



**Monday, January 27, 2025
Planning and Zoning Commission Meeting**

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

**Planning and Zoning Commission meetings are available live and 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, January 27, 2025, at 6:00 PM to consider the following items of business:
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.

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 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 January 13, 2025, 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.

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: 01/22/2025 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.

C. Action Items

Subject: 1. Consider approving the January 13, 2025, meeting minutes.

Meeting January 27, 2025 - 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 January 13, 2025, Council regular meeting.

POLICY CONSIDERATIONS

State law and the City Charter require all boards, commissions, and committees of the city to keep and maintain minutes of any meetings held.

RECOMMENDATION

Approve the minutes as presented.

File Attachments

1. Planning&ZoningCommission_Regular_Minutes_01.13.2025-unsigned

PLANNING AND ZONING COMMISSION OF THE CITY OF SACHSE JANUARY 13, 2025, MEETING MINUTES

The Planning and Zoning Commission of the City of Sachse held a regular meeting on Monday, January 13, 2025, at 6:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Taylor Ohman, Butch Kemper, Daniel Betten, Brian Cox, MirHadi Taqui, Tiffany Anderson.

Those absent were: 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, January 13, 2025, at 6:00 PM to consider the following items of business:

Chairperson Ohman called the meeting to order at 6:02 PM.

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

Mr. Kemper offered the invocation, and Mr. Betten led the 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 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 December 9, 2024, meeting minutes.

Mr. Kemper made a motion to approve the minutes as presented. Mr. Cox seconded the motion, and it carried 6 - 0. None voted against.

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.

Mr. Ohman continued the public hearing from the December 9, 2024, meeting. Mr. Feinhals noted that, due to a conflict, the applicant requested the public hearing be postponed to the January 27 Planning and Zoning Commission meeting.

Mr. Kemper made a motion to postpone the item to the January 27 meeting. Mr. Betten seconded the motion, and it carried 6 - 0. None voted against.

3. Conduct a public hearing to consider and act on an ordinance amending Chapter 11 Zoning, Section 11-3, Subsection C & Chapter 11A Zoning Ordinance, Article 12, Section 3; providing a savings clause; providing for a penalty of fine not to exceed two thousand dollars (\$2,000.00); and providing for an effective date.

Mr. Feinhals presented the recommended changes to the zoning ordinance related to notification for zoning change requests to better align with state law and industry best-practices. Specifically, the notification distance would be reduced to 200 feet from 1,000 feet and the property owner would be required to put up signs alerting the public to the zone change request and public hearing.

Mr. Ohman opened the public hearing at 6:11 PM. Sachse resident, Jayne Reed, addressed the Commission regarding notices and signs. Sachse resident, Richard Fitzgerald, addressed the Commission regarding the distance of the notice. Mr. Ohman closed the public hearing at 6:14 PM.

Director of Development Services Matt Robinson clarified that the changes are to align Sachse's standards with state law and reduce mailing time and cost. Adding the signs to the requirement will alert people that frequent the area as well as cut down on the risk of lost notices in the mail.

After some discussion, Mr. Kemper made a motion to recommend the ordinance change as presented to Council. Mr. Betten seconded the motion, and it carried 5 - 1. Ms. Anderson voted against.

D. Adjournment

Chairperson Ohman adjourned the meeting at 6:26 PM.

Taylor "Scott" Ohman, Chairperson

ATTEST:

Tiffany Anderson, 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.
Meeting	January 27, 2025 - Planning and Zoning Commission Meeting
Access	Public
Type	Action, Discussion, Public Hearing
Fiscal Impact	None
Recommended Action	Approve an ordinance amending the Comprehensive Zoning Ordinance and map as presented.
Goals	Meet the public safety needs of a growing citizen; student; and business population.

BACKGROUND

- The subject property consists of one lot and is operating as a temple for the American Imams Academy.
- Zone change request is 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.
- This item was postponed at the December 09, 2024, and January 13, 2025, Planning and Zoning Commission meetings. The public hearing remains open.

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

Approve an ordinance amending the Comprehensive Zoning Ordinance and map as presented.

File Attachments

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

5206 Ben Davis Road Rezoning Request

Planning and Zoning Commission
January 27, 2025



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 a Neighborhood Shopping District (C-1) on an approximately 1.81 acre tract of land of the Church of Christ Addition Lot 1, Block 1 subdivision, City of Sachse, Dallas County, Texas, more particularly described in Exhibit "A" and located at 5206 Ben Davis Road.

Project Information

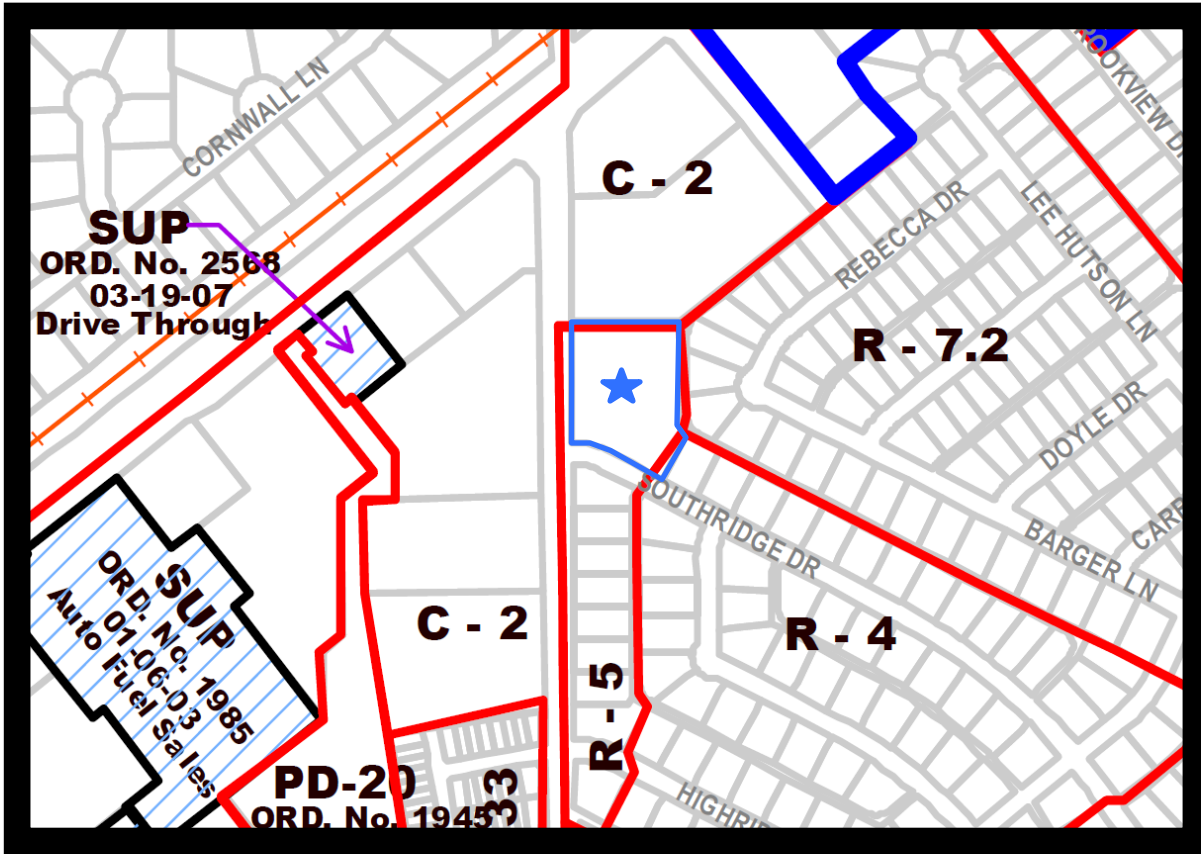
- Proposal to rezone property from R-5 Single Family Residential District to C-1 Neighborhood Shopping District
- Applicant: Amy Designers
- Owner: 180 Degree Architects LLC
- Size: Approximately 1.81 acres
- Site Attributes: Property is currently one lot and is operating as a temple for the American 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:

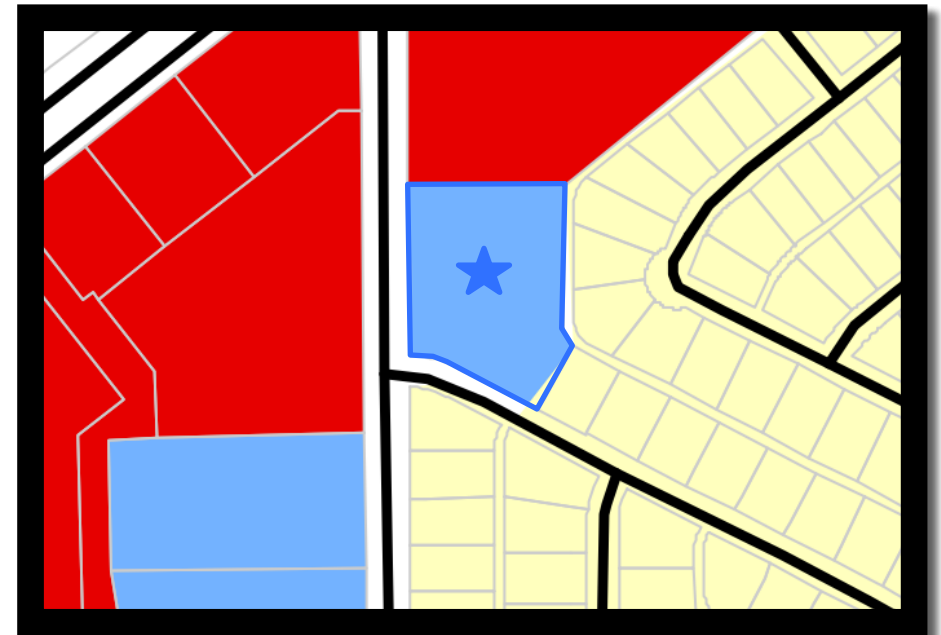
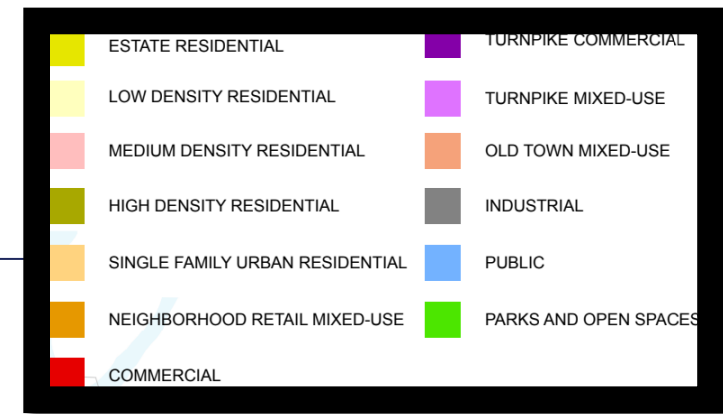
R-5 Single Family Residential

- 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.
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at their March 03, 2025, regular meeting.

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;

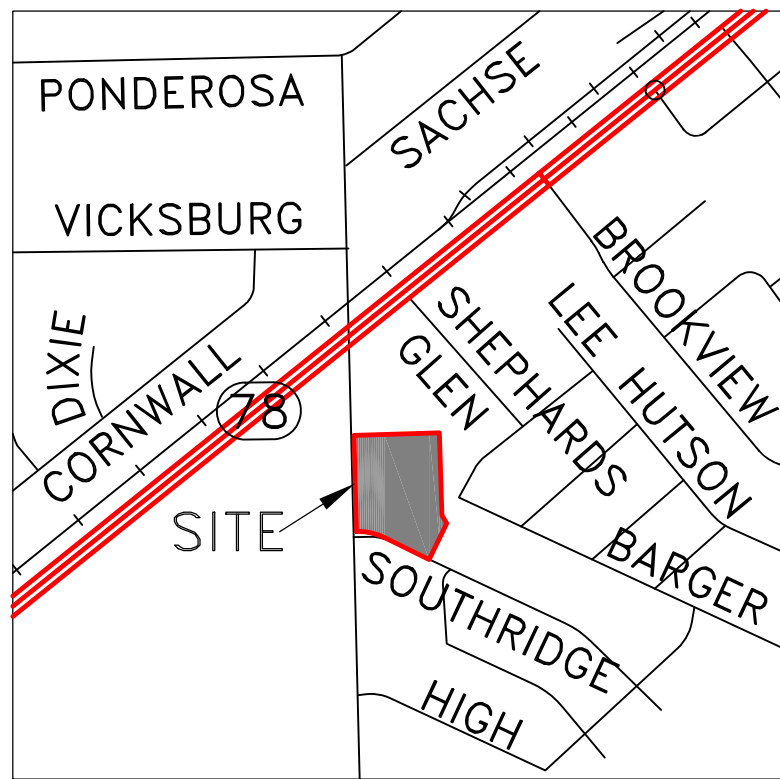
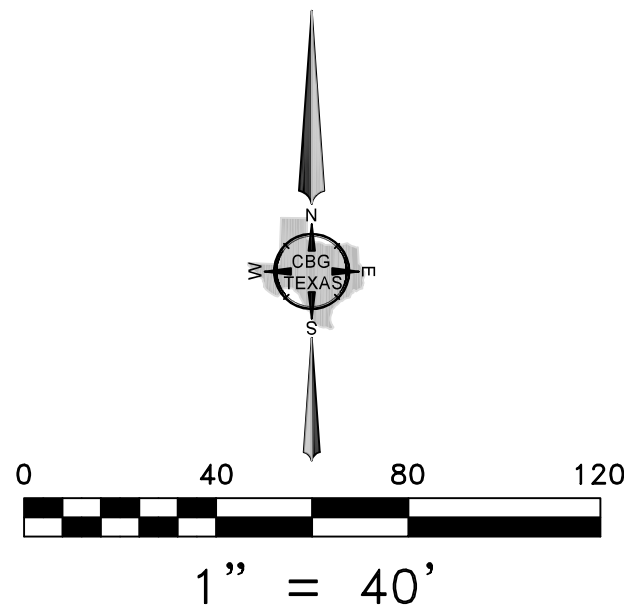
THENCE South 00 degrees 04 minutes 39 seconds East, along the West right of way line of said 15 foot alley, passing a 1/2 inch iron rod found on line at 3.06 feet, a total distance of 239.09 feet to a point for corner;

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;

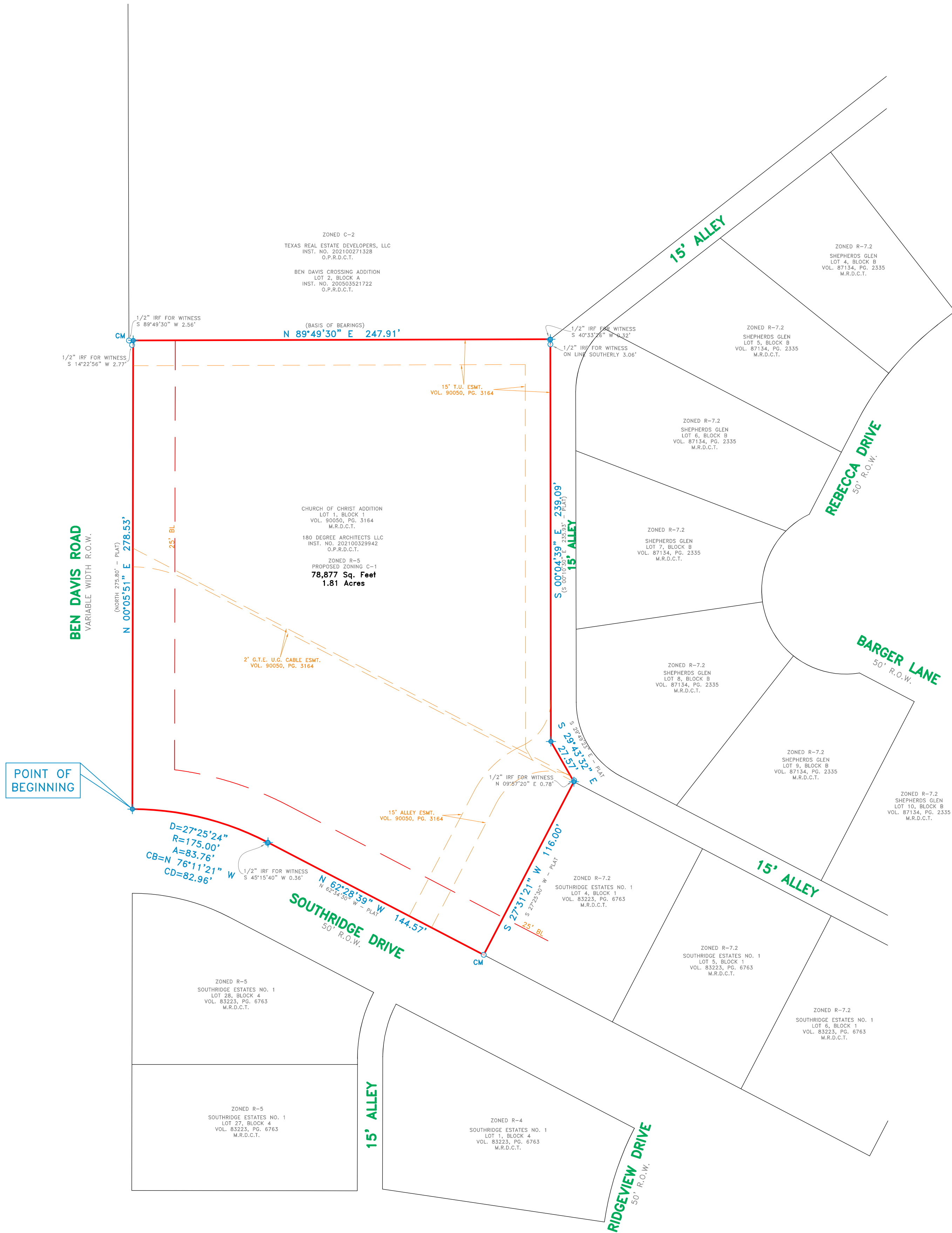
THENCE South 27 degrees 31 minutes 21 seconds West, along the Northwest line of said Lot 4, Block 1, a distance of 116.00 feet to a 1/2 inch iron rod found for corner, said corner being along the Northeast right of way line of said Southridge Drive;

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:

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 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;

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 85.76 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



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Main Office
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