



# Land Use

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## Sachse Comprehensive Plan

The Land Use Element, a primary part of the City of Sachse's Comprehensive Plan, is the basis for guiding development and future redevelopment. This element begins with an examination of the existing land uses, and then outlines future land use requirements and defines them in the new Future Land Use Plan. The future land use designations and distribution patterns are based on the desire to retain the City's rural residential character, while balancing the need for the appropriate commercial development to supplement the fiscal demands to maintain the expected quality of life.

Located in the northeast area of the rapidly expanding Dallas-Fort Worth Metroplex, Sachse is surrounded by the cities of Garland, Richardson, Murphy, Wylie, and Rowlett, cities which are experiencing similar if not the same urbanization pressures. In the first town meeting and in subsequent neighborhood meetings, the citizens of Sachse were vocal in expressing their desire for their city to have the specific identity as a wonderful place to live with good community services, proximity to work, but removed from the pressures of higher density urban developments.

### EXISTING LAND USE

Over the years, Sachse developed as a choice location for homes and families. In 2000, the majority of land use is residential, both in rural residential and planned development neighborhoods. The next highest use of land is currently agricultural or vacant land and road rights-of-way.

By identifying historic and current land uses and the physical characteristics of the City in terms of type, scale, density and location of land uses on the **Figure 3-1 - Existing Land Use Plan, 2000**, a desired pattern of future land use can be visualized. The Future Land Use Plan can then display the potential locations of where development is likely to occur in the next twenty years. Previous plans and studies, analyses of existing conditions, and development of projections and forecasts were used in determining future land uses within the City. Careful consideration must also be given to the Thoroughfare Plan, as the relationship between the Future Land Use Plan and the Thoroughfare Plan is reciprocal; one affects the other.

An inventory of land parcels was conducted within the city limits in the spring of 2000. In each area of the City the current arrangement of land use types and patterns were identified and mapped. The Existing Land Use Plan displays how the land is being used and relationships between uses. It is also used to identify urban problems and opportunities.

## EXISTING LAND USE CLASSIFICATIONS

The existing land use inventory for the City of Sachse, conducted in the spring of 2000, is shown on **Figure 3-1 – Existing Land Use Plan, 2000**. This map and **Table 3-1 – Existing Land Use Acreage, 2000** depict the various land uses as they are currently utilized in the City. The existing land uses are not always consistent with established zoning districts, as they may have existed prior to the initiation of the Zoning Ordinance. It should be emphasized here that the Existing Land Use Plan is not a zoning map but rather a record of the current uses. The following uses are shown on the Existing Land Use Plan:

- ✦ Single Family Residential (Yellow) – Conventional detached dwellings
- ✦ Two Family Residential (Gold) – Two family attached dwellings
- ✦ Multiple Family Residential (Orange) – Tri-plexes, four-plexes and apartment buildings
- ✦ Public (light blue) – Public buildings and offices, facilities
- ✦ Semi- Public (dark blue) – Semi-public facilities including schools, churches, hospitals
- ✦ Commercial (red) – Offices and office buildings, general retail, wholesale
- ✦ Industrial (gray) – Light industrial office warehousing and assembly and manufacturing
- ✦ Parks and Open Space (green) – Public parks and public golf courses
- ✦ Agriculture (light green) – cultivated cropland, pastures, orchards, vineyards
- ✦ Vacant (beige) – Undeveloped with no current use

The following table indicates how many acres are in each current land use classification.

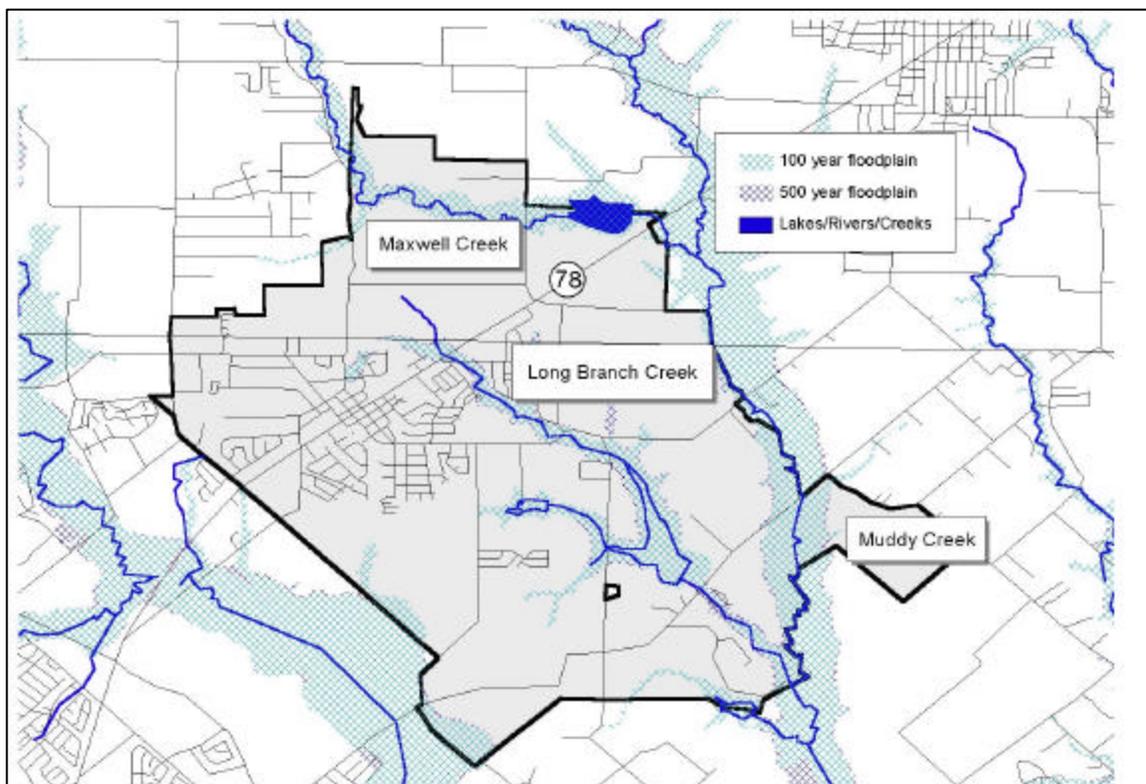
**TABLE 3-1  
EXISTING LAND USE ACREAGE, 2000**

CATEGORY	ACRES	PERCENT
Single Family Residential	1561.932	25.19%
Two Family Residential	16.901	0.28%
Multi-Family	9.149	0.15%
Commercial	26.899	0.44%
Industrial	90.054	1.47%
Public	33.320	0.53%
Semi-Public/Institutional	68.866	1.12%
Parks	83.521	1.34%
Agriculture	932.547	15.14%
ROW	645.083	10.43%
Vacant	2721.786	43.91%
<b>Total</b>	<b>6200.029</b>	<b>100.00%</b>

## ENVIRONMENTAL CONSIDERATIONS

Physical and environmental characteristics impose constraints and limitations on future growth and development in the City. As a result, these characteristics must be taken into account in determining appropriate future land uses within the City. The floodplain areas in Sachse are illustrated in **Figure 3-2 - Floodplains**. As displayed, Maxwell, Long Branch and Muddy Creeks as well as Willow Lake are in or are surrounded by the 100-year and 500-year floodplains. Floodplain areas are where rising waters will directly and frequently impact development. The floodplain areas are also illustrated on **Figure 3-3 - Future Land Use Plan**.

**FIGURE 3-2  
FLOODPLAINS**



Source: Flood Insurance Rate Map (FIRM) Federal Emergency Management Agency

## **LAND USE POLICIES**

Policies serve as a guide for decision-making and the development of goals and objectives. They should be a continual reference for city officials and city staff, and should be used to assure that goals, objectives and actions are addressed when reviewing new development and redevelopment that require zoning classification changes or amendment to the Future Land Use Plan. The following policies were considered by the Steering Committee in the development of land use considerations:

### **General**

- ✧ Neighboring land uses should not detract from the enjoyment or value of properties.
- ✧ Potential land use impacts should be considered (noise, odor, pollution, excessive light, traffic, etc.).
- ✧ Transportation access and circulation should be provided for uses that generate large numbers of trips such as schools and large commercial areas, but should not infringe upon neighborhoods.
- ✧ Floodplain areas should not be encroached upon by future development unless there is compliance with stringent floodplain management practices.
- ✧ Environmentally sensitive areas should be protected, including wildlife habitat areas and floodplains.

### **Residential Uses**

- ✧ Neighborhoods should be buffered from major and minor arterial streets.
- ✧ Residential and commercial areas may be adjacent if separated by a buffer.
- ✧ Residences should be close to schools, parks and community facilities.
- ✧ Homes should have direct access to residential streets, but not to primary streets.
- ✧ Neighborhoods should have good access to major streets, but major streets should not divide a neighborhood.
- ✧ Residential areas should generally not be next to industrial areas.
- ✧ Residential areas should not be adjacent to major arterials.

### **Commercial Uses**

- ✧ Buffers should separate commercial and residential areas.
- ✧ Commercial uses should be convenient to residential areas.
- ✧ Local businesses should be located at intersections of major and minor arterial streets.
- ✧ Larger commercial centers and office buildings should be located along major thoroughfares that are designed and constructed to accommodate heavy traffic.
- ✧ Commercial parcels should be large enough to accommodate intended uses with adequate parking and suitable landscaping.
- ✧ Commercial uses should include a variety of neighborhood stores, shopping centers, office and technology complexes, and freestanding commercial sites (restaurants and gasoline stations).

### **Industrial Uses**

- ✧ Industrial uses should not be directly adjacent to residential areas.
- ✧ There should be good access to major and minor arterials and the toll road truck routes, hazardous material routes and railroads.
- ✧ Industrial locations should be targeted in selected industrial development areas.

- ✧ Landscaping and other buffers should separate industrial uses from other uses.
- ✧ Outdoor storage should be screened along street frontages and where visible from residential areas.

#### **Parks and Open Space**

- ✧ Parks should be evenly dispersed throughout the city and include larger community parks and smaller neighborhood parks.
- ✧ There should be linkages between parks, schools, employment centers and residential areas.
- ✧ Parks are a desirable use for floodplain areas.
- ✧ Parks and open space may be used to buffer incompatible land uses.
- ✧ Natural features should be preserved in parks and open space areas.

#### **Community Facilities**

- ✧ Major facilities should be centrally located together in easily accessible areas within the community.
- ✧ Additional public safety facilities should be dispersed in appropriate service areas.
- ✧ Community facilities should be located adjacent to major streets to accommodate traffic.
- ✧ Community facilities should be accessible by trails and sidewalks.

### **GOALS, OBJECTIVES AND ACTIONS**

Goals, objectives and actions form the basis of the Comprehensive Plan. The following goal, objectives and actions should serve as a foundation for guiding future land use within the City. They are based on accepted planning principles to encourage an orderly and well-managed community now and in the future.

To develop the appropriate future land uses in the City of Sachse, the Comprehensive Plan Steering Committee reviewed the existing land uses then worked through a series of land use map scenarios to determine what uses were really needed to ensure that Sachse would be a viable community both in the near term and long range future. Their input and the comments received at the Town Meeting and neighborhood meetings formed the basis for the development of a new land use goal with objectives and actions to achieve that goal.

***Land Use Goal: Ensure a balanced and diverse use of land within the City while maintaining desirable rural residential character.***

**Objective A:** Encourage the continued development of compatible land uses by avoiding incompatible uses in close proximity to each other.

Action 1: Use the Future Land Use Plan in making development decisions to ensure compatibility between uses.

Action 2: Review and update the zoning map and development related ordinances to ensure incompatible uses are not in close proximity to each other.

Action 3: Discourage redevelopment of current low-density residential properties to higher density uses by adhering strictly to the zoning ordinance.

- Objective B:** Ensure adequate areas for local commercial development.
- Action 1: Encourage and retain existing commercial uses, especially along major thoroughfares.
  - Action 2: Ensure infrastructure serving commercial land uses is provided.
- Objective C:** Provide adequate locations for new and larger regional commercial development along major thoroughfares and buffered from residential uses.
- Action 1: Locate commercial uses along the Highway 78 and the proposed extension of the President George Bush Turnpike.
  - Action 2: Create a new "old town Sachse" in the vicinity of the original town site through zoning and business incentives.
- Objective D:** Ensure adequate areas for schools and other public facilities.
- Action 1: Ensure infrastructure serving public facilities is provided.
  - Action 2: Work with the school district to locate schools at appropriate locations in terms of traffic and infrastructure extensions.
  - Action 3: Designate areas for new City facilities
- Objective E:** Designate as well as maintain appropriate industrial areas.
- Action 1: Minimize impacts on residential areas through transitional buffering and visual screening.
  - Action 2: Provide adequate infrastructure in identified industrial areas.
  - Action 3: Encourage redevelopment and improvements in the existing industrial park.
- Objective F:** Increase accessibility of parks and open space areas to all members of the community.
- Action 1: Ensure that there is adequate acreage of parks needed for the community to meet National Parks and Recreation Association standards for future population.
  - Action 2: Identify suitable land for future parks.
  - Action 3: Use areas along creeks, floodways and Muddy Creek Reserve for walking and riding trails.
  - Action 4: Link existing and future parks through sidewalks and trails.
  - Action 5: Continue partnerships with School Districts to develop parks adjacent to school sites.
  - Action 6: Provide areas for community facilities, which are accessible and appropriately located.
- Objective G:** Continue to put emphasis on procedural administration and enforcement of development codes and ordinances.

## **FUTURE LAND USE PLAN**

The Future Land Use Plan reflects the desired pattern of growth over the planning period and is intended to guide public and private decision making about future land use and development within the community. This plan will aid in ensuring that development occurs in an orderly and efficient manner contributing to the quality of life in Sachse. In determining the future land use, the existing uses, environmental considerations and appropriate land use guidelines and policies were considered. The Future Land Use Plan is consistent with the stated goals, objectives and policies. It is a conceptual plan and although the delineation of the uses tends to follow streets and other divisions, it is not intended to be parcel specific.

The categories for **Figure 3-3 - Future Land Use Plan** are as follows:

- ✦ Rural residential (light green) – Rural, larger lot neighborhoods.
- ✦ Low Density Residential (yellow) – Neighborhoods with conventional detached dwellings.
- ✦ High Density Residential (gold) – Tri-plexes, four-plexes, apartment buildings and assisted living centers.
- ✦ Public (blue) – Public buildings and offices, semi-public facilities including public and private schools, churches, and historical buildings.
- ✦ Original Town Site-Mixed Use (orange) – Residences and small businesses in residential type buildings compatible with the older areas.
- ✦ Commercial (red) – General retail, wholesale and office buildings.
- ✦ Business Park (peach) – Offices and office buildings, technology centers, restaurants and specialty retail.
- ✦ Industrial (gray) – Light industrial office, warehousing and assembly, and manufacturing.
- ✦ Parks and Open Space (green) – Public and private parks, trails, floodways and public golf courses.

The following table shows the amount of acreage for each land use classification of Future Land Use Plan.

**TABLE 3-2  
FUTURE LAND USE PLAN ACREAGE**

<b>CATEGORY</b>	<b>ACRES*</b>	<b>PERCENT</b>
Rural Residential	1358.935	21.93%
Low Density Residential	2301.088	37.11%
High Density Residential	63.053	1.02%
Commercial	251.369	4.05%
Old Town	22.412	0.36%
Business Park	529.522	8.54%
Industrial	188.532	3.04%
Public, Semi-Public/Institutional	263.177	4.24%
Parks	631.237	10.18%
ROW	590.704	9.53%
<b>Total</b>	<b>6200.029</b>	<b>100.00%</b>

\* Note: Acreages are approximate.

In keeping with the desire of the citizens to retain the rural residential character of the City, most of the currently undeveloped areas in the City are shown in the new land use classification. Older, large lot areas are also classified as rural residential in order to preclude subdivision into smaller lots.

Commercial development is encouraged in the business and office park classifications along the proposed routes for the extension of the President George Bush Turnpike to provide additional tax base as well as provide new workplaces in Sachse. Other commercial areas are encouraged to remain and expand along Highway 78. Considering the potential for redevelopment in the older areas and original town site, a mix of residences and businesses is encouraged to provide additional commercial that will not infringe on the current residential uses.

Adequate areas should be provided for public facilities including City facilities and those for future schools (elementary, middle and high school). It should be noted that schools, parks and other public facilities are permitted uses in residential zoning districts in the current zoning ordinance.

Industrial uses remain along the railroad with a new industrial area on the far east side of the City. Additional landscape buffering should be provided in areas where industrial uses are adjacent to or front residential areas.

New park development is indicated in several areas on the northwest side of Highway 78, with the largest being the area of the closed landfill. The separate Parks Master Plan details the proposed park development as well as the proposed trail system.

## **RELATIONSHIP OF LAND USE TO ZONING**

Zoning is a form of land use control permitted by both the federal and state governments. The applicable statutes for municipal land use and zoning are found in Section 211 of the *Texas Local Government Code*. This statute includes the requirement that zoning be in conformance with the Comprehensive Plan. When a zoning change is requested, the first step in considering the change is to see what the Future Land Use Plan has determined as the appropriate use of the property. If the use is not in conformance, the request may be denied. To grant the requested change would require that the Future Land Use Plan be amended before the zoning change could occur. This requires careful consideration to be sure that the change is in accordance with the principles, goals and objectives of the Land Use Element of the Comprehensive Plan. The use of the Future Land Use Plan in decision making relating to zoning and subdivision approvals is to ensure that development and redevelopment are consistent with the City's Comprehensive Plan. Each new development or redevelopment should be reviewed for general compliance to the plan, but this does not automatically preclude a use not identified in an area from being located there.

## **IMPLEMENTATION**

The Future Land Use Plan is a very general plan for future land use and development. It bridges the gap between existing and future development. In using land use principles and policies it is available to guide new projects so that they may better blend into the community. The Plan is not to be considered etched in stone or viewed as zoning. The areas shown on the map are considered to be the best use of the property at the time the map was developed. The map does not attempt to predetermine the use of each individual tract, but seeks to establish a logical framework for future land use and development decisions.

The implementation tools of a Comprehensive Plan are the Zoning Ordinance, the Subdivision Regulations and the Capital Improvements Program.

The **Zoning Ordinance** and the zoning map should not to be confused with land use, nor are the maps for zoning and land use interchangeable. While the Future Land Use Plan expresses the desirable land use, the zoning map indicates the permitted use of the property in accordance with the Zoning Ordinance for the district in which it is located. In some cases the current use of the property is not a permitted use, having been in existence prior to the adoption of the Zoning Ordinance. In such cases, the non-conforming use is "grandfathered" as

long as it continues in operation. However, should the non-conforming use cease for a specified period of time, the property use must be in compliance with the permitted uses in the zoning districts and in accordance with the land use map.

The **Subdivision Regulations** govern the division of land and the platting process. Plat requirements should conform to the zoning district in which the new subdivision is located. The Subdivision Regulations also work with the **Capital Improvements Program** to guide general development and the expenditures for infrastructure needs. Easements, rights-of-way, and the location of parks and public facilities are included in the requirements of both of these tools. Other implementation tools are the new landscape ordinance and the Building Code.

### **AMENDMENTS TO THE FUTURE LAND USE PLAN**

It is recognized that circumstances will change in the future and the Comprehensive Plan will require modifications and refinements to be kept up-to-date and current. Needed adjustments and changes to the Future Land Use Plan and other components of the Land Use element should be carefully considered as part of the annual Plan updates and five-year major Plan revisions. Amendments to the Future Land Use Plan should be subject to the same scrutiny and considered through the same public processes and procedures required in any ordinance change.