateway Monuments + Decorative Paving + Minor Landscaping (Foundation Planting at Monuments)

Phase 2 – Pedestrian Connections

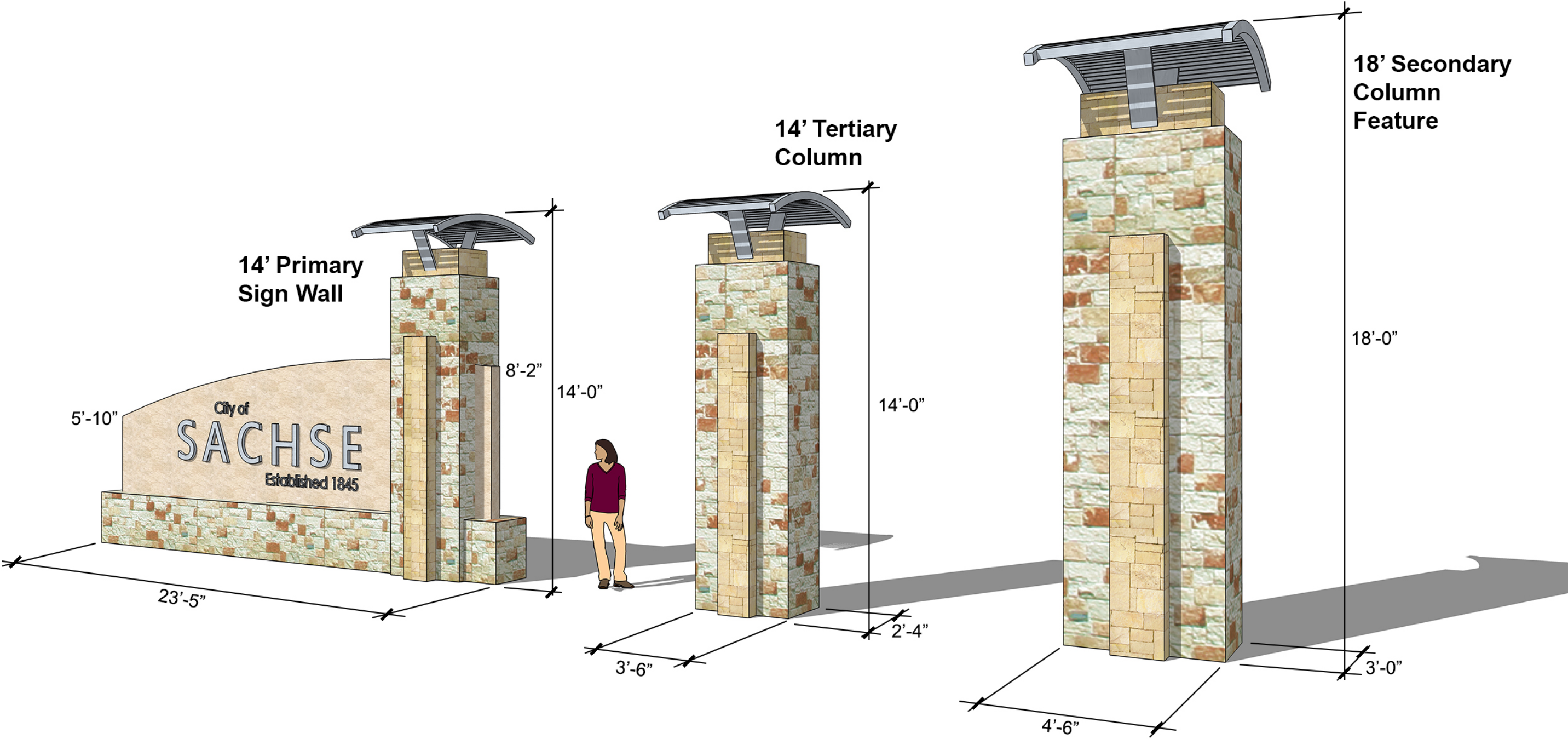
Phase 3 – Planting & Irrigation

Phase 4 – Lighting (out of scope; to be coordinated separately)

Phase 1 – Gateway Monumentation

Revised option based on stakeholder feedback:

14'-18' Gateway Monumentation HIGHWAY 78 - SACHSE



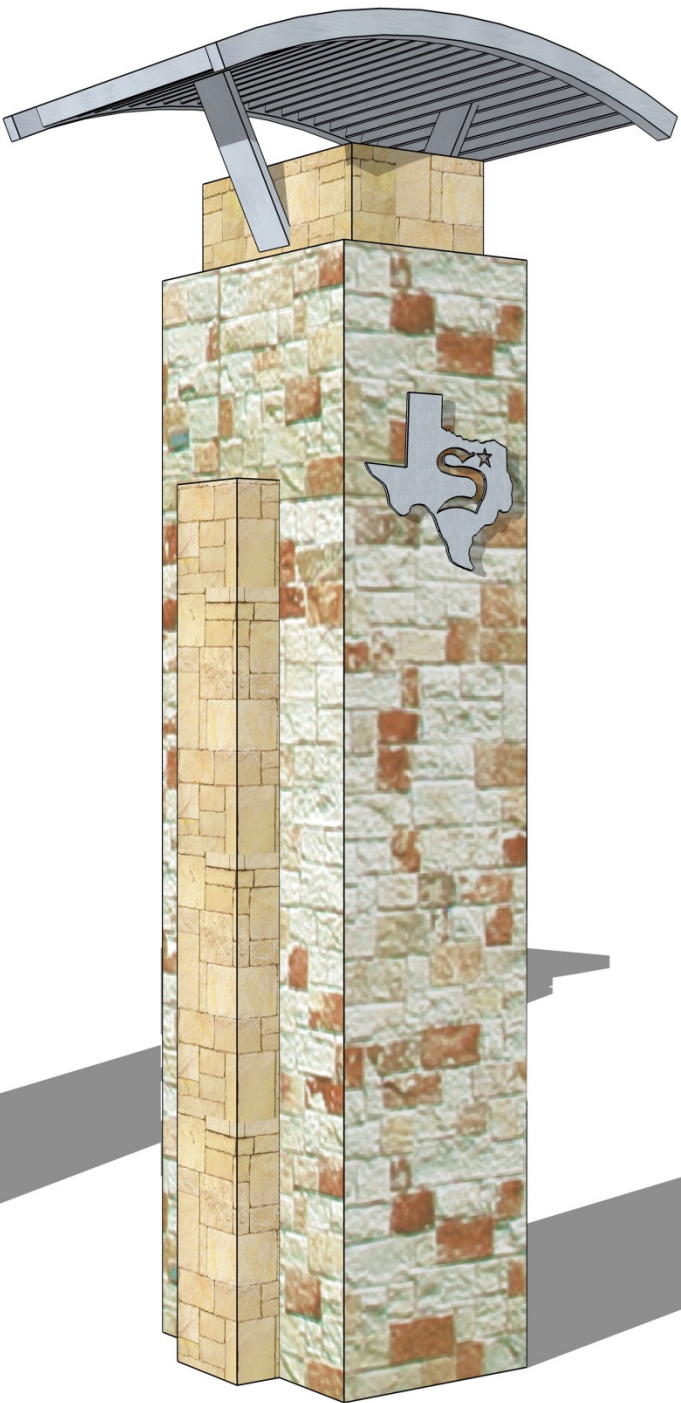
Phase 1 – Gateway Monumentation – Secondary Column Feature

Revised option based on stakeholder feedback:

**Sachse Gateway
Monument
Options**



Option A



Option B

Phase 1 – Decorative Paving



Plant Palette - Trees



Shumard Oak



Shumard Oak (Fall Color)



'High-Rise' Live Oak



Lacebark Elm



Lacebark Elm (Fall Color)



Bur Oak



Bur Oak (Fall Color)



Desert Willow



'Dynamite' Crape Myrtle

Plant Palette – Shrubs and Ornamental Grasses



San Jose Cenizo



Red Yucca



Gulf Muhly



'Pinkie' Indian Hawthorn



Mexican Feather Grass

Plant Palette – Perennials and Groundcovers



Twisted Leaf Yucca



Gregg's Salvia



Asian Jasmine

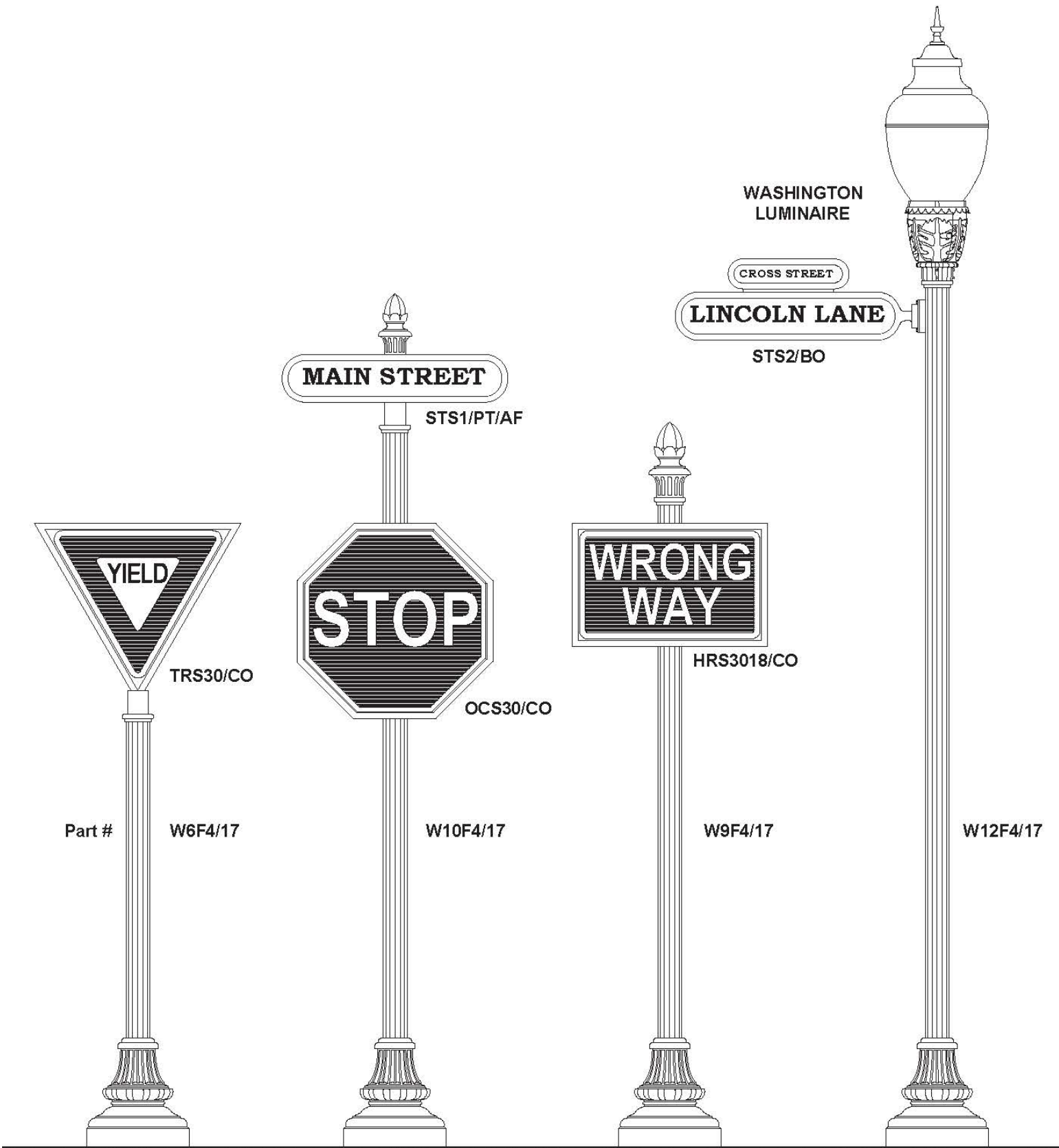


'New Gold' Lantana



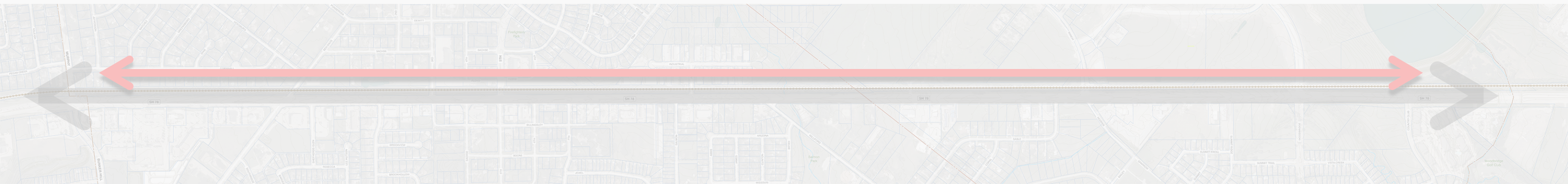
Red Drift Rose

Phase 1 – Decorative Signal Lights & Signage

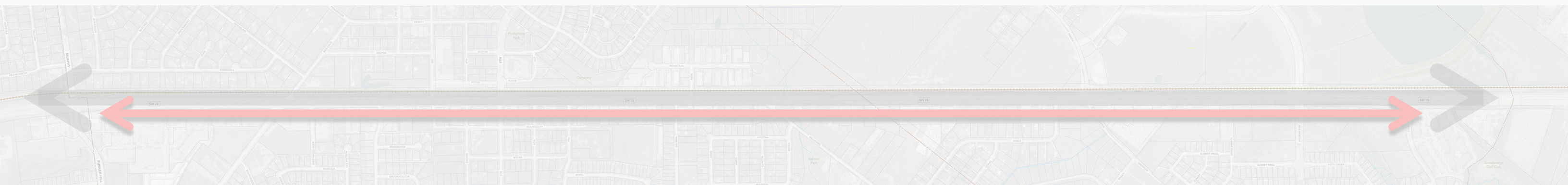


Phase 2 – Pedestrian Access

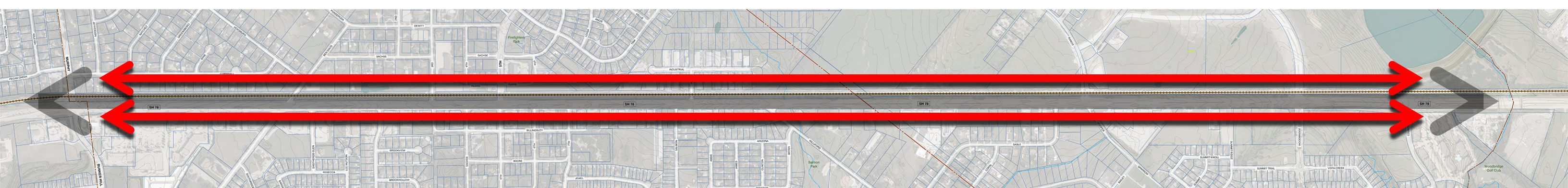
Sidewalk Along Western Edge of Roadway



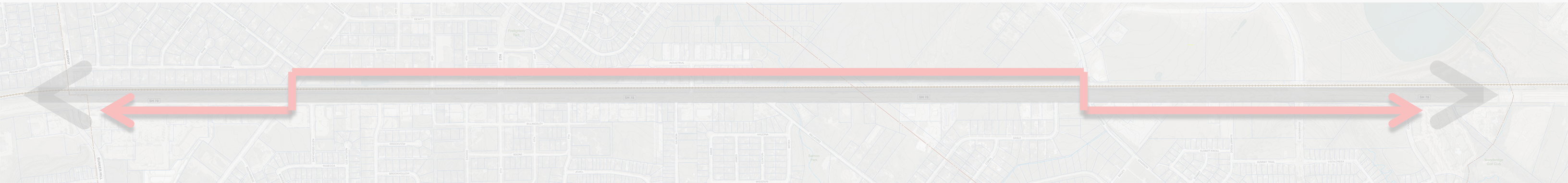
Sidewalk Along Eastern Edge of Roadway



Sidewalk Along Both Sides of Roadway



Sidewalk Alternating Between Each Side of Roadway



Phase 3 – Planting & Irrigation



April 8th Recommendations – Plan A

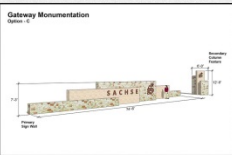
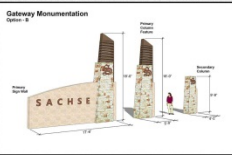
Sachse HW 78 - Design Charrette Theming Ideas



Preference

Priority

Columns



Priority Level

○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○

Comments

Pedestian Access



Priority Level

○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○

Comments

Decorative Paving

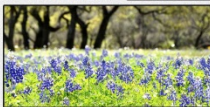
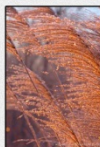


Priority Level

○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○

Comments

Planting and Irrigation



Priority Level

○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○

Comments

Lighting



Priority Level

○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○

Comments

Phase 1 – Columns + Decorative Paving + Minor Landscaping

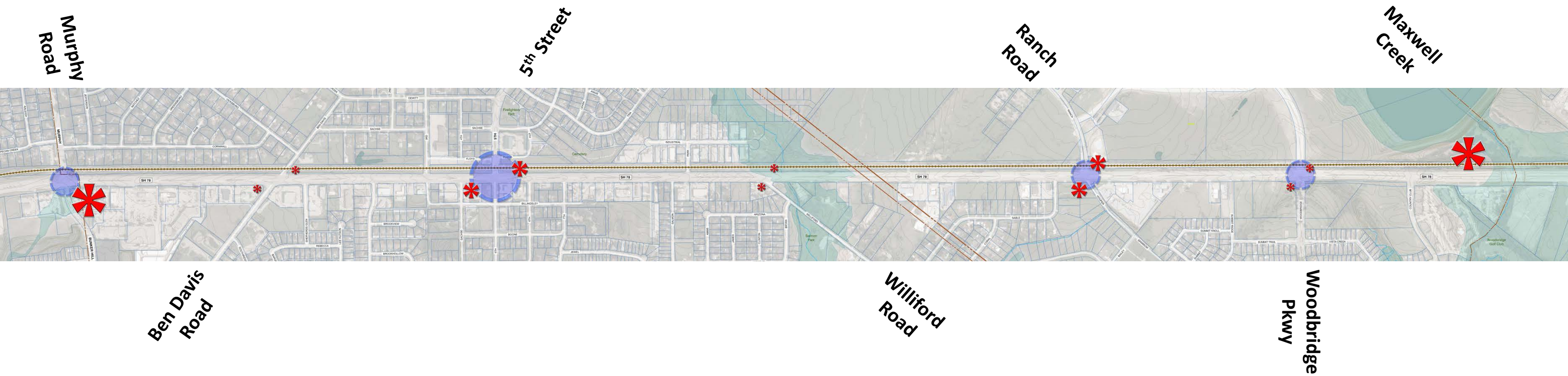
Phase 2 – Planting & Irrigation

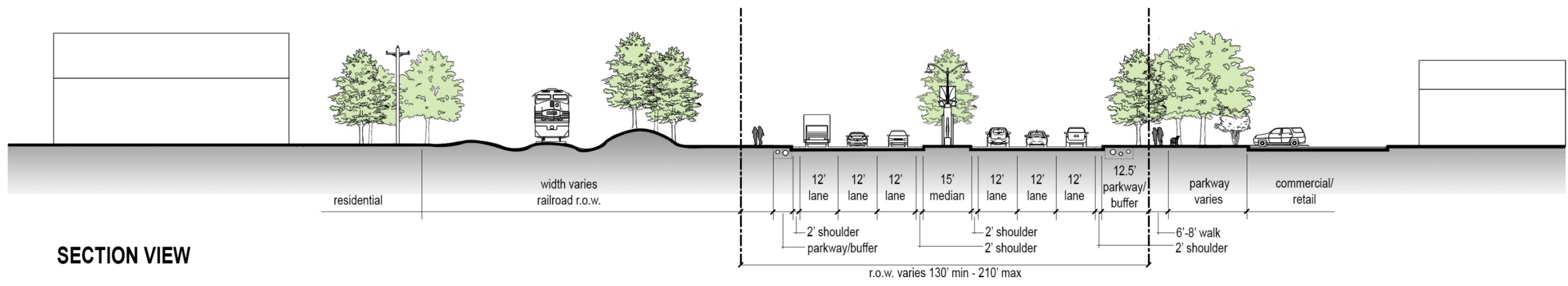
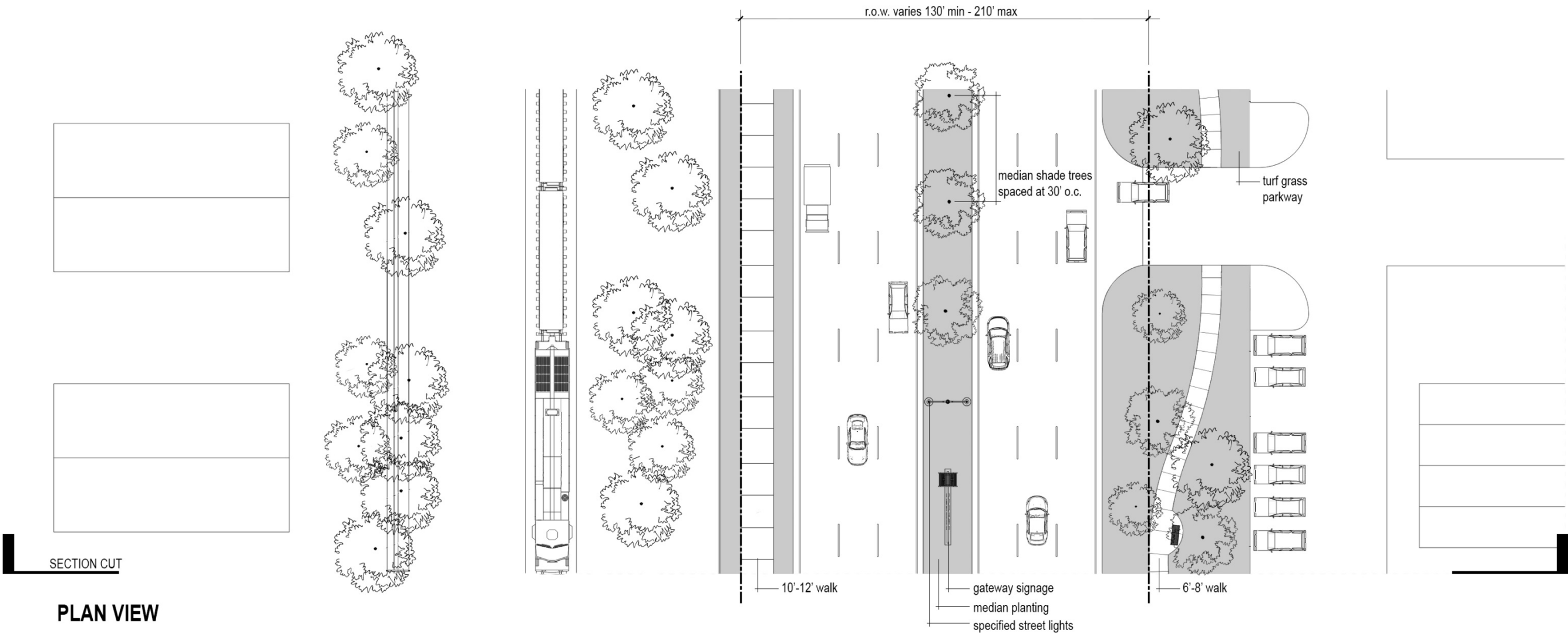
Phase 3 – Pedestrian Access (Possibly funded by FY 2016 Grant)

Phase 4 – Lighting (out of scope; to be coordinated separately)

Phase 1 – Plan A

- Primary Gateways
- Secondary Gateways
- Tertiary Gateways
- Intersection Improvements



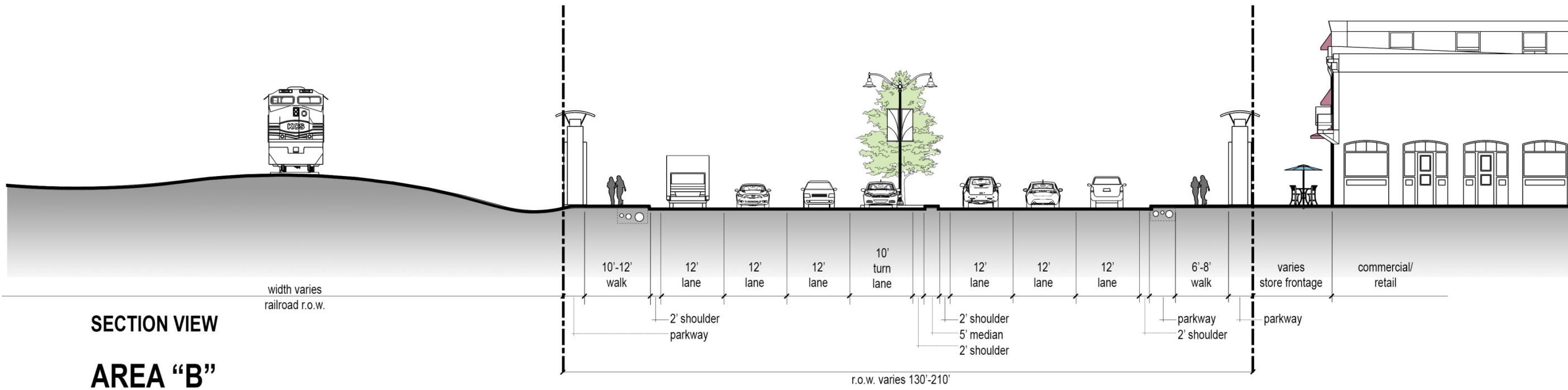
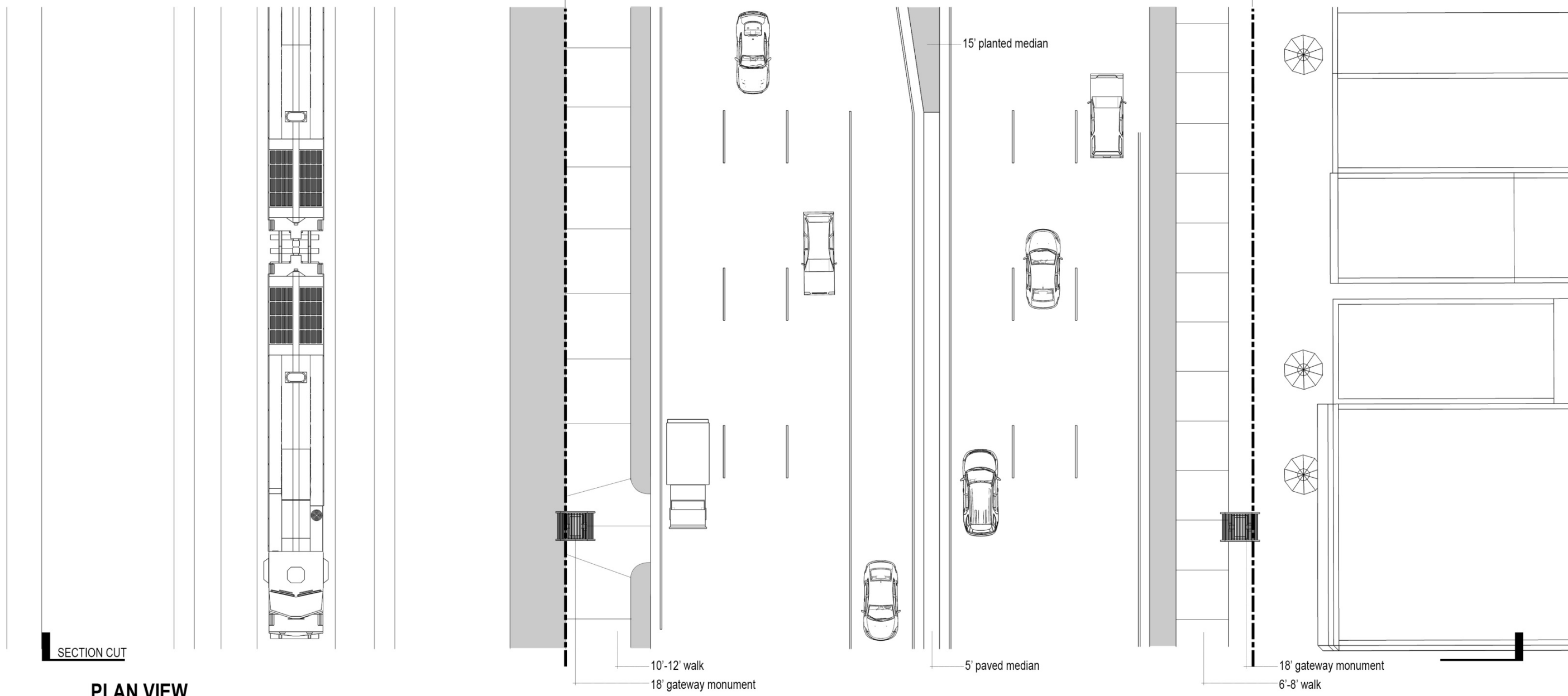


AREA "A"

View at Murphy Road – Before and After



r.o.w. varies 130'-210'

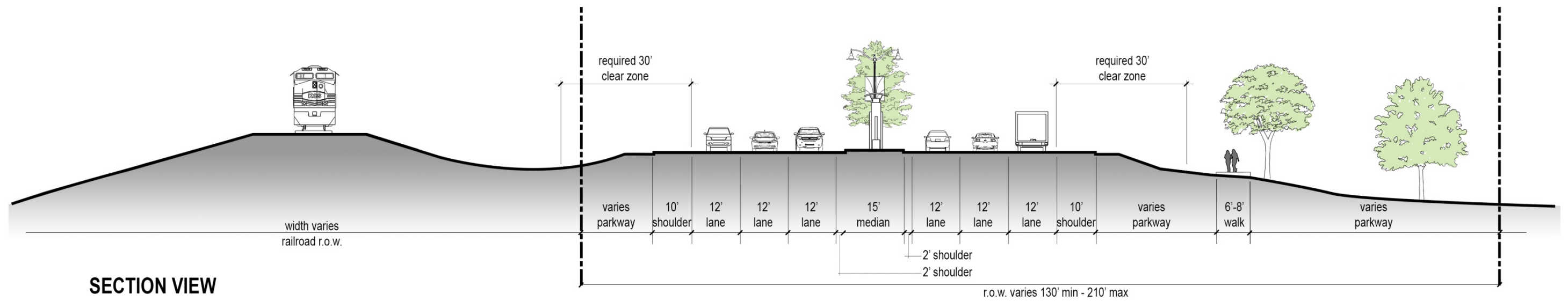
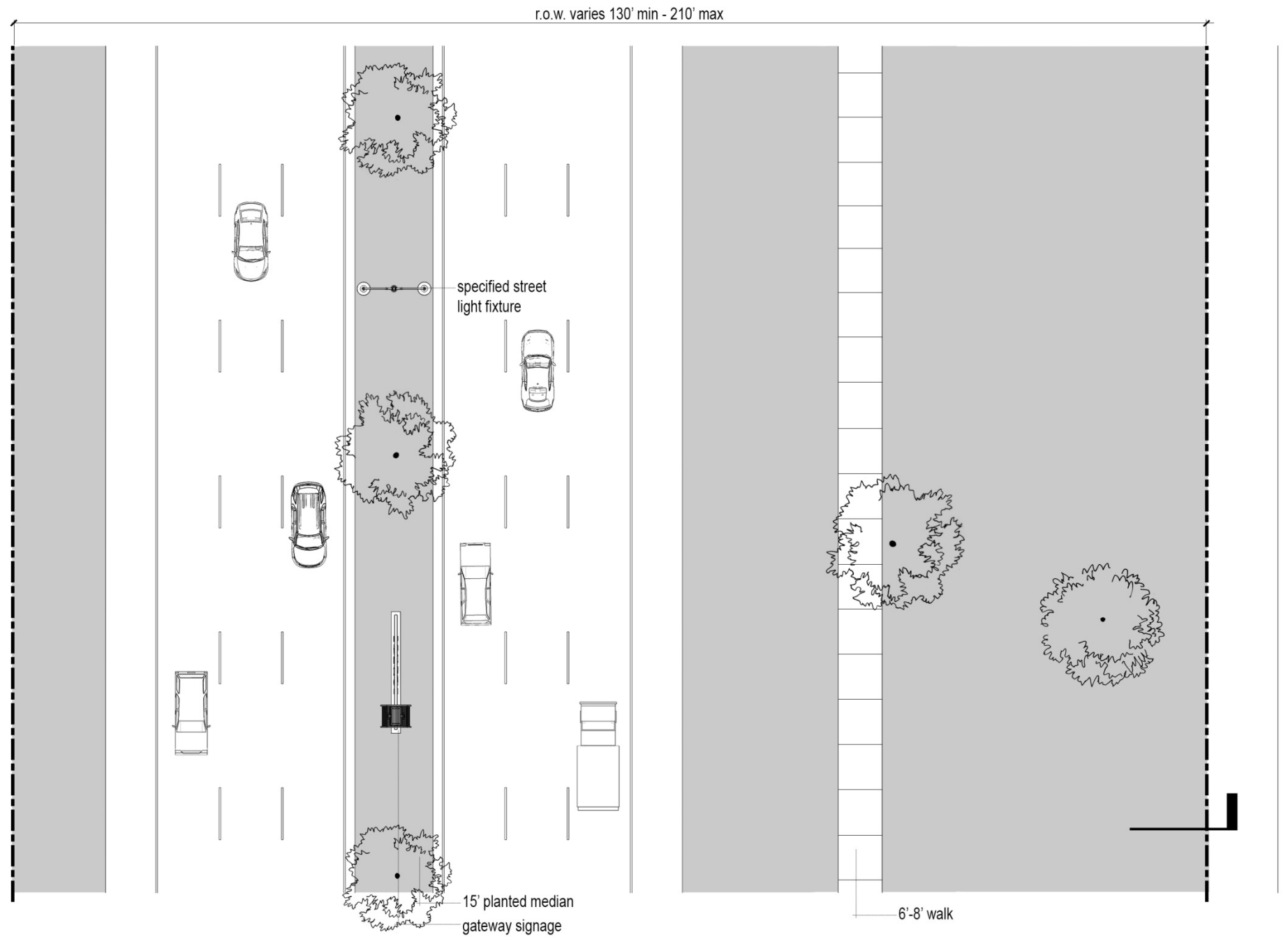
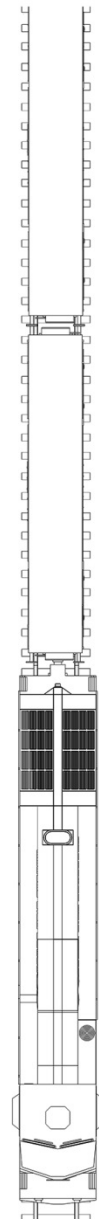


View at 5th Street – Before and After



SECTION CUT

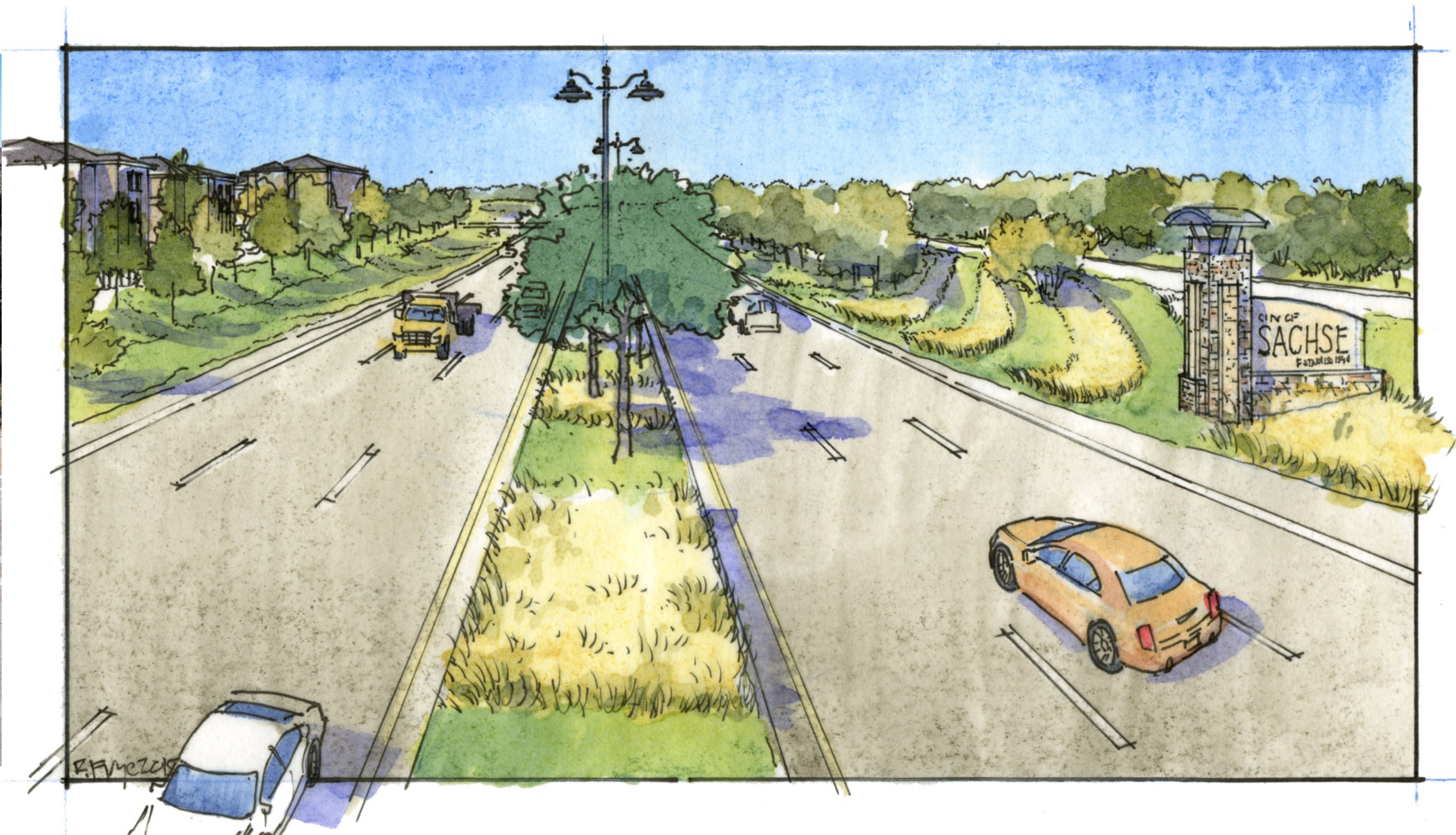
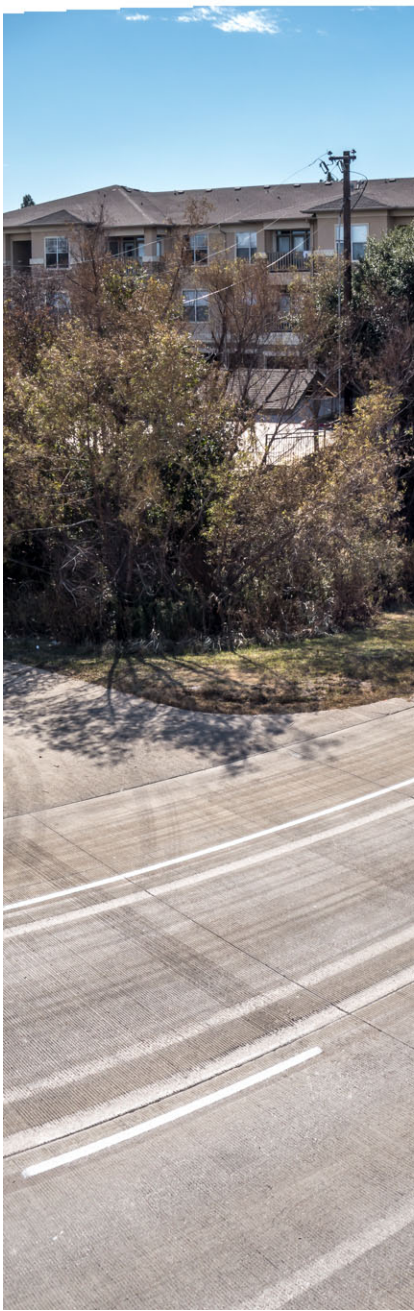
PLAN VIEW



SECTION VIEW

AREA "C"

View to Woodbridge Parkway – Before and After



April 8th Recommendations – Plan A (Overall Cost)

Sachse HW 78 - Design Charrette

Theming Ideas

Preference

Priority

Columns

Gateway Monumentation Option A

Gateway Monumentation Option B

Gateway Monumentation Option C

Priority Level

Comments

Pedestrian Access

Priority Level

Comments

Decorative Paving

Priority Level

Comments

Planting and Irrigation

Priority Level

Comments

Lighting

Priority Level

Comments

Phase 1 Includes:

- 2 Primary Gateway Monuments
- 4 Secondary Gateway Monuments
- 6 Tertiary Gateway Monuments
- Decorative Paving, Signals/Signage @ Intersections
- Minor Landscaping @ Monuments (Foundation Planting)

\$1,326,500

Phase 2 Includes:

- Planting (Within medians only)
- Irrigation (Within medians only)

\$935,000

Phase 3 – Pedestrian Access

- 10’ Continuous Trail (Northside Only)
- 5’ Continuous Sidewalk (Southside Only)
- Accessibility Ramps

\$1,894,275

Phase 4 – Lighting

Out of Scope

Miscellaneous cost

- Site Work (Mobilization/Demo/Etc.)
- Drainage

\$208,000

Contingency/Contractor Cost

- 25% For unforeseen cost encountered during construction (i.e. change orders, utility relocations, etc.)
- 10% Contractor startup

\$1,525,950

Grand Total = +/- \$5,889,725

22

Recommendations – Plan A (Cost per Area & Phasing Options)

	Area 1	Area 2	Area 3	Area 4
Phase 1 – Monuments + Decorative Paving + Minor Landscaping + Decorative Signals & Signage	\$405,700	\$415,000	\$240,800	\$265,000
Phase 2 – Planting & Irrigation in Median	\$190,000	\$205,000	\$260,000	\$280,000
Phase 3 – Pedestrian Access (Possibly funded by FY 2016 Grant)	\$996,525	\$277,750	\$320,000	\$300,000
Phase 4 – Lighting (out of scope; to be coordinated separately)	-----	-----	-----	-----
Miscellaneous cost	\$52,000	\$52,000	\$52,000	\$52,000
Contingency/Contractor cost	\$575,000	\$332,000	\$305,000	\$313,950
Grand Total =	\$2,219,225	\$1,281,750	\$1,177,800	\$1,210,950

April 8th Recommendations – Plan B (Overall Cost)

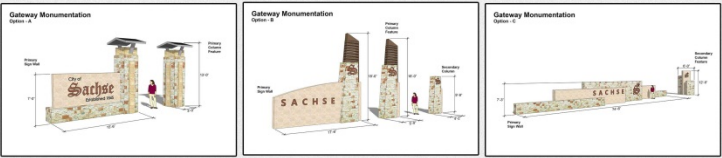
Sachse HW 78 - Design Charrette Theming Ideas



Preference

Priority

Columns



Priority Level	Comments

Pedestrian Access



Priority Level	Comments

Decorative Paving



Priority Level	Comments

Planting and Irrigation



Priority Level	Comments

Lighting



Priority Level	Comments

Priority 1 – Monuments + Decorative Paving + Minor Landscaping

Priority 2 – Planting & Irrigation

Priority 3 – Pedestrian Access (Possibly funded by FY 2016 Grant)

Priority 4 – Lighting (out of scope; to be coordinated separately)

Phase 1 – Plan B (Limited to Murphy Rd., 5th St., & Woodbridge Pkwy.)

- 2 Primary Gateway Monuments
- 2 Secondary Gateway Monuments
- Decorative Paving at Intersections
- Minor Decorative Signage



April 8th Recommendations – Plan B (Overall Cost)

Sachse HW 78 - Design Charrette

Theming Ideas

Preference

Priority

Columns

Gateway Monumentation
Option A

Gateway Monumentation
Option B

Gateway Monumentation
Option C

Priority Level

○ ○ ○ ○ ○ ○ ○ ○ ○ ○

Comments

Pedestrian Access

Priority Level

○ ○ ○ ○ ○ ○ ○ ○ ○ ○

Comments

Decorative Paving

Priority Level

○ ○ ○ ○ ○ ○ ○ ○ ○ ○

Comments

Planting and Irrigation

Priority Level

○ ○ ○ ○ ○ ○ ○ ○ ○ ○

Comments

Lighting

Priority Level

○ ○ ○ ○ ○ ○ ○ ○ ○ ○

Comments

Phase 1 Includes:

- 2 Primary Gateway Monuments
- 2 Secondary Gateway Monuments
- Decorative Paving & Signage @ Select Intersections
- Minor Landscaping @ Monuments (Foundation Planting)

\$247,000

Phase 2 Includes:

- Planting (Within medians only)
- Irrigation (Within medians only)

\$1,045,000

Phase 3 – Pedestrian Access

Out of Scope

Phase 4 – Lighting

Out of Scope

Miscellaneous cost

- Site Work (Mobilization/Demo/Etc.)
- Drainage

\$208,000

Contingency/Contractor Cost

\$480,000

- 25% For unforeseen cost encountered during construction (i.e. change orders, utility relocations, etc.)
- 10% Contractor startup

Grand Total = +/- \$1,980,000

26

Recommendations – Plan B (Cost per Area & Phasing Options)

	Area 1	Area 2	Area 3	Area 4
Phase 1 – Monuments + Decorative Paving + Minor Landscaping + Decorative Signage	\$85,000	\$65,000	\$12,000	\$85,000
Phase 2 – Planting & Irrigation	\$200,000	\$205,000	\$260,000	\$380,000
Phase 3 – Pedestrian Access (Possibly funded by FY 2016 Grant)	-----	-----	-----	-----
Phase 4 – Lighting (out of scope; to be coordinated separately)	-----	-----	-----	-----
Miscellaneous cost	\$52,000	\$52,000	\$52,000	\$52,000
Contingency/Contractor cost	\$105,000	\$95,000	\$110,000	\$170,000
Grand Total =	\$442,000	\$417,000	\$434,000	\$687,000

Questions?





City of Sachse, Texas

Legislation Details (With Text)

File #:	16-3225	Version:	1	Name:	Kensington Park PP - P&Z
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	2/5/2016	In control:		In control:	Planning & Zoning Commission
On agenda:	2/8/2016	Final action:		Final action:	
Title:	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.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Proposed Plat Staff Presentation				

Date	Ver.	Action By	Action	Result
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Title

Consider and make a recommendation on a Preliminary Plat application for Kensington Park from JBI Partners, generally located north of the intersection of Ben Road and Pleasant Valley Road, within city limits.

Project Information

- Proposal to preliminary plat 65 residential lots & 3 HOA lots
- Applicant: JBI Partners
- Owner: Sachse 95, LLC
- Size: Approximately 95 acres
- Site Attributes: undeveloped land
- Proposed Use: Single Family Residential
- Current Zoning: PD with residential base zoning
- City Council: 3-07-16

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 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.



KENSINGTON PARK PP

PLANNING & ZONING COMMISSION

FEBRUARY 8, 2016

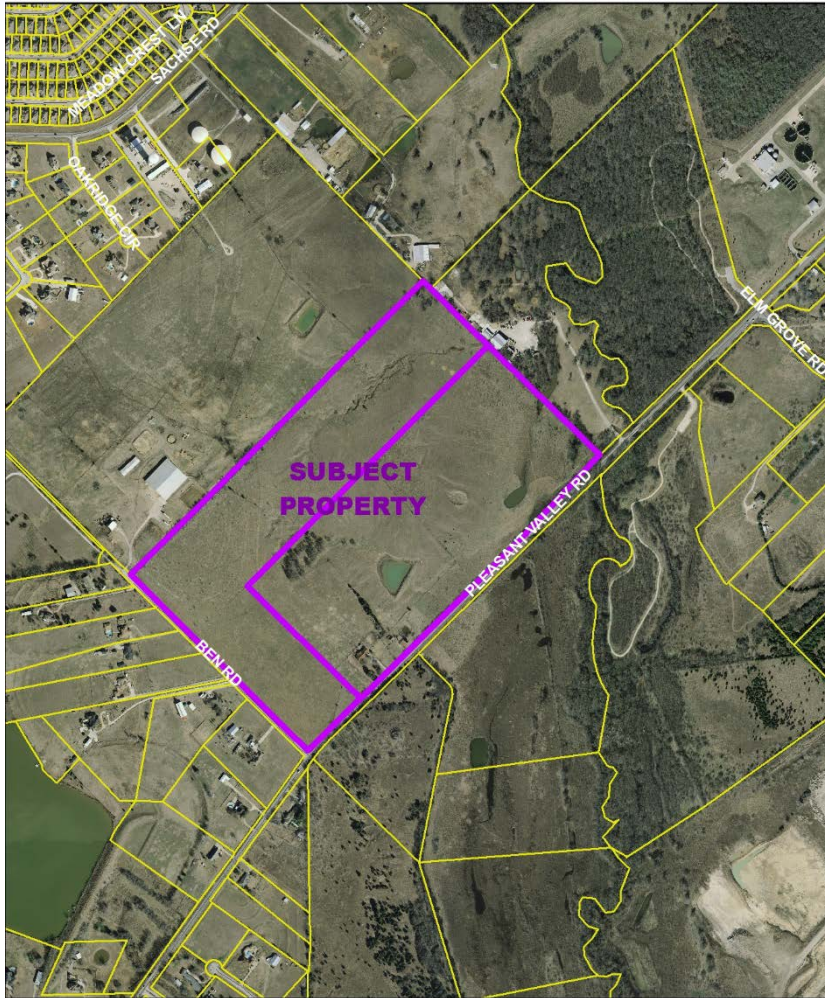
REQUEST

Consider and make a recommendation on a preliminary plat application for Kensington Park from JBI Partners, generally located north of the intersection of Ben Road and Pleasant Valley Road, within city limits.

PROJECT INFORMATION

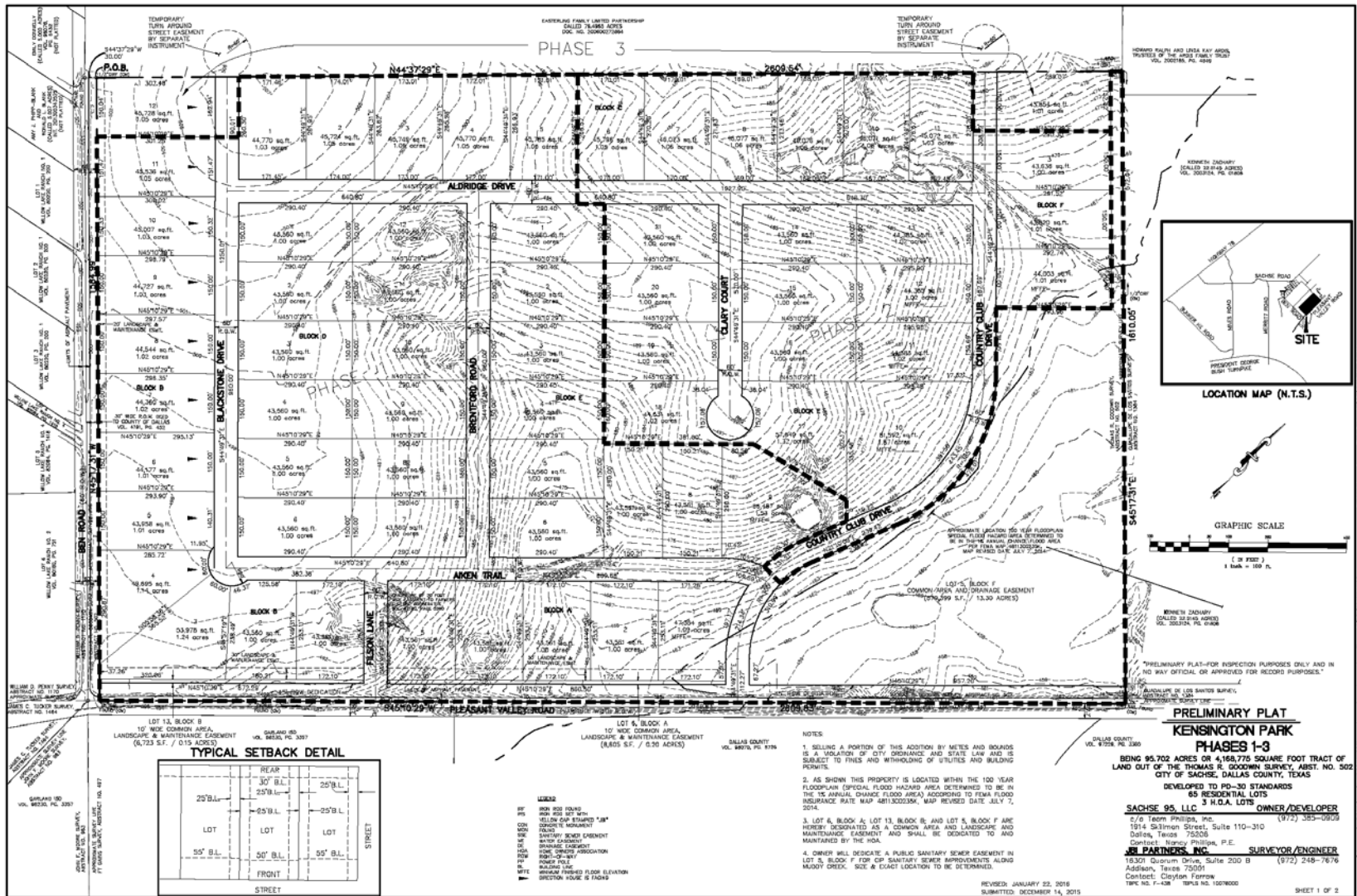
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- Size: Approximately 95 acres
- Site Attributes: undeveloped land
- Proposed Use: Single Family Residential
- Current Zoning: PD with residential base zoning
- City Council: 3-07-16

AERIAL LOCATION MAP



The subject property is generally located north of the intersection of Ben Road and Pleasant Valley Road, within city limits.

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 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.