



**Monday, August 12, 2019
Planning and Zoning Commission Meeting**

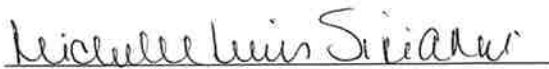
**Council Chambers
3815 Sachse Road, Building B
6:00 p.m.**

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 - 6:00 PM

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, August 12, 2019 at 6:00 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 July 8, 2019 meeting minutes.
4. Consider and act on a Preliminary Plat for Aria, generally located northeast of the intersection of Merritt Road and President George Bush Turnpike, within Sachse 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.


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	Aug 12, 2019 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 6:00 PM
Subject	3. Consider approval of the July 8, 2019 meeting minutes.
Access	Public
Type	Action, Minutes
Recommended Action	Approve as presented.
Minutes	View Minutes for Jul 8, 2019 - Planning and Zoning Commission Meeting

Public Content

Planning and Zoning Commission Meeting (Monday, July 8, 2019)

Generated by Charlotte Youngblood on Tuesday, July 9, 2019

Members present

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

Meeting called to order at 6:00 PM**1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, July 8, 2019 at 6:00 p.m. at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:**

Chairman Lindsey opened the meeting of the Planning and Zoning Commission at 6:00 pm.

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

Commissioner Ohman offered the invocation. Commissioner Kinzer led pledges.

3. Consider approval of the May 28, 2019 meeting minutes.

Motion to approve by Travis Mondok, second by Teddy Kinzer.

Final Resolution: Motion Carries

Yes: Travis Mondok, Scott Ohman, Chance Lindsey, Fernando Gutierrez, Teddy Kinzer

4. Consider and act on a Preliminary Plat for Ranch Park Village, generally located north of SH 78 and approximately 1,400 feet west of the intersection of SH 78 and Ranch Road, within Sachse city limits.

Matt Robinson, Development Services Director, presented the item. He stated the proposed plat is 61.16 acres. The property is zoned Planned Development district (PD-37) which allows for single family (cottage and patio lots) and multi-family uses. Staff recommends approval of the preliminary plat.

Motion by Jeanie Marten, second by Scott Ohman.

Final Resolution: Motion Carries

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

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

Robinson stated that the ground breaking for The Station was held last week, and they will be continuing construction at the site. He said that Domino's Pizza has received their CO and will be opening soon.

6. Adjournment.

Meeting was adjourned at 6:12 p.m.



Agenda Item Details

Meeting	Aug 12, 2019 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 6:00 PM
Subject	4. Consider and act on a Preliminary Plat for Aria, generally located northeast of the intersection of Merritt Road and President George Bush Turnpike, within Sachse city limits.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Staff recommends approval of the preliminary plat.

Public Content

BACKGROUND

- The applicant is proposing to preliminary plat:
 - 147 single-family attached lots;
 - 7 commercial lots;
 - 1 multi-family lot;
 - 16 common areas.
- The size of the property is approximately 65.186 acres.
- The property is zoned PGBT, specifically Turnpike Mixed-Use and Turnpike Transition, which allows for single-family attached, multi-family, and commercial uses.

OVERVIEW

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 preliminary plat is in compliance with the City's subdivision regulations. As such, Staff recommends approval of the proposed preliminary plat, subject to all conditions stipulated by the Development Services Department.

Staff Presentation - Aria Preliminary Plat.pdf (717 KB)

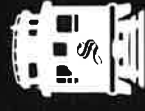
Proposed Preliminary Plat.pdf (1,206 KB)

Preliminary Plat

Aria

PLANNING & ZONING COMMISSION

AUGUST 12, 2019



Request

Consider and act on a preliminary plat application for Aria, generally located northeast of the intersection of Merritt Road and the President George Bush Turnpike, within Sachse city limits.



Project Information

- Proposal to preliminary plat:
 - 146 single family lots;
 - 7 commercial lots;
 - 1 multi-family lot;
 - 16 common areas
- Applicant: Huffines Communities
- Owner: Benbrook Winchester, LP
- Size: Approximately 65.18 acres
- Site Attributes: undeveloped land
- Proposed Use: Attached Single-Family Residences, Commercial and Multi-family
- Current Zoning: PGBT (Turnpike Mixed-Use and Turnpike Transition)

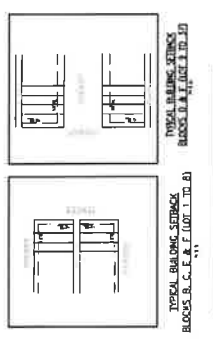
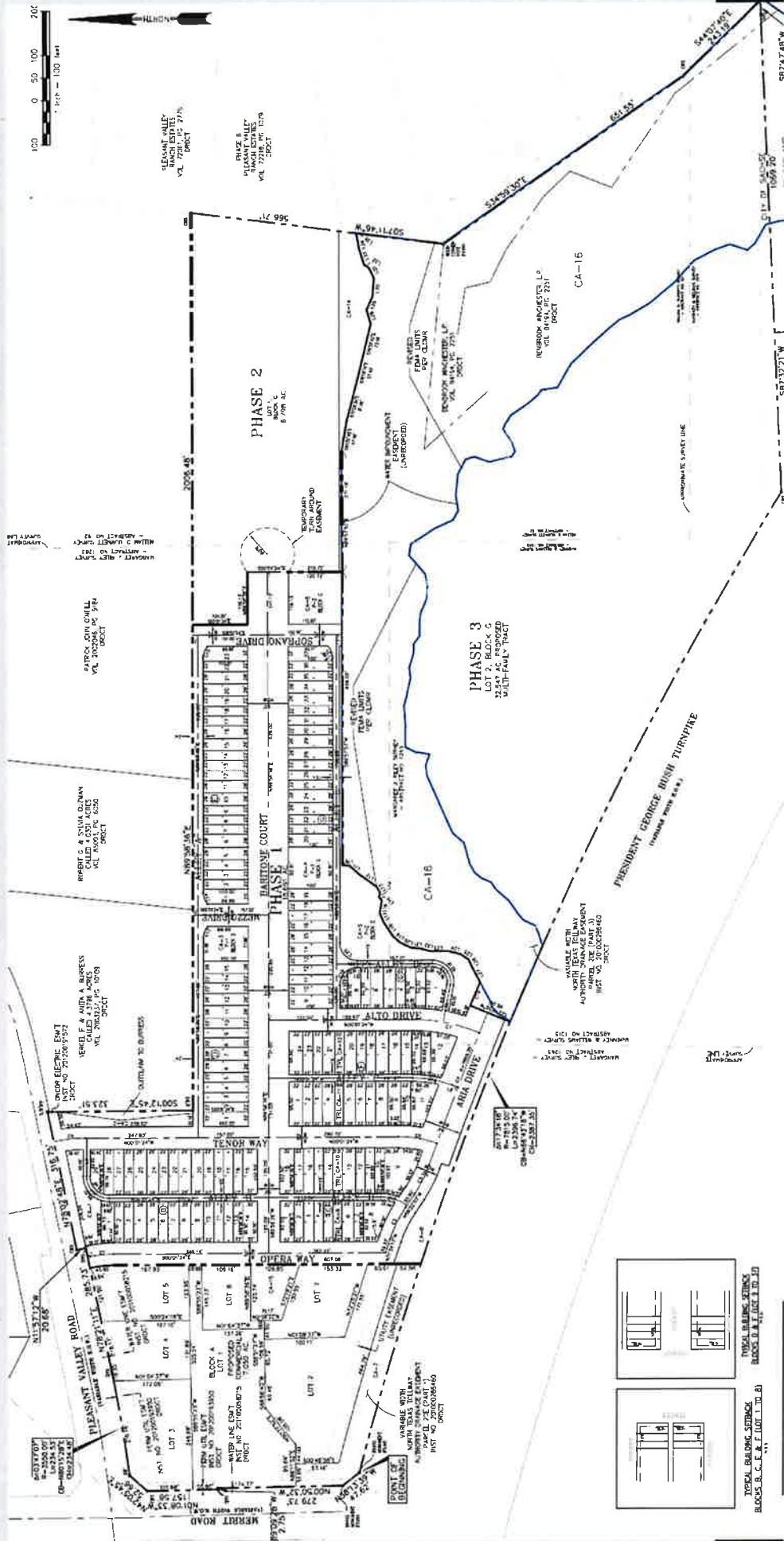


Aerial Map

The subject property is generally located northeast of the intersection of Merritt Road and the President George Bush Turnpike.



Proposed Plat



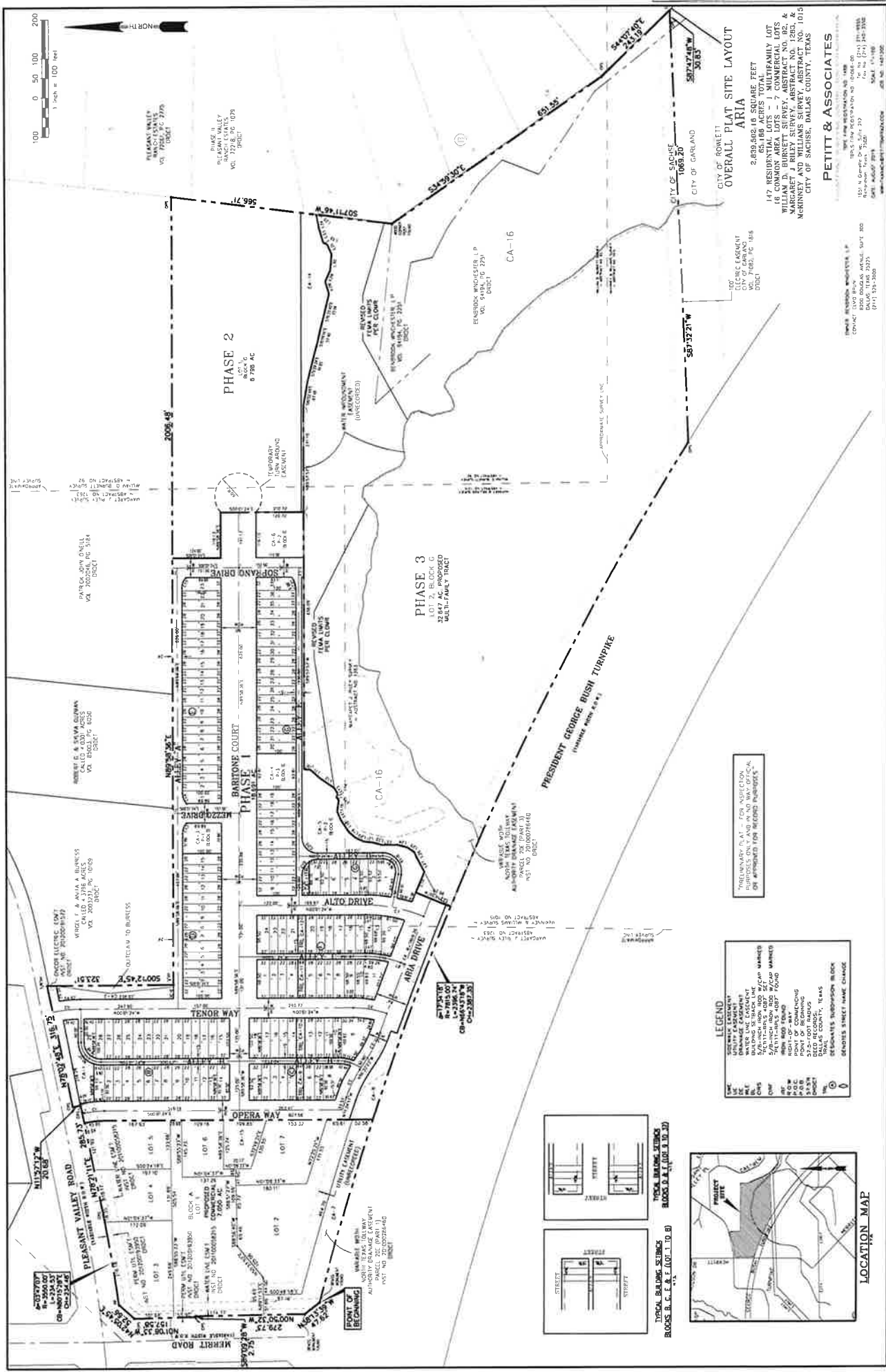
TYPICAL BUILDING SETBACKS
BLOCKS 1 & 2, LOT 1, 2, 3, 4

TYPICAL BUILDING SETBACKS
BLOCKS 3 & 4, LOT 1, 2, 3, 4

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.
- The action of the Planning & Zoning Commission is the final action for the preliminary plat.

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



OVERALL PLAT SITE LAYOUT
 AREA
 2,699,562.16 SQUARE FEET
 147 RESIDENTIAL LOTS - 1 MULTIFAMILY LOT
 16 COMMON AREA LOTS - 7 COMMERCIAL LOTS
 WITH 100% COMMON AREA
 MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1281,
 MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1015
 CITY OF SACHSE, DALLAS COUNTY, TEXAS

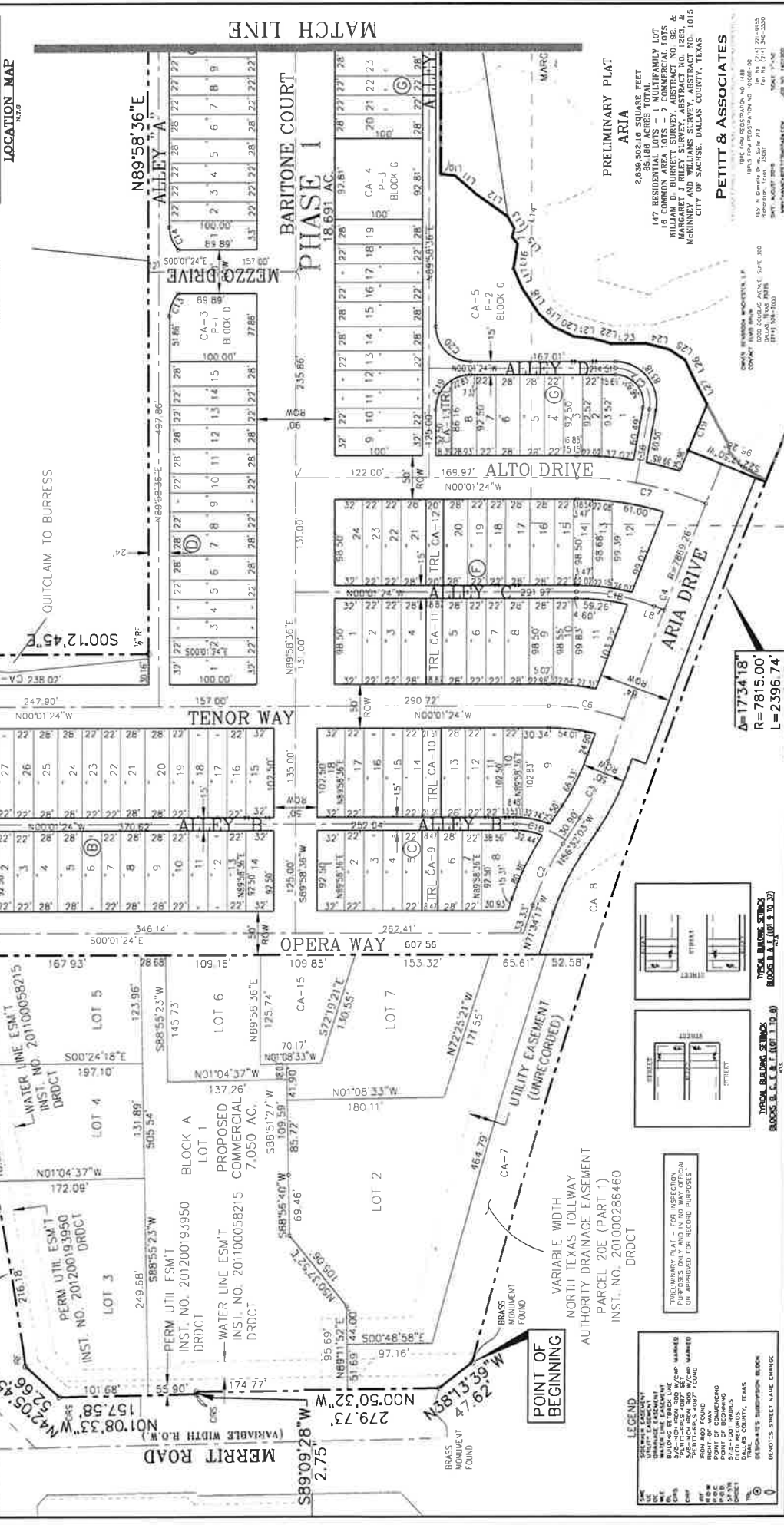
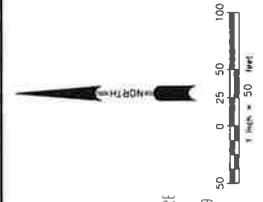
PETTIT & ASSOCIATES
 100 N. GORMAN ROAD, SUITE 100
 DALLAS, TEXAS 75241
 (214) 342-1111
 FAX: (214) 342-1111
 EMAIL: INFO@PETTIT.COM
 WWW.PETTIT.COM

PHASE 1
 LOT 1, BLOCK 1
 MULTI-FAMILY TRACT

PHASE 2
 LOT 2, BLOCK 2
 MULTI-FAMILY TRACT

PHASE 3
 LOT 3, BLOCK 3
 MULTI-FAMILY TRACT

REVISIONS
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 2 02/15/19 JLM
 3 03/15/19 JLM
 4 04/15/19 JLM
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VERGEL F. & ANITA A. BURR
 CALLED 4.3796 ACRES
 VOL. 2003237, PG. 10109
 DRDCT

ONCOR ELECTRIC ESM'T
 INST. NO. 201200191572
 DRDCT

QUITCLAIM TO BURRESS

WATER LINE ESM'T
 INST. NO. 201100058215
 DRDCT

PERM UTIL ESM'T
 INST. NO. 201200193950
 DRDCT

WATER LINE ESM'T
 INST. NO. 201100058215
 COMMERCIAL
 7.050 AC.
 DRDCT

BRASS MONUMENT FOUND

MEZZO DRIVE
 N89°58'36"E
 ALLEY A

BARITONE COURT
 PHASE I

TENOR WAY
 ALLEY B

OPERA WAY
 ALLEY C

ALTO DRIVE
 ALLEY D

ARIA DRIVE

UTILITY EASEMENT (UNRECORDED)

POINT OF BEGINNING

VARIABLE WIDTH NORTH TEXAS TOLLWAY AUTHORITY DRAINAGE EASEMENT PARCEL 20E (PART 1) INST. NO. 201000286460 DRDCT

BRASS MONUMENT FOUND

LEGEND

PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY. THIS PLAT IS NOT TO BE USED FOR RECORD PURPOSES OR APPROVED FOR RECORD PURPOSES.

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MATCH LINE

PRELIMINARY PLAT AREA
 2,839,402.16 SQUARE FEET
 64.86 ACRES
 147 RESIDENTIAL LOTS - MULTIFAMILY LOT
 17 COMMON AREA LOTS - 7 COMMERCIAL LOTS
 WILLIAM D. BURR ET AL SURVEY, ABSTRACT NO. 82,
 &
 WILSON D. BURR ET AL SURVEY, ABSTRACT NO. 82,
 &
 MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1019
 CITY OF SACHSE, DALLAS COUNTY, TEXAS

PETIT & ASSOCIATES
 11111 W. HIGHTWAY 100, SUITE 100
 DALLAS, TEXAS 75241-3330
 PHONE: 972.342.3300
 FAX: 972.342.3300
 WWW.PETITANDASSOCIATES.COM

DATE: 06/16/2019
 TIME: 10:00 AM
 DRAWN BY: J. BURR
 CHECKED BY: J. BURR
 DATE: 06/16/2019
 TIME: 10:00 AM

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