



**Monday, August 8, 2022
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

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, August 8, 2022, at 6:00 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 June 27, 2022, meeting minutes.
4. Conduct a public hearing to consider and act on a request for a Special Use Permit for the Virtual Reality Experience, a commercial amusement use, generally located at 4275 Miles Road, Suite 103, within Sachse city limits.
5. Conduct a public hearing to consider and act on a rezoning request for Oxford Glen Memory Care from C-2, General Commercial to PD, Planned Development District to allow for an Assisted Living and Memory Care use, located at 4546 Bunker Hill Road, with Sachse city limits.
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 was posted on the bulletin board, an accessible location at Sachse City Hall.


Leah K Granger, City Secretary

Posted: 8/4/2022 9 a.m. Removed: _____

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Amanda Chi, ADA Coordinator, via phone at 975.429.4770, via email at achi@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.



Agenda Item Details

Meeting	Aug 08, 2022 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	3. Consider approval of the June 27, 2022, meeting minutes.
Access	Public
Type	Action, Minutes
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the minutes as presented.
Minutes	View Minutes for Jun 27, 2022 - Planning and Zoning Commission Meeting

Public Content

[06.27.22 Planning & Zoning Minutes.pdf \(17 KB\)](#)

**PLANNING AND ZONING OF THE CITY OF SACHSE
JUNE 27, 2022, MEETING MINUTES**

The Planning and Zoning Commission of the City of Sachse held a regular meeting on Monday, June 27, 2022, at 6:00 p.m. at Sachse City Hall, 3815-B Sachse Road. Members present were Chairperson Jeanie Marten; Vice-Chairperson Scott Ohman; Commissioners Brian Cox, Travis Mondok, and George Kemper; City Councilmember Chance Lindsey; Director of Development Services, Matt Robinson; and Development Service Coordinator Megan Jay.

Members absent: Fernando Gutierrez and Bill Thrash.

Chairperson Marten called the meeting to order at 6:01 p.m.

Invocation and Pledges of Allegiance to the US and Texas Flags.

Commissioner Kemper led the invocation, and Vice-Chairperson Ohman led the pledges.

Consider approval of the May 9, 2022, meeting minutes.

Commissioner Mondok made the motion to approve the minutes presented. Commissioner Cox seconded the motion, and it carried unanimously.

Consider and act on the Final Plat for the Aria Phase 1, generally located east of Merritt Road and south of Pleasant Valley Road, within Sachse City Limits.

Mr. Robinson presented the final plat for the Aria Phase 1 and stated that it is for 99 single-family townhome lots and 12 common area lots. Staff recommended approval of the final plat.

Commissioner Kemper made a motion to approve the final plat subject to all conditions stipulated by the building official and City engineer. Commissioner Mondok seconded the motion, and it carried unanimously.

Conduct a public hearing to consider and act on a request for a Special Use Permit for TNT Gaming Center, a Commercial Amusement use, located at 7010 State Highway 78, within Sachse City Limits.

Mr. Robinson presented the Special Use Permit for TNT Gaming Center. Staff recommended approval of the Special Use Permit. The recommendation of the Planning & Zoning Commission will be forwarded on to City Council for the final action at their July 18, 2022, regular meeting. Commissioners asked several questions. Owners, Teresa and Kevin Wallace, 105 Queens Gate Drive, Wylie, TX, answered questions from the commission regarding the machines that will be part of the TNT Gaming Center and their hours.

Chairperson Marten opened the Public Hearing at 6:15 p.m.

Billie Williams, 7001 Sable Lane, Sachse, TX, inquired if beer could be sold that close to the church. Mr. Robinson responded that beer sales are permitted.

Virginia McKay, 6907 Sable Lane, Sachse, TX, asked who will be in the gaming center and the noise level. Ms. Wallace noted that kids would be playing regular gaming machine. There would be no bands or anything noisy.

Mike Campbell, 6006 Pleasant Valley Road, Wylie, TX, wanted to make sure the owners were aware of the parking easement and shared parking with the church. He also asked about seating layout for food service, child age and drop off plan. Ms. Wallace explained there will be an open seating section for 60 people and three party-rooms that hold 12 people each. She commented that people of any age may come play the games. Many parents like to play with their kids. A responsible adult or sibling should stay with younger kids. Mr. Robinson described the parking easement.

Vice-Chairperson Ohman made a motion to close the Public Hearing. Commissioner Cox seconded the motion, and it carried unanimously. The Public Hearing was closed at 6:25 p.m.

Commissioner Kemper made a motion to approve the Special Use Permit subject to all conditions stipulated by the building official and City engineer. Vice-Chairperson Ohman seconded the motion, and it carried unanimously.

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

Mr. Robinson updated the Commission on various ongoing developments within the City.

Chairperson Marten asked for research to be conducted on Commercial Amusement Arcade and Gambling or Sweepstake Establishments.

Adjournment.

Chairperson Marten adjourned the meeting at 6:27 p.m.

APPROVE:

ATTEST:

Jeanie Marten, Chairperson

Scott Ohman, Vice-Chairperson



Agenda Item Details

Meeting	Aug 08, 2022 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	4. Conduct a public hearing to consider and act on a request for a Special Use Permit for the Virtual Reality Experience, a commercial amusement use, generally located at 4275 Miles Road, Suite 103, within Sachse city limits.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the Special Use Permit request.

Public Content

BACKGROUND

- Special Use Permit (SUP) request for a commercial amusement use
- Applicant: VRKDE, LLC
- Owner: Krupa Bhatti
- Size: Total property is approximately 2 acres, with the lease space for the use being approximately 2,500 square feet.
- Site attributes: Existing building with supporting parking
- Current Zoning: C-1, Neighborhood Commercial District

POLICY

- An SUP is required of uses that the zoning ordinance may allow, but uses that are screened and specially approved for situational suitability. The purpose of the SUP requirement is to allow the City to determine the appropriateness of a proposal.
- The subject property is currently identified as Commercial on the Future Land Use Plan, which calls for general retail, restaurants and office type uses.
- The applicant has stated in their request to use a lease space within the existing building on the property for a commercial amusement use consisting of virtual reality machines.
- Properties to the west and east are developed and zoned for residential uses, while property to the south is zoned for residential uses and developed as a high school. Property immediately north is zoned and developed for commercial uses.
- The Future Land Use plan supports the SUP request, which calls for non-residential land uses.

RECOMMENDATION

Approve the proposed SUP request as it is in compliance with the Future Land Use Plan and the goals and objectives of the Comprehensive Plan. The recommendation of the Planning and Zoning Commission will be forwarded on to the City Council for action at their September 6, 2022, regular meeting.

[08.08.2022 - Presentation - SUP Virtual Reality Experience.pdf \(876 KB\)](#)

Special Use Permit Virtual Reality Experience

Planning & Zoning Commission

August 8, 2022



SACHSE

Request

Conduct a public hearing to consider and act on a request for a Special Use Permit for the Virtual Reality Experience, a commercial amusement use, generally located at 4275 Miles Road, Suite 103, within Sachse city limits.



Project Information

- Request for approval of a Special Use Permit for a commercial amusement use
- Applicant: VRKDE, LLC
- Owner: Krupa Bhatti
- Size: Approximately 2,500 square feet
- Site Attributes: Existing building with supporting parking
- Current Zoning: C-1, Neighborhood Commercial District



SUP Overview

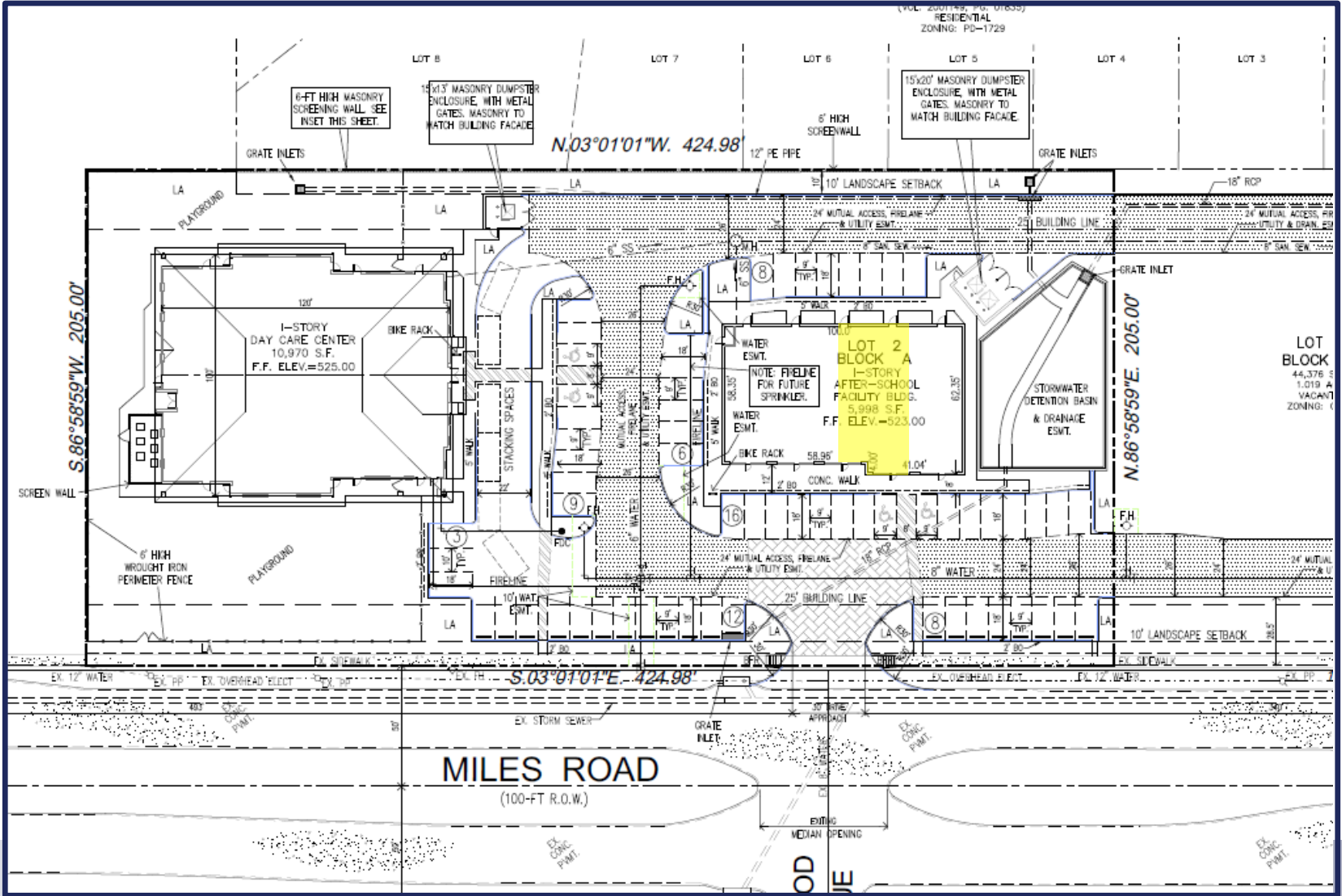
- Chapter 11 of the Sachse Code of Ordinances requires Commercial Amusement uses to obtain a Special Use Permit (SUP) to legally operate in a C-1, Neighborhood Commercial District.
- An SUP is required of uses that the zoning ordinance may allow, but uses that are screened and specially approved for situational suitability. The purpose of the SUP requirement is to allow the City to determine the appropriateness of a proposal.



Aerial Map



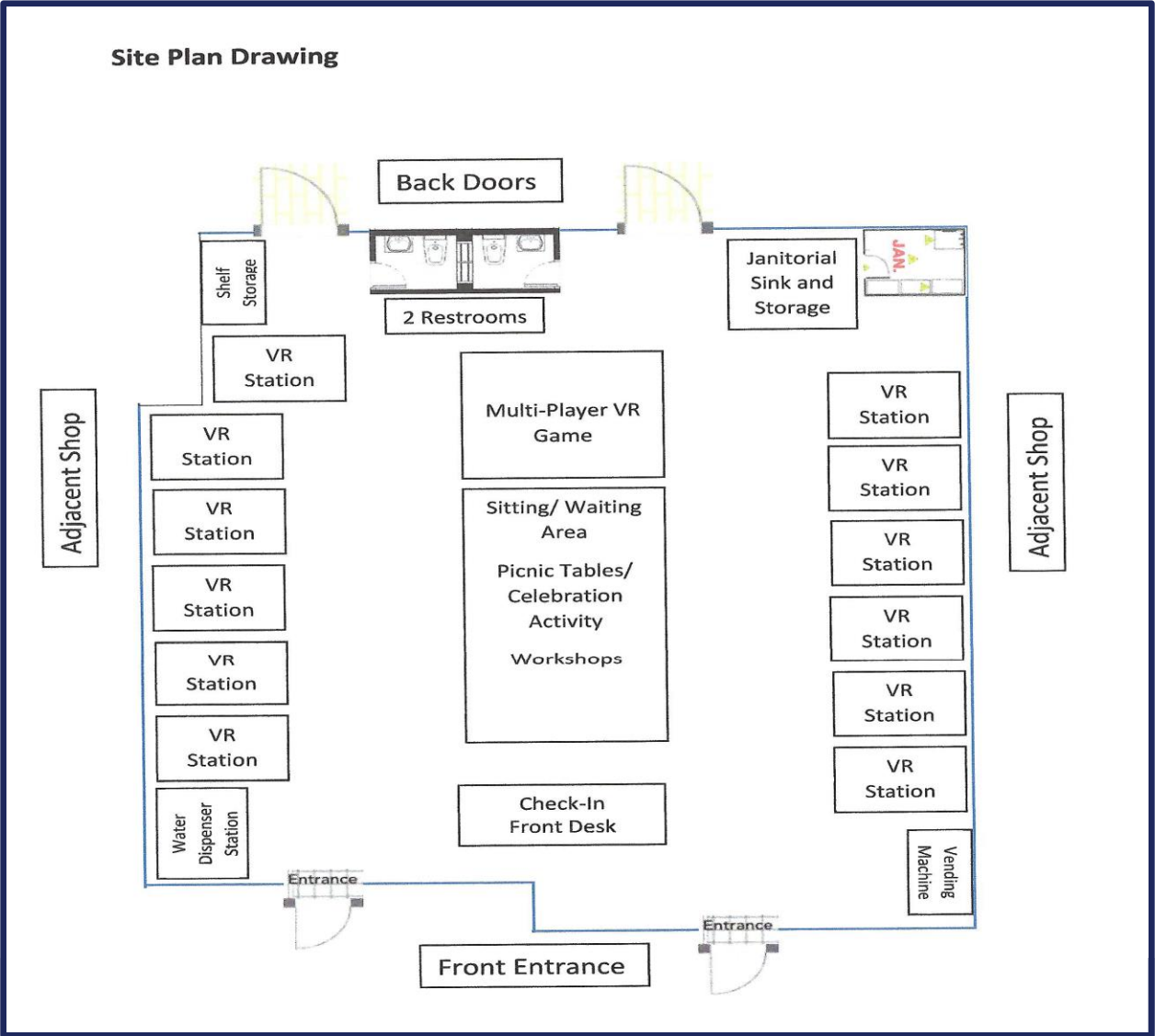
Site Plan



Lease
Space



Floor Plan



Staff Recommendation

- Staff recommends approval of the proposed Special Use Permit.
- The recommendation of the Planning & Zoning Commission will be forwarded on to City Council for final action at their September 6, 2022 regular meeting.





Agenda Item Details

Meeting	Aug 08, 2022 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	5. Conduct a public hearing to consider and act on a rezoning request for Oxford Glen Memory Care from C-2, General Commercial to PD, Planned Development District to allow for an Assisted Living and Memory Care use, located at 4546 Bunker Hill Road, with Sachse city limits.
Access	Public
Type	Action, Discussion
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the rezoning request.

Public Content

BACKGROUND

- Rezoning request for a Assisted Living / Memory Care use
- Applicant: David Krukiel
- Owner: Oxford Sachse Memory Care, Ltd.
- Size: Total property is approximately 4.35 acres
- Site attributes: Existing building with supporting parking
- Current Zoning: C-2, General Commercial District

POLICY

- The existing facility was constructed in 2014 and has been in operation since that time. The current use was permitted under the C-2 General Commercial zoning district, until subsequent zoning amendments made the use non-conforming by removing the use from the permitted uses within the zoning district.
- The subject property is currently identified as Commercial on the Future Land Use Plan, which calls for general retail, restaurants and office type uses.
- The applicant has stated in their request that the zoning is to allow for the use that currently exists on the property and to allow for a rebuild of the existing facility should the property experience a loss that is greater than 75% of the replacement cost.
- Properties to the west, east and south are all identified for Commercial uses in the Comprehensive Plan, with portions of the property to the east, west and south currently developed with non-residential uses.

RECOMMENDATION

Approve the proposed rezoning request as it is in compliance with the Future Land Use Plan and the goals and objectives of the Comprehensive Plan. The recommendation of the Planning and Zoning Commission will be forwarded on to the City Council for action at their September 6, 2022, regular meeting.

[08.08.2022 - Presentation - Rezoning Oxford Glen Memory Care.pdf \(982 KB\)](#)

PD - Rezoning Oxford Glen Memory Care

Planning & Zoning Commission

August 8, 2022



Request

Conduct a public hearing to consider and act on a rezoning request for Oxford Glen Memory Care from C-2, General Commercial to PD, Planned Development District to allow for an Assisted Living and Memory Care use, located at 4546 Bunker Hill Road, within Sachse city limits.



Project Information

- Rezoning request for an Assisted Living / Memory Care use
- Applicant: David Krukiel
- Owner: Oxford Sachse Memory Care, Ltd.
- Size: Approximately 4.35 acres
- Site Attributes: Existing building with supporting parking
- Current Zoning: C-2, General Commercial District

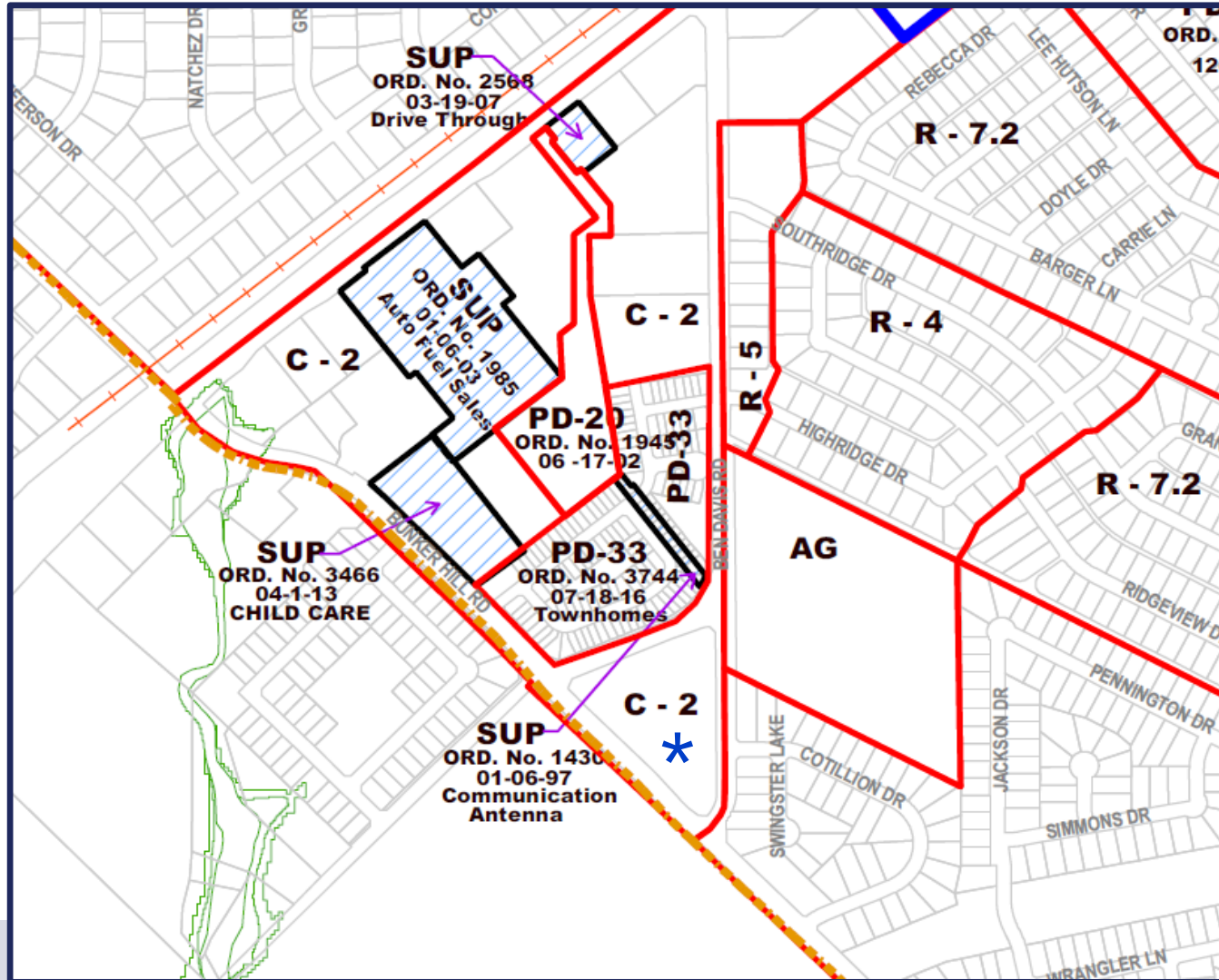


Overview

- Subject property is currently developed as Oxford Glen Memory Care.
- When the project was constructed, the use was permitted in the C-2, General Commercial District. Since that time, the ordinance has been amended to remove the use from the C-2 zoning district making the use non-conforming.
- In the event the structure occupied by a non-conforming use is destroyed by fire, elements, or other cause in excess of 75% of its reasonable value, it may not be rebuilt except to conform to the provisions of the zoning ordinance.
- The applicant has requested to rezone the property to PD to follow the base C-2 zoning requirements, with the addition of Assisted Living / Memory Care as a permitted use.



Zoning Map

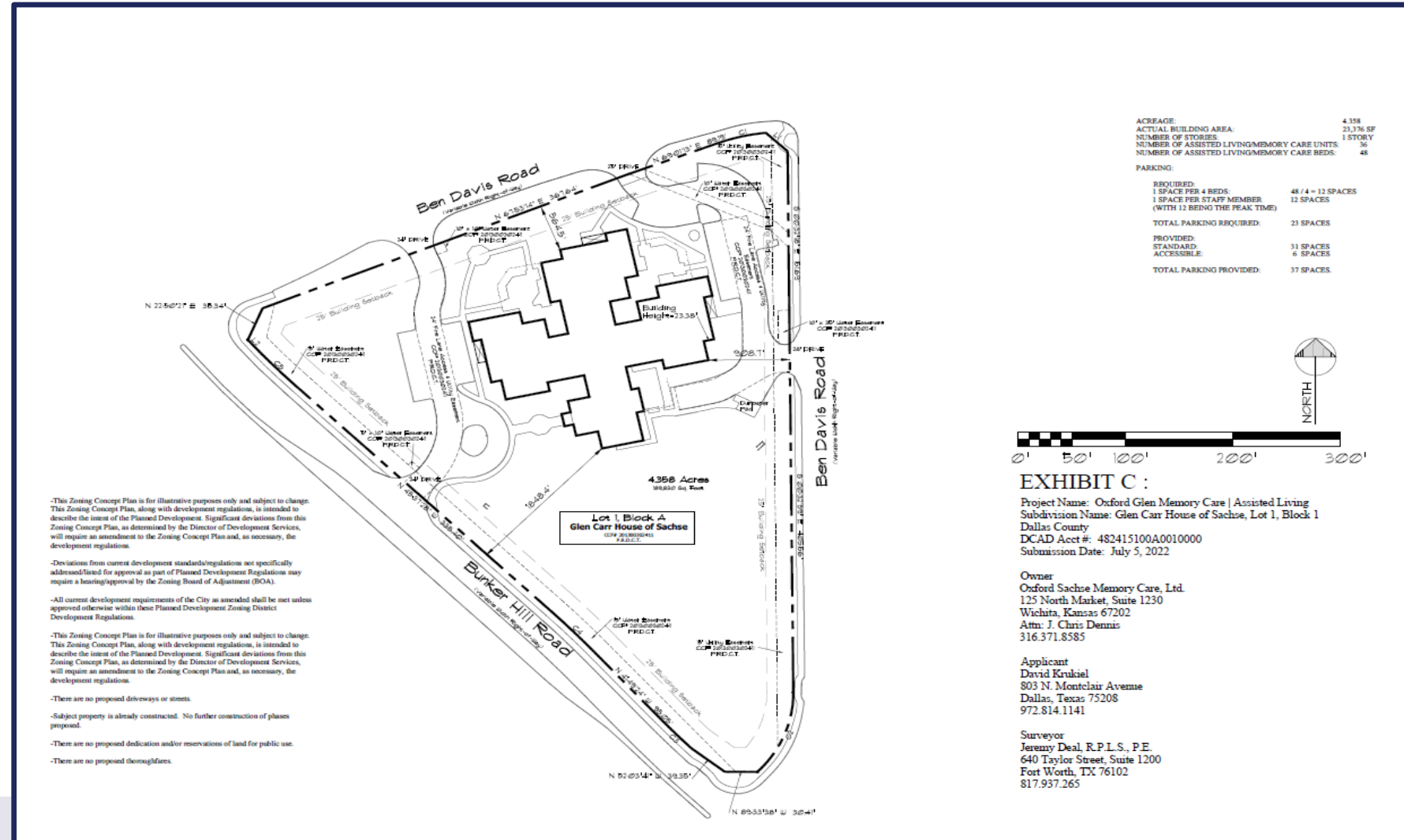


* Subject Property

Aerial Map



Site Plan / Concept Plan



Staff Recommendation

- Staff recommends approval of the proposed rezoning.
- The recommendation of the Planning & Zoning Commission will be forwarded onto City Council for final action at their September 6, 2022 regular meeting.





Agenda Item Details

Meeting	Aug 08, 2022 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	6. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
Access	Public
Type	Discussion

Public Content