



Sachse, Texas

Sachse City Hall
3815-B Sachse Road
Sachse, Texas 75048

Meeting Agenda Planning & Zoning Commission

Monday, October 13, 2014

7:00 PM

Council Chambers

The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, October 13, 2014, at 7:00 p.m. at the Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

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

2. Regular Agenda Items:

[14-2485](#) Consider approval of the minutes of the September 8, 2014 Planning and Zoning Commission meeting.
Executive Summary
Review and consider approval of the minutes of the September 8, 2014 Planning and Zoning Commission meeting.

Attachments: [20140908 PZ MINUTES.pdf](#)

[14-2483](#) Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Code of Ordinances, Chapter 11 "Zoning," Article 4, Section 12, titled "Accessory Buildings"; by amending Section 12.2 (h).

Executive Summary

This item will consist of amendments to the Accessory Building requirements, specifically as it pertains to building height.

Attachments: [CD -ACCESSORY BLD HEIGHT ORD ATTACHMENT 1.pdf](#)
[CD -ACCESSORY BLD HEIGHT ATTACHMENT 2.pdf](#)

[14-2484](#) Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Code of Ordinances, Chapter 11 "Zoning," Article 2, by adding definitions for Improved Surface and Paved Surface pertaining to off-street parking; by amending Article 3, Section 2.3 (d)(3), Section 5.2 (a), and Section 5.7 to provide clarification on required design elements for vehicular and

non-vehicular parking and display areas.

Executive Summary

This item will consist of amendments to the Off-Street Parking requirements, providing for clarity and consistency throughout the code for off-street parking design requirements.

Attachments: [CD - IMPROVED SURFACE AMEND . ORD. MARK UP.pdf](#)
[CD - IMPROVED SURFACE AMEND . ORD.pdf](#)

14-2481

Consider a recommendation to City Council for a Planning and Zoning Commission member to serve on the State Highway 78 Advisory Committee.

Executive Summary

City Council has instructed Staff to move forward with the creation of an Advisory Committee for the State Highway 78 Vision Plan. Three members of the Planning and Zoning Commission along with three members each of City Council and the Economic Development Corporation will comprise this 9-member committee.

3. Adjournment

State law prohibits the introduction or discussion of any item of business not posted at least seventy-two (72) hours prior to the meeting time.

Posted: October 10, 2014; 5:00 p.m. DanMcGinn, Community Development

Director_____

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact Terry Smith, City Secretary at (972) 495-1212, 48 business hours prior to the scheduled meeting date. Reasonable accommodations will be made to assist your needs.



Legislation Details (With Text)

File #: 14-2485 **Version:** 1 **Name:** CD - PZ MINUTES 09082014
Type: Agenda Item **Status:** Agenda Ready
File created: 10/6/2014 **In control:** Planning & Zoning Commission
On agenda: 10/13/2014 **Final action:**
Title: Consider approval of the minutes of the September 8, 2014 Planning and Zoning Commission meeting.
Executive Summary
Review and consider approval of the minutes of the September 8, 2014 Planning and Zoning Commission meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [20140908 PZ MINUTES.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the September 8, 2014 Planning and Zoning Commission meeting.

Executive Summary

Review and consider approval of the minutes of the September 8, 2014 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the September 8, 2014 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Recommend approval of the minutes of the Planning and Zoning Commission September 8, 2014 meeting.

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, September 8, 2014

Time: 7:00 p.m.

Place: Sachse City Hall

Members Present:

Ty Lamb
Chance Lindsey
Scott Everett
Jack Bickler
Warren Becker
David Hock

Members Absent:

Wendy Stewart

Staff Present:

Dan McGinn, Community Development Director
Charlotte Youngblood, Secretary

Others Present:

Bill Adams, City Council Liaison

Chairman Scott Everett opened the meeting of the Planning and Zoning Commission at 7:00 p.m. and a quorum was declared.

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

The invocation was offered by Warren Becker and Jack Bickler led the pledges.

2. Community Development Director's Update Report: Briefing on current activities of staff.

Dan McGinn, Community Development Director stated that the Highway 78 Vision Plan process would be starting back up in October and run through January or February. He also stated that in regards to the Blackland Corridor project the City Council passed a resolution last week to oppose any route that would go through Sachse. He said there was a meeting scheduled last week in Lavon but logistically they decided to cancel it because they were not prepared for the amount of people who were there. He will bring the commissioners more information as it becomes available. Additionally, he said that he would be concentrating on bringing forward some training opportunities before the commission in the near future.

3. Consider approval of the minutes from the August 11, 2014 Planning and Zoning Commission meeting.

Jack Bickler made a motion to approve the minutes of the August 11, 2014 Planning and Zoning Commission meeting. Warren Becker seconded the motion. The motion passed with all voting in favor.

4. Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending Figure 3-3 Future Land Use Plan of the Sachse Comprehensive Plan; amending Table 3-2 Future Land Use Plan Acreage of the Sachse Comprehensive Plan.

Mr. McGinn, Community Development Director, introduced the item. He showed slides of the subject property and the Future Land Use Map. He explained that the proposed amendment to the Future Land Use Map is necessitated by the companion zoning request. He said that the applicant is requesting to rezone the subject property from a General Commercial (C-2) to a Restricted Warehousing and Manufacturing District (I-1). He explained that the reason for the change is that the zoning request is not consistent with our Future Land Use Map. He said since the zoning designation must be consistent with the Future Land Use Map the changes must be considered prior to the companion zoning change request. He explained that since the request does not meet the intent of many of the overall policies of the city related to land use staff is recommending denial.

Mr. Staples, applicant, explained that he has the property for sale and the potential buyer wants to sell automobiles. He said he has a Special Use Permit for U-Haul rentals and felt if the use was taken away and cars sales added it would improve conditions on the property. He felt this would be a good thing. He explained when he bought the self-storage units he was told he could expand the use but then he was told later that he wasn't able to because it was no longer an allowed use. He said the potential buyer would be changing and improving the signage to a monument sign. He said there are several car lots in Sachse along Highway 78 and didn't feel it was a bad use for the property.

Chairman Everett opened the public hearing at 7:20 p.m.

With no one speaking, Warren Becker made a motion to close the public hearing. Ty Lamb seconded the motion. With all voting unanimously, the public hearing was closed at 7:21 p.m.

After discussion, Warren Becker made a motion to deny the request amending Figure 3-3 Future Land Use Plan of the Sachse Comprehensive Plan; amending Table 3-2 Future Land Use Plan Acreage of the Sachse Comprehensive Plan. David Hock seconded the motion. The motion passed 6-0 to deny the request.

5. Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from the General Commercial District (C-2) to a Restricted Manufacturing / Warehousing District (I-1) with a Special Use Permit on approximately .90 acre tract of land, more particularly described in (See Attachment 3-Property Survey) and located along the south side of State Highway 78, just west of Third Street, City of Sachse, Dallas County, Texas: providing for the approval of the Zoning Concept Plan approved (See Attachment 5-Concept Plan).

Mr. McGinn introduced the item. He stated that the applicant is requesting to rezone the property from its existing General Commercial zoning district to a Restricted Manufacturing and Warehousing zoning district with a Special Use Permit to allow for automobile sales. He showed slides of the subject property location, surrounding uses, and the proposed concept plan. He explained that the property is currently developed as a self-storage facility and was a permitted use under the previous zoning ordinance in 1974. He stated that the subject property was approved for a Special Use Permit in February of 2004 to allow for the storage and operation of six (6) U-Haul vehicles. He stated that the property is not actively being used for U-Haul rentals at this time. He explained that the expansion of the self-storage and automobiles sales uses associated with the proposed Industrial rezoning are not consistent with the Future Land Use Plan therefore staff recommends denial of the zoning request.

Chairman Everett opened the public hearing at 7:43 p.m. With no one speaking, Warren Becker made a motion to close the public hearing. David Hock seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 7:43 p.m.

After discussion, Warren Becker made a motion to deny a change of zoning from the General Commercial District (C-2) to a Restricted Manufacturing / Warehousing District (I-1) with a Special Use Permit on approximately .90 acre tract of land, more particularly described in (See Attachment 3-Property Survey) and located along the south side of State Highway 78. David Hock seconded the motion. The motion passed 6-0 to deny the zoning request.

There being no further business, David Hock made a motion to adjourn. The meeting was adjourned at 7:47 p.m.

Secretary

Chairperson



Legislation Details (With Text)

File #:	14-2483	Version:	1	Name:	CD - ACC BLDGS HEIGHT ZON AMEND PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	10/6/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	10/13/2014	Final action:		Final action:	
Title:	Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Code of Ordinances, Chapter 11 "Zoning," Article 4, Section 12, titled "Accessory Buildings"; by amending Section 12.2 (h).				
	Executive Summary This item will consist of amendments to the Accessory Building requirements, specifically as it pertains to building height.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	CD -ACCESSORY BLD HEIGHT ORD ATTACHMENT 1.pdf CD -ACCESSORY BLD HEIGHT ATTACHMENT 2.pdf				

Date	Ver.	Action By	Action	Result
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Title

Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Code of Ordinances, Chapter 11 "Zoning," Article 4, Section 12, titled "Accessory Buildings"; by amending Section 12.2 (h).

Executive Summary

This item will consist of amendments to the Accessory Building requirements, specifically as it pertains to building height.

Background

Existing regulations for accessory structures were recently updated in March of 2014 to modify requirements pertaining to building height, building lot coverage, and building materials. The updated ordinance also brought all of these items together in one section of the Zoning Ordinance to better organize the requirements and make it easier for our customers and staff reviewing these projects.

At this time staff is proposing a modification to the section dealing with building height. The current ordinance states that the accessory structure cannot exceed the height of the primary

structure or the maximum height of the zoning district, whichever is less. Staff is proposing that an additional setback requirement be added to structures over fifteen feet tall that would be in line with what exists for structures over 400 square feet in area. The proposed modification would require that all structures over 15 feet in height meet the same setback requirements as the primary structure. This would create a larger setback requirement from the side and rear yard property lines offering greater protection to adjacent property owners. Current regulations would allow the accessory building to be constructed three (3) from the side and rear yard property lines.

Policy Considerations

The below requirements regulate the required setback from the side and rear yard property lines based on the size of the accessory structure. Staff is proposing that we add an additional requirement for structures over 15 feet in height that would align with what is already in place for structures over 400 square feet in size. This change would be consistent with an existing code section and require the same setback requirements for accessory structures.

Regulations Pertaining to Location on Lot / Setbacks

1. Requirement that all residential accessory buildings be located behind the front building line.
2. Accessory buildings less than 400 square feet are required to adhere to current setbacks of three feet for side and rear yards.
3. Accessory buildings greater than 400 square feet shall be required to adhere to the building setbacks of the primary structure.

The proposed modification would increase the side yard setback from three (3) feet to a minimum of seven (7) feet for the side yard and three (3) feet to twenty five feet for the rear yard setback.

Budgetary Considerations

None.

Staff Recommendations

Staff recommends approval of an Ordinance of the City of Sachse, Texas, amending the Code of Ordinances, Chapter 11 "Zoning," Article 4, Section 12, titled "Accessory Buildings"; by amending Section 12.2 (h).

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE CODE OF ORDINANCES, CHAPTER 11 “ZONING,” ARTICLE 4, SECTION 12, TITLED “ACCESSORY BUILDINGS”; BY AMENDING SECTION 12.2 (h); PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Sachse adopted the Zoning Regulations for the protection of the public health and general welfare of the people of the City of Sachse; and

WHEREAS, the City Council and the Planning and Zoning Commission have recognized that certain provisions of the Zoning Regulations should be reviewed and updated; and

WHEREAS, the City Council has a substantial interest in promoting the public health, safety, and welfare of the community and also promoting land use compatibility within the City; and

WHEREAS, the Planning and Zoning Commission of the City of Sachse and the governing body of the City of Sachse, in compliance with state laws applying to amending the Comprehensive Zoning Ordinance and Map, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Sachse is of the opinion that said comprehensive zoning ordinance should be amended as provided herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, THAT:

SECTION 1. The Code of Ordinances, City of Sachse, Texas, be amended, by amending Chapter 11, Zoning, in part, to read as follows:

“Chapter 11

ZONING

ARTICLE 4. - GENERAL PROVISIONS APPLYING TO ALL OR SEVERAL DISTRICTS.

.....

Sec. 12. Accessory buildings.

12.1 *General Requirements.* The following standards shall apply to all zoning districts.

- (a) No accessory structure shall be used as a dwelling.
- (b) No accessory building shall be constructed upon a lot until the construction of the main building has been commenced, and no accessory building shall be used unless the main building on the lot is also being used.
- (c) No accessory building shall be permitted to have a building footprint in excess of the building footprint for the primary structure.

12.2 *Residential Requirements.* The following standards shall apply to all single-family residential zoning districts.

- (a) All residential accessory buildings shall be located behind the front building line.
- (b) When an accessory structure is located in the rear yard, a minimum three feet side and rear setback shall be required. For accessory buildings located on corner lots there shall be a side yard setback from the intersecting street of not less than 15 feet in case such lot is back to back with another corner lot, and shall conform to front yard requirements in every other case. The interior side yard of a corner lot shall be the same as for dwellings and accessory buildings on an interior lot.
- (c) When an accessory building is greater than 400 square feet, that building shall be required to adhere to the setback requirements for a primary structure in the underlying zoning district.
- (d) All accessory buildings of 120 square feet or less shall be exempt from the material requirements, however, all setbacks must be met, and building must be located behind the front building line. No building permit is required for residential accessory buildings only; non-residential accessory building shall obtain a building permit.
- (e) An accessory structure of between 120 square feet and 400 square feet, and which is an enclosed structure, shall have exterior walls constructed of building materials other than metal that are weather resistant, including the roof; provided, however, that if the primary structure on the lot has a metal roof, the accessory structure may also have a metal roof of a similar type. A building permit shall be required.
- (f) The exterior walls and roof of an accessory structure over 400 square feet in size and which is enclosed shall be constructed of building materials that are similar in type and composition as the exterior building materials of the primary structure. A building permit shall be required.
- (g) The number and size of accessory structures permitted on residential lots shall be regulated by the maximum lot coverage permitted in the zoning district or 35 percent of rear yard, whichever is less. No individual accessory building located in the R-7.2 or R-8.4 zoning districts shall be permitted to exceed 400 square feet; however, the cumulative accessory building area permitted shall be regulated by

the maximum lot coverage permitted in the zoning district or 35 percent of rear yard, whichever is less.

- (h) When an accessory building is higher than 15 feet, that building shall be required to adhere to the setback requirements for a primary structure in the underlying zoning district. At no point shall the height of the accessory building exceed the primary structure or allowed height of the underlying zoning district.

SECTION 2. All provisions of the ordinances of the City of Sachse, Texas, in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other provisions of the ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, as amended hereby, be adjudged or held to be invalid, void or unconstitutional, the same shall not affect the validity of the remaining portions of this ordinance or the Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 4. An offense committed before the effective date of this ordinance is governed by the prior law and provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances, as hereby amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2000) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This ordinance shall take effect immediately from and after its passage, and publication of the caption, as the law and charter in such cases provide.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas on the _____ day of _____, 2014.

APPROVED:

Mike Felix
Mayor

DULY ENROLLED:

Terry Smith
City Secretary

APPROVED AS TO FORM:

Peter G. Smith
City Attorney

“Chapter 11

ZONING

ARTICLE 4. - GENERAL PROVISIONS APPLYING TO ALL OR SEVERAL DISTRICTS.

.....

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- (c) No accessory building shall be permitted to have a building footprint in excess of the building footprint for the primary structure.

12.2 *Residential Requirements.* The following standards shall apply to all single-family residential zoning districts.

- (a) All residential accessory buildings shall be located behind the front building line.
- (b) When an accessory structure is located in the rear yard, a minimum three feet side and rear setback shall be required. For accessory buildings located on corner lots there shall be a side yard setback from the intersecting street of not less than 15 feet in case such lot is back to back with another corner lot, and shall conform to front yard requirements in every other case. The interior side yard of a corner lot shall be the same as for dwellings and accessory buildings on an interior lot.
- (c) When an accessory building is greater than 400 square feet, that building shall be required to adhere to the setback requirements for a primary structure in the underlying zoning district.
- (d) All accessory buildings of 120 square feet or less shall be exempt from the material requirements, however, all setbacks must be met, and building must be located behind the front building line. No building permit is required for residential accessory buildings only; non-residential accessory building shall obtain a building permit.

- (e) An accessory structure of between 120 square feet and 400 square feet, and which is an enclosed structure, shall have exterior walls constructed of building materials other than metal that are weather resistant, including the roof; provided, however, that if the primary structure on the lot has a metal roof, the accessory structure may also have a metal roof of a similar type. A building permit shall be required.
- (f) The exterior walls and roof of an accessory structure over 400 square feet in size and which is enclosed shall be constructed of building materials that are similar in type and composition as the exterior building materials of the primary structure. A building permit shall be required.
- (g) The number and size of accessory structures permitted on residential lots shall be regulated by the maximum lot coverage permitted in the zoning district or 35 percent of rear yard, whichever is less. No individual accessory building located in the R-7.2 or R-8.4 zoning districts shall be permitted to exceed 400 square feet; however, the cumulative accessory building area permitted shall be regulated by the maximum lot coverage permitted in the zoning district or 35 percent of rear yard, whichever is less.
- ~~(h) For residential zoning districts, no accessory structure shall exceed the height of the primary structure or the maximum height allowed in the applicable zoning district, whichever is less.~~
- (i)(h) When an accessory building is higher than 15 feet, that building shall be required to adhere to the setback requirements for a primary structure in the underlying zoning district. At no point shall the height of the accessory building exceed the primary structure or allowed height of the underlying zoning district.



Legislation Details (With Text)

File #:	14-2484	Version:	1	Name:	CD - IMPROVED SURFACE ZON AMEND PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	10/6/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	10/13/2014	Final action:		Final action:	
Title:	Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Code of Ordinances, Chapter 11 "Zoning," Article 2, by adding definitions for Improved Surface and Paved Surface pertaining to off-street parking; by amending Article 3, Section 2.3 (d)(3), Section 5.2 (a), and Section 5.7 to provide clarification on required design elements for vehicular and non-vehicular parking and display areas.				

Executive Summary

This item will consist of amendments to the Off-Street Parking requirements, providing for clarity and consistency throughout the code for off-street parking design requirements.

Sponsors:

Indexes:

Code sections:

Attachments: [CD - IMPROVED SURFACE AMEND . ORD. MARK UP.pdf](#)
[CD - IMPROVED SURFACE AMEND . ORD.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Code of Ordinances, Chapter 11 "Zoning," Article 2, by adding definitions for Improved Surface and Paved Surface pertaining to off-street parking; by amending Article 3, Section 2.3 (d)(3), Section 5.2 (a), and Section 5.7 to provide clarification on required design elements for vehicular and non-vehicular parking and display areas.

Executive Summary

This item will consist of amendments to the Off-Street Parking requirements, providing for clarity and consistency throughout the code for off-street parking design requirements.

Background

The proposed amendment to the Zoning Ordinance will provide for better clarity and consistency throughout the code when it comes to the requirements for the design and construction of off-street parking and display areas. The proposed changes will include a definition of improved surface which will describe what materials can be used here in the City of Sachse for residential development.

The proposed changes will also assist staff with the enforcement of this provision of code. It should provide the necessary clarity when citing individual property owners that may be in violation.

Staff is recommending that concrete, bricks, pavers, or other alternative material similar to concrete construction be allowed for single family development. The proposed definition for improved surface includes those options and will be included in the Zoning Ordinance where appropriate.

At this time no changes are recommended for commercial projects which are required to install concrete parking and display areas.

Policy Considerations

None.

Budgetary Considerations

None.

Staff Recommendations

Staff recommends approval of an Ordinance of the City of Sachse, Texas, amending the Code of Ordinances, Chapter 11 "Zoning," Article 2, by adding definitions for Improved Surface and Paved Surface pertaining to off-street parking; by amending Article 3, Section 2.3 (d)(3), Section 5.2 (a), and Section 5.7 to provide clarification on required design elements for vehicular and non-vehicular parking and display areas.

“Chapter 11

ZONING

.....

ARTICLE 2. – DEFINITIONS

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Improved Surface.

“Improved Surface” means a continuous parking surface such as concrete, pavers, bricks, or other alternative materials that are shown to be impervious yet as durable as concrete pavement to be approved by the city engineer.

“Paved surface or Pavement” please see definition for improved surface.

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ARTICLE 3. - [DISTRICTS]

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Sec. 2. R single-family dwelling districts.

2.3 *Building regulations.*

(d) *Garage requirements.*

- (3) Enclosing a garage for the purpose of creating additional living space shall be permitted for single-family residences provided the following conditions are satisfied:
- a. The property owner obtains the necessary building permit(s); and
 - b. Provided the property owner is enclosing a one-car garage, only one off-street parking space with a minimum width of nine feet and minimum depth of eighteen feet shall be provided. In cases, where a garage larger than a one-car garage is being enclosed, a maximum of two off-street parking spaces with a minimum width of nine feet and minimum depth of eighteen feet for each space shall be provided. Such space(s) shall be located on the property and on a paved or [improved surface](#) as required by the Code of Ordinances.

ARTICLE 4. GENERAL PROVISIONS APPLYING TO ALL OR SEVERAL DISTRICTS

Sec. 5. Off-street automobile and vehicle parking and loading.

5.2 *Required open space.* Off-street parking or loading space shall be a part of the required open space associated with the permitted use and shall not be reduced or encroached upon in any manner.

(a) The area required for off-street parking shall be in addition to the yard areas herein required; except that the front yard required in a C-1 neighborhood shopping district or an I-1 restricted manufacturing and warehousing district may be used for uncovered parking area; and further provided that the front yard required in a residential district may be used for the uncovered parking area for six or less vehicles associated with a residential use when an improved surface is in place ~~the area is surfaced with a sealed surface pavement adequate~~ to prevent the occurrence of mud and dust with continued use, and may be used for uncovered parking area for more than six vehicles in accordance with the provisions of article 4, subsection 5.8 infra.

5.7 *Paved surface required.* All parking, storage or display of vehicles, trailers, aircraft, boats and other recreational vehicles in all zoning districts shall be on an improved surface other than exceptions allowed per the underlying zoning district or provisions outlined in Chapter 3, Section 3-13, for public facilities. ~~Such parking, storage or display of vehicles, trailers, aircraft, boats and other recreational vehicles shall be on an improved surface that is permitted in that specific zoning district.~~

All driveway, parking, outdoor display, and storage surfaces in commercial zoning districts will be constructed with a minimum six-inch thick 3,500 PSI concrete with No. 3 reinforcing on ~~18~~ 24 inches centers and supported by chairs on scarified and recompacted subgrade. The minimum thickness required for fire lanes will be seven inches. The owner shall furnish information and certification by a testing lab that the pavement strength is equal to or greater than 3,500 PSI after 28 days and the subgrade is proctor compacted to a density of 95 percent.

If an engineered soils report is provided, the requirements for the driveway and parking surfaces noted above may be altered by following the recommendations of the soils engineer and/or the engineer of record for the project.

This requirement does not apply to the patching, repair or improvement of concrete paving which is already in place.

(Ord. No. 2247, § 3, 10-16-06; Ord. No. 3238, § 1, 9-7-10; Ord. No. 3400, § 2, 7-2-12)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE CODE OF ORDINANCES, CHAPTER 11 "ZONING," ARTICLE 2, BY ADDING DEFINITIONS FOR IMPROVED SURFACE AND PAVED SURFACE; BY AMENDING ARTICLE 3, SECTION 2.3 (d)(3), SECTION 5.2 (a), AND SECTION 5.7; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Sachse adopted the Zoning Regulations for the protection of the public health and general welfare of the people of the City of Sachse; and

WHEREAS, the City Council and the Planning and Zoning Commission have recognized that certain provisions of the Zoning Regulations should be reviewed and updated; and

WHEREAS, the City Council has a substantial interest in promoting the public health, safety, and welfare of the community and also promoting land use compatibility within the City; and

WHEREAS, the Planning and Zoning Commission of the City of Sachse and the governing body of the City of Sachse, in compliance with state laws applying to amending the Comprehensive Zoning Ordinance and Map, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Sachse is of the opinion that said comprehensive zoning ordinance should be amended as provided herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, THAT:

SECTION 1. The Code of Ordinances, City of Sachse, Texas, be amended, by amending Chapter 11, Zoning, in part, to read as follows:

“Chapter 11

ZONING

ARTICLE 2. – DEFINITIONS

.....

Improved Surface. A continuous parking surface such as concrete, pavers, bricks, or other alternative materials that are shown to be impervious yet as durable as concrete pavement to be approved by the city engineer.

Paved surface or Pavement. Please see definition for improved surface.

.....

ARTICLE 3. - [DISTRICTS]

.....

Sec. 2. R single-family dwelling districts.

2.3 *Building regulations.*

(d) *Garage requirements.*

(3) Enclosing a garage for the purpose of creating additional living space shall be permitted for single-family residences provided the following conditions are satisfied:

- a. The property owner obtains the necessary building permit(s); and
- b. Provided the property owner is enclosing a one-car garage, only one off-street parking space with a minimum width of nine feet and minimum depth of eighteen feet shall be provided. In cases, where a garage larger than a one-car garage is being enclosed, a maximum of two off-street parking spaces with a minimum width of nine feet and minimum depth of eighteen feet for each space shall be provided. Such space(s) shall be located on the property and on a paved or improved surface as required by the Code of Ordinances.

ARTICLE 4. GENERAL PROVISIONS APPLYING TO ALL OR SEVERAL DISTRICTS

Sec. 5. Off-street automobile and vehicle parking and loading.

5.2 *Required open space.* Off-street parking or loading space shall be a part of the required open space associated with the permitted use and shall not be reduced or encroached upon in any manner.

- (a) The area required for off-street parking shall be in addition to the yard areas herein required; except that the front yard required in a C-1 neighborhood shopping district or an I-1 restricted manufacturing and warehousing district may be used for uncovered parking area; and further provided that the front yard required in a residential district may be used for the uncovered parking area for six

or less vehicles associated with a residential use when an improved surface is in place to prevent the occurrence of mud and dust with continued use, and may be used for uncovered parking area for more than six vehicles in accordance with the provisions of article 4, subsection 5.8 infra.

5.7 Paved surface required. All parking, storage or display of vehicles, trailers, aircraft, boats and other recreational vehicles in all zoning districts shall be on an improved surface other than exceptions allowed per the underlying zoning district or provisions outlined in Chapter 3, Section 3-13, for public facilities.

All driveway, parking, outdoor display, and storage surfaces in commercial zoning districts will be constructed with a minimum six-inch thick 3,500 PSI concrete with No. 3 reinforcing on 18 inches centers and supported by chairs on scarified and recompacted subgrade. The minimum thickness required for fire lanes will be seven inches. The owner shall furnish information and certification by a testing lab that the pavement strength is equal to or greater than 3,500 PSI after 28 days and the subgrade is proctor compacted to a density of 95 percent.

If an engineered soils report is provided, the requirements for the driveway and parking surfaces noted above may be altered by following the recommendations of the soils engineer and/or the engineer of record for the project.

This requirement does not apply to the patching, repair or improvement of concrete paving which is already in place.

SECTION 2. All provisions of the ordinances of the City of Sachse, Texas, in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other provisions of the ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, as amended hereby, be adjudged or held to be invalid, void or unconstitutional, the same shall not affect the validity of the remaining portions of this ordinance or the Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 4. An offense committed before the effective date of this ordinance is governed by the prior law and provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances, as

hereby amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2000) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This ordinance shall take effect immediately from and after its passage, and publication of the caption, as the law and charter in such cases provide.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas on the _____ day of _____, 2014.

APPROVED:

Mike Felix
Mayor

DULY ENROLLED:

Terry Smith
City Secretary

APPROVED AS TO FORM:

Peter G. Smith
City Attorney



Legislation Details (With Text)

File #:	14-2481	Version:	1	Name:	CD - SH78 VISION APPT PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	10/3/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	10/13/2014	Final action:		Final action:	
Title:	Consider a recommendation to City Council for a Planning and Zoning Commission member to serve on the State Highway 78 Advisory Committee.				

Executive Summary

City Council has instructed Staff to move forward with the creation of an Advisory Committee for the State Highway 78 Vision Plan. Three members of the Planning and Zoning Commission along with three members each of City Council and the Economic Development Corporation will comprise this 9-member committee.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Title

Consider a recommendation to City Council for a Planning and Zoning Commission member to serve on the State Highway 78 Advisory Committee.

Executive Summary

City Council has instructed Staff to move forward with the creation of an Advisory Committee for the State Highway 78 Vision Plan. Three members of the Planning and Zoning Commission along with three members each of City Council and the Economic Development Corporation will comprise this 9-member committee.

Background

At this time the State Highway 78 Advisory Committee is short one appointment from the Planning and Zoning Commission due to the election of Mr. Paul Watkins to the City Council.

The Advisory Committee will serve as a guiding influence throughout the SH78 Vision Plan. This Committee will provide direction throughout the process in the form of recommendations for the Plan that would ultimately be adopted by City Council.

Policy Considerations

None.

Budgetary Considerations

None.

Staff Recommendations

Staff recommends that the Planning and Zoning Commission recommend one member to serve on the SH78 Advisory Committee.