

**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 the current zoning ordinance. 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 esthetics.

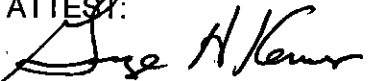
Commissioners discussed options, concerns, and challenges of the request. Development Services Director Matt Robinson explained that the Commission's recommendation for or against the request will be relayed to the Council.

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.

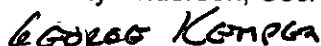
D. Adjournment

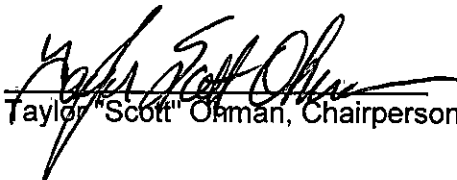
Chairperson Ohman adjourned the meeting at 7:39 PM.

ATTEST:



Tiffany Anderson, Secretary




Taylor "Scott" Ohman, Chairperson