



Monday, March 10, 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, March 10, 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 27, 2025, meeting minutes.

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.

E. Adjournment

Certification

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, on March 6, 2025, by 5:30 PM.

Leah K Granger, TRMC, City Secretary

Date 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 27, 2025, meeting minutes.

Meeting March 10, 2025 - Planning and Zoning Commission Meeting

Access Public

Type Action, Discussion, Minutes

Fiscal Impact None

Recommended Action Approve the minutes as presented.

Goals

BACKGROUND

Minutes from the January 27, 2025, meeting.

POLICY CONSIDERATIONS

State law and the Sachse Charter require minutes to be recorded for public meetings.

RECOMMENDATION

Approve the minutes as presented.

File Attachments

1. Planning&ZoningCommission_Regular_Minutes_01.27.2025-unsigned

PLANNING AND ZONING COMMISSION OF THE CITY OF SACHSE JANUARY 27, 2025, MEETING MINUTES

The Planning and Zoning Commission of the City of Sachse held a regular meeting on Monday, January 27, 2025, at 6:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Taylor Ohman, Butch Kemper, Daniel Betten, Tiffany Anderson, Travis Mondok.

Those absent were: Brian Cox, MirHadi Taqui.

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:

Chairperson Ohman called the meeting to order at 6:04 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 January 13, 2025, meeting minutes.

Butch Kemper made a motion to approve the minutes as presented. Travis Mondok seconded the motion, and it carried 5 - 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.

City Planner Philip Feinhals presented a zoning change request for 5206 Ben Davis Road. The expansion would add classrooms and increase the height of the current building. The zoning change request is the first step to completing this project. Additionally, the applicant will need to submit engineering plans and meet engineering standards.

Chairperson Ohman opened the public hearing at 6:13 PM. The following Sachse residents addressed the Commission:

- Mark Tatum addressed the Commission regarding details of a C-1 district and concerns related to the project.
- Michael Jones addressed the Commission regarding the height of the building in relation to surrounding homes and difficulties with parking and entrance/exit.
- Robert Guess addressed the Commission about his reservations regarding the project and the potential congestion and loss of privacy for surrounding homes.
- Jim Cox addressed the Commission respectfully opposing the zoning change for increased traffic and property values as well as emergency vehicle access.
- Jayne Reed addressed the Commission opposing the request.
- Macy Jones addressed the Commission opposed to the request due to the traffic congestion and safety issues.
- Keith Pittsinger addressed the Commission opposed to the request due to the traffic congestion and safety issues.

Chairperson Ohman closed the public hearing at 6:32 PM.

Adel Yaseen, the applicant, responded to the Commission regarding some of the questions raised. He noted that the intention is to solve the parking issue with the zoning change request. He also responded to Commissioners' questions. Mr. Feinhals commented that parking on streets is allowed according to current ordinances. Adequate parking will be required with any submission through this process. Churches are allowed by right in all zoning districts. Even if this change does not go through, the church will be allowed to remain as it is. Screening will be considered, but two-storied buildings are allowed with the current zoning. State law limits regulation of building materials for aesthetics.

Commissioners discussed options, concerns, and challenges of the request. Development Services Director Matt Robinson explained that the Commission's recommendation for or against the request will be relayed to the Council.

Butch Kemper made a motion to recommend denial of the zoning request due to insufficient parking standard requirements. Tiffany Anderson seconded the motion, and it carried 3 - 2. Taylor Ohman and Daniel Betten voted against the motion.

D. Adjournment

Chairperson Ohman adjourned the meeting at 7:39 PM.

Taylor "Scott" Ohman, Chairperson

ATTEST:

Tiffany Anderson, Secretary

D. Discussion Items

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

Meeting March 10, 2025 - Planning and Zoning Commission Meeting

Access Public

Type Information, Discussion

Fiscal Impact None

Recommended Action Receive a briefing on the Sachse Comprehensive Plan update.

Goals Strategically invest in the City's existing and future infrastructure.
Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.
Make Sachse more prosperous through job creation and quality development that adds community value.
Provide excellent government services to Sachse citizens.

BACKGROUND

The Comprehensive Plan is the City's guiding policy document that sets forth the vision for how the community develops and grows. This document helps to guide long-range decisions for the community as it relates to land use, transportation, infrastructure, and public services, among others.

On April 1, 2024, Sachse City Council authorized the City Manager to negotiate and enter into a contract for an update to the City's Comprehensive Plan with Kimley-Horn. The existing Plan was last adopted in 2017. Since contract execution, staff and consultants from Kimley-Horn have participated in several events to gather community-wide input that will help establish the strategic direction for the Comprehensive Plan update.

The purpose of this briefing is to provide the Planning & Zoning Commission with an overview of the Sachse Comprehensive Plan update effort thus far in the process, and receive feedback from members of the Commission. The Planning & Zoning Commission last received a briefing on this item at its meeting held on October 28, 2024.

Reid Cleeter from Kimley-Horn will be assisting City staff in the presentation of this item.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive a briefing on the Sachse Comprehensive Plan update.

File Attachments

1. Pesentation_Sachse Comp Plan_PZ Briefing #2_03.10.2025



Sachse Comprehensive Plan

Planning & Zoning Commission Update
March 10, 2025



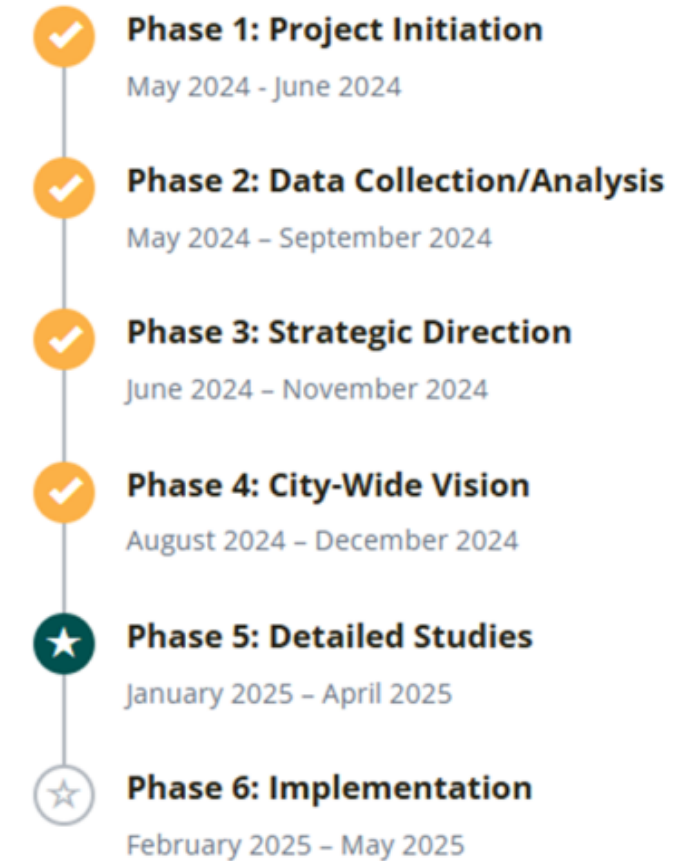
Kimley»Horn

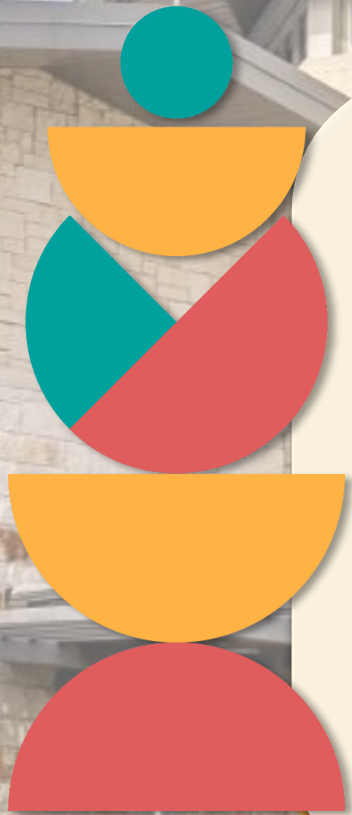
Presentation Overview

What We Want to Accomplish

- Strategic Direction Update
 - Engagement Results & Direction
- Citywide Vision Elements
- Detailed Studies
- Wrap-Up/Next Steps

Timeline





Strategic Direction

About the Strategic Direction

The Strategic Direction includes three components:

- ***Vision Statement*** – A description of the future the community wants to achieve; a reflection of its values and aspirations; the destination. It's a means of providing important direction for the planning process.
- ***Guiding Principles*** – Provide the foundation for decisions and actions that will be required to prepare a comprehensive plan and achieve its vision.
- ***Preferred Land Use Scenario*** – The Preferred Land Use Scenario illustrates the future development pattern for Sachse that reflect the palette of development contexts and character.

Strategic Direction Feedback

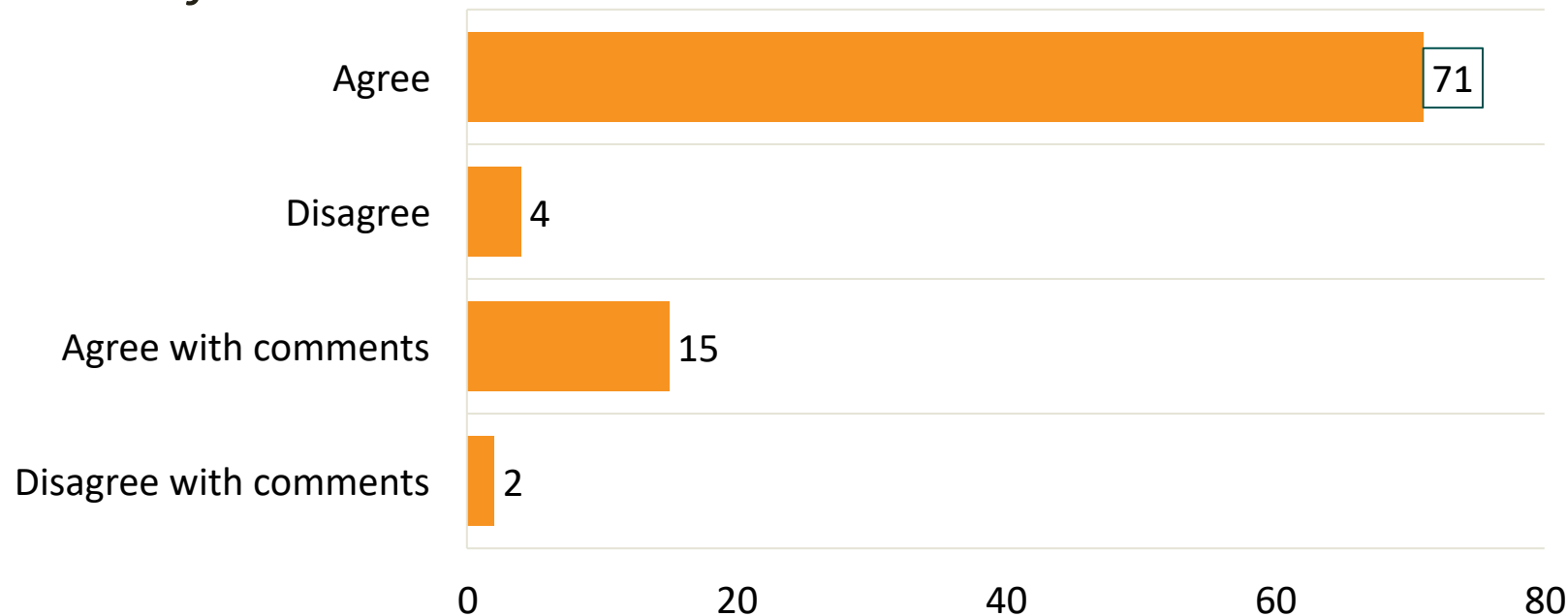
- An online survey was provided for Sachse's neighbors to voice their input regarding the draft Vision Statement and Guiding Principles
- Dates open: November 4, 2024 – December 9, 2024
- Total Number of Completed Responses: **92**

Vision Statement Feedback

- **Proposed:** Sachse will cultivate a vibrant community where residents and businesses thrive. Through intentional development, Sachse will create inviting destinations that promote connectivity and foster a sense of belonging.
- *What we heard:*
 - *Much agreement and support*
 - *Concerns regarding future development and growth*
 - *Improving community and connectivity*
 - *Maintaining Sachse's charm and character*
- **Final:** Sachse will cultivate a vibrant community where residents, visitors, and businesses thrive. Through intentional development and **a focus on high-quality infrastructure and amenities**, Sachse **will maintain its sense of community and charm** while furthering connected spaces that foster a sense of belonging.

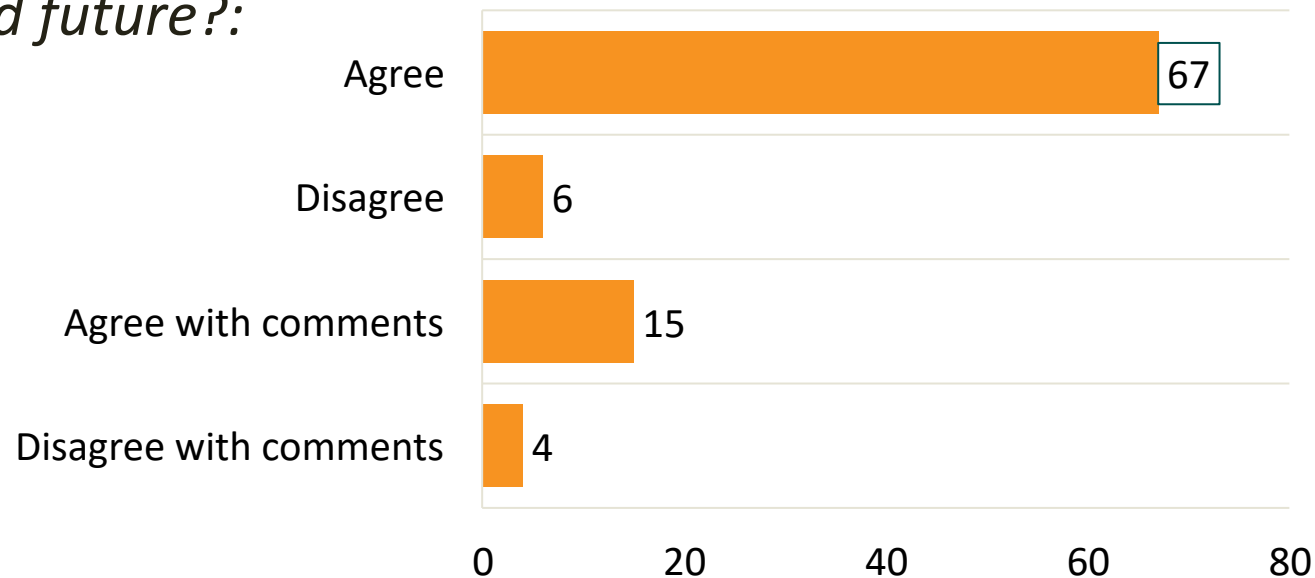
Guiding Principle Feedback

- **Partnership:** Continue to develop relationships and partner with public and private institutions to maximize positive impact on the community.
- *When you think of Sachse's future, does the guiding principle align with that desired future?:*



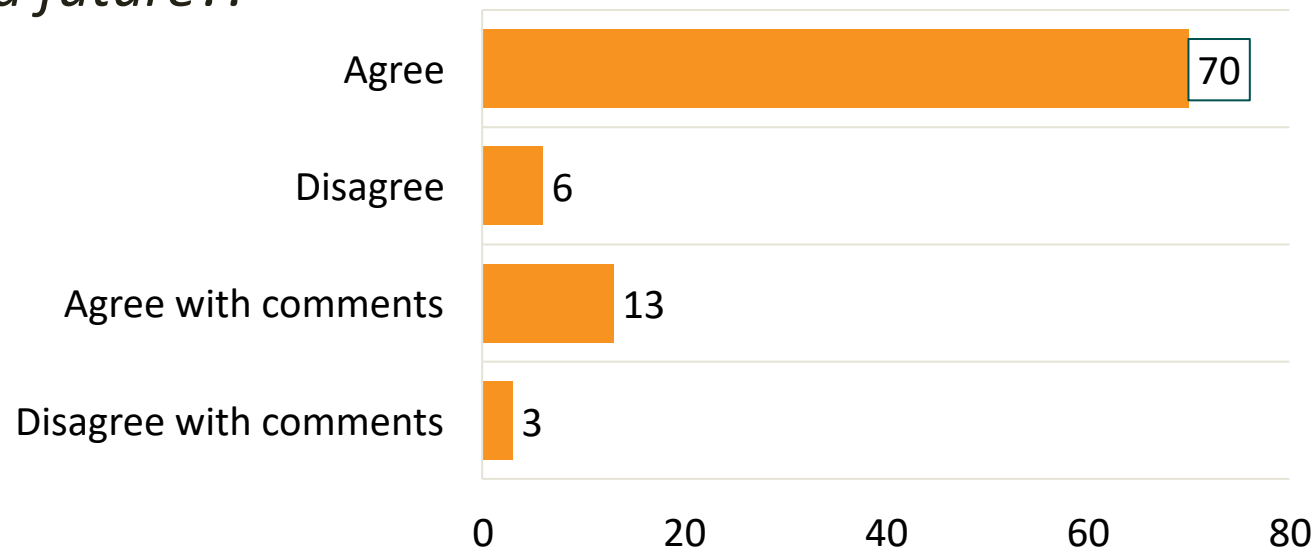
Guiding Principle Feedback

- **Quality of Life:** Continue to support and increase the community's desirability and resiliency by providing first-class level of service. **Prioritize the well-being of residents through enhanced access to high-quality amenities.**
- *When you think of Sachse's future, does the guiding principle align with that desired future?:*



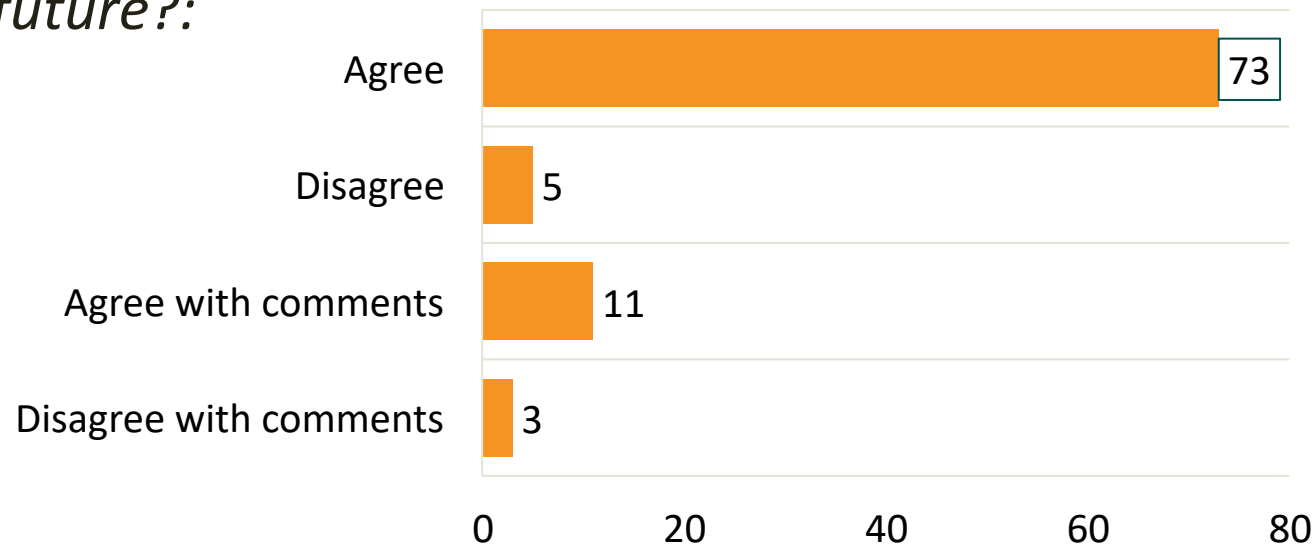
Guiding Principle Feedback

- **Stewardship:** Responsible management of resources and proactive consideration for potential impacts will ensure adequate capacity, foster healthy outcomes, and balance economic, environmental, and social outcomes.
- *When you think of Sachse's future, does the guiding principle align with that desired future?:*



Guiding Principle Feedback

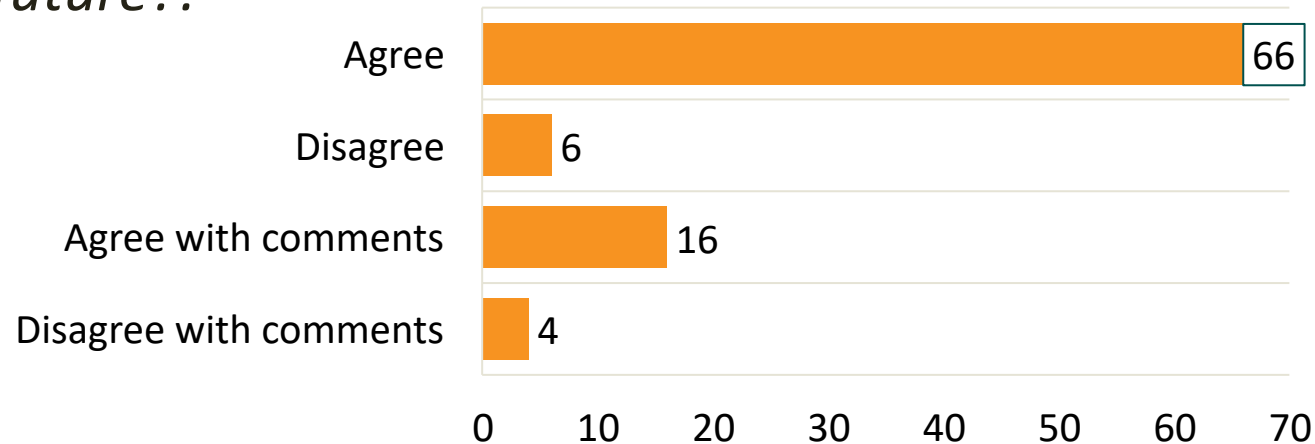
- **Recreation:** Continue to integrate and develop parks, trails, and open space into the community as gathering places and connections to other destinations. **Ensure these spaces are well-maintained, safe, and accessible for all residents.**
- *When you think of Sachse's future, does the guiding principle align with that desired future?:*



Guiding Principle Feedback

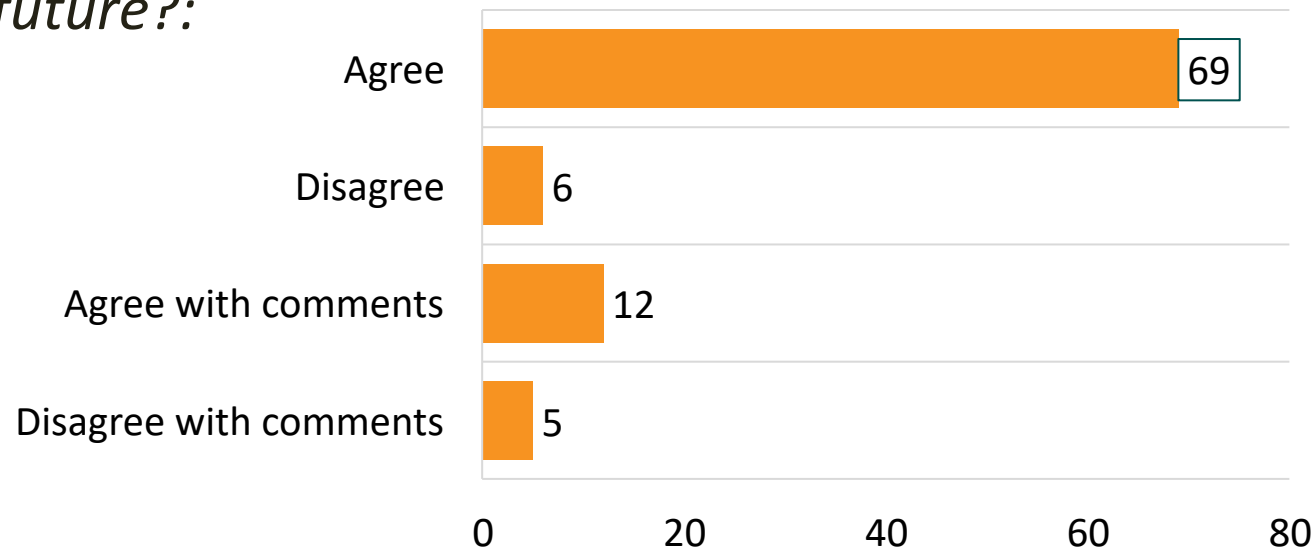
- **Opportunity:** Support efforts to grow a thriving local economy by encouraging **diverse** development and innovation of individuals and businesses, families and households, neighborhoods, commercial development, and the city. **Ensure that new developments balance with the charm of Sachse.**

- *When you think of Sachse's future, does the guiding principle align with that desired future?:*



Guiding Principle Feedback

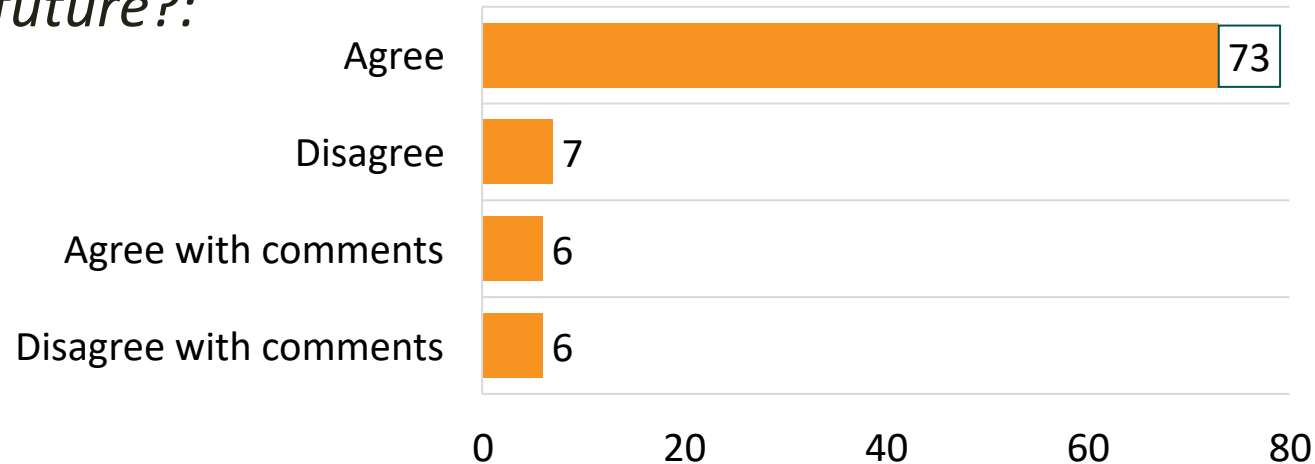
- **Catalyst Areas:** Encourage and attract new businesses and developments that support the unique qualities and assets of catalyst areas to broaden the tax base and make the City's economy more adaptable and resilient.
- *When you think of Sachse's future, does the guiding principle align with that desired future?:*

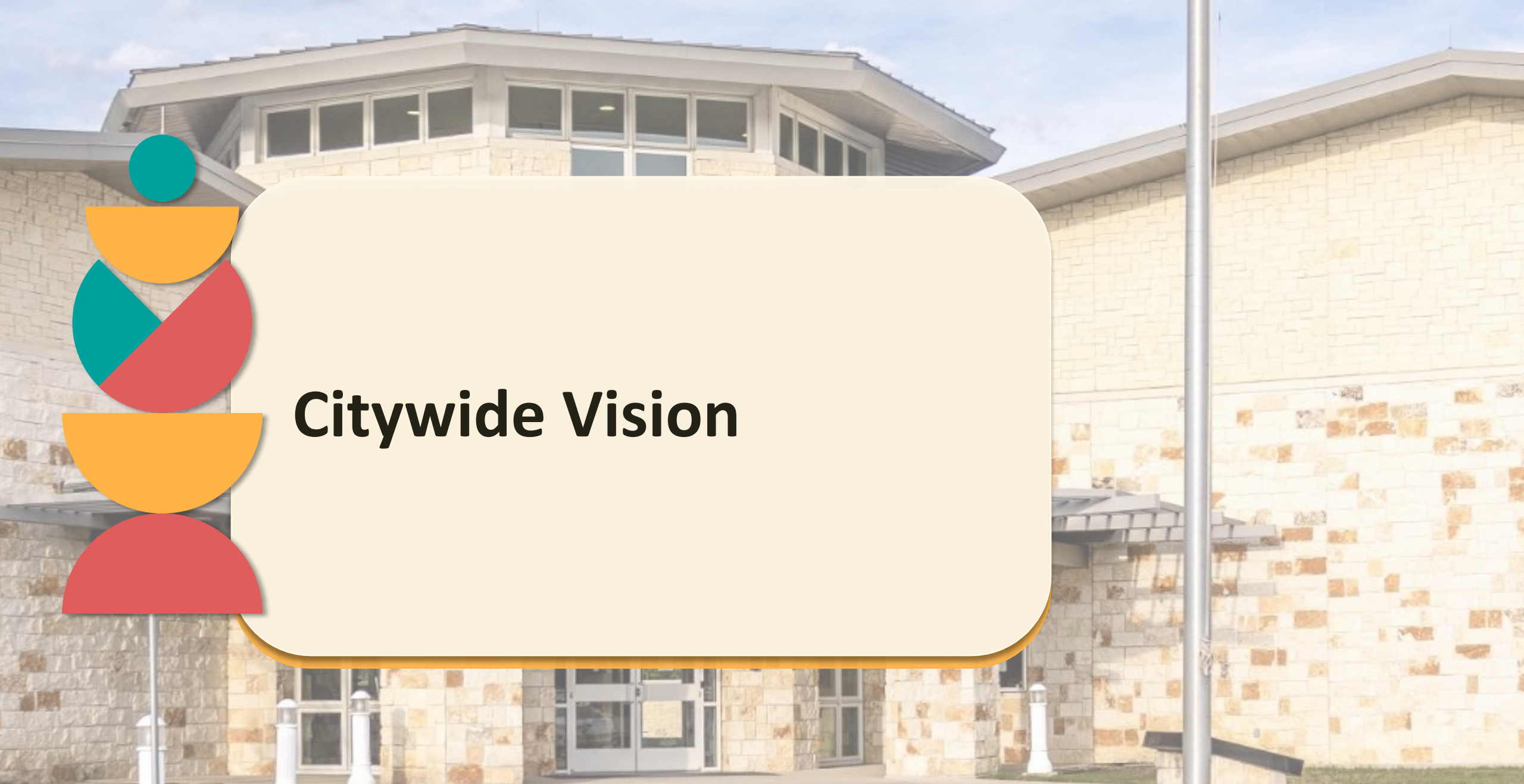


Guiding Principle Feedback

- **Promote Responsible Development:** Sachse will ensure that new development respects and enhances existing neighborhoods by contributing to the overall character and sustainability of the city and prioritize projects that balance growth with the preservation of Sachse's character.

- *When you think of Sachse's future, does the guiding principle align with that desired future?:*



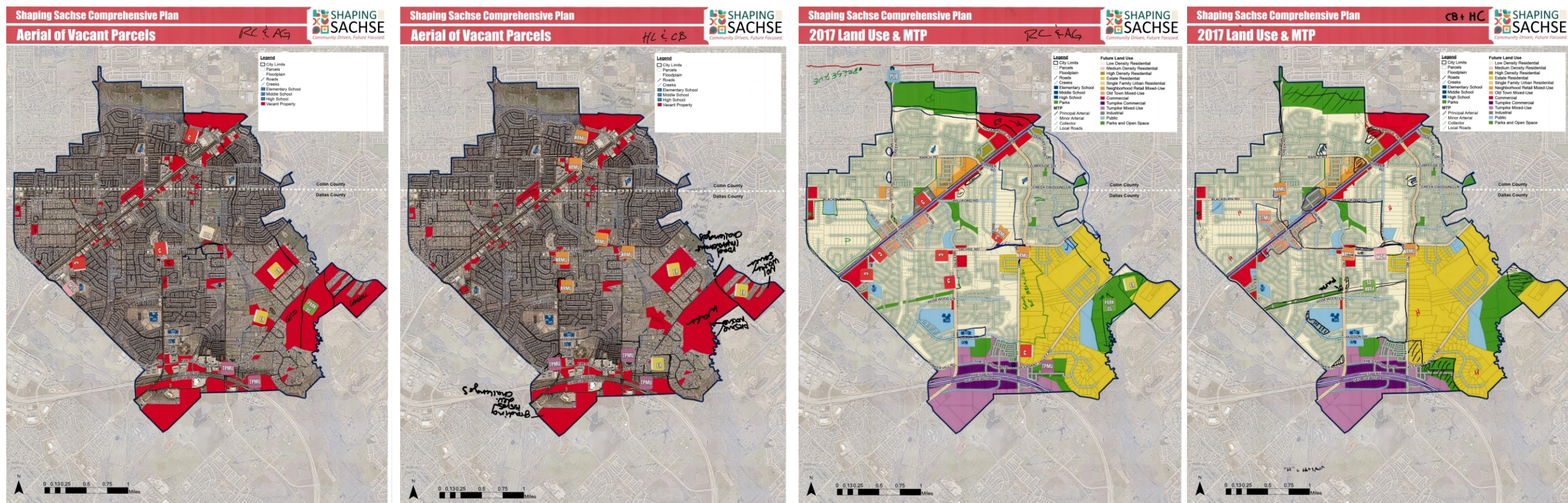


Citywide Vision

Forming the Future Land Use Scenario

- Utilizing the Vision Statement, Guiding Principles, and Community Input Summary - A workshop with broad-ranging City Staff was conducted to inform the initial thoughts on the Future Land Use Scenario through identifying:
 - Areas of preservation and enhancement
 - Areas of new development
 - Areas of redevelopment
- Teams contemplated how to accommodate additional growth and where to locate homes, businesses, parks and other types of places
- “Chips” (stickers) representing different land use categories were placed on maps to indicate each team’s future development pattern

Future Land Use Scenario



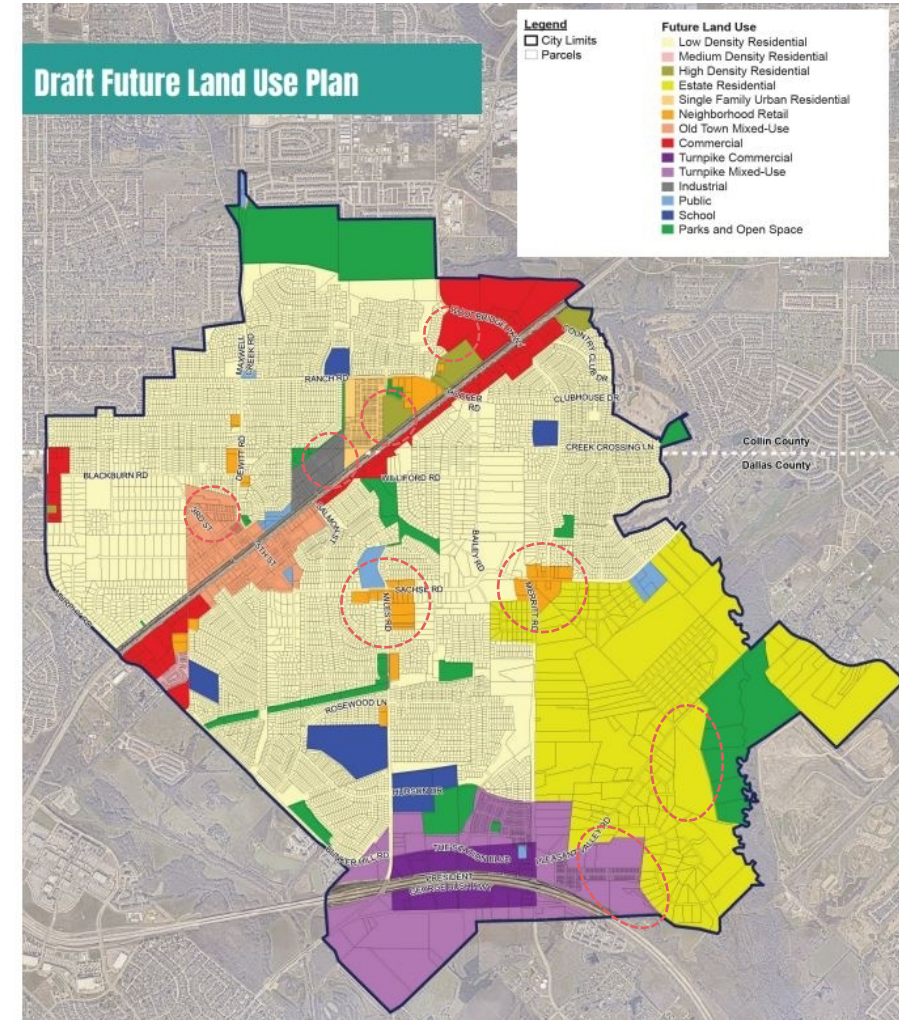
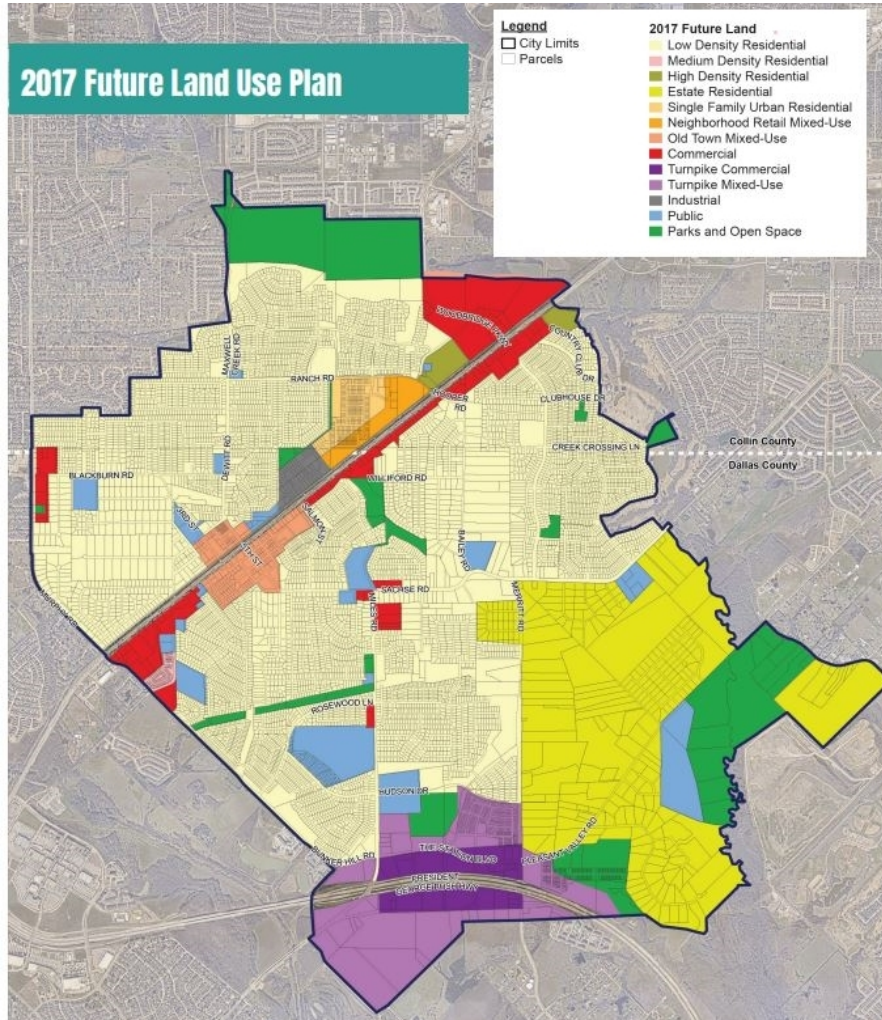
Future Land Use Scenario

- This input formed the initial Future Land Use Scenario
- By overlaying and analyzing the locations of the chips on each of the table maps, we are able to identify trends in several areas:
 - Areas of preservation and enhancement
 - Existing neighborhoods, Parks and Open Spaces, Old Town
 - Areas of new development
 - PGBT Corridor, infill opportunities along SH-78 Corridor, Sachse Road at Miles Road and Merritt Road intersections
 - Areas of redevelopment
 - Old Town, SH-78 Corridor

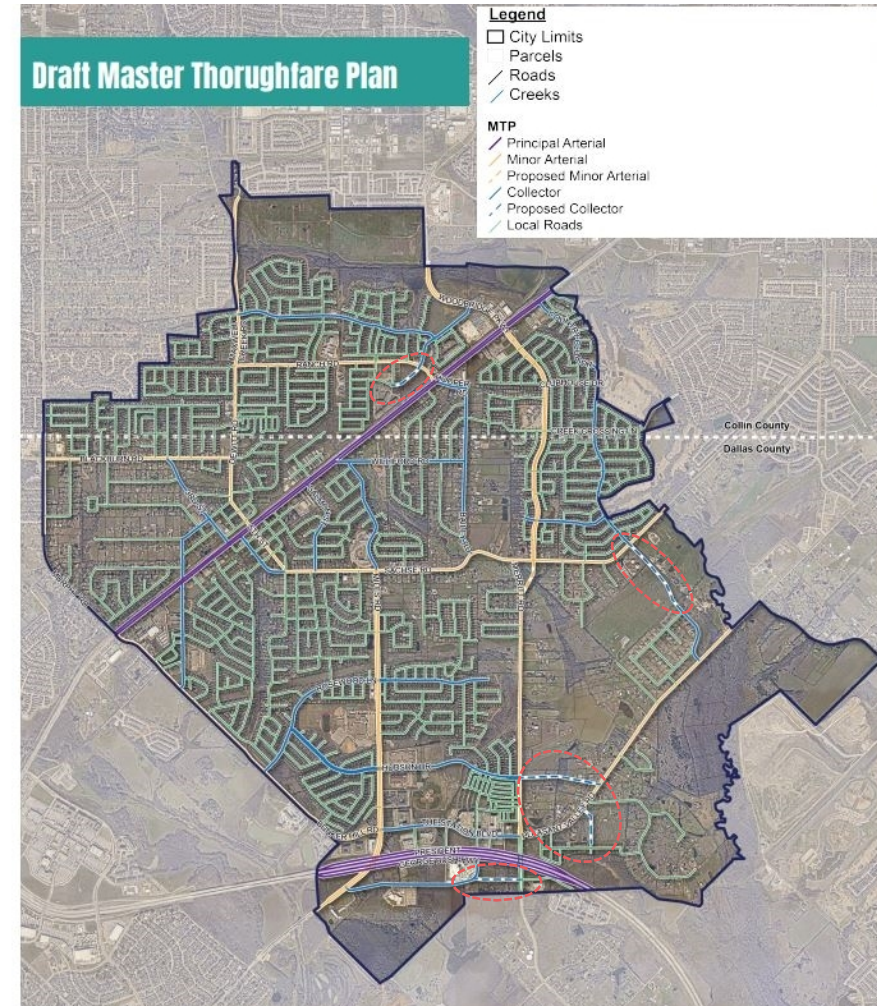
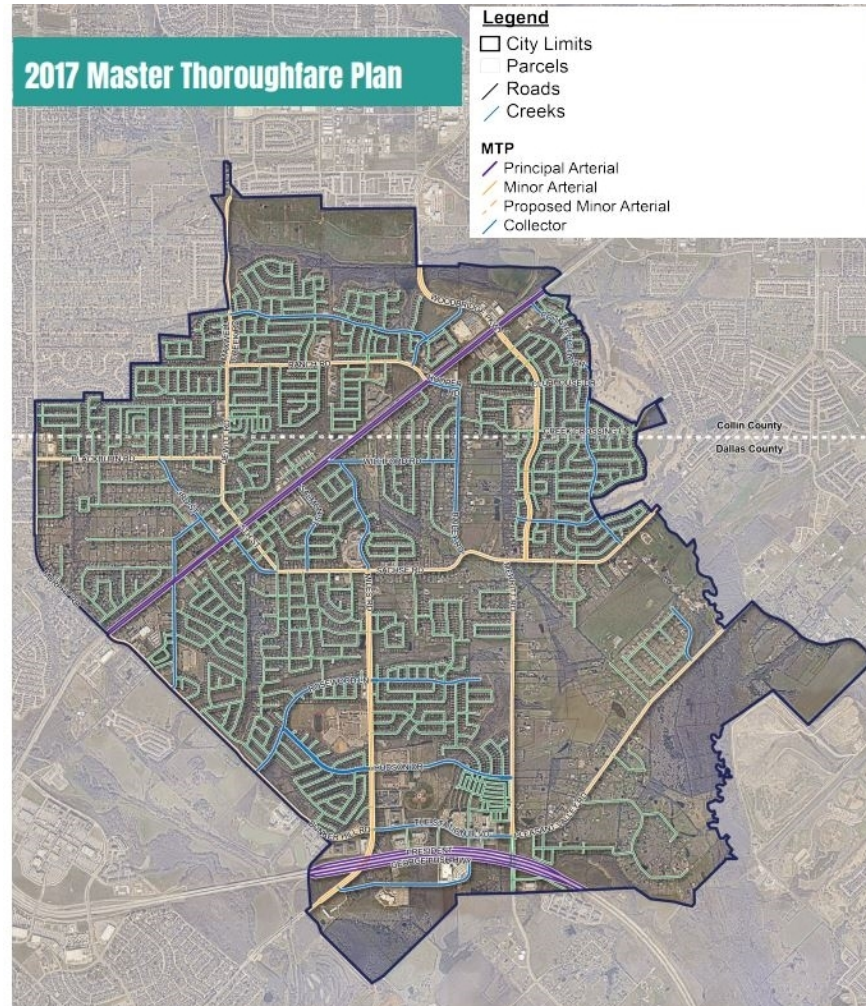
Public Engagement Feedback



Future Land Use Direction



Mobility Direction



Gateway and Placemaking Direction

- Opportunities:

Primary Gateways: A key entry point featuring landscaping, signage, or architecture to create a strong sense of arrival and identity.

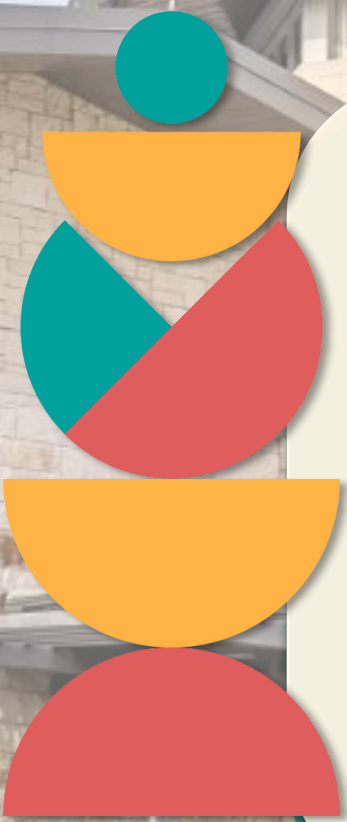


Secondary Gateway: a smaller-scale entry point that enhances wayfinding and reinforces a community's identity.



Landscaping, Street enhancements, Art, etc.





Detailed Studies

Highway 78 Framework

Character Areas Specific geographic areas within a community that have distinct attributes, such as physical, social, cultural, or economic characteristics. Typically identified to guide future development, preservation, and improvements in a way that respects and enhances the unique identity of each area. 	Catalyst Area Specific location identified as having significant potential to spark or accelerate desired development or redevelopment within a community. These sites are strategically selected because of their potential to influence surrounding areas, attract private investment, and align with long-term community goals. 	Primary Gateway A prominent entry point into a community, district, or key area that serves as a visual and symbolic "welcome." These locations are typically marked by enhanced landscaping, signage, or architectural features to create a strong sense of arrival and identity. 	Secondary Gateway A less prominent entry point into a community or district, often located at smaller or less traveled access routes. These gateways typically feature more modest enhancements such as signage or landscaping, providing a welcoming transition without the emphasis of a primary gateway. 
Major Access Point A key location along the a corridor that provides significant entry or exit to the surrounding area. These points are critical for connectivity, traffic flow, and access to nearby land uses, often serving as hubs for transportation and economic activity. 	Intersection Enhancement Required Refers to the need for improvements at a specific intersection to address issues such as traffic flow, safety, pedestrian accessibility, or aesthetic appeal. Enhancements may include upgraded signals, crosswalks, lighting, landscaping, or lane modifications. 	Pedestrian Amenities Enhancement Required Refers to the need for improvements that make walking safer, more comfortable, and accessible. This may include adding sidewalks, crosswalks, lighting, benches, shade structures, signage, or other features that enhance the pedestrian experience. 	New Access Point Refers to the creation of a new entry or connection improving accessibility for vehicles, pedestrians, or cyclists. This may involve constructing driveways, pathways, or roadways to facilitate better connectivity and support site development. 

Highway 78

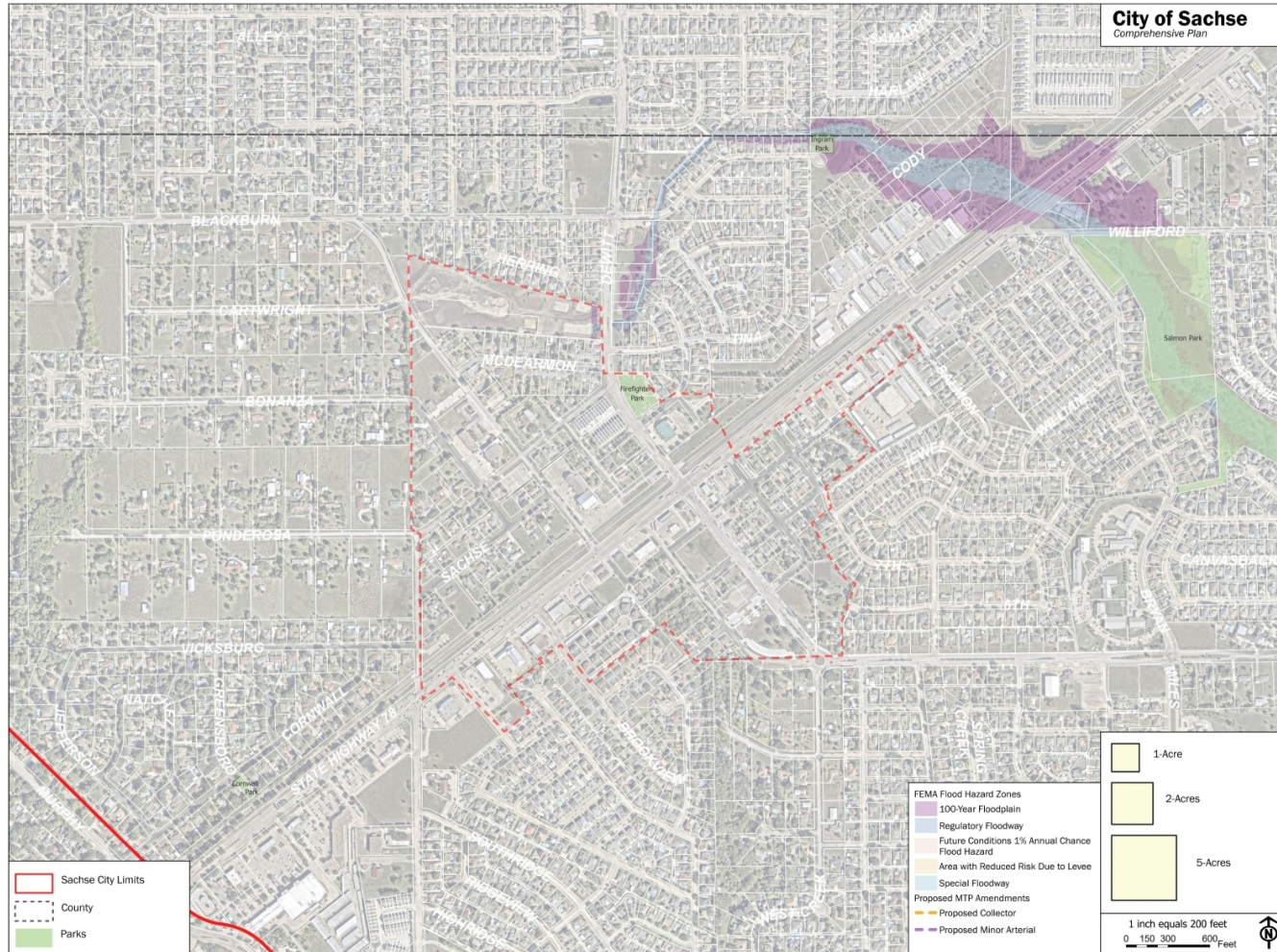
Use a numbered dot to leave comments on the map where you would like to see changes or where you have comments.



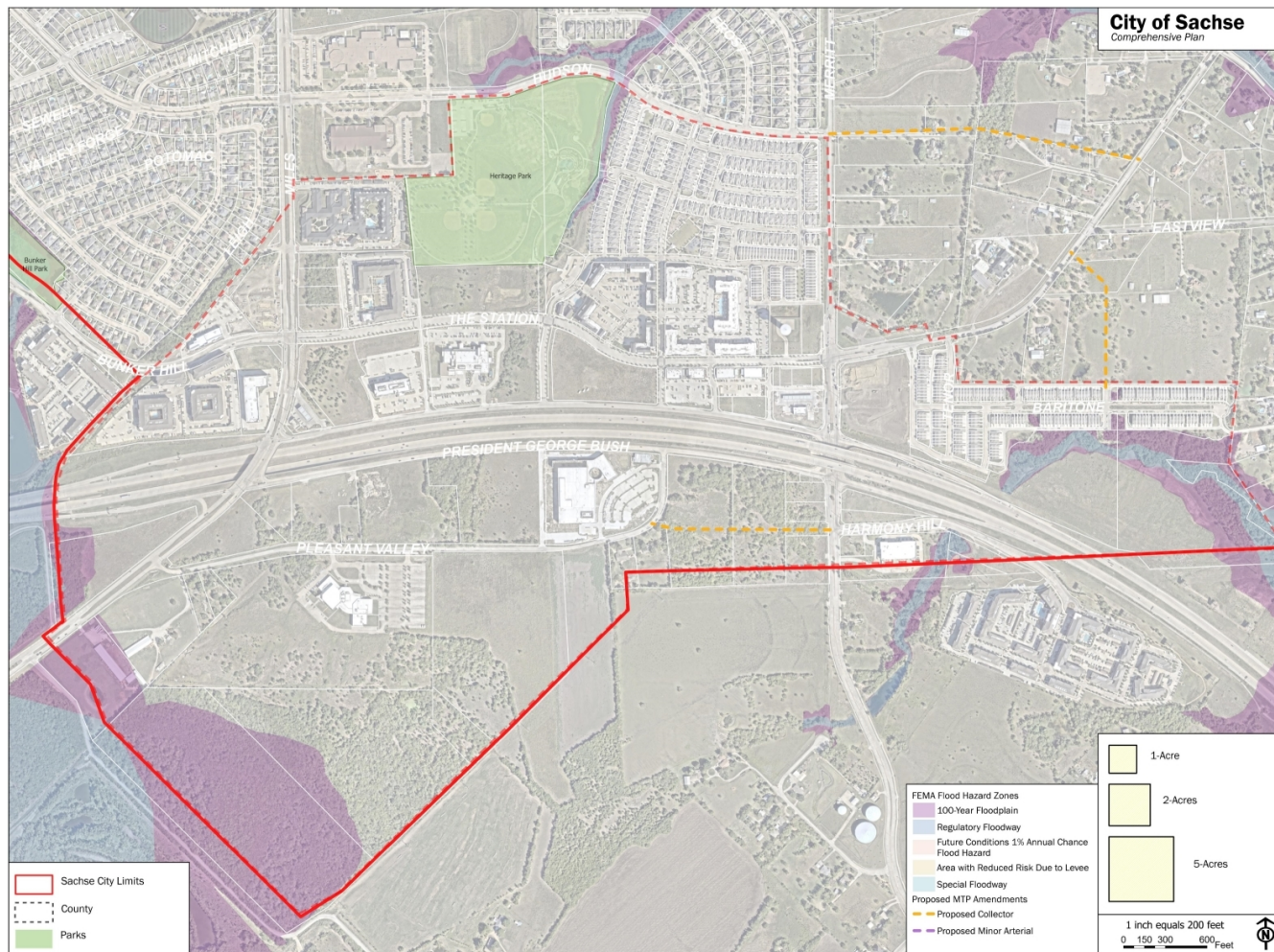
Catalyst Areas

- Elements to consider:
 - Overview – Site characteristics, size, challenges, adjacency
 - Market – Opportunities for the site, market capture and product type
 - Vision – Intent and functionality of the site – how it integrates into the bigger picture and the unified approach
 - Recommendations – Programming, placemaking opportunities, example imagery to convey the vision
 - Implementation – Necessary action items, improvements, or public investments the achieve the vision

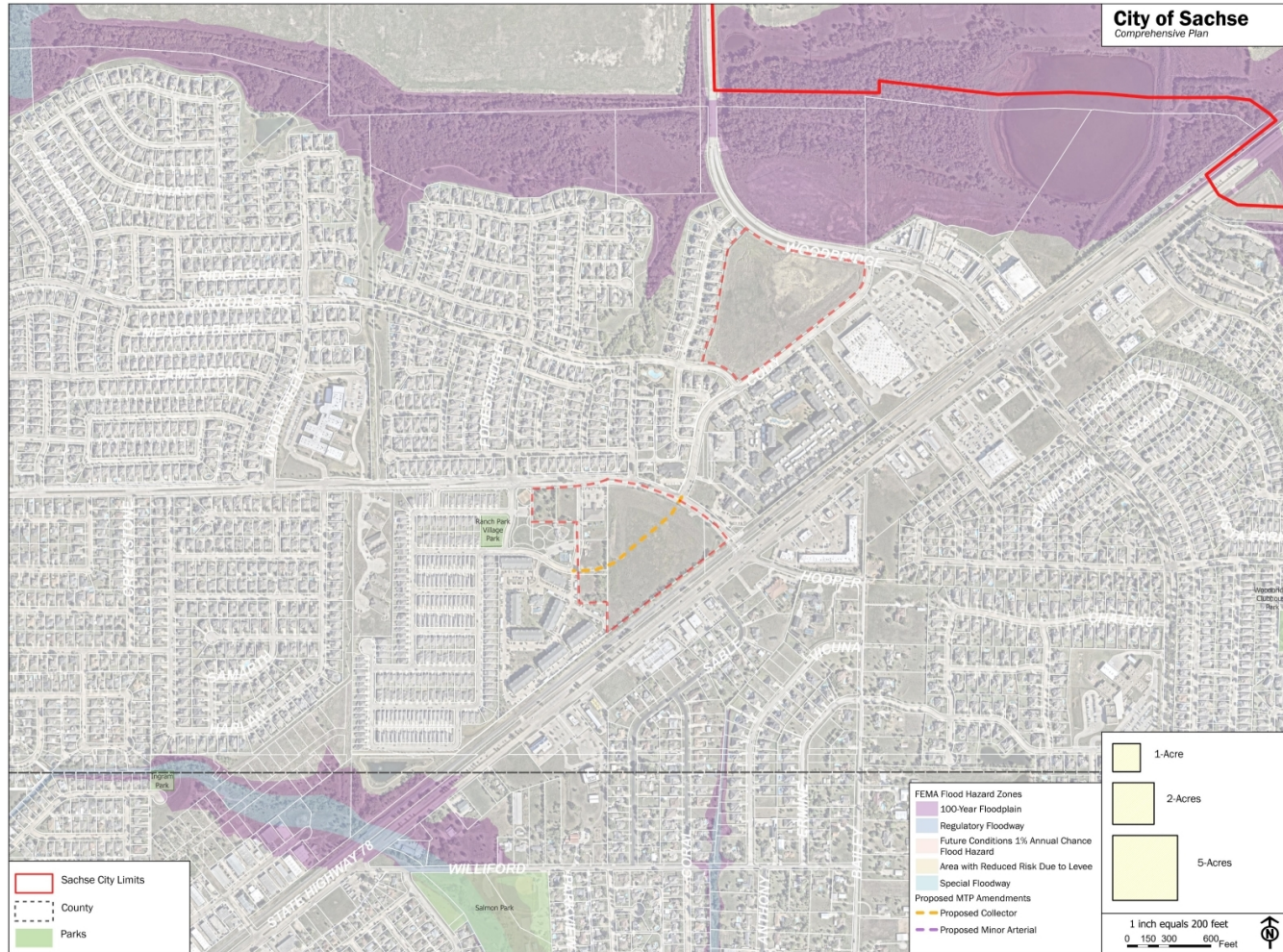
Old Town



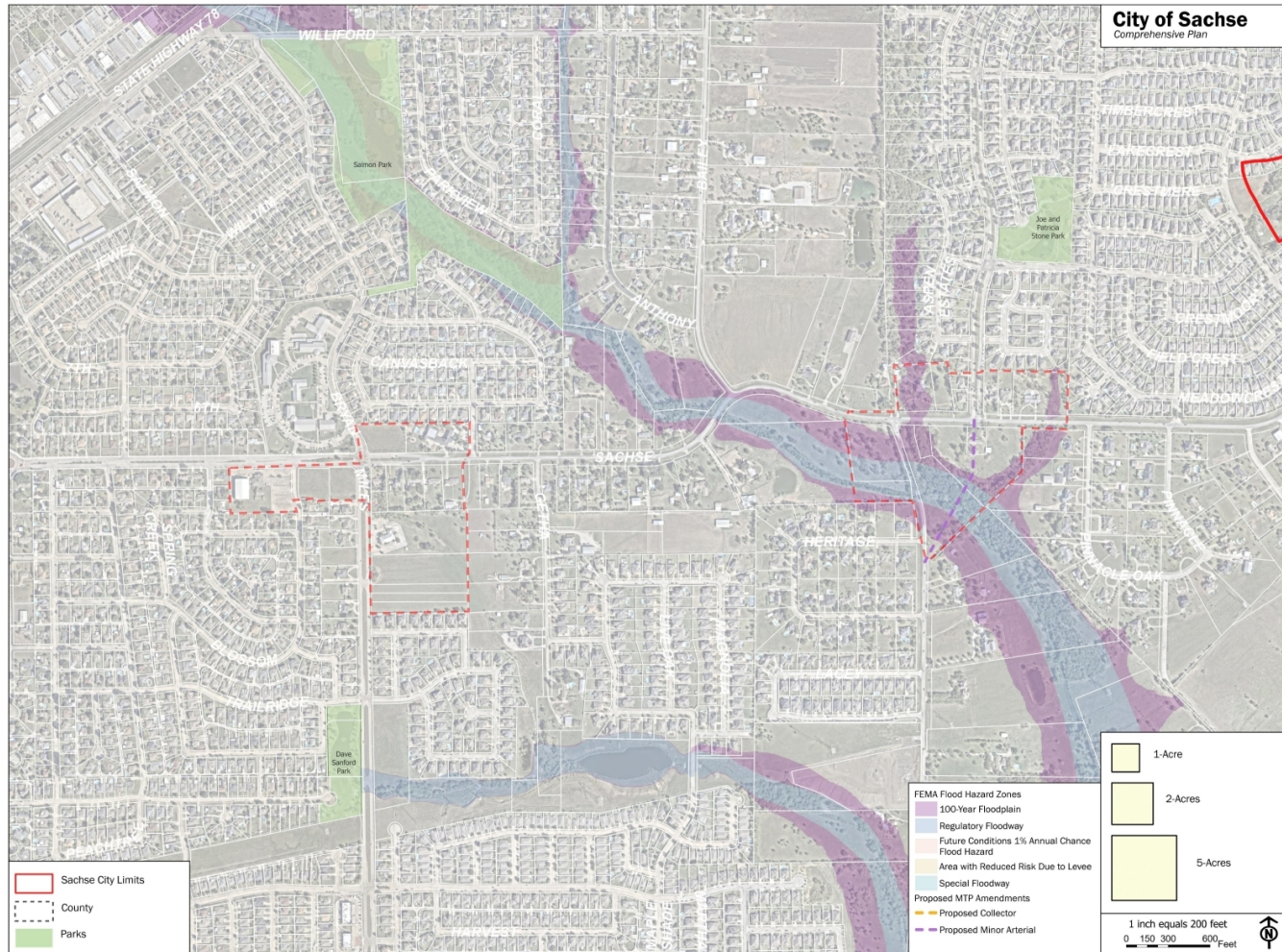
PGBT

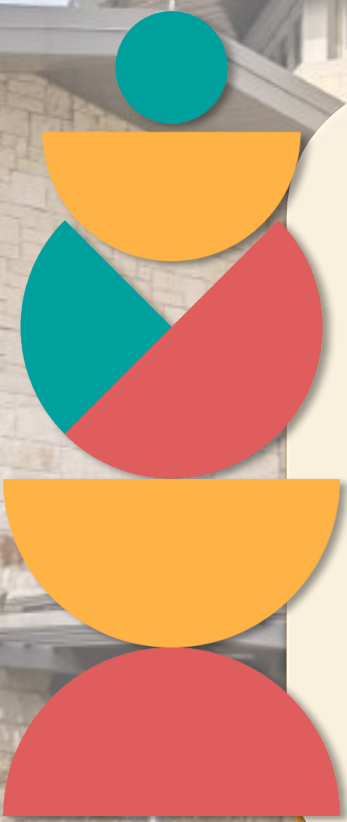


SH-78 and Ranch Road



Sachse Road





Wrap-Up/Next Steps

Wrap-Up/Next Steps

- Stay up to date through the website – <https://www.cityofsachse.com/shapingsachse2024>
- The consultant team will utilize the feedback received from the virtual rooms to shape and refine the Plan elements
- Catalyst Area studies are ongoing and will be completed along with the necessary implementation steps to achieve the vision
- The Sachse Economic Development Corporation Board and City Council will be briefed in late March/Early April
- Any feedback will be integrated, implementation steps will be completed, and the draft report will continue development
- The plan is scheduled for adoption in May



Thank you!

Planning & Zoning Commission Update
March 10, 2025



Kimley»Horn