



**Monday, May 10, 2021
Planning and Zoning Commission Meeting**

This meeting will begin at 5:00 p.m.

MEETING HELD AS A TELEPHONE CONFERENCE CALL

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

We encourage members of the public to listen to the telephone conference meeting.

If you have any comments to submit regarding the agenda or other items related to the agenda, please e-mail those to mrobinson@cityofsachse.com.

INSTRUCTIONS FOR ACCESSING THE TELEPHONE CONFERENCE CALL:

**Citizens may join the Zoom Meeting by logging on at: <https://us02web.zoom.us/j/84604742999>
Or Telephone: 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)
Webinar ID: 846 0474 2999**

A. A. Regular Meeting - 5:00 PM

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, May 10, 2021 at 5:00 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 April 12, 2021 meeting minutes.
4. Consider and act on a Final Plat for The Station Retail, generally located at the southeast corner of the intersection of The Station Boulevard and The Commons Parkway, within Sachse city limits.
5. Conduct a public hearing to consider and act on a request by Kirkman Engineering, LLC to rezone approximately 22.8 acres of land from AG, Agricultural District to C-2, General Commercial District, generally located 425 feet northeast of the intersection of State Highway 78 and Woodbridge Parkway, within Sachse city limits
6. Conduct a public hearing to consider and act on a request by Sammy Jibrin to rezone approximately 6.87 acres of land from AG, Agricultural District to R-10, Single Family Residential District, generally located west of Merritt Road and south of Lacey Circle, with Sachse city limits
7. Discuss future Planning and Zoning Commission meetings.
8. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
9. 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.

Michelle Lewis Sirianni, City Secretary



Agenda Item Details

Meeting	May 10, 2021 - Planning and Zoning Commission Meeting
Category	A. A. Regular Meeting - 5:00 PM
Subject	3. Consider approval of the April 12, 2021 meeting minutes.
Access	Public
Type	Action, Minutes
Recommended Action	Approve as presented
Minutes	View Minutes for Apr 12, 2021 - Planning and Zoning Commission Meeting

Public Content

Planning and Zoning Commission Meeting (Monday, April 12, 2021)
MEETING HELD VIRTUALLY VIA ZOOM

Members present

Jeanie Marten, Bill Thrash, Scott Ohman, George Kemper, Brian Cox

Members absent

Fernando Gutierrez and Travis Mondok

Meeting called to order at 5:00 PM

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, April 12, 2021 at 5:00 p.m. to consider the following items of business:

Chairperson Marten called the meeting to order at 5:00 PM.

2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.

Commissioner Kemper led the invocation and Commissioner Ohman led the pledges.

3. Consider approval of the March 22, 2021 meeting minutes.

Commissioner Kemper made a motion to approve the minutes, with a second by Cox, the motion passed 5-1 with Ohman abstaining.

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

Development Director Matt Robinson presented the item. He stated that applicant is proposing to preliminary plat one lot. He stated that there is one house on the lot and the property is largely vacant. The property is zoned Old Town District - Neighborhood. He stated the property is being preliminary platted for development. After discussion, Commissioner Thrash made a motion to approve the preliminary plat, with a second by Commissioner Cox, the motion passed unanimously.

5. Conduct a public hearing to consider and act on an ordinance amending the Code of Ordinances by amending Chapter 11 titled "Zoning".

Mr. Robinson introduced the item. He explained at the request of the Planning and Zoning Commission, staff brought forward zoning amendments items for discussion to Commissions October 19, 2020 meeting. Discussion items that were discussed included Warehouse / Self -Storage uses; Minor auto repair uses; rezoning applications; and other clean-up items. Staff presented the recommendations to City Council on February 1, 2021, and Council agreed with the recommendations of the Commission. Robinson highlighted the proposed changes and stated that staff recommends approval of the proposed ordinance amendment.

Chairperson Marten opened the public hearing. With no one speaking, Ohman made a motion to close the public hearing, and Kemper seconded the motion. With all voting in favor, the motion passed. The public hearing was closed at 5:15 PM.

Following more discussion, Thrash made a motion to approve the ordinance amendment. With a second by Kemper, the motion passed unanimously.

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

Mr. Robinson updated the commission on status of permit updates and future agenda items.

7. Adjournment.

Chairperson Marten adjourned the meeting at 5:25 PM.



Agenda Item Details

Meeting	May 10, 2021 - Planning and Zoning Commission Meeting
Category	A. A. Regular Meeting - 5:00 PM
Subject	4. Consider and act on a Final Plat for The Station Retail, generally located at the southeast corner of the intersection of The Station Boulevard and The Commons Parkway, within Sachse city limits.
Access	Public
Type	Action, Discussion
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve as presented.

Public Content

BACKGROUND

The applicant is proposing to final plat:

- One commercial lot
- Applicant: Kimley-Horn & Associates, Inc.
- Owner: PMB Station Developer, LLC.
- Size: Approximately 2.463 acres
- The property is zoned PGBT - Turnpike Commercial.

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 CONSIDERATIONS

There are no policy considerations associated 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.

[The Station Retail Final Plat.pdf \(360 KB\)](#)

[Staff Presentation - Final Plat The Station Retail.pdf \(558 KB\)](#)

Final Plat The Station Retail

Planning & Zoning Commission

May 10, 2021



Request

Consider and act on a Final Plat for The Station Retail, generally located at the southeast corner of the intersection of The Station Boulevard and The Commons Parkway, within Sachse city limits.



Project Information

- Proposal to final plat one commercial lot
- Applicant: Kimley-Horn & Associates, Inc.
- Owner: PMB Station Developer, LLC
- Size: Approximately 2.463 acres
- Current Zoning: PGBT – Turnpike Commercial



Aerial Map

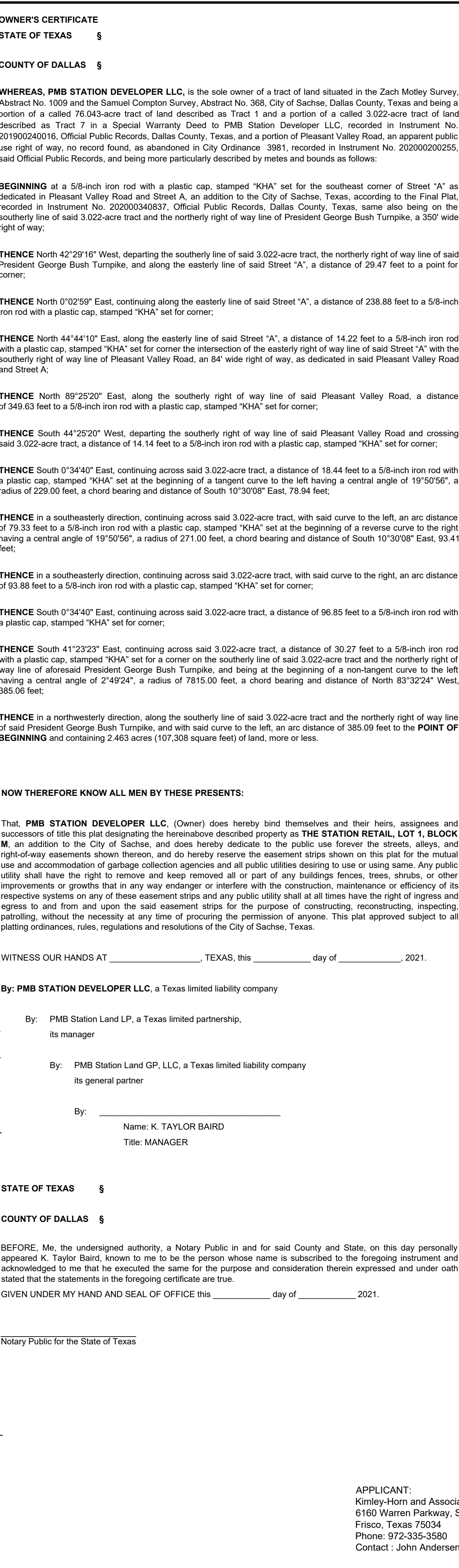


Staff Recommendation

- 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.







Agenda Item Details

Meeting	May 10, 2021 - Planning and Zoning Commission Meeting
Category	A. A. Regular Meeting - 5:00 PM
Subject	5. Conduct a public hearing to consider and act on a request by Kirkman Engineering, LLC to rezone approximately 22.8 acres of land from AG, Agricultural District to C-2, General Commercial District, generally located 425 feet northeast of the intersection of State Highway 78 and Woodbridge Parkway, within Sachse city limits
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve as presented.

Public Content

BACKGROUND

- The subject property consists of one tract of land
- Zone change request from AG - Agricultural District to C-2 General Commercial District
- Applicant: Kirkman Engineering, LLC
- Owner: Future Investments, LLC
- Size: Approximately 22.8 acres

POLICY

- 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 property for professional and medical offices.
- Properties to the north, south, east and west are all identified for Commercial uses in the Comprehensive Plan, with portions of the property to the west and south currently developed with commercial uses.
- The proposed rezoning request and uses are consistent with the vision identified in the Comprehensive Plan.

RECOMMENDATION

Staff recommends approval of the proposed rezoning request as it is in compliance with the Future Land Use Plan and the goals and objectives of the Comprehensive Plan.

[Staff Presentation - Sachse Commercial Rezoning.pdf \(775 KB\)](#)

Sachse Commercial Rezoning Request

Planning & Zoning Commission

May 10, 2021



Request

Conduct a public hearing to consider and act on a request from Kirkman Engineering, LLC to rezone approximately 22.8 acres of land from AG, Agricultural District to C-2, General Commercial District, generally located 425 feet northeast of the intersection of State Highway 78 and Woodbridge Parkway, within Sachse city limits



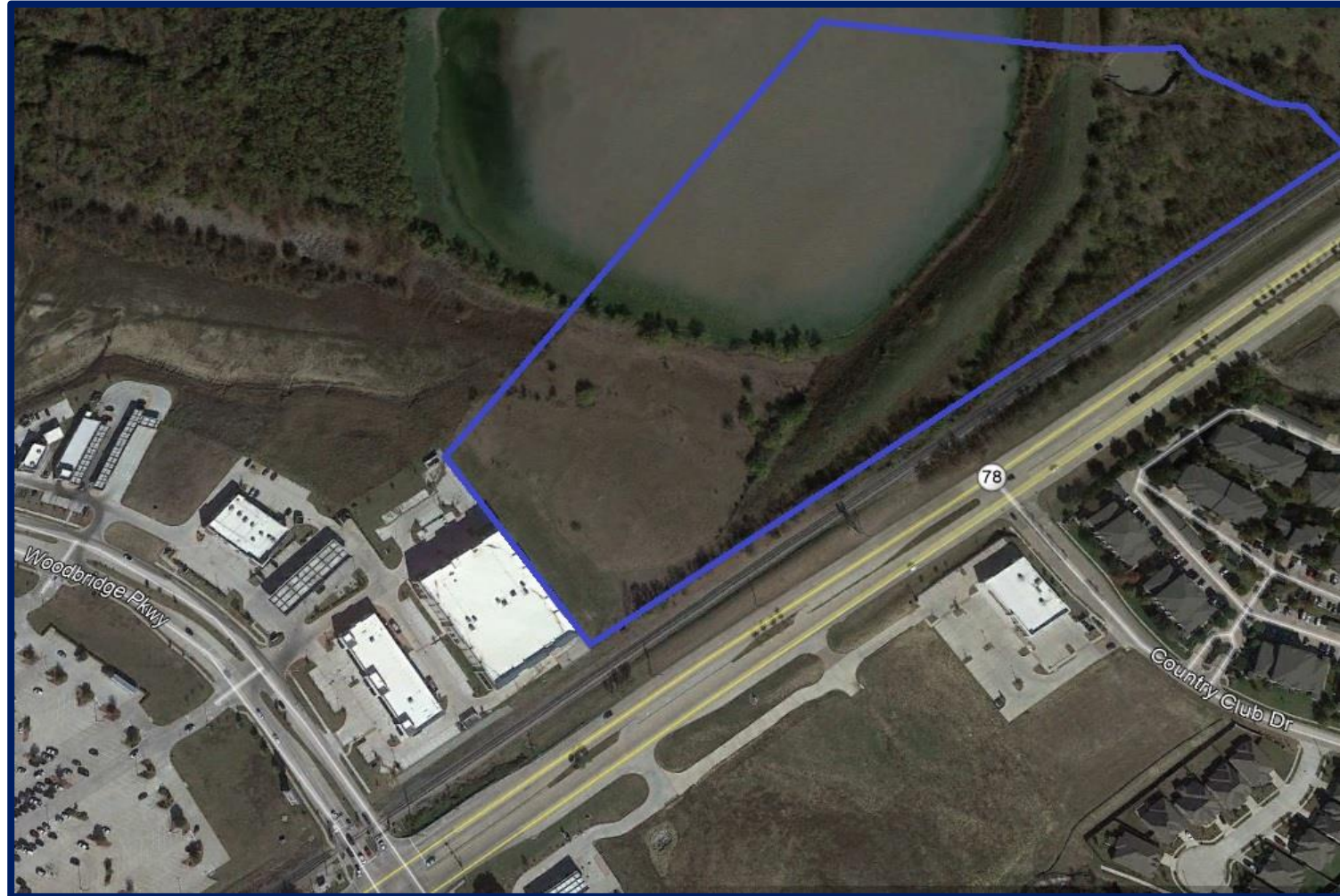
Project Information

- Proposal to rezone property from AG - Agricultural District to C-2 General Commercial District
- Applicant: Kirkman Engineering, LLC
- Owner: Future Investments, LLC
- Size: Approximately 22.8 acres
- Site Attributes: Property is vacant

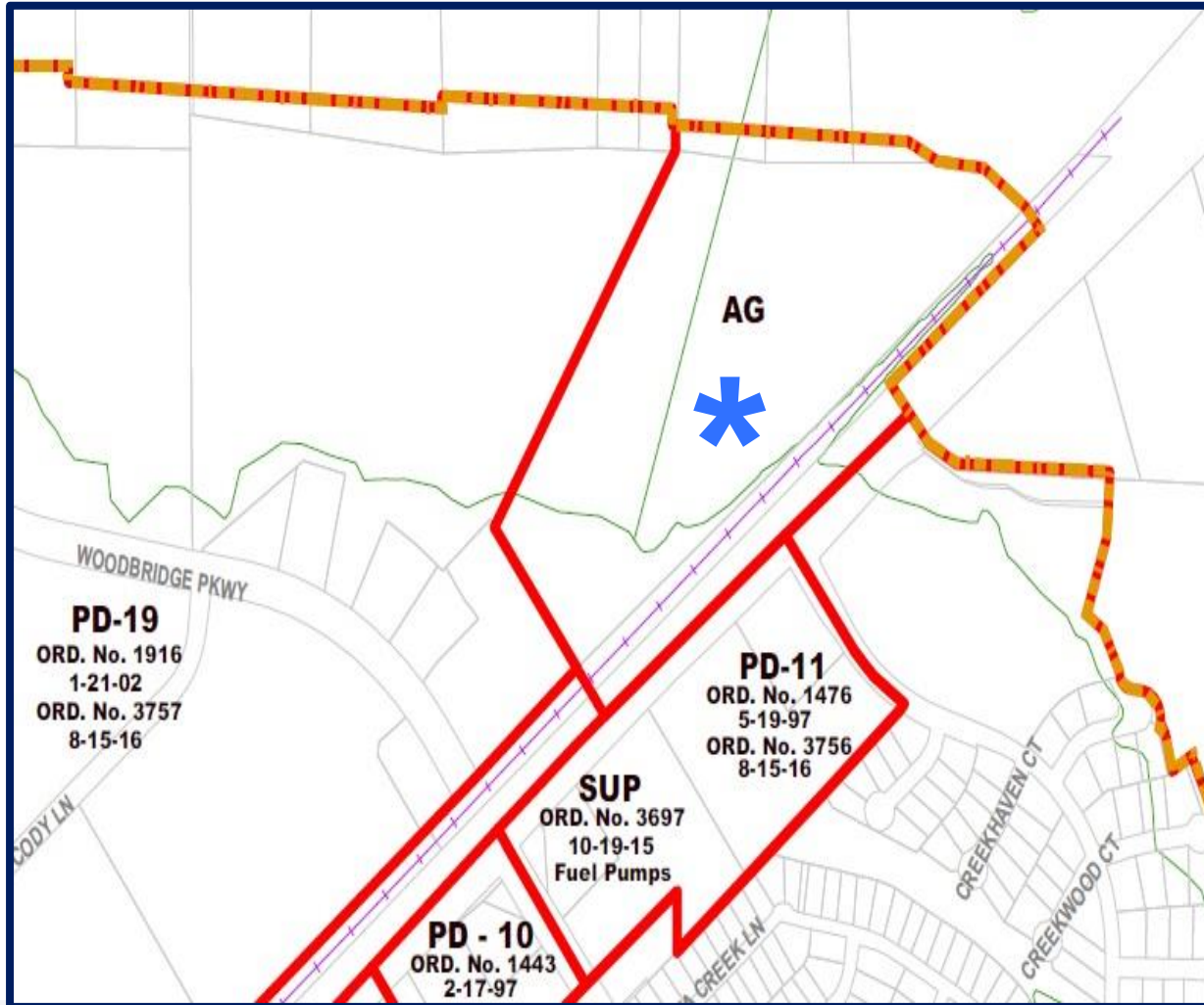


Aerial Map

The property is located northeast of the intersection of State Highway 78 and Woodbridge Parkway.



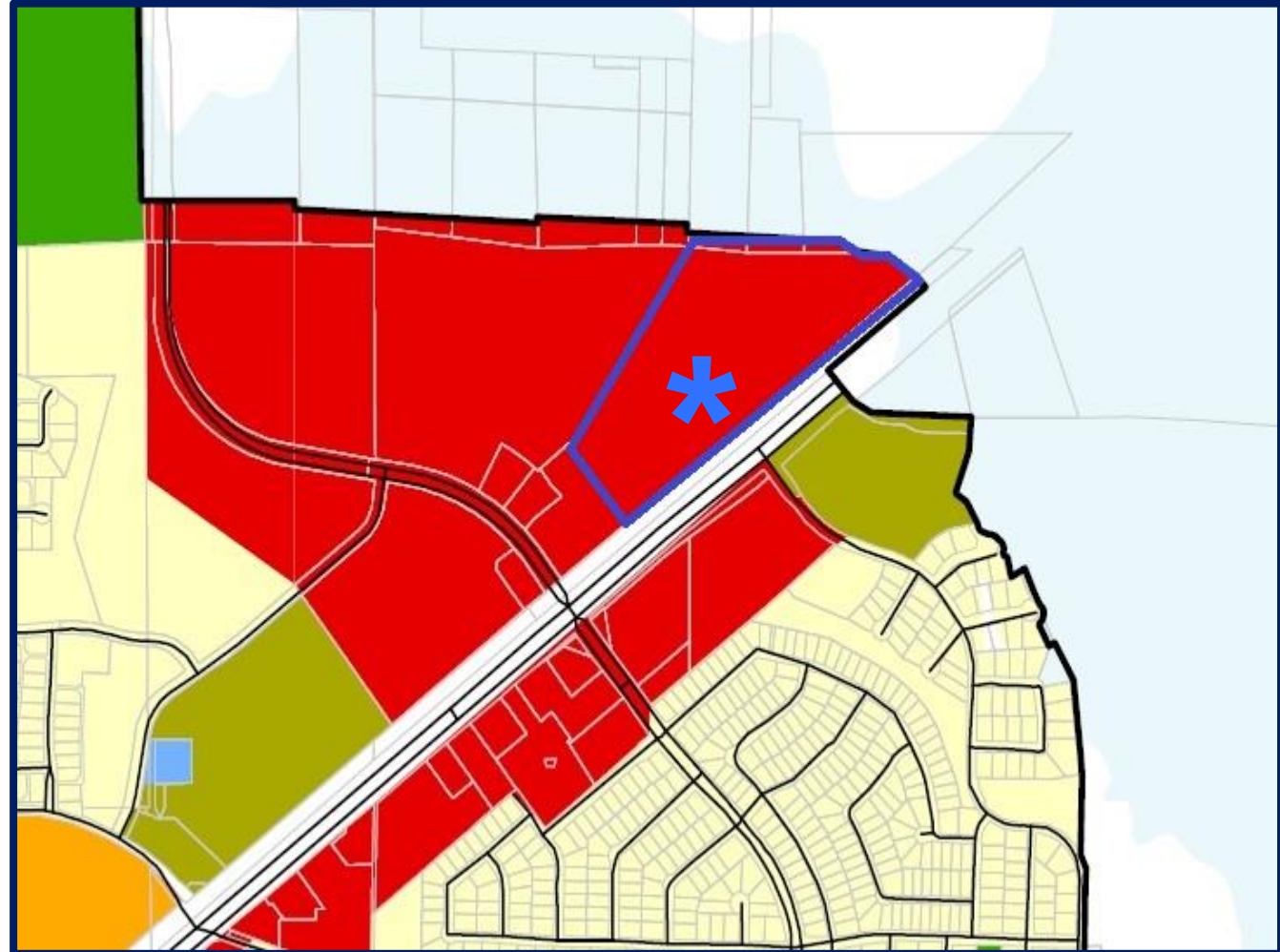
Zoning Map



The property is zoned AG. The blue asterisk indicates the subject property.

FLUP

- The Future Land Use Plan (FLUP) designates the subject property for Commercial Uses
- State law requires that zoning decisions “*must be adopted in accordance with a Comprehensive Plan*”
- The FLUP supports the proposed rezoning request



Staff Recommendation

Staff recommends approval of the proposed rezoning request for the following reasons:

- The proposed rezoning request is consistent with the goals and objectives of the Comprehensive Plan and is in compliance with the Future Land Use Plan.
- The permitted uses within the proposed rezoning request would be consistent with surrounding commercially zoned and developed land.
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at their June 3, 2021 regular meeting.





Agenda Item Details

Meeting	May 10, 2021 - Planning and Zoning Commission Meeting
Category	A. A. Regular Meeting - 5:00 PM
Subject	6. Conduct a public hearing to consider and act on a request by Sammy Jibrin to rezone approximately 6.87 acres of land from AG, Agricultural District to R-10, Single Family Residential District, generally located west of Merritt Road and south of Lacey Circle, with Sachse city limits
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve as presented.

Public Content

BACKGROUND

- The subject property consists of one tract of land
- Zone change request from AG - Agricultural District to R-10 Single Family Residential District
- Applicant: John Martini
- Owner: Sammy Jibrin
- Size: Approximately 6.87 acres

POLICY

- The subject property is currently identified as Low Density Residential on the Future Land Use Plan, which calls for neighborhoods with conventional detached dwellings.
- The applicant has stated in their request to use the property to create a new single-family subdivision meeting the R-10 zoning district requirements.
- Properties to the north, south, and west are all identified for Low Density Residential uses in the Comprehensive Plan, with property to the east across Merritt Road designated for Rural Residential uses.
- The proposed rezoning request and uses are consistent with the vision identified in the Comprehensive Plan.

RECOMMENDATION

Staff recommends approval of the proposed rezoning request as it is in compliance with the Future Land Use Plan and the goals and objectives of the Comprehensive Plan.

[Staff Presentation - Merritt Court Rezoning.pdf \(698 KB\)](#)

Merritt Court Rezoning Request

Planning & Zoning Commission

May 10, 2021



Request

Conduct a public hearing to consider and act on a request by Sammy Jibrin to rezone approximately 6.87 acres of land from AG, Agricultural District to R-10 Single Family Residential District, generally located west of Merritt Road and south of Lacey Circle, within Sachse city limits



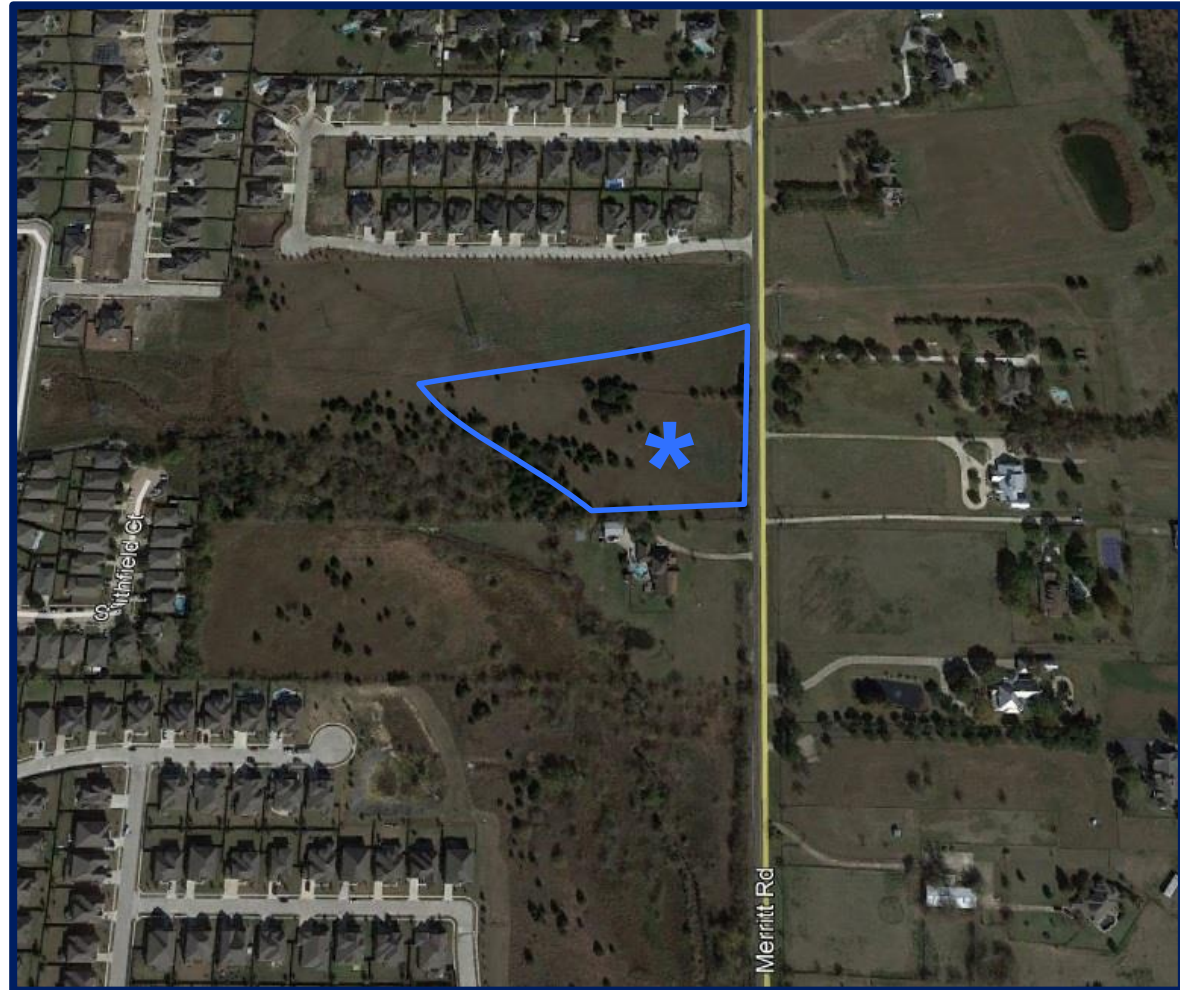
Project Information

- Proposal to rezone property from AG - Agricultural District to R-10 Single Family Residential District
- Applicant: John Martini
- Owner: Sammy Jibrin
- Size: Approximately 6.87 acres
- Site Attributes: Property is vacant

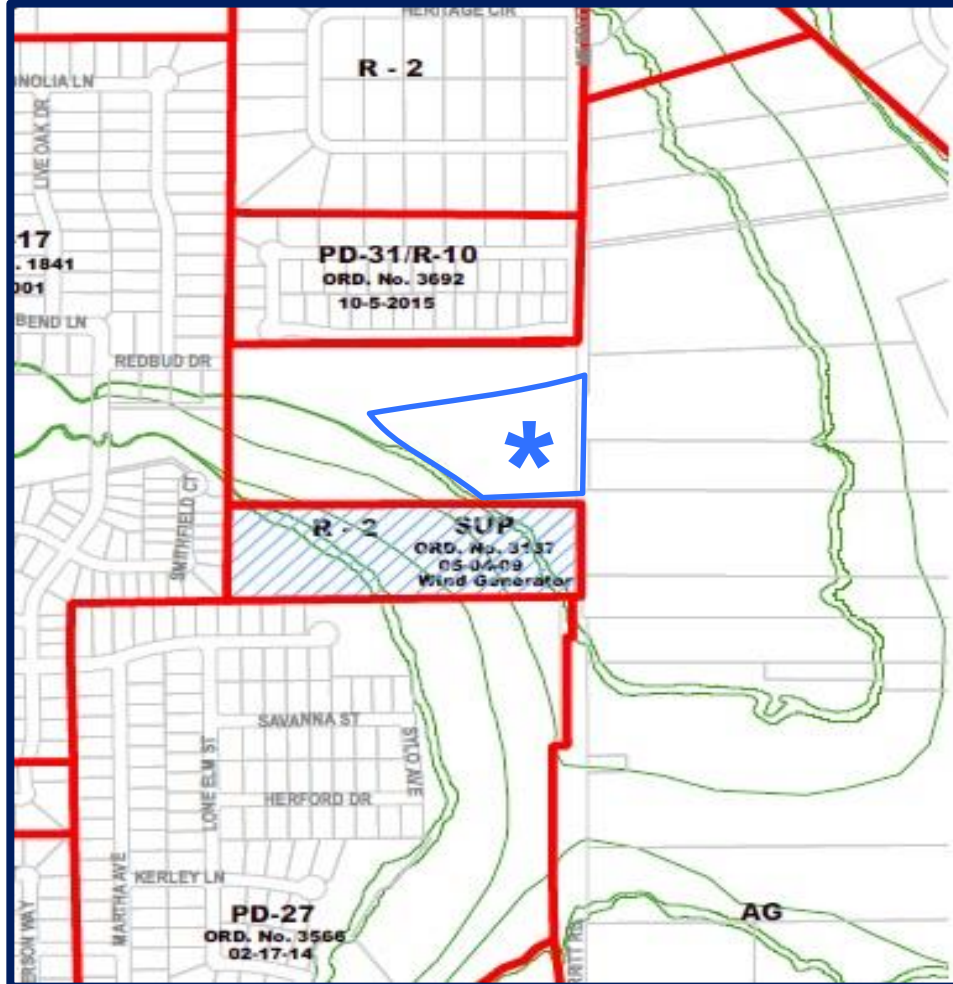


Aerial Map

The property is located west of Merritt Road and south of Lacey Circle.



Zoning Map



The property is zoned AG. The blue asterisk indicates the subject property.

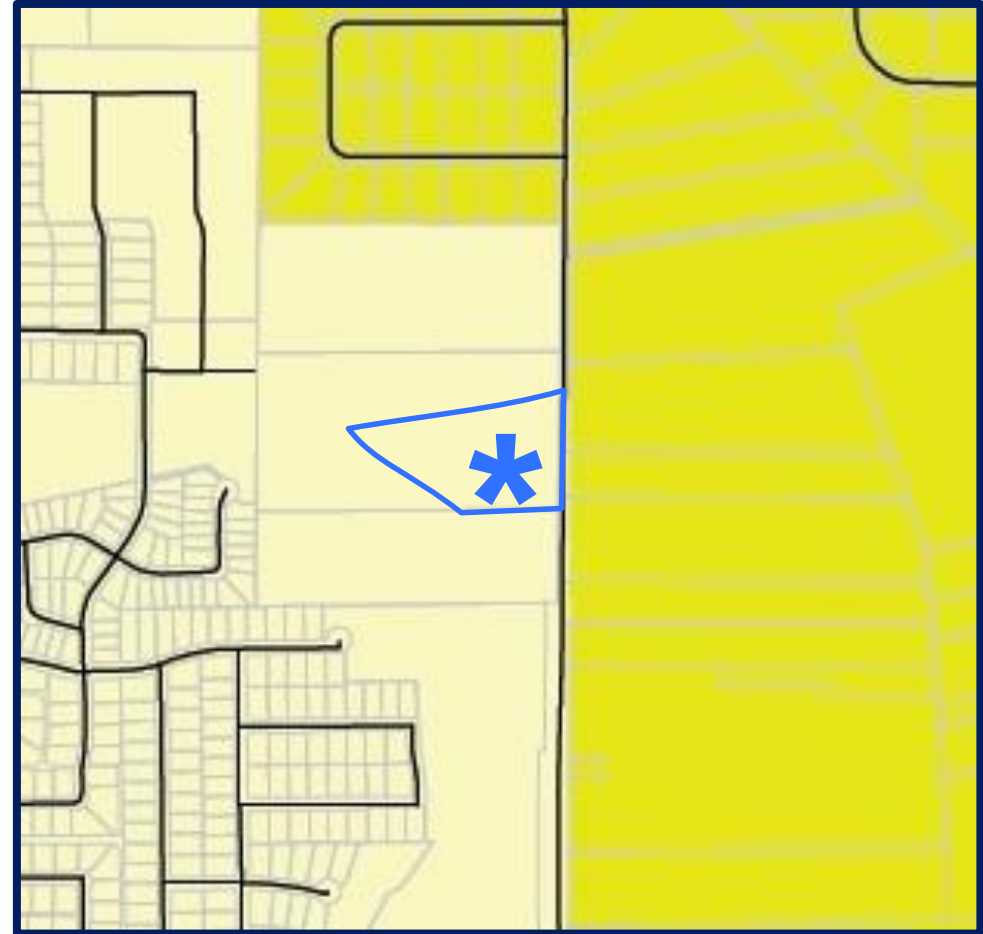
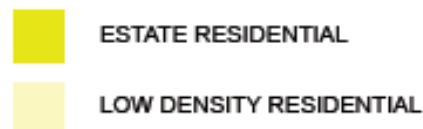
R-10 Single Family Zoning District Standards

- Minimum Lot Area: 10,000 square feet
- Minimum Building Size: 2,000 square feet (exclusive of garages)
- Maximum Height: 2 stories
- Minimum width at Building Line: 70'
- Minimum width at Street ROW: 40'



FLUP

- The Future Land Use Plan (FLUP) designates the subject property for Low Density Residential Uses, which are described as “neighborhoods with conventional detached single family dwellings on a range of lot sizes and various setbacks”.
- State law requires that zoning decisions *“must be adopted in accordance with a Comprehensive Plan”*.
- The FLUP supports the proposed rezoning request.



Staff Recommendation

Staff recommends approval of the proposed rezoning request for the following reasons:

- The proposed rezoning request is consistent with the goals and objectives of the Comprehensive Plan and is in compliance with the Future Land Use Plan.
- The permitted uses within the proposed rezoning request would be consistent with surrounding residentially zoned and developed land.
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at their June 3, 2021 regular meeting.





Agenda Item Details

Meeting	May 10, 2021 - Planning and Zoning Commission Meeting
Category	A. A. Regular Meeting - 5:00 PM
Subject	7. Discuss future Planning and Zoning Commission meetings.
Access	Public
Type	Discussion, Information

Public Content

OVERVIEW

Staff will talk about future Planning and Zoning meeting options related to virtual and in-person meetings.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Discuss future meeting options related to virtual and in-person meetings.