



Monday, October 28, 2024
Planning and Zoning Commission Meeting

Council Chambers
3815 Sachse Road, Building B
6:00 PM

Planning and Zoning Commission meetings are streamed live and available on-demand
(<https://sachsetx.swagit.com/live>).

A. Meeting Opening

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a regular meeting on Monday, October 28, 2024, at 6:00 PM to consider the following items of business:
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.

B. Public Comment

The public is invited to address the Board regarding any topic not already on the agenda for action or public hearing. **Comments regarding the Consent Agenda or any discussion-only items on the agenda may be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card should be presented to the acting secretary prior to the meeting. According to the Texas Open Meetings Act, the Board is prohibited from discussing any item not posted on the agenda but will take comments under advisement.

C. Action Items

Action items are for Board discussion and consideration for action. **The presiding officer will invite comments before the Board votes.** A Public Comment Card should be given to the acting secretary prior to the start of the meeting.

1. Consider approving the September 9, 2024, meeting minutes.
2. Conduct a public hearing to consider and act on a request by the Sachse Rod Shop to amend the existing Planned Development District (PD-35) to add an approximately 6,000 square foot building to the site plan, located at 3904 Miles Road, within Sachse city limits.

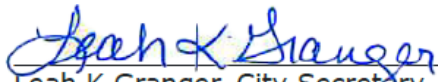
D. Discussion Items

These items are for the Board and staff to discuss as needed. **Comments on Discussion Items should be addressed in the Public Comment Section of this meeting.**

1. Receive a briefing on the Sachse Comprehensive Plan update.

E. Adjournment

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


Leah K Granger, City Secretary

Posted: 10/24/2024 by 5 p.m. | Removed: _____

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Logan Thatcher, ADA Coordinator, via phone at 972-495-1212, via email at lthatcher@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

C. Action Items

Subject: 1. Consider approving the September 9, 2024, meeting minutes.

Meeting October 28, 2024 - Planning and Zoning Commission Meeting

Access Public

Type Action, Minutes

Fiscal Impact None

Recommended Action Approve the minutes as presented.

Goals

BACKGROUND

Minutes from the September 9 Planning and Zoning meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the minutes as presented.

File Attachments

1. Planning&Zoning_Regular_Minutes_09.09.2024

PLANNING AND ZONING COMMISSION OF THE CITY OF SACHSE SEPTEMBER 9, 2024, MEETING MINUTES

The Planning and Zoning Commission of the City of Sachse held a regular meeting on Monday, September 9, 2024, at 6:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Butch Kemper, Daniel Betten, Brian Cox, MirHadi Taqui, Tiffany Anderson, Travis Mondok.

Those absent were: Taylor “Scott” Ohman.

A. Meeting Opening

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a regular meeting on Monday, September 9, 2024, at 6:00 PM to consider the following items of business:

Secretary Kemper called the meeting to order at 6:02 PM.

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

Mr. Betten offered the invocation and Mr. Mondok led the pledges.

B. Public Comment

The public is invited to address the Board regarding any topic not already on the agenda for action or public hearing. **Comments regarding the Consent Agenda or any discussion-only items on the agenda may be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card should be presented to the acting secretary prior to the meeting. According to the Texas Open Meetings Act, the Board is prohibited from discussing any item not posted on the agenda but will take comments under advisement.

No public comments were offered.

C. Action Items

Action items are for Board discussion and consideration for action. **The presiding officer will invite comments before the Board votes.** A Public Comment Card should be given to the acting secretary prior to the start of the meeting.

1. Consider approving the August 26, 2024, meeting minutes.

Mr. Cox made a motion to approve the minutes as presented. Mr. Taqui seconded the motion, and it carried 6 - 0. None voted against.

2. Conduct a public hearing to consider and act on a request to amend the existing gas station Special Use Permit, SUP 23-01, to revise the boundary, site, building layout, and add two additional gas pumps, generally located north of President George Bush Turnpike and east of Merritt Road, within Sachse city limits.

City Planner Philip Feinhals presented the Special Use Permit (SUP) amendment. The proposed amendment is to revise the boundary, site, building layout, and add two additional gas pumps from the original SUP 23-01. Mr. Feinhals and Development Services Director Robinson provided clarification for the Board's questions.

Mr. Kemper opened the public hearing at 6:15 p.m.
Sachse resident Alaazar Musie addressed the Board regarding traffic and development concerns.
The public hearing was closed at 6:18 p.m.

Mr. Robinson also noted that staff received one opposition letter from resident Nkiru Quisenberry.

Mr. Mondok made a motion to approve the amendment to SUP 23-01 as presented. Mr. Betten seconded the motion, and it carried 5 - 1. Ms. Anderson voted against.

3. Receive a second review and provide direction on Land Use Assumptions; Capital Improvement Plan; and Water, Wastewater, and Roadway Impact Fees.

Director of Public Works Corey Nesbit made a brief presentation to the Board and provided additional clarification related to the review of Land Use Assumptions; Capital Improvements Plan; and Water, Wastewater, and Roadway Impact Fees.

Derek Chaney with Birkhoff, Hendricks, & Carter, LLP and Jody Short with Lee Engineering attended to present to the Board more details about the proposed update of the City's impact fees. Mr. Chaney spoke briefly to provide additional clarification on the subject.

Mr. Betten made a motion to approve the updates as presented. Mr. Taqui seconded the motion, and it carried 6 - 0. None voted against.

D. Adjournment

Secretary Kemper adjourned the meeting at 6:45 p.m.

Taylor "Scott" Ohman, Vice Chairperson

ATTEST:

George "Butch" Kemper, Secretary

C. Action Items

Subject:	2. Conduct a public hearing to consider and act on a request by the Sachse Rod Shop to amend the existing Planned Development District (PD-35) to add an approximately 6,000 square foot building to the site plan, located at 3904 Miles Road, within Sachse city limits.
Meeting	October 28, 2024 - Planning and Zoning Commission Meeting
Access	Public
Type	Discussion, Action, Information
Fiscal Impact	None
Recommended Action	Staff does not have any opposition to the proposed Planned Development amendment request. This is a minor amendment to allow for an additional building on the site for the functions of the existing commercial use, previously rezoned in 2016 and permitted on the site.
Goals	Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.

BACKGROUND

Amendment request to the existing Planned Development District (PD-35) to add a new building to the site plan.

- Applicant: Sachse Rod Shop
- Owner: Michael Millsap
- Size: Approximately 10.13 acres
- Site Attributes: The existing Planned Development site consists of four commercial buildings totaling roughly 12,639 square feet and one residential dwelling unit
- The property was rezoned in 2016 to a Planned Development (PD-35). This PD established the use of the property as conforming and allowed for an additional building at the time. This is a similar request by the applicant, amending the existing zoning to allow for an additional approximately 6,000 square foot building for this commercial use

Existing planned development standards:

- Base zoning district of AG with these additional provisions:
 - Maximum height: two stories or 35 feet
 - One dwelling unit
 - The fabrication and restoration of specialty, custom, and/or classic vehicles
 - No equipment or materials associated with the business displayed or stored where visible from anywhere off the premises
 - Must adhere to the attached site plan exhibit

POLICY CONSIDERATIONS

- The Future Land Use Plan (FLUP) designates the subject property for Low Density Residential Uses, which are described as “neighborhoods with conventional detached single family dwellings on a range of lot sizes and various setbacks”.
- The FLUP does not support the rezoning request. However, the existing zoning allows for this type of

use and this building addition would be consistent with the existing development on site.

RECOMMENDATION

Staff does not have any opposition to the proposed Planned Development amendment request. This is a minor amendment to allow for an additional building on the site for the functions of the existing commercial use, previously rezoned in 2016 and permitted on the site.

File Attachments

1. Presentation_Sachse Rod Shop_ZO 23-02

Sachse Rod Shop Planned Development Amendment

Planning and Zoning Commission
October 28, 2024



Request

Conduct a public hearing to consider and act on a request by the Sachse Rod Shop to amend the existing Planned Development District (PD-35) to add an approximately 6,000 square foot building to the site plan, located at 3904 Miles Road, within Sachse city limits.

Project Information

- Proposal to amend the existing Planned Development District (PD-35) to add an approximately 6,000 square foot building to the site
- Applicant: Sachse Rod Shop
- Owner: Michael Millsap
- Size: Approximately 10.13 acres
- Site Attributes: The existing Planned Development site consists of four commercial buildings totaling roughly 12,639 square feet and one residential dwelling unit

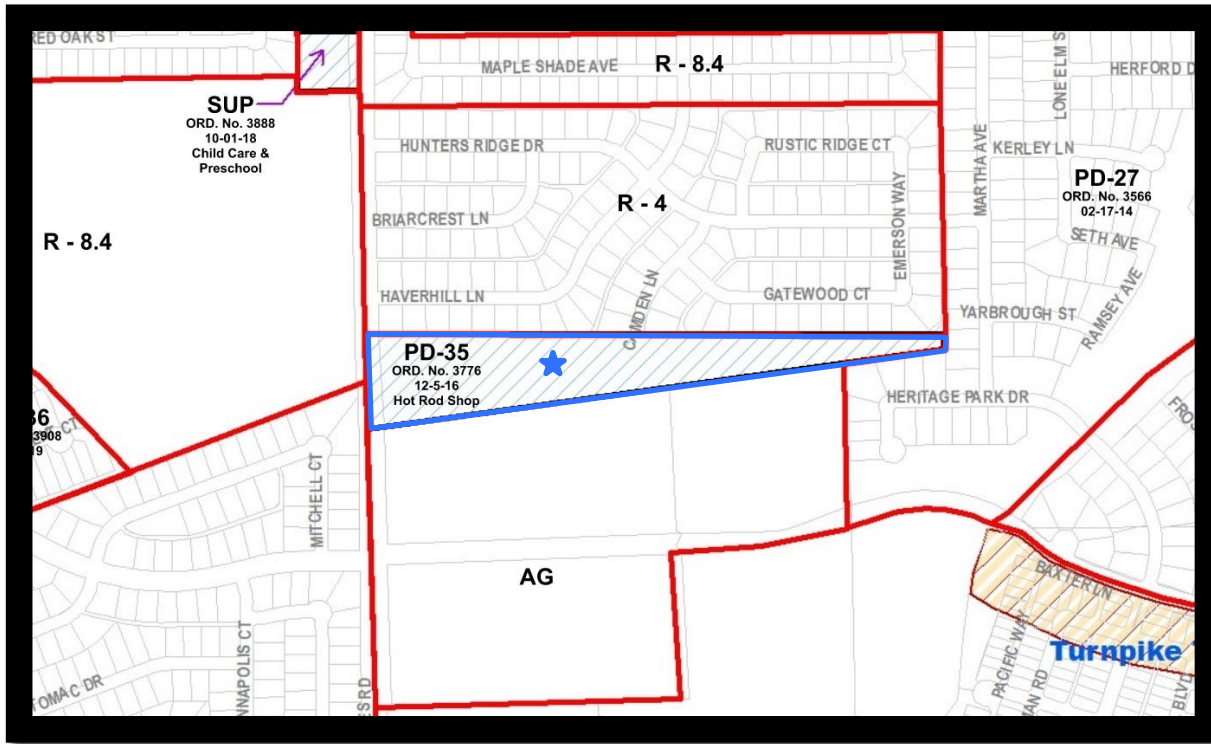


Aerial Map

The property is located at 3904 Miles Road, within Sachse city limits.



Zoning Map



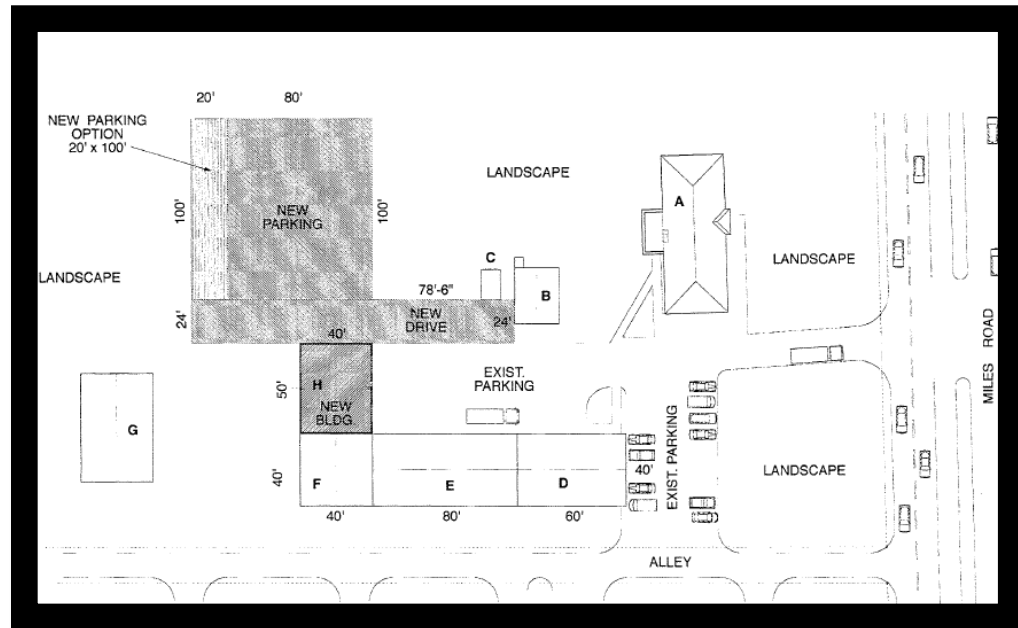
The property is zoned
PD-35

PD-35 Zoning District

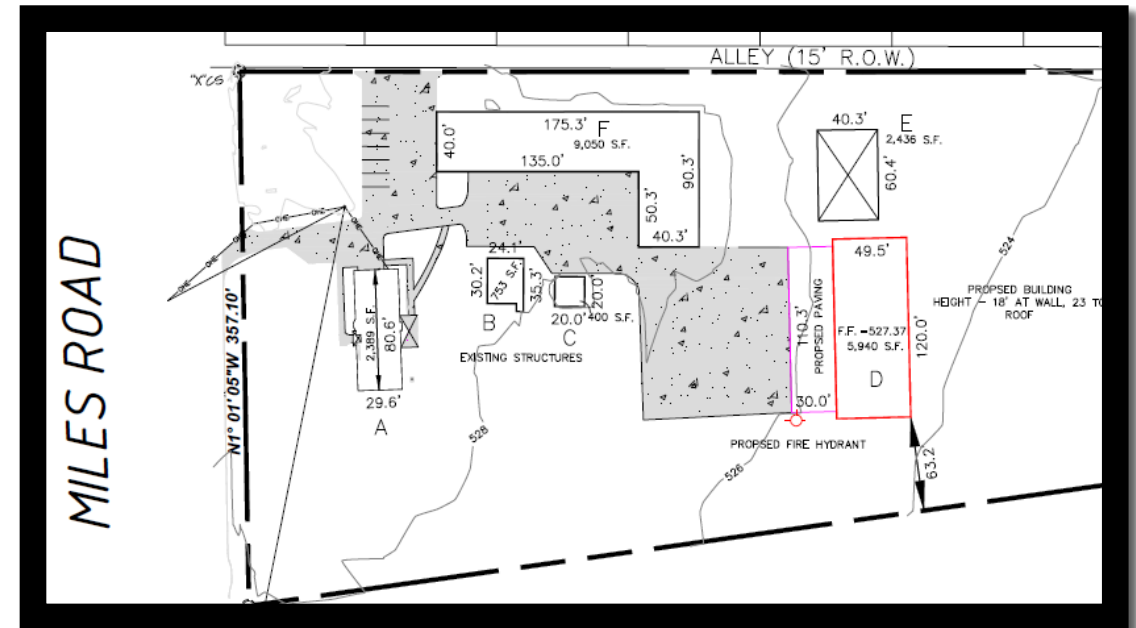
- Existing Planned Development Standards:
 - Base zoning district of AG with these additional provisions:
 - Maximum Height: two stories or 35 feet
 - One dwelling unit
 - The fabrication and restoration of specialty, custom, and/or classic vehicles
 - No equipment or materials associated with the business displayed or stored where visible from anywhere off the premises
 - Must adhere to the attached site plan exhibit
- Property rezoned in 2016 to the PD-35 zoning designation to allow for an additional building. This is a similar request by the applicant amending the existing zoning to allow for an additional approximate 6,000 square foot building for commercial use.

Site Plan

Current:

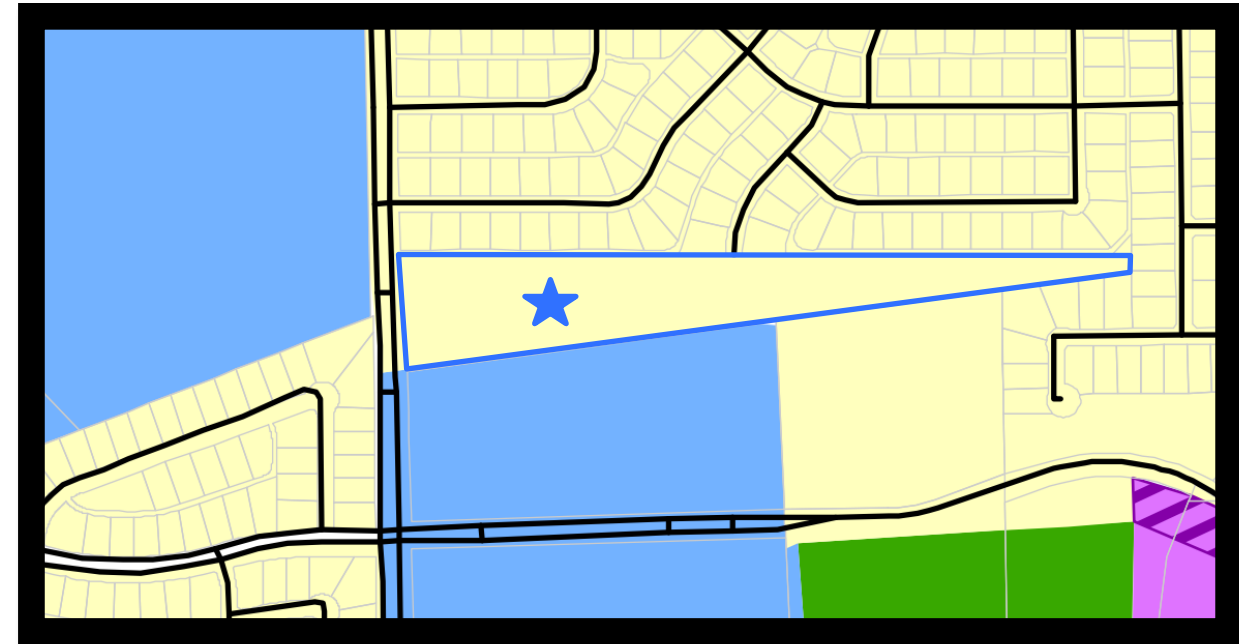


Proposed:



FLUP

- The Future Land Use Plan (FLUP) designates the subject property for Low Density Residential Uses, which are described as “neighborhoods with conventional detached single-family dwellings on a range of lot sizes and various setbacks”.
- The FLUP does not support the rezoning request. However, the existing zoning allows for this type of use and this building addition would be consistent with the existing development on site.



Staff Recommendation

Staff does not have any opposition to the proposed Planned Development amendment request for the following reasons:

- This is a minor amendment to allow for an additional building on the site for the functions of the existing commercial use, previously rezoned in 2016 and permitted on the site

The recommendation of the Planning & Zoning Commission will be considered by the City Council at their November 18, 2024, regular meeting



D. Discussion Items

Subject:	1. Receive a briefing on the Sachse Comprehensive Plan update.
Meeting	October 28, 2024 - Planning and Zoning Commission Meeting
Access	Public
Type	Information, Discussion
Fiscal Impact	None
Recommended Action	Receive a briefing on the Sachse Comprehensive Plan update.
Goals	Strategically invest in the City's existing and future infrastructure. Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse. Make Sachse more prosperous through job creation and quality development that adds community value. Provide excellent government services to Sachse citizens.

BACKGROUND

The Comprehensive Plan is the City's guiding policy document that sets forth the vision for how the community develops and grows. This document helps to guide long-range decisions for the community as it relates to land use, transportation, infrastructure, and public services, among others.

On April 1, 2024, Sachse City Council authorized the City Manager to negotiate and enter into a contract for an update to the City's Comprehensive Plan with Kimley-Horn. The existing Plan was last adopted in 2017. Since contract execution, staff and consultants from Kimley-Horn have participated in several events to gather community-wide input that will help establish the strategic direction for the Comprehensive Plan update.

The purpose of this briefing is to provide the Planning & Zoning Commission with an overview of the Sachse Comprehensive Plan update effort thus far in the process, and receive feedback from members of the Commission.

A representative from Kimley-Horn will be assisting City staff in the presentation of this item.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive a briefing on the Sachse Comprehensive Plan update.

File Attachments None
