

**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.

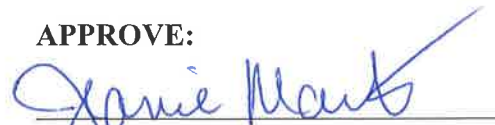
Adjournment.

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

ATTEST:


Scott Ohman, Vice-Chairperson

APPROVE:


Jeanie Marten, Chairperson