



Monday, January 28, 2019
Planning and Zoning Commission Meeting

Council Chambers
3815 Sachse Road, Building B
6:30 p.m.

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.

A. Regular Meeting - 6:30 PM

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, January 28 , 2019 at 6:30 p.m. at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
3. Consider approval of the January 14, 2019 meeting minutes.
4. Conduct a public hearing to consider and act on a request by Permitted Development to amend the Future Land Use Plan (FLUP) of the 2017 Comprehensive Plan to re-categorize approximately 17.74 acres of land from Public to Low Density Residential, and to rezone approximately 17.74 acres of land from Residential 8.4 (R 8.4) to Planned Development District (PD), to modify development standards and allow for a single-family detached residential subdivision, generally located along Rosewood Lane and Hudson Drive.
5. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
6. Adjournment.

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

A handwritten signature in black ink that reads "Michelle Lewis Sirianni".

Michelle Lewis Sirianni, City Secretary

Accommodation requests for persons 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.



Agenda Item Details

Meeting Jan 28, 2019 - Planning and Zoning Commission Meeting

Category A. Regular Meeting - 6:30 PM

Subject 3. Consider approval of the January 14, 2019 meeting minutes.

Access Public

Type Action, Minutes

Recommended Action Approve minutes as submitted.

Minutes View Minutes for Jan 14, 2019 - Planning and Zoning Commission Meeting

Public Content

01.14.2019 P&Z Minutes.pdf (162 KB)



**City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, January 14, 2019**

Members Present:

Fernando Gutierrez
Jeanie Marten
Chance Lindsey
Travis Mondok
Teddy Kinzer
Scott Ohman

Members Absent:

Bill Thrash

Staff Present:

Matt Robinson -Development Services Director
Charlotte Youngblood - Development Services Coordinator

Others Present:

Paul Watkins, City Council Liaison
Cullen King, City Council Member
City Secretary, Michelle Lewis Sirianni

6:30 PM Regular Meeting

1. Call to order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, January 14, 2019 at 6:30 p.m.

Development Services Director Robinson opened the meeting of the Planning & Zoning Commission at 6:30 p.m. and declared a quorum.

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

Development Services Director Robinson led the pledges.

3. Receive training on the BoardDocs meeting and voting software.

City Secretary Michelle Lewis Sirianni rolled out the new BoardDocs agenda and voting software. She walked the commissioners through the initial log in and explained how the new system would function.

4. Discuss and consider election of officers.

After brief discussion, Gutierrez made a motion to elect Lindsey as Chairman and Marten as Vice-Chairman with a second by Ohman, the motion passed unanimously.

5. Consider approval of the minutes of the November 12, 2018 Planning & Zoning Commission meeting.

With a motion by Marten, and a second by Gutierrez, the Planning & Zoning Commission adopted the November 12, 2018 minutes. The motion passed 5-1 with Kinzer abstaining.

3. Conduct a public hearing and make a recommendation regarding an ordinance amending the Code of Ordinances by amending Chapter 11 titled "Zoning Ordinance" by amending Exhibit 1 by amending Article 2 titled "Definitions" by adding a definition for retail CBD and Hemp Based

Products; by amending Schedule 1 titled “Permitted Uses” by amending “Commercial” to include permitted uses for Retail CBD and Hemp Based Products.

Robinson made a presentation explaining that the city had received a number of inquiries about potential businesses looking to sell CBD oil and hemp based products within Sachse. He stated that currently the city’s zoning ordinance does not address that type of use. He stated that the ordinance would alleviate concerns regarding the potential impact of such a use on the long-term ability to attract high quality commercial uses along Sachse’s commercial corridors. Lindsey opened the public hearing. With no one speaking, the public hearing was closed at 7:04 p.m. Commissioners agreed that their concerns focused on the perception of the use, challenges of it being allowed by right, and how it could affect existing uses and possibly impact attracting higher quality business in the future. After discussion, Marten made a motion to make recommendation of approval of the ordinance. Gutierrez seconded the motion. The motion passed 5-1 with Kinzer being the lone dissenting vote.

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

Robinson updated the commission on upcoming developments.

Adjourn: With a motion by Marten, the meeting adjourned a 7:47 pm.

Chairperson

Secretary



Agenda Item Details

Meeting	Jan 28, 2019 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 6:30 PM
Subject	4. Conduct a public hearing to consider and act on a request by Permitted Development to amend the Future Land Use Plan (FLUP) of the 2017 Comprehensive Plan to re-categorize approximately 17.74 acres of land from Public to Low Density Residential, and to rezone approximately 17.74 acres of land from Residential 8.4 (R 8.4) to Planned Development District (PD), to modify development standards and allow for a single-family detached residential subdivision, generally located along Rosewood Lane and Hudson Drive.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Staff recommends approval of the request.

Public Content

BACKGROUND

- The subject property is two separate vacant tracts which are split by Rosewood Lane.
- Zone change request from R-8.4 to PD
- Applicant: Permitted Development
- Owner: All Solutions Ltd.
- Size: Approximately 17.74 acres
- Current Zoning: R-8.4
- Noticing: Approximately 550 property owners were notified of the proposed request.

POLICY

- The subject property is currently identified as Public on the Future Land Use Plan (FLUP), however Garland ISD has sold the property and the property is no longer intended to be part of Sachse High School.
- Surrounding properties are identified as a Low-Density Residential on the FLUP.
- The proposed zone change would allow for a single-family detached residential subdivision with a mix of 6,000 and 7,200 square foot lots.
- The proposed permitted uses will be consistent with the adjacent and surrounding single-family residential uses. The proposed development standards are consistent with the development standards found in the Jackson Hills subdivision.

RECOMMENDATION

- Staff recommends approval of the proposed amendment to the Future Land Use Plan and the proposed rezoning request. The recommendation of the Planning and Zoning Commission will be forwarded onto and considered by the City Council at their February 18, 2019, regular meeting.

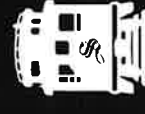
[Staff Presentation.pdf \(1,340 KB\)](#)

[Application.pdf \(102 KB\)](#)

Hudson Hills Land Use Amendment & Rezone

PLANNING & ZONING COMMISSION

JANUARY 28, 2019



Background

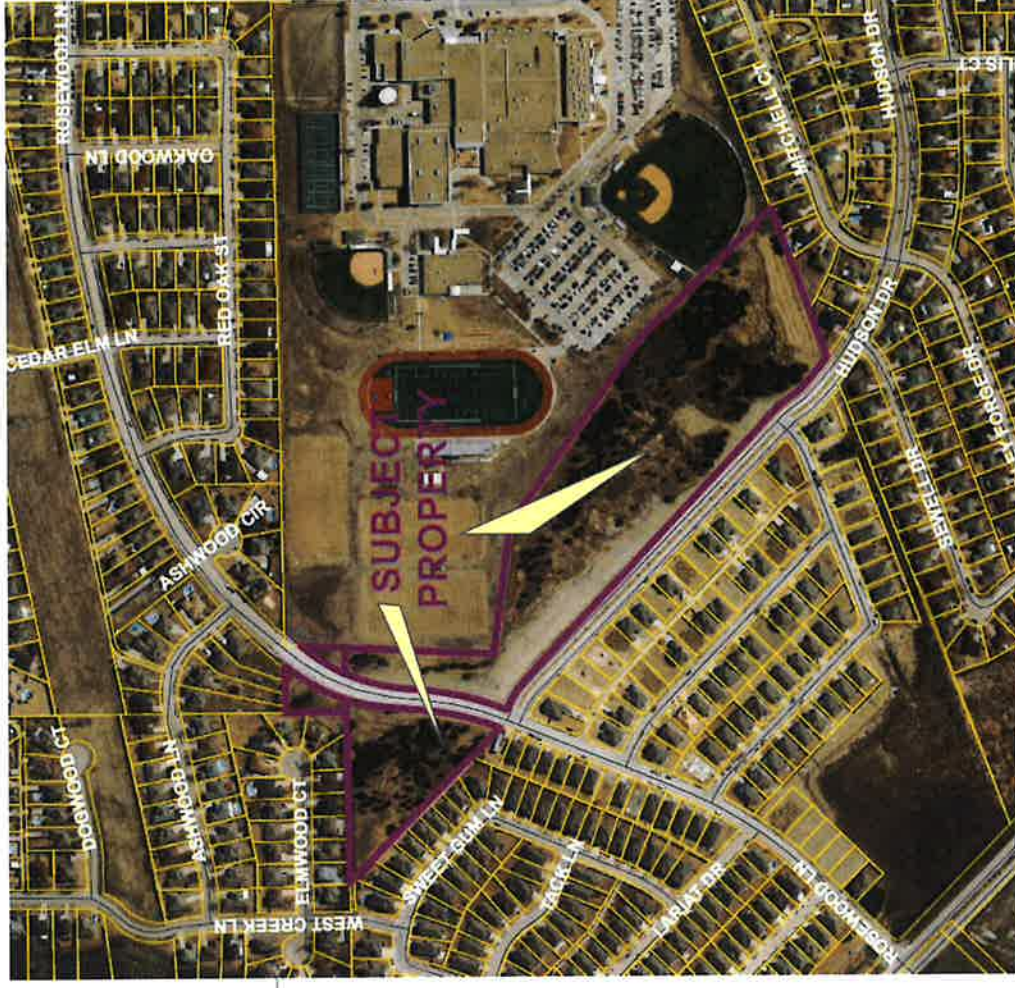
Conduct a public hearing to consider and act on a request by **Permitted Development** to amend the Future Land Use Plan (FLUP) of the 2017 Comprehensive Plan to re-categorize approximately 17.74 acres of land from Public to Low Density Residential and to rezone approximately 17.74 acres of land from Residential 8.4 (R-8.4) to Planned Development District (PD), to modify developmental standards and allow for a single-family detached residential subdivision, generally located along Rosewood Lane and Hudson Drive.

Overview

- The subject property is located south and west of Sachse High School along Hudson Drive and Rosewood Lane.
- The subject property is zoned R-8.4 that allows single family dwellings in addition to related recreational, religious, and educational facilities.
- R-8.4 is an inactive single family zoning district
- R-8.4 is considered large lot zoning requiring a minimum lot size of 8,400 square feet.
- The subject property was formerly owned by Garland ISD, but has since been sold and is currently vacant.

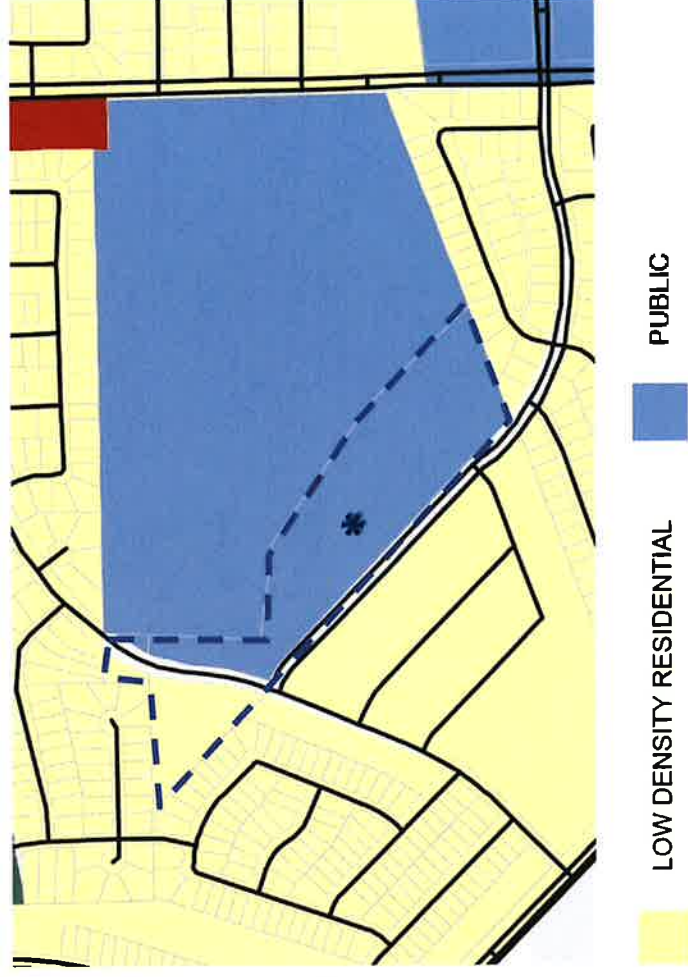
Aerial Map

The subject property is located along Hudson Drive and Rosewood Lane, south and west of Sachse High School.

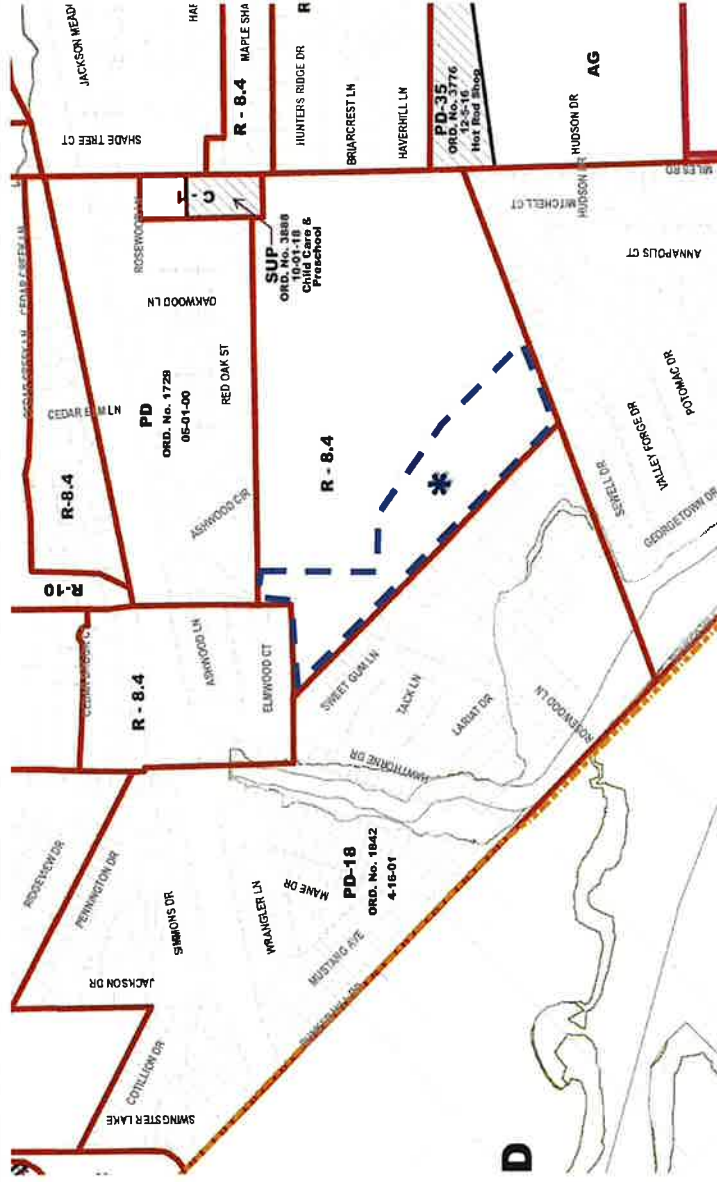


FLUP

- The Future Land Use Plan (FLUP) designates the subject property for Low Density Residential and Public Uses
- 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 is adjacent to a low density residential zone and would be a continuation of the residential area and consistent and compatible with surrounding land uses.



Zoning Map

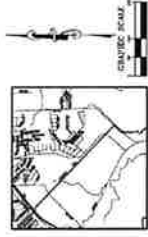
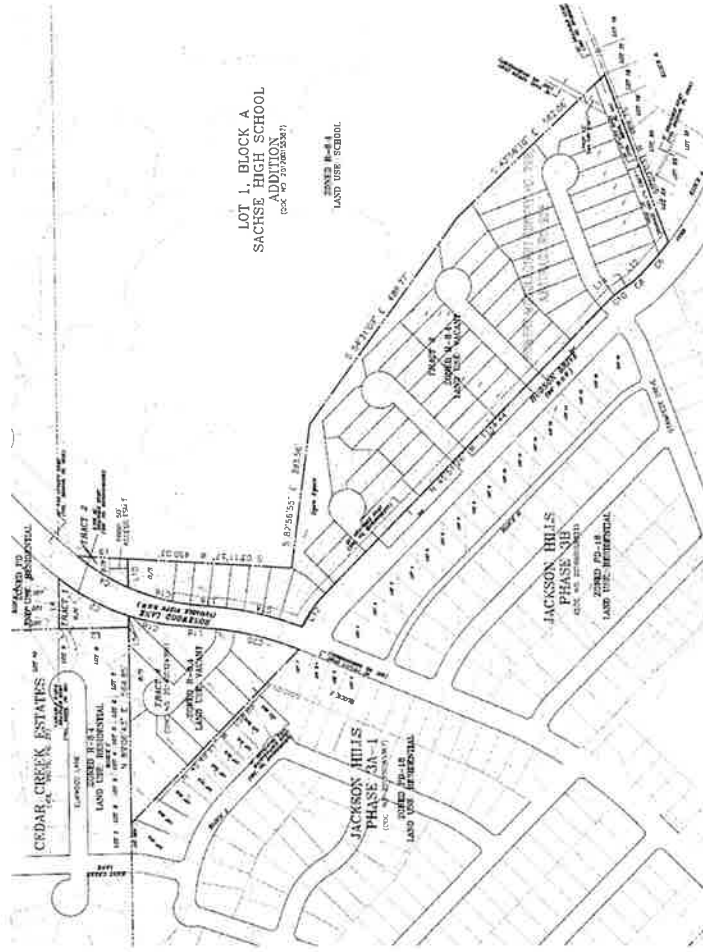


The property is zoned R-8.4. The blue dot indicates the subject property.

Applicant's Request

- The applicant desires to rezone the subject property from R-8.4 to PD
- If the rezoning is approved the subject property could be used for single family detached residential uses.
- As proposed:
 - Maximum density of 67 single-family detached homes;
 - Minimum 1,800 square foot dwelling size;
 - Mix of 6,000 and 7,200 square foot lot sizes;
 - 100% masonry exterior finishes

Conceptual Plan



TRACT	AREA (SQ. FT.)	AREA (ACRES)	PERCENTAGE OF TOTAL AREA
TRACT 1	10,000	0.23	0.23
TRACT 2	10,000	0.23	0.23
TRACT 3	10,000	0.23	0.23
TRACT 4	10,000	0.23	0.23
TRACT 5	10,000	0.23	0.23
TRACT 6	10,000	0.23	0.23
TRACT 7	10,000	0.23	0.23
TRACT 8	10,000	0.23	0.23
TRACT 9	10,000	0.23	0.23
TRACT 10	10,000	0.23	0.23
TRACT 11	10,000	0.23	0.23
TRACT 12	10,000	0.23	0.23
TRACT 13	10,000	0.23	0.23
TRACT 14	10,000	0.23	0.23
TRACT 15	10,000	0.23	0.23
TRACT 16	10,000	0.23	0.23
TRACT 17	10,000	0.23	0.23
TRACT 18	10,000	0.23	0.23
TRACT 19	10,000	0.23	0.23
TRACT 20	10,000	0.23	0.23
TRACT 21	10,000	0.23	0.23
TRACT 22	10,000	0.23	0.23
TRACT 23	10,000	0.23	0.23
TRACT 24	10,000	0.23	0.23
TRACT 25	10,000	0.23	0.23
TRACT 26	10,000	0.23	0.23
TRACT 27	10,000	0.23	0.23
TRACT 28	10,000	0.23	0.23
TRACT 29	10,000	0.23	0.23
TRACT 30	10,000	0.23	0.23
TRACT 31	10,000	0.23	0.23
TRACT 32	10,000	0.23	0.23
TRACT 33	10,000	0.23	0.23
TOTAL	430,000	9.8	100%

- NOTES**
1. ALL DIMENSIONS ARE IN FEET, UNLESS OTHERWISE SPECIFIED.
 2. ALL CONCEPT PLANS ARE SUBJECT TO THE CITY'S FINAL REVIEW AND APPROVAL.
 3. THE CONCEPT PLAN IS FOR INFORMATION PURPOSES ONLY AND DOES NOT CONSTITUTE A FINAL OFFICIAL PLAN. ANY CHANGES TO THE CONCEPT PLAN MUST BE APPROVED BY THE CITY'S PLANNING DEPARTMENT.
 4. THE CONCEPT PLAN IS SUBJECT TO THE CITY'S ZONING ORDINANCE AND ANY CHANGES TO THE CONCEPT PLAN MUST BE APPROVED BY THE CITY'S PLANNING DEPARTMENT.
 5. THE CONCEPT PLAN IS SUBJECT TO THE CITY'S SUBDIVISION MAP ACT AND ANY CHANGES TO THE CONCEPT PLAN MUST BE APPROVED BY THE CITY'S PLANNING DEPARTMENT.

EXHIBIT D
 ZONING CONCEPT PLAN
 HUDSON HILLS

Staff Recommendation

Staff recommends approval of the amendment to the FLUP and the rezoning request for the following reasons:

- The subject property is contiguous and compatible with the surrounding single-family uses.
- The proposed zone change for this property would be an extension of the surrounding low density residential zones and is consistent with the goals and objectives for the area in the Comprehensive Plan.
- The permitted uses within the PD district would be consistent with surrounding residential and school uses and will not have adverse impacts on the surrounding properties
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at their February 18, 2019 regular meeting.



DEC 10 2018

UNIFORM DEVELOPMENT APPLICATION

APPLICATION INFORMATION			
Project Name: Hudson Hills		Total Acreage: 17.74 AC.	
Location of Property: Hudson Crossing & Rosewood Ln.		Appraisal District Account Number(s) & County: Dallas County	
Subdivision/Addition Name:		Lot:	Block:
Future Land Use Map Designation(s): Residential		Current Zoning Designation(s): RS-8.4	
TYPE OF REQUEST			
		Fees Paid (*For Administrative Use Only)	
<input checked="" type="checkbox"/>	Rezoning	\$	
<input checked="" type="checkbox"/>	Planned Development	\$	
<input type="checkbox"/>	Special Use Permit (SUP)	\$	
<input type="checkbox"/>	Temporary Special Use Permit (SUP)	\$	
<input type="checkbox"/>	Temporary Seasonal Sales	\$	
<input type="checkbox"/>	Temporary Retail Sales	\$	
<input type="checkbox"/>	Variance	\$	
<input type="checkbox"/>	Site Plan	\$	
<input type="checkbox"/>	Landscape Plan	\$	
<input type="checkbox"/>	Tree Management Plan	\$	
<input type="checkbox"/>	Preliminary Plat	\$	
<input type="checkbox"/>	Final Plat	\$	
<input type="checkbox"/>	Replat	\$	
<input type="checkbox"/>	Amending Plat	\$	
<input type="checkbox"/>	Minor Plat	\$	
<input type="checkbox"/>	Conveyance Plat	\$	
CURRENT PROPERTY OWNER			
Company: All Solutions LTD		Name: Omar Polido	
Address: 7700 Cody Ln, Apt. 3528		Phone No: 469-261-7753	
City: Sachse		Fax No:	
State: TX		Zip Code: 75048	E-Mail: Omar.Polido@AllSolutionsAS.com
APPLICANT/CONTRACT PURCHASER			
Company: Hicks III Investments		Name: Charles Hicks	
Address: 11825 Forest Lakes Ln,		Phone No: 214 587 9500	
City: DALLAS		Fax No:	
State: TX		Zip Code: 75030	E-mail: CHASH430@AOL.com
AGENT/REPRESENTATIVE			
Company: Permitted Development		Name: Audra Buckley	
Address: 1414 Belleview St. suite 150		Phone No: 214-686-3635	
City: DALLAS		Fax No:	
State: TX		Zip Code: 75215	E-mail: Permitteddevelopment@fdw.com
For Administrative Use Only			
Date:	Case Number:	Total Fees Paid: \$	