



The City of
SACHSE

Monday, March 24, 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 24, 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 March 10, 2025, meeting minutes.
2. Conduct a public hearing to consider and make a recommendation on an ordinance amending the Comprehensive Zoning Ordinance and map, to grant a change from General Industrial District (I-2) to a Planned Development District (PD) on approximately 1.73 acres of land, generally located at the southwest corner of Ranch Road and Montessori Lane, within Sachse city limits, Collin County, Texas, more particularly described in Exhibit "A".

D. 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 14, 2025, by 5 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 March 10, 2025, meeting minutes.

Meeting March 24, 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 March 10, 2025, Council regular meeting.

POLICY CONSIDERATIONS

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

RECOMMENDATION

Approve the minutes as presented.

File Attachments

1. Planning&ZoningCommission_Regular_Minutes_03.10.2025-unsigned

PLANNING AND ZONING COMMISSION OF THE CITY OF SACHSE
MARCH 10, 2025, MEETING MINUTES

The Planning and Zoning Commission of the City of Sachse held a regular meeting on Monday, March 10, 2025, at 6:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Taylor Ohman, Butch Kemper, Daniel Betten, Tiffany Anderson.

Those absent were: Brian Cox, 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, March 10, 2025, at 6:00 PM to consider the following items of business:

Chairperson Ohman called the meeting to order at 6:08 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 27, 2025, meeting minutes.

Daniel Betten made a motion to approve the minutes as presented. Tiffany Anderson seconded the motion, and it carried 4 - 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.

Reed Cleeter, 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 included a conclusion of feedback provided by staff and residents for ongoing community outreach.

E. Adjournment

Chairperson Ohman adjourned the meeting at 6:59 PM.

Taylor "Scott" Ohman, Chairperson

ATTEST:

Tiffany Anderson, Secretary



C. Action Items

Subject:	2. Conduct a public hearing to consider and make a recommendation on an ordinance amending the Comprehensive Zoning Ordinance and map, to grant a change from General Industrial District (I-2) to a Planned Development District (PD) on approximately 1.73 acres of land, generally located at the southwest corner of Ranch Road and Montessori Lane, within Sachse city limits, Collin County, Texas, more particularly described in Exhibit "A".
Meeting	March 24, 2025 - Planning and Zoning Commission Meeting
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	None
Recommended Action	Staff recommends approval of the proposed rezoning request. The 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 and Zoning Commission will be forwarded on to the City Council for action at their April 21, 2025, regular meeting.
Goals	Make Sachse more prosperous through job creation and quality development that adds community value.

BACKGROUND

- The subject property consists of two lots and is currently vacant.
- Zone change request is from I-2, General Industrial District to PD, Planned Development District with a base zoning of C-1, Neighborhood Shopping District.
- Applicant: Duy Tran
- Owner: TWCARE LLC
- Size: Approximately 1.73 acres
- Surrounding this area is the J.K. Sachse Park to the south and west, a Montessori school across Montessori Lane to the east, and residential homes of Woodbridge Phase 8 across Ranch Road to the north.
- The applicant has requested to rezone the property to PD to follow the base C-1 zoning requirements with the following special ordinance provisions:
 - Removal of the 6' masonry screen wall requirement along property lines where a type 1 buffer exists.
 - Side yard setback reduction from 25 feet to 5 feet along Montessori Lane.
 - ROW landscape buffer width reduced from a minimum of 10 feet to 5 feet along Montessori Lane.
 - Revisions to the use chart for standard C-1 zoning districts. The following uses allowed by right or special use permit under C-1 have been removed:

- | | |
|-------------------------------|---|
| ▪ Hotel/motel | ▪ car wash |
| ▪ independent senior living | ▪ gas pumps, fuel sales |
| ▪ daycare | ▪ drive-through establishment |
| ▪ mortuary | ▪ laboratory, light manufacturing, distillery |
| ▪ funeral home | ▪ research and development, data center |
| ▪ microbrewery | ▪ storage facility - conditioned space |
| ▪ auto leasing | |
| ▪ auto repair major and minor | |

*Indoor commercial amusement defined within PD Ordinance and to only be permitted with a special use permit (SUP)

POLICY CONSIDERATIONS

- The FLUP designates the subject property as Neighborhood Retail Mixed-Use and Single Family Urban Residential and is part of the Neighborhood Scenario 1 catalyst area, which is described as “Retail services serving the needs of the surrounding cluster of neighborhoods. Provides a location for the selling or offering of consumer goods and services to the public with the option for residential or small office space on upper floors...” and “One or two single family attached or detached dwelling units built on one or two parcels...”.
- State law requires that zoning decisions “must be adopted in accordance with a Comprehensive Plan”.
- The FLUP supports the proposed rezoning request.

RECOMMENDATION

Staff recommends approval of the proposed rezoning request. The 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 and Zoning Commission will be forwarded on to the City Council for action at their April 21, 2025, regular meeting.

File Attachments

1. Presentation_Zoning Ordinance_25-01_Ranchville
2. Exhibit A - Legal Description
3. Exhibit B - Zoning Exhibit (2)
4. Exhibit D - Concept Plan (2)

Ranchville Planned Development Request

Planning and Zoning Commission

March 24, 2025



Request

Conduct a public hearing to consider and make a recommendation on an ordinance amending the Comprehensive Zoning Ordinance and map, to grant a change from General Industrial District (I-2) to a Planned Development District (PD) on approximately 1.73 acres of land, generally located at the southwest corner of Ranch Road and Montessori Lane, within Sachse city limits, Collin County, Texas, more particularly described in Exhibit "A".

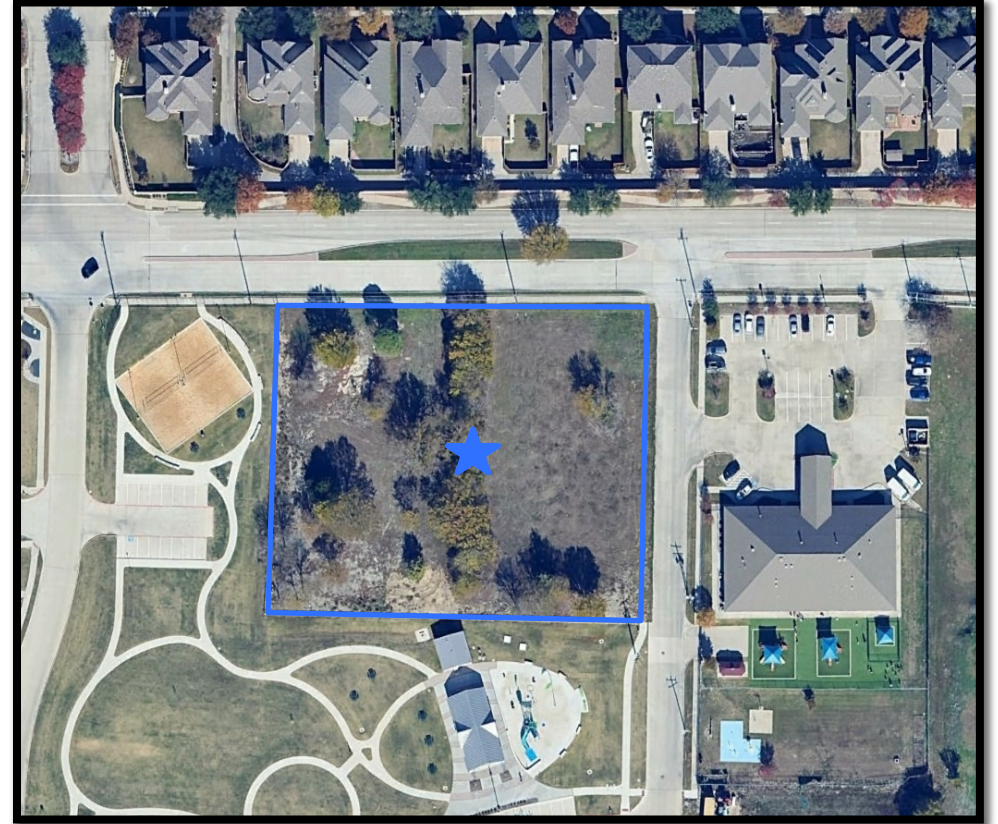
Project Information

- Proposal to rezone property from I-2, General Industrial District to PD, Planned Development District with a base zoning of C-1, Neighborhood Shopping District.
- Applicant: Duy Tran
- Owner: TWCARE LLC
- Size: Approximately 1.73 acres
- Site Attributes: Vacant land. Directly adjacent is J.K. Sachse City park to the south and west, a Montessori school across Montessori Lane to the east, and single family residential homes of Woodbridge Phase 8 across Ranch Road to the north.

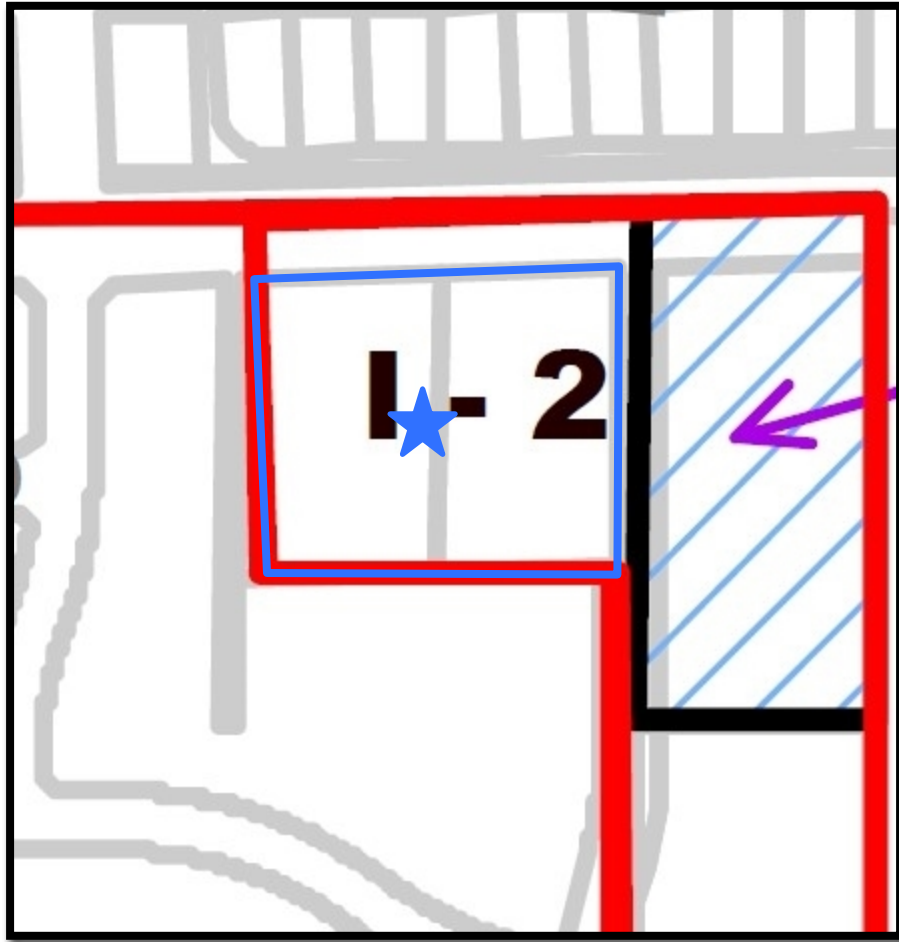


Aerial Map

The property is located at the south west corner of Ranch Road and Montessori Lane, within Sachse city limits.



Zoning Map



The properties are zoned I-2.
The blue star indicates the
subject properties.

District Standards

Proposed:

Planned Development

C-1 Neighborhood Shopping zoning requirements with the following changes:

- Removal of the 6' masonry wall requirement along property lines where a type 1 buffer exists.
- Side yard setback reduction from 25 feet to 5 feet along Montessori Lane.
- ROW landscape buffer width reduced from a minimum of 10 feet to 5 feet along Montessori Lane.
- Revisions to the use chart for standard C-1 zoning districts.

Existing:

I-2 General Industrial District

Notable uses permitted by right in I-2, not allowed in the requested Planned Development:

- Contractor's Yard
- Retail CBD oil or hemp based products
- Distribution center, general warehousing
- Equipment Storage, leasing
- Auto repair major / minor



Use Chart Revisions

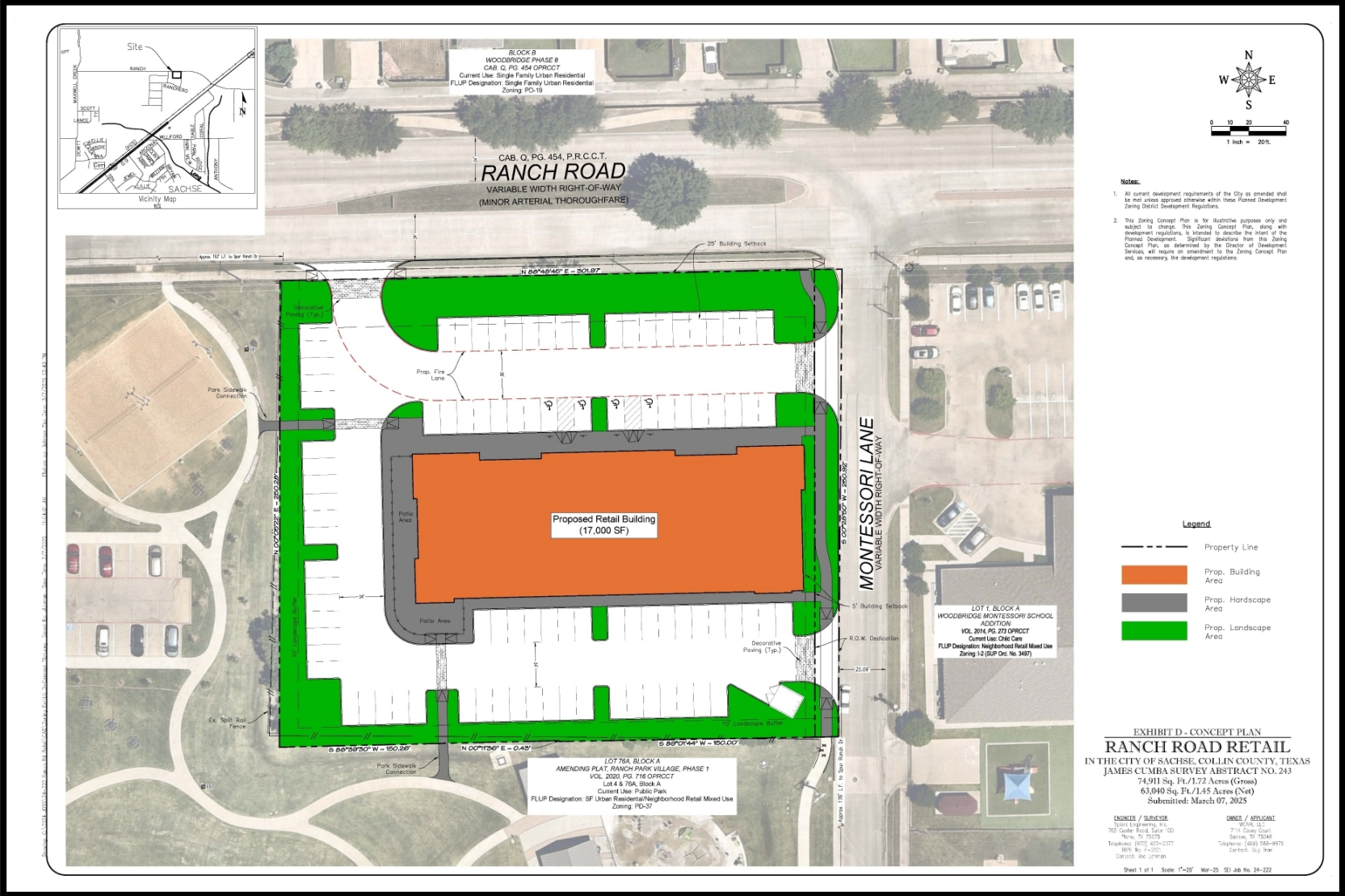
Removed the following uses allowed by right or special use permit under C-1:

- Hotel/motel
- independent senior living
- daycare
- mortuary
- funeral home
- microbrewery
- auto leasing
- auto repair major and minor
- car wash
- gas pumps, fuel sales
- drive-through establishment
- laboratory, light manufacturing, distillery
- research and development, data center
- storage facility - conditioned space

*Indoor commercial amusement defined within PD Ordinance and to only be permitted with a special use permit (SUP)



Conceptual Site Plan



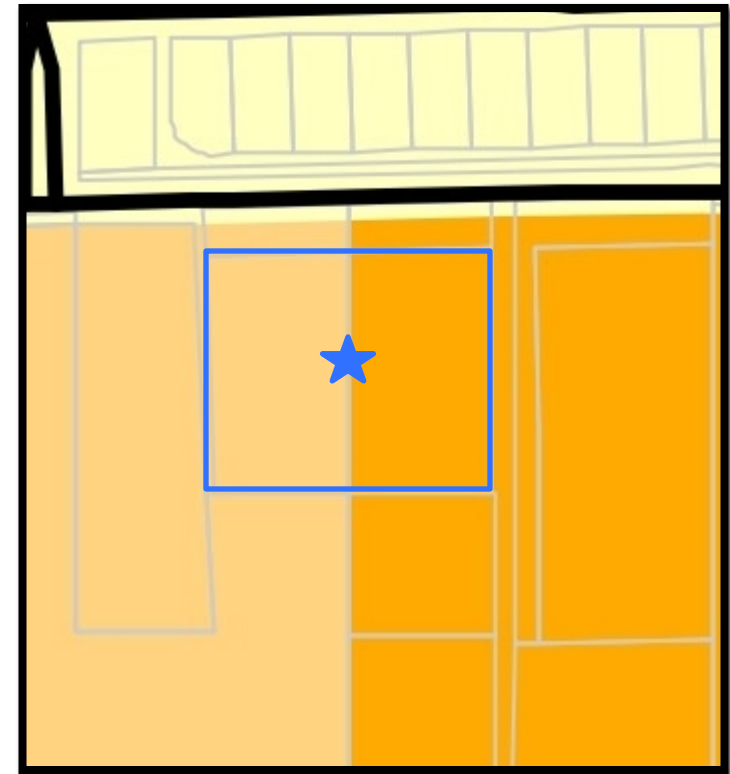
Conceptual Renderings



Future Land Use Plan (FLUP)

- The FLUP designates the subject property for Neighborhood Retail Mixed-Use and Single Family Urban Residential and is part of the Neighborhood Scenario 1 catalyst area, which are described as “Retail services serving the needs of the surrounding cluster of neighborhoods. Provides a location for the selling or offering of consumer goods and services to the public with the option for residential or small office space on upper floors...” and “One or two single family attached or detached dwelling units built on one or two parcels...”.
- State law requires that zoning decisions “must be adopted in accordance with a Comprehensive Plan”.
- The FLUP supports the proposed rezoning request.

	ESTATE RESIDENTIAL		TURNPIKE COMMERCIAL
	LOW DENSITY RESIDENTIAL		TURNPIKE MIXED-USE
	MEDIUM DENSITY RESIDENTIAL		OLD TOWN MIXED-USE
	HIGH DENSITY RESIDENTIAL		INDUSTRIAL
	SINGLE FAMILY URBAN RESIDENTIAL		PUBLIC
	NEIGHBORHOOD RETAIL MIXED-USE		PARKS AND OPEN SPACES
	COMMERCIAL		



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 April 21, 2025, regular meeting.

EXHIBIT A
LEGAL DESCRIPTION

BEING a tract of land situated in the J. Cumba Survey, Abstract No. 243, City of Sachse, Collin County, Texas, being all of a tract conveyed to TWCARE LLC, by deed recorded in Document No. 2024000076072, of the Official Public Records of Collin County, Texas (OPRCCT) and all of a tract conveyed to TWCARE LLC, by deed recorded in Document No. 2024000077053, OPRCCT, with the subject tract being more particularly described as follows:

BEGINNING at a "X" cut found in the east line of a called public roadway, as shown in Document No. 20201022010004080, OPRCCT, for the northwest corner of said tract conveyed by Document No. 2024000077053, OPRCCT, and the southwest corner of a tract conveyed to the City of Sachse, by deed recorded in Document No. 20150309000250320, OPRCCT;

THENCE N 88°27'56" E, with the south line of said City tract, and the north line of said tract conveyed by Document No. 2024000077053, OPRCCT, passing at 150.25 feet, a 1/2" capped iron rod found for the southeast corner of said City tract, the northeast corner of said tract conveyed by Document No. 2024000077053, OPRCCT, the southwest corner of a tract conveyed to the City of Sachse, by deed recorded in Document No. 20150309000253660, OPRCCT, and the northwest corner of said tract conveyed by Document No. 2024000076072, OPRCCT, continuing with the south line of said City tract and the north line of said tract conveyed by Document No. 2024000076072, OPRCCT, a total distance of 301.97 feet, to a "X" cut in concrete, for the southeast corner of said City tract and the northeast corner of said tract conveyed by Document No. 2024000076072, OPRCCT;

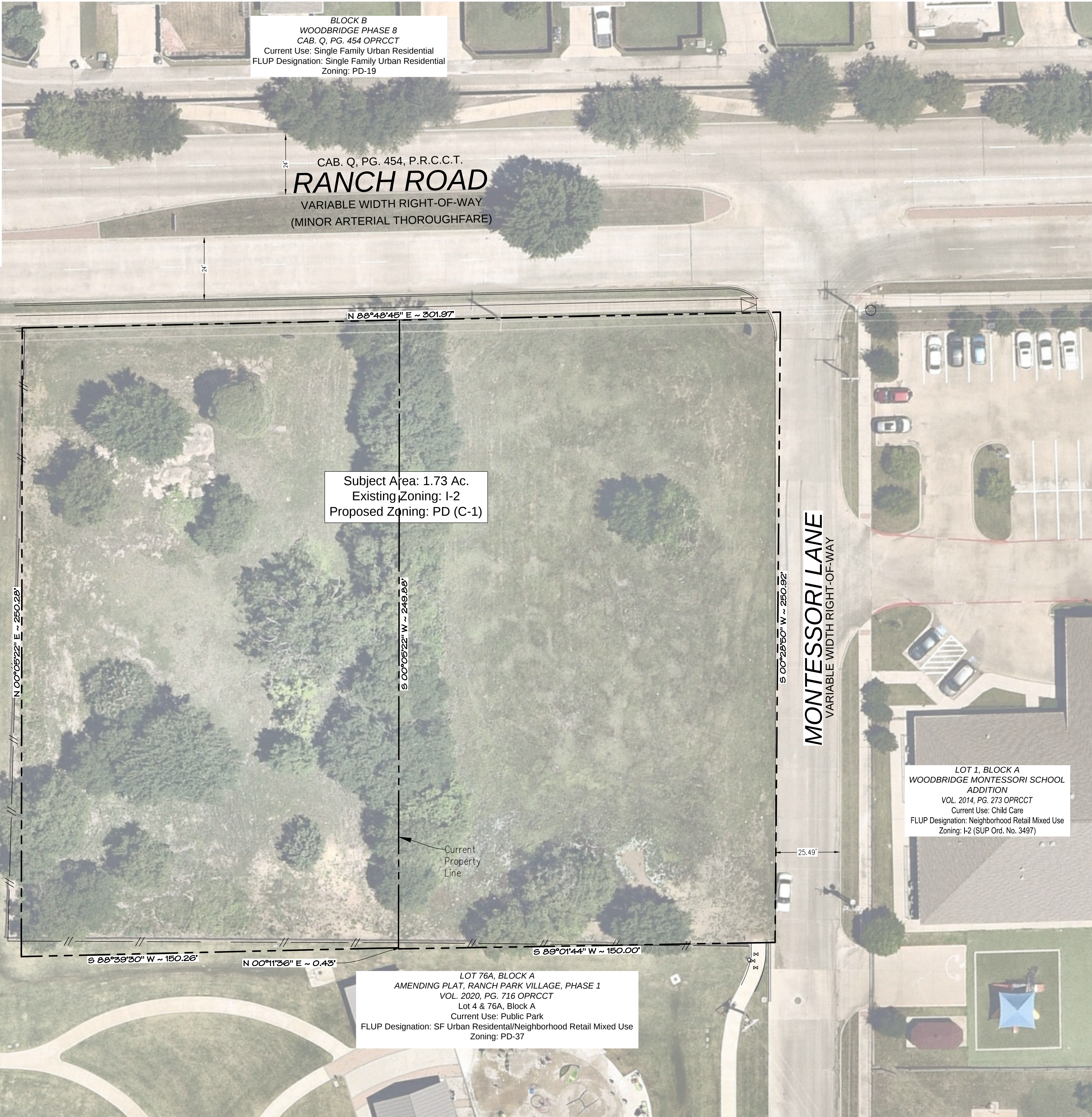
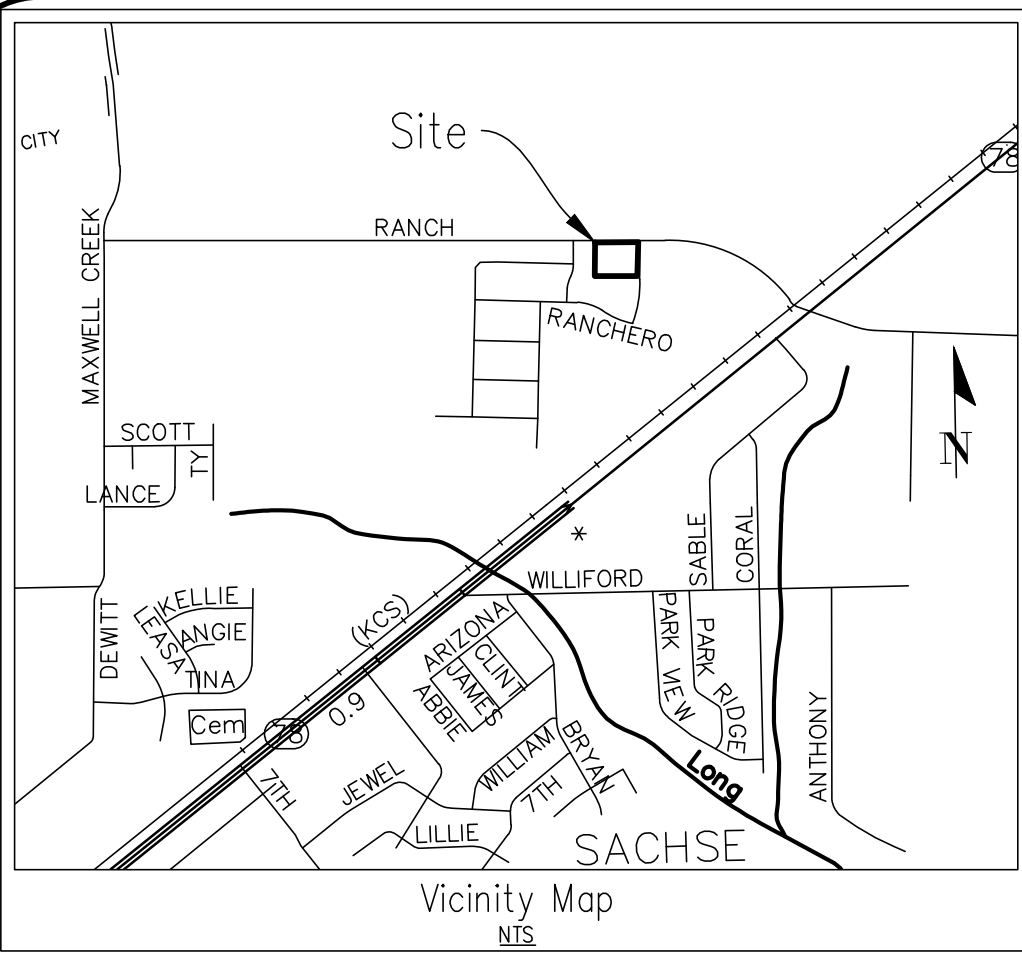
THENCE S 00°28'50" W, 250.92 feet, to a "X" cut in concrete, for the northeast corner of Lot 4, Block A, Ranch Road Tract, Lots 1-6, Block A, a plat of record in Document No. 20200115010000190, OPRCCT;

THENCE S 89°01'44" W, passing at a distance of 12.39 feet, a 5/8" capped iron rod found for the westerly most northeast corner of said Lot 4, and the northeast corner of Lot 76A, Block A, Amending Plat, Ranch Park Village, Phase 1, a plat of record in Document No. 20201022010004080, OPRCCT, and continuing with the north line of said Lot 76A, 150.00 feet, to a 1/2" iron rod capped "SPIARSENG" for corner;

THENCE with the north line of said Lot 76A, the following courses and distances:

- N 00°11'36" E, 0.43 feet, to a 1/2" capped iron rod found for corner, and
- S 88°39'30" W, 150.26 feet, to a 1/2" iron rod capped "SPIARSENG" in the east line of said called public roadway;

THENCE N 00°05'22" E, with said east line, 250.28 feet; to the POINT OF BEGINNING, with the subject tract containing 75,363 square feet or 1.730 acres of land.



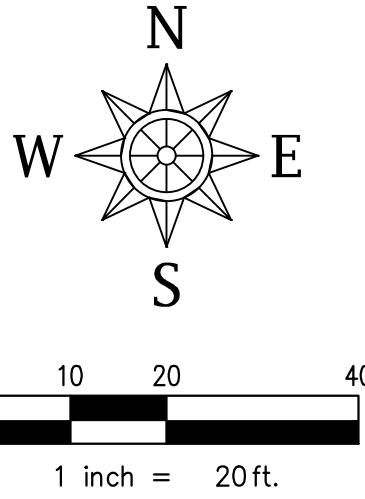
BLOCK B
WOODBIDGE PHASE 8
CAB. Q, PG. 454 OPRCCT
Current Use: Single Family Urban Residential
FLUP Designation: Single Family Urban Residential
Zoning: PD-19

CAB. Q, PG. 454, P.R.C.C.T.
RANCH ROAD
VARIABLE WIDTH RIGHT-OF-WAY
(MINOR ARTERIAL THOROUGHFARE)

Subject Area: 1.73 Ac.
Existing Zoning: I-2
Proposed Zoning: PD (C-1)

LOT 76A, BLOCK A
AMENDING PLAT, RANCH PARK VILLAGE, PHASE 1
VOL. 2020, PG. 716 OPRCCT
Lot 4 & 76A, Block A
Current Use: Public Park
FLUP Designation: SF Urban Residential/Neighborhood Retail Mixed Use
Zoning: PD-37

LOT 1, BLOCK A
WOODBIDGE MONTESSORI SCHOOL
ADDITION
VOL. 2014, PG. 273 OPRCCT
Current Use: Child Care
FLUP Designation: Neighborhood Retail Mixed Use
Zoning: I-2 (SUP Ord. No. 3497)



METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Cumba Survey, Abstract No. 243, City of Sachse, Collin County, Texas, being all of a tract conveyed to TWCARE LLC, by deed recorded in Document No. 2024000076072, of the Official Public Records of Collin County, Texas (OPRCCT) and all of a tract conveyed to TWCARE LLC, by deed recorded in Document No. 2024000077053, OPRCCT, with the subject tract being more particularly described as follows:

BEGINNING at a "X" cut found in the east line of a called public roadway, as shown in Document No. 20201022010004080, OPRCCT, for the northwest corner of said tract conveyed by Document No. 2024000077053, OPRCCT, and the southwest corner of a tract conveyed to the City of Sachse, by deed recorded in Document No. 20150309000250320, OPRCCT;

THENCE N 88°27'56" E, with the south line of said City tract, and the north line of said tract conveyed by Document No. 2024000077053, OPRCCT, passing at 150.25 feet, a 1/2" capped iron rod found for the southeast corner of said City tract, the northeast corner of said tract conveyed by Document No. 2024000077053, OPRCCT, the southwest corner of a tract conveyed to the City of Sachse, by deed recorded in Document No. 20150309000253660, OPRCCT, and the northwest corner of said tract conveyed by Document No. 2024000076072, OPRCCT, continuing with the south line of said City tract and the north line of said tract conveyed by Document No. 2024000076072, OPRCCT, a total distance of 301.97 feet, to a "X" cut in concrete, for the southeast corner of said City tract and the northeast corner of said tract conveyed by Document No. 2024000076072, OPRCCT;

THENCE S 00°28'50" W, 250.92 feet, to a "X" cut in concrete, for the northeast corner of Lot 4, Block A, Ranch Road Tract, Lots 1-6, Block A, a plat of record in Document No. 20200115010000190, OPRCCT;

THENCE S 89°01'44" W, passing at a distance of 12.39 feet, a 5/8" capped iron rod found for the westerly most northeast corner of said Lot 4, and the northeast corner of Lot 76A, Block A, Amending Plat, Ranch Park Village, Phase 1, a plat of record in Document No. 20201022010004080, OPRCCT, and continuing with the north line of said Lot 76A, 150.00 feet, to a 1/2" iron rod capped "SPIARSENG" for corner;

- THENCE with the north line of said Lot 76A, the following courses and distances:
- N 00°11'36" E, 0.43 feet, to a 1/2" capped iron rod found for corner, and
 - S 88°39'30" W, 150.26 feet, to a 1/2" iron rod capped "SPIARSENG" in the east line of said called public roadway;

THENCE N 00°05'22" E, with said east line, 250.28 feet; to the POINT OF BEGINNING, with the subject tract containing 75,363 square feet or 1.730 acres of land.

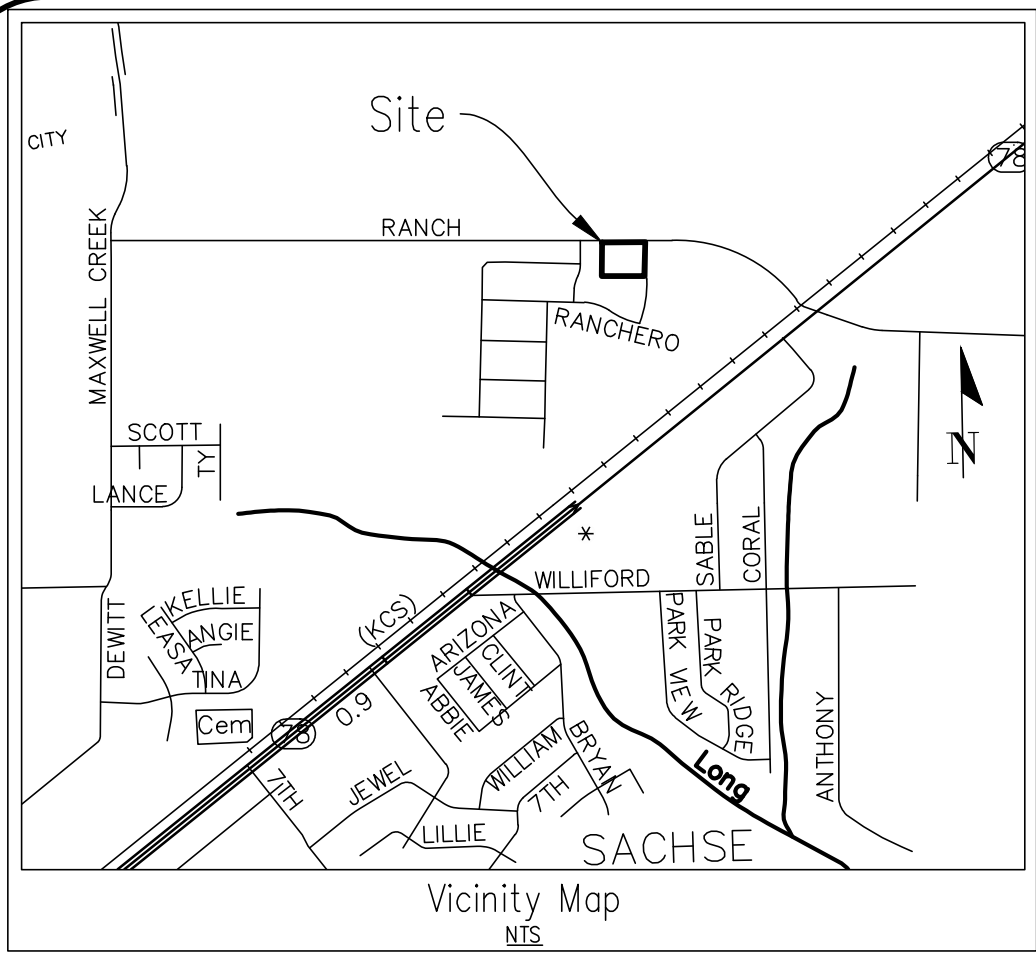
Legend

--- Property Line

EXHIBIT B - ZONING EXHIBIT
RANCH ROAD RETAIL
IN THE CITY OF SACHSE, COLLIN COUNTY, TEXAS
JAMES CUMBA SURVEY ABSTRACT NO. 243
74,911 Sq. Ft./1.72 Acres (Gross)
63,040 Sq. Ft./1.45 Acres (Net)
Submitted: March 06, 2025

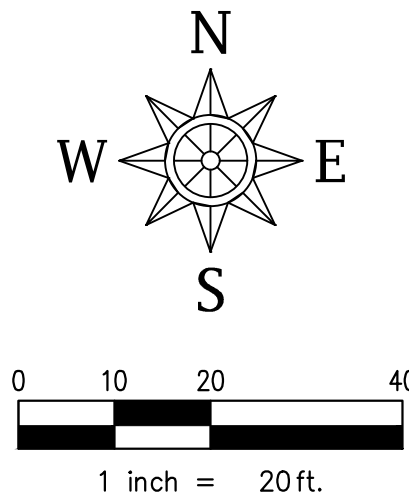
ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Joe Lehman

OWNER / APPLICANT
TWCARE LLC
7114 Covey Court
Sachse, TX 75048
Telephone: (469) 588-9975
Contact: Duy Tran

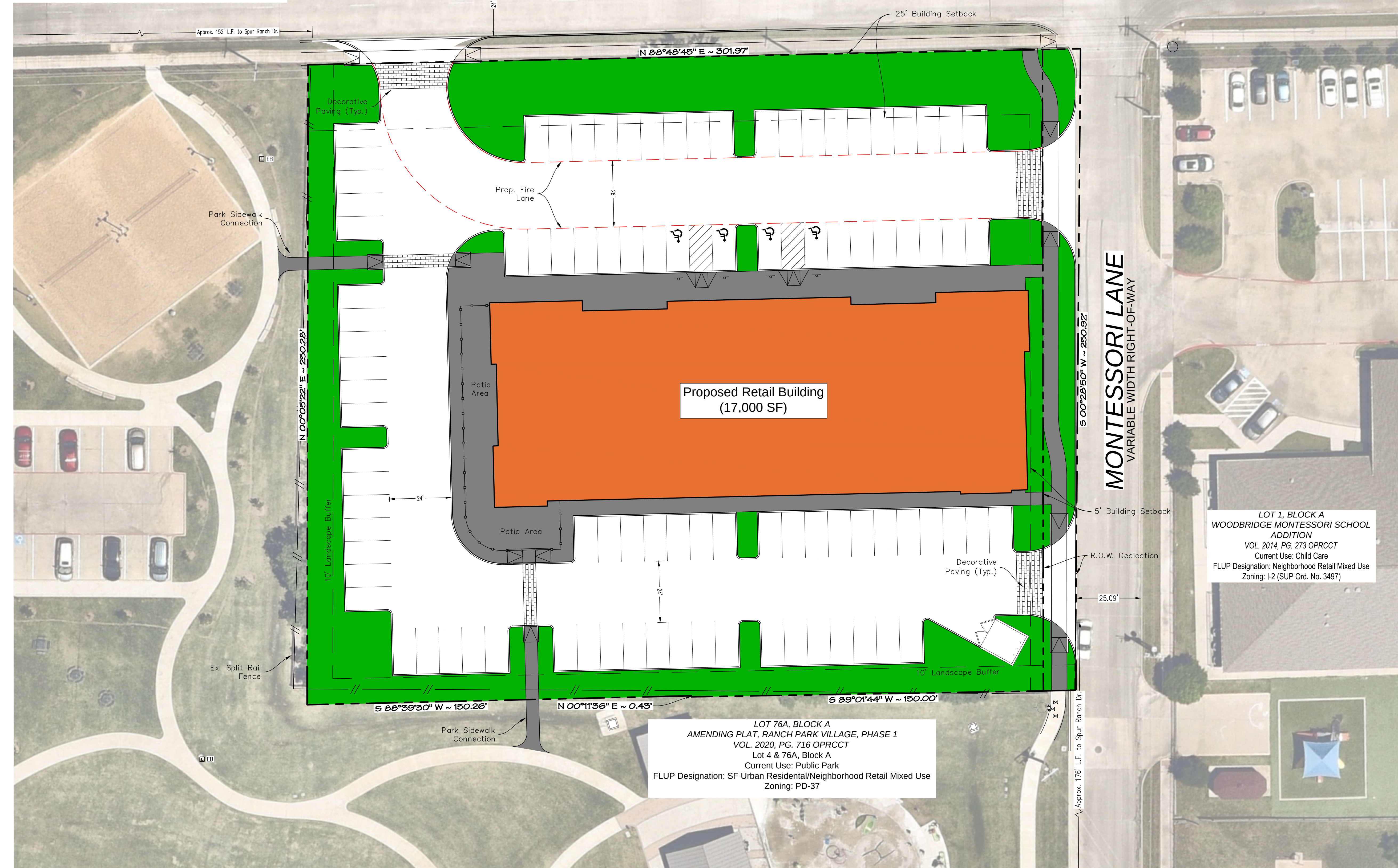


BLOCK B
WOODBIDGE PHASE 8
CAB. Q, PG. 454 OPRCCT
Current Use: Single Family Urban Residential
FLUP Designation: Single Family Urban Residential
Zoning: PD-19

CAB. Q, PG. 454, P.R.C.C.T.
RANCH ROAD
VARIABLE WIDTH RIGHT-OF-WAY
(MINOR ARTERIAL THOROUGHFARE)



- Notes:**
- All current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Zoning District Development Regulations.
 - This Zoning Concept Plan is for illustrative purposes only and subject to change. This Zoning Concept Plan, along with development regulations, is intended to describe the intent of the Planned Development. Significant deviations from this Zoning Concept Plan, as determined by the Director of Development Services, will require an amendment to the Zoning Concept Plan and, as necessary, the development regulations.



Legend

- Property Line
- Prop. Building Area
- Prop. Hardscape Area
- Prop. Landscape Area

LOT 1, BLOCK A
WOODBIDGE MONTESSORI SCHOOL
ADDITION
VOL. 2014, PG. 273 OPRCCT
Current Use: Child Care
FLUP Designation: Neighborhood Retail Mixed Use
Zoning: I-2 (SUP Ord. No. 3497)

LOT 76A, BLOCK A
AMENDING PLAT, RANCH PARK VILLAGE, PHASE 1
VOL. 2020, PG. 716 OPRCCT
Lot 4 & 76A, Block A
Current Use: Public Park
FLUP Designation: SF Urban Residential/Neighborhood Retail Mixed Use
Zoning: PD-37

EXHIBIT D - CONCEPT PLAN
RANCH ROAD RETAIL
IN THE CITY OF SACHSE, COLLIN COUNTY, TEXAS
JAMES CUMBA SURVEY ABSTRACT NO. 243
74,911 Sq. Ft./1.72 Acres (Gross)
63,040 Sq. Ft./1.45 Acres (Net)
Submitted: March 07, 2025

ENGINEER / SURVEYOR
Spiers Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Joe Lehman

OWNER / APPLICANT
TWCARE LLC
7114 Covey Court
Sachse, TX 75048
Telephone: (469) 588-9975
Contact: Duy Tran