



**Monday, September 23, 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**

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1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, September 23, 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 August 12, 2019 meeting minutes.
4. Conduct a public hearing to consider and act on a request by Tony & Ashley Fikes, to rezone approximately 13.95 acres of land from Agricultural (AG) to Planned Development District (PD), to allow for a RV, boat, and car storage facility, located at 5350 Pleasant Valley Road.
5. Conduct a public hearing to consider and make a recommendation on an ordinance amending the Code of Ordinances by amending Chapter 11 titled "Zoning".
6. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
7. 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.

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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](mailto:lrose@cityofsachse.com), or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.



**Agenda Item Details**

Meeting	Sep 23, 2019 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 6:00 PM
Subject	3. Consider approval of the August 12, 2019 meeting minutes.
Access	Public
Type	Action, Minutes
Recommended Action	Approve as presented.
Minutes	View Minutes for Aug 12, 2019 - Planning and Zoning Commission Meeting

**Public Content**

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

Generated by Charlotte Youngblood on Tuesday, August 13, 2019

**Members present**

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

**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:**

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

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

Commissioner Gutierrez offered the invocation. Commissioner Kinzer led the pledges.

**3. Consider approval of the July 8, 2019, meeting minutes.**

Motion to approve by Scott Ohman, second by Jeanie Marten.

Final Resolution: Motion Carries

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

**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. Staff recommends approval of the preliminary plat.**

Motion to approve by Jeanie Marten, second by Bill Thrash.

Final Resolution: Motion Carries

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

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

Matt Robinson, Development Services Director, said that he has been updating the zoning ordinance and making some changes that he would be bringing forward in the future. He also stated that Hat Creek Burger would be opening next week.

**6. Adjournment.**

Meeting was adjourned at 6:05 p.m.

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Secretary

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Chairman



## Agenda Item Details

Meeting	Sep 23, 2019 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 6:00 PM
Subject	4. Conduct a public hearing to consider and act on a request by Tony & Ashley Fikes, to rezone approximately 13.95 acres of land from Agricultural (AG) to Planned Development District (PD), to allow for a RV, boat, and car storage facility, located at 5350 Pleasant Valley Road.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Consider and act on the proposed rezoning request.

## Public Content

### BACKGROUND

- The subject property consists of two tracts
- Zone change request from AG to PD
- Applicant: Jonathan Hake, Cross Engineering
- Owner: Tony & Ashley Fikes
- Size: Approximately 13.95 acres
- Noticing: 12 property owners were notified of the proposed request. Staff has not received any inquiries in support or opposition to the request

### OVERVIEW

- The subject property is currently identified as Parks and Open Spaces on the Future Land Use Plan.
- Property to the north and east is located outside the city limits of Sachse and consists of the North Texas Municipal Water District (NTMWD) wastewater treatment plant and acreage home sites. Property to the west and south is designated for Parks and Open Spaces and Estate Residential uses.
- The proposed zone change would only allow for a RV, boat, and car storage facility.
- Development standards proposed include:
  - Base zoning of I-1, Restricted Manufacturing with the only permitted use being an RV, boat, and car storage facility;
  - Development in accordance with a concept plan;
  - Screening buffer along the south side of the property consisting of a minimum 14' tall masonry wall (backside of building used as screen wall) and landscape plantings.
  - Use of an on-site sewer system.

### CONSIDERATION

- Property is not currently served by sewer and the extension of service is not likely to occur in the future as the property due to cost and location of subject property at the edge of the city limits.
- The subject properties are located at the city limits and is not at a prime location for future commercial/non-residential development.
- Given the significant amount of floodplain located on the property, the overall development potential is limited.
- In staff's opinion, given the above mentioned considerations, the property lends itself to either low density residential (acreage size lots) or a very low intensity non-residential/office type use that does not generate significant traffic.

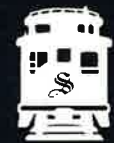
Staff Presentation - Rezoning 5350 Pleasant Valley Road.pdf (1,204 KB)

# 5350 Pleasant Valley Rezone

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PLANNING & ZONING COMMISSION

SEPTEMBER 23, 2019




# Background

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Conduct a public hearing to consider and act on a request by **Tony & Ashley Fikes**, to rezone approximately 13.95 acres of land from Agricultural (AG) to Planned Development District (PD), to allow for a RV, boat, and car storage facility, located at 5350 Pleasant Valley Road, within Sachse city limits.

# Overview

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- The subject property is located at 5350 Pleasant Valley Road, at the southwest corner of the intersection of Pleasant Valley Road and Elm Grove Road.
  - The subject property is currently zoned AG, which allows for a single-family residence and agricultural uses.
  - Proposed zoning would permit an RV, boat and car storage facility on the property.
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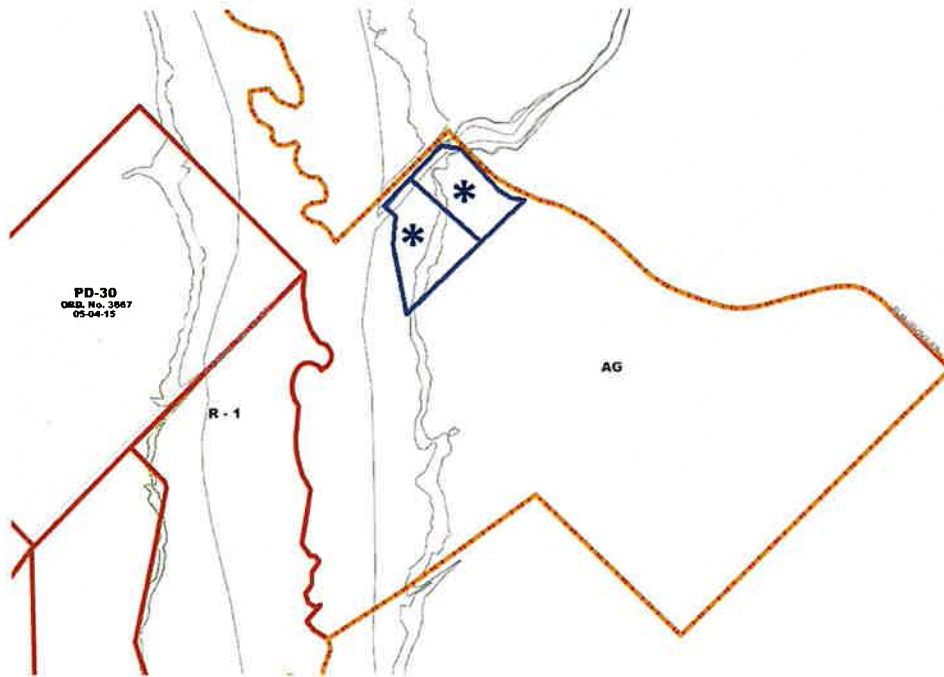
# Aerial Map

The subject property is located at 5350 Pleasant Valley Road, at the southwest corner of the intersection of Pleasant Valley Road and Elm Grove Road.



# Zoning Map

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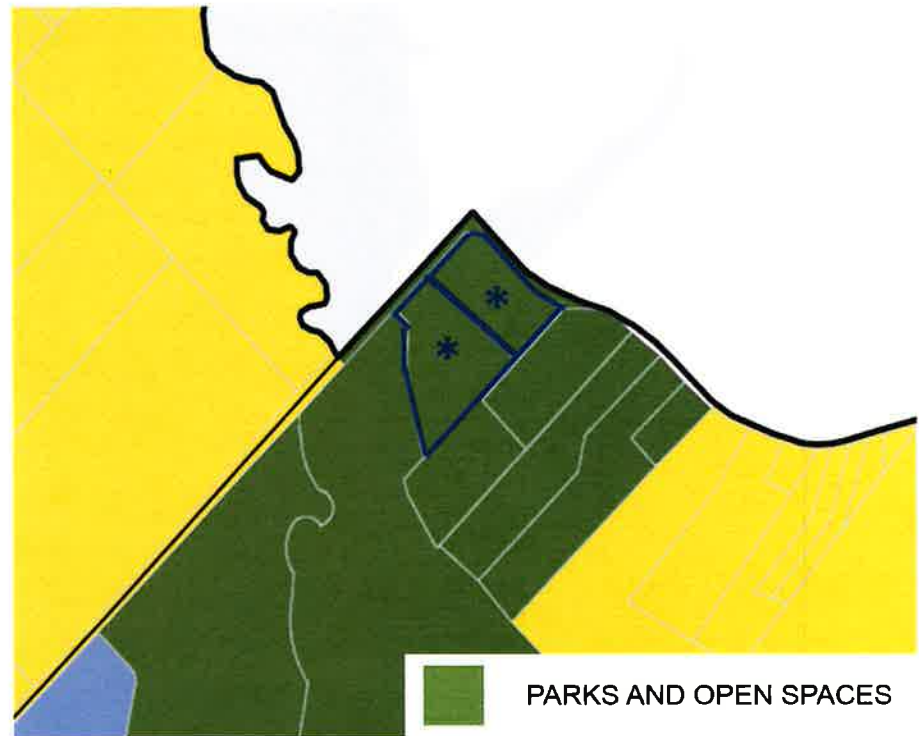


The property is zoned AG. The blue dots indicate the subject property.

# FLUP

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- The Future Land Use Plan (FLUP) designates the subject property for Parks and Open Spaces.
- The FLUP does not support the proposed rezoning request, however the FLUP land use designation only calls for parks, trails, floodways and golf courses.
- Given location and surrounding development, low density residential (1-acre lots) or low intensity/low traffic generating nonresidential uses could be appropriate for the property.



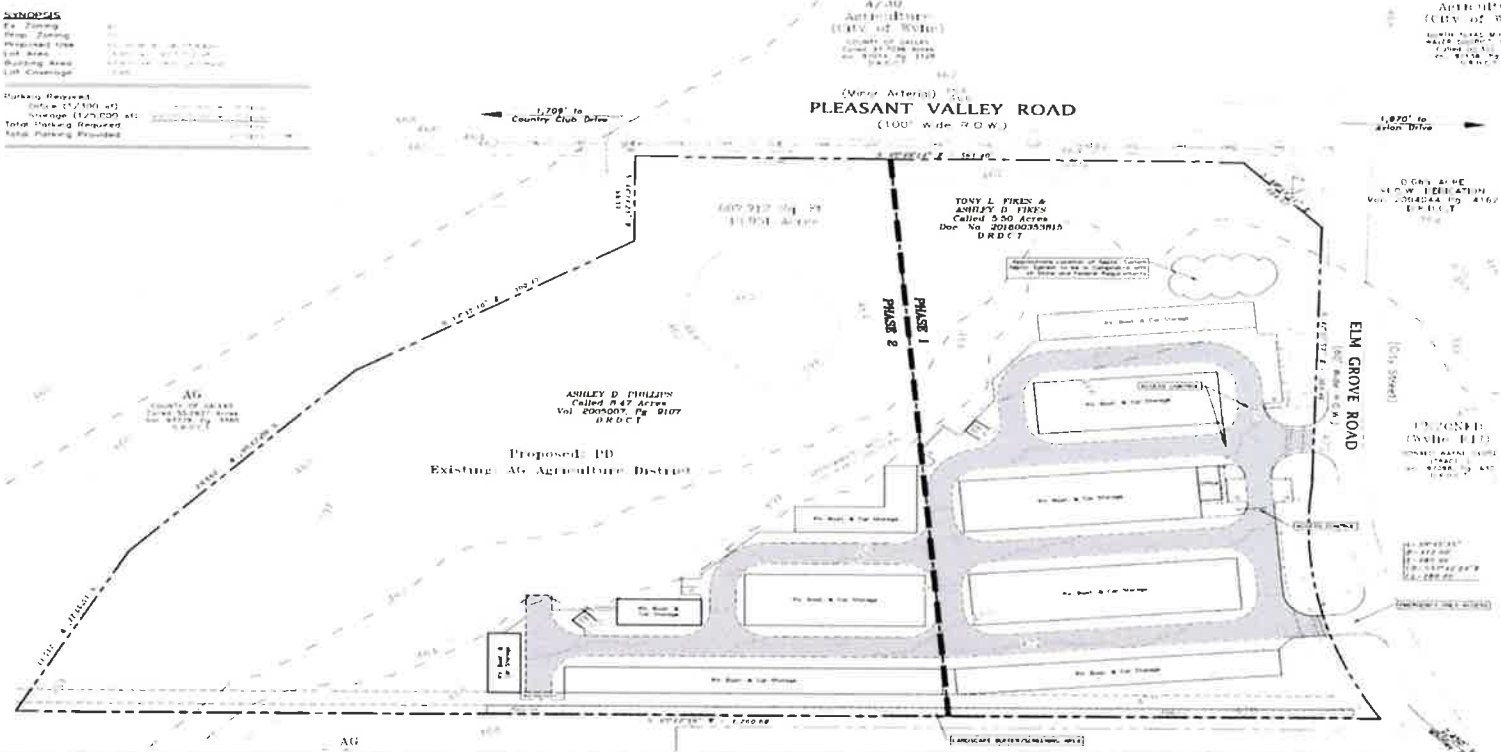
# Applicant's Request

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- The applicant desires to rezone the subject property from AG to PD.
- If the rezoning is approved the subject property could only be used for an RV, boat and car storage facility.
- As proposed:
  - Base zoning district of I-1 Restricted Manufacturing with a limitation on use.
  - Screening buffer along the south side of the property to consist of masonry wall and landscape plantings.
  - Allow the use of an on-site sewer system due to the minimal intensity of the proposed facility.

# Concept Plan

SYNOPSIS	
Site Zoning	AG
Proposed Use	Country Club Drive
Site Area	11.951 Acres
Building Area	11,951 sq. ft.
Lot Coverage	100%
<b>Parking Requirements</b>	
Office (17,500 sq. ft.)	200
Average (17,500 sq. ft.)	200
Total Parking Required	200
Actual Parking Provided	200








# Considerations

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- Property is not currently served by sewer and the extension of service is not likely to occur in the future;
  - Property is located at the city limits and is not at a prime future commercial/non-residential corner;
  - Property has a significant amount of floodplain, which limits the overall development potential;
  - Given these considerations, in staff's opinion the property lends itself to either low density residential (1-acre residential lots) or a very low intensity non-residential/office use that does not generate significant traffic.
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# Next Steps

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- The recommendation of the Planning & Zoning Commission will be forwarded to the City Council at their November 4, 2019 regular meeting.





### Agenda Item Details

Meeting	Sep 23, 2019 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 6:00 PM
Subject	5. Conduct a public hearing to consider and make a recommendation on an ordinance amending the Code of Ordinances by amending Chapter 11 titled "Zoning".
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Staff recommends approval of the proposed amendment to the Zoning Ordinance.

### Public Content

#### BACKGROUND

- The maintenance of existing ordinances is considered routine in order to provide a healthy and functioning regulatory framework that meets the needs of the community.
- Proposed revisions are intended to:
  - Update regulations to reflect recent state law changes;
  - Clean up errors and outdated references and provisions.

#### OVERVIEW

- The Zoning Ordinance provides for the safe, efficient, and orderly development of the city by regulating the types of uses and specific development standards for all development occurring in the city.
- The Zoning Ordinance is one of the tools used to implement the City's Comprehensive Plan.
- The ongoing maintenance of regulations and the streamlining of processes and provisions are identified as tasks in the City's 2017 Comprehensive Plan.

#### POLICY

- Facilitating development within Sachse by enacting standards that align with state law and the vision established by the City's Comprehensive Plan.
- Providing ongoing maintenance

#### RECOMMENDATION

Staff recommends approval of the proposed amendments to the Zoning Ordinance. The recommendation of the Planning & Zoning Commission will be forwarded to the City Council for final action at its October 7, 2019, regular meeting.

Clean Version - Zoning Ordinance.pdf (1,564 KB)

Redline Version - Zoning Ordinance.pdf (901 KB)

Staff Presentation - Zoning Ordinance.pdf (314 KB)

# Zoning Ordinance Amendment

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PLANNING & ZONING COMMISSION

SEPTEMBER 23, 2019



# Request

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Conduct a public hearing to consider and make a recommendation on an ordinance amending the Code of Ordinances by amending Chapter 11 titled “Zoning”.

# Overview

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Proposed revisions are intended to:

- Update regulations to reflect recent changes in State Law, specifically House Bill 2439, which limits the ability of a City to regulate building materials; and
- Clean up errors in the code and outdated references and provisions.

# Notable Proposed Changes

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## Building material requirement changes

- Building products or materials are limited to those that are approved for use by a national model code (International Building & Fire Codes) published within the last three code cycles.
- No minimum percentage of the type of materials.
- Applies to the construction, renovation, maintenance, or other alteration of a residential or commercial building.

## Creation of Administrative Adjustment

- Allows for the Director of Development Services to authorize adjustments of up to ten (10) percent from any dimensional standard or numerical requirement within the zoning ordinance.
- Establishes criteria for approval.

## Added / clarified definitions

- Added, renamed and clarified definitions for uses such as construction office, group home, townhouse.

## Clean up / clarified provisions

- Sidewalks/street trees in Old Town District, parking in PGBT, PD provisions.
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# Recommendation & Next Steps

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- Staff recommends approval of the proposed ordinance amendment.
- The recommendation of the Planning & Zoning Commission will be forwarded to the October 7, 2019 City Council meeting.

