



Monday, December 9, 2024
Planning and Zoning Commission Meeting

Council Chambers
3815 Sachse Road, Building B
6:00 PM

Planning and Zoning Commission meetings are streamed live and available on-demand
(<https://sachsetx.swagit.com/live>).

A. Meeting Opening

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a regular meeting on Monday, December 9, 2024, at 6:00 PM to consider the following items of business:
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
3. Consider and elect a Chairperson and Vice Chairperson of the Planning and Zoning Commission.

B. Public Comment

The public is invited to address the Board regarding any topic not already on the agenda for action or public hearing. **Comments any discussion-only items on the agenda may be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card should be presented to the acting secretary prior to the meeting. According to the Texas Open Meetings Act, the Board is prohibited from discussing any item not posted on the agenda but will take comments under advisement.

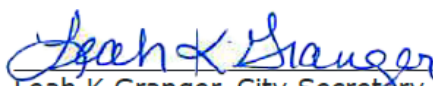
C. Action Items

Action items are for Board discussion and consideration for action. **The presiding officer will invite comments before the Board votes.** A Public Comment Card should be given to the acting secretary prior to the start of the meeting.

1. Consider approving the October 28, 2024, meeting minutes.
2. Conduct a public hearing to consider approval of an ordinance amending the Comprehensive Zoning Ordinance and map, to grant a change of zoning from Residential-5 District (R-5) to Neighborhood Shopping District (C-1) on an approximately 1.81 acre tract of land located at 5206 Ben Davis Road, within Sachse city limits. **This item will be postponed to the January 13, 2025, Planning and Zoning Commission meeting.**

D. Adjournment

I, the undersigned authority, do hereby certify that this notice of a public meeting was posted in accordance with the regulations of the Texas Open Meetings Act and was posted on the bulletin board, an accessible location at Sachse City Hall.


Leah K Granger, City Secretary

Posted: 12/06/2024 by 5 PM | Removed: _____

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Logan Thatcher, ADA Coordinator, via phone at 972-495-1212, via email at lthatcher@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

A. Meeting Opening

Subject:	3. Consider and elect a Chairperson and Vice Chairperson of the Planning and Zoning Commission.
Meeting	December 9, 2024 - Planning and Zoning Commission Meeting
Access	Public
Type	Discussion, Action
Fiscal Impact	None
Recommended Action	Nominate and elect Planning and Zoning Commission officers to serve as Chairperson, Vice Chairperson, and Secretary for 2024-2025. Motion to elect _____ as the Chairperson of the Planning and Zoning Commission. Motion to elect _____ as the Vice Chairperson of the Planning and Zoning Commission. Motion to elect _____ as the Secretary of the Planning and Zoning Commission.

Goals

BACKGROUND

The Planning and Zoning Commission shall elect officers for 2024-2025.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Nominate and elect Planning and Zoning Commission officers to serve as Chairperson, Vice Chairperson, and Secretary for 2024-2025.

Motion to elect _____ as the Chairperson of the Planning and Zoning Commission.
Motion to elect _____ as the Vice Chairperson of the Planning and Zoning Commission.
Motion to elect _____ as the Secretary of the Planning and Zoning Commission.

File Attachments None

C. Action Items

Subject: 1. Consider approving the October 28, 2024, meeting minutes.

Meeting December 9, 2024 - Planning and Zoning Commission Meeting

Access Public

Type Action, Minutes

Fiscal Impact None

Recommended Action Approve the minutes as presented.

Goals

BACKGROUND

Minutes from the October 28, 2024, Council regular meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the minutes as presented.

File Attachments

1. Planning&ZoningCommission_Regular_Minutes_10.28.2024-unsigned

PLANNING AND ZONING COMMISSION OF THE CITY OF SACHSE OCTOBER 28, 2024, MEETING MINUTES

The Planning and Zoning Commission of the City of Sachse held a regular meeting on Monday, October 28, 2024, at 6:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Taylor Ohman, Butch Kemper, Daniel Betten, Brian Cox, Tiffany Anderson.

Those absent were: MirHadi Taqui, Travis Mondok.

A. Meeting Opening

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a regular meeting on Monday, October 28, 2024, at 6:00 PM to consider the following items of business:

Vice Chairperson Ohman called the meeting to order at 6:00 PM.

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

Mr. Kemper offered the invocation and pledges.

B. Public Comment

The public is invited to address the Board regarding any topic not already on the agenda for action or public hearing. **Comments regarding the Consent Agenda or any discussion-only items on the agenda may be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card should be presented to the acting secretary prior to the meeting. According to the Texas Open Meetings Act, the Board is prohibited from discussing any item not posted on the agenda but will take comments under advisement.

No public comments were offered.

C. Action Items

Action items are for Board discussion and consideration for action. **The presiding officer will invite comments before the Board votes.** A Public Comment Card should be given to the acting secretary prior to the start of the meeting.

1. Consider approving the September 9, 2024, meeting minutes.

Mr. Kemper made a motion to approve the minutes as presented. Mr. Cox seconded the motion, and it carried 5 - 0. None voted against.

2. Conduct a public hearing to consider and act on a request by the Sachse Rod Shop to amend the existing Planned Development District (PD-35) to add an approximately 6,000 square foot building to the site plan, located at 3904 Miles Road, within Sachse city limits.

City Planner Philip Feinhals presented the amendment to Planned Development 35. If approved, the site plan will change to allow for a new 6,000 square foot building. The Future Land Use Plan does not support the request; however, the previous Planned Development Zoning does support the change.

Vice Chairperson Ohman opened the public hearing at 6:09 PM. As there were no comments,

the public hearing was closed at 6:09 PM.

Mr. Cox made a motion to approve the item as presented. Mr. Betten seconded the motion, and it carried 5 - 0. None voted against.

D. Discussion Items

These items are for the Board and staff to discuss as needed. **Comments on Discussion Items should be addressed in the Public Comment Section of this meeting.**

1. Receive a briefing on the Sachse Comprehensive Plan update.

Haley Curuthers, with Kimley-Horn, provided an overview of the Comprehensive Plan update. This is a policy document that aids staff in making development decisions. The update will provide a vision statement that unifies feedback from all members of the community. Currently, the project is in the public engagement phase. The website provides more detail and information <https://engagekh.mysocialpinpoint.com/ShapingSachse>. Reed Cleater, from Kimley-Horn, described the current market outlook and the strategic direction.

Commission members asked questions to understand the process and how the comprehensive plan will help direct future development or redevelopment.

E. Adjournment

Vice Chairperson Ohman adjourned the meeting at 6:48 PM.

Taylor "Scott" Ohman, Vice Chairperson

ATTEST:

George "Butch" Kemper, Secretary

C. Action Items

Subject:	2. Conduct a public hearing to consider approval of an ordinance amending the Comprehensive Zoning Ordinance and map, to grant a change of zoning from Residential-5 District (R-5) to Neighborhood Shopping District (C-1) on an approximately 1.81 acre tract of land located at 5206 Ben Davis Road, within Sachse city limits. This item will be postponed to the January 13, 2025, Planning and Zoning Commission meeting.
Meeting	December 9, 2024 - Planning and Zoning Commission Meeting
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	None
Recommended Action	Open the public hearing and postpone the item until the Planning and Zoning Commission regular meeting scheduled for Monday, January 13, 2025.
Goals	

BACKGROUND

- The subject property consists of one lot and is operating as a temple for the American Imams Academy.
- Zone change request from R-5 Single Family Residential District to C-1 Neighborhood Shopping District.
- Applicant: Amy Designers
- Owner: 180 Degree Architects LLC
- Size: Approximately 1.81 acres
- The applicant is requesting the zoning change to accommodate the construction of a 2-3 story expansion that would add classrooms and meeting rooms.
- The property is bordered by streets to the west and south, a residential subdivision on the east boundary with an alley separating the two uses, and commercially zoned property to the north.

POLICY CONSIDERATIONS

- The Future Land Use Plan (FLUP) designates the subject property for Public Uses, which are described as “Public buildings and offices, semi-public facilities including public and private schools, churches and historical buildings.”
- State law requires that zoning decisions “must be adopted in accordance with a Comprehensive Plan.”
- The FLUP supports the proposed rezoning request.

RECOMMENDATION

Open the public hearing and postpone the item until the Planning and Zoning Commission regular meeting scheduled for Monday, January 13, 2025.

File Attachments

1. Presentation_Zoning Ordinance 24-01_5206 Ben Davis Rd
2. Exhibit A - Legal Description ZO 24-01

5206 Ben Davis Road Rezoning Request

Planning and Zoning Commission

December 09, 2024



Request

Conduct a public hearing to consider and act on an ordinance amending the Comprehensive Zoning Ordinance and map, to grant a change of zoning from Residential-5 District (R-5) to Neighborhood Shopping District (C-1) on an approximately 1.81 acre tract of land located at 5206 Ben Davis Road, within Sachse city limits.

Project Information

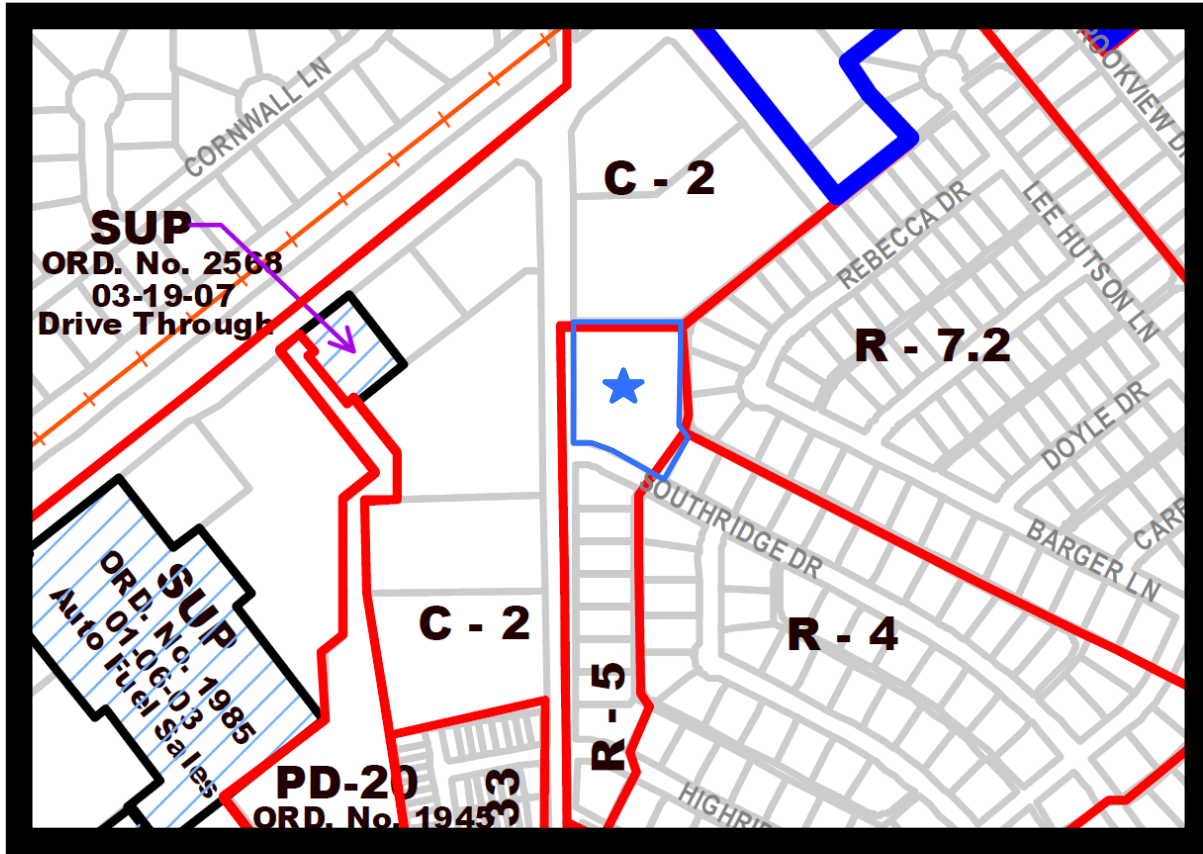
- Proposal to rezone property from R-5 Single Family Residential District to C-1 Neighborhood Shopping District
- Applicant: Amy Designers
- Owner: 180 Degree Architects LLC
- Size: Approximately 1.81 acres
- Site Attributes: Property is currently one lot and is operating as a temple for the American Imams Academy.
- The applicant is requesting the zoning change to accommodate the construction of a 2-3 story expansion that would add classrooms and meeting rooms.

Aerial Map

The property is located at 5206 Ben Davis Road, within Sachse city limits.



Zoning Map



The property is zoned R-5.
The blue star indicates the
subject property.

District Standards

Proposed:

C-1 Neighborhood Commercial

- Maximum height: 3.5 stories or 40' whichever is less
- Front setback: 25' minimum
- Side setback: 25' adjacent to Southridge Dr
- Rear setback: 25' where adjacent to residential
- Max coverage: N/A

Existing:

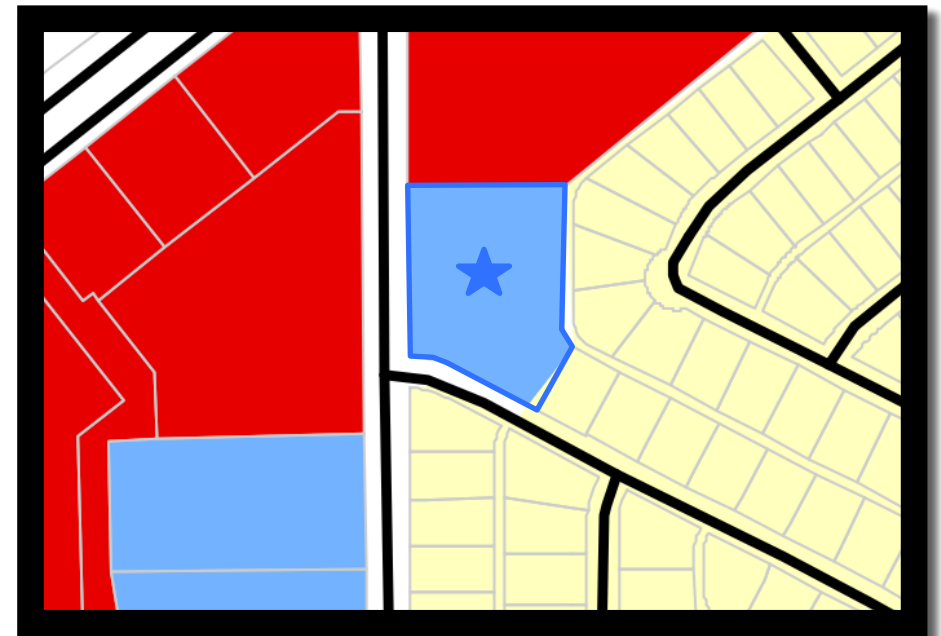
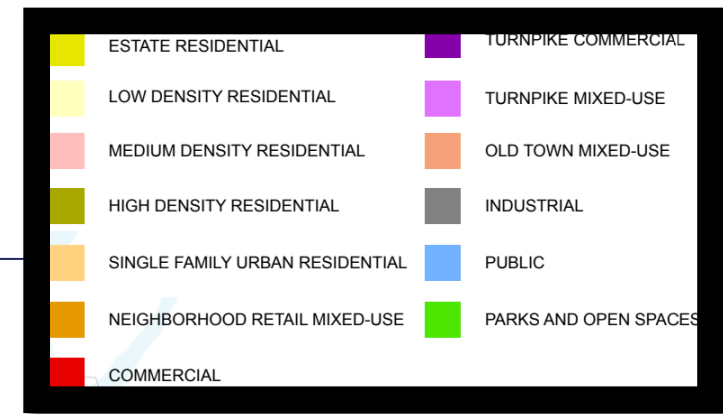
R-5 Single Family Residential

- Maximum height: 1.5 stories or 25' whichever is less
- Front setback: 25'-45'
- Side setback: 10% of lot width at the BL
- Rear setback: 25' or 20% of lot depth whichever is less
- Max coverage: 25%



FLUP

- The Future Land Use Plan (FLUP) designates the subject property for Public Uses, which are described as “Public buildings and offices, semi-public facilities including public and private schools, churches and historical buildings”.
- 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.

EXHIBIT A

AREA TO BE REZONED:

Being a lot, tract or parcel of land situated in the Robert McCullough Survey, Abstract No. 928, City of Sachse, Dallas County, Texas, and being Lot 1, Block 1 of Church of Christ Addition, an addition to the City of Sachse, Dallas County, Texas, according to the map thereof recorded in Volume 90050, Page 3164, Map Records, Dallas County, Texas, same being a tract of land conveyed to 180 Degree Architects LLC, by deed recorded in Instrument No. 202100329942, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point found for corner, said corner being the intersection of the North right of way line of Southridge Drive (50 foot right of way) and the East right of way line of Ben Davis Road (variable width right of way);

THENCE North 00 degrees 05 minutes 51 seconds East, along the East right of way line of said Ben Davis Road, a distance of 278.53 feet to a point for corner, said corner being along the South line of Lot 2, Block A of Ben Davis Crossing Addition, an addition to the City of Sachse, Dallas County, Texas, according to the map thereof recorded in Instrument No. 200503521722, Map Records, Dallas County, Texas, from which a 1/2 inch iron rod found bears, South 14 degrees 22 minutes 56 seconds West, a distance of 2.77 feet for witness, from which a 1/2 inch iron rod found bears, South 89 degrees 49 minutes 30 seconds West, a distance of 2.56 feet for witness;

THENCE North 89 degrees 49 minutes 30 seconds East, along the South line of said Ben Davis Crossing Addition, a distance of 247.91 feet to a point for corner, said corner being along a West right of way line of a 15 foot alley, from which a 1/2 inch iron rod found bears, South 40 degrees 33 minutes 26 seconds West, a distance of 0.32 feet for witness;

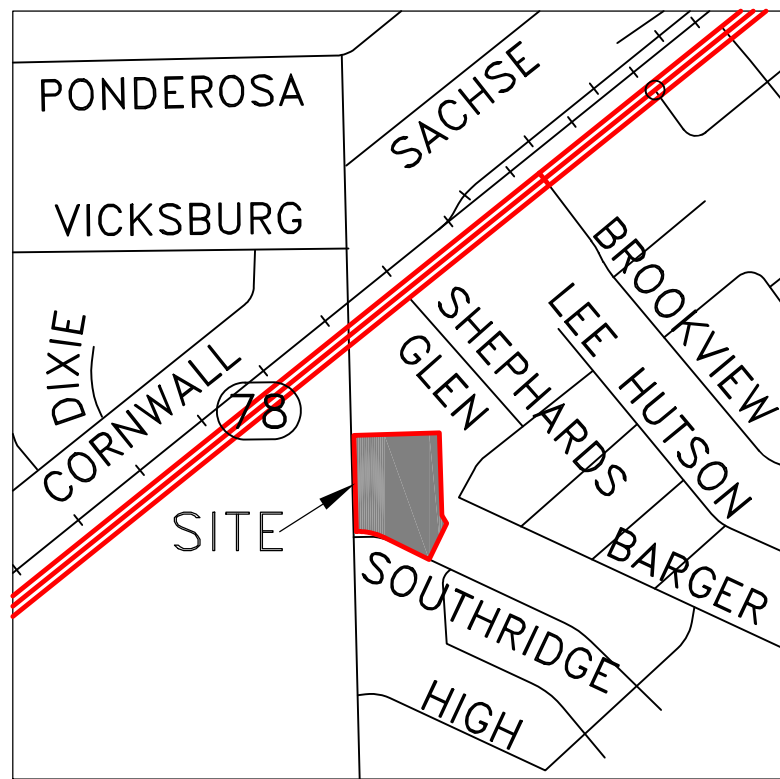
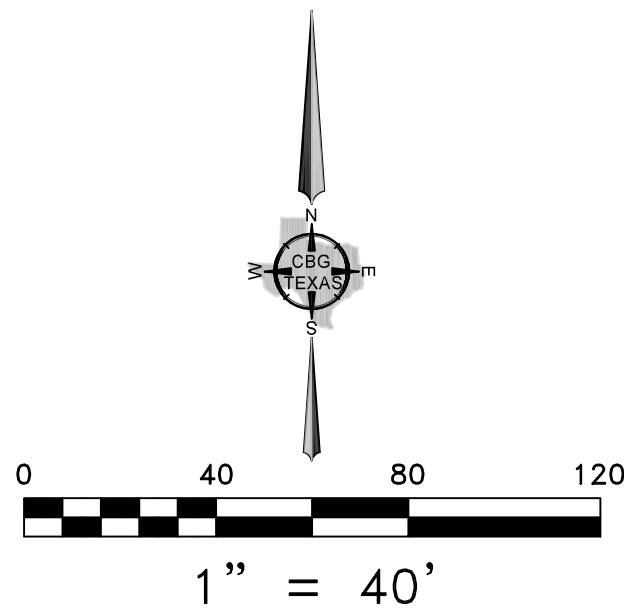
THENCE South 00 degrees 04 minutes 39 seconds East, along the West right of way line of said 15 foot alley, passing a 1/2 inch iron rod found on line at 3.06 feet, a total distance of 239.09 feet to a point for corner;

THENCE South 29 degrees 43 minutes 32 seconds East, along the Southwest right of way line of said 15 foot alley, a distance of 27.57 feet to a point for corner, said corner being the North corner of Lot 4, Block 1 of Southridge Estates No. 1, an addition to the City of Sachse, Dallas County, Texas, according to the map thereof recorded in Volume 83223, Page 6763, Map Records, Dallas County, Texas, from which a 1/2 inch iron rod found bears, North 09 degrees 57 minutes 20 seconds East, a distance of 0.78 feet for witness;

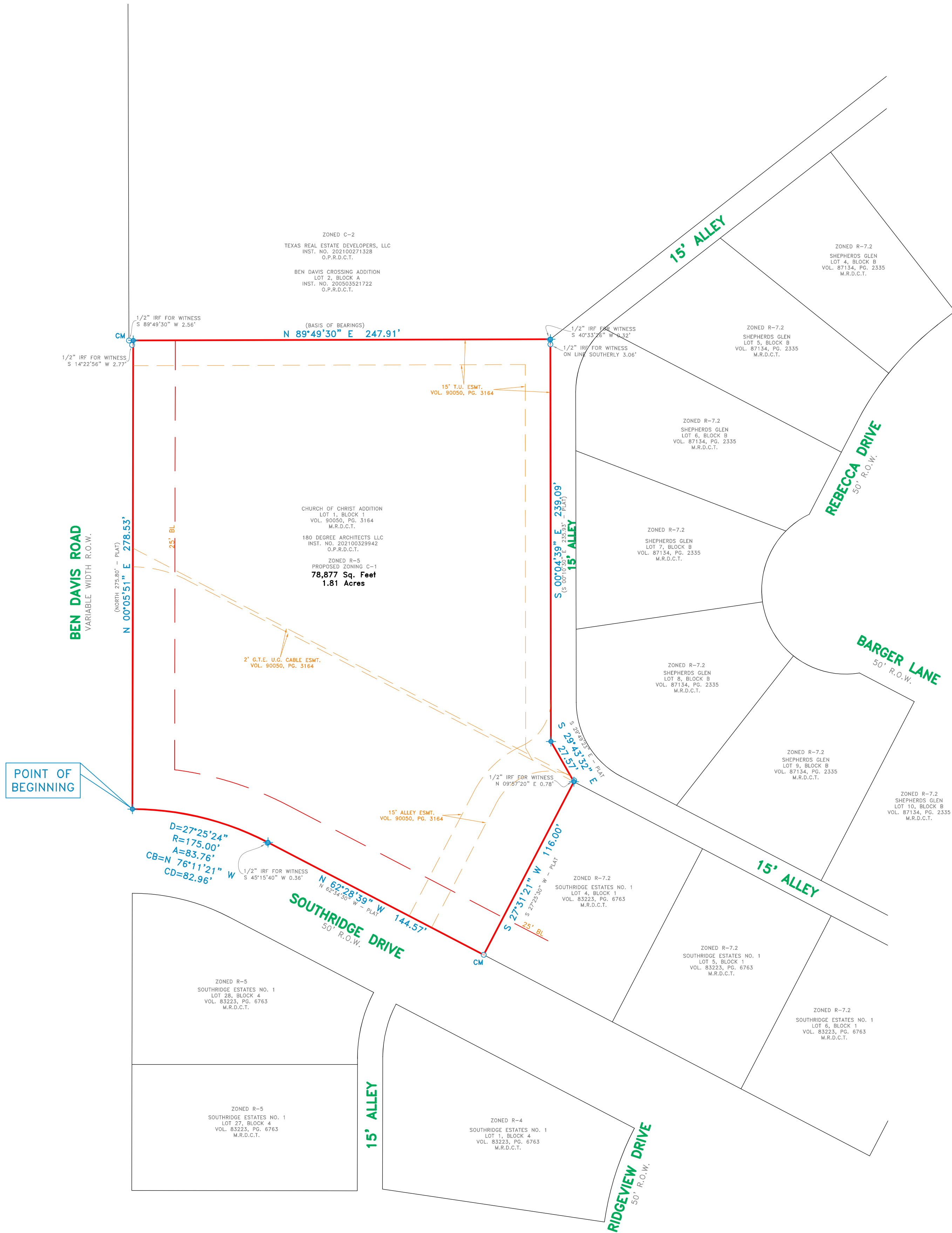
THENCE South 27 degrees 31 minutes 21 seconds West, along the Northwest line of said Lot 4, Block 1, a distance of 116.00 feet to a 1/2 inch iron rod found for corner, said corner being along the Northeast right of way line of said Southridge Drive;

THENCE North 62 degrees 28 minutes 39 seconds West, along the Northeast right of way line of said Southridge Drive, a distance of 144.57 feet to a point for corner, and being the beginning of a tangent curve to the left, with a radius of 175.00 feet, a delta angle of 27 degrees 25 minutes 24 seconds, a chord bearing of North 76 degrees 11 minutes 21 seconds West, and a chord length of 82.96 feet;

THENCE along said curve to the left, along the North right of way line of said Southridge Drive, an arc length of 83.76 feet to the POINT OF BEGINNING and containing 78,877 square feet or 1.81 acres of land.



VICINITY MAP
NOT TO SCALE



LEGEND:	
	POINT FOR CORNER
	1/2 INCH IRON ROD FOUND
	CONTROLLING MONUMENT
	EASEMENT
	VOLUME
	PAGE
	INSTRUMENT NUMBER
	SQUARE FEET
	RIGHT-OF-WAY
	DEED RECORDS, DALLAS COUNTY, TEXAS
	MAP RECORDS, DALLAS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY
RECORDED PLAT UNLESS OTHERWISE NOTED.

AREA TO BE REZONED:
Being a lot, tract or parcel of land situated in the Robert McCullough Survey, Abstract No. 928, City of Sachse, Dallas County, Texas, and being Lot 1, Block 1 of Church of Christ Addition, an addition to the City of Sachse, Dallas County, Texas, according to the map thereof recorded in Volume 90050, Page 3164, Map Records, Dallas County, Texas, same being a tract of land conveyed to 180 Degree Architects LLC, by deed recorded in Instrument No. 202100329942, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

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THENCE North 00 degrees 05 minutes 15 seconds East, along the East right of way line of said Ben Davis Road, a distance of 278.53 feet to a point for corner, said corner being along the South line of Lot 2, Block A of Ben Davis Crossing Addition, an addition to the City of Sachse, Dallas County, Texas, according to the map thereof recorded in Instrument No. 200503521722, Map Records, Dallas County, Texas, from which a 1/2 inch iron rod found bears, South 14 degrees 22 minutes 56 seconds West, a distance of 2.77 feet for witness, from which a 1/2 inch iron rod found bears, South 89 degrees 49 minutes 30 seconds West, a distance of 2.56 feet for witness;

THENCE North 89 degrees 49 minutes 30 seconds East, along the South line of said Ben Davis Crossing Addition, a distance of 247.91 feet to a point for corner, said corner being along a West right of way line of a 15 foot alley, from which a 1/2 inch iron rod found bears, South 40 degrees 33 minutes 26 seconds West, a distance of 0.32 feet for witness;

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THENCE North 62 degrees 28 minutes 39 seconds West, along the Northeast right of way line of said Southridge Drive, a distance of 144.57 feet to a point for corner, and being the beginning of a tangent curve to the left, with a radius of 175.00 feet, a delta angle of 27 degrees 25 minutes 24 seconds, a chord bearing of North 76 degrees 11 minutes 21 seconds West, and a chord length of 82.96 feet;

THENCE along said curve to the left, along the North right of way line of said Southridge Drive, an arc length of 83.76 feet to the POINT OF BEGINNING and containing 78,877 square feet or 1.81 acres of land.



Bryan Connally

BRYAN CONNALLY 07/26/2024
R.P.L.S. NO. 5513

EXHIBIT B - ZONING EXHIBIT
CHURCH OF CHRIST ADDITION
LOT 1, BLOCK 1
BEING A TRACT OF LAND SITUATED IN THE
ROBERT MCCULLOUGH SURVEY, ABSTRACT NO. 928
CITY OF SACHSE, DALLAS COUNTY, TEXAS
78,877 SQ.FT. / 1.81 ACRES
DATE OF PREPARATION 07-24-2024

OWNER: 180 DEGREE ARCHITECTS LLC
5206 BEN DAVIS ROAD
SACHSE, TEXAS 75048
419-509-5533



PLANNING & SURVEYING
Main Office
1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxl.com

SCALE: 1"=40' / DATE: 07/24/2024 / JOB NO. 2117960-01 / DRAWN BY: TO