



**Monday, March 22, 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/87355970001>
Or Telephone: 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)
Webinar ID: 873 5597 0001**

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, March 22, 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 March 8, 2021 meeting minutes.
4. Conduct a public hearing to consider and act on a Preliminary Plat for the Park Plaza Addition, being a replat of Lots 1-10 Block 10 of Old Town Sachse, generally located at the southwest corner of Fifth Street and Dewitt Street, within Sachse city limits.
5. Discuss future Planning and Zoning Commission meetings.
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.



Michelle Lewis Sirianni, City Secretary

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Lauren Rose, ADA Coordinator, via phone at 972.429.4770, via email at lrose@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.



Agenda Item Details

Meeting	Mar 22, 2021 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	3. Consider approval of the March 8, 2021 meeting minutes.
Access	Public
Type	Action, Minutes
Recommended Action	Approve as presented.
Minutes	View Minutes for Mar 8, 2021 - Planning and Zoning Commission Meeting

Public Content

Planning and Zoning Commission Meeting (Monday, March 8, 2021)
MEETING HELD VIRTUALLY VIA ZOOM

Members present

Fernando Gutierrez, Jeanie Marten, Scott Ohman, George Kemper, and Brian Cox.

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, March 8, 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, Vice-Chair Ohman led the pledges.

3. Discuss and consider election of officers.

Commissioner Kemper made a motion to reappoint Chairperson Marten and Vice-Chairperson Ohman, with a second by Commissioner Cox, the motion passed unanimously.

4. Consider approval of the February 8, 2021, meeting minutes.

Vice-Chair Ohman made a motion to approve the minutes, with a second by Commissioner Kemper, the motion passed unanimously.

5. Consider and act on a Final Plat for Ranch Park Village Phase 2, generally located south of Ranch Road between State Highway 78 and Ranch Road, within Sachse city limits.

Development Director Matt Robinson presented the item. He stated that the applicant is proposing plat 115- single family cottage and patio home lots on approximately 23.614 acres with the current zoning through PD -37. He explained that the plat is in conformance with Sachse's subdivision regulations and zoning ordinance. Staff is recommending approval.

Vice-Chair Ohman made a motion to approve the final plat, with a second by Commissioner Cox, the motion passed unanimously.

Commissioner Mondok was unable to log into ZOOM as a panelist until 5:12 pm

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

Mr. Robinson stated that Black Rock Coffee had received their Certificate of Occupancy and would be opening soon. He noted that the Park Plaza Preliminary Plat would be on our next agenda as well as amendments to our Zoning Ordinance. Marten also reminded the commissioners of the upcoming Ethics training in April.

7. Adjournment.

Marten adjourned the meeting at 5:16 pm.



Agenda Item Details

Meeting	Mar 22, 2021 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	4. Conduct a public hearing to consider and act on a Preliminary Plat for the Park Plaza Addition, being a replat of Lots 1-10 Block 10 of Old Town Sachse, 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	Approval of the preliminary plat

Public Content

BACKGROUND

- The applicant is proposing to preliminary plat 24 single-family attached lots
- The size of the property is approximately 1.51 acres.
- Applicant: Sunrise Integrity Group, LLC
- Owner: Sunrise Integrity Group, LLC
- The property is currently platted as ten lots.
- The property was originally preliminary platted in February 2020, but since that time additional lots have been added into the proposed project.
- The property is part of the Old Town Zoning District and is located in the Downtown North character district.

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 affiliated 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 preliminary plat, subject to all conditions stipulated by the Building Official and City Engineer.

Park Plaza Addition Preliminary Plat.pdf (948 KB)

Staff Presentation - Preliminary Plat - Park Plaza Addition.pdf (1,102 KB)

Preliminary Plat Park Plaza Addition

Planning & Zoning Commission

March 22, 2021



Request

Conduct a public hearing to consider and act on a Preliminary Plat for the Park Plaza Addition, being a replat of Lots 1-10 Block 10 of Old Town Sachse, generally located at the southwest corner of Fifth Street and Dewitt Street, within Sachse city limits.



Project Information

- Proposal to preliminary plat 24 single-family attached 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



SACHSE STREET
DRAINAGE EASEMENT DETAIL



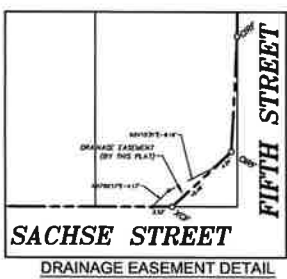
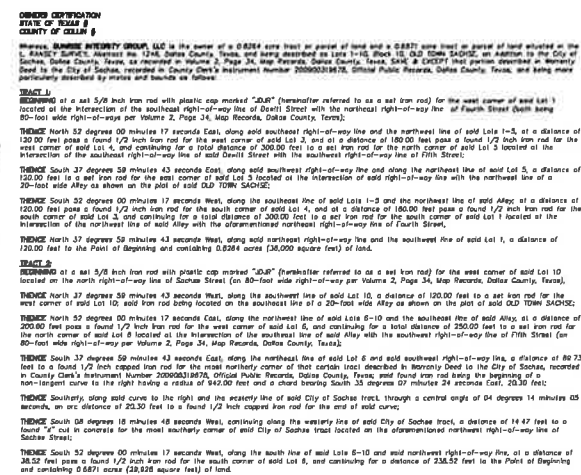
The City of
SACHSE

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.





SURVEYOR'S CERTIFICATION

STATE OF TEXAS 0
COUNTY OF DALLAS 0

I, **WILLIAM M. MOOREHEAD**, have prepared this plat from a survey made within my personal knowledge.

PURPOSE OF THIS DOCUMENT
PURPOSE OR PURPOSES

WILLIAM M. MOOREHEAD - APPL.
2713 CANTRELL ST
IRVING, TX 75062
(214) 714-2340

STATE OF TEXAS 0
COUNTY OF DALLAS 0

I, **WILLIAM M. MOOREHEAD**, the undersigned, do hereby certify that he executed the same for the purposes and for the reasons stated above.

Notary Public in and for the State of Texas

CITY APPROVAL CERTIFICATION:

This plan is hereby approved by the Director of Development Services of the City of Sackville, Nova Scotia, in accordance with the City of Sackville Subdivision Ordinance, By-law & Approval Procedures.

The Director of Development Services of the City of Sackville, Nova Scotia hereby certifies that in the best of his/her knowledge or belief, this subdivision plan conforms to all City of Sackville Code of Ordinances and engineering constructional ordinances and procedures adopted by the City of Sackville, Nova Scotia in which its/their approval is required.

Director of Development Services Date _____

ATTEST: _____

Signature Date _____

WITNESSED BY THE _____

PRELIMINARY PLAT
Approved for preparation of final plat for the subdivision shown on this plat

APPROVED BY: Planning and Zoning Commission City of Sackville

Chairman, Planning and Zoning Commission Date _____

ATTEST: _____

Signature Date _____

ZONING OF DISTRICT
(OLD TOWN ZONING DISTRICT)

PARK PLAZA ADDITION

PRELIMINARY PLAT
LOTS 1-24, BLOCK A
BEING A REMOVAL OF LOTS 1-10, BLOCK 10
OLD TOWN VILLAGE
VOLUME 2, PAGE 34
MAP RECORDS, DALLAS COUNTY, TEXAS
1,535 ACRES (163.80 ACRES SQUARE FEET) SITUATED IN
THE ROAD RAMSAY SQUARE, ABSTRACT NO. 1248
IN THE CITY OF SHAGHE, DALLAS COUNTY, TEXAS

JDR		PREPARED BY ENGINEERS AND CONSULTANTS, INC.
TITLE PLAN NO. 00006-00		
ENGINEERS • LAND PLANNERS • SURVEYORS		
2500 Texas West Valley Blvd. Irving Texas 75039 TEL 872-2820 FAX 872-2836		
DATE: 19 MAR 2007	DRAWN BY: JDR	JDR PROJECT NO. 127-1-1-9
SCALE: 1" = 30'	CHECKED BY: MVR	© COPYRIGHT 2007



Agenda Item Details

Meeting	Mar 22, 2021 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	5. Discuss future Planning and Zoning Commission meetings.
Access	Public
Type	Discussion, Information

Public Content

BACKGROUND

Governor Abbott recently announced several changes regarding COVID-19 restrictions.

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.