



**Monday, October 19, 2020
Planning and Zoning Commission Meeting**

This meeting will begin at 5:00 p.m.

MEETING HELD AS A TELEPHONE CONFERENCE CALL

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

We encourage members of the public to listen to the telephone conference meeting.

If you have any comments to submit regarding the agenda or other items related to the agenda, please e-mail those to mrobinson@cityofsachse.com.

INSTRUCTIONS FOR ACCESSING THE TELEPHONE CONFERENCE CALL:

**Citizens may join the Zoom Meeting by logging on at: <https://us02web.zoom.us/j/82315377156>
Or Telephone: 888 788 0099 (Toll Free)
Webinar ID: 823 1537 7156**

A. Regular Meeting - 5:00 PM

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, October 19, 2020 at 5:00 p.m. 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 September 28, 2020 meeting minutes.
4. Discuss potential changes to Chapter 11 "Zoning" of the Code of Ordinances.
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	Oct 19, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	3. Consider approval of the September 28, 2020 meeting minutes.
Access	Public
Type	Action, Minutes
Recommended Action	Approve as presented.
Minutes	View Minutes for Sep 28, 2020 - Planning and Zoning Commission Meeting

Public Content

**Planning and Zoning Commission Meeting (Monday, September 28, 2020)
MEETING HELD VIRTUALLY VIA ZOOM**

Members present

Fernando Gutierrez, Jeanie Marten, Bill Thrash, Schott Ohman, George Kemper

Members absent

Teddy Kinzer, Travid Mondok

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, September 28, 2020 at 5:00 p.m. to consider the following items of business:

Vice-Chair Commissioner Ohman called the meeting to order at 5:00 PM

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

Vice-Chair Commissioner Ohman led the invocation. Commissioner Kemp led the pledges.

3. Consider approval of the September 14, 2020 meeting minutes.

Kemper made a motion to approve the minutes, with a second by Thrash, the motion passed 4-0.

4. Consider approval of a Final Plat for Trinity Regional Hospital, generally located approximately 1,000 feet east of Miles Road and North of the President George Bush Turnpike frontage road, within Sachse city limits.

Development Director Robinson introduced the item. He stated that the proposed plat for Trinity Regional Hospital consist of one commercial lot and one street. He stated that the plat is in conformance with Sachse's subdivision regulations and zoning ordinance.

After discussion, Kemper made a motion to approve the plat, with a second by Gutierrez, the motion passed 4-0.

Jeanie Marten arrived at the meeting at 5:07 PM.

5. Consider approval of a Final Plat for Ranch Road Multi-Family, generally located south of Ranch Road between State Highway 78 and Ranch Road, within Sachse city limits.

Robinson presented the item. He said the proposed plat was one multi-family lot and two streets. He stated that the plat is in conformance with Sachse's subdivision regulations and zoning ordinance. After discussion, Marten made a motion to approve the plat, with a second by Thrash, the motion passed unanimously.

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

Robinson discussed future agenda items.

7. Adjournment.

The meeting was adjourned at 5:15 PM.



Agenda Item Details

Meeting	Oct 19, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	4. Discuss potential changes to Chapter 11 "Zoning" of the Code of Ordinances.
Access	Public
Type	Discussion

Public Content

BACKGROUND

- The Planning & Zoning Commission requested that an item be brought forward to discuss self-storage uses within the PGBT Zoning District.
- 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.

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.
- Provide ongoing maintenance of City ordinances.
- The current Zoning Ordinance is available by clicking [here](#).

RECOMMENDATION

Discuss potential zoning ordinance updates and provide feedback for staff to bring forward to City Council.

Staff Presentation - Zoning Ordinance Update.pdf (577 KB)

Zoning Ordinance Update - Discussion

Planning & Zoning Commission

October 19, 2020



Overview

- Discuss potential revisions to the Zoning Ordinance:
 - Self-storage uses within the PGBT Zoning District;
 - Minor Auto Repair in the Neighborhood Commercial Zoning District;
 - Rezoning reapplication for denied zoning applications;
 - Building plot – platting requirement for development;
 - Minor clean-up



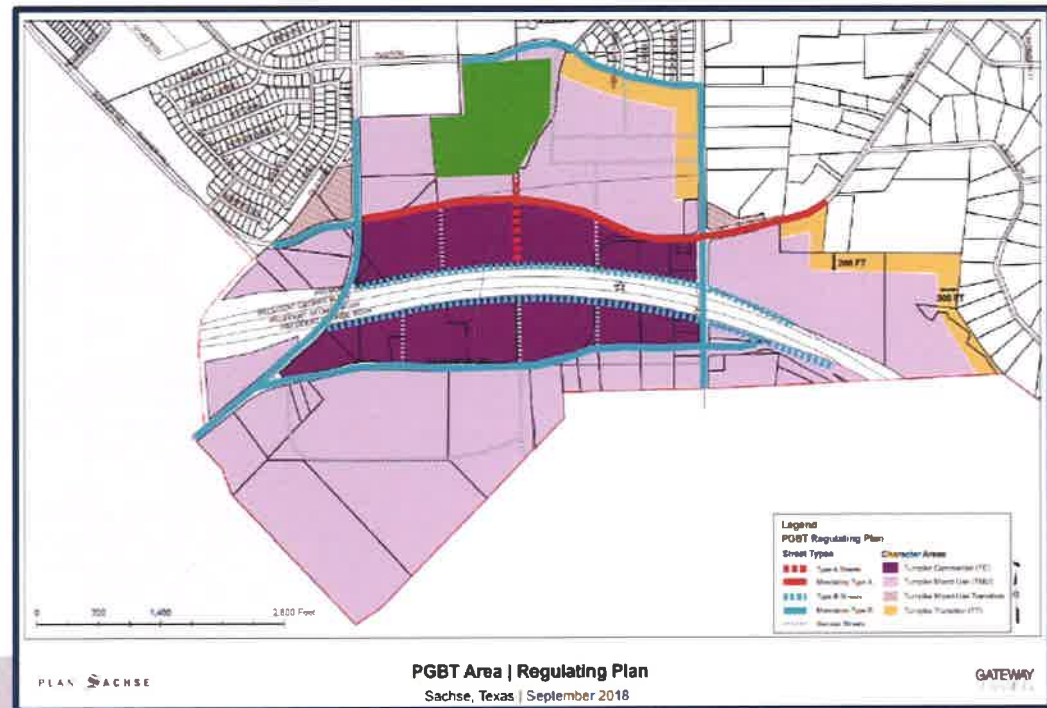
Discussion Items

☐ Warehousing/Self-Storage Uses (PGBT Zoning District)

- Storage facilities are currently permitted with specific criteria in the Turnpike Commercial and Turnpike-Mixed Use districts of the PGBT. (Purple and Dark Purple areas on map)
 - Shall be a minimum of 3-stories;
 - Shall be 100% indoor access and climate controlled;
 - Shall be located behind another building(s)

➤ Options:

- Keep use and criteria;
- Keep use and alter criteria/location;
- Remove from permitted uses



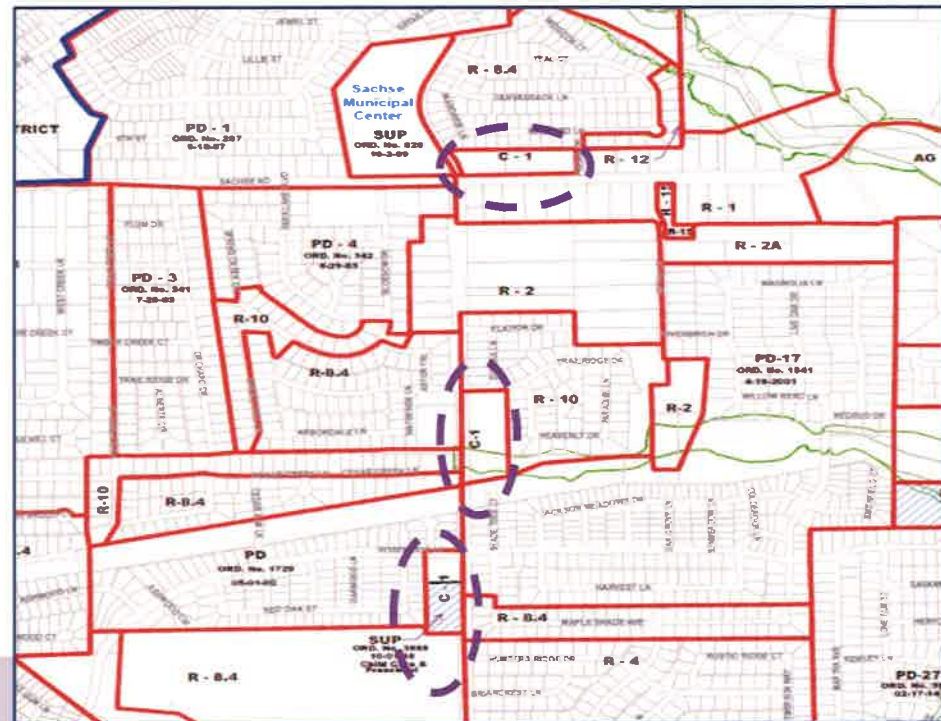
Discussion Items

Auto repair, minor

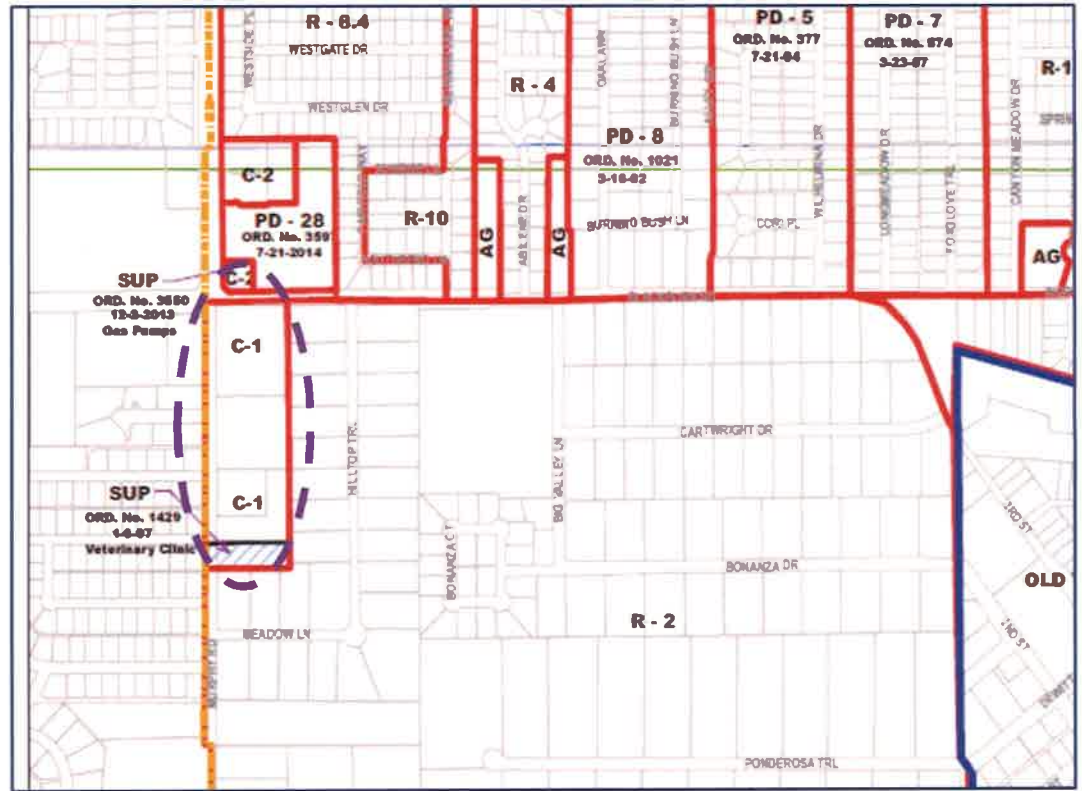
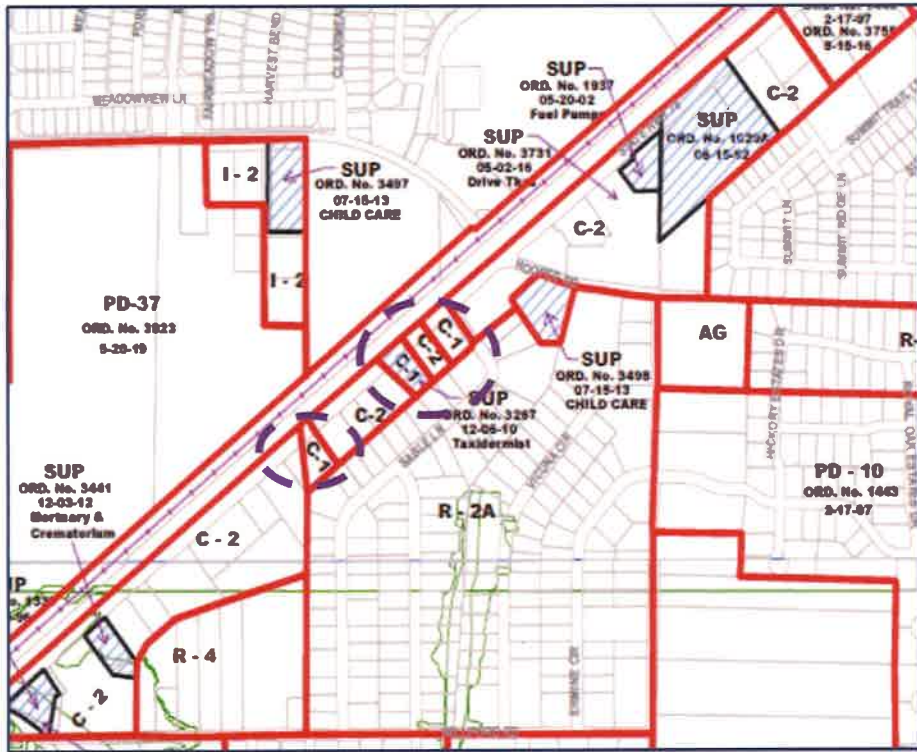
- Allows for minor auto repair and service (parts, tires, batteries, oil, tune-ups, car wash etc.) by right in all commercial districts (C1, C2, I-1 and I-2).

➤ Options:

- Keep as-is;
- Add criteria for use in specific district(s);
- Remove as a permitted use in specific district(s)



 C-1 Zoning District



Other Changes

- Rezoning reapplication
 - Clarify provisions for denied rezoning applications and reapplication timeframe

- Building plot
 - Clarify requirements for lot being platted prior to development

- Miscellaneous clean-up



Next Steps

The Planning & Zoning Commission's recommendation will be forwarded onto City Council for discussion.

