



**Monday, July 25, 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. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
2. Consider approval of the June 27, 2022, meeting minutes.
3. Consider and act on a Final Plat for the Park Plaza Addition, generally located at the southwest corner of Fifth Street and Dewitt Street, within Sachse city limits
4. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
5. 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: 7/21/2022 3:30 p.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	Jul 25, 2022 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	2. 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	Jul 25, 2022 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	3. Consider and act on a Final Plat for the Park Plaza Addition, generally located at the southwest corner of Fifth Street and Dewitt Street, within Sachse city limits
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the final plat, subject to all conditions stipulated by the Building Official and City Engineer.

Public Content

BACKGROUND

- The applicant is proposing to final plat 24 single-family townhome lots.
- Applicant: Sunrise Integrity Group, LLC.
- Owner: Sunrise Integrity Group, LLC.
- Size: Approximately 1.51 acres
- The property is zoned Oldtown District - Downtown North, which generally allows for commercial and residential uses.

OVERVIEW

Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.

POLICY

There are no policy considerations with this item.

RECOMMENDATION

Per staff's technical review, the proposed final plat is in compliance with the City's subdivision regulations. As such, staff recommends approval of the proposed final plat, subject to all conditions stipulated by the Building Official and City Engineer.

[Presentation_Final Plat_Park Plaza Addition.pdf \(1,166 KB\)](#)

[Park Plaza Addition Final Plat.pdf \(1,423 KB\)](#)

Final Plat Park Plaza Addition

Planning & Zoning Commission

July 25, 2022



Request

Consider and act on a Final Plat for the Park Plaza Addition, generally located at the southwest corner of Fifth Street and Dewitt Street, within Sachse city limits.



Project Information

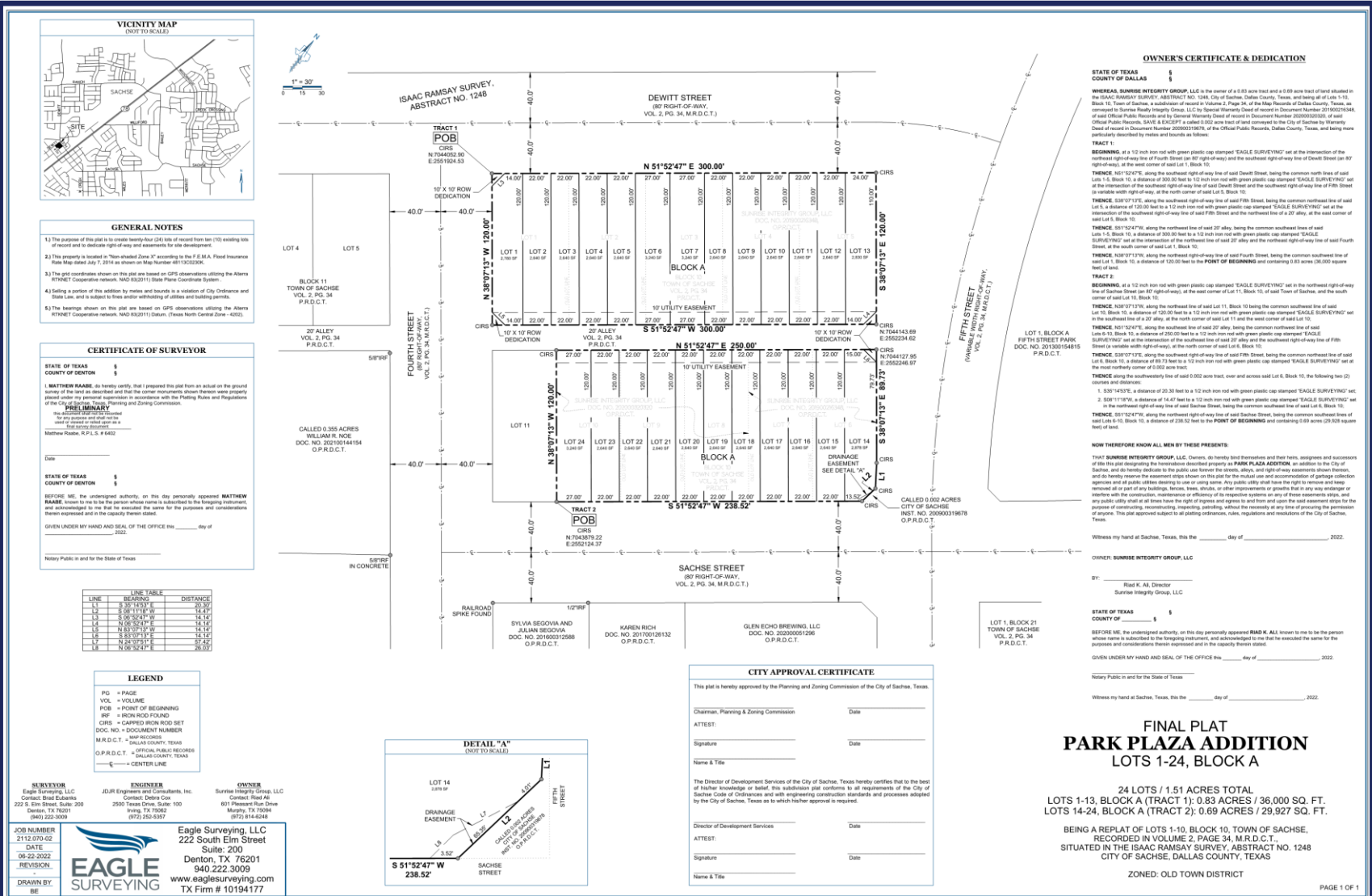
- Proposal to final plat 24 single-family attached townhome lots
- Applicant: Sunrise Integrity Group, LLC
- Owner: Sunrise Integrity Group, LLC
- Size: Approximately 1.51 acres
- Site Attributes: Vacant
- Current Zoning: Old Town District – Downtown North



Aerial Map



Proposed Plat

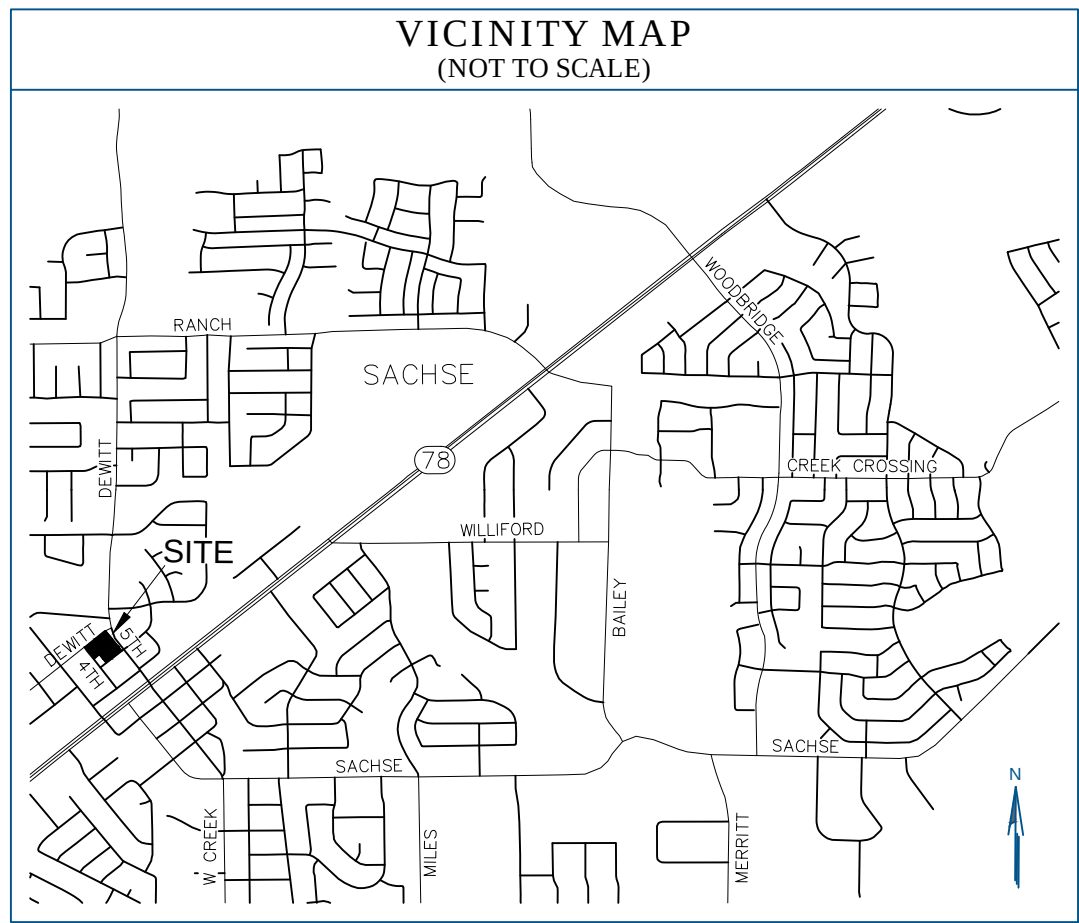


Staff Recommendation

- Per Staff's technical review, the proposed plat is in conformance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official and City Engineer.
- The action of the Planning & Zoning Commission is the final action for the final plat.

Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.





- GENERAL NOTES
- 1.) The purpose of this plat is to create twenty-four (24) lots of record from ten (10) existing lots of record and to dedicate right-of-way and easements for site development.
 - 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated July 7, 2014 as shown on Map Number 48113C0230K.
 - 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the Alterra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System.
 - 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - 5.) The bearings shown on this plat are based on GPS observations utilizing the Alterra RTKNET Cooperative network. NAD 83(2011) Datum, (Texas North Central Zone - 4202).

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Sachse, Texas, Planning and Zoning Commission.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402

Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 35°14'53" E	20.30'
L2	S 08°11'18" W	14.47'
L3	S 06°52'47" W	14.14'
L4	N 06°52'47" E	14.14'
L5	N 83°07'13" W	14.14'
L6	S 83°07'13" E	14.14'
L7	N 24°07'51" E	57.42'
L8	N 06°52'47" E	26.03'

LEGEND	
PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
DOC. NO.	= DOCUMENT NUMBER
M.R.D.C.T.	= MAP RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	= OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
—C—	= CENTER LINE

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
JDJR Engineers and Consultants, Inc.
Contact: Debra Cox
2500 Texas Drive, Suite: 100
Irving, TX 75062
(972) 252-5357

OWNER
Sunrise Integrity Group, LLC
Contact: Riad Ali
601 Pleasant Run Drive
Murphy, TX 75094
(972) 814-6248

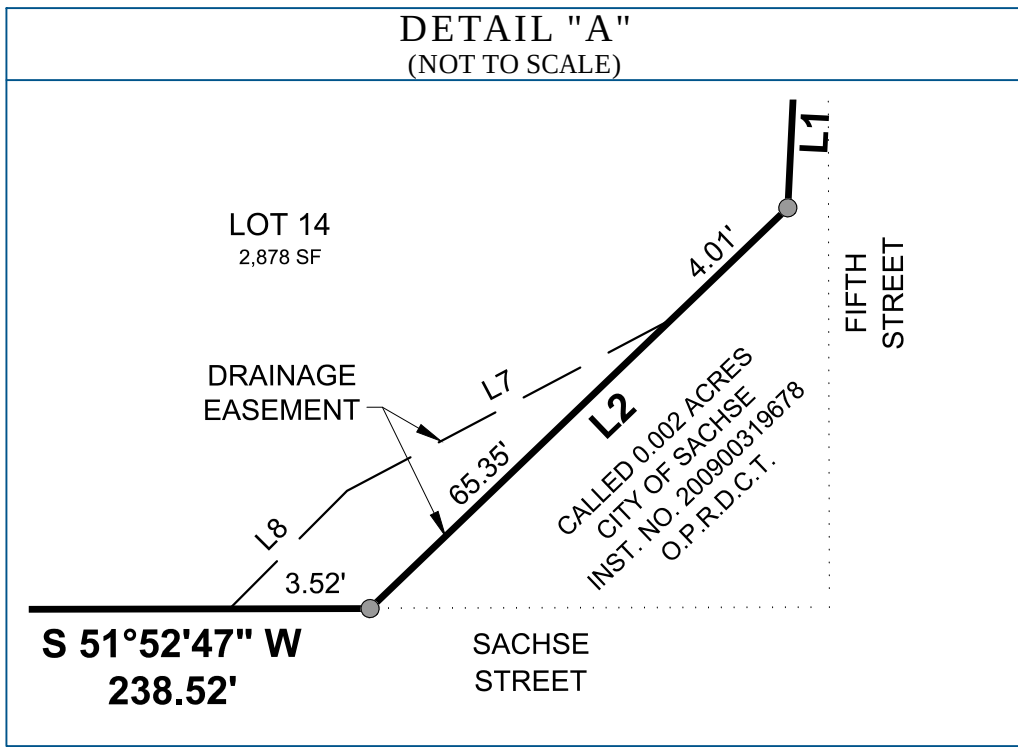
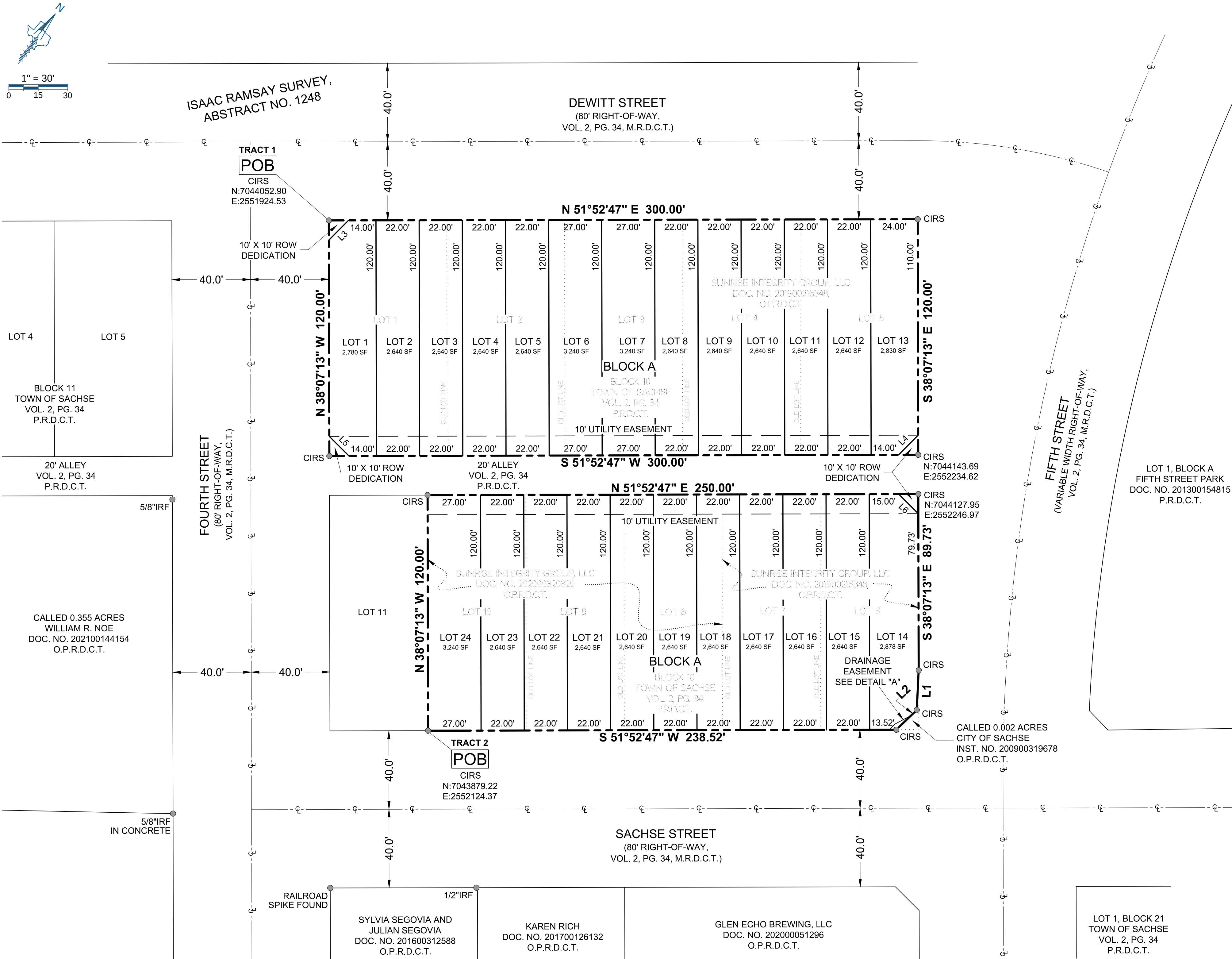
Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

JOB NUMBER
2112.070-02

DATE
06-22-2022

REVISION
-

DRAWN BY
BE



CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Planning and Zoning Commission of the City of Sachse, Texas.

Chairman, Planning & Zoning Commission _____ Date _____

ATTEST: _____

Signature _____ Date _____

Name & Title _____

The Director of Development Services of the City of Sachse, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the City of Sachse Code of Ordinances and with engineering construction standards and processes adopted by the City of Sachse, Texas as to which his/her approval is required.

Director of Development Services _____ Date _____

ATTEST: _____

Signature _____ Date _____

Name & Title _____

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **SUNRISE INTEGRITY GROUP, LLC** is the owner of a 0.83 acre tract and a 0.69 acre tract of land situated in the ISAAC RAMSAY SURVEY, ABSTRACT NO. 1248, City of Sachse, Dallas County, Texas, and being all of Lots 1-10, Block 10, Town of Sachse, a subdivision of record in Volume 2, Page 34, of the Map Records of Dallas County, Texas, as conveyed to Sunrise Realty Integrity Group, LLC by Special Warranty Deed of record in Document Number 201900216348, of said Official Public Records and by General Warranty Deed of record in Document Number 202000320320, of said Official Public Records, **SAVE & EXCEPT** a called 0.002 acre tract of land conveyed to the City of Sachse by Warranty Deed of record in Document Number 200900319678, of the Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

TRACT 1:

BEGINNING, at a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the northeast right-of-way line of Fourth Street (an 80' right-of-way) and the southeast right-of-way line of Dewitt Street (an 80' right-of-way), at the west corner of said Lot 1, Block 10;

THENCE, N51°52'47"E, along the southeast right-of-way line of said Dewitt Street, being the common north lines of said Lots 1-5, Block 10, a distance of 300.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the southeast right-of-way line of said Dewitt Street and the southwest right-of-way line of Fifth Street (a variable width right-of-way, at the north corner of said Lot 5, Block 10;

THENCE, S38°07'13"E, along the southwest right-of-way line of said Fifth Street, being the common northeast line of said Lot 5, a distance of 120.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the southwest right-of-way line of said Fifth Street and the northwest line of a 20' alley, at the east corner of said Lot 5, Block 10;

THENCE, S51°52'47"W, along the northwest line of said 20' alley, being the common southeast lines of said Lots 1-5, Block 10, a distance of 300.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the northwest line of said 20' alley and the northeast right-of-way line of said Fourth Street, at the south corner of said Lot 1, Block 10;

THENCE, N38°07'13"W, along the northeast right-of-way line of said Fourth Street, being the common southwest line of said Lot 1, Block 10, a distance of 120.00 feet to the **POINT OF BEGINNING** and containing 0.83 acres (36,000 square feet) of land.

TRACT 2:

BEGINNING, at a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the northwest right-of-way line of Sachse Street (an 80' right-of-way), at the east corner of Lot 11, Block 10, of said Town of Sachse, and the south corner of said Lot 10, Block 10;

THENCE, N38°07'13"W, along the northeast line of said Lot 11, Block 10 being the common southwest line of said Lot 10, Block 10, a distance of 120.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the southeast line of a 20' alley, at the north corner of said Lot 11 and the west corner of said Lot 10;

THENCE, N51°52'47"E, along the southeast line of said 20' alley, being the common northwest line of said Lots 6-10, Block 10, a distance of 250.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the southeast line of said 20' alley and the southwest right-of-way line of Fifth Street (a variable width right-of-way), at the north corner of said Lot 6, Block 10;

THENCE, S38°07'13"E, along the southwest right-of-way line of said Fifth Street, being the common northeast line of said Lot 6, Block 10, a distance of 89.73 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the most northerly corner of 0.002 acre tract;

THENCE along the westerly line of said 0.002 acre tract, over and across said Lot 6, Block 10, the following two (2) courses and distances:

1. S35°14'53"E, a distance of 20.30 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S08°11'18"W, a distance of 14.47 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the northwest right-of-way line of said Sachse Street, being the common southeast line of said Lot 6, Block 10;

THENCE, S51°52'47"W, along the northwest right-of-way line of said Sachse Street, being the common southeast lines of said Lots 6-10, Block 10, a distance of 238.52 feet to the **POINT OF BEGINNING** and containing 0.69 acres (29,928 square feet) of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **SUNRISE INTEGRITY GROUP, LLC**, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **PARK PLAZA ADDITION**, an addition to the City of Sachse, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the actual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

Witness my hand at Sachse, Texas, this the _____ day of _____, 2022.

OWNER: **SUNRISE INTEGRITY GROUP, LLC**

BY: _____
Riad K. Ali, Director
Sunrise Integrity Group, LLC

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **RIAD K. ALI**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas

Witness my hand at Sachse, Texas, this the _____ day of _____, 2022.

FINAL PLAT PARK PLAZA ADDITION LOTS 1-24, BLOCK A

24 LOTS / 1.51 ACRES TOTAL
LOTS 1-13, BLOCK A (TRACT 1): 0.83 ACRES / 36,000 SQ. FT.
LOTS 14-24, BLOCK A (TRACT 2): 0.69 ACRES / 29,927 SQ. FT.

BEING A REPLAT OF LOTS 1-10, BLOCK 10, TOWN OF SACHSE,
RECORDED IN VOLUME 2, PAGE 34, M.R.D.C.T.,
SITUATED IN THE ISAAC RAMSAY SURVEY, ABSTRACT NO. 1248
CITY OF SACHSE, DALLAS COUNTY, TEXAS

ZONED: OLD TOWN DISTRICT



Agenda Item Details

Meeting	Jul 25, 2022 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	4. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
Access	Public
Type	Discussion

Public Content