

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.

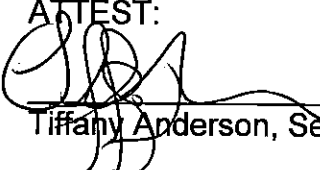
Director of Development Services Matt Robinson clarified that the changes are to align Sachse's standards with state law and reduce mailing time and cost. Adding the signs to the requirement will alert people that frequent the area as well as cut down on the risk of lost notices in the mail.

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