



City of Sachse, Texas

3815 Sachse Road,
Building B
Sachse, TX 75048

Meeting Agenda Planning & Zoning Commission

Monday, September 24, 2018

6:30 PM

Council Chambers 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 to the Open Meetings Act, the Commission may not discuss or take any 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 24, 2018 Planning and Zoning Commission meeting.
2. Discussion of future agenda items, update on Council items, training topics, and requests for new business consideration.
3. Adjournment.

7:00 PM REGULAR MEETING

1. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
2. [18-4396](#) Consider approval of the minutes of the September 10, 2018 Planning and Zoning Commission meeting.
Attachments: [09.10.18 Minutes](#)
3. [18-4395](#) Conduct a public hearing to consider and act on a request by Margaret J. Riley to rezone approximately 4.379 acres located at 3118 Pleasant Valley Road from R-1 (Residential 1) to PGBT District (Turnpike Mixed Use –TMU and Turnpike Transition–TT).
Attachments: [Staff Presentation](#)
[Application](#)
[Letter of Intent](#)
4. Discussion of future agenda items, update on Council items, training topics, and requests for new business consideration.
5. Adjournment.

Posted: September 21, 2018; 5:00 p.m.

Michelle Lewis Sirianni, City Secretary

Accommodation requests for person with disabilities should be made at least 48 hours prior to the meeting by contacting Lauren Rose, ADA Coordinator, via phone at 972.429.4770 via email at lrose@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.



City of Sachse, Texas

Legislation Details (With Text)

File #: 18-4396 **Version:** 1 **Name:** September 10, 2018 P&Z Minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 9/21/2018 **In control:** Planning & Zoning Commission
On agenda: 9/24/2018 **Final action:**
Title: Consider approval of the minutes of the September 10, 2018 Planning and Zoning Commission meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [09.10.18 Minutes](#)

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

Title

Consider approval of the minutes of the September 10, 2018 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the September 10, 2018 meeting.

Policy Considerations

There are no policy considerations affiliated with this item.

Budgetary Considerations

There are no budgetary considerations affiliated with this item.

Staff Recommendations

Approve the minutes of the Planning and Zoning Commission September 10, 2018 meeting.



**City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, September 10, 2018**

Members Present:

David Hock – Chairman
Fernando Gutierrez
Chance Lindsey
Travis Mondok
Jeanie Marten
Scott Ohman

Members Absent:

Wendy Stewart, Vice – Chairman

Staff Present:

Dusty McAfee, AICP – Development Services Director
Charlotte Youngblood - Development Services Coordinator

Others Present:

Paul Watkins, City Council Liaison

6:30 PM Work Session

Staff provided the commission with a community update.

7:00 PM Regular Meeting

Chairman Hock 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 Mondok offered the invocation, and Commissioner Ohman led the pledges.

2. 18-4377 Consider approval of the minutes of the August 27, 2018 Planning & Zoning Commission meeting.

With a motion by Marten, and a second by Gutierrez, the Planning & Zoning Commission adopted the August 27, 2018 minutes unanimously.

3. 18-437 Discuss and make recommendation regarding a Special Use Permit (SUP) for the Pinnacle Montessori Academy.

Staff presented the case as outlined in the staff report. Chairman Hock opened the public hearing at 7:15 pm. Roland Forester, applicant representative, stated that he appreciated staff's presentation and was here to address any questions. Preetha Pandian, 100 N Central Expressway, applicant, said they have been in business since 2004, and are here to provide a safe and warm environment for children ages 6 weeks to 9 years of age. She stated that they have trained teachers and provide a secure environment. Thomas McCallum, 4310 Hunters Ridge, said there are too many schools on Miles Road. He was opposed due to traffic and parking problems. Maria White, 3827 Rosewood Ln., stated she was a public educator and does not oppose extra-curricular activities, but does not want the school next to her house. She was concerned about traffic and difficulties coming out of their homes. Ray Morris, 4302 Hunters Ridge, said he was most concerned with morning traffic. He stated the light backs up all the way to Rosewood. He would like to see them engineer better traffic patterns. Anthony Le, stated he was concerned with traffic

and there needs to be a plan to solve the traffic issues. He stated he was denied putting a gate at the rear of his property and did not understand why. Oscar White, 3827 Rosewood, stated the school would increase traffic. He explained that kids from the high school are currently parking on his street making traffic worse. He did not understand why another school would be allowed in the area. With no one else speaking, Gutierrez made a motion to close the public hearing, with a second by Lindsey, the public hearing was closed at 7:34 pm with all voting in favor. The Commission discussed that the property was zoned for non-residential uses and could potentially see land uses with more traffic than the Montessori, that the layout was designed well to accommodate vehicular maneuvering on-site, and that Merritt Road's expansion would help alleviate traffic on Miles. After, Martin made a motion to approve the Special Use Permit, conditioned upon keeping one entrance on Miles Road (aligned with the median break) and one entrance on Rosewood Lane, with a second by Gutierrez, the motion passed unanimously.

4. Discussion of future agenda items, update on Council actions, training topics and requests for new business considerations.

Staff updated the commission on future agenda items. Chairman Hock thanked Dusty McAfee, whose last day with the City of Sachse is September 14, for his service.

Adjourn: With a motion by Marten, the meeting adjourned a 7:58 pm.

Chairperson

Secretary



City of Sachse, Texas

Legislation Details (With Text)

File #:	18-4395	Version:	1	Name:	Zoning Change Request: 3118 Pleasant Valley Road
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	9/21/2018	In control:		In control:	Planning & Zoning Commission
On agenda:	9/24/2018	Final action:		Final action:	
Title:	Conduct a public hearing to consider and act on a request by Margaret J. Riley to rezone approximately 4.379 acres located at 3118 Pleasant Valley Road from R-1 (Residential 1) to PGBT District (Turnpike Mixed Use –TMU and Turnpike Transition–TT).				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Staff Presentation Application Letter of Intent				

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

Title

Zone change request - 3118 Pleasant Valley Road

Background

- Zone change request from R-1 to PGBT (TMU and TT) - 3118 Pleasant Valley Road
- Applicant: Margaret J. Riley
- Owner: Vergel F Burress
- Size: Approximately 4.379 acres
- Current Zoning: Commercial (R-1)
- Site Attributes: Single family home with accessory buildings
- 29 property owners were noticed @ 1,000'

Policy Considerations

- The subject property is contiguous to the PGBT zone.
- The proposed zone change for this property would be an extension of the PGBT zone and is consistent with the goals and objectives for the area in the FLUP.
- The permitted uses in the Turnpike Transition area, that would be adjacent to residential, will not have adverse impacts on the surrounding properties.
- The Turnpike Transition zone along the eastern boundary with the required buffers in the zoning code will provide a buffer between this area and the adjoining residential uses.

Budgetary Considerations

There are no budgetary considerations affiliated with this item.

Staff Recommendations

Staff recommends approval of the zoning change request. The recommendation of the Planning & Zoning Commission will be considered by the City Council at its October 15, 2018 regular meeting

3118 Pleasant Valley Road

PLANNING AND ZONING COMMISSION

SEPTEMBER 24, 2018



Background

Conduct a public hearing to consider and act on a request by Margaret J. Riley to rezone approximately 4.379 acres of land from R-1 (Residential 1) to PGBT District (Turnpike Mixed Use –TMU and Turnpike Transition–TT). The subject property is located at 3118 Pleasant Valley Road.

A concurrent request for an amendment to the PGBT District regulation plan will also be considered separately.

Overview

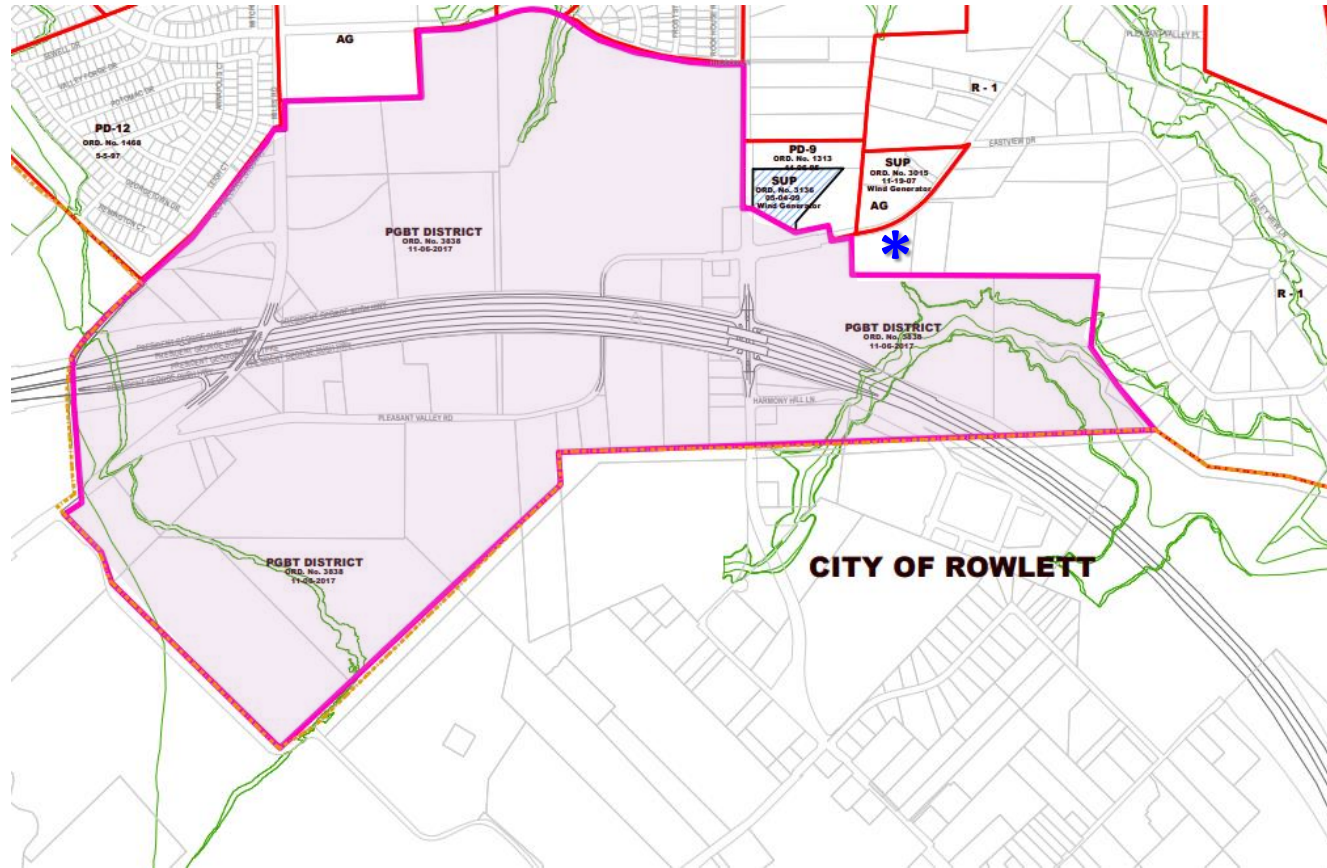
- The subject property is located on the south side of Pleasant Valley Road and east of the PGBT district.
- The subject property is zoned R-1 that allows single family dwellings in addition to related recreational, religious, and educational facilities.
- R-1 is an inactive single family zoning district
- R-1 is considered large lot zoning requiring a minimum lot size of 39,000 square feet.
- The property currently has a single family home with accessory buildings.

Aerial Map

The subject property is located on the south side of Pleasant Valley Road.



Zoning Map



The property is zoned R-1.
The blue dot indicates the subject property and illustrates how it is situated with respect to the rest of the PG&BT district shown with pink boundaries.

Applicant's Request

- The applicant desires to rezone the subject property from R-1 to PGBT zone
- Then the subject property could be used for non-residential uses permitted in the PGBT Area

PGBT Area Zoning District

Purpose:

To facilitate the development of the PGBT Area into a walkable, mixed-use environment with shopping, employment, housing and regional retail services. Development within this District shall implement the vision adopted in the Comprehensive Plan, adopted March 2017.

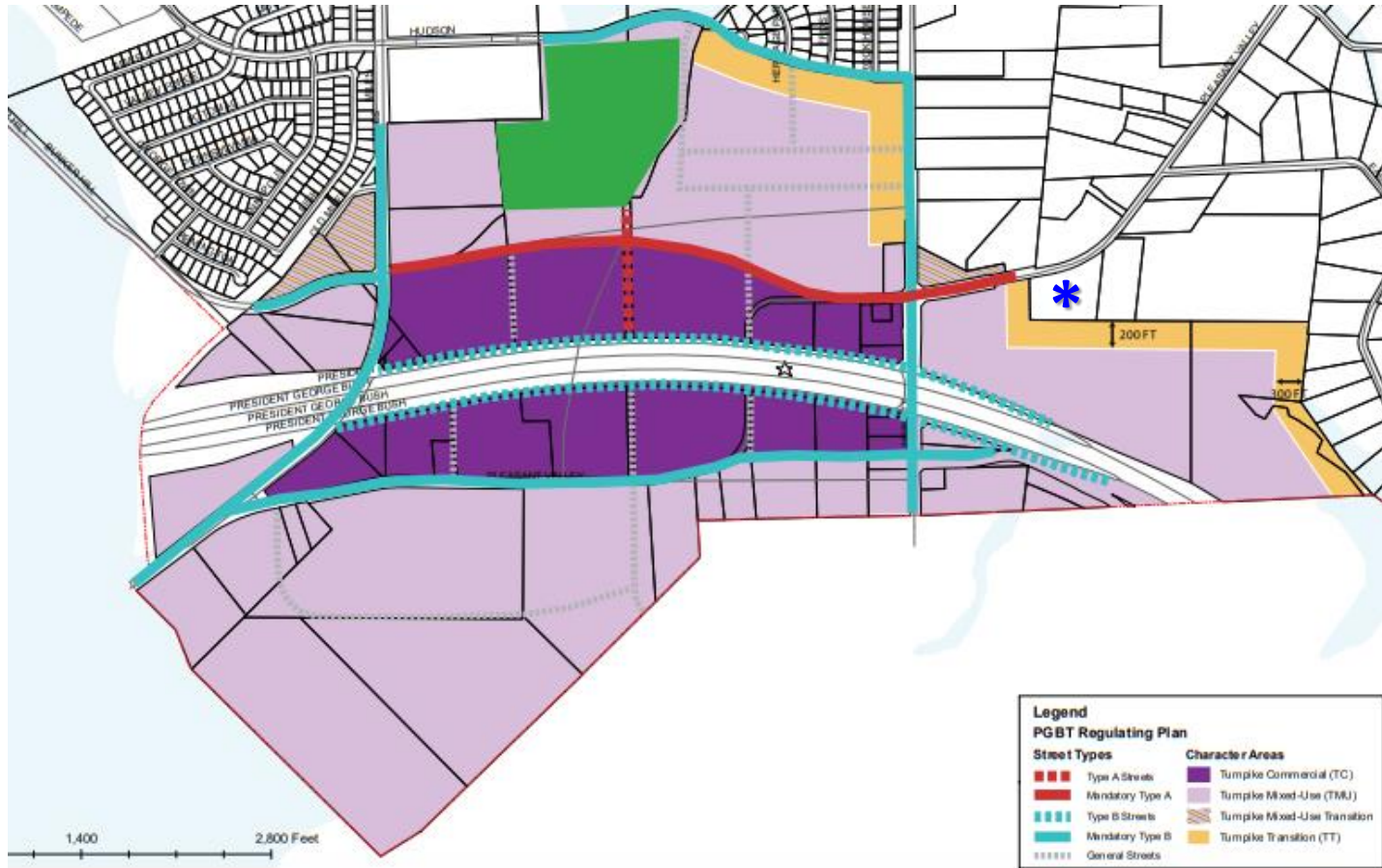
Character Areas:

The PGBT zone contains three character areas:

- Turnpike Commercial (TC)
- Turnpike Mixed-Use (TMU)
- Turnpike Transition (TT)

A Character Area creates a distinct urban form, which is different from urban forms in other Character Areas. Each Character Area establishes use and development standards including height, bulk, building and parking location, and functional design.

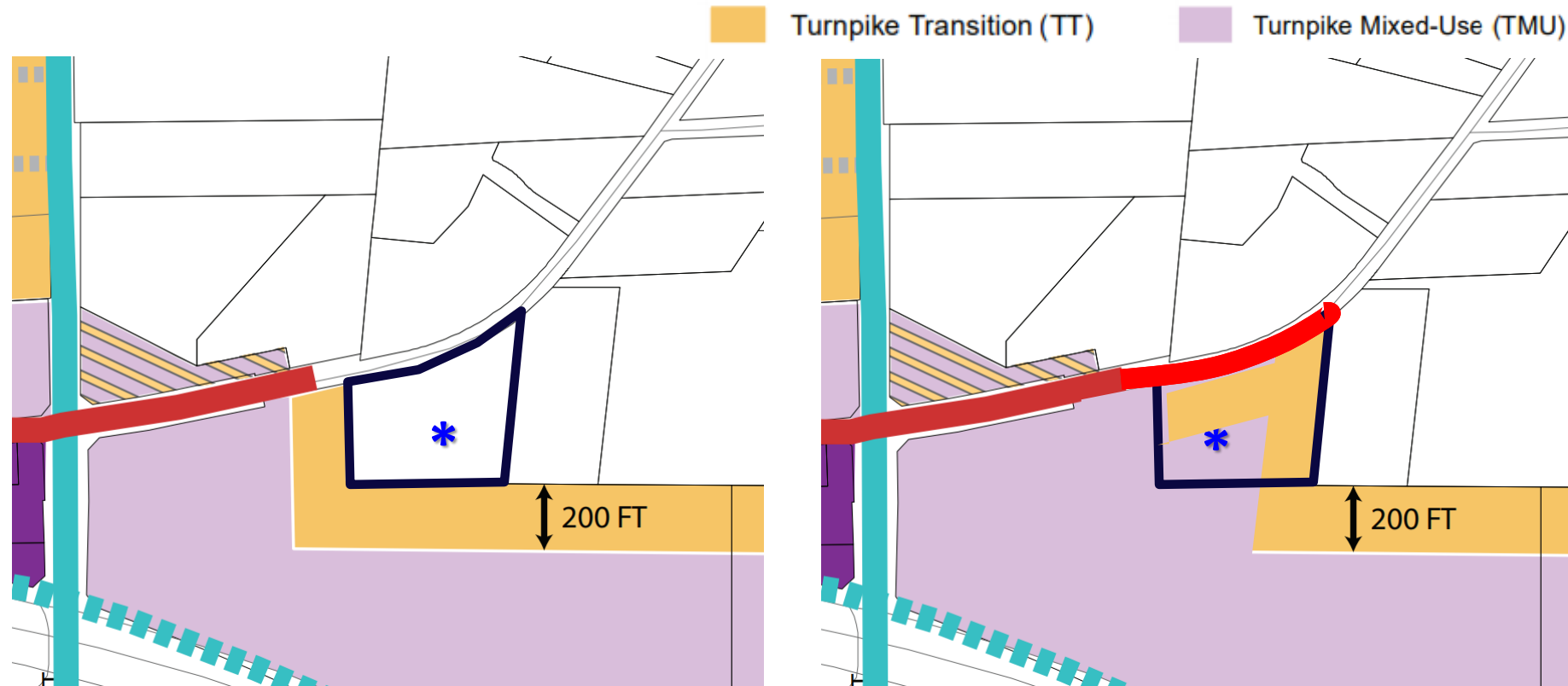
PGBT Regulating Plan



The map shows the three Character areas.

The property is adjacent to Turnpike Transition area shown in yellow.

PGBT Regulating Plan – Proposed Modification

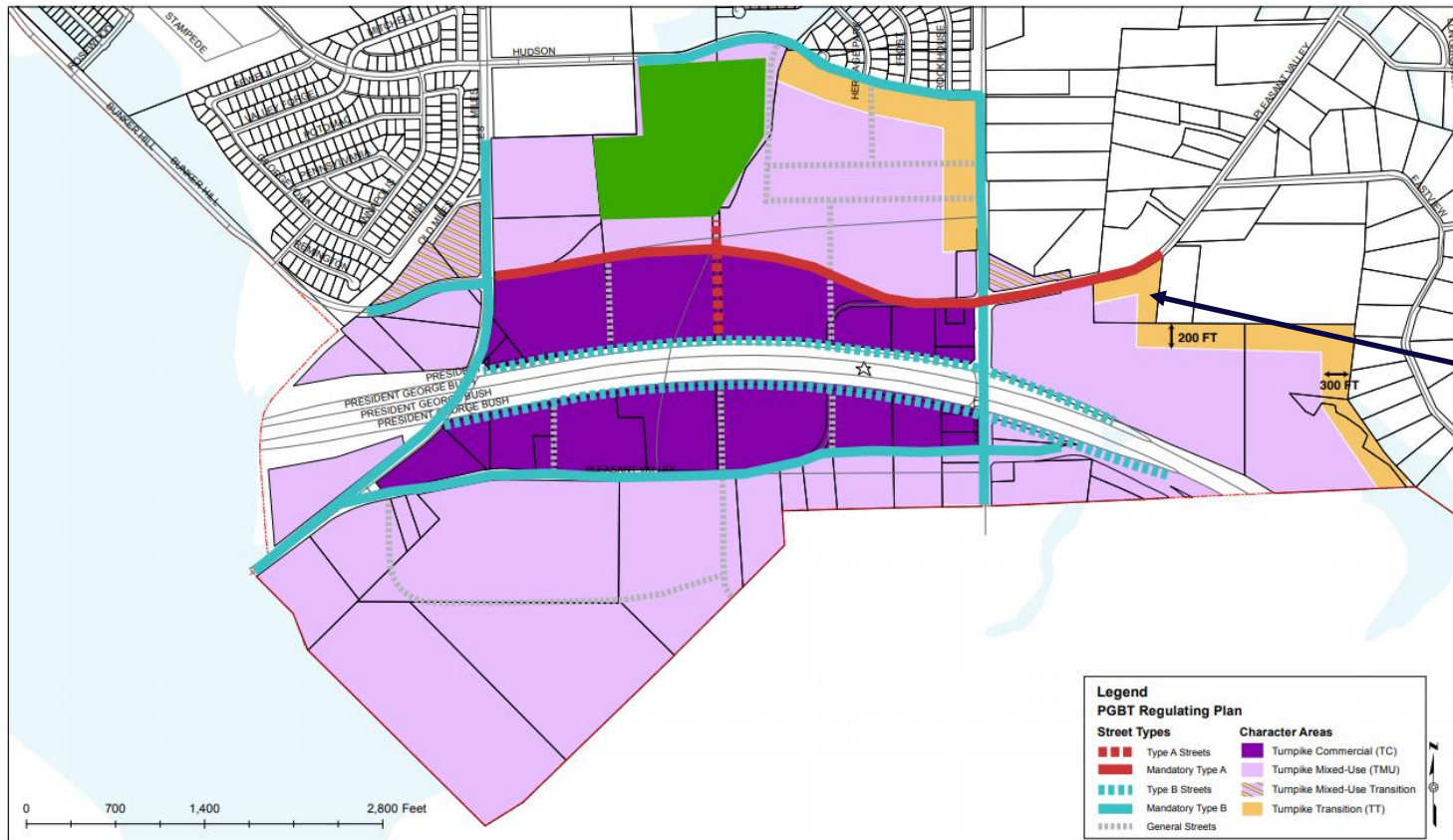


Existing PGBT Regulating Plan

Proposed PGBT Regulating Plan

- * Extend the PGBT district.
- * Relocate the 200 ft TT area to the new PGBT boundary.
- * Designate the rest of the subject parcel as TMU

Proposed PGBT Regulating Plan



* Extend the PGBT district.

* Relocate the 200 ft TT area to the new PGBT boundary.

* Designate the rest of the subject parcel as TMU

Zoning Chart Comparison

Area Regulation	R-1	PGBT (TMU)	PGBT(TT)
Min. Lot Size	39,00 sf	NA	NA
Lot Width	130'	NA	NA
Front Setback	90'		
Side Setback	10% of lot width at building line 5' for accessory buildings 3' for one-story accessory building 25' for non-residential uses	0'	0'
Rear Setback	25' for main building or 20% of lot width at building line 5' for accessory buildings 3' for one-story accessory building 25' for non-residential uses	0'	0'
Height	2 stories or 30'	5 stories or 3 stories within 50' of TT Area	40'
Buffer	Based on the zoning code - a combination of 10-15' wide buffer with fencing/landscape screen, and trees.	Based on the zoning code - a combination of 10-15' wide buffer with fencing/landscape screen, and trees.	Based on the zoning code - a combination of 10-15' wide buffer with fencing/landscape screen, and trees.

Permitted Uses in Turnpike Transition Character Area within PGBT Zone

Permitted uses	TT	R-1
Parks, greens, plazas, squares and playgrounds	P	P
Single Family Detached - Low Density	NP	P
Single Family Detached - Medium Density	P	NP
Single Family Residential Attached Dwelling	P/C	NP
Live/Work Unit	P	NP
Municipal Facilities	P	P
Private Attached Garage	P	P
Private Detached Garage	P	P
Church	NP	P
School, library, community center, etc.	NP	P

The permitted uses in the Turnpike Transition area, that would be adjacent to residential, will not have adverse impacts on the surrounding properties.

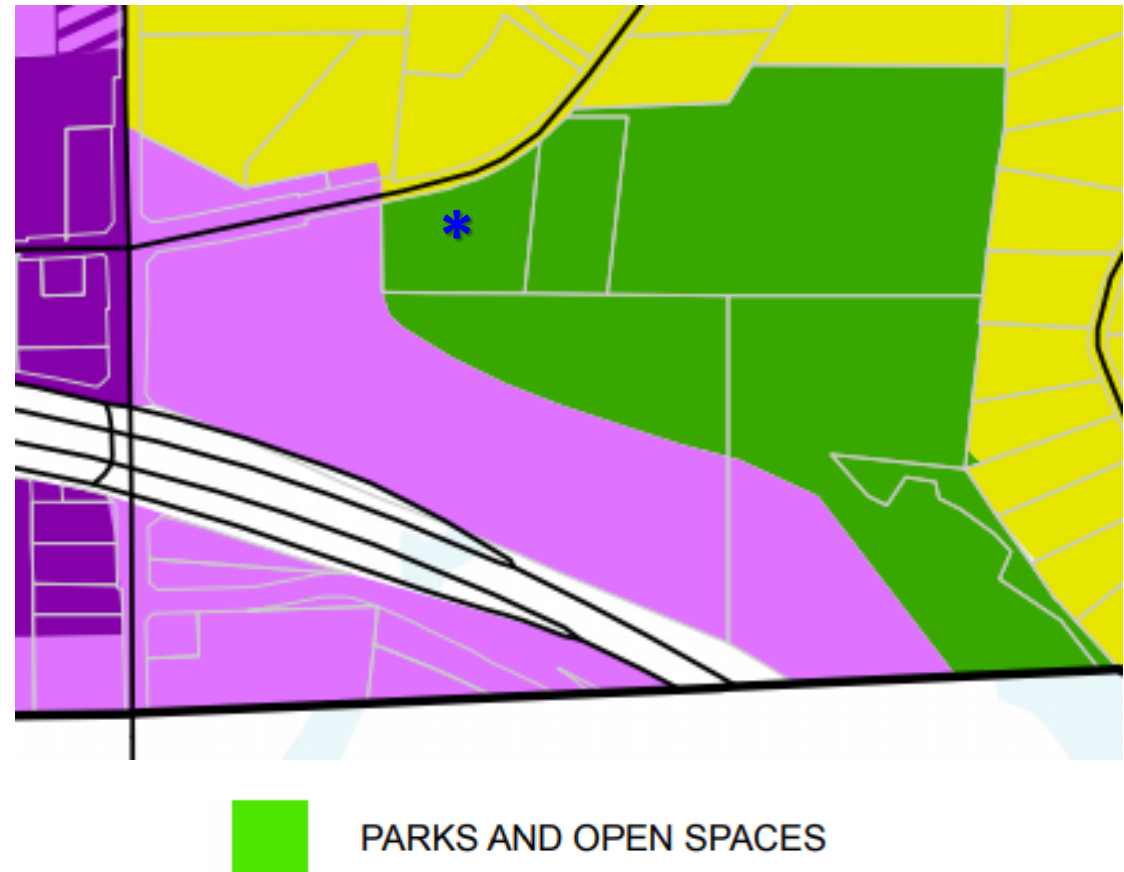
NP=Not Permitted

P = Permitted by Right

P/C = Permitted with Design Criteria

FLUP

- The Future Land Use Plan (FLUP) designated the subject property for Parks and Open Space – Public and private parks, trails, floodways, and public golf courses
- State law requires that zoning decisions *“must be adopted in accordance with a Comprehensive Plan”*
- The FLUP does not support the rezoning request. However, the property being adjacent to the PGBT zone would be an extension of the PGBT zone and consistent with the goals and objectives for the area.



Minor Modifications Allowed

- The City Manager or designee shall have the authority to approve minor modifications per Table 3.1.
- The applicant may appeal a decision of the City Manager or designee to the Planning and Zoning Commission.
- The applicant or City Manager may appeal a decision of the Planning and Zoning Commission to the City Council. City Council's decision is final.
- The requested area is less than 15% of the total area of the Character Area within PGBT Area.

TABLE 3.1 MINOR MODIFICATIONS ALLOWED

Standard	Minor Modification Allowed	Comments
Area/Boundary of Character Area	No more than a 15% change (increase or decrease) in any Character Area (aggregate or per block)	• Shall not eliminate any Character Area • 15% measurement shall be based on the total area of that Character Area within the entire PGBT Area. • The Turnpike Transition Area shall remain contiguous along Hudson and Merritt Road as depicted in the originally adopted Regulating Plan.

Staff Recommendation

- The subject property is contiguous to the PGBT zone.
- The proposed zone change for this property would be an extension of the PGBT zone and is consistent with the goals and objectives for the area in the FLUP.
- The permitted uses in the Turnpike Transition area, that would be adjacent to residential, will not have adverse impacts on the surrounding properties.
- The Turnpike Transition zone along the eastern boundary with the required buffers in the zoning code will provide a buffer between this area and the adjoining residential uses.
- Staff recommends approval of the rezoning request.
- Property owners within 1,000 feet were notified with no negative responses received in the office.
- The City Council is the final approval authority for this item.
- If the zone change is approved, staff will amend the boundaries of the PGBT as presented.

8-27-18

AUG 27 2018 #20180947



UNIFORM DEVELOPMENT APPLICATION

APPLICATION INFORMATION			
Project Name:		Total Acreage: 4.39	
Location of Property: 3118 Pleasant Valley Rd.		Appraisal District Account Number(s) & County:	
Subdivision/Addition Name: Margaret J. Riley		Lot:	Block:
Future Land Use Map Designation(s):		Current Zoning Designation(s):	
TYPE OF REQUEST			
		Fees Paid (*For Administrative Use Only)	
☒ Rezoning		\$	
☐ Planned Development		\$	
☐ Special Use Permit (SUP)		\$	
☐ Temporary Special Use Permit (SUP)		\$	
☐ Temporary Seasonal Sales		\$	
☐ Temporary Retail Sales		\$	
☐ Variance		\$	
☐ Site Plan		\$	
☐ Landscape Plan		\$	
☐ Tree Management Plan		\$	
☐ Preliminary Plat		\$	
☐ Final Plat		\$	
☐ Replat		\$	
☐ Amending Plat		\$	
☐ Minor Plat		\$	
☐ Conveyance Plat		\$	
CURRENT PROPERTY OWNER			
Company:		Name: Vergel F. Burress	
Address:		Phone No: (469) 233-0408	
3118 Pleasant Valley Rd		Fax No:	
City: Sachse	State: TX	Zip Code: 75048	E-Mail: VBurress@Verizon.net
APPLICANT/CONTRACT PURCHASER			
Company:		Name: Vergel F. Burress	
Address:		Phone No: (469) 233-0408	
3118 Pleasant Valley Rd		Fax No:	
City: Sachse	State: TX	Zip Code: 75048	E-mail: VBurress@Verizon.net
AGENT/REPRESENTATIVE			
Company: RE/MAX DFW Associates		Name: Fernando Gutierrez	
Address:		Phone No: (214) 649-7102	
8100 N. Dallas Parkway Ste 200		Fax No: (214) 307-0707	
City: Plano	State: TX	Zip Code: 75024	E-mail: fernandog@remax.net
For Administrative Use Only			
Date:		Case Number:	Total Fees Paid: \$

AUG 27 2018

August 27, 2018

To whom it may concern,

My name is Vergel Burress. We have lived in 3118 Pleasant Valley Rd for over three decades. My wife and I would like to be considered to change the current zoning on our property from residential R-1 to the new PGBT.

If in the future we decided to sell we hope to be able to market our property better.

We appreciate the city's understanding and support in this matter.

Best regards


Vergel Burress
3118 Pleasant Valley Rd
Sachse, TX 75048