



City of Sachse, Texas

3815 Sachse Road,
Building B
Sachse, TX 75048

Meeting Agenda Planning & Zoning Commission

Work Session and Regular Meeting

Monday, January 25, 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 January 25, 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. [16-3204](#) Consider approval of the minutes of the January 11, 2016 Planning and Zoning Commission meeting.
Attachments: [01.11.16 PZ Minutes](#)
3. [16-3191](#) Presentation by the Texas Masonry Council.
4. [16-3192](#) Presentation by NexMetro.
Attachments: [NexMetro Presentation](#)
5. [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).
Attachments: [Staff Presentation](#)
6. Adjournment.

Posted: January 22, 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 #: 16-3204 **Version:** 1 **Name:** January 11, 2016 P&Z Minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 1/22/2016 **In control:** Planning & Zoning Commission
On agenda: 1/25/2016 **Final action:**
Title: Consider approval of the minutes of the January 11, 2016 Planning and Zoning Commission meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [01.11.16 PZ Minutes](#)

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the January 11, 2016 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the January 11, 2016 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Recommend approval of the minutes of the Planning and Zoning Commission January 11, 2016 meeting.



**City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, January 11, 2016 – 7:00 pm**

Members Present:

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

Members Absent:

Wendy Stewart

Staff Present:

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

Others Present:

Leslyn Blake - EDC

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. Chairman Scott Everett offered the invocation, and Commissioner Lamb led the pledges.

2. Regular Agenda Items:

15-3125 Consider approval of the minutes of the November 9, 2015 Planning & Zoning Commission meeting. With a motion by Lamb and a second by Carter, the Planning & Zoning Commission adopted the November 9, 2015 minutes unanimously.

3 Presentation and discussion of EDS's Highest and Best Use Study findings for the industrial zoned property near Ranch Road and SH 78. Tom Hester-WSP Parsons Brinckeroff, presented the findings for the industrial zoned property and discussion followed.

4. Consider and make recommendation on a final plat application for Jackson Hills Phase 3 from JBI Partners, generally located between Bunker Hill Road and Hudson Drive, within city limits. Staff presented the case as outlined in the staff report. With a motion by Carter and a second by Lamb, the recommendation to approve the proposed plat passed unanimously.

5. Status Update on the Comprehensive Plan process. Staff updated the commission on the Comprehensive Plan and discussion followed.

6. Discussion of future agenda items, update on council action, training topics, and request for new business considerations. Staff provided the Commission with an update.

Adjourn: With a motion by Hock, the meeting was adjourned at 8:24 p.m.

Chairperson

Secretary



City of Sachse, Texas

Legislation Details (With Text)

File #: 16-3191 **Version:** 1 **Name:** Texas Masonry Council - P&Z
Type: Discussion Item **Status:** Agenda Ready
File created: 1/19/2016 **In control:** Planning & Zoning Commission
On agenda: 1/25/2016 **Final action:**
Title: Presentation by the Texas Masonry Council.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Title

Presentation by Rudy Garza of the Texas Masonry Council.

Background

Presentation and discussion of Sachse's masonry and architectural standards.

Staff Recommendation

No action will be taken.



City of Sachse, Texas

Legislation Details (With Text)

File #: 16-3192 **Version:** 1 **Name:** NexMetro Presentation - P&Z
Type: Discussion Item **Status:** Agenda Ready
File created: 1/19/2016 **In control:** Planning & Zoning Commission
On agenda: 1/25/2016 **Final action:**
Title: Presentation by NexMetro.

Sponsors:

Indexes:

Code sections:

Attachments: [NexMetro Presentation](#)

Date	Ver.	Action By	Action	Result
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Title

Presentation by NexMetro.

Background

Presentation and discussion of a housing type's suitability for an undeveloped area off Ben Davis and south of SH 78.

Staff Recommendation

No action will be taken.

AVILLA

The Terraces

Sachse, Texas

A HOUSING OPTION FOR A NEW FUTURE

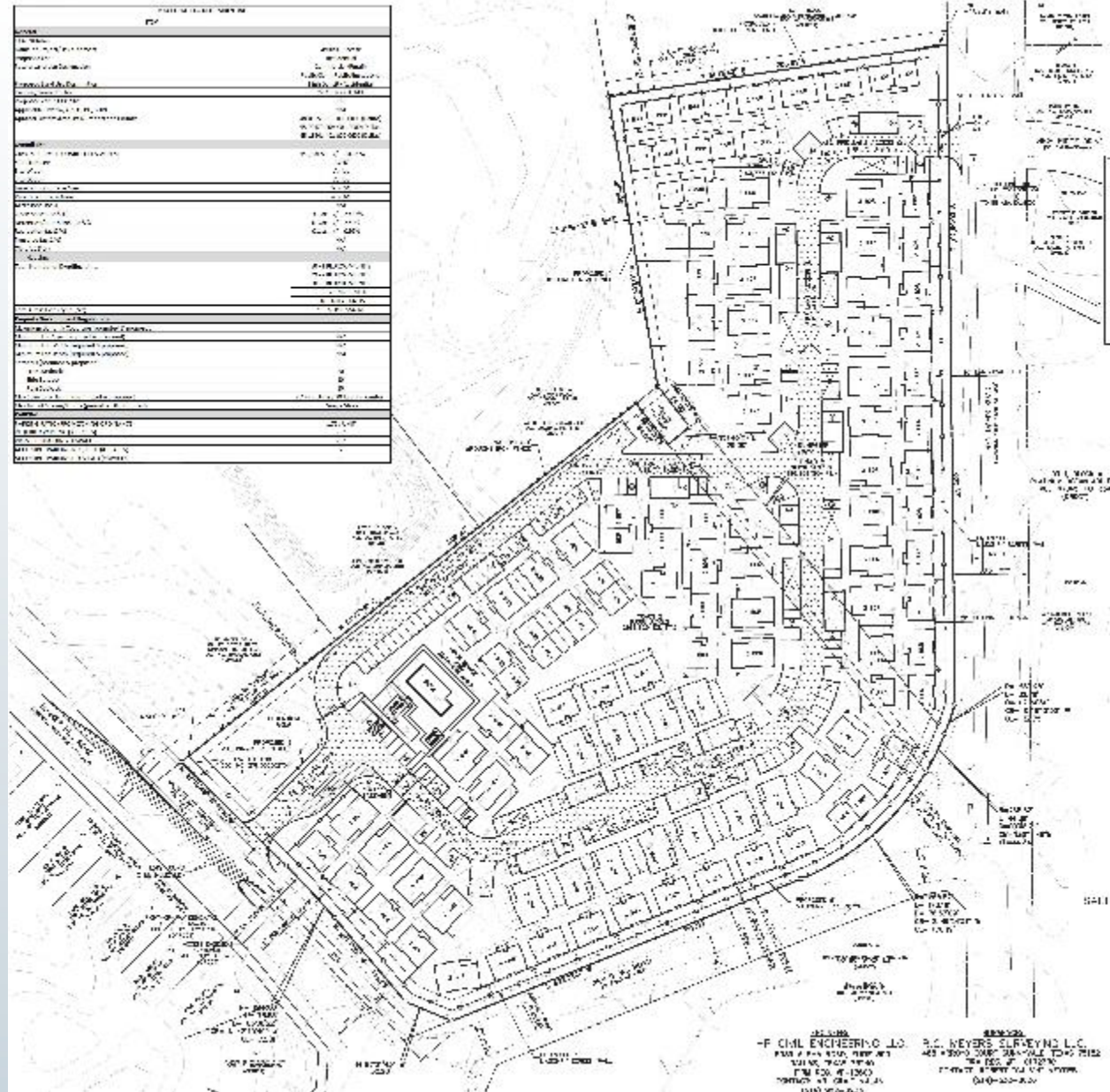
AVILLA



The Terraces



- Gated Neighborhood
- Single Story Homes
- 1,2,3 Bedroom Plans
- Detached Homes
- Private Yards
- Neighborhood Pool
- Pedestrian Linkages
- Internal Parking
- Private Garages



THE HYBRID HOUSING OPTION

The Best of Single Family and Apartment Living

- Leased vs. Owned
- Single Story Detached Homes
- Private Rear Yard
- Maintenance Free Living
- Luxury Features
- Gated Neighborhood
- Pool & Spa Amenity
- Professionally Managed

ACHIEVING THE NEW AMERICAN DREAM

Giving Consumers What They Want *

- Privacy
- Flexibility
- Affordable Luxury
- Individuality
- Hassle-free and Maintenance-free
- Indoor /Outdoor Living

*350 Residents Surveyed

OUR RESIDENTS

A Lifestyle Choice for Today's Renter

- Single Professionals
- Two Income Couples
- Empty Nesters
- Pre-Seniors/Seniors
- Pet Owners / Few Kids
- Longer Term Resident

OUR RESIDENTS

Resident Demographic Considerations

- Affluent young singles and older couples comprise 68% of the residents.
- Average income of our residents is \$70,000
- Residents contribute only 0.2 children per unit meaning little demand on area schools.
- Average age of 38 years old.
- 40% over 40 year old
- 30% over 50 years old
- Nearly 50% of residents previously lived in single-family homes.
- Long term residents preferring long term lease conditions-12 to 24 month terms

COMPREHENSIVE LAND USE CONSIDERATIONS

- Provides a housing option outside the traditional neighborhood.
- Provides an attractive, inclusive and cohesive residential housing opportunity.
- Provides a land use strategy that reflects changing regional and local trends and conditions.
- Enhances the transition between adjacent uses.
- Ensures a healthy neighborhood and provides the City with an additional housing opportunity.



Community Economic Benefits

- Economic Impact

Project Costs.....	\$20,900,00
Operations.....	\$350,000

- Fiscal Impact (Annual Average Through 2021)

Market Value.....	\$24,819,000
City Revenue.....	\$188,000
GISD.....	\$335,000

- Value Per Square Foot(Annual Average Through 2021)

Avilla Units.....	\$226/SF
Area SF Residential.....	\$133/SF

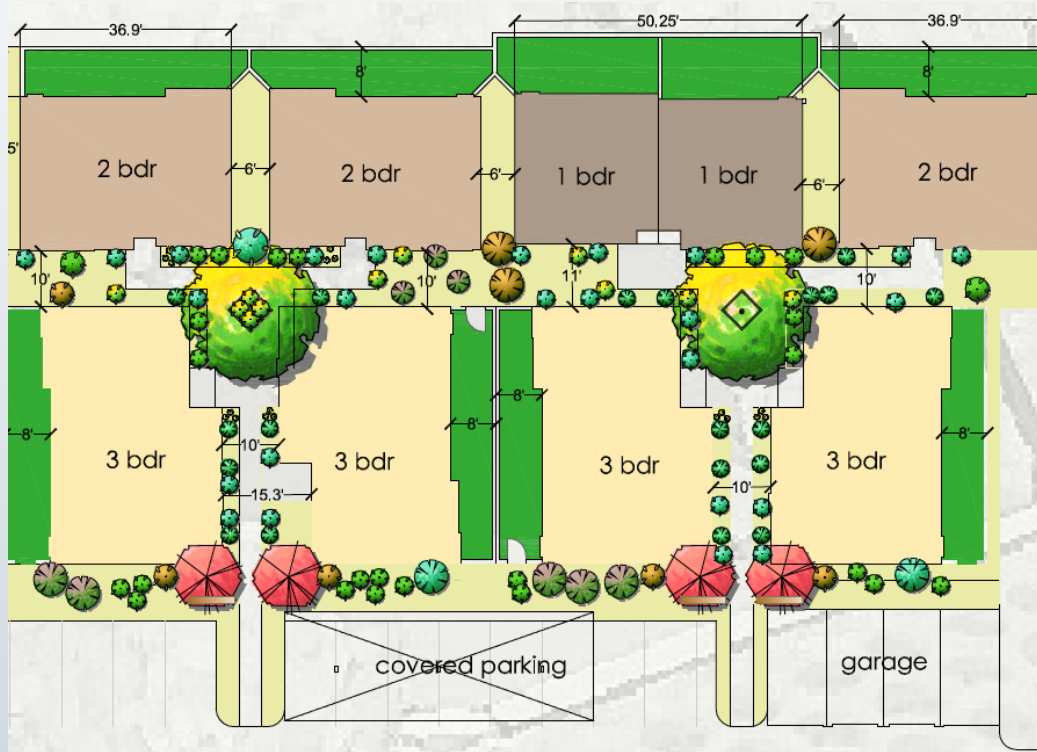
The economic impact of Avilla Home neighborhoods will vary by the revenue structure of each individual jurisdiction.



Typical Standards

Standard Description	BASE MF Zoning	Proposed Conceptual Development
Maximum Residential Density	18 Units per Acre	12 Units per Acre (*)
Minimum Front Yard	25 Feet	25 Feet, per attached site plan
Minimum Side Yard	15 Feet	10 Feet, per attached site plan (**)
Minimum Rear Yard	15 Feet	15 Feet, per attached site plan
Minimum Floor Area:		
One Bedroom	650 Square Feet	650 Square Feet
Two Bedroom	800 Square Feet	950 Square Feet (*)
Three Bedroom	1,000 Square Feet	1,200 Square Feet (*)
Maximum Lot Coverage	35%	30% (*)
Maximum Height	Two Story, 35 Feet	Single Story, 20 Feet, 30 feet for leasing office (*)
Minimum Usable Open Space	500 Square Feet/1 BR 300 Square Feet/Additional BR (2.3acres Required)	>2.3 acres usable open space provided per ordinance standards. Note that additional open courtyard areas and fenced yards are provided for each unit as well for use by the future residents for outdoor living and recreation. (*)
Parking Requirements	2 per Dwelling Unit	2 per Dwelling Unit
Miscellaneous:		
Walls	8' Masonry Front yard, 50% Open Construction	See attached site plan
Garage Enclosures	NA	Garages provided at 1/4 per unit (*)

AVILLA



Courtyard Homes

- Private Entries
- Defined Entry Portal
- Sense of Place
- Central Focal Point
- Close to Parking
- Defensible Space
- Courtyard Architecture

AVILLA



SAMPLE ENTRY MONUMENT

2 COURSES SPUT RACE W/ SINGLE SQUARE CUTOUT (PAINTED)

LEDGESTONE

8'-0" OVERALL HEIGHT

NEEDLE-LEAF PAINTED CPL

SAMPLE ENTRY PORTAL

AVILLA



SAMPLE POOL & LEASING OFFICE

AVILLA

1 Bedroom/1 Bath – 635 sf

2 Bedroom/2 Bath – 965 sf

3 Bedroom/2 Bath – 1,244 sf



STANDARD FEATURES

- Energy Efficient Appliances
- Full Size Microwave
- Granite Countertops
- Walk-In Closets
- Ten Foot Ceilings
- Fully Fire Sprinkled
- Ceiling Fans
- Upgraded Cabinets
- Upgraded Flooring
- Stainless Steel Appliances
- Full Size Washer & Dryer
- Low-E Glass Windows
- Private Walled Backyards
- Intrusion Alarm
- Pre-Wired for Cable/Internet
- Clearstory Windows
- Split Master
- Private WC

OPEN FLOORPLANS



UPGRADED FINISHES



MASTER BEDROOM



EN SUITE





AMENITY POOL



PROVEN TRACK RECORD

Investments to Date: 2011-2015

- Tucson & Phoenix, Texas
- 14 projects
- 1,700 Homes
- 550 Homes Leased
- \$240MM Total Cost
- \$75MM Total Equity Capital

AVILLA



THANK YOU



City of Sachse, Texas

Legislation Details (With Text)

File #:	16-3201	Version:	1	Name:	SUP 15-03 MJ Motors - P&Z
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	1/20/2016	In control:		In control:	Planning & Zoning Commission
On agenda:	1/25/2016	Final action:		Final action:	
Title:	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).				

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Presentation](#)

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 Automotive Sales and Major Automotive Repair on approximately 0.459 acres of land, generally located at 6404 Industrial Drive, currently zoned Industrial (I-1).

Project Information

- SUP for Auto Sales and Major Auto Repair
- Applicant: MJ Motors
- Owner: William Campbell (*under contract*)
- Size: Approximately 0.459 acres
- Current Zoning: Industrial 1 (I-1)
- 173 property owners noticed @ 1,000' (zero responses)
- Both uses (Auto Sales, Major Auto Repair) individually require an SUP to legally operate in the I-1 district.

Policy Considerations

- Approximately ten (10) 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.

Proposed Special Ordinance Provisions

- The subject property shall have the additional allowed uses of major auto repair and used car sales.

- The outside repair of vehicles and storage of vehicles under repair shall be prohibited.
- No parking or storage of vehicles shall be permitted outside of designated parking spaces, per the approved parking layout, subject to review and approval by Staff.
- No advertising nor business activity oriented towards SH 78 is allowed.
- The following uses are restricted/prohibited: SOBs, outdoor storage/display except where otherwise allowed herein, alternative financial services, body art facility, smoke shop, vice paraphernalia, gaming or slot machines (excluding arcades), lewd merchandise sales, liquor store, and pawn shop.
- The applicant shall comply with all Fire, Building, Subdivision, Zoning, Engineering, and Health codes and obtain all necessary permits.
- The business tenant shall maintain an active membership with the Sachse Chamber of Commerce.

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 February 15th regular meeting.



MJ MOTORS SUP

PLANNING & ZONING COMMISSION

JANUARY 25, 2016

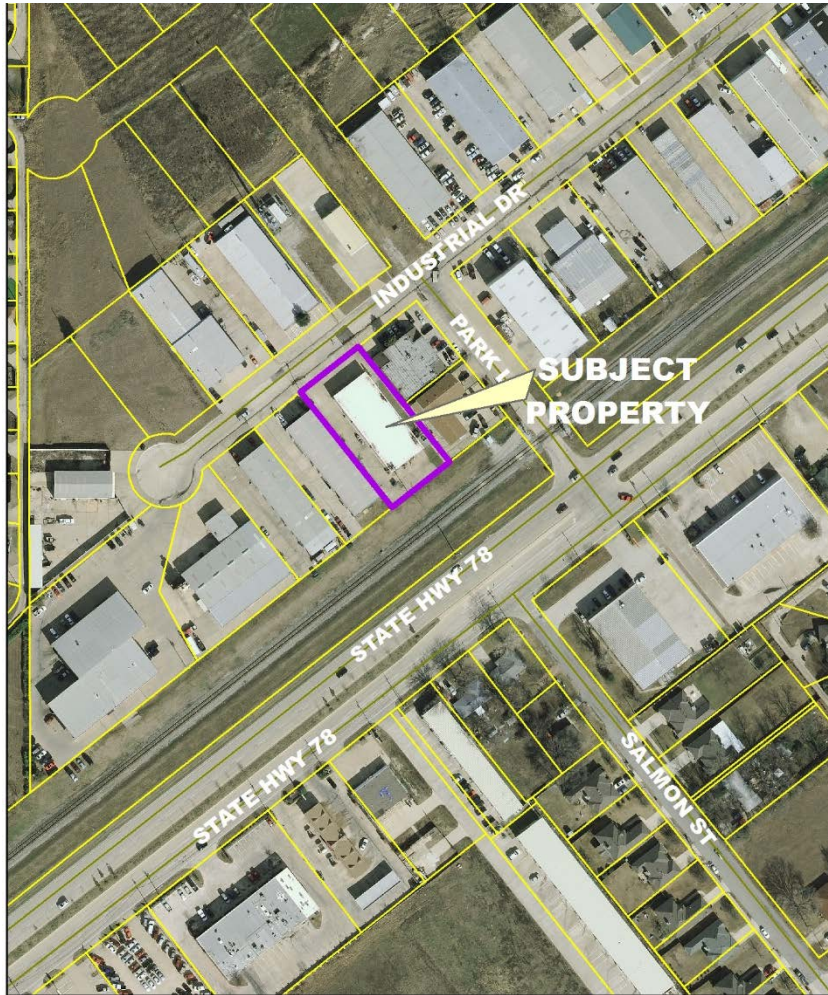
APPLICANT REQUEST

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).

PROJECT INFORMATION

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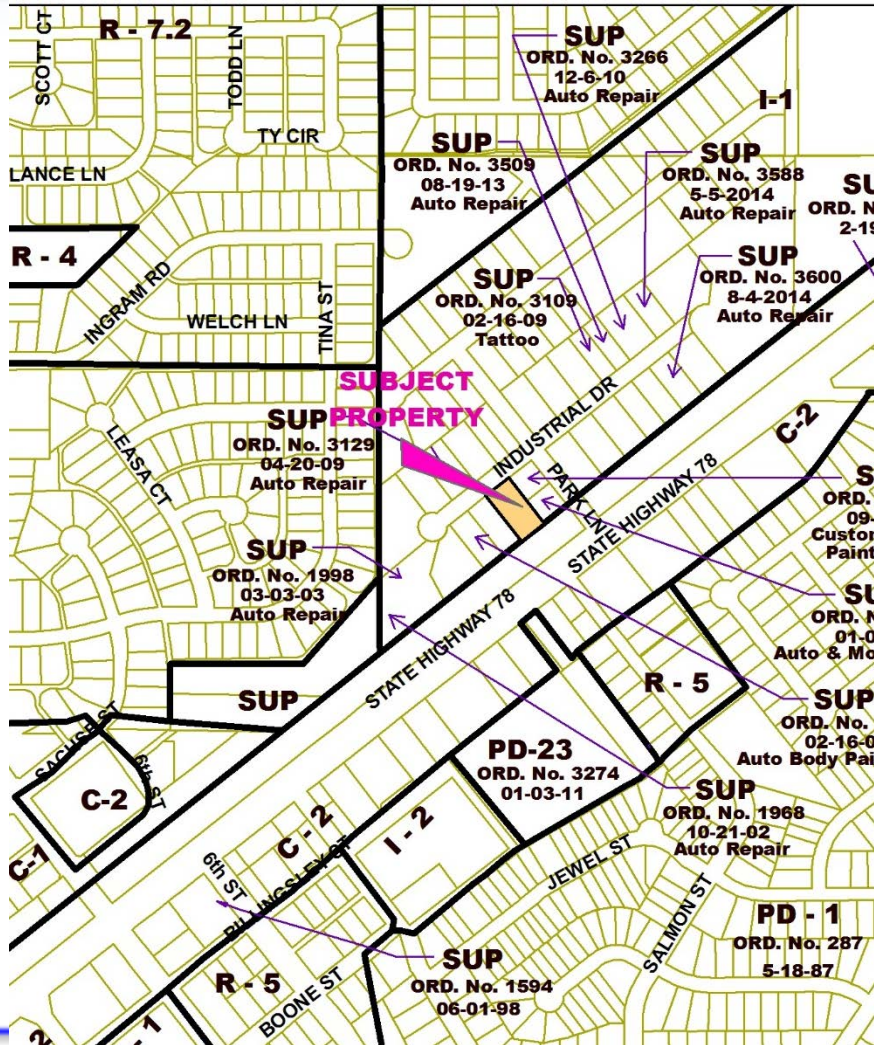
AERIAL MAP



The subject property is located at 6404 Industrial Drive within City limits.



ZONING MAP



Approximately ten (10) SUPs have been issued in the industrial park for auto related uses.

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PROPOSED SPECIAL ORDINANCE PROVISIONS

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- The business tenant shall maintain an active membership with the Sachse Chamber of Commerce.

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 February 15th regular meeting.