



Monday, May 9, 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, May 9, 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 March 14, 2022, meeting minutes.
4. Consider and act on a Final Plat for the Sachse Muslim Society, generally located between 2nd Street and 3rd Street and west of McDearmon Street, within Sachse city limits.
5. Consider and act on a Preliminary Plat for the Crescent Meadows Addition, generally located between Dewitt Road and Third Street and north of McDearmon Street, 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	May 09, 2022 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	3. Consider approval of the March 14, 2022, meeting minutes.
Access	Public
Type	Action, Minutes
Recommended Action	Approve the minutes as presented.
Minutes	View Minutes for Mar 14, 2022 - Planning and Zoning Commission Meeting

Public Content

[03.14.22 Planning & Zoning Minutes.pdf \(69 KB\)](#)

**PLANNING AND ZONING COMMISSION OF THE CITY OF SACHSE
MARCH 14, 2022, MEETING MINUTES**

The Planning and Zoning Commission of the City of Sachse held a regular meeting on Monday, March 14, 2022, at 6 p.m. at Sachse City Hall, 3815-B Sachse Road. Members present were Chairperson Jeanie Marten; Vice-Chairperson Scott Ohman; Commissioners Travis Mondok, Fernando Gutierrez, and Brian Cox; City Council Member Michelle Howarth and Director of Development Services, Matt Robinson.

Members absent: Bill Thrash, Butch Kemper.

Chairperson Marten called the meeting to order at 6:04 p.m.

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

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

Consider approval of the January 10, 2022, meeting minutes.

Commissioner Gutierrez made a motion to approve the minutes as presented. Commissioner Ohman seconded the motion, and it carried unanimously.

Consider and elect a Chairperson and Vice-Chairperson of the Planning and Zoning Commission.

On a motion by Commissioner Mondok made a motion to appoint Commission Marten as the Chairperson, and Commissioner Ohman as the Vice-Chairperson of the Planning and Zoning Commission. Commissioner Gutierrez seconded the motion and it carried unanimously.

**Consider and act on a Final Plat for the Trull Center, consisting of two lots, generally located at the southwest corner of Miles Road and Bunker Hill Road, within Sachse city limits.
Approve the final plat.**

Mr. Robinson presented the final plat noting that it is under construction for the Platinum Storage project. Staff recommended approval of the final plat. Commissioner Ohman 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.

Consider and act on a Preliminary Plat for the Merritt Circle subdivision, generally located west of Merritt Road and south of Lacey Circle, 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. Staff recommended approval of the preliminary plat. Commissioners asked several questions. Mr. Robinson clarified that the development would have access off of Merritt Road and

does have access to utilities. Commissioner Gutierrez made a motion to approve the item as presented. Commissioner 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.

Adjournment.

Chairperson Marten adjourned the meeting at 6:25 p.m.

APPROVE:

ATTEST:

Jeanie Marten, Chairperson

Scott Ohman, Vice-Chairperson



Agenda Item Details

Meeting	May 09, 2022 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	4. Consider and act on a Final Plat for the Sachse Muslim Society, generally located between 2nd Street and 3rd Street and west of McDearmon 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 one lot:

- Applicant: Sachse Muslim Society
- Owner: Sachse Muslim Society
- Size: 2.72 acres
- The property is zoned Old Town District - Neighborhood, which generally allows for 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 - Final Plat Sachse Muslim Society.pdf \(1,062 KB\)](#)

[Sachse Muslim Society Final Plat.pdf \(841 KB\)](#)

Final Plat Sachse Muslim Society

Planning & Zoning Commission

May 9, 2022



Request

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

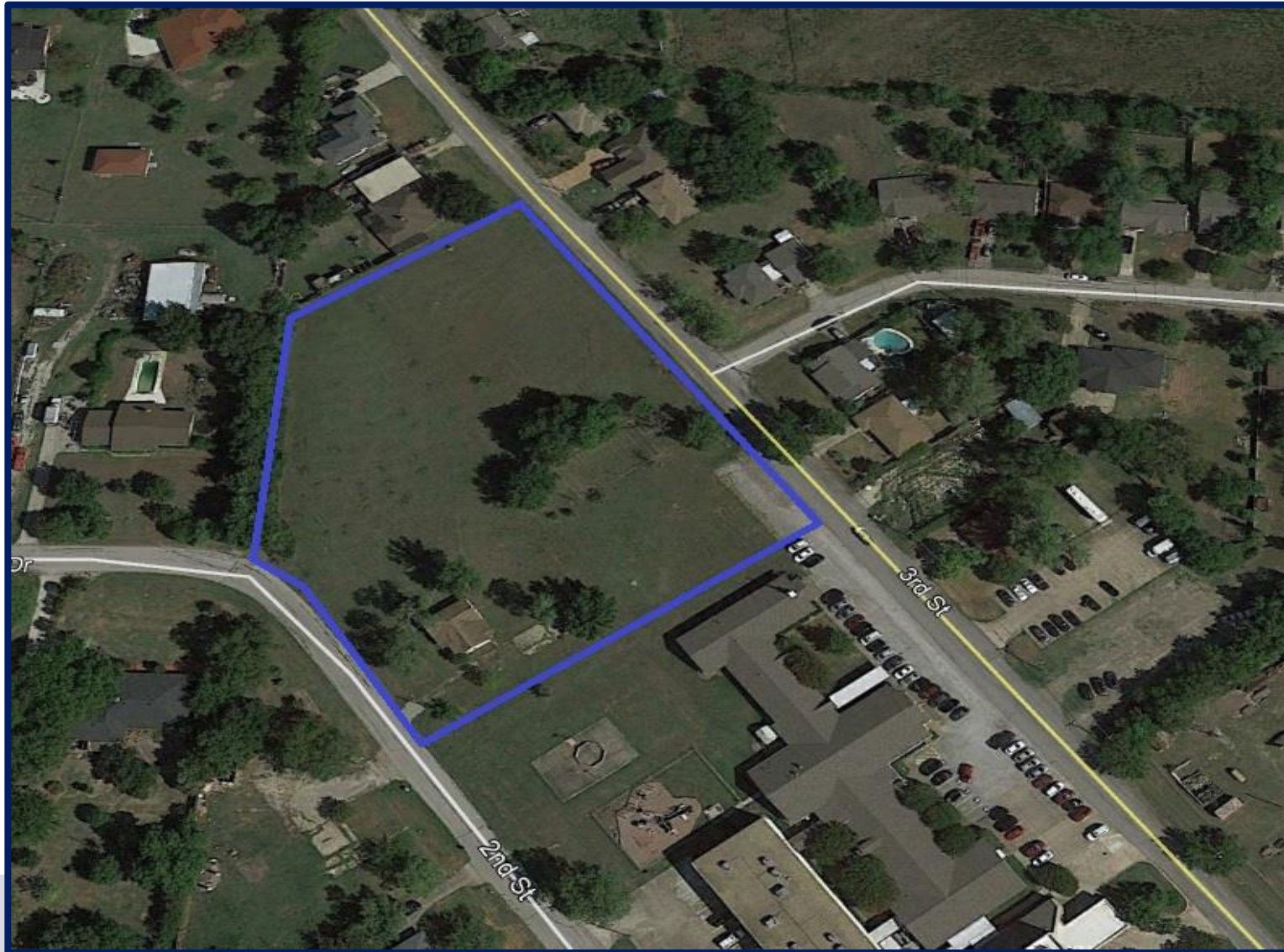


Project Information

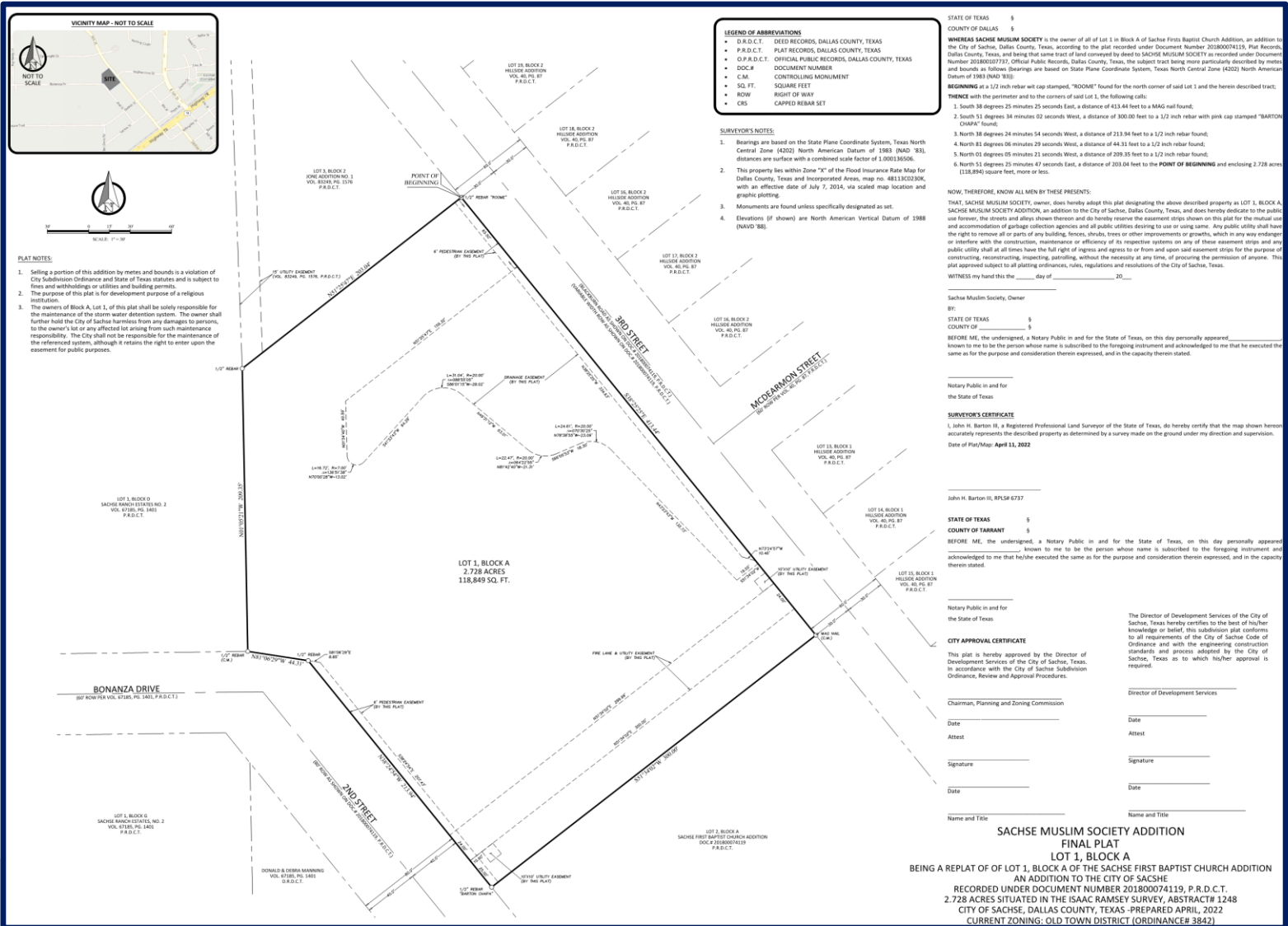
- Proposal to final plat one lot
- Applicant: Sachse Muslim Society
- Owner: Sachse Muslim Society
- Size: Approximately 2.72 acres
- Site Attributes: One church facility, property is largely vacant
- Current Zoning: Old Town District – Neighborhood



Aerial Map



Proposed Plat

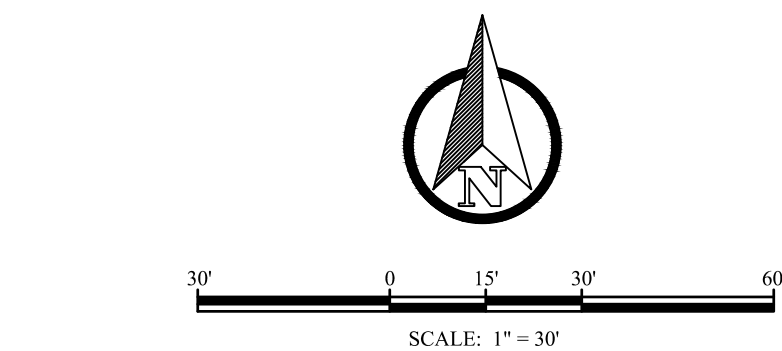


Staff Recommendation

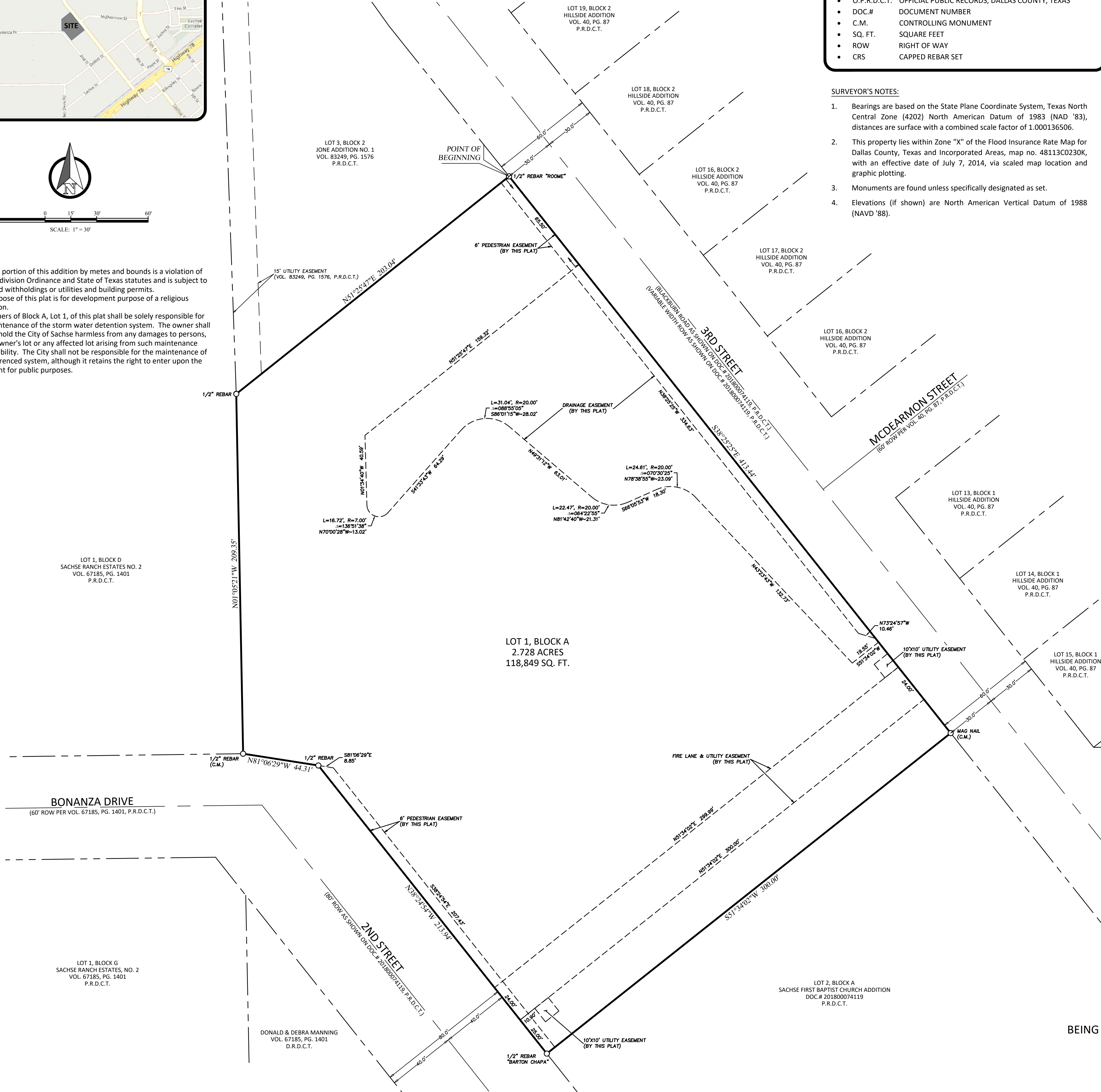
- Per Staff's technical review, the proposed plat is in conformance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official and City Engineer.
- The action of the Planning & Zoning Commission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





1. 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 withholdings or utilities and building permits.
2. The purpose of this plat is for development purpose of a religious institution.
3. The owners of Block A, Lot 1, of this plat shall be solely responsible for the maintenance of the storm water detention system. The owner shall further hold the City of Sachse harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The owner shall be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.



1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83); distances are surface with a combined scale factor of 1.000136506.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0230K, with an effective date of July 7, 2014, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

SACHSE MUSLIM SOCIETY ADDITION
FINAL PLAT
LOT 1, BLOCK A
BEING A REPLAT OF OF LOT 1, BLOCK A OF THE SACHSE FIRST BAPTIST CHURCH ADDITION
AN ADDITION TO THE CITY OF SACHSE
RECORDED UNDER DOCUMENT NUMBER 201800074119, P.R.D.C.T.
2.728 ACRES SITUATED IN THE ISAAC RAMSEY SURVEY, ABSTRACT# 1248
CITY OF SACHSE, DALLAS COUNTY, TEXAS -PREPARED APRIL, 2022
CURRENT ZONING: OLD TOWN DISTRICT (ORDINANCE# 3842)



Agenda Item Details

Meeting	May 09, 2022 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	5. Consider and act on a Preliminary Plat for the Crescent Meadows Addition, generally located between Dewitt Road and Third Street and north of McDearmon Street, within Sachse city limits.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the preliminary plat, subject to all conditions stipulated by the Building Official and City Engineer.

Public Content

BACKGROUND

The applicant is proposing to preliminary plat 111 single-family townhome lots:

- Applicant: JDJR Engineers & Consultants Inc.
- Owner: Texas Land and Homes, LLC
- Size: Approximately 12.15 acres
- The property is zoned Old Town District - Neighborhood, which generally allows for 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 preliminary 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 - Preliminary Plat Crescent Meadows Addition.pdf \(1,308 KB\)](#)

[Crescent Meadows Preliminary Plat.pdf \(1,052 KB\)](#)

Preliminary Plat Crescent Meadows Addition

Planning & Zoning Commission

May 9, 2022



Request

Consider and act on a Preliminary Plat for the Crescent Meadows Addition, generally located between Dewitt Road and 3rd Street and north of McDearmon Street, within Sachse city limits.

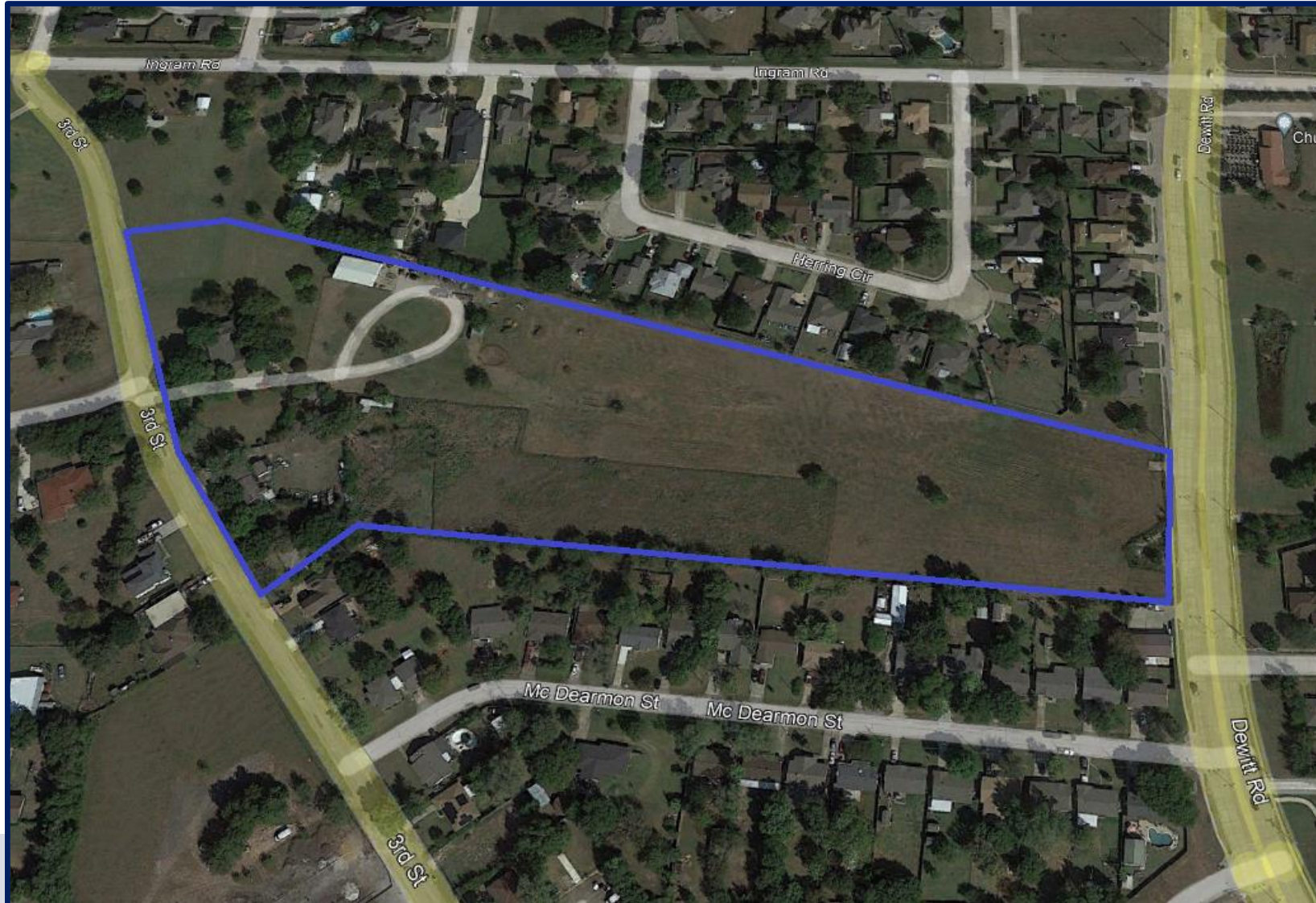


Project Information

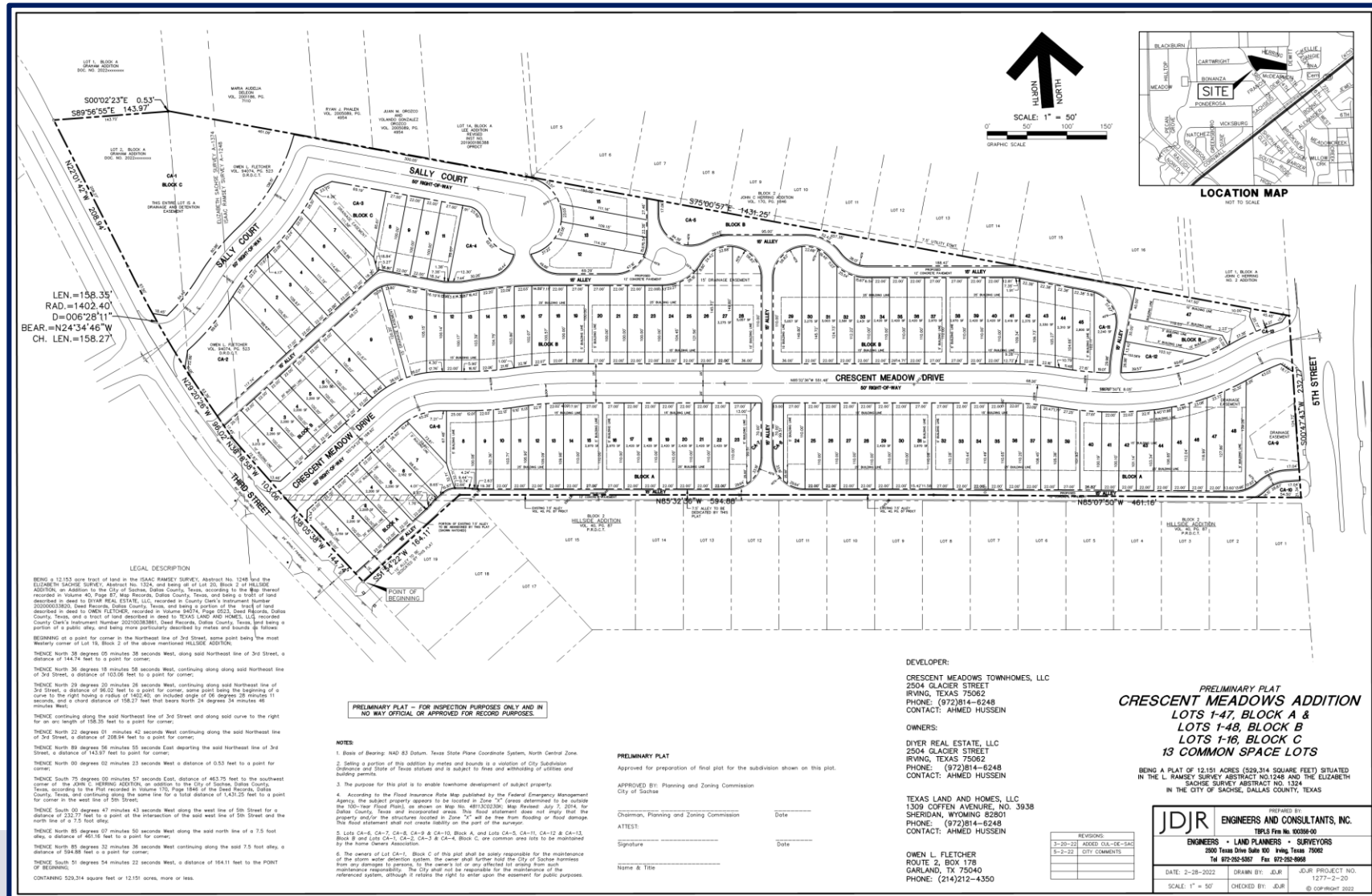
- Proposal to preliminary plat 111 single-family townhome lots
- Applicant: JDJR Engineers & Consultants, Inc.
- Owner: Texas Land and Homes, LLC
- Size: Approximately 12.15 acres
- Site Attributes: One residential home, property is largely vacant
- Current Zoning: Old Town District – Neighborhood



Aerial Map



Proposed Plat

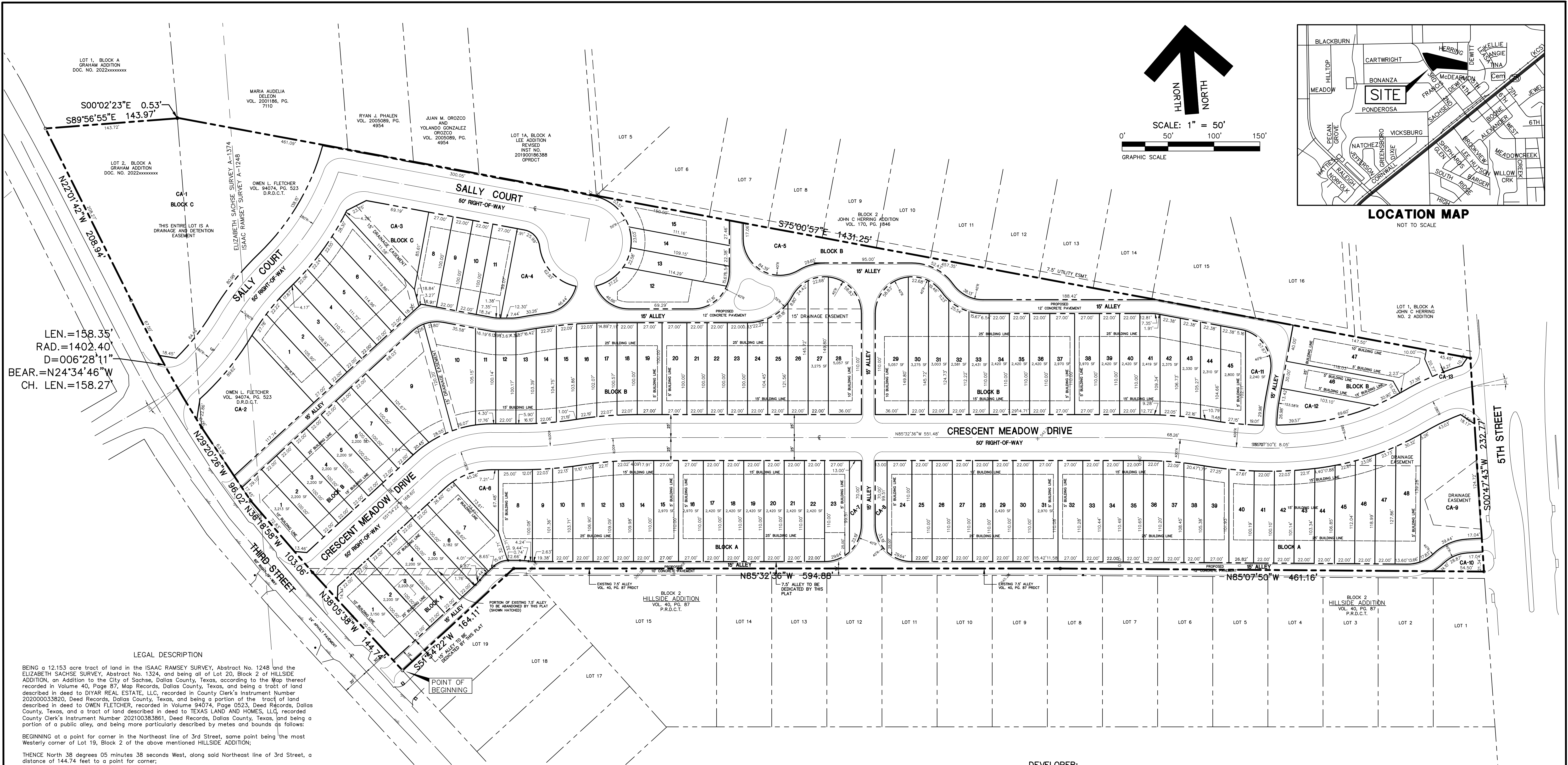


Staff Recommendation

- 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 preliminary plat.

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





LEGAL DESCRIPTION

BEING a 12.153 acre tract of land in the ISAAC RAMSEY SURVEY, Abstract No. 1248 and the ELIZABETH SACHSE SURVEY, Abstract No. 1324, Land being all of Lot 20, Block 2 of HILLSIDE ADDITION, an Addition to the City of Sachse, Dallas County, Texas, according to the Map thereof recorded in Volume 40, Page 87, Map Records, Dallas County, Texas, and being a tract of land described in deed to DIYAR REAL ESTATE, LLC, recorded in County Clerk's Instrument Number 202000033820, Deed Records, Dallas County, Texas, and being a portion of the tract of land described in deed to OWEN FLETCHER, recorded in Volume 94074, Page 0523, Deed Records, Dallas County, Texas, and a tract of land described in deed to TEXAS LAND AND HOMES, LLC, recorded County Clerk's Instrument Number 202100353861, Deed Records, Dallas County, Texas, and being a portion of a public alley, and being more particularly described by metes and bounds as:

BEGINNING at a point for corner in the Northeast line of 3rd Street, same point being the most Westerly corner of Lot 19, Block 2 of the above mentioned HILLSIDE ADDITION;

THENCE North 38 degrees 05 minutes 38 seconds West, along said Northeast line of 3rd Street, a distance of 144.74 feet to a point for corner;

THENCE North 36 degrees 18 minutes 58 seconds West, continuing along along said Northeast line of 3rd Street, a distance of 103.06 feet to a point for corner;

THENCE North 29 degrees 20 minutes 26 seconds West, continuing along said Northeast line of 3rd Street, a distance of 96.02 feet to a point for corner, same point being the beginning of a curve to the right having a radius of 1402.40', an included angle of 06 degrees 28 minutes 11 seconds, and a chord distance of 158.27 feet that bears North 24 degrees 34 minutes 46 seconds West;

THENCE continuing along the said Northeast line of 3rd Street and along said curve to the right for an arc length of 158.35 feet to a point for corner;

THENCE North 22 degrees 01 minutes 42 seconds West continuing along the said Northeast line of 3rd Street, a distance of 208.94 feet to a point for corner;

THENCE North 89 degrees 56 minutes 55 seconds East departing the said Northeast line of 3rd Street, a distance of 143.97 feet to point for corner;

THENCE North 00 degrees 02 minutes 23 seconds West a distance of 0.53 feet to a point for corner;

THENCE South 75 degrees 00 minutes 57 seconds East, distance of 463.75 feet to the southwest corner of the JOHN C. HERRING ADDITION, an addition to the City of Sachse, Dallas County, Texas, according to the Plat recorded in Volume 170, Page 1846 of the Deed Records, Dallas County, Texas, and continuing along the same line for a total distance of 1,431.25 feet to a point for corner in the west line of 5th Street;

THENCE South 00 degrees 47 minutes 43 seconds West along the west line of 5th Street for a distance of 232.77 feet to a point at the intersection of the said west line of 5th Street and the north line of a 7.5 foot alley;

THENCE North 85 degrees 07 minutes 50 seconds West along the said north line of a 7.5 foot alley, a distance of 461.16 feet to a point for corner;

THENCE North 85 degrees 32 minutes 36 seconds West continuing along the said 7.5 foot alley, a distance of 594.88 feet o a point for corner;

THENCE South 51 degrees 54 minutes 22 seconds West, a distance of 164.11 feet to the POINT OF BEGINNING;

CONTAINING 529,314 square feet or 12.151 acres, more or less.

PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY AND IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.

NOTES:

1. Basis of Bearing: NAD 83 Datum. Texas State Plane Coordinate System, North Central Zone.
2. 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.
3. The purpose for this plat is to enable townhome development of subject property.
4. According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, the subject property appears to be located in Zone "X" (areas determined to be outside the 100-Year Flood Plain), as shown on Map No. 48113C0230K; Map Revised: July 7, 2014, for Dallas County, Texas and incorporated areas. This flood statement does not imply that the property and/or the structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.
5. Lots CA-6, CA-7, CA-8, CA-9 & CA-10, Block A, and Lots CA-5, CA-11, CA-12 & CA-13, Block B and Lots CA-1, CA-2, CA-3 & CA-4, Block C, are common area lots to be maintained by the home Owners Association.
6. The owners of Lot CA-1, Block C of this plat shall be solely responsible for the maintenance of the storm water detention system, the owner shall further hold the City of Sachse harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.

PRELIMINARY PLAT

Approved for preparation of final plat for the subdivision shown on this plat.

APPROVED BY: Planning and Zoning Commission
City of Sachse

Chairman, Planning and Zoning Commission

ATTEST:

Signature

Name & Title

Date

Date

DEVELOPER:

CRESCENT MEADOWS TOWNHOMES, LLC
2504 GLACIER STREET
IRVING, TEXAS 75062
PHONE: (972)814-6248
CONTACT: AHMED HUSSEIN

OWNERS:

DIYER REAL ESTATE, LLC
2504 GLACIER STREET
IRVING, TEXAS 75062
PHONE: (972)814-6248
CONTACT: AHMED HUSSEIN

TEXAS LAND AND HOMES, LLC
1309 COFFEN AVENUE, NO. 3938
SHERIDAN, WYOMING 82801
PHONE: (972)814-6248
CONTACT: AHMED HUSSEIN

OWEN L. FLETCHER
ROUTE 2, BOX 178
GARLAND, TX 75040
PHONE: (214)212-4350

REVISIONS:	
3-20-22	ADDED CUL-DE-SAC
5-2-22	CITY COMMENTS

PRELIMINARY PLAT CRESCENT MEADOWS ADDITION LOTS 1-47, BLOCK A & LOTS 1-48, BLOCK B LOTS 1-16, BLOCK C 13 COMMON SPACE LOTS

BEING A PLAT OF 12.151 ACRES (529,314 SQUARE FEET) SITUATED IN THE L. RAMSEY SURVEY ABSTRACT NO.1248 AND THE ELIZABETH SACHSE SURVEY ABSTRACT NO. 1324 IN THE CITY OF SACHSE, DALLAS COUNTY, TEXAS

JDJR	PREPARED BY: ENGINEERS AND CONSULTANTS, INC.	
	TBPLS Firm No. 100356-00	
ENGINEERS • LAND PLANNERS • SURVEYORS		
2500 Texas Drive Suite 100 Irving, Texas 75062		
Tel 972-252-5357 Fax 972-252-8858		
DATE: 2-28-2022	DRAWN BY: JDJR	JDJR PROJECT NO. 1277-2-20
SCALE: 1" = 50'	CHECKED BY: JDJR	© COPYRIGHT 2022



Agenda Item Details

Meeting	May 09, 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