



Monday, June 27, 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, June 27, 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 May 9, 2022, meeting minutes.
4. Consider and act on a Final Plat for the Aria Phase 1, generally located east of Merritt Road and south of Pleasant Valley Road, within Sachse city limits.
5. 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
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 on the bulletin board, an accessible location at Sachse City Hall.


Leah K Granger, City Secretary

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 972.429.4770, via email at achi@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.



Agenda Item Details

Meeting	Jun 27, 2022 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	3. Consider approval of the May 9, 2022, meeting minutes.
Access	Public
Type	Action, Minutes
Recommended Action	Approve the minutes as presented.
Minutes	View Minutes for May 9, 2022 - Planning and Zoning Commission Meeting

Public Content

[05.09.22 Planning & Zoning Minutes.pdf \(71 KB\)](#)

**PLANNING AND ZONING OF THE CITY OF SACHSE
MAY 9, 2022, MEETING MINUTES**

The Planning and Zoning Commission of the City of Sachse held a regular meeting on Monday, May 9, 2022, at 6:00 p.m. at Sachse City Hall, 3815-B Sachse Road. Members present were Chairperson Jeanie Marten; Vice-Chairperson Scott Ohman; Commission members Brian Cox and George Kemper; Councilmember Michelle Howarth; Development Services Director Matt Robinson, and Development Service Coordinator Megan Jay.

Members absent: Fernando Gutierrez, Travis Mondok, and Bill Thrash.

Chairperson Marten called the meeting to order at 6:00 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 March 14, 2022, meeting minutes.

Chairperson Marten asked for the minutes to have a minor correction from commission Marten to Commissioner Marten. Vice-Chairperson Ohman made the motion to approve the minutes with the correction noted. Commissioner Cox seconded the motion, and it carried unanimously.

Consider and act on the Final Plat for the Sachse Muslim Society, generally located between 2nd Street and 3rd Street west of McDearmon Street within Sachse city limits.

Mr. Robinson presented the final plat for the Muslim Society that is one lot and approximately 2.72 acres. This is a house conversion to a church facility. 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. Vice-Chairperson Ohman seconded the motion, and it carried unanimously.

Consider and act on the Preliminary Plat for the Crescent Meadows Addition, generally located between Dewitt Road and Third Street and north of McDearmon Street, within Sachse City limits.

Mr. Robinson presented the preliminary plat. He stated that, per staff's technical review, the preliminary plat is within conformance with Sachse's subdivision regulations and zoning ordinances. Commissioners asked several questions. Developer representative, Jim Dewey, 2500 Texas Dr., Irving TX, answered questions from the commission regarding the drainage and the alley way.

Commissioner Kemper made a motion to approve the preliminary plat subject to all conditions stipulated by the building official and City engineer. Commissioner Cox 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 Commissioners on various ongoing developments within the city.

Adjournment.

Chairperson Marten adjourned the meeting at 6:21 p.m.

APPROVE:

ATTEST:

Jeanie Marten, Chairperson

Scott Ohman, Vice-Chairperson



Agenda Item Details

Meeting	Jun 27, 2022 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	4. Consider and act on a Final Plat for the Aria Phase 1, generally located east of Merritt Road and south of Pleasant Valley Road, within Sachse city limits.
Access	Public
Type	Action, Discussion
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 99 single-family townhome lots and 12 common area lots:

- Applicant: Huffines Communities
- Owner: Aria Townhome, LLC and Benbrook Winchester, L.P.
- Size: Approximately 11.8 acres
- The property is zoned PGBT District - Turnpike Mixed-Use, 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.

[Staff Presentation - Aria Final Plat.pdf \(1,092 KB\)](#)

[Aria Phase 1 Final Plat.pdf \(939 KB\)](#)

Final Plat Aria Phase 1

Planning & Zoning Commission

June 27, 2022



Request

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



Project Information

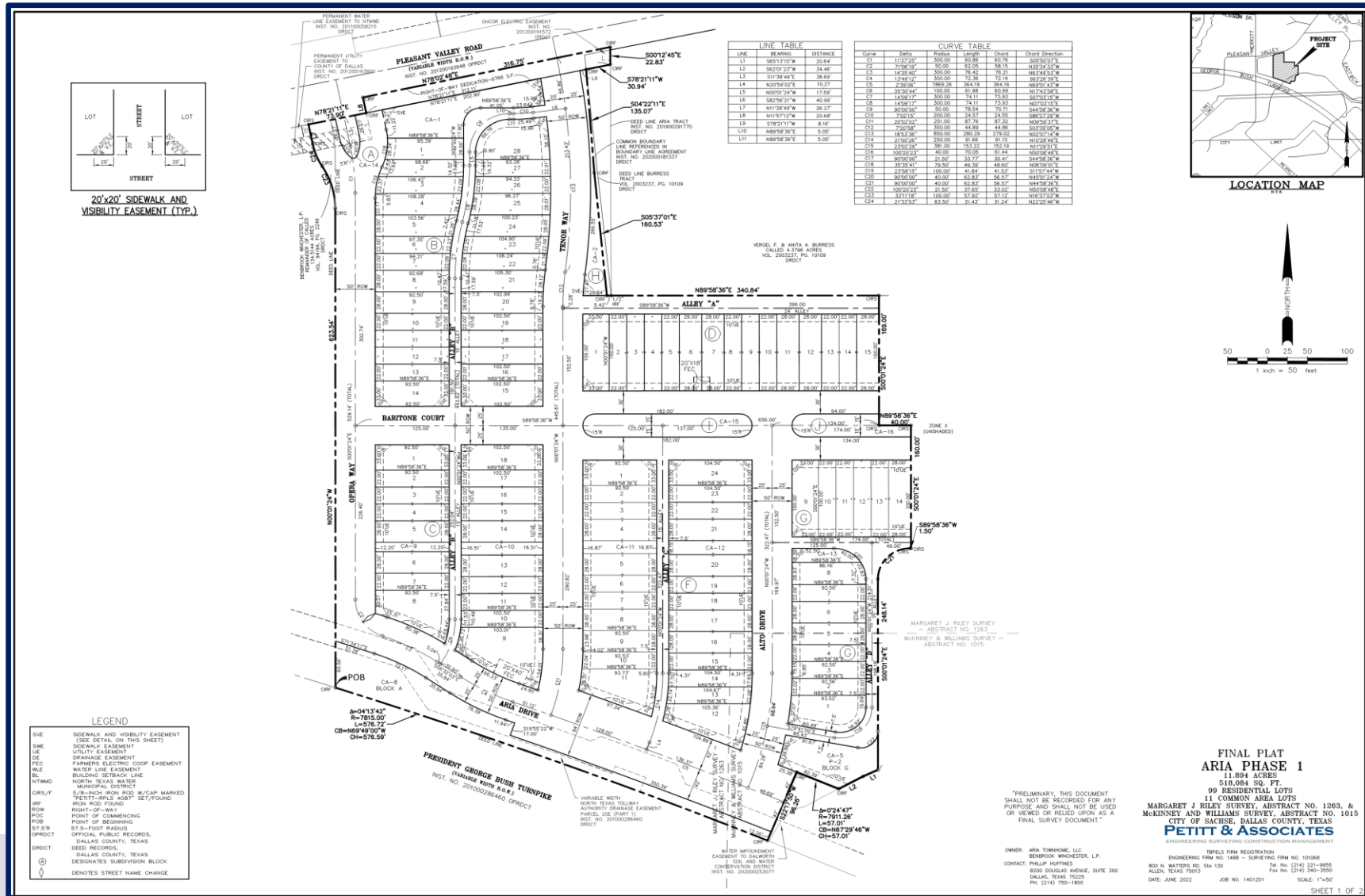
- Proposal to final plat 99 single-family townhome lots and 12 common areas
- Applicant: Huffines Communities
- Owner: Aria Townhome, LLC and Benbrook Winchest, L.P.
- Size: Approximately 11.8 acres
- Site Attributes: vacant
- Current Zoning: PGBT District – Turnpike Mixed-Use



Aerial Map



Proposed Plat



The City of
SACHSE

FINAL PLAT
ARIA PHASE 1
11.894 ACRES
518,084 SQ. FT.
09 RESIDENTIAL LOTS
11 COMMON AREA LOTS
MARGARET J RILEY SURVEY, ABSTRACT NO. 1263, &
McKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1015
CITY OF SACHE, DALLAS COUNTY, TEXAS
PETITT & ASSOCIATES
ENGINEERING SURVEYING CONSTRUCTION MANAGEMENT

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS FINAL SURVEY DOCUMENT.

OWNER: ARIA TOWNHOME, LLC
BENBROOK WINCHESTER, L.P.
CONTACT: PHILLIP HUFFINES
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
PH. (214) 750-1800

TBPELS FIRM REGISTRATION
 ENGINEERING FIRM NO. 1488 - SURVEYING FIRM NO. 101068
 800 N. WATTERS RD. Ste 130 Tel. No. (214) 221-9955
 ALLEN, TEXAS 75013 Fax No. (214) 340-3550
 DATE: JUNE 2022 JOB NO. 1401201 SCALE: 1"=50'

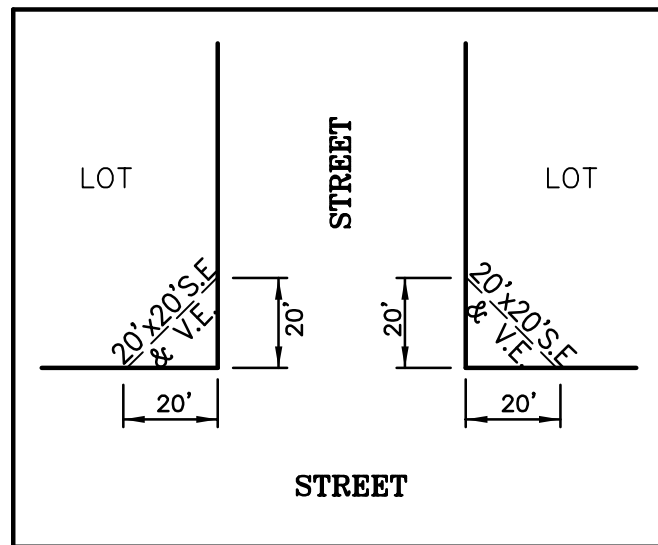
SHEET 1 OF 2

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.

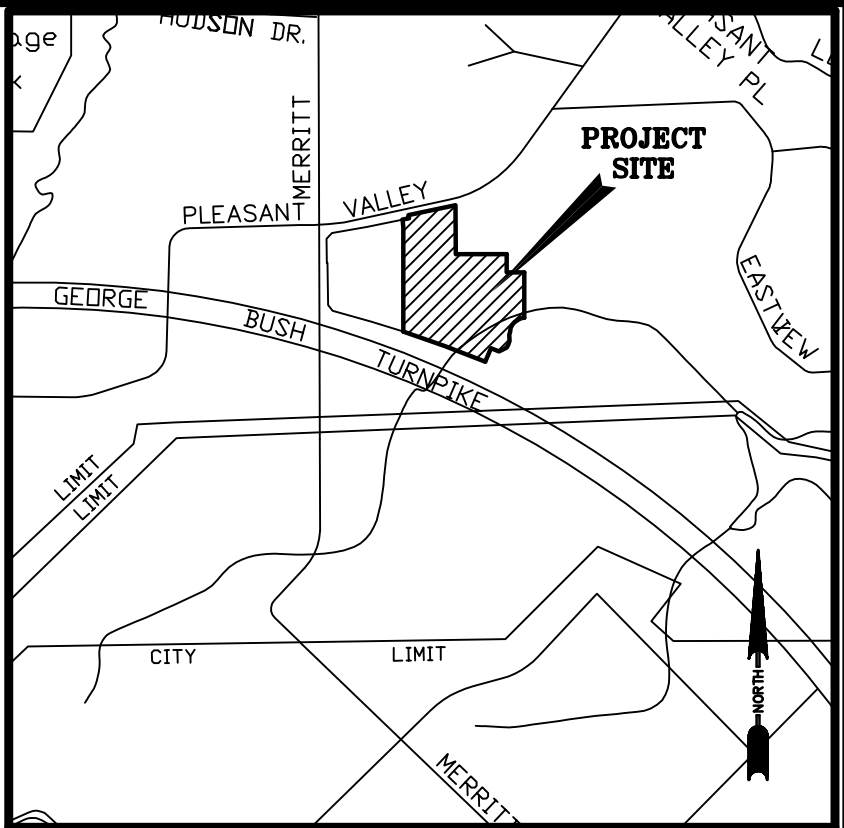
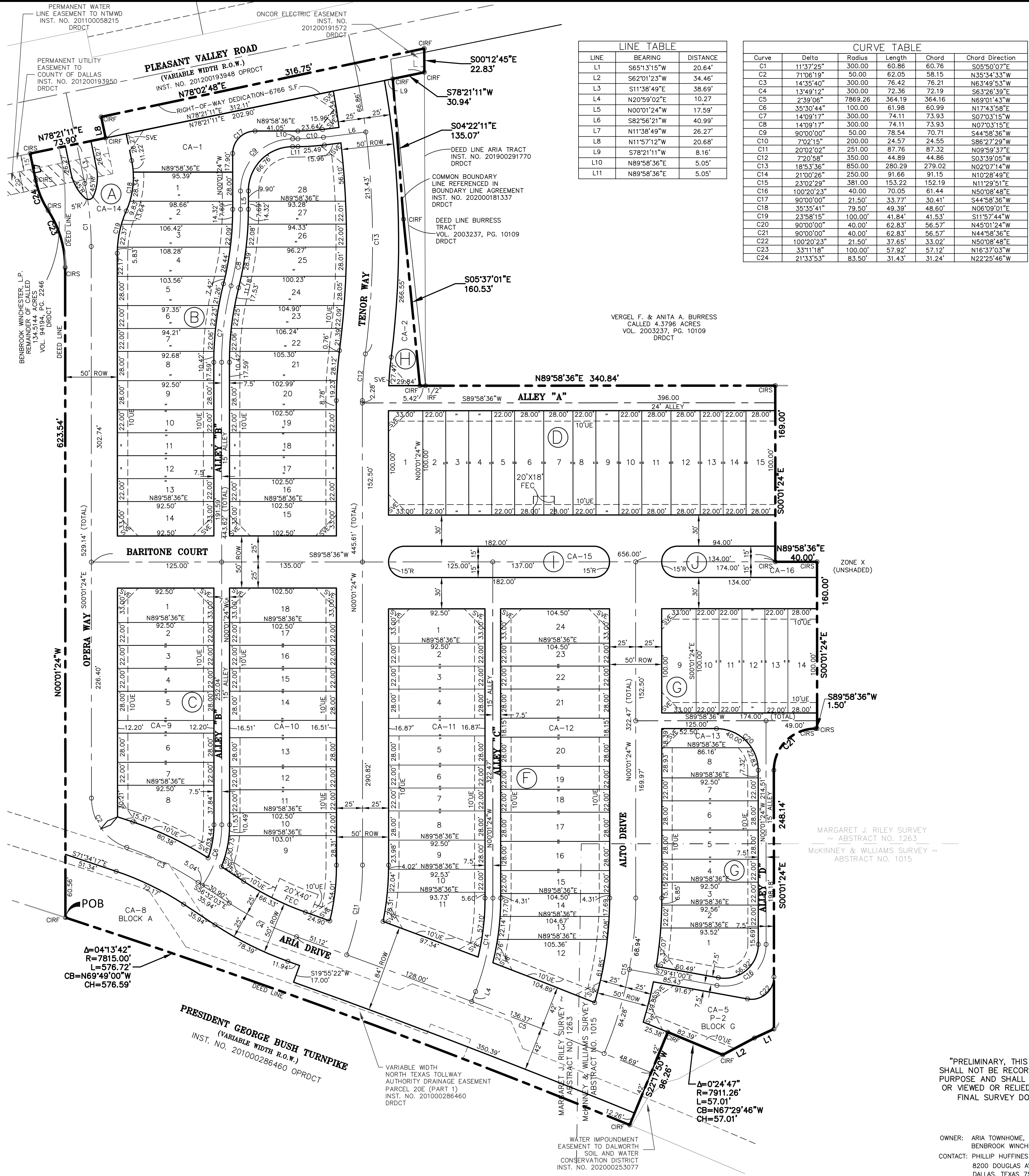
Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.



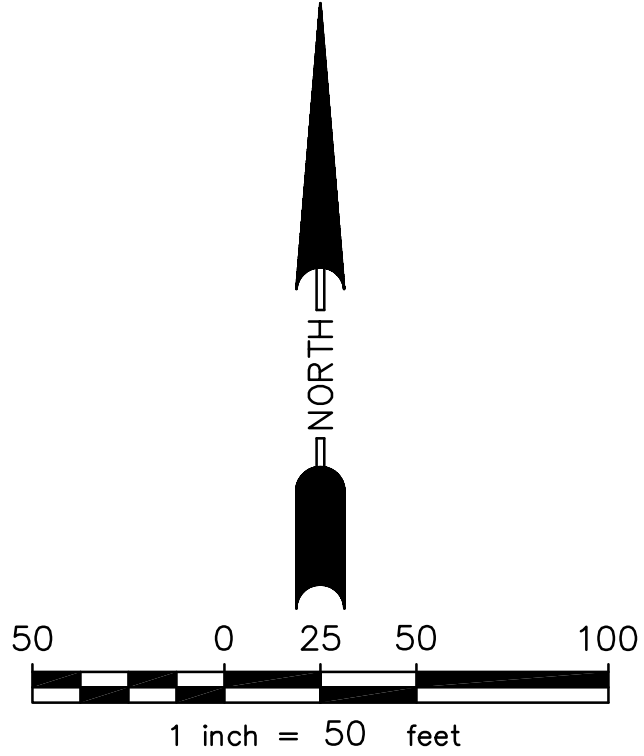


20'x20' SIDEWALK AND
VISIBILITY EASEMENT (TYP.)

LEGEND	
SVE	SIDEWALK AND VISIBILITY EASEMENT (SEE DETAIL ON THIS SHEET)
SWE	SIDEWALK EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
FEC	FARMERS ELECTRIC COOP EASEMENT
WLE	WATER LINE EASEMENT
BL	BUILDING SETBACK LINE
NTWMD	NORTH TEXAS WATER MUNICIPAL DISTRICT
CIRS/F	5/8-INCH IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET/FOUND
IRF	RIGHT-OF-WAY
ROW	POINT OF COMMENCING
POC	POINT OF BEGINNING
POB	57.5-FOOT RADIUS
57.5'R	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
DRDCT	DESIGNATES SUBDIVISION BLOCK
(A)	DENOTES STREET NAME CHANGE



LOCATION MAP
N.T.S.



FINAL PLAT
ARIA PHASE 1
11.894 ACRES
518,084 SQ. FT.
99 RESIDENTIAL LOTS
11 COMMON AREA LOTS
MARGARET J RILEY SURVEY, ABSTRACT NO. 1263, &
MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1015
CITY OF SACHSE, DALLAS COUNTY, TEXAS
PETITT & ASSOCIATES
ENGINEERING SURVEYING CONSTRUCTION MANAGEMENT

"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."

OWNER: ARIA TOWNHOME, LLC
BENBROOK WINCHESTER, L.P.
CONTACT: PHILLIP HUFFINES
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
PH: (214) 750-1800

TBPELS FIRM REGISTRATION
ENGINEERING FIRM NO. 1488 - SURVEYING FIRM NO. 101068
800 N. WATERS RD. Ste 130
ALLEN, TEXAS 75013
Tel. No. (214) 221-9955
Fax No. (214) 340-3550
DATE: JUNE 2022
JOB NO. 1401201
SCALE: 1"=50'

OWNER'S CERTIFICATE

State of Texas §
County of Dallas §

WHEREAS, Aria Townhome, LLC, and Benbrook Winchester, L.P. are the Owners of a 18.603 acre tract of land situated in the Margaret J. Riley Survey ~ Abstract No. 1263, the McKinney & Williams Survey ~ Abstract No. 1015 in Dallas County, Texas, and being part of a called 25.489 acre tract of land described in a deed to Aria Townhome, LLC, recorded in Instrument Number 201900291770 of the Official Public Records of Dallas County, Texas (OPRDCT), and being part of a remainder of a called 134.5144 acre tract of land described in a deed to Benbrook Winchester, L.P., recorded in Volume 94194, Page 2246, Deed Records of Dallas County, Texas, (DRDCT) being more particularly described as follows:

BEGINNING at a 5/8–inch iron rod with cap marked "PETITT–RPLS 4087" found for the southwest corner of said Aria tract also being in the north right–of–way line of the President George Bush Turnpike (variable width public right–of–way) according to an Agreed Final Judgement, Cause No. CC–08–09638–D, Dallas Court No. 4, Dallas County, Texas recorded in Instrument Number 201000286460, OPRDCT;

THENCE North 00°01'24" West with the west line of said Aria tract, a distance of 623.54 feet to the beginning of a tangent curve to the left;

THENCE departing said west line, over and across said Benbrook Winchester, L.P. tract the following courses to 5/8–inch iron rods with cap marked "PETITT–RPLS 4087" set for corner;

Northwesterly, with said curve which has a central angle of 33°11'18", a radius of 100.00 feet, a chord that bears North 16°37'03" West with a chord length of 57.12 feet and an arc length of 57.92 to a point of reverse curvature;

Northwesterly, with said curve which has a central angle of 21°33'53", a radius of 83.50 feet, a chord that bears North 22°25'46" West with a chord length of 31.24 feet and an arc length of 31.43 to a point of reverse curvature;

North 11°38'49" West, a distance of 26.27 feet to the south right–of–way line of Pleasant Valley Road (variable width public right–of–way) according to a Dedication Right–Of–Way Deed With Right of Reverter to the County of Dallas recorded in Instrument Number 201200193948, OPRDCT;

THENCE with the south right–of–way line of said Pleasant Valley Road the following courses to 5/8–inch iron rods with cap marked "PETITT–RPLS 4087" found for corner;

North 78°21'11" East, a distance of 73.90 feet;

North 11°57'12" West, a distance of 20.68 feet;

North 78°02'48" East, a distance of 316.75 feet to an angle point in the north line of said Aria tract and being the north end of a Common Boundary Line described in a boundary line agreement between Vergel F. Burress and Anita A. Burress and Aria Townhome, LLC recorded in in Instrument Number 202000181337, OPRDCT;

THENCE departing the south right–of–way line of said Pleasant Valley Road with said Common Boundary Line the following courses to 5/8–inch iron rods with cap marked "PETITT–RPLS 4087" found for corner;

South 00°12'45" East, a distance of 22.83 feet;

South 78°21'11" West, a distance of 30.94 feet

South 04°22'11" East, a distance of 135.07 feet;

South 05°37'01" East, a distance of 160.53 feet to the south end of said Common Boundary Line;

THENCE North 89°58'36" East departing said Common Boundary Line with the common line of said Aria tract, a called 4.3796 acre tract of land described in a deed to Vergel F. Burress and Anita A. Burress, recorded in Volume 2003237, Page 10109, DRDCT, passing at a distance of 5.42 feet a 1/2–inch iron rod found for the southwest corner of said Burress tract and being an angle point in said Aria tract, continuing a total distance of 340.84 feet to a 5/8–inch iron rod with cap marked "PETITT–RPLS 4087" set for corner;

THENCE over and across said Aria tract the following courses to 5/8–inch iron rods with cap marked "PETITT–RPLS 4087" set for corner;

South 00°01'24" East, a distance of 169.00 feet;

North 89°58'36" East, a distance of 40.00 feet;

South 00°01'24" East, a distance of 160.00 feet;

South 89°58'36" West, a distance of 1.50 feet to the beginning of a non–tangent curve to the left;

Southwesterly, with said curve which has a central angle of 90°00'00", a radius of 40.00 feet, a chord that bears North 44°58'36" West with a chord length of 56.57 feet, and an arc length of 62.83 feet to the end of said curve;

South 00°01'24" East, a distance of 248.14 feet to a point in the south line of said Aria Tract;

THENCE with the south line of said Aria tract the following courses to 5/8–inch iron rods with cap marked "PETITT–RPLS 4087" found for corner;

South 65°13'15" West, a distance of 20.64 feet to a point for corner;

South 62°01'23" West, a distance of 34.46 feet, to a 5/8–inch iron rod with cap marked "PETITT–RPLS 4087" found for the beginning of a non–tangent curve to the left;

Northwesterly, with said curve which has a central angle of 0°24'47", a radius of 7911.26 feet, a chord that bears North 67°29'46" West with a chord length of 57.01 feet, and an arc length of 57.01 feet to a 5/8–inch iron rod with cap marked "PETITT–RPLS 4087" found for the end of said curve;

South 22°17'50" West, a distance of 96.26 feet to a 5/8–inch iron rod with cap marked "PETITT–RPLS 4087" found in the north right–of–way line of said President George Bush Turnpike and being the beginning of non–tangent curve to the left;

Northwesterly continuing with said south line and with said curve along the north right–of–way line of said President George Bush Turnpike which has a central angle of 4°13'42", a radius of 7815.00 feet, a chord that bears North 69°49'00" West with a chord length of 576.59 feet and an arc length of 576.72 feet to the POINT OF BEGINNING, containing, 518,084 Square Feet or 11.894 acres of land, more or less.

NOTES

- The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 – North Central Zone No. 4202 – NAD83, all distances are surface distances with a Combined Scale Factor of 0.999852606 per City of Sachse GPS Monument Network.
- Subject property is located within Zone X (un–shaded area), defined as "Areas determined to be outside the 0.2% annual chance floodplain" according to Federal Emergency Management Agency Flood Insurance Rate Maps for Dallas County, Texas and Incorporated Areas – Number 48113C0230K, Effective Date July 7, 2014 and Number 48113C0235K, Effective Date July 7, 2014. Floodplain lines shown hereon are graphically plotted according to these maps.
- Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas Statutes and is subject to fines and withholding of utilities and building permits.
- The purpose of this plat is to create a residential townhome subdivision.
- All Common Area lots are to be maintained by the Homeowner's Association (HOA).
- The HOA is responsible for the maintenance of the screen wall and perimeter fences.
- All perimeter property corners are 5/8–inch iron rods with cap marked "PETITT–RPLS 4087", unless otherwise noted.
- Lot corners are 5/8–inch iron rods with cap marked "PETITT–RPLS 4087" set or an "X" cut set in concrete, unless otherwise noted. When a retaining wall or screening fence has been placed at the rear lot corner or front lot corner, a 5/8–inch iron rod may be set five feet (5') from the rear or front lot corner along the side lot line.
- The existing zoning for the property is PGBT Turnpike/Mixed–Use.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Aria Townhome, LLC and Benbrook Winchester, L.P. do hereby adopt this Final Plat designating the described property as Aria Phase 1 an addition to the City of Sachse, Texas, and do hereby dedicate to the public use forever the streets and alleys thereon; and do hereby dedicate the easement strips shown on the plat for the mutual use and accommodation of all public utilities desiring to use or using same. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over and across the easements strips on said plat. 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 which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. This plat is approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

WITNESS MY HAND, this _____ day of _____, 2022

Aria Townhome, LLC, a Texas limited liability company

By: _____
Phillip Huffines, Managing Director

State of Texas §

County of Dallas §

Before me, the undersigned authority, a Notary Public in and for said County and State of Texas, on this day personally appeared Phillip Huffines, 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 purpose and considerations therein expressed.

Given under my hand seal of office, this _____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires on:

Benbrook Winchester L.P., a Texas limited partnership

By: HC Operating, L.P., its general partner
By: HC Operating GP, LLC, its general partner

By: _____
Phillip Huffines, Managing Director

State of Texas §

County of Dallas §

Before me, the undersigned authority, a Notary Public in and for said County and State of Texas, on this day personally appeared Phillip Huffines, 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 purpose and considerations therein expressed.

Given under my hand seal of office, this _____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires on:

BLOCK A	
LOT	AREA (sf)
CA–14	1183

BLOCK B	
LOT	AREA (sf)
1	2693
2	2260
3	2374
4	2974
5	2809
6	2104
7	2053
8	2591
9	2590
10	2035
11	2035
12	2035
13	2035
14	3053
15	3383
16	2255
17	2255
18	2255
19	2255
20	2873
21	2913
22	2331
23	2327
24	2876
25	2747
26	2095
27	2063
28	4462
CA–1	7610

BLOCK C	
LOT	AREA (sf)
1	3053
2	2035
3	2035
4	2035
5	2590
6	2590
7	2035
8	4460
9	6439
10	2257
11	2255
12	2255
13	2870
14	2870
15	2255
16	2255
17	2255
18	3383
CA–9	1128
CA–10	1692

BLOCK D	
LOT	AREA (sf)
1	3300
2	2200
3	2200
4	2200
5	2200
6	2800
7	2800
8	2200
9	2200
10	2200
11	2800
12	2800
13	2200
14	2200
15	2800

BLOCK F	
LOT	AREA (sf)
1	3052
2	2035
3	2035
4	2590
5	2590
6	2035
7	2035
8	2590
9	2590
10	2046
11	4336
12	4405
13	2309
14	2300
15	2299
16	2926
17	2926
18	2299
19	2299
20	2926
21	2926
22	2299
23	2299
24	3449
CA–11	1561
CA–12	1897

BLOCK G	
LOT	AREA (sf)
1	4043
2	2045
3	2035
4	2035
5	2590
6	2590
7	2035
8	2632
9	3300
10	2200
11	2200
12	2200
13	2200
14	2800
CA–5	31878
CA–13	1402

BLOCK H	
LOT	AREA (sf)
CA–2	3140

BLOCK I	
LOT	AREA (sf)
CA–15	6167

BLOCK J	
LOT	AREA (sf)
CA–16	3773

SURVEYOR'S CERTIFICATE

State of Texas §

County of Collin §

That I, James Mark Whitkanack, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sachse, Texas.

"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."

James Mark Whitkanack
R.P.L.S. 6134

State of Texas §

County of Collin §

Before me, the undersigned authority, a Notary Public in and for said County and State of Texas, on this day personally appeared James Mark Whitkanack, 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 purpose and considerations therein expressed.

Given under my hand seal of office, this _____ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires on:

The Director of Development Services of the City of Sachse, Texas hereby certifies that to the best of their 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 their approval is required.

Director of Development Services Date

ATTEST:

Signature Date

Name & Title

CITY APPROVAL CERTIFICATE

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

Chairman, Planning and Zoning Commission Date

ATTEST:

Signature Date

Name & Title

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FINAL PLAT
ARIA PHASE 1
11.894 ACRES
518,084 SQ. FT.
99 RESIDENTIAL LOTS
11 COMMON AREA LOTS
MARGARET J RILEY SURVEY, ABSTRACT NO. 1263, &
McKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1015
CITY OF SACHSE, DALLAS COUNTY, TEXAS
PETITT & ASSOCIATES
ENGINEERING SURVEYING CONSTRUCTION MANAGEMENT

OWNER: ARIA TOWNHOME, LLC
BENBROOK WINCHESTER, L.P.
CONTACT: PHILLIP HUFFINES
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
PH. (214) 750–1800

TBPELS FIRM REGISTRATION
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DATE: JUNE 2022
JOB NO. 1401201
Tel. No. (214) 221–9955
Fax No. (214) 340–3550
SCALE: N/A



Agenda Item Details

Meeting	Jun 27, 2022 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	5. 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
Access	Public
Type	Action, Discussion
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: TNT Gaming Center
- Owner: LMT Land, Inc.
- Size: Total property is approximately 1.57 acres
- Site attributes: Existing building with supporting parking
- Current Zoning: C-2, General 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 the existing building on the property for commercial amusement use consisting of an arcade, games and food service components.
- 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.
- 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 July 18, 2022, regular meeting.

[Staff Presentation - Special Use Permit Gaming Center.pdf \(1,172 KB\)](#)

Special Use Permit TNT Gaming Center

Planning & Zoning Commission

June 27, 2022



Request

Conduct a public hearing to consider and act on a request for a Special Use Permit for TNT Gaming Center, a commercial amusement use, generally located at 7010 State Highway 78, within Sachse city limits.



Project Information

- Request for approval of a Special Use Permit for a commercial amusement use
- Applicant: TNT Gaming Center
- Owner: LMT Land, Inc.
- Size: Approximately 1.57 acres
- Site Attributes: Existing building with supporting parking
- Current Zoning: C-2, General Commercial District

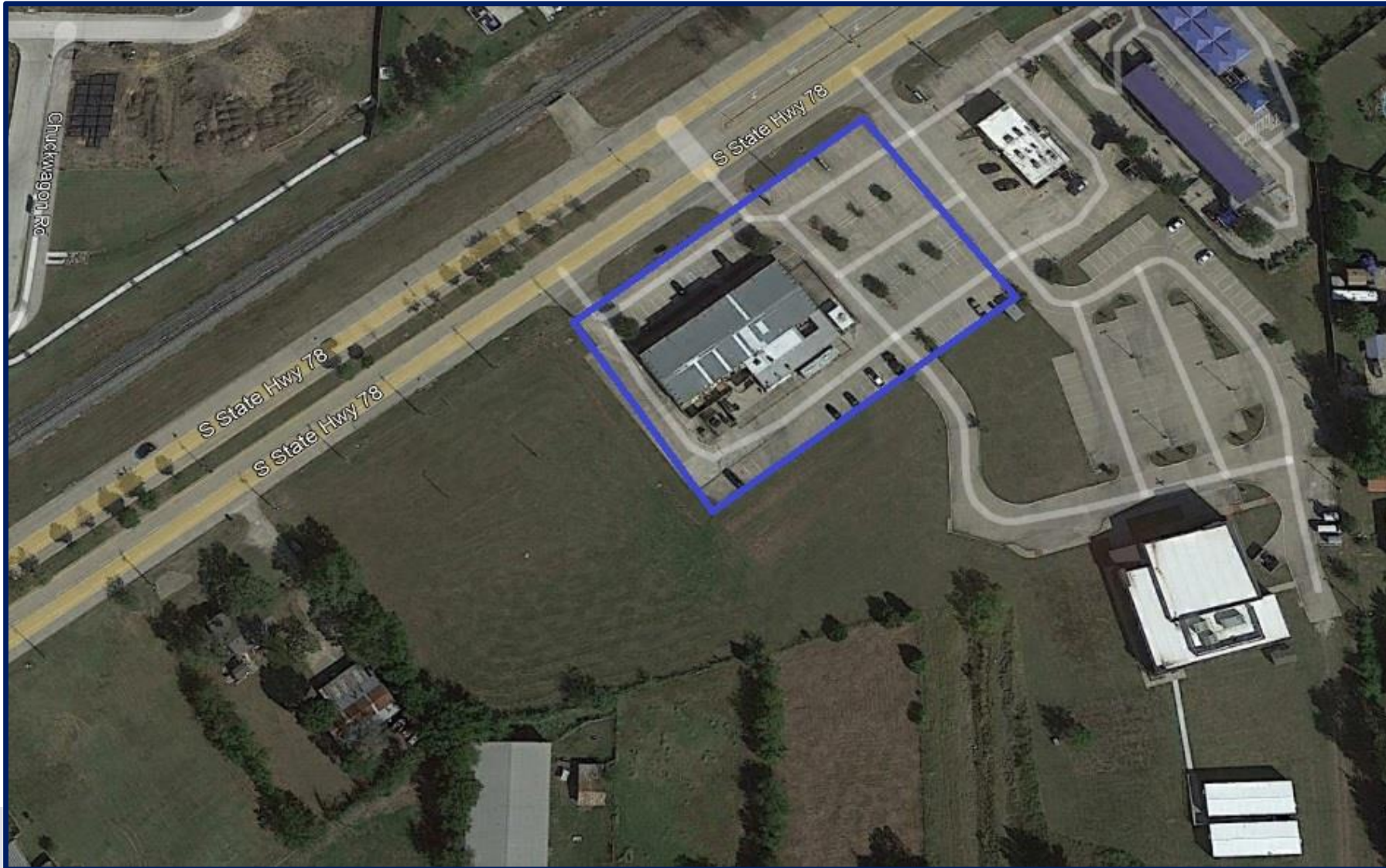


SUP Overview

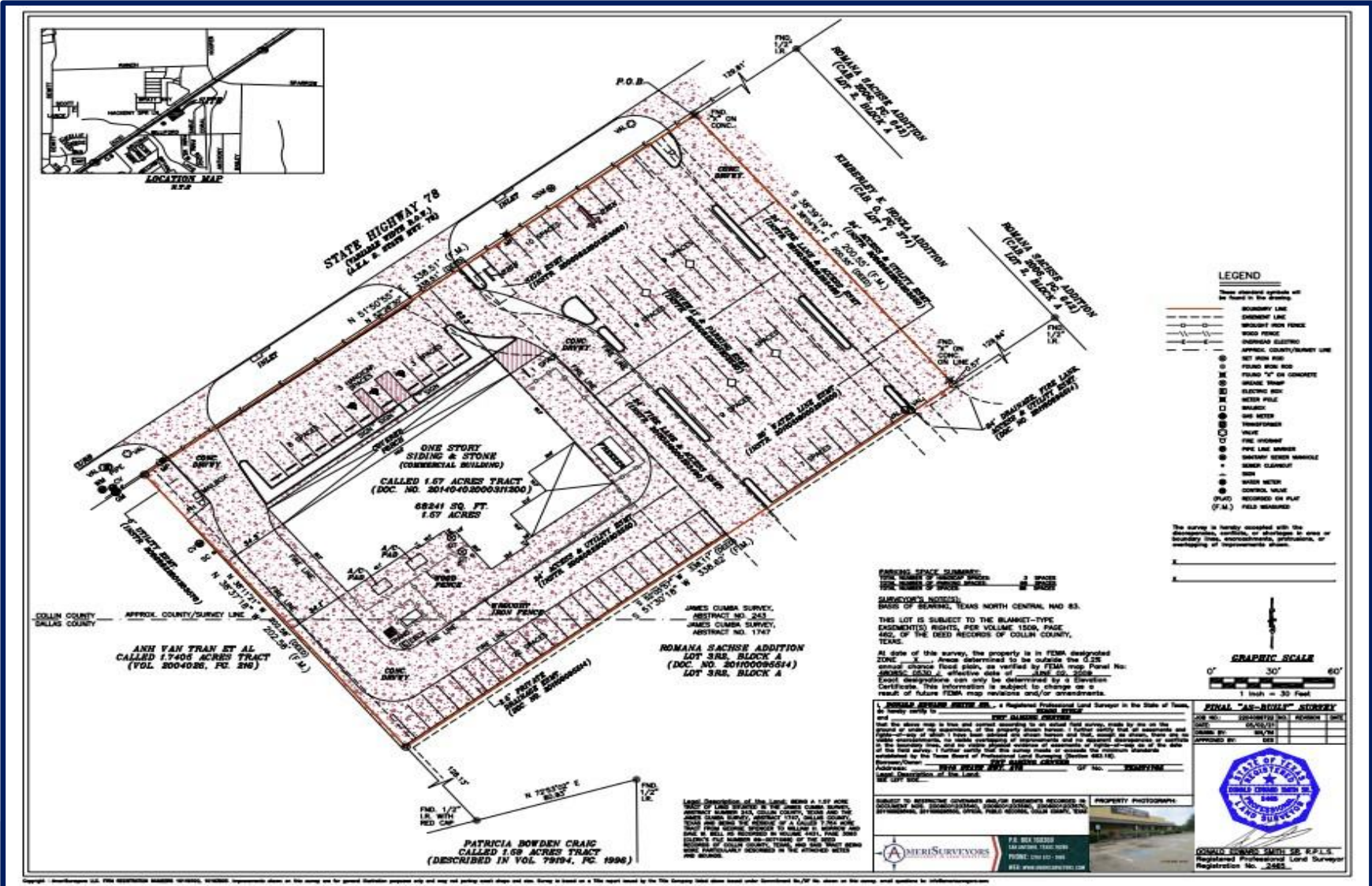
- Chapter 11 of the Sachse Code of Ordinances requires Commercial Amusement uses to obtain a Special Use Permit (SUP) to legally operate in a C-2, General Commercial District.
- An SUP is required of uses that the zoning ordinance may allow, but uses that are screened and specially approved for situational suitability. The purpose of the SUP requirement is to allow the City to determine the appropriateness of a proposal.



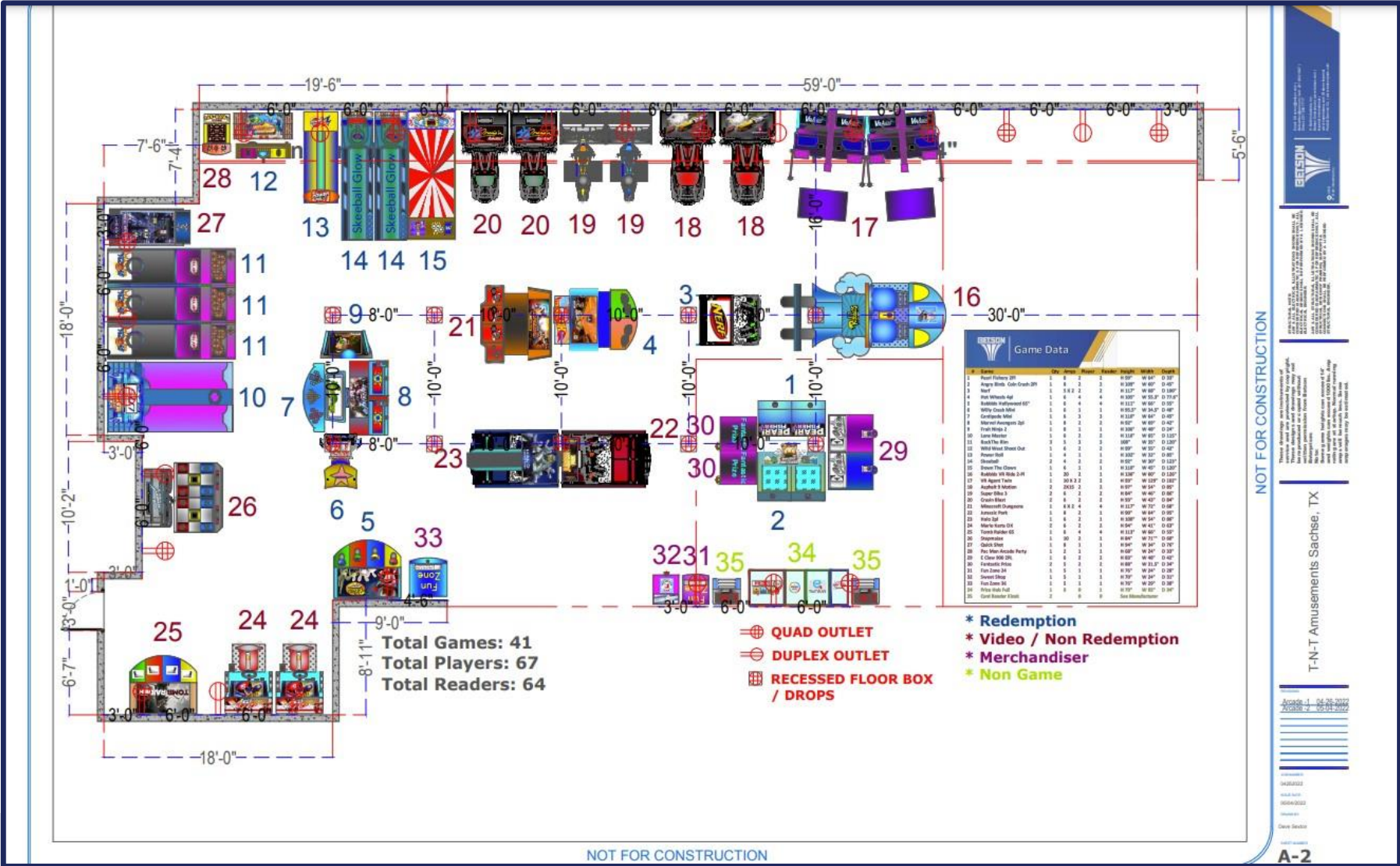
Aerial Map



Site Plan



Arcade Layout



Arcade Machine Examples

NAMCO "MARIO KART DXE"

Brand new and better than Mario Kart Arcade GP2! The next game in the extremely popular racing series is here with new courses, new game modes, new karts, new features and a rainbow LED lit cabinet featuring a 42" HD monitor. The popular NAM-CAM feature that places the player's face over the kart has been updated with "Funny Face Frames" where players can stretch, squeeze, and transform their faces into many different appearances.

Each measures:
41"W x 63"D x 94"H



©Nintendo Licensed by Nintendo
©NAMCO BANDAI Games Inc.

UNIS LANE MASTERS

- Combines the physical fun of a traditional alley bowler with the flexibility of a video game
- Sensors detect the speed, angle and spin of the ball and is translated on-screen
- Sold as two lanes with a striking marquee; allows for single or dual play
- Operator adjustable number of frames per credit

DIMS:
65"W x 118"D x 114"H



►Centipede Chaos Standup- Smaller footprint is perfect for any location with space constraints.

►L 45"
►W 64"
►H 110"

CENTIPEDE CHAOS STANDUP
FROM ICE



►The newly updated version of the original Fruit Ninja FX Arcade, the FX2 adds new blades, fruits, visuals, and the Pomegranate bonus! Players can add (optional) characters to the game using small figurines purchased at your redemption counter, which are placed on the "watermelon" stand on the front of the cabinet to select the character to play with.

FRUIT NINJA FX2
FROM ADRENALINE
AMUSEMENTS



►Sega Amusements International presents VR Agent. A brand new attendant-free, coin-operated VR game that brings the best of arcade shooting in the highly immersive VR format

VR AGENT
FROM SEGA AMUSEMENTS

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 July 18, 2022, regular meeting.





Agenda Item Details

Meeting	Jun 27, 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