



City of Sachse, Texas

Sachse City Hall
3815-B Sachse Road
Sachse, Texas 75048

Meeting Agenda City Council Workshop

Monday, November 16, 2015

6:30 PM

Council Chambers

The Mayor and Sachse City Council request that all cell phones be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond or to conduct a phone conversation.

The City Council of the City of Sachse will hold a Workshop Session on Monday, November 16, 2015, at 6:30 p.m. in the Council Chambers at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to discuss the following items of business:

1. Discussion Items.
2. Discuss any City Council meeting agenda items.
[15-3136](#) Discussion of Comprehensive Plan

Attachments: [Staff Presentation](#)

Please note: These items are for discussion purposes only and no Council action will be taken. The workshop session is for City Council and staff discussion. Citizen input is not permitted on this agenda.

3. Adjournment.

The City of Sachse reserves the right to reconvene, recess or realign the regular session or called Executive Session or order of business at any time prior to adjournment.

As authorized by Section 551.071 (2) of the Texas Government Code, this meeting may be convened into closed Executive Session at any time during the City Council workshop or regular meeting for the purpose of seeking confidential legal advice from the City Attorney on any workshop or regular meeting agenda item listed herein.

Posted: November 13, 2015; 5:00 p.m.

Michelle Lewis Sirianni, City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact Michelle Lewis Sirianni, City Secretary, at (972) 495-1212, 48 hours prior to the scheduled meeting date.



Legislation Details (With Text)

File #: 15-3136 **Version:** 1 **Name:** Comprehensive Plan
Type: Discussion Item **Status:** Agenda Ready
File created: 11/12/2015 **In control:** City Council
On agenda: 11/16/2015 **Final action:**
Title: Discussion of Comprehensive Plan
Sponsors:
Indexes:
Code sections:
Attachments: [Staff Presentation](#)

Date	Ver.	Action By	Action	Result
11/12/2015	1	City Council Workshop	No Formal Action Taken	

Title
Discussion of Comprehensive Plan.

Background
Staff will provide information on the comprehensive planning process, the role of various parties involved, Sachse’s current plan, Sachse’s current situation, and possible next steps.

Staff Recommendation
Provide direction to Staff regarding the Comprehensive Plan.



COMPREHENSIVE PLAN

CITY COUNCIL

NOVEMBER 16, 2015

CONTENTS OF PRESENTATION

1. Comprehensive Planning
2. Process & Roles of Participants
3. Current Plan v. Current Situation
4. Next Steps

COMPREHENSIVE PLANNING

WHAT IS A COMPREHENSIVE PLAN AND WHY DO WE NEED ONE?

- Regulated by State law (Texas Local Government Code)
- Filed with the State; legal foundation for regulations and policies
- Intimate relationship with zoning (regulations must be “*in accordance with the Comp Plan*” - Sec. 211.004)
- Shared vision for the future is forged (builds consensus)
- Public participation (surveys, meetings, community engagement)
- Involved citizen process (proactive, coordinated, positive)
- Designates Future Land Use (minimizes conflict; simplifies zoning; increases predictability of outcomes)
- Long-range statement of policy (guides rational decision making; provides protection for City actions)
- Policy guide (direction for the future; basis for zoning decisions)
- Blue print for growth (directs the growth and development of a community for an extended period of time)

COMPREHENSIVE PLANNING

WHAT IS A COMPREHENSIVE PLAN AND WHY DO WE NEED ONE?

- Process by which a community assesses what it has, where it's going, what it wants, and how to achieve/implement it – what ever “it” is.
- May include a single plan or a coordinated set of plans (city defines the content; can be “a-La-Carte”)
- Evolutionary (ongoing, builds on past, envisions Sachse's build out)
- Visioning exercises (helps extract and define ideas, values, preferences)
- Explores long range sustainability (neighborhood integrity, redevelopment, coping with growth and decline; identifies issues)
- Helps clarify how land use decisions impact the long-range tax base & future tax rates
- Discusses implementation tools (regulations, programs, funding)
- Requires approval by the City Council
- CPAC (Comprehensive Plan Advisory Committee)

COMMUNITY ENGAGEMENT

- Website, social media, meetings, attendance at special events, off-site attendance at HOAs, churches, and other locations
- Biggest cost of a Comprehensive Plan, but also the most critical component of a Plan
- Labor & time intensive
- Economy of Scale (why cities try to include so many individual plans into a Comp Plan – continuity & cost)
- Professional level engagement services
- Opportunity to reach entire community
- What ensures that it is Sachse's plan, as opposed to the consultant's plan, staff's plan, etc.

PLANNING CONSULTANT

- Provides an unbiased view of the community
- Professional engagement (surveys community)
- Has working knowledge of planning principles
- Has experience in similar situations (positive)
- Has a proven methodology for plan development and citizen participation
- Has experienced and diversified staff to address specific elements of the Comprehensive Plan

CITY STAFF

- Project management
- Be the principal point of contact throughout the process
- Serve as liaison between the consultant, City Council, and CPAC
- Provide input and discussion from the city and staff perspective
- Coordinate and attend meetings
- Review drafts and make recommendations
- Use the finished (and adopted) Plan in reports and on-going recommendations

CPAC

(COMPREHENSIVE PLAN ADVISORY COMMITTEE)

- Provides input and discussion from a wide variety of interests
- Usually includes representatives from boards & commissions that provide continuity throughout the process and different perspectives
- Serves as a liaison to their respective groups regarding the Comprehensive Planning process
- Tends to meet regularly with consultant team to review and comment on drafts (*working meetings, open to public*)
- Recommends the Plan to the Planning & Zoning Commission
- Appointed by City Council

PLANNING & ZONING COMMISSION

- Reviews and considers all the elements of the draft Plan
- Recommends adoption of the Plan to City Council
- Uses the Plan when evaluating zoning and development proposals
- Not just a “P&Z Plan” (Parks, CIP, & Budget are all involved)
- Recommends updates as needed

CITY COUNCIL

- Reviews and considers all the elements of the draft Plan
- Adopts the Plan (final approval authority)
- Uses the Plan to consider zoning and development proposals
- Implements the action steps as appropriate
- Considers proposed updates to the Plan, if/when needed, through a public hearing process

USING THE PLAN

- Provides framework for land use decisions (zoning) – increasing predictability & decreasing uncertainty
- Plan should be a reflection of the community
- Plan should not “sit on the shelf” (the municipal zoning ordinance and the subdivision regulations implement some of the Plan’s recommendations)
- Aids Staff when advising and meeting with developers
- Guides decisions for CIP, budget, & growth management
- Evaluation criteria for implementing future programs
- Comprehensive Planning is an ongoing process and should be updated regularly (but this is likely Sachse’s last “growth” Plan)

PLAN HISTORY

- Sachse's 1st plan was adopted in 1986 (Pop. 3,000)
- 1991 Thoroughfare & FLUP (Pop. 5,500)
- 2001 Comprehensive Plan (Pop. 10,500)
- 2001 Plan projected build out in 2015 at 23,635 (Sachse is already in uncharted territory)
- Today (Est. 24,000) with approximately 1,000 acres of undeveloped land remaining (approximately 500 acres of residential & 500 acres of non-residential; excluding floodplains; based on current land use assumptions)
- Traditionally, comp plans are updated every 5 years
- Sachse is land-locked with a foreseeable build-out

CURRENT 2001 PLAN HIGHLIGHTS

- Adopted in 2001 (*an update to the 1986 Plan*)
- Thoroughfare Plan showed preferred PGBT alignment with maximum Sachse frontage
- CIPs (new city hall campus, fire station #2)
- Historic Sites Plan (customized for Sachse)
- Increase accessibility of parks and open space
- Enhance curb appeal via code enforcement
- FLUP (Future Land Use Plan): used Rural Residential for undeveloped areas of Sachse
- Introduced concept of Mixed Use

SINCE THEN . . .

- Sachse's population has more than doubled (since 2001)
- Change (market swings, technology, transportation)
- Demographic shifts (Millennials, social media, housing preferences)
- 3rd ring suburbs exploding with growth (Frisco, McKinney)
- Rise of 4th ring suburbs (Prosper, Celina, Melissa)
- Sachse is a 2nd ring suburb; viewed as ripe infill by developers
- Large undeveloped tracts (industrial park, Bush, SEQ)
- 2010 Census: Sachse is mid-30s with 2 incomes & 2 kids
- **End Result: High Volume of Difficult Zoning Cases**

COMPREHENSIVE PLAN

PALETTE OF OPTIONS

- Thoroughfare Plan
- Strategic Plan
- Parks Facilities Plan
- Corridor Plan
- Master Utility Plan
- Neighborhood Plan
- Form Based Code
- Programs
- Housing Plan
- Historic Preservation
- Economic Development Strategic Plan
- FLUP (Future Land Use Plan)
- Regional Plan
- Master Trails Plan
- Financial Forecasts
- CIP Plan
- Visioning Exercises
- Special Area Plan
- Market Plans
- Cultural and/or Social Plan
- Commercial Design Standards (Ords)
- Other planning components as needed by the City

COMPREHENSIVE PLAN

STAFF RECOMMENDED

- Thoroughfare Plan
- Strategic Plan
- Parks Facilities Plan
- Corridor Plan (78)
- Master Utility Plan
- Neighborhood Plan
- Form Based Code
- Programs
- Housing Plan
- Historic Preservation
- Economic Development Strategic Plan
- FLUP (Future Land Use Plan)
- Regional Plan
- Master Trails Plan
- Financial Forecasts
- CIP Plan
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NEXT STEPS

- Council direction regarding moving forward with the Comp Plan
- Council direction regarding elements to include in the Comp Plan
- Staff will return on 12-07 with budget and project scope (depending upon Council direction)
- Requires budget amendment for FY 2015-2016
- Rough estimate of Consultant fees: \$200,000 (depending upon scope)
- Schedule: Flexible (staff prefers truncated 9-12 month timeline instead of typical 2 year effort)
- Moving Forward: Define project scope, amend budget, RFP, Consultant Selection, Appoint CPAC, Project Kick Off