



**Monday, November 12, 2018
Planning and Zoning Commission Meeting**

**Council Chambers Conference Room / 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. Work Session - 6:30 PM

1. Call to Order
2. Discussion of Planning and Zoning Commission meeting agenda items.
3. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
4. Adjournment.

B. Regular Meeting - 7:00 PM

1. Call to Order
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
3. Consider the minutes of the September 24, 2018 regular meeting.
4. Consider and act on a Final Plat application for the Estates of Pleasant Valley Phase II from Sachse 95, LLC, generally located at the corner of Pleasant Valley Road and Country Club Drive, within city limits.
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 Nov 12, 2018 - Planning and Zoning Commission Meeting
Category B. Regular Meeting - 7:00 PM
Subject 3. Consider the minutes of the September 24, 2018 regular meeting.
Access Public
Type Action, Minutes
Recommended Action Approve the minutes of the September 24, 2018 regular meeting.

Public Content

BACKGROUND

Minutes of the September 24, 2018 regular meeting.

POLICY

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the minutes of the September 24, 2018 regular meeting.

09.24.18 Minutes.pdf (162 KB)



**City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, September 24, 2018**

Members Present:

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

Members Absent:

Wendy Stewart, Vice – Chairman

Staff Present:

Lata Krishnarao –Interim- 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 departmental 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 Lyndsey led the pledges.

2. 18-4396 Consider approval of the minutes of the September 10, 2018 Planning & Zoning Commission meeting.

With a motion by Marten, and a second by Ohman, the Planning & Zoning Commission adopted the September 10, 2018 minutes unanimously.

3. 18-4395 Conduct a public hearing to consider and act on a request by Vergel F. Burress to rezone approximately 4.379 acres located at 3118 Pleasant Valley from R-1 (Residential 1) to PGBT District (turnpike Mixed Use – TMU and Turnpike Transition –TT).

Staff presented the case as outlined in the staff report. Chairperson Hock opened the public hearing at 7:23 pm. Jann Trice, 3021 Pleasant Valley Road, spoke in opposition to the zoning. She said she has watched many changes on Pleasant Valley Road over the last 30 years. She was hoping that property would remain open space or a greenbelt. She is opposed to 40-foot tall buildings or apartments in the area. She asked about location of roads, types of uses, and possibly limiting building height. She also requested the buffer size be increased.

Fernando Gutierrez, applicant representative, stated the applicant was unable to attend the previous meeting due to health issues when the boundaries were decided and is requested to be included in the district. Vergel Burress, 3118 Pleasant Valley Rd., has lived at the property since 1984, has had health issues and family with health issues, and is no longer able to care for the property. He stated that he has

1,000 feet frontage along Pleasant Valley Rd. and only 100 feet of it is across from Jann Trice's property. He said he was not sure what he would do with the property until he gets the zoning approved. He explained that during the rezoning process he was not able to attend meetings because of ill relatives.

With a motion by Marten, and a second by Ohman, the public hearing was closed at 7:33 pm with all voting in favor. Staff addressed the questions from residents and the commission.

After discussion, Marten made a motion to approve the zoning request as presented, Ohman seconded the motion, and the motion passed 6-0 with all voting in favor.

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

Staff updated the commission that there were no pending cases.

Adjourn: With a motion by Marten, the meeting adjourned a 7:38 pm.

Chairperson

Secretary



Agenda Item Details

Meeting	Nov 12, 2018 - Planning and Zoning Commission Meeting
Category	B. Regular Meeting - 7:00 PM
Subject	4. Consider and act on a Final Plat application for the Estates of Pleasant Valley Phase II from Sachse 95, LLC, generally located at the corner of Pleasant Valley Road and Country Club Drive, within city limits.
Access	Public
Type	Action, Discussion, Information
Recommended Action	Approve a Final Plat application for the Estates of Pleasant Valley Phase II from Sachse 95, LLC, generally located at the corner of Pleasant Valley Road and Country Club Drive, within city limits.

Public Content

BACKGROUND

The applicant is proposing twenty one (21) single family lots on 26.5 acres for this phase.

The property is zoned Planned Development (PD-30) and was approved May 2015. The base zoning was designated as R-39. The requirements are:

1. Minimum lot area: 43,560 square feet.
2. Minimum lot width: 50'. On cul-de-sacs and/or elbows, at street ROW: 60'.
3. Minimum lot depth: 150'. On cul-de-sacs and/ or elbows: 125 `.
4. Minimum front yard: 50'. Front build lines to be staggered with alternating 50' & 55 ' setbacks.
5. Minimum side yard: 25'. On a corner lot adjacent to a street shall be 25'.
6. Minimum rear yard: 30' for the primary structure, 20' setback for accessory buildings.
7. Minimum dwelling area: 3, 000 sq. ft.
8. Maximum lot coverage: 30%, inclusive of all structures.
9. Maximum height: 2 1/ 2 stories or 35' with the maximum height determined with Sachse' s methods and standards.
10. A minimum of 2 off-street parking spaces shall be provided on each single family lot.

OVERVIEW

The final plat is in conformance with the preliminary plat. Public infrastructure has been substantially completed and inspected. The City Engineer has issued a letter in this regard. Sidewalks are not required due to utilization of open ditches and provision of a 60' Right of Way (ROW).

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

POLICY

There are no policy considerations affiliated with this item.

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 Building Official & City Engineer.

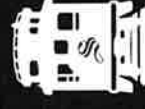
Presentation- Pleasant Valley Phase II Final Plat-LR.pptx (983 KB)

Final plat application

Estates of Pleasant Valley Phase II

PLANNING & ZONING COMMISSION

NOVEMBER 12, 2018




Request

Consider and act on a Final Plat application for Estates of Pleasant Valley Phase II from Sachse 95, LLC, generally located at the corner of Pleasant Valley Road and Country Club Drive, within city limits.

Project Information

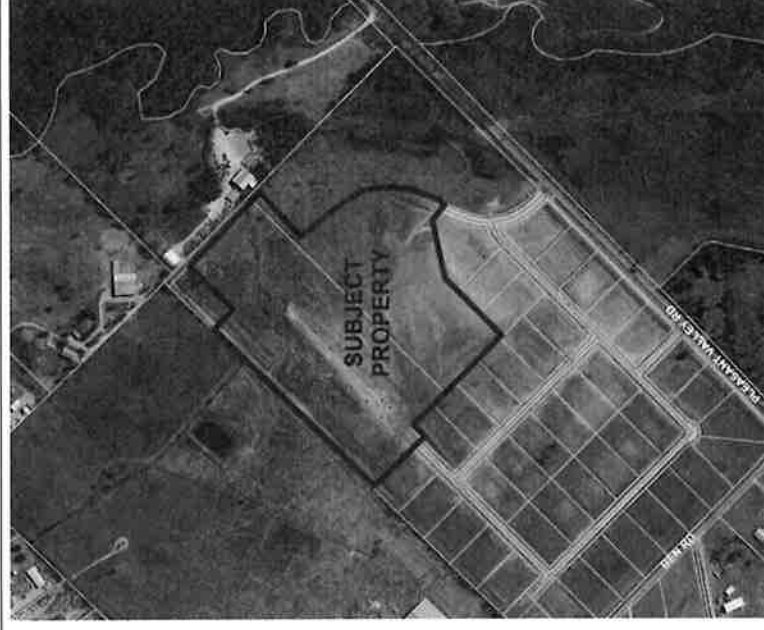
- Proposal to final plat 21 single family lots for this phase
- Applicant & Owner: Sachse 95, LLC
- Size: Approximately 26.5 acres
- Site Attributes: undeveloped land
- Proposed Use: Single Family Detached Homes
- Current Zoning: Planned Development (PD-30) approved in May 2015
- Base zoning of R-39
- Minimum lot area: 43,560 square feet

Process Overview

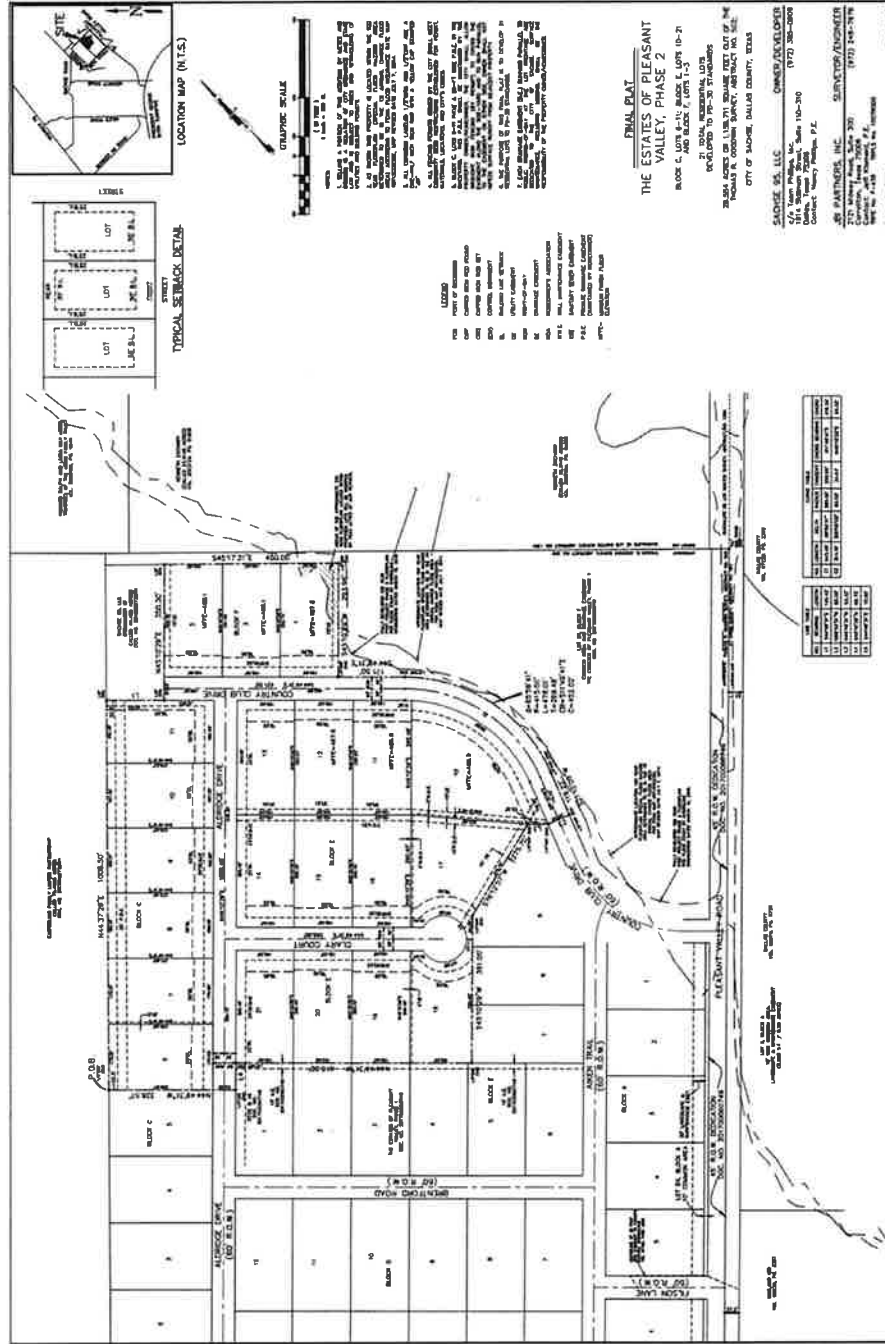
- The associated preliminary plat was approved by the City Council in March 2016
 - The final plat is in conformance with the preliminary plat
 - P&Z is the final approval authority for the final plat
 - Public infrastructure has been substantially completed and inspected
 - Plat filing occurs after final acceptance by Engineering
- 

Aerial Map

The subject property is generally located at the north west corner of Pleasant Valley Road and Country Club Drive, within City limits.



Proposed Plat



Staff Recommendation

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

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