

**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.

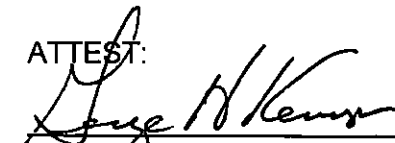
Duy Tran and Phillip Morse, the applicant and architect, answered questions from the Commission regarding the layout of the development. Mr. Feinhals clarified that the right-of-way landscape buffer along the east property line, while being reduced, would still require the applicant to provide a landscape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

ATTEST:



Tiffany Anderson, Secretary
660166 Kampen



Taylor Scott Ohman, Chairperson