



City of Sachse, Texas

3815 Sachse Road,
Building B
Sachse, TX 75048

Meeting Agenda Planning & Zoning Commission

Work Session and Regular Meeting

Monday, November 14, 2016

6:30 PM

**First Floor Conference 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 November 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.

7:00 PM REGULAR MEETING

1. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
2. [16-3583](#) Consider approval of the minutes of the October 24, 2016 Planning and Zoning Commission meeting.
Attachments: [10.24.16 Minutes](#)
3. [16-3598](#) Conduct a public hearing to consider and make recommendation on a request by Trepex, to rezone approximately 9.82 acres of land from C2 (Commercial) with Turnpike Overlay (Transition Zone) to Planned Development district (PD) to allow for a senior housing complex, generally located south of Sewell Elementary and east of Mile Road, within Sachse city limits.
Attachments: [Staff Presentation](#)
[Location Map](#)
[Site Plan](#)
[Building Elevations](#)
[Proposed PD Standards](#)
4. [16-3599](#) Conduct a public hearing to consider and make recommendation on a request by Frank Millsap, to rezone approximately 9.87 acres of land from AG (Agriculture) and Special Use Permit (Ord. #802 & #3052) to Planned Development district (PD) to allow for an expansion of the existing facility using similar construction materials, located at 3904

Miles Road, generally north of Hudson Middle school.

Attachments: [Staff Presentation](#)

[Location Map](#)

[Concept Plans](#)

[Proposed PD Standards](#)

5. Discussion of future agenda items, update on council action, training topics, requests for new business considerations, and Comprehensive Plan update.

6. Adjournment.

Posted: November 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 Dusty McAfee at (469) 429-4780, 48 business hours prior to the scheduled meeting date.



City of Sachse, Texas

Legislation Details (With Text)

File #: 16-3583 **Version:** 1 **Name:** October 24, 2016 P&Z Minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 11/7/2016 **In control:** Planning & Zoning Commission
On agenda: 11/14/2016 **Final action:**
Title: Consider approval of the minutes of the October 24, 2016 Planning and Zoning Commission meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [10.24.16 Minutes](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title

Consider approval of the minutes of the October 24, 2016 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the October 24, 2016 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Approve the minutes of the Planning and Zoning Commission October 24, 2016 meeting.



City of Sachse, Texas

Legislation Details (With Text)

File #:	16-3598	Version:	1	Name:	Trepex senior housing PD 11-14-16 P&Z
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	11/8/2016	In control:		In control:	Planning & Zoning Commission
On agenda:	11/14/2016	Final action:		Final action:	
Title:	Conduct a public hearing to consider and make recommendation on a request by Trepex, to rezone approximately 9.82 acres of land from C2 (Commercial) with Turnpike Overlay (Transition Zone) to Planned Development district (PD) to allow for a senior housing complex, generally located south of Sewell Elementary and east of Mile Road, within Sachse city limits.				

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Presentation](#)
[Location Map](#)
[Site Plan](#)
[Building Elevations](#)
[Proposed PD Standards](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title

Conduct a public hearing to consider and make recommendation on a request by Trepex, to rezone approximately 9.82 acres of land from C2 (Commercial) with Turnpike Overlay (Transition Zone) to Planned Development district (PD) to allow for a senior housing complex, generally located south of Sewell Elementary and east of Mile Road, within Sachse city limits.

Project Information

- PD for a senior housing complex
- Applicant: Trepex
- Owner: Children's Medical Center
- Size: Approximately 9.82 acres
- Current Zoning: Commercial (C2) Turnpike Overlay (Transition zone)
- Site Attributes: Undeveloped land
- 142+ property owners noticed @ 1,000' (no negative responses received)

Senior Housing Overview

- Typically, uses for the aged fall into 3 categories: independent living (IL), assisted living (AL), and nursing home (or other acute care)
- Assisted living tends to generate more EMS service calls than independent living due to differences in ambulatory ability, health, etc.
- Assisted living (likely 1 story): \$5-8 million (prop value)

- Assisted living + independent living: \$17 million (value)
- Some cities prefer independent living due to strong property value, zero children impact on the local ISD, disposable income, lower vehicle trip counts, and lower service calls than assisted living
- Senior housing also tends to have fewer police service calls than typical multi-family

Entitlements

- Proposed use would be a mix of assisted living (61 units), independent living (120 units), and memory care (24 units)
- Assisted Living is currently allowed “by right” in all zoning districts (Trepex could pull a building permit for AL without discretionary approvals)
- Multi-Family (including independent living) is not
- Nursing Homes require an SUP
- PD’s purpose would be to incorporate independent living and memory care into senior housing project
- The Transition Zone was intended as a transitional use between intense commercial on Bush and residential neighborhoods beyond
- The subject property is not in the Turnpike TIF
- FLUP (2001) categorizes the tract as Public / Institutional

PD Overview

- PD allows for a senior housing complex with a mix of independent living, assisted living, and memory care
- Shall generally develop per the attached plans
- On-site amenities include pool, fitness center, activity rooms, salon, dining venues, etc.
- PD reviewed by Fire, Engineering, Building, Planning, Police, & EDC
- Layout proposes 2 entrances off Miles, each with decorative paving
- Provides 2 trail head connections into Heritage Park
- Architecture will be 100% brick and stone
- Large canopy trees required along the perimeter at 1:50
- Trees required at the terminus of each parking row and in each parking island
- Large canopy trees required along the ROW at 1:40
- Evergreen screening hedge along Miles ROW
- Perimeter fencing not required nor appropriate when adjacent to park & school
- Bike rack provided

Fiscal Impact Analysis

- \$130,000 utility (water & sewer) impact fees
- \$92,000 roadway impact fees
- \$72,000 parkland dedication fees
- \$80,000 building permit & planning fees
- \$130,000 annual estimated property tax

- \$20,000 sales tax from new residents
- **Total Revenue: \$374,000 one-time**
\$150,000 recurring

Policy Considerations

- What is the true highest & best use of the property? If retail, would it be worth waiting for? If not retail, then what and how soon?
- Fiscal impact (positive impact on tax base)
- Added densities assist EDC efforts
- Diversifies Sachse's housing inventory (under-served product in local market; not an over-concentration)
- No adjacent land uses that are incompatible
- Does the proposed senior housing complex fit the vision for Sachse in this location?
- An associated development agreement for Council to consider includes the dedication of a 15' sewer easement

Staff Recommendation

- ✓ - Staff recommends approval of the proposed PD with the special ordinance provisions discussed herein.
- ✓ - The recommendation of the Planning & Zoning Commission will be considered by the City Council at its December 5th regular meeting.



TREPEX SENIOR HOUSING PD

PLANNING & ZONING COMMISSION

NOVEMBER 14, 2016

APPLICANT'S REQUEST

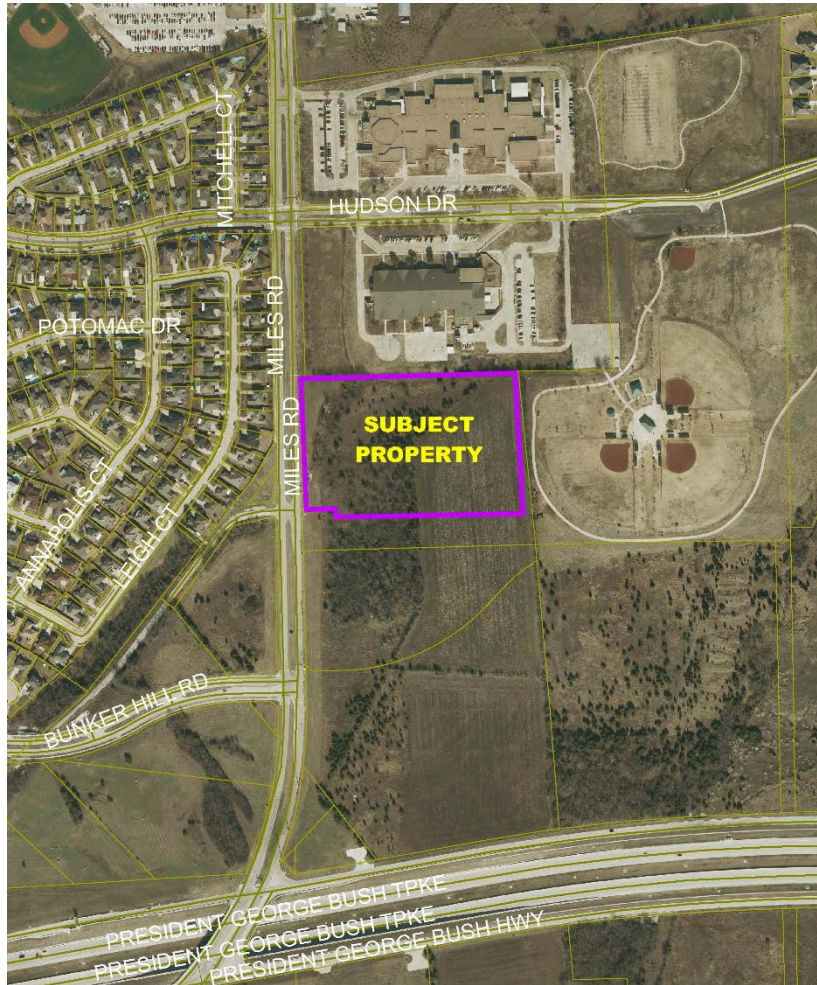
Conduct a public hearing to consider and make recommendation on a request by Trepex, to rezone approximately 9.82 acres of land from C2 (Commercial) with Turnpike Overlay (Transition Zone) to Planned Development district (PD) to allow for a senior housing complex.

Please also note that the City Council received a work session presentation from the applicant and staff in July, 2016 on this project.

PROJECT INFORMATION

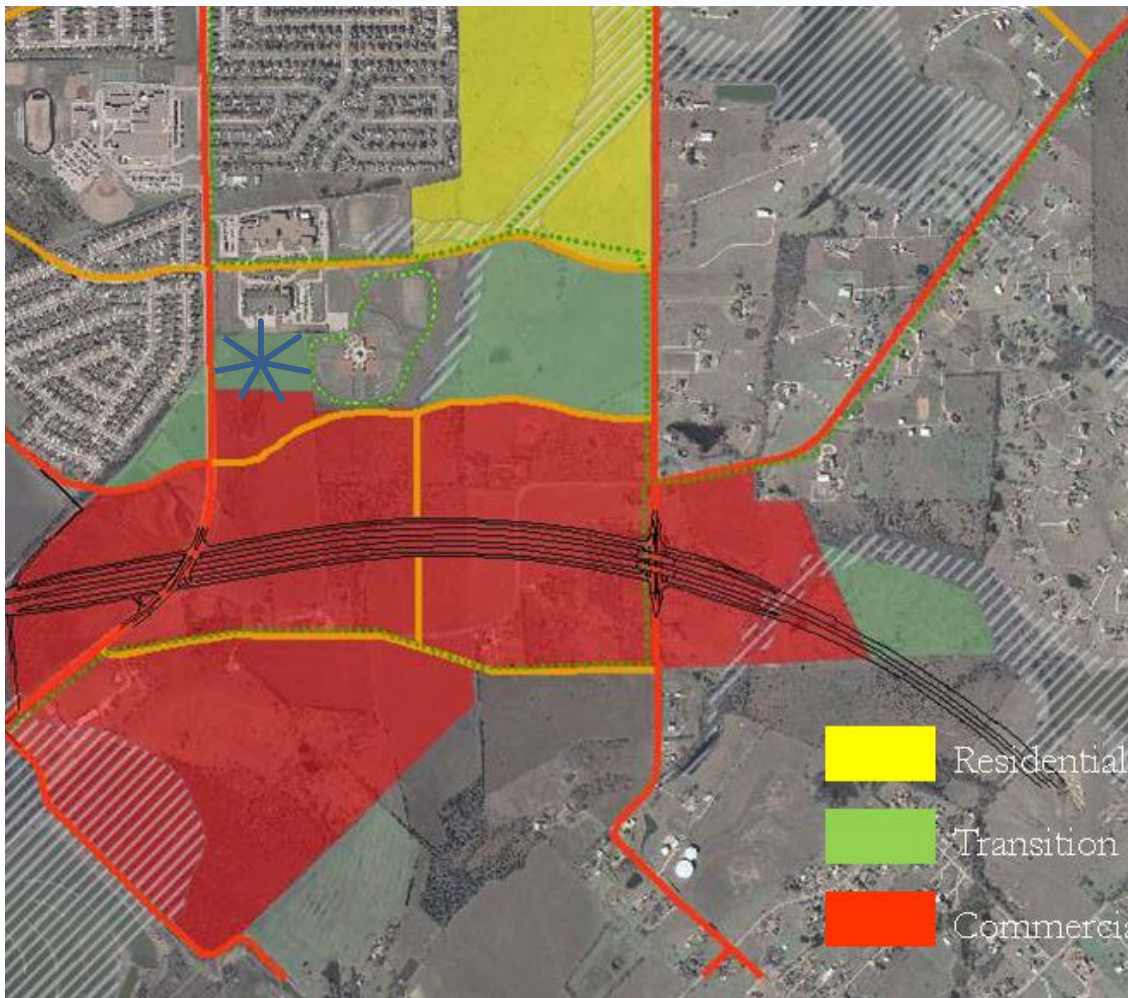
- ❑ PD for senior housing complex
- ❑ Applicant: Trepex
- ❑ Owner: Children's Medical Center
- ❑ Size: Approximately 9.82 acres
- ❑ Current Zoning: C2 (Commercial) with Turnpike overlay (Transition zone)
- ❑ Site Attributes: Undeveloped land
- ❑ 142+ property owners noticed @ 1,000' (no negative responses received)

AERIAL MAP



- The subject property is located south of Sewell Elementary, east of Miles Road and west of Heritage Park with no residential adjacency.

TURNPIKE OVERLAY MAP



- ☐ Tract is located in “Transition Zone” of Turnpike Overlay district
- ☐ The subject property is not in the Turnpike TIF
- ☐ Base zoning of C-2 (Commercial)

TURNPIKE CONCEPT PLAN

FOR ICSC (MAY 2016)



- Tract's retail potential is slightly challenged due to distance off Bush and being mid-block

SENIOR HOUSING OVERVIEW

- Typically, uses for the aged fall into 3 categories: independent living (IL), assisted living (AL), and nursing home (or other acute care)
- Assisted living tends to generate more EMS service calls than independent living due to differences in ambulatory ability, health, etc.
- Assisted living (likely 1 story): \$5-8 million (prop value)
- Assisted living + independent living: \$17 million (value)
- Some cities prefer independent living due to strong property value, zero children impact on the local ISD, disposable income, lower vehicle trip counts, and lower service calls than assisted living
- Senior housing also tends to have fewer police service calls than typical multi-family

ENTITLEMENTS

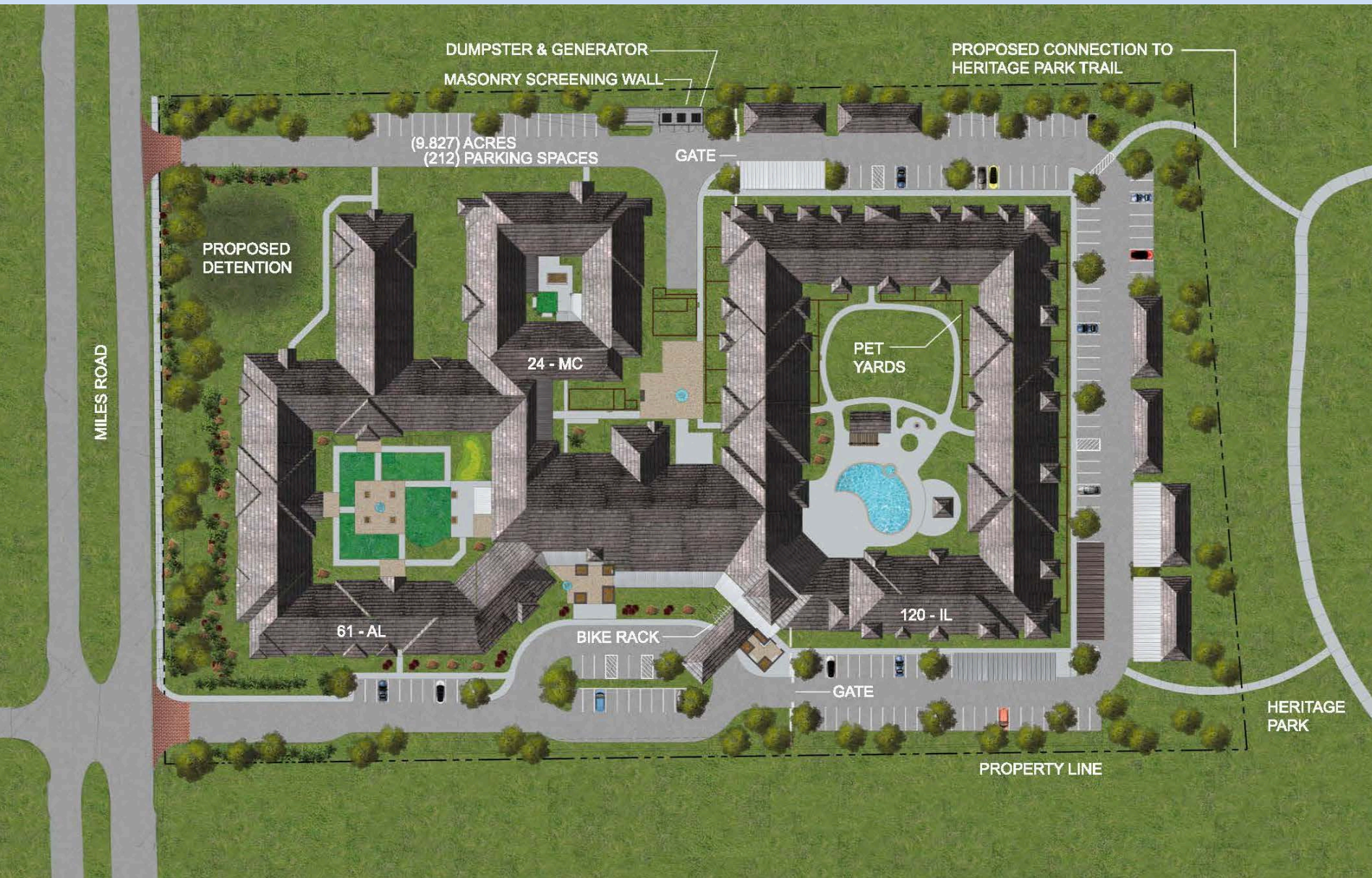
- ☐ Proposed use would be a mix of assisted living (61 units), independent living (120 units), and memory care (24 units)
- ☐ Assisted Living is currently allowed “by right” in all zoning districts (Trepex could pull a building permit for AL without discretionary approvals)
- ☐ Multi-Family (including independent living) is not
- ☐ Nursing Homes require an SUP
- ☐ PD’s purpose would be to incorporate independent living and memory care into senior housing project
- ☐ The Transition Zone was intended as a transitional use between intense commercial on Bush and residential neighborhoods beyond
- ☐ FLUP (2001) categorizes the tract as Public / Institutional

PD OVERVIEW

- ☐ PD allows for a senior housing complex with a mix of independent living, assisted living, and memory care (age restricted via deed restrictions)
- ☐ Shall generally develop per the attached plans
- ☐ On-site amenities include pool, fitness center, activity rooms, salon, dining venues, etc.
- ☐ PD reviewed by Fire, Engineering, Building, Planning, Police, & EDC
- ☐ Layout proposes 2 entrances off Miles, each with decorative paving
- ☐ Provides 2 trail head connections into Heritage Park

PD OVERVIEW

- ☐ Architecture will be 100% brick and stone
- ☐ Large canopy trees required along the perimeter at 1:50
- ☐ Trees required at the terminus of each parking row and in each parking island
- ☐ Large canopy trees required along the ROW at 1:40
- ☐ Evergreen screening hedge along Miles ROW
- ☐ Perimeter fencing not required nor appropriate when adjacent to park & school
- ☐ Bike rack provided



TREPEX
ASSISTED LIVING, MEMORY CARE,
& INDEPENDENT LIVING
MILES ROAD
SACHSE, TX 75048

REVIEW

KEYWORDS:

SHEET
A12.0









FISCAL IMPACT ANALYSIS

(ALL FIGURES APPROXIMATE)

- ☐ \$130,000 utility (water & sewer) impact fees
- ☐ \$92,000 roadway impact fees
- ☐ \$72,000 parkland dedication fees
- ☐ \$80,000 building permit & planning fees
- ☐ \$130,000 annual estimated property tax
- ☐ \$20,000 sales tax from new residents
- ☐ **Total Revenue: \$374,000 one-time**
\$150,000 recurring



POLICY CONSIDERATIONS

- ☐ What is the true highest & best use of the property? If retail, would it be worth waiting for? If not retail, then what and how soon?
- ☐ Fiscal impact (positive impact on tax base)
- ☐ Added densities assist EDC efforts
- ☐ Diversifies Sachse's housing inventory (under-served product in local market; not an over-concentration)
- ☐ No adjacent land uses that are incompatible
- ☐ Does the proposed senior housing complex fit the vision for Sachse in this location?
- ☐ An associated development agreement for Council to consider includes the dedication of a 15' sewer easement

STAFF RECOMMENDATION

✓ - Staff recommends approval of the proposed PD with the special ordinance provisions discussed herein.

✓ - The recommendation of the Planning & Zoning Commission will be considered by the City Council at its December 5th regular meeting.



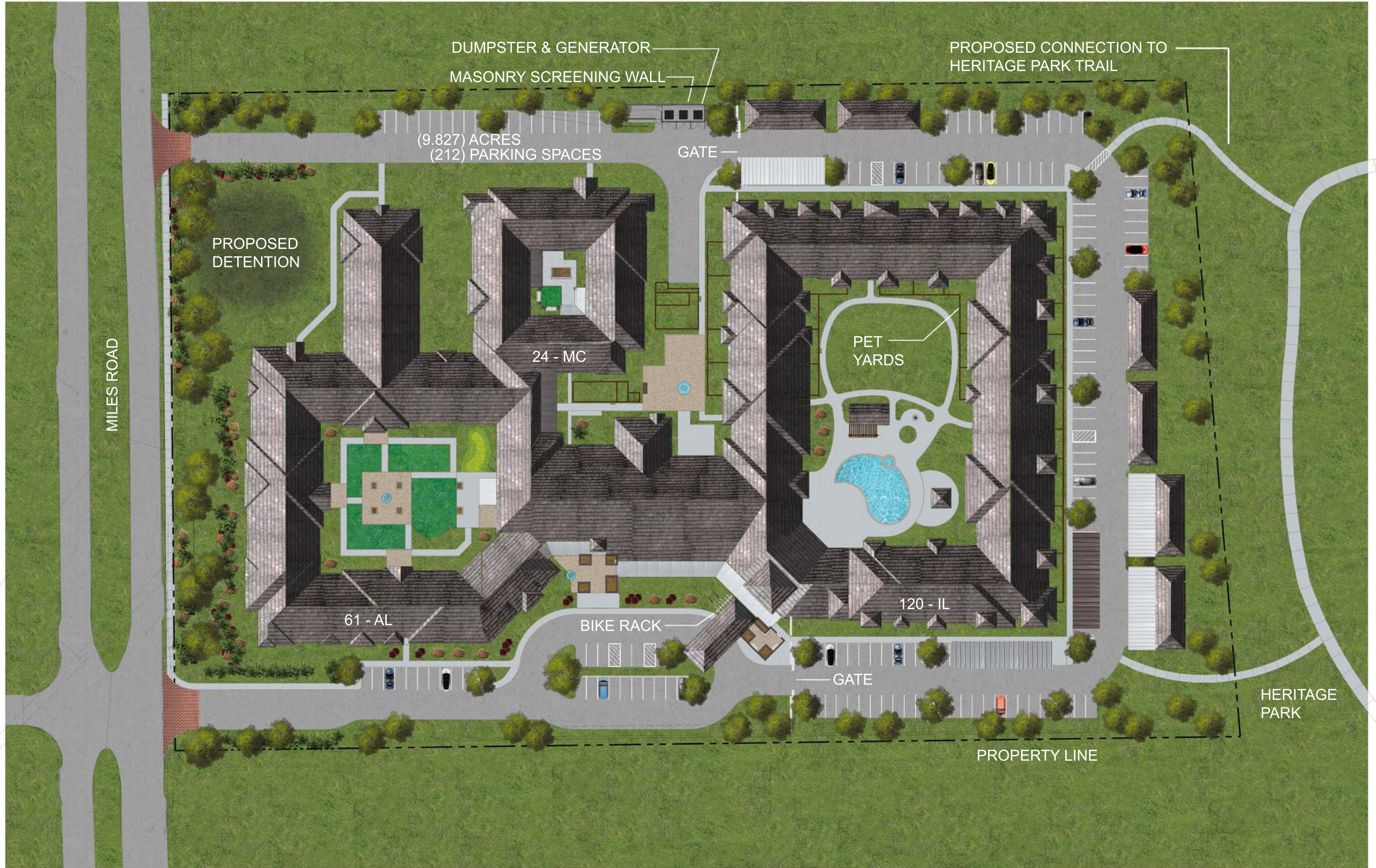
0 150 300 600
Feet

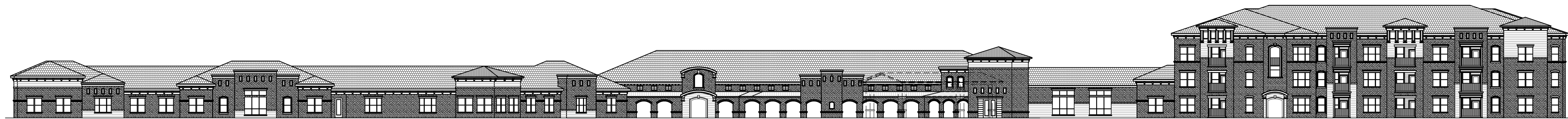
AERIAL LOCATION MAP

TREPEX SENIOR HOUSING

FILE: ZO 16-03, TO PD

Map Created: October 21, 2016

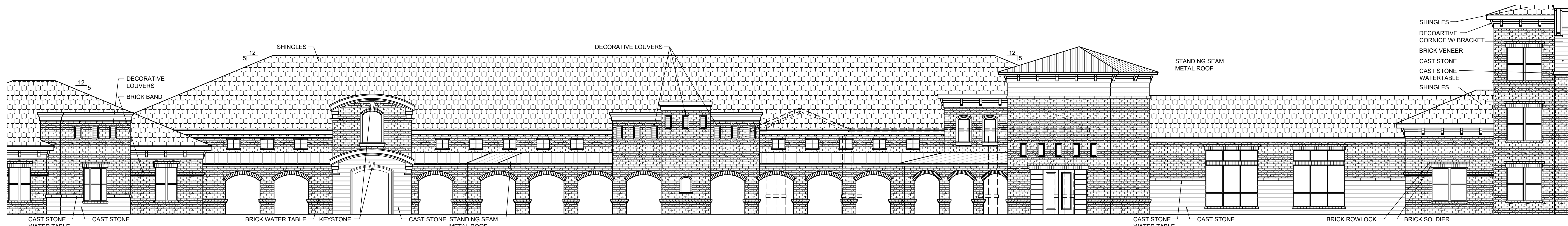




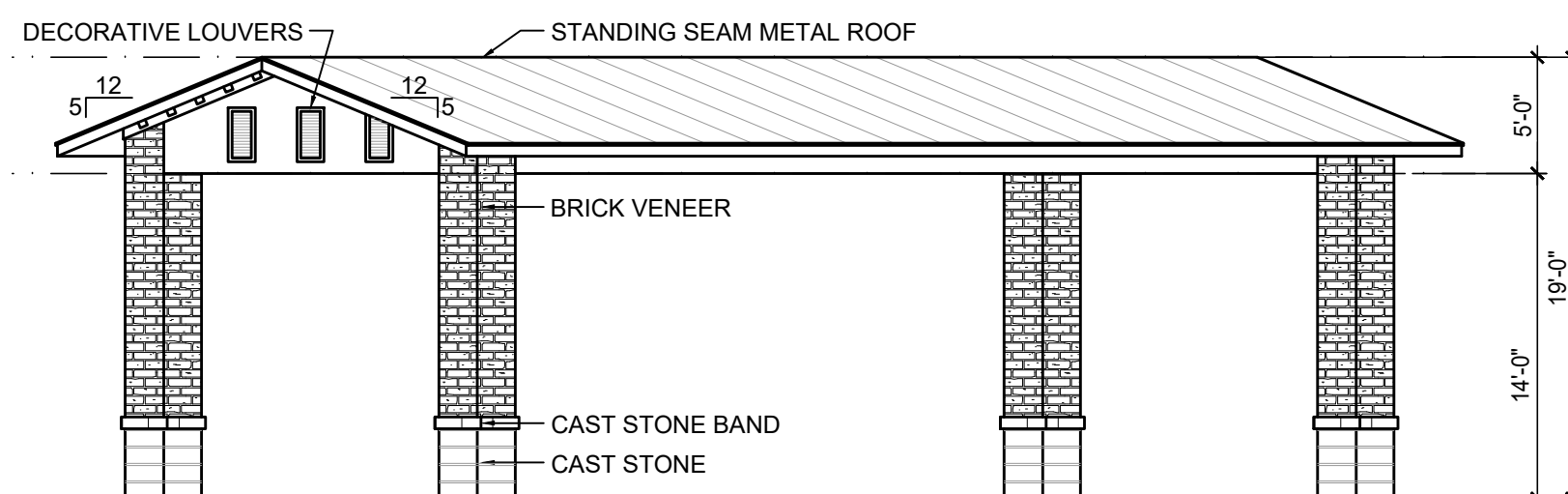
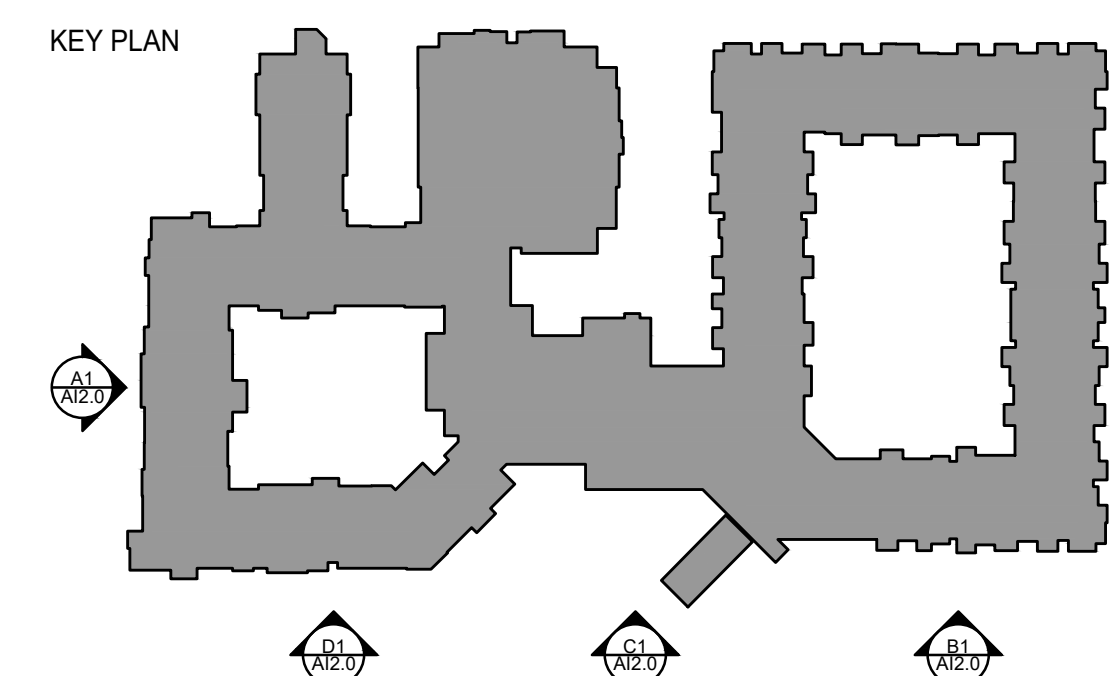
E1 AL IL: SOUTH ELEVATION
SCALE: NOT TO SCALE



D1 AL: SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



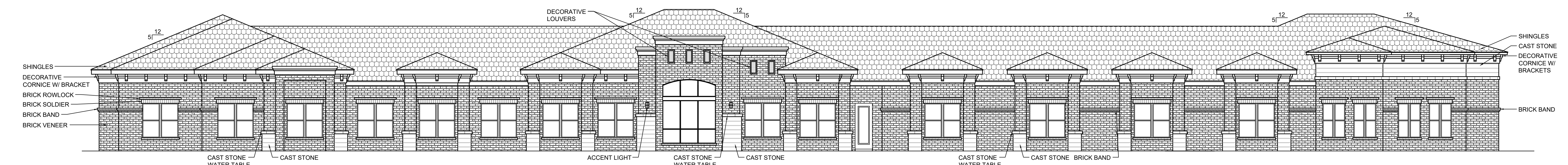
C1 AL IL: COMMUNITY CLUB ELEVATION
SCALE: 1/8" = 1'-0"



B2 AL IL: PORTE COCHERE
SCALE: 1/8" = 1'-0"



B1 IL: SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



A1 AL: WEST ELEVATION
SCALE: 1/8" = 1'-0"







SENIOR
LIVING
COMMUNITY



Proposed PD Standards

1. The purpose of this Planned Development district is to allow for the development of a senior housing complex.
2. The property shall be used and developed in accordance with the General Commercial district (C2) regulations and the Turnpike Overlay district (Transition Zone) of the Comprehensive Zoning Ordinance, except as otherwise provided herein.
3. Senior Housing shall be allowed a density of 13 living units per acre, generally with a mix of assisted living (61 units), independent living (120 units), and memory care (24 units).
4. No certificate of occupancy for any building located within the living units shall be approved until the owner of the Property has signed and recorded in the Official Public Records of Dallas County, Texas, a restrictive covenant in a form approved by the City Attorney restricting occupancy of the dwelling units constructed in the Independent Living facilities to people fifty-five (55) years of age or older to the extent such restriction is consistent with the Federal Fair Housing Act and other applicable law.
5. The maximum building height shall be 40 feet.
6. Access and layout shall be per the attached site plan, shall provide 2 pedestrian connections into Heritage Park, and decorative paving at its 2 entrances off Miles Road.
7. A minimum of 200 parking spaces shall be provided. Parking layout shall generally develop per the attached site plan. A minimum of 1 bike rack shall be provided on-site near the building entrance.
8. Architecture shall be 100% brick and stone and generally develop per the attached building elevations.
9. Detached garages (accessory buildings) are allowed per the attached site plan and shall be of masonry construction that matches the primary buildings.
10. Large canopy trees shall be provided at 1:50 around the perimeter of the site.
11. Large canopy trees shall be provided at 1:40 along the Miles ROW frontage.
12. Where adjacent to Miles, a continuous evergreen hedge shall be provided.
13. The terminus of each parking row and each parking island shall have a large canopy tree.



City of Sachse, Texas

Legislation Details (With Text)

File #:	16-3599	Version:	1	Name:	Sachse Rod Shop PD 11-14-16 P&Z
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	11/8/2016	In control:		In control:	Planning & Zoning Commission
On agenda:	11/14/2016	Final action:		Final action:	
Title:	Conduct a public hearing to consider and make recommendation on a request by Frank Millsap, to rezone approximately 9.87 acres of land from AG (Agriculture) and Special Use Permit (Ord. #802 & #3052) to Planned Development district (PD) to allow for an expansion of the existing facility using similar construction materials, located at 3904 Miles Road, generally north of Hudson Middle school.				

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Presentation](#)
[Location Map](#)
[Concept Plans](#)
[Proposed PD Standards](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title

Conduct a public hearing to consider and make recommendation on a request by Frank Millsap, to rezone approximately 9.87 acres of land from AG (Agriculture) and Special Use Permit (Ord. #802 & #3052) to Planned Development district (PD) to allow for an expansion of the existing facility using similar construction materials, located at 3904 Miles Road, generally north of Hudson Middle school.

Project Information

- PD allows the existing business to expand
- Applicant/Owner: Frank Millsap
- Size: Approximately 9.87 acres
- Current Zoning: AG (Agriculture) and SUP (Ord. #802 & #3052)
- FLUP: low density residential since 2001 plan
- Site Attributes: existing Sachse Rod Shop / single family residence / open land
- 323+ property owners noticed @ 1,000' (no negative responses received)

Sachse Rod Shop

- The Sachse Rod Shop opened for business in 1982 and predates all surrounding land uses

- It received its first SUP from Council in 1982 that allowed for a home based business (the mechanic shop) with certain restrictions (no outdoor display, only 1 monument sign, etc.)
- The 2008 SUP cleaned up the first to better clarify the owner's rights to the mechanic shop and associated land uses
- The applicant now desires to add another metal building and associated concrete parking
- The front of the subject property is predominantly mature trees with an existing single family residence setback from the road
- Visibility into the mechanic shop portion of the property is limited
- The rear majority of the property is undeveloped, raw land
- The tract has residential adjacency to the north and east

PD Overview

- The PD allows the owner to add an approximate 2,000 square foot metal building in the rear of the facility along with additional concrete parking
- The subject property is required to be platted
- The property is required to comply with all codes and obtain all necessary permits
- Continues existing performance based restrictions from previous SUPs on outdoor display, signage, storage, etc.

Policy Considerations

- The current business predates adjacent land uses and does not have a history of being a bad neighbor
- The proposed expansion is in the rear of the property, with limited sight visibility from Miles Road (low impact)
- The applicant could apply for a building permit with no additional discretionary reviews if the owner were willing to use masonry construction
- The proposed PD allows a unique local business to expand

Staff Recommendation

- ✓ - Staff recommends approval of the proposed PD with the special ordinance provisions discussed herein.
- ✓ - The recommendation of the Planning & Zoning Commission will be considered by the City Council at its December 5th regular meeting.



SACHSE ROD SHOP PD

PLANNING & ZONING COMMISSION

NOVEMBER 14, 2016

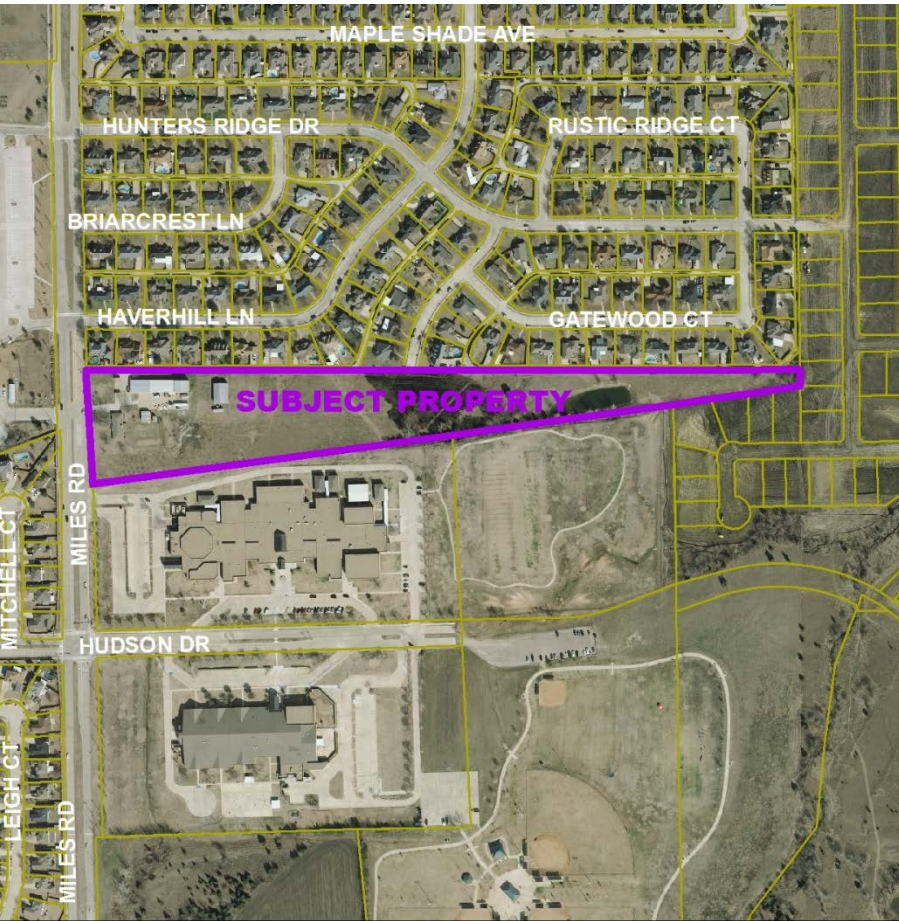
APPLICANT'S REQUEST

Conduct a public hearing to consider and make recommendation on a request by Frank Millsap, to rezone approximately 9.87 acres of land from AG (Agriculture) and Special Use Permit (Ord. #802 & #3052) to Planned Development district (PD) to allow for an expansion of the existing facility using similar construction materials.

PROJECT INFORMATION

- ❑ PD allows the existing business to expand
- ❑ Applicant/Owner: Frank Millsap
- ❑ Size: Approximately 9.87 acres
- ❑ Current Zoning: AG (Agriculture) and SUP (Ord. #802 & #3052)
- ❑ FLUP: low density residential since 2001 plan
- ❑ Site Attributes: existing Sachse Rod Shop / single family residence / open land
- ❑ 323+ property owners noticed @ 1,000' (no negative responses received)

AERIAL MAP



- ☐ The subject property is located at 3904 Miles, generally north of Hudson Middle school and east of Miles Road with residential adjacency to the north and east.
- ☐ The rear majority of the property is undeveloped, raw land.

STREET VIEW



- ☐ The front of the subject property is predominantly mature trees with an existing single family residence setback from the road.
- ☐ Visibility into the mechanic shop portion of the property is limited.

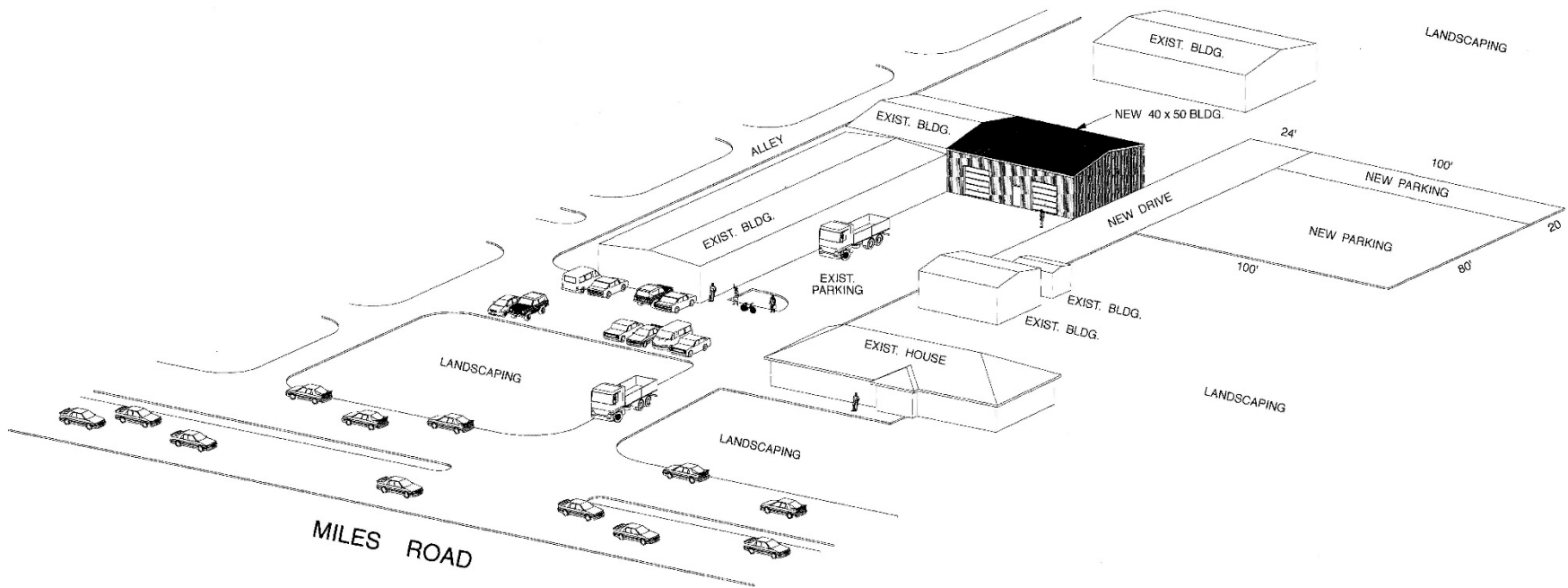
SACHSE ROD SHOP

- The Sachse Rod Shop opened for business in 1982 and predates all surrounding land uses
- It received its first SUP from Council in 1982 that allowed for a home based business (the mechanic shop) with certain restrictions (no outdoor display, only 1 monument sign, etc.)
- The 2008 SUP cleaned up the first to better clarify the owner's rights to the mechanic shop and associated land uses
- The applicant now desires to add another metal building and associated concrete parking



PD OVERVIEW

- ☐ The PD allows the owner to add an approximate 2,000 square foot metal building in the rear of the facility along with additional concrete parking
- ☐ The subject property is required to be platted
- ☐ The property is required to comply with all codes and obtain all necessary permits
- ☐ Continues existing performance based restrictions from previous SUPs on outdoor display, signage, storage, etc.



NEW SITE PLAN

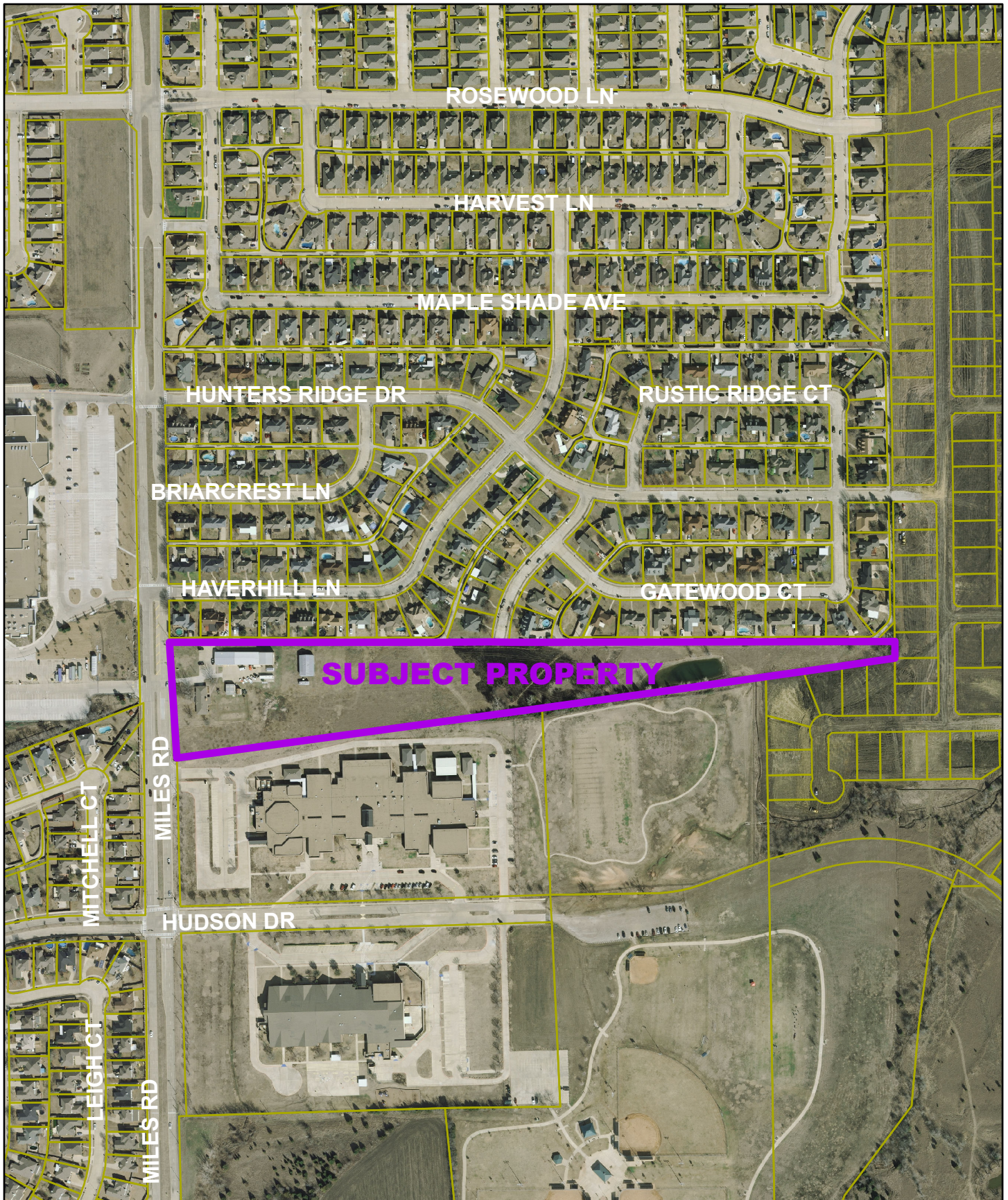
POLICY CONSIDERATIONS

- ☐ The current business predates adjacent land uses and does not have a history of being a bad neighbor
- ☐ The proposed expansion is in the rear of the property, with limited sight visibility from Miles Road (low impact)
- ☐ The applicant could apply for a building permit with no additional discretionary reviews if the owner were willing to use masonry construction
- ☐ The proposed PD allows a unique local business to expand

STAFF RECOMMENDATION

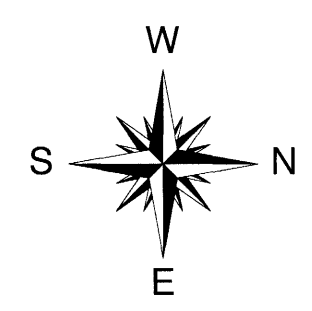
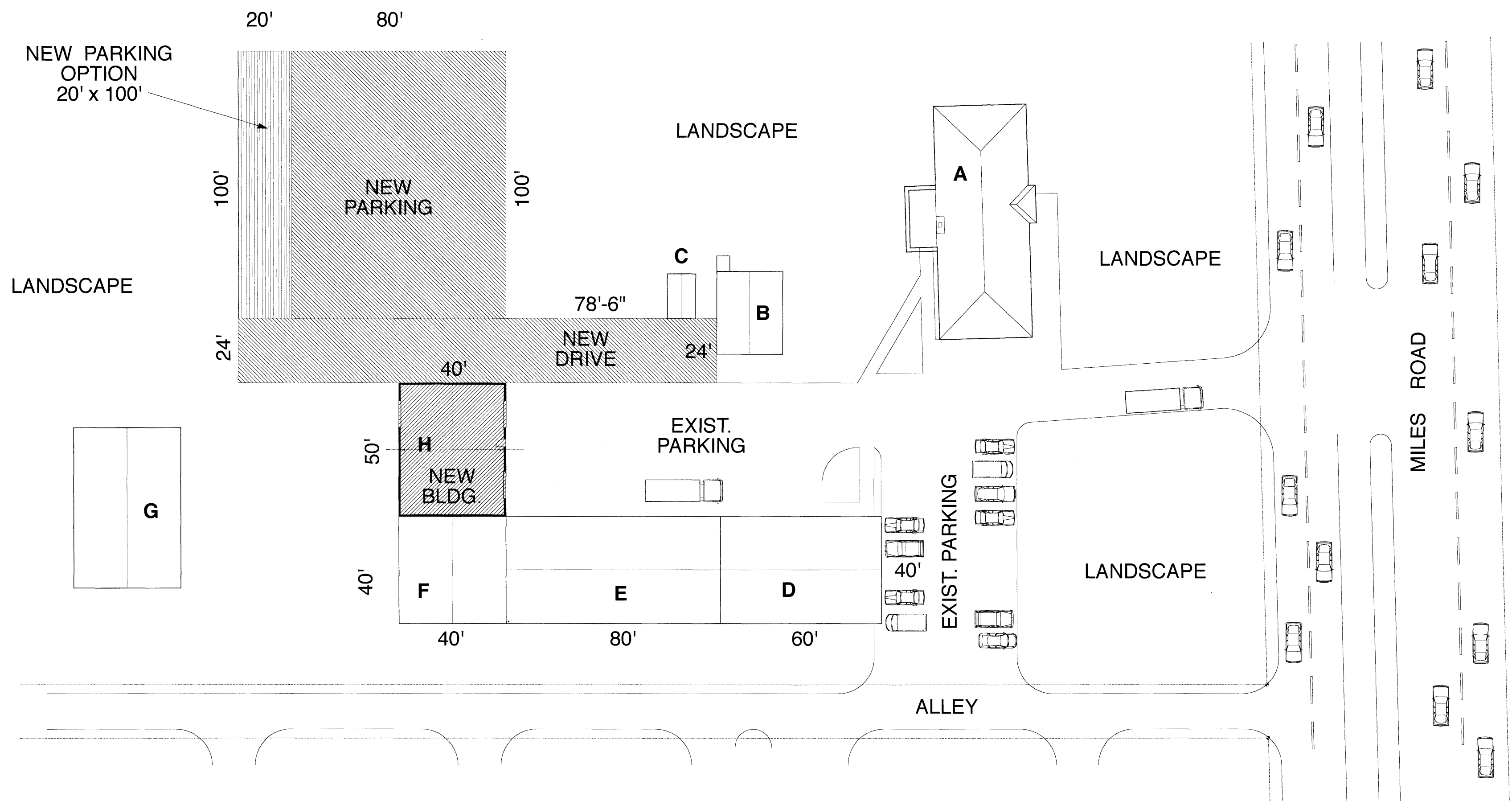
✓ - Staff recommends approval of the proposed PD with the special ordinance provisions discussed herein.

✓ - The recommendation of the Planning & Zoning Commission will be considered by the City Council at its December 5th regular meeting.



0 150 300 600
Feet

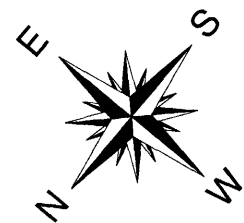
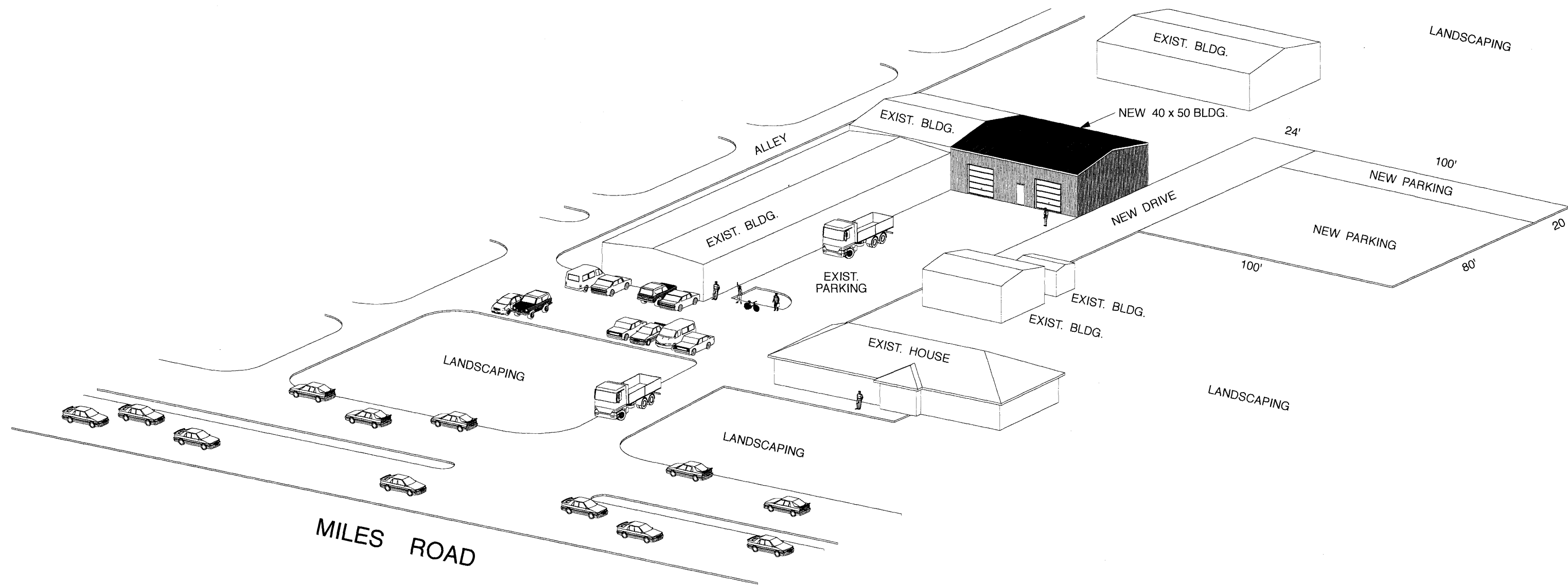
AERIAL LOCATION MAP
SACHSE ROD SHOP, 3904 MILES ROAD
FILE: ZO 16-04, TO PD
Map Created: October 21, 2016



NEW SITE PLAN

SCALE: 1/16" = 1'-0"

PROJECT NO.		DATE	
DESIGNING BUILDINGS WITH ART AND SCIENCE		FEB 4, 2015	
DRAWN BY		CHECKED BY	
COY FITE		COY FITE	
1828 MAYFLOWER DRIVE		1828 MAYFLOWER DRIVE	
DALLAS, TEXAS 75208		DALLAS, TEXAS 75208	
214-943-1985		214-943-1985	
AN ADDITION TO			
SACHSE ROD SHOP			
3904 MILES ROAD			
SACHSE, TEXAS			
COPYRIGHT ©			
REVISIONS			
SHEET NUMBER			
A100			
OF SHEETS			



NEW SITE PLAN

PROJECT NO.
DATE
FEB. 7, 2015
DRAWN BY
COY FITE
CHECKED BY

DESIGNING BUILDINGS WITH ART AND SCIENCE

COY FITE
1925 MAYFLOWER DRIVE
DALLAS, TEXAS 75208
214-943-1985

AN ADDITION TO

SACHSE ROD SHOP
3904 MILES ROAD
SACHSE, TEXAS

COPYRIGHT ©
REVISIONS

SHEET NUMBER

**3D
SITE**
OF SHEETS

Existing conditions within the 2008 SUP (#3052):

1. The subject property shall be allowed the additional use of the fabrication and restoration of specialty, custom, and/or classic vehicles.
2. Repair of vehicles outside the building is prohibited.
3. Outside storage of vehicles or excessive parts shall not exceed seventy-two (72) hours.
4. The property shall remain a bona fide residence, to be occupied by the business owner or employee of the business owner.
5. Business shall be conducted entirely within the dwelling unit or accessory building.
6. Direct selling of parts and accessories for classic or specialty vehicles shall be permitted.
7. No equipment or materials associated with the business can be displayed or stored where visible from anywhere off the premises.
8. A monument sign for the purpose of designating the location of the shop shall be permitted on the property.

Proposed conditions within the 2016 PD:

1. The subject property shall generally develop per the above conditions from SUP #802 and SUP #3052, and the attached concept plans with the new building expansion (max 20' in height) allowed to use like material (metal) with concrete parking and a replacement of the existing storage shed with a similar sized metal building.
2. Prior to issuance of a building permit, the property shall be platted.