



City of Sachse, Texas

3815 Sachse Road,
Building B
Sachse, TX 75048

Meeting Agenda Planning & Zoning Commission

Work Session and Regular Meeting

Monday, September 26, 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 September 26, 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.

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. [16-3523](#) Consider approval of the minutes of the July 25, 2016 Planning and Zoning Commission meeting.
Attachments: [07.25.16 Minutes](#)
3. [16-3511](#) Recognize Community Development on receiving the Planning Excellence Award.
Attachments: [Award Letter](#)
4. [16-3512](#) Consider and make recommendation on a preliminary plat application for Serene Town Homes from Jim Koch, generally located north of the intersection of Ben Davis Road, Bunker Hill Road, and Ben Davis Road, within city limits.
Attachments: [Staff Presentation](#)
[Proposed Plat](#)
5. Discussion of future agenda items, update on council action, training topics, requests for new business considerations, and Comprehensive Plan update.
6. Adjournment.

Posted: September 23, 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 #: 16-3523 **Version:** 1 **Name:** July 25, 2016 P&Z Minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 9/23/2016 **In control:** Planning & Zoning Commission
On agenda: 9/26/2016 **Final action:**
Title: Consider approval of the minutes of the July 25, 2016 Planning and Zoning Commission meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [07.25.16 Minutes](#)

Date	Ver.	Action By	Action	Result
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Title

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

Background

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

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

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



**City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, July 25, 2016**

Members Present:

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

Members Absent:

Staff Present:

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

Others Present:

Bill Adams, City Council Liaison

6:30 PM Work Session

Staff provided the commission with a community update and discussed agenda items.

7:00 PM Regular Meeting

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

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

Commissioner Gutierrez offered the invocation, and Commissioner Lamb led the pledges.

2. Regular Agenda Items:

16-3391 Consider approval of the minutes of the June 26, 2016 Planning & Zoning Commission meeting.

With a motion by Hock, and a second by Stewart, the Planning & Zoning Commission adopted the June 26, 2016 minutes unanimously.

3. 16-3433 Consider and act on a final plat application for Jackson Meadows (Phase 3) from JBI Partners, generally located southeast of Sachse Road and Getha Lane, within city limits.

Staff presented the case outlined in the staff report. With a motion by Lamb, and a second Gutierrez, the recommendation to approve the proposed final plat passed unanimously.

4. 16-3434 The Community Development Director will provide P&Z with a status update on the Comprehensive Plan.

Staff provided the Commission with and update on the Comprehensive Plan.

5. 16-3435 Conduct a public hearing to consider and make recommendation on a request by Woodbridge Properties, to amend PD #10, PD #11, and PD #19 (Woodbridge retail tracts) by removing the restricted uses for food product centers and food service uses.

Staff presented the case as presented in the staff report, and the public hearing opened at 7:30 pm. Don Herzog, 800 E. Campbell, stated he would have architectural control and would work with developer to ensure designs standards were met. Corrine Smith, 4008 Blossom, inquired about the ordinance, its intent, and precedent. Linda Gonzales, 7516 Fair Meadow, had questions about architectural standards. Mary Jane Pulver, 5703 Chateau Drive, stated that the meeting was informative and would have preferred if the notification letter contained the staff report. With a motion by Hock, and a second by Stewart, the public hearing was closed at 7:43 pm. With a motion by Stewart, and a second by Hock, the motion to remove

the restricted uses for food product centers and food service uses in PD #10, PD#11, and PD#19 was approved unanimously (7-0).

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

Staff provided the Commission and update.

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

Chairperson

Secretary



City of Sachse, Texas

Legislation Details (With Text)

File #: 16-3511 **Version:** 1 **Name:** Planning Excellence Award
Type: Agenda Item **Status:** Agenda Ready
File created: 9/19/2016 **In control:** Planning & Zoning Commission
On agenda: 9/26/2016 **Final action:**
Title: Recognize Community Development on receiving the Planning Excellence Award.
Sponsors:
Indexes:
Code sections:
Attachments: [Award Letter](#)

Date	Ver.	Action By	Action	Result
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Title
Planning Excellence Award

Background
The Texas Chapter of the American Planning Association has awarded Sachse with a Planning Excellence award for 2016, recognizing its commitment to planning by elected and appointed officials, city administration, and exemplary professional standards demonstrated by planning staff. This is the first year Sachse has been honored with this distinction, which on average is only awarded to approximately 20 Texas communities each year.

Policy Considerations
None.

Budgetary Considerations
None.

Staff Recommendations
Presentation only.



American Planning Association
Texas Chapter

Making Great Communities Happen

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August 15, 2016

Mike Felix, Mayor
City of Sachse
3815-B Sachse Road
Sachse, Texas 76048

Dear Mayor Felix,

It is with great pleasure that the Texas Chapter of the American Planning Association presents its 2016 Certificate of Achievement for Planning Excellence to your Planning Department. This Certificate recognizes the Professional planning standards demonstrated by your planning staff and the support exhibited by your City Council and Planning Commission. More specifically, the City of Sachse meets the Chapter's goals for:

- Increasing awareness of professional planning;
- Recognizing Planning Departments which meet certain professional requirements;
- Enhancing neighborhood and citizen recognition of planning efforts;
- Encouraging the funding of professional training for Commissioners and staff; and
- Aiding in economic development and community image.

I encourage you to share this award with your City Council and Planning Commission. The Board of Directors and members of the Texas Chapter APA thank you for your support in your community's planning program.

Respectfully,

Kim Mickelson JD, AICP
President, Texas Chapter APA



City of Sachse, Texas

Legislation Details (With Text)

File #:	16-3512	Version:	1	Name:	Serene Town Homes PP - P&Z
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	9/19/2016	In control:		In control:	Planning & Zoning Commission
On agenda:	9/26/2016	Final action:		Final action:	
Title:	Consider and make recommendation on a preliminary plat application for Serene Town Homes from Jim Koch, generally located north of the intersection of Ben Davis Road, Bunker Hill Road, and Ben Davis Road, within city limits.				

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Presentation](#)
[Proposed Plat](#)

Date	Ver.	Action By	Action	Result
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Title

Consider and make recommendation on a preliminary plat application for Serene Town Homes from Jim Koch, generally located north of the intersection of Ben Davis Road, Bunker Hill Road, and Ben Davis Road, within city limits.

Project Information

- Proposal to final plat 131 lots (125 residential; 6 common)
- Applicant: Jim Koch
- Owner: Serene Global
- Size: Approximately 10.26 acres
- Site Attributes: undeveloped land
- Proposed Use: Single Family Residential Town Homes
- Current Zoning: PD (#33) for town homes (2016)
- City Council: 10-17-16

Staff Recommendation

- Per Staff's technical review, the proposed plat is in compliance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the City Engineer & Building Official.
- Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.



SERENE TOWN HOMES PP

PLANNING & ZONING COMMISSION

SEPTEMBER 26, 2016

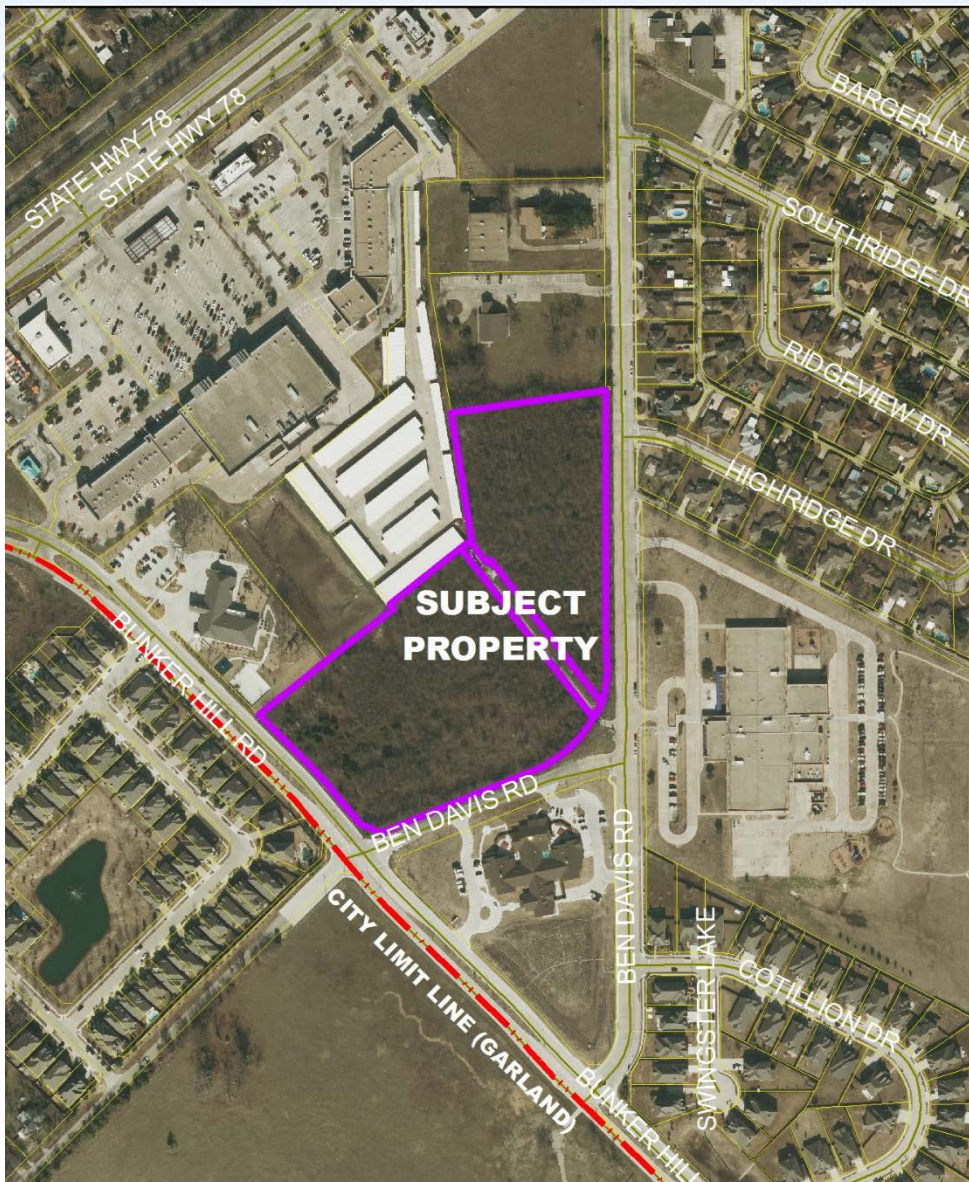
REQUEST

Consider and make recommendation on a preliminary plat application for Serene Town Homes from Jim Koch, generally located north of the intersection of Ben Davis Road, Bunker Hill Road, and Ben Davis Road, within city limits.

PROJECT INFORMATION

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- City Council: 10-17-16

AERIAL MAP



The subject property is generally located north of the intersection of Ben Davis Road, Bunker Hill Road, and Ben Davis Road, within city limits.

STAFF RECOMMENDATION

- Per Staff's technical review, the proposed plat is in compliance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the City Engineer & Building Official.

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Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.

