

**City of Sachse, Texas**  
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, November 24, 2014  
Time: 7:00 p.m.                      Place: Sachse City Hall

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**Members Present:**

Ty Lamb  
Chance Lindsey  
Wendy Stewart  
Warren Becker  
Scott Everett  
David Hock

**Members Absent:**

Jack Bickler

**Staff Present:**

Dan McGinn, Community Development Director  
Greg Peters, City Engineer  
Charlotte Youngblood, Secretary

Chairman Scott Everett opened the meeting of the Planning and Zoning Commission at 7:00 p.m. and a quorum was declared.

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

The invocation was offered by Wendy Stewart and Chance Lindsey led the pledges.

**2. Consider approval of the minutes of the November 10, 2014 Planning and Zoning Commission meeting.**

David Hock made a motion to approve the minutes of the November 10, 2014 Planning and Zoning Commission meeting. Ty Lamb seconded the motion. The motion passed 5-0 with all voting in favor.

Commissioner Warren Becker arrived at 7:05 p.m.

**3. Consider the application of Integral Woodbridge, LLC for approval of a Final Plat for Woodbridge Commons Phase 3, Lot 2, Block A, being a .956-acre tract. The subject property is located on the northwest corner of Woodbridge Parkway and State Highway 78 / KCS Railroad.**

Dan McGinn, Community Development Director, introduced the item. He stated that the applicant is proposing to plat the subject property into (1) acre lot that is proposed for a Murphy's Oil gas station and convenient store. He said the subject property is located on the northwest corner of Woodbridge Parkway and State Highway 78. He said staff is recommending approval of the Final Plat.

After discussion, Ty Lamb made a motion to approve the Final Plat. David Hock seconded the motion. The motion passed unanimously with all voting in favor.

**4. Conduct a public hearing and offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Zoning Ordinance, as heretofore amended; to grant a change of zoning from a Residential -1 (R-1) and Agricultural (AG) District with a Turnpike Overlay District Commercial Zone to a Planned Development District with a Turnpike Overlay District Commercial Zone on 8.44 acre tract of land, more particularly described in Exhibit "A" and located on the southeast corner of Merritt Road and President George Bush Turnpike, City of Sachse, Dallas County, Texas; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan approved as Exhibit "D".**

Mr. McGinn introduced the item. He stated that the applicant is requesting to rezone the subject property from its existing Residential and Agricultural zoning districts to a Planned Development zoning district. He stated that the proposed development would be comprised of commercial and retail uses along with residential townhomes. He explained that the applicant Huffines Communities is requesting to rezone the property to a Planned Development that will contain (2) separate tracts within the project site. He said Tract One (1) is proposed for commercial development and the applicant is requesting that the following uses be permitted by right on the property: all land uses identified within the General Commercial (C-2); retail sales with a drive-through, restaurants with a drive-through; and retail sales with gas pumps and or automated car wash. The applicant is requesting that the following uses be permitted on Tract Two: Single Family Attached (Townhomes). He stated that staff is concerned about the commercial uses within Tract One (1) and their proximity to the townhomes. He said there is also concerns about having residential units so close to the President George Bush Turnpike. He explained based on these concerns staff is recommending approval of the Planned Development Tract One (1) and that Tract Two (2) be modified to include the western portion north of Harmony Hill to be included with Tract One (1). Staff recommends that the eastern portion of Tract Two (2) south of Harmony Hill Lane be approved as presented.

Chairman Everett opened the public hearing at 7:24 p.m. With no one speaking, David Hock made a motion to close the public hearing. Wendy Stewart seconded the motion. The public hearing was closed at 7:25 p.m. with all voting in favor.

David Hock said he had read in the documents provided where it states that the development is contingent on the City of Sachse providing infrastructure to this site.

Greg Peters, City Engineer, explained that the engineering department has seen the plans for Harmony Hills roadway approved by City Council earlier in the year. The applicant has looked at the water and sewer needs and how it can be done. He stated that all of the infrastructure as part of their development would be done by the developer. However, the City would provide the connectivity.

Ty Lamb said he understood this is an opportunity for improvement for the area but his main concern was the townhome portion of the development. He is concerned that the City does not have any zoning ordinances regulating townhomes at this time. Additionally, he thought that the landscape island being reduced detracts from our existing landscape ordinances and our goals in regards to the beautification of the Corridor.

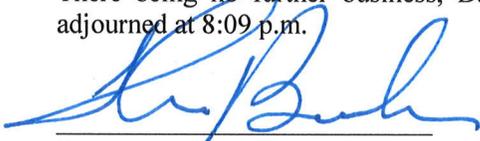
After more discussion, David Hock made a motion to approve and make recommendation to City Council to grant a change of zoning from a Residential -1 (R-1) and Agricultural (AG) District with a Turnpike Overlay District Commercial Zone to a Planned Development District with a Turnpike Overlay District Commercial Zone on 8.44 acre tract of land with the following staff

recommendation that the north half of tract 2 above Harmony Hill Lane be developed under the Tract 1 development standards and that the landscape requirements meet current code before final approval. Warren Becker seconded the motion. The motion passed 5-1 with Ty Lamb casting the lone dissenting vote.

**5. Community Development Director's Update Report: Briefing on current activities of staff.**

Mr. McGinn stated that the Staples Storage rezoning application would be going before City Council on December 1, 2014. He explained to the commissioners that there was several plat applications submitted that would be on the December 22, 2014 agenda for review. He said the Neighborhood Walmart proposed grand opening date is December 10, 2014 and that there will be a meeting on December 11, 2014 for the Highway 78 Corridor plan.

There being no further business, David Hock made a motion to adjourn. The meeting was adjourned at 8:09 p.m.



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Secretary



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Chairperson