



Monday, May 12, 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, May 12, 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 24, 2025, meeting minutes.
2. Conduct a public hearing to consider and make a recommendation on an ordinance amending the Use and Development Regulations of Tract C-3 of Planned Development No. 19 relating to the use and development to allow for an accessory use of drone delivery hub for grocery stores of lots 1A and 2A, Block A, Woodbridge Commons Phase 2, City of Sachse, Dallas County, Texas, located at 8005 and 8015 Woodbridge Parkway.
3. Conduct a public hearing and make a recommendation on the Sachse Comprehensive Plan, Shaping Sachse.

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, on May 8, 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 24, 2025, meeting minutes.

Meeting May 12, 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 24, 2025, Planning and Zoning Commission 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_03.24.2025-unsigned

PLANNING AND ZONING COMMISSION OF THE CITY OF SACHSE
MARCH 24, 2025, MEETING MINUTES

The Planning and Zoning Commission of the City of Sachse held a regular meeting on Monday, March 24, 2025, at 6:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Taylor Ohman, Butch Kemper, Brian Cox, Tiffany Anderson, Travis Mondok.

Those absent were: Daniel Betten, 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, March 24, 2025, at 6:00 PM to consider the following items of business:

Chairperson Ohman called the meeting to order at 6:06 PM.

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

Mr. Kemper offered the invocation and Mr. Cox 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 March 10, 2025, meeting minutes.

Tiffany Anderson 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 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".

City Planner Philip Feinhals presented a zoning change request for 4310 Ranch Road and answered questions from the Commission.

Chairperson Ohman opened the public hearing at 6:22 PM. As there were no comments from the public, the public hearing was closed at 6:23 PM.

Duy Tran and Phillip Morse, the applicant and architect, answered questions from the Commission regarding the layout of the development. Mr. Feinhals clarified that the right-of-way landscape buffer along the east property line, while being reduced, would still require the applicant to provide a landscape plan meeting current ordinances.

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

D. Adjournment

Chairperson Ohman adjourned the meeting at 6:31 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 Use and Development Regulations of Tract C-3 of Planned Development No. 19 relating to the use and development to allow for an accessory use of drone delivery hub for grocery stores of lots 1A and 2A, Block A, Woodbridge Commons Phase 2, City of Sachse, Dallas County, Texas, located at 8005 and 8015 Woodbridge Parkway.

Meeting May 12, 2025 - Planning and Zoning Commission Meeting

Access Public

Type Action, Information, Discussion

Fiscal Impact None

Recommended Action The recommendation of the Planning & Zoning Commission will be considered by the City Council at their June 02, 2025, regular meeting.

Goals

BACKGROUND

- Subject property is described as tract C-3 in the Planned Development.
- Proposed amendment to Planned Development 19 (PD-19), specifically related to tract C-3 to allow for a drone delivery hub as an accessory use to grocery stores
- Applicant: Kimley Horn & Associates, Inc.
- Owner: WAL-MART REAL ESTATE
- Size: Approximately 17.165 Acres
- Tract C-3 is currently being used for a grocery store, fuel station and electronic vehicle chargers. This site is directly adjacent to property zoned for commercial uses
- The following provisions have been added to the Planned Development for this amendment:
 - Drone delivery hub use is allowed as an accessory use to a grocery store and in compliance with the concept plan
 - Living screen in accordance with the landscape plan
 - Modular storage unit or container not to exceed 20' x 10' and a maximum height of 11'
 - Maximum of twelve (12) landing pads and two (2) drone auto-loading devices
- With approval of the proposed Planned Development amendment, staff will need to issue an administrative adjustment for parking. Total parking on site is currently at the minimum required by the parking standards of the Planned Development and the applicant is proposing to use 33 spaces for this use

POLICY CONSIDERATIONS

- The Future Land Use Plan (FLUP) designates the subject property for Commercial, which is described as "General retail, restaurants and office."
- State law requires that zoning decisions "must be adopted in accordance with a Comprehensive Plan."
- The FLUP supports the proposed rezoning request.

RECOMMENDATION

The recommendation of the Planning & Zoning Commission will be considered by the City Council at their June 02, 2025, regular meeting.

File Attachments

1. Presentation_PD19 Rezone_ZO 24-02
2. Conceptual Landscape Plan
3. Conceptual Site Plan
4. Zoning Exhibit

Planned Development 19 Zoning Amendment Request

Planning and Zoning Commission

May 12, 2025



Request

Conduct a public hearing to consider and make a recommendation on an ordinance amending the Use and Development Regulations of Tract C-3 of Planned Development No. 19 relating to the use and development to allow for an accessory use of drone delivery hub for grocery stores of lots 1A and 2A, Block A, Woodbridge Commons Phase 2, City of Sachse, Dallas County, Texas, located at 8005 and 8015 Woodbridge Parkway.

Project Information

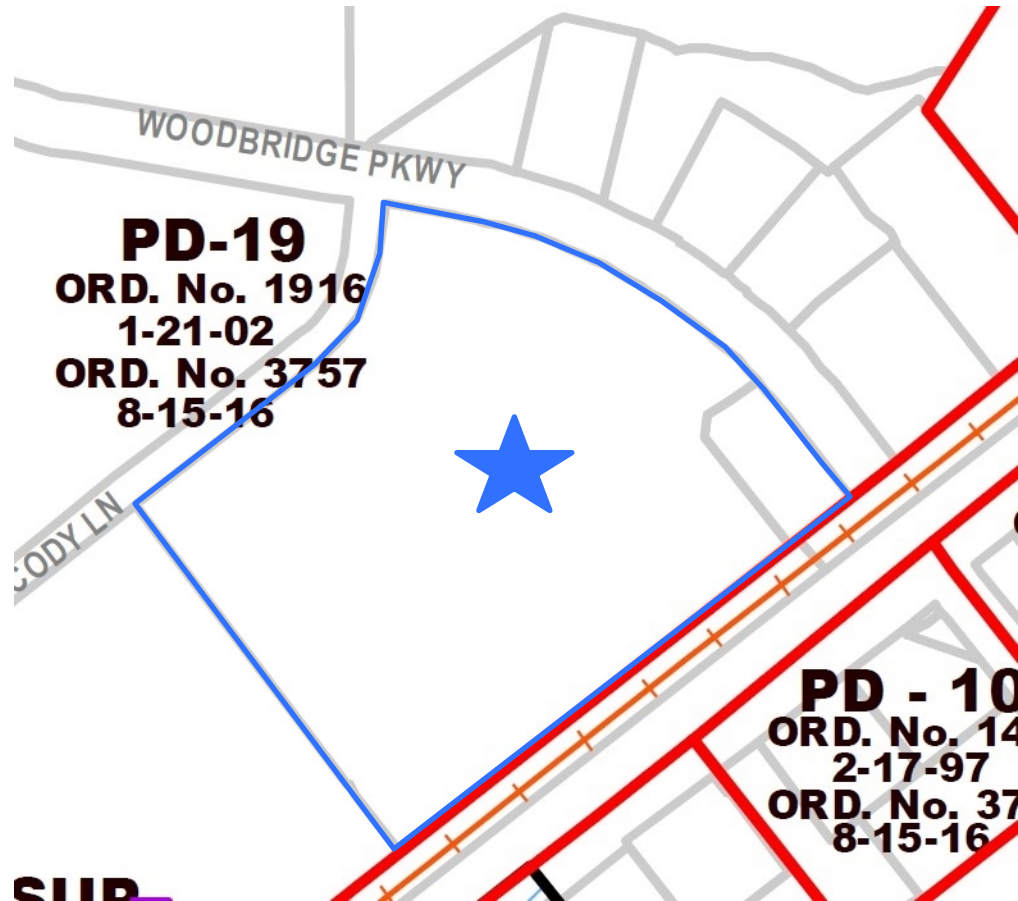
- Proposal to amend zoning of PD-19 “Woodbridge West”, specifically related to tract C-3 to allow for a drone delivery hub as an accessory use to grocery stores
- Applicant: Kimley Horn & Associates, Inc.
- Owner: WAL-MART REAL ESTATE
- Size: Approximately 17.165 Acres
- Site Attributes: Tract C-3 is currently being used for a grocery store, fuel station and electronic vehicle chargers. This site is directly adjacent to property zoned for commercial uses.

Aerial Map

Tract C-3 is located at 8005 and 8015 Woodbridge Parkway, within Sachse city limits.



Zoning Map



The property is zoned Planned Development 19. The blue star indicates the subject property.

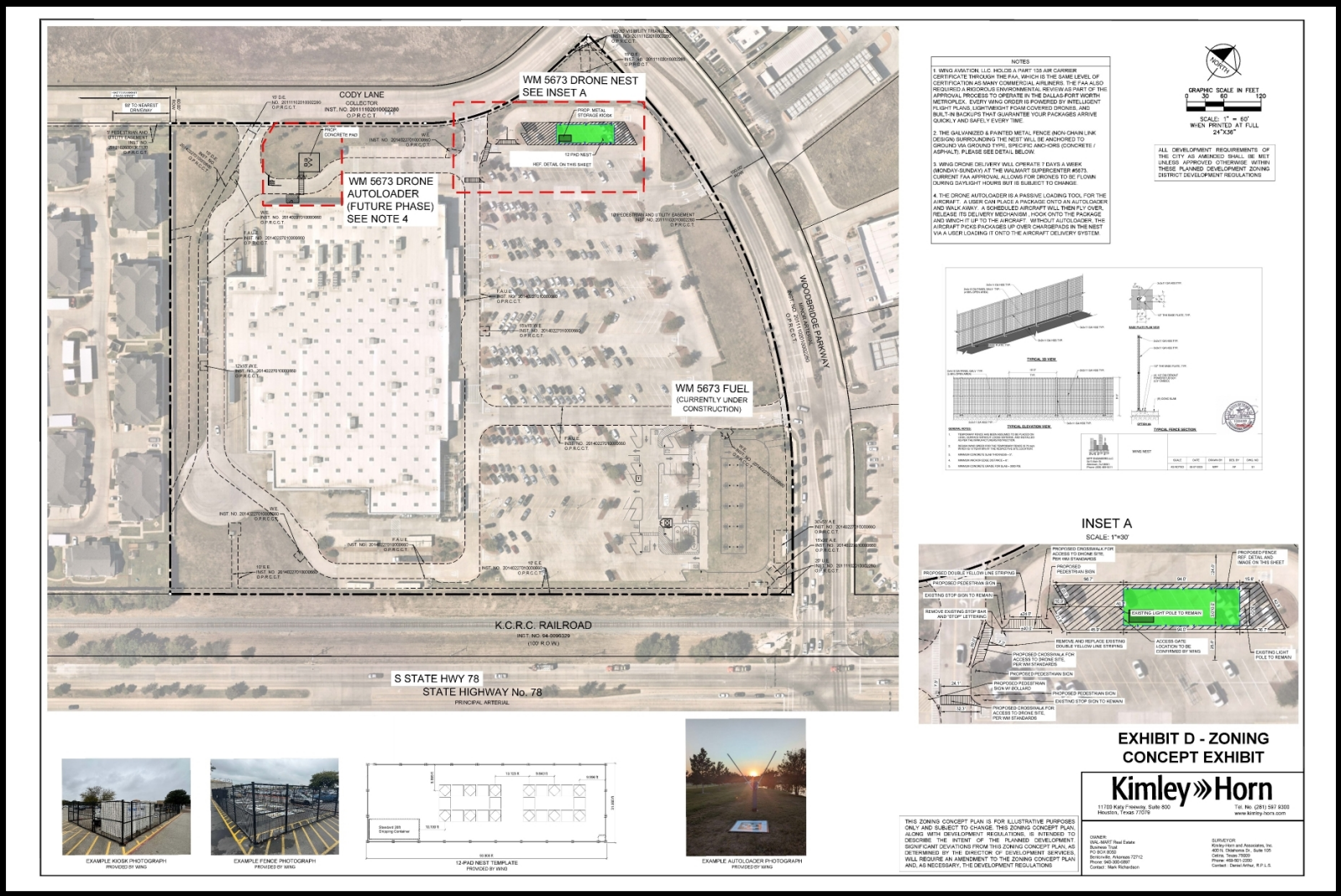
District Standards

New Proposed:

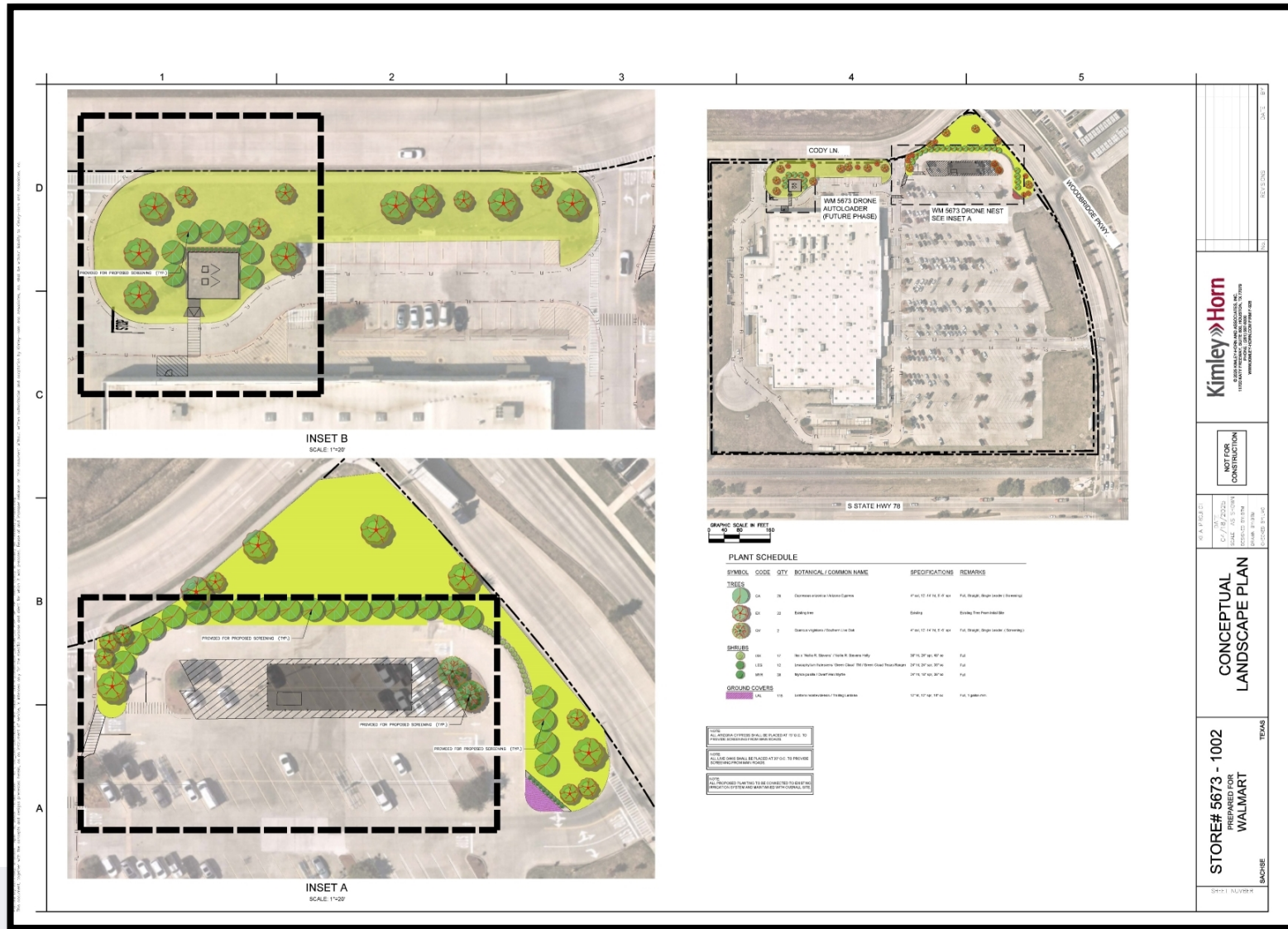
C-3 Tract

- Drone delivery hub use allowed as accessory to grocery store and in compliance with the concept plan
- Living screen in accordance with the landscape plan
- Modular storage unit or container not to exceed 20' x 10' and a maximum height of 11'
- Maximum of twelve (12) landing pads and two (2) drone auto loading devices

Concept Plan

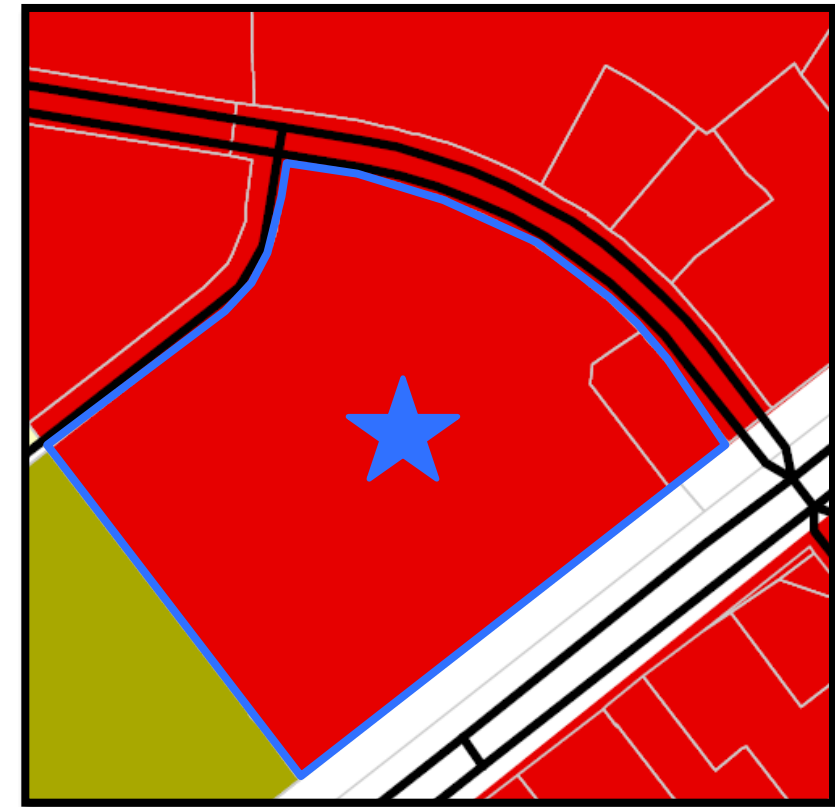
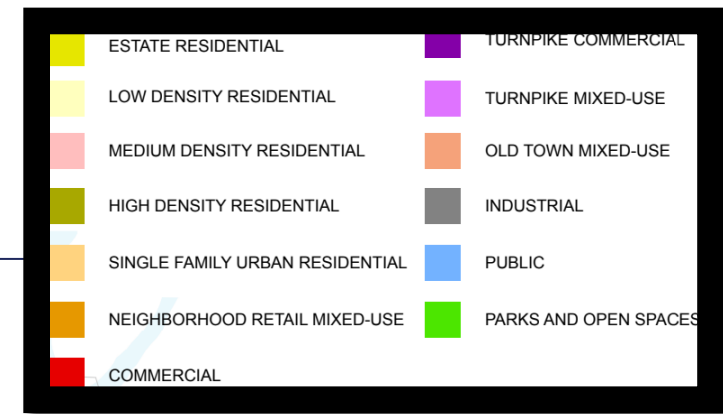


Landscape Plan



FLUP

- The Future Land Use Plan (FLUP) designates the subject property for Commercial, which are described as “General retail, restaurants and office.”
- State law requires that zoning decisions “*must be adopted in accordance with a Comprehensive Plan.*”
- The FLUP supports the proposed rezoning request.



Recommendation

- The recommendation of the Planning and Zoning Commission will be considered by the City Council at their June 02, 2025, regular meeting.

Plotted By: McKinney, Brandon April 18, 2025 11:06:18am K:\V\001_D\01\063262314-WM Scoche Drone Landscaping\DESIGN\00 PSP-SP-PP-FRISCO (Copy & modify as needed)\VPlant.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse or improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

D

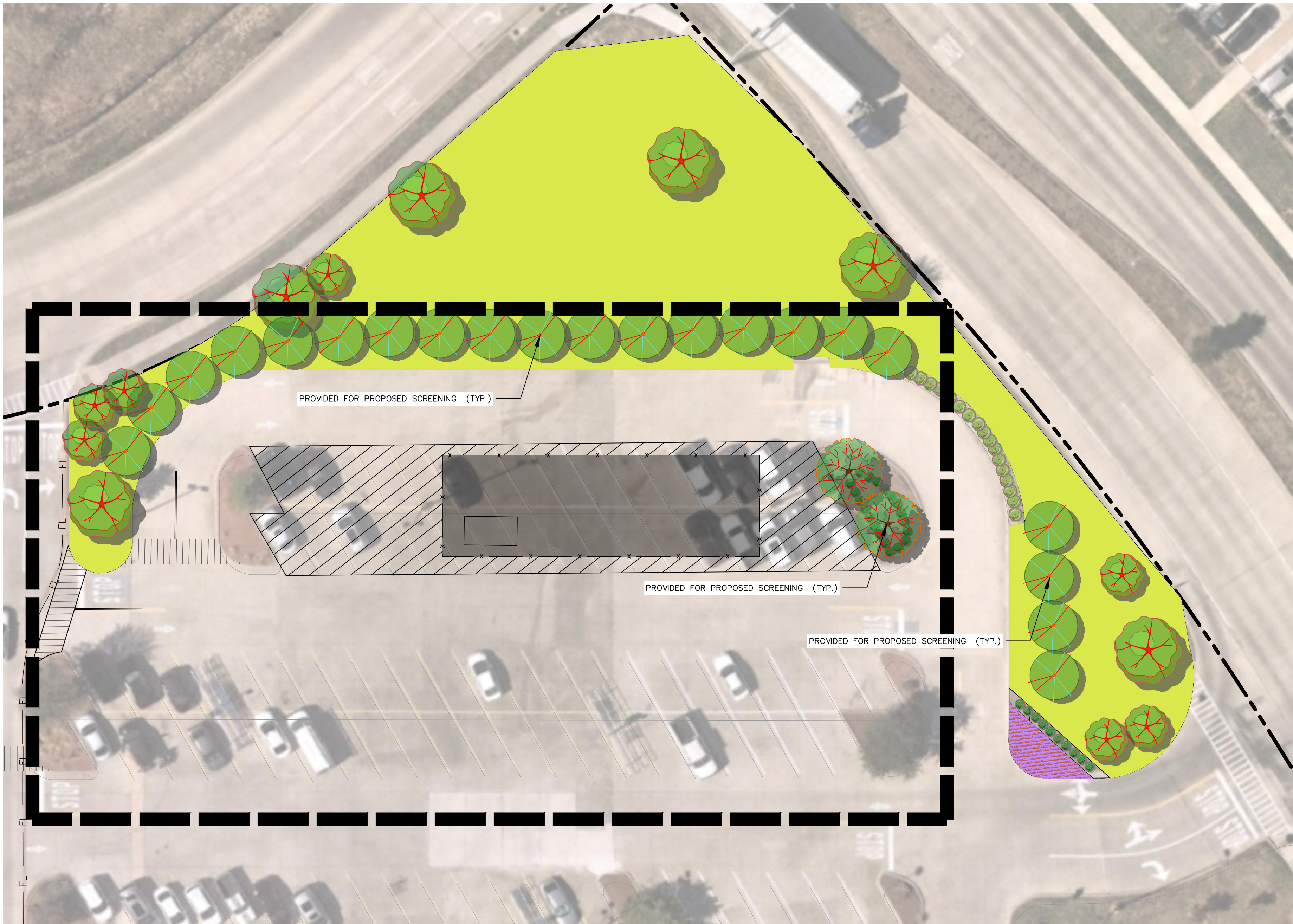
C

B

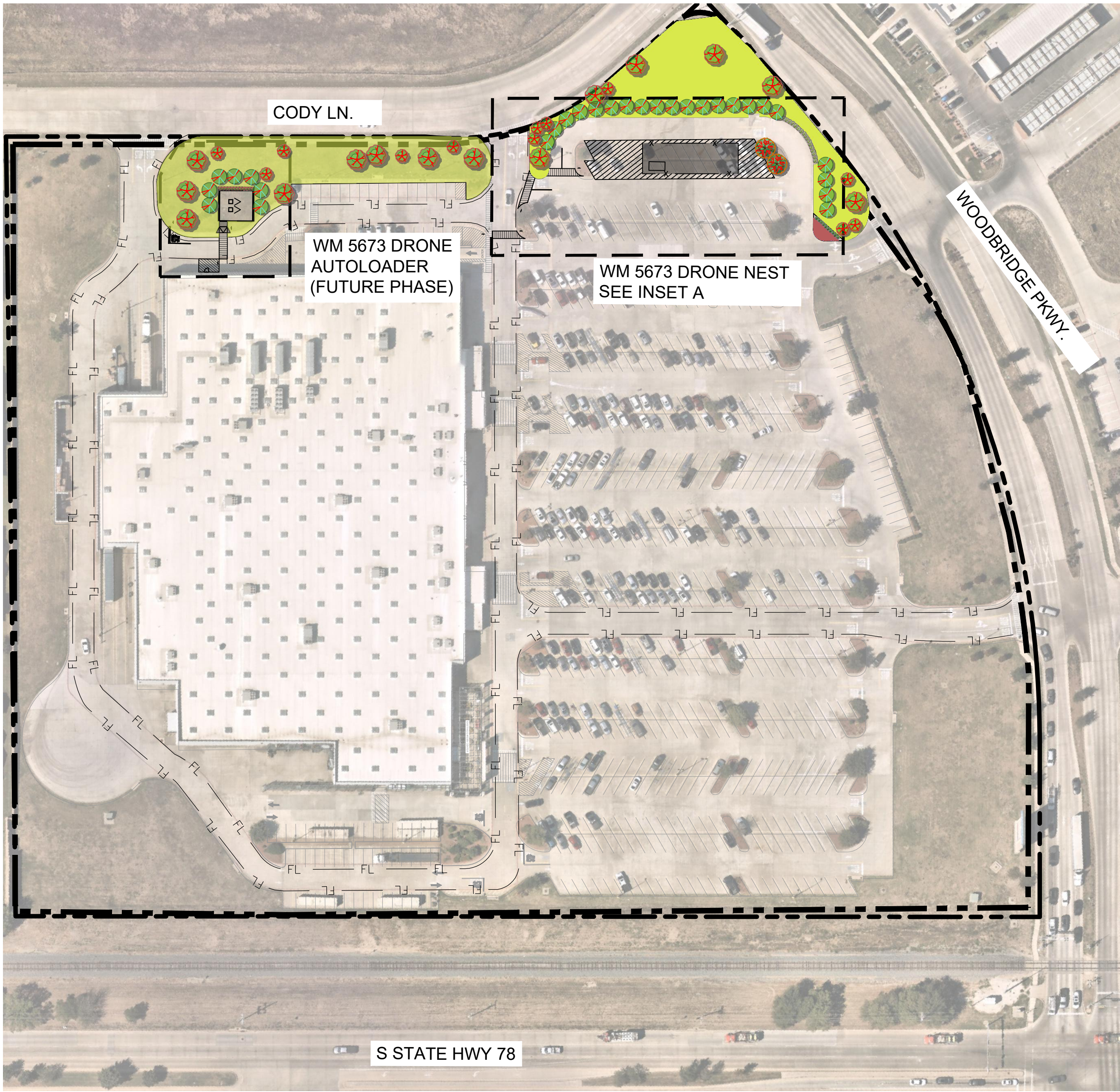
A



INSET B
SCALE: 1"=20'



INSET A
SCALE: 1"=20'



GRAPHIC SCALE IN FEET
0 40 80 160

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	CA	28	Cupressus arizonica / Arizona Cypress	4" cal, 12'-14' ht, 5'-6" spr	Full, Straight, Single Leader (Screening)
	EX	22	Existing tree	Existing	Existing Tree From Initial Site
	QV	2	Quercus virginiana / Southern Live Oak	4" cal, 12'-14' ht, 5'-6" spr	Full, Straight, Single Leader. (Screening)
SHRUBS					
	IXH	17	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	36" ht, 24" spr, 48" oc	Full
	LEG	12	Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger	24" ht, 24" spr, 36" oc	Full
	MYR	30	Myrica pusilla / Dwarf Wax Myrtle	24" ht, 18" spr, 36" oc	Full
GROUND COVERS					
	LAL	118	Lantana montevidensis / Trailing Lantana	12" ht, 12" spr, 18" oc	Full, 1 gallon min.

NOTE:
ALL ARIZONA CYPRESS SHALL BE PLACED AT 15' O.C. TO PROVIDE SCREENING FROM MAIN ROADS.

NOTE:
ALL LIVE OAKS SHALL BE PLACED AT 20' O.C. TO PROVIDE SCREENING FROM MAIN ROADS.

NOTE:
ALL PROPOSED PLANTING TO BE CONNECTED TO EXISTING IRRIGATION SYSTEM AND MAINTAINED WITH OVERALL SITE.

STORE# 5673 - 1002
PREPARED FOR
WALMART

CONCEPTUAL
LANDSCAPE PLAN

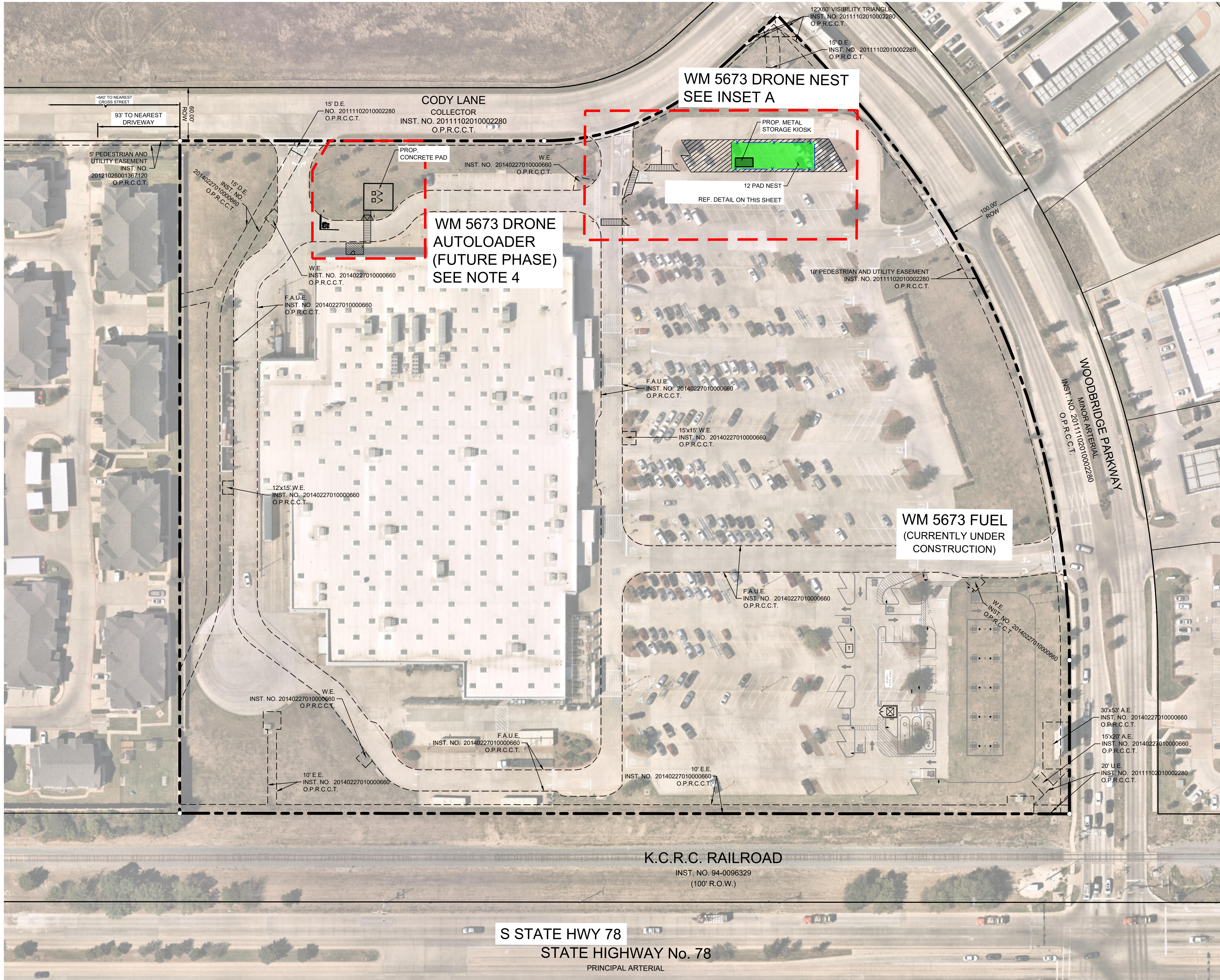
KHA PROJECT
DATE
04/18/2025
SCALE AS SHOWN
DESIGNED BY:BTM
DRAWN BY:BTM
CHECKED BY:LMC

NOT FOR
CONSTRUCTION

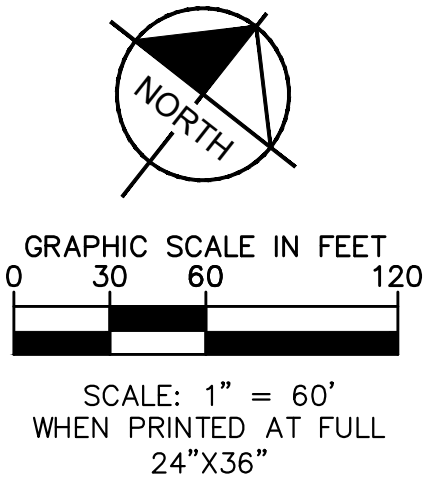
Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEDOMWAY, SUITE 800 HOUSTON, TX 77079
WWW.KIMLEY-HORN.COM FIRM F-028

No.	REVISIONS	DATE	BY

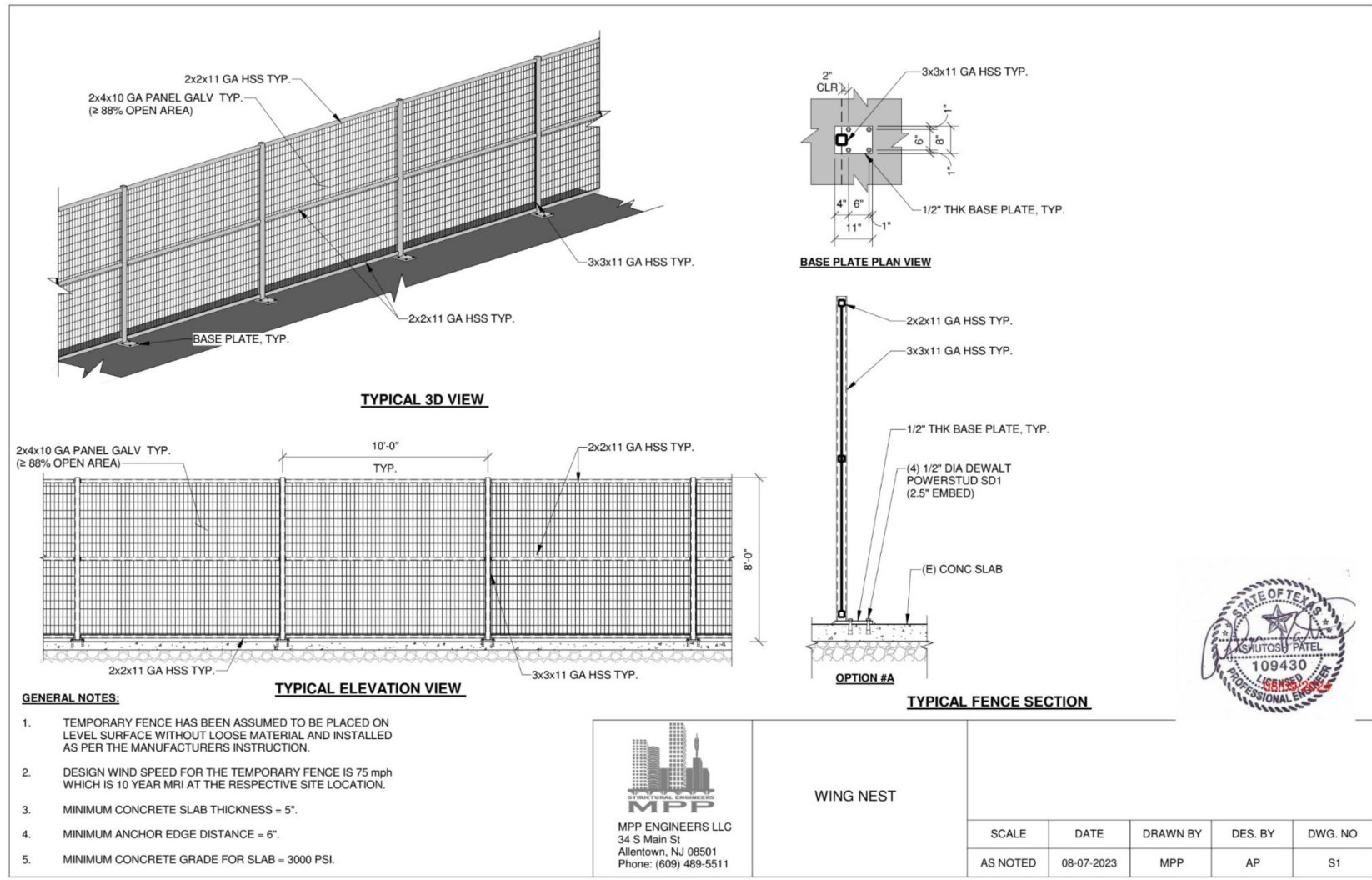
SHEET NUMBER



- NOTES
1. WING AVIATION, LLC. HOLDS A PART 135 AIR CARRIER CERTIFICATE THROUGH THE FAA, WHICH IS THE SAME LEVEL OF CERTIFICATION AS MANY COMMERCIAL AIRLINERS. THE FAA ALSO REQUIRED A RIGOROUS ENVIRONMENTAL REVIEW AS PART OF THE APPROVAL PROCESS TO OPERATE IN THE DALLAS-FORT WORTH METROPLEX. EVERY WING ORDER IS POWERED BY INTELLIGENT FLIGHT PLANS, LIGHTWEIGHT FOAM COVERED DRONES, AND BUILT-IN BACKUPS THAT GUARANTEE YOUR PACKAGES ARRIVE QUICKLY AND SAFELY EVERY TIME.
 2. THE GALVANIZED & PAINTED METAL FENCE (NON-CHAIN LINK DESIGN) SURROUNDING THE NEST WILL BE ANCHORED TO GROUND VIA GROUND TYPE, SPECIFIC ANCHORS (CONCRETE / ASPHALT). PLEASE SEE DETAIL BELOW.
 3. WING DRONE DELIVERY WILL OPERATE 7 DAYS A WEEK (MONDAY-SUNDAY) AT THE WALMART SUPERCENTER #5673. CURRENT FAA APPROVAL ALLOWS FOR DRONES TO BE FLOWN DURING DAYLIGHT HOURS BUT IS SUBJECT TO CHANGE.
 4. THE DRONE AUTOLOADER IS A PASSIVE LOADING TOOL FOR THE AIRCRAFT. A USER CAN PLACE A PACKAGE ONTO AN AUTOLOADER AND WALK AWAY. A SCHEDULED AIRCRAFT WILL THEN FLY OVER, RELEASE ITS DELIVERY MECHANISM, HOOK ONTO THE PACKAGE AND WINCH IT UP TO THE AIRCRAFT. WITHOUT AUTOLOADER, THE AIRCRAFT PICKS PACKAGES UP OVER CHARGEPADS IN THE NEST VIA A USER LOADING IT ONTO THE AIRCRAFT DELIVERY SYSTEM.



ALL DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS



INSET A
SCALE: 1"=30'

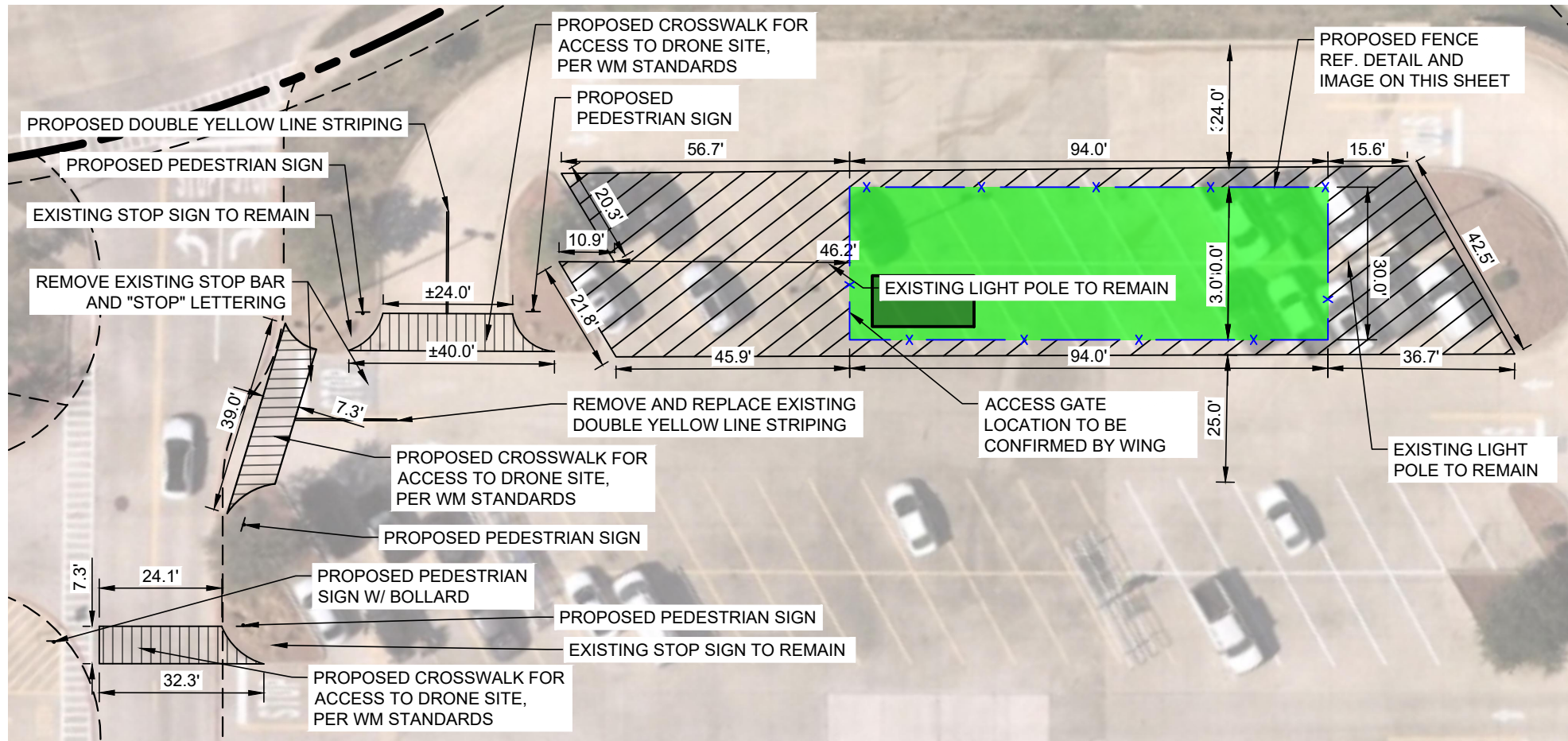


EXHIBIT D - ZONING CONCEPT EXHIBIT

Kimley»Horn

11700 Katy Freeway, Suite 800
Houston, Texas 77079

Tel. No. (281) 597 9300
www.kimley-horn.com

OWNER:
WAL-MART Real Estate
Business Trust
PO BOX 8050
Bentonville, Arkansas 72712
Phone: 940-300-6897
Contact : Mark Richardson

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Daniel Arthur, R.P.L.S.

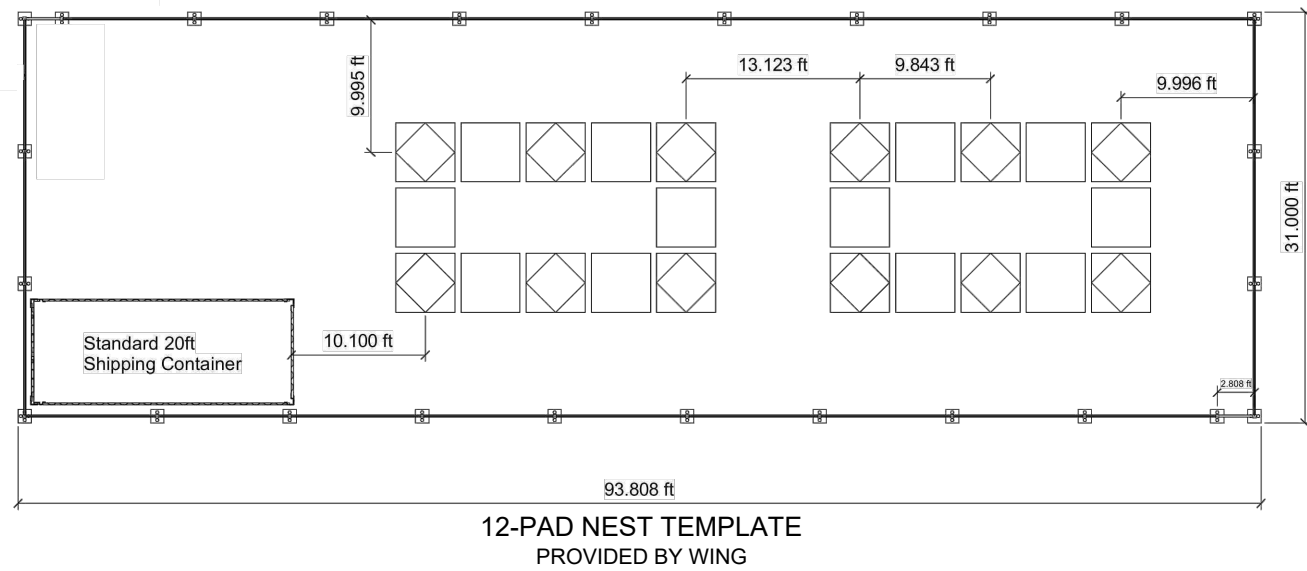
THIS ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS ZONING CONCEPT PLAN, AS DETERMINED BY THE DIRECTOR OF DEVELOPMENT SERVICES, WILL REQUIRE AN AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS



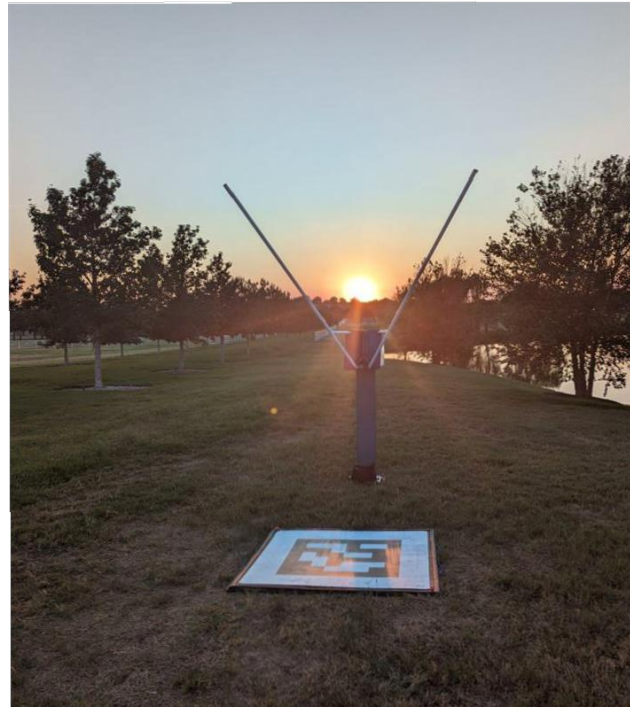
EXAMPLE KIOSK PHOTOGRAPH
PROVIDED BY WING



EXAMPLE FENCE PHOTOGRAPH
PROVIDED BY WING



12-PAD NEST TEMPLATE
PROVIDED BY WING



EXAMPLE AUTOLOADER PHOTOGRAPH
PROVIDED BY WING

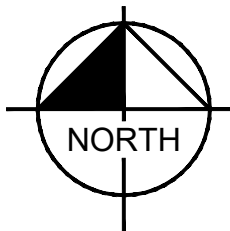
VICINITY MAP

1"=2000'

WOODBRIDGE PKWY

S STATE PKWY 16

SITE



1" = 60' @ 24X36

JERSY WOODBRIDGE LLC.
INST. NO. 20211207002478740
O.P.R.C.C.T.

ZONING DESIGNATION: PD-19
(ORD. NOS. 1916-3757)
FUTURE LAND USE
DESIGNATION: COMMERCIAL

ZONING DESIGNATION: PD-19
(ORD. NOS. 1916-3467)
FUTURE LAND USE
DESIGNATION: LOW-DENSITY
RESIDENTIAL

ZONING DESIGNATION: PD-19
(ORD. NOS. 1916-3467)
FUTURE LAND USE
DESIGNATION: COMMERCIAL

38.149 ACRES
TRACT 1, ABSTRACT 10438 H J
HARDIN SURVEY
WOODBRIIDGE PROPERTIES, LLC

ENTERPRISE SACHSE ADDITIONAL
LOT 1 BLOCK A
VOL. 2019, PG. 197 O.P.R.C.C.T.
PINGREE 2000 REAL ESTATE
HOLDINGS, LLC

ZONING DESIGNATION: PD-19
(ORD. NOS. 1916-3757)
FUTURE LAND USE
DESIGNATION: COMMERCIAL

MANVEL CARWASH ADDITIONAL
LOT 1 BLOCK A
VOL. 2023, PG. 958 O.P.R.C.C.T.
MANVEL CARWASH LLC
ZONING DESIGNATION: PD-19
(ORD. NOS. 1916-3757)
FUTURE LAND USE
DESIGNATION: COMMERCIAL

WOODBRIDGE COMMONS ADDITION
LOT 1 BLOCK A
VOL. 2023, PG. 958 O.P.R.C.C.T.
PROFESSIONAL RESOURCE
DEVELOPMENT, INC.
INST. NO. 2023010000538
O.P.R.C.C.T.

ZONING DESIGNATION: PD-19
(ORD. NOS. 1916-3757)
FUTURE LAND USE
DESIGNATION: COMMERCIAL

WOODBIDGE COMMONS -PHASE
THREE
LOT 1,2,3, BLOCK A
VOL. 2014, PG. 257 O.P.R.C.C.T. 804
WOODBIDGE LLC INST. NO.
20210330000634920 O.P.R.C.C.T.

WOODBIDGE PARKWAY
MINOR ARTERIAL
INST. NO. 2011102010002280
O.P.R.C.C.T.

ZONING DESIGNATION: PD-19
(ORD. NOS. 1916-3757)
FUTURE LAND USE
DESIGNATION: COMMERCIAL

WOODBIDGE COMMONS PHASE
THREE
LOT 2, BLOCK A
VOL. 2014, PG. 628 O.P.R.C.C.T.
MURPHY OIL USA INC.
INST. NO. 20210226000386020
O.P.R.C.C.T.

WOODBRIDGE COMMONS PHASE TWO
LOT 1R & LOT 2, BLOCK A
INST. NO. 20140227010000660
O.P.R.C.C.T.

ZONING DESIGNATION: PD-19
(ORD. NOS. 1916-3467)
FUTURE LAND USE
DESIGNATION: COMMERCIAL

PROPOSED ZONING DESIGNATION:
PD-19 AMENDMENT TO INCLUDE
DRONE DELIVERY HUB

LOT 1, BLOCK A
MANSIONS AT WOODBRIDGE
INST. NO. 20140219010000520
O.P.R.C.C.T.

ZONING DESIGNATION: PD-19
(ORD. NOS. 1916-3467)
FUTURE LAND USE
DESIGNATION: HIGH-DENSITY
RESIDENTIAL

Diagram illustrating a four-lane divided highway with a center turn lane. The diagram shows a cross-section of the road with a dashed center line, two solid edge lines, and a solid center turn lane line. Dimensions are given in feet. The center turn lane is 10 feet wide. The travel lanes are 12 feet wide. The total width of the road is 44 feet. The diagram is labeled "K.C.R.C. RAILROAD" and "STATE HIGHWAY No. 78".

WOODBRIIDGE COMMONS PHASE TWO
LOTS 1R & 2, BLOCK A
RECORDED IN INST. NO. 20140227010000660
BEING 17.165 ACRES
(747,747 SQUARE FEET)
OUT OF THE
H.J. HARDIN SURVEY,
ABSTRACT NO. 438 AND THE
RICHARD NEWMAN SURVEY,
ABSTRACT NO. 660
CITY OF SACHSE, COLLIN COUNTY, TEXAS

EXHIBIT B - ZONING EXHIBIT

WALMART TRACT PD AMENDMENT REQUEST

Kimley»Horn

11700 Katy Freeway, Suite 800
Houston, Texas 77079

Tel. No. (281) 597 9300
www.kimley-horn.com

OWNER:
WAL-MART Real Estate
Business Trust
PO BOX 8050
Bentonville, Arkansas 72716
Phone: 940-300-6897
Contact : Mark Richardson

APPLICANT:
Kimley-Horn and Associates, Inc.
11700 Katy Freeway, Suite 800
Houston, Texas 77079
Phone: 281-597-9300
Contact : Mallory Martin, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Daniel Arthur, R.P.L.S.

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Kimley-Horn and Associates, Inc.
All rights reserved

DNW NAME: KAMOLI CIVIL 0003082014 IWM SACUSE DBONEICAPUEVIRTSW45673 DO ZONING EXHIBITSCVIRTSW45673 ZONING EXHIBITSCVIRTSW45673
DELOS SANTOS TAI IA 2/8/2005 6:20 PM LAST SAVED: 2/1/2005 11:00 AM

C. Action Items

Subject:	3. Conduct a public hearing and make a recommendation on the Sachse Comprehensive Plan, Shaping Sachse.
Meeting	May 12, 2025 - Planning and Zoning Commission Meeting
Access	Public
Type	Public Hearing, Discussion, Action
Fiscal Impact	None
Recommended Action	Conduct a public hearing and recommend approval of the Sachse Comprehensive Plan, Shaping Sachse.
Goals	Strategically invest in the City's existing and future infrastructure. Provide excellent government services to Sachse citizens. Make Sachse more prosperous through job creation and quality development that adds community value. Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.

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.

Per State law and City charter, the Planning and Zoning Commission must hold a public hearing and provide a recommendation on adoption of the Comprehensive Plan.

A website with more information about the comprehensive plan can be accessed by clicking the following link:
<https://www.cityofsachse.com/314/Comprehensive-Plan>

The draft comprehensive plan can be viewed by clicking the following link:
<https://www.cityofsachse.com/DocumentCenter/View/11777/Shaping-Sachse-Comprehensive-Plan-Draft>

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Conduct a public hearing and recommend approval of the Sachse Comprehensive Plan, Shaping Sachse.

File Attachments

1. Presentation_Sachse Comprehensive Plan_P&Z_250512



Sachse Comprehensive Plan

Planning & Zoning Commission Public Hearing
May 12, 2025



Kimley»Horn

Presentation Overview

What We Want to Accomplish

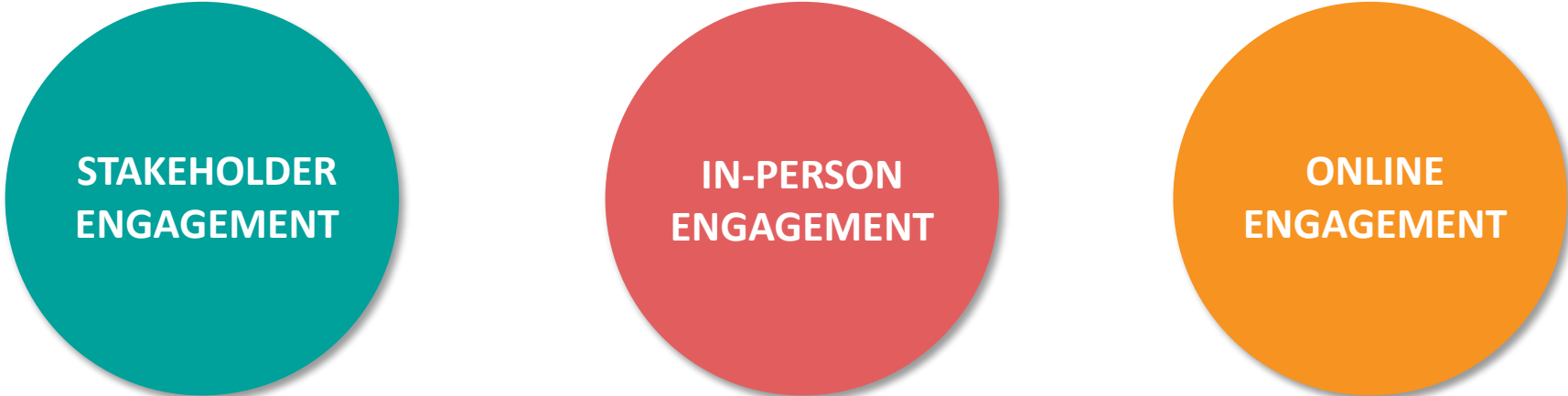
- Community Engagement Overview
- Plan Structure and Key Elements
- Detailed Studies
- Implementation
- Public Hearing

Timeline

- ✓ **Phase 1: Project Initiation**
May 2024 - June 2024
- ✓ **Phase 2: Data Collection/Analysis**
May 2024 – September 2024
- ✓ **Phase 3: Strategic Direction**
June 2024 – November 2024
- ✓ **Phase 4: City-Wide Vision**
August 2024 – December 2024
- ✓ **Phase 5: Detailed Studies**
January 2025 – April 2025
- ★ **Phase 6: Implementation**
February 2025 – May 2025

Community Engagement Overview

- Community Engagement was a cornerstone of the Shaping Sachse Plan and its recommendations.
- Two Community Summits were conducted in summer and fall of 2024.
- There were approximately 1,000 individual interactions with Sachse stakeholders throughout the Shaping Sachse process.



STAKEHOLDER
ENGAGEMENT

IN-PERSON
ENGAGEMENT

ONLINE
ENGAGEMENT

Stakeholder Engagement

Stakeholder Interviews:

- City Council
- Business owners
- Developers
- Property owners
- Residents
- Religious and civic institutions
- 55+ community representatives
- Garland ISD and Wylie ISD

Briefings:

- Sachse City Council (three)
- Sachse Planning and Zoning Commission (two)
- Sachse EDC (three)
- Public hearings (scheduled)



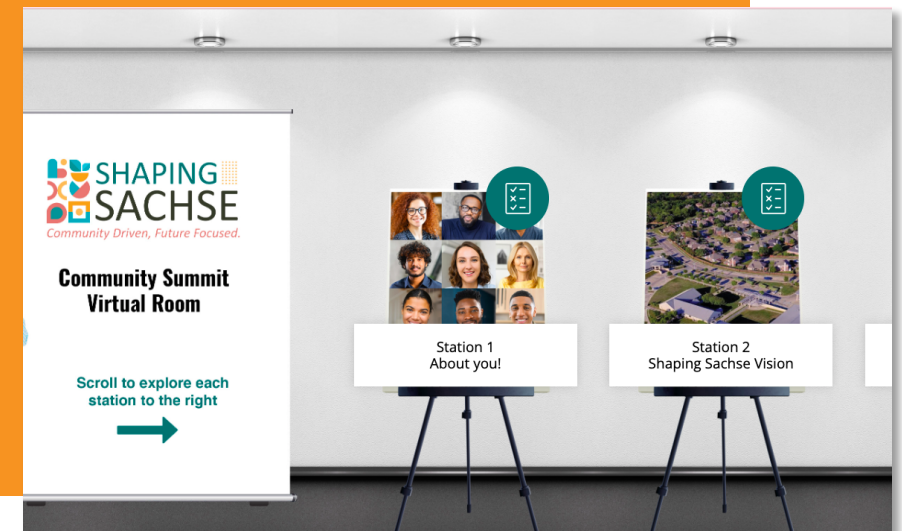
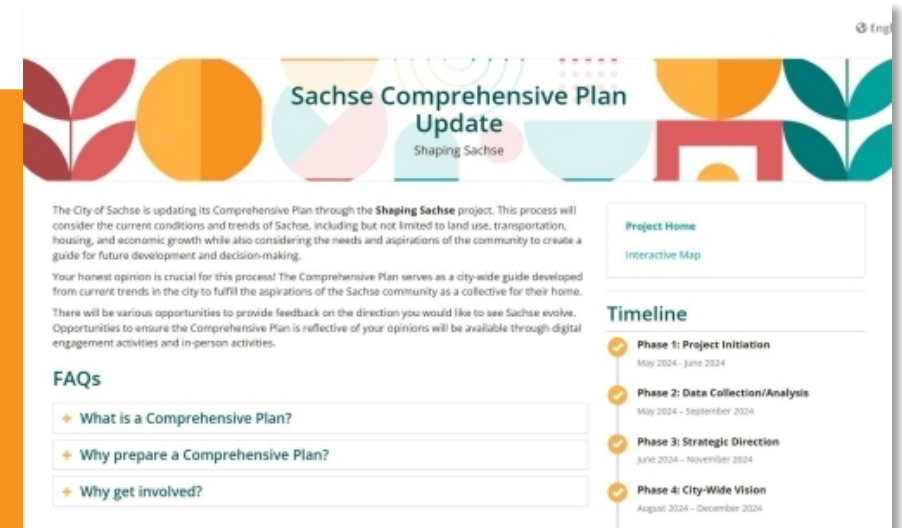
In-Person Engagement

- **Neighborhood Workshops (September 2024)**
 - Held over two-week period
 - Four evening meetings
 - Come and go events
 - Focused on the development of strategic direction
- **Community Open House (February 2025)**
 - Come and go event
 - 18 topical stations
 - Focused on input related to key elements of the plan
- **Pop-Up Events**
 - Summer Nights Concert Series
 - Farmers Market
 - Red, White, and Blue Blast



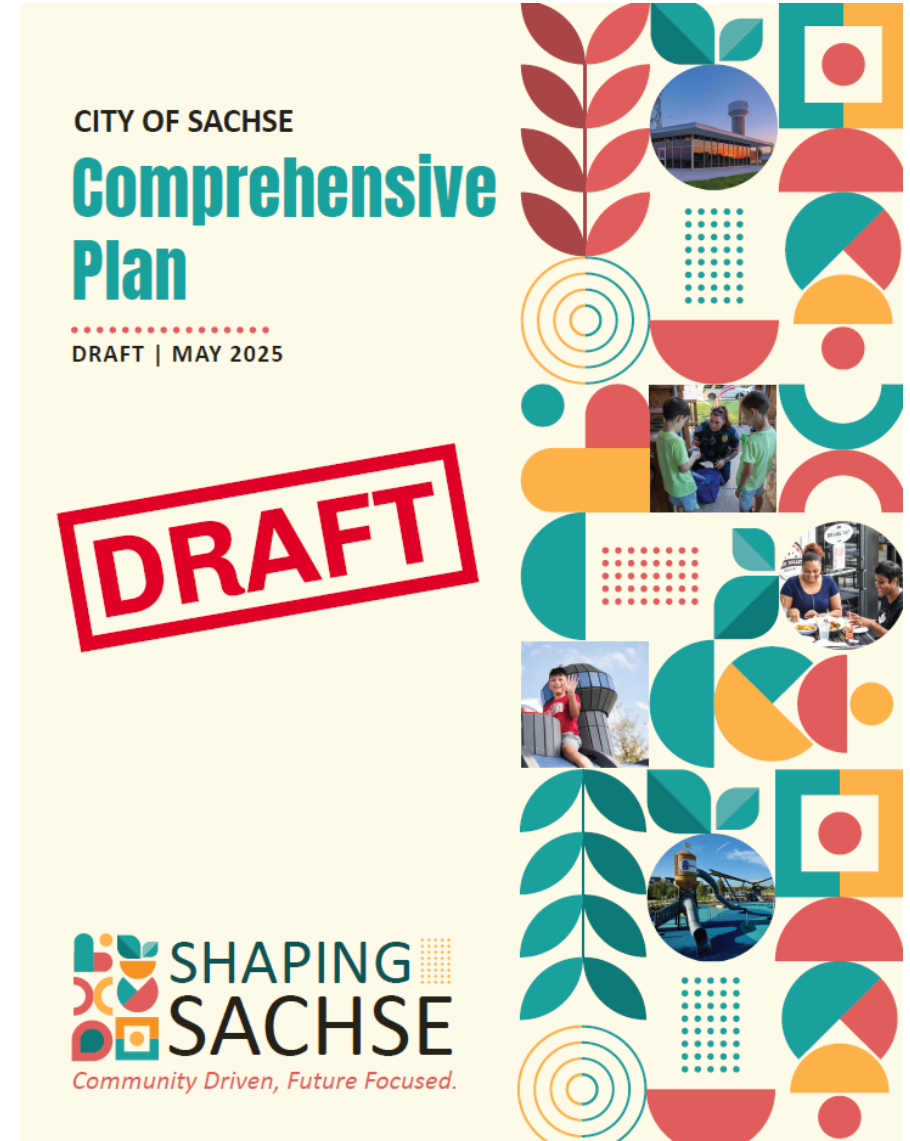
Online Engagement

- **Shaping Sachse Website**
 - 3,187 views
 - 2,171 visits
- **Surveys**
 - First round July 1, 2024 – October 15, 2024 – focused on Sachse’s priorities – 612 responses
 - Second round November 12, 2024 –December 9, 2024 - focused on vision statement and guiding principles – 96 responses
- **Interactive map**
- **Virtual rooms**
- **Project background and schedule**

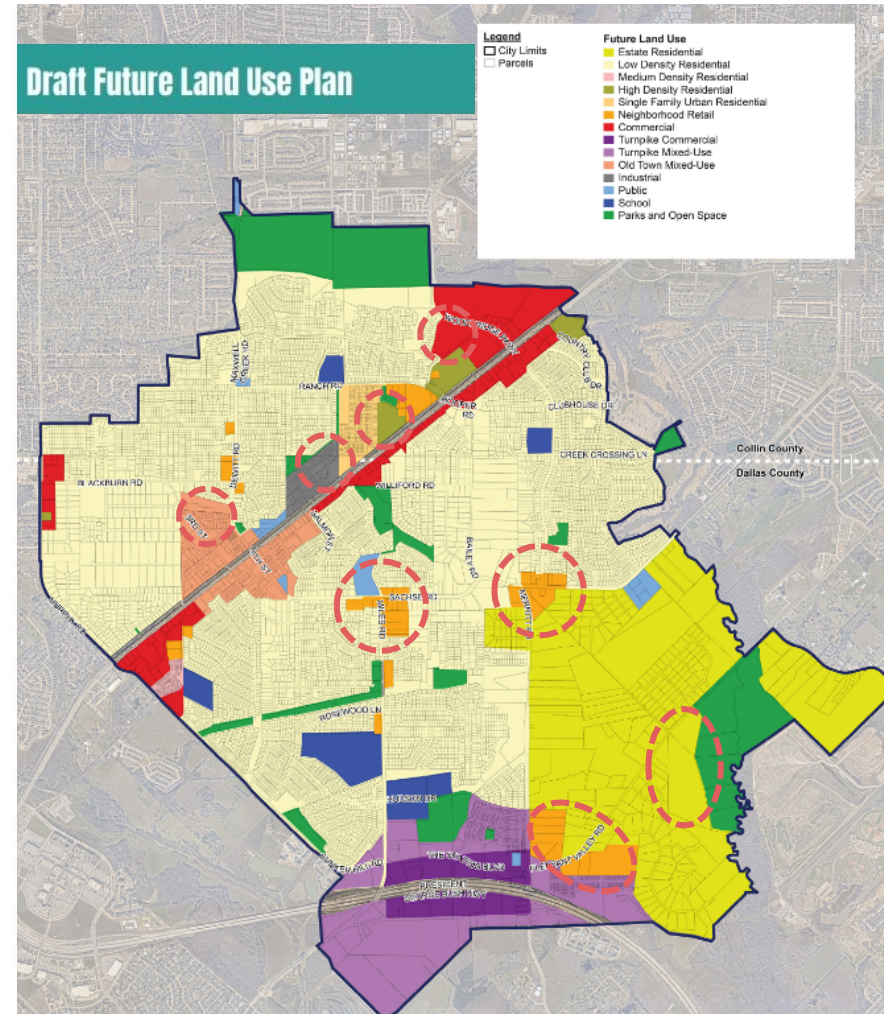
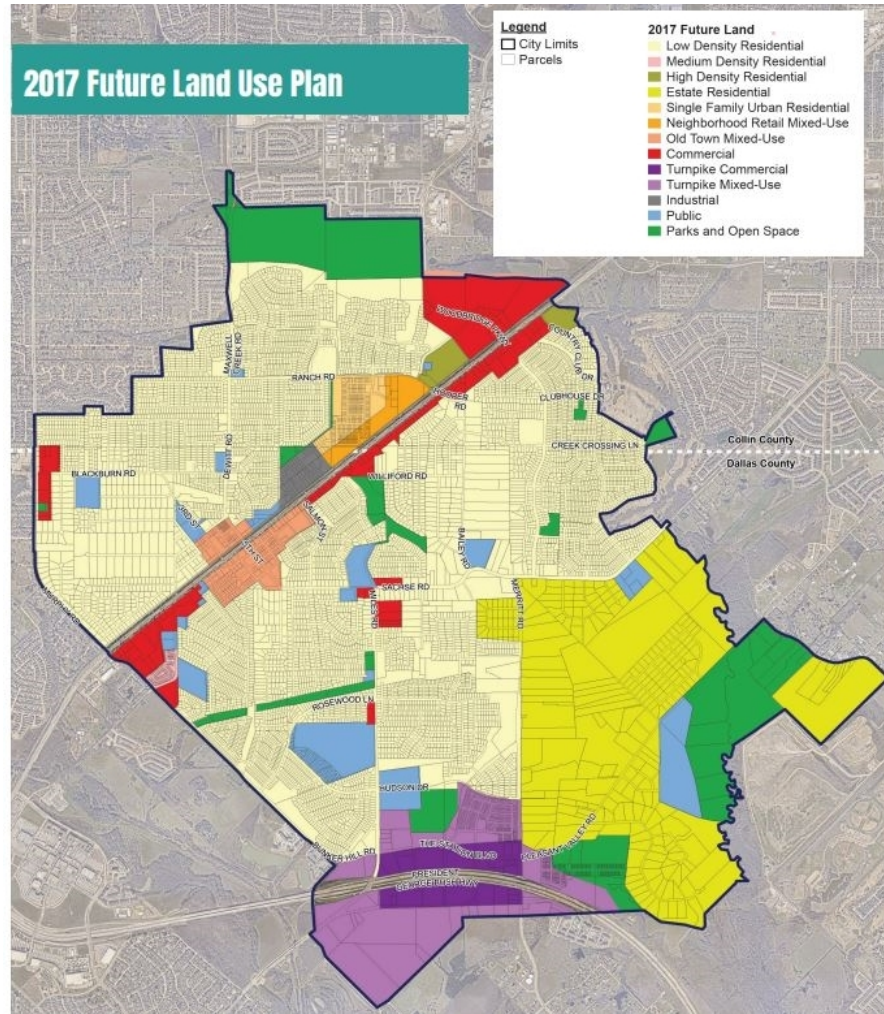


Plan Structure

- Chapter 1 | Introduction
- Chapter 2 | Strategic Direction
- Chapter 3 | Future Land Use
- Chapter 4 | Housing and Neighborhoods
- Chapter 5 | Economic Development
- Chapter 6 | Mobility
- Chapter 7 | Placemaking
- Chapter 8 | Parks, Trails, and Open Space
- Chapter 9 | Infrastructure and Public Services
- Chapter 10 | Implementation



Future Land Use



Housing and Neighborhoods

- Housing and neighborhood policies
- Examines existing inventory and demand
- Neighborhood revitalization and preservation
- New development best practices
- Infill development
- Redevelopment
- **Housing and neighborhood action items**

Neighborhood Pattern Book. Develop a pattern book to guide property owners in infill development or home rehabilitation projects, featuring pre-approved designs that align with the character of Sachse neighborhoods.

TABLE 4.3. OWNER-OCCUPIED DEMAND (CATALYST COMMERCIAL)

OWNER-OCCUPIED DEMAND	337
Home Price < \$200K	53
Home Price \$200K - \$250K	46
Home Price \$250K - \$350K	80
Home Price \$350K - \$450K	73
Home Price >\$450K	85
Alternative Owner-Occupied Product Demand	68

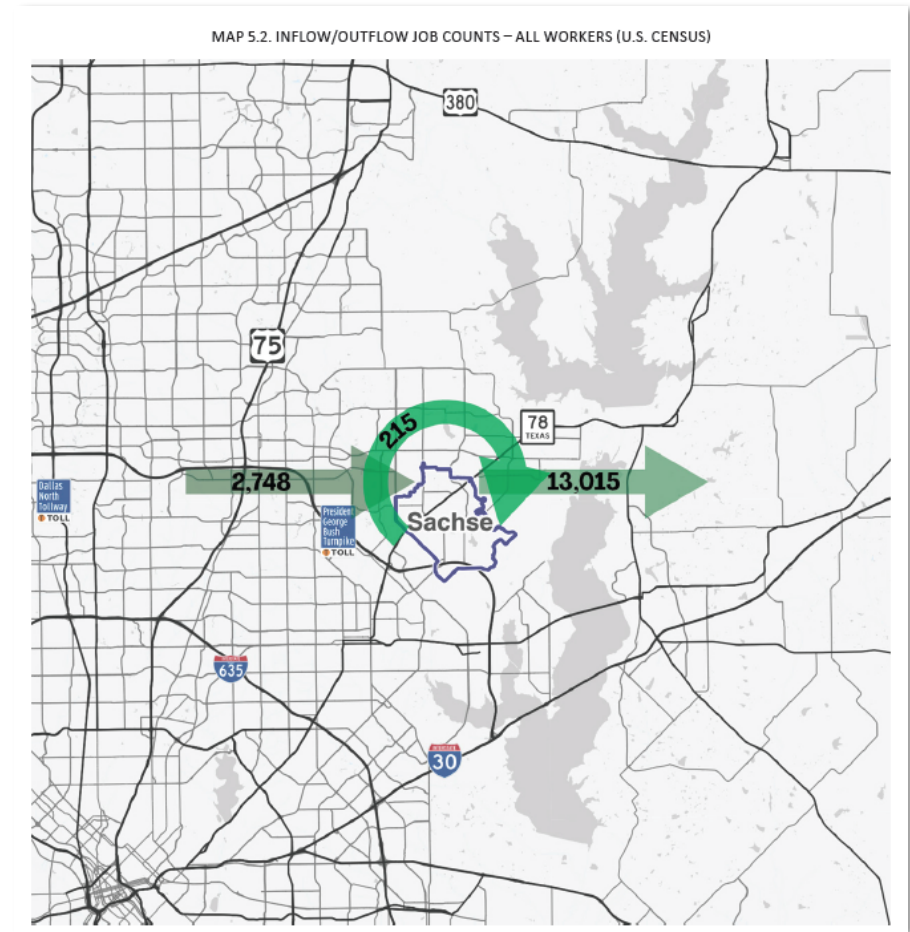
TABLE 4.4. RENTER-OCCUPIED DEMAND (CATALYST COMMERCIAL)

RENTER-OCCUPIED DEMAND	219
Rental Rate < \$1,000	45
Rental Rate \$1,000 - \$1,500	22
Rental Rate \$1,500 - \$2,000	36
Rental Rate > \$2,000	116
Alternative Renter-Occupied Product Demand	66

Economic Development

- Economic development policies
- Sector overviews
 - Retail, office, industrial
- Market demand
 - Retail, office
- Industrial
- Economic development trends
- Economic development tools
- Economic development action items

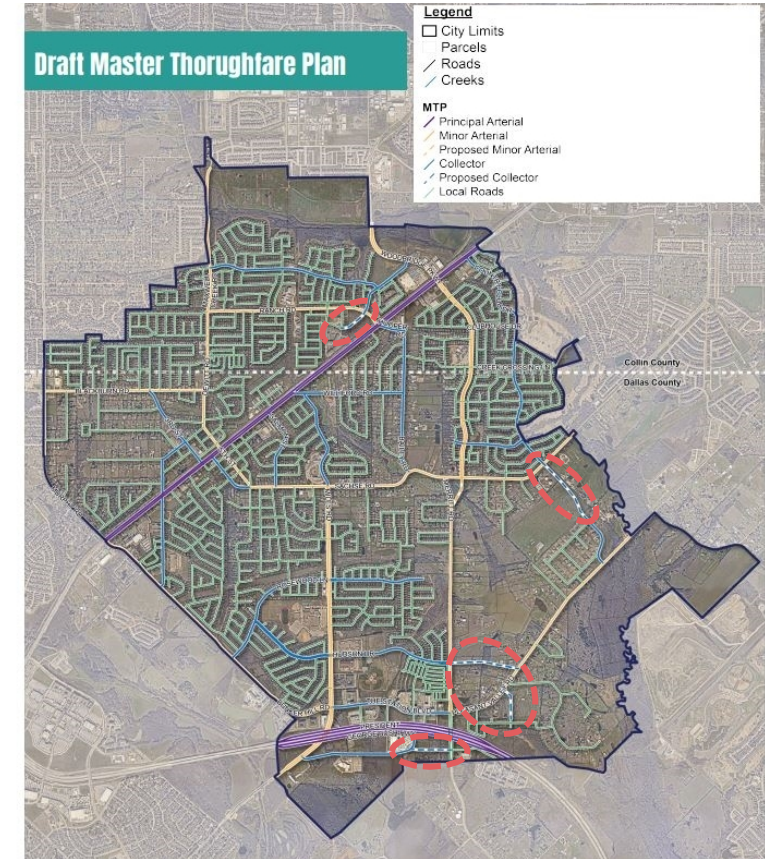
5th Street District. Identify and prioritize parcels that may be an option for City/EDC acquisition.



Mobility

- Mobility policies
- Existing conditions
- **Throughfare Plan**
- Cross sections
- Multimodal network
- Mobility action items

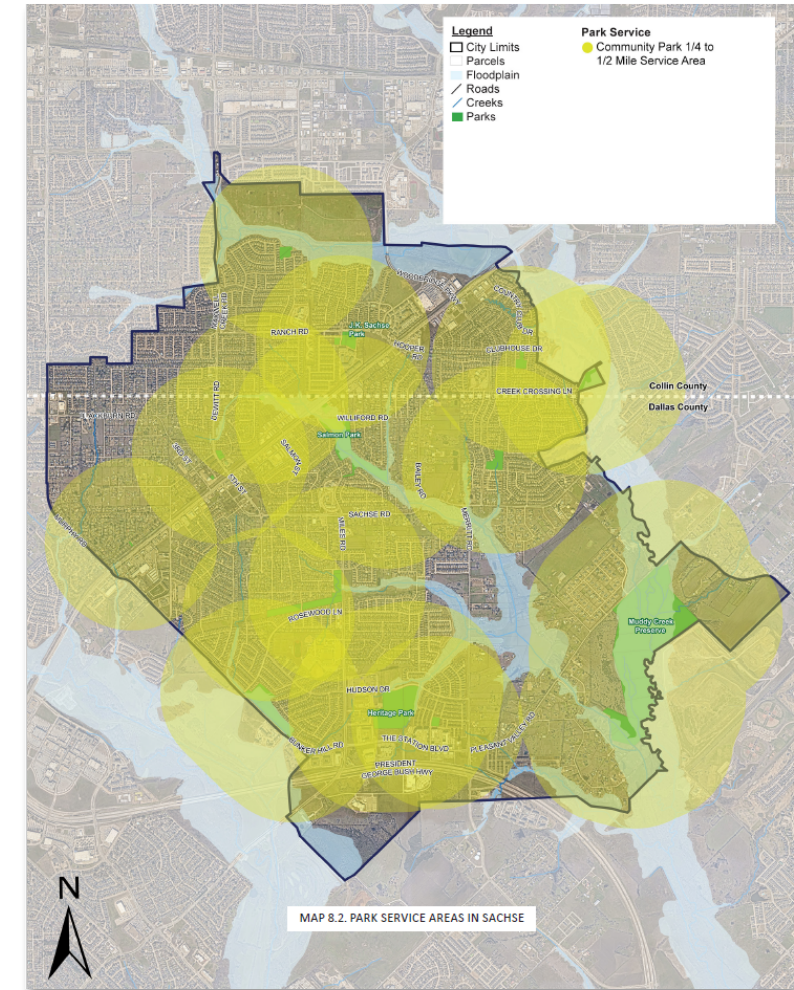
SH-78 Signal Study. Consider conducting a signal study at SH-78 and Country Club Drive in coordination with TxDOT.



Parks, Trails, and Open Space

- Parks, trails, and open space policies
- Existing inventory
- Recommendations
- Park, trails, and open space actions

Parks, Trails and Recreation Master Plan. Create a long-term vision for parks, trails, and open space that aligns with future growth patterns and community needs, and that meets the requirements of the Texas Parks and Wildlife to maximize funding opportunities



Infrastructure and public services

- Infrastructure and public services policies
- Existing conditions
 - Water and wastewater
 - Drainage
 - Roadway
- Community partnerships
- Critical infrastructure plan
- Infrastructure and public services actions

CRITICAL INFRASTRUCTURE PLAN

This section reviews the Capital Improvements Plan (CIP) and other planning documents for the City of Sachse by organizing projects within the six designated Catalyst Areas. Each project has been assigned a priority level from 1 to 3, based on its relative importance and potential impact on both the catalyst area and the city. The CIP focuses on three core types of infrastructure: roadways, water, and wastewater systems. Additionally, every project has been assigned a corresponding map reference number to aid in identification.

Priority 1:

- The projects are critical to addressing current traffic, safety, or infrastructure issues and are directly tied to areas of high growth. Have the most impact on the city.

Priority 2:

- While not as urgent as Priority 1, they are important for maintaining the City's infrastructure, improving quality of life, and preparing for moderate growth.

Priority 3:

- Important for maintaining the City's infrastructure, improving quality of life, and preparing for moderate growth. Not an immediate need and affects the least number of individuals.

PGBT CATALYST AREA ROADWAY PROJECTS					
PROJECT NUMBER	MAP REFERENCE NUMBER	PROJECT COST	PROJECT DESCRIPTION	JUSTIFICATION	PRIORITY
R-12-13	R1	\$36,500,000	Reconstruction of existing Merritt Road from a 2-lane roadway to a 4-lane divided arterial, spanning approx. 1.5 miles.	Enhanced safety and improvements for Regional traffic along Merritt Road and Sachse Road.	1
R-13-03	R2	\$300,000	Joint project with Dallas County and the City of Wylie to improve Pleasant Valley Road.	Enhanced safety and improvements for regional traffic along Pleasant Valley Road.	1
TBD	R3	\$6,801,800	Build 3-lane undivided section	Improve traffic flow and reduce delays caused by left-turning vehicles.	1
TBD	R4	\$2,485,000	Build 3-lane undivided section.	Improve traffic flow and reduce delays caused by left-turning vehicles.	1
TBD	R5	\$1,292,200	Build a 3-lane undivided section	Improve traffic flow and reduce delays caused by left-turning vehicles.	1

Implementation Matrix

- Action number
- Action items: specific to plan components
- Action type
- Priority
- Implementation agency
- Partners
- Planning level cost
- Corresponding actions

ACTION NO.	GUIDING PRINCIPLE	ACTION ITEM	ACTION TYPE	PRIORITY	IMPLEMENTING AGENCY	PARTNERS	PLANNING LEVEL COST	CORRESPONDING ACTIONS
FLU 1. Ensure that decisions made about future development are consistent with community vision, as expressed in the comprehensive plan.								
FLU 1.1	Promote Responsible Development	Guiding Growth. Sachse will utilize the Future Land Use Plan as its primary policy document for decisions related to the physical development and the desired future community character.	Regulations and Guidelines	High	City of Sachse	EDC	\$	PT 1.1, PT 1.3
FLU 1.2	Promote Responsible Development	Identify and Address Non-Conforming Uses. Conduct a city-wide assessment of non-conforming uses to determine opportunities for redevelopment, rezoning, or transition strategies that align with the Future Land Use Plan.	Policy	High	City of Sachse	—	\$	—
FLU 1.3	Promote Responsible Development	Ensure Policy Consistency with Land Use Updates. Regularly review and update zoning regulations, subdivision ordinances, and development guidelines to ensure alignment with the Comprehensive Plan's vision for growth and development.	Policy	High	City of Sachse	—	\$	IP 4.1, PT 1.5
FLU 2. Prioritize projects on remaining undeveloped land that enhance Sachse's long-term prosperity.								
FLU 2.1	Opportunity	Partnership. Partner with developers and community organizations to facilitate the redevelopment of underutilized properties.	Policy	High	EDC	City of Sachse	\$ (Grant Acquisition)	ED 4.1
FLU 2.2	Catalyst Areas	Land Bank. Establish a land bank to strategically identify, acquire, and manage key properties for future development or preservation. This may include, but is not limited to, underutilized, foreclosed, or tax-delinquent properties.	Financial Incentives	Medium	City of Sachse	EDC	\$\$\$\$	HN 2.1
FLU 2.3	Quality of Life	Infrastructure. Align infrastructure investments with the City's vision and where new development should or will occur.	Regulations and Guidelines	Low	City of Sachse	EDC	\$\$	IP 1.1, IP 2.1, IP 2.3, IP 5.1



Public Hearing

Planning & Zoning Commission
May 12, 2025



Kimley»Horn