



Monday, March 23, 2026
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 23, 2026, 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. Approve the August 11, 2025, regular meeting minutes.
2. Conduct a public hearing to consider and make a recommendation on an ordinance amending Chapter 8 "Subdivisions," by amending section 8-14 titled "Completion and maintenance of public improvements"; by amending Subsections 8-14a(3) and 8-14d(1); by amending section 8-15 titled "General requirements and design standards" by amending Sections 8-15B(3)(b) and 8-15F(3); by amending Section 8-18 titled "Street design construction costs" by amending Subsection 8-18b; amending Section 8-20 titled "Impact fees" by amending subsections 8-20B and 8-20C(1); and by amending Exhibit 11A titled "Zoning Ordinance" by amending Article 3 titled "Districts" by amending Section 11 titled "SP-special use permits" by amending 11.2 titled "Use regulations"; by amending Article 4 titled "General provisions applying to all or several districts" by amending Section 11 titled "Landscaping and screening" by amending 11.4 titled "Required landscaping" by amending 11.4d titled "Single-family residential development requirements" by amending 11.4d4 titled "Masonry wall required"; and by amending 11.6 titled "Screening standards" by amending 11.6d titled "Masonry wall standards" by amending 11.6d1 titled "Design and materials"; and by amending 11.6d6(c) titled "Additional requirements"; providing a conflicts clause; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed two thousand dollars (\$2,000.00); and providing an effective date.
3. Conduct a public hearing to consider and make a recommendation on an ordinance amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from Residential-1 District (R-1) to Agricultural District (AG) on a ±4.0 acre tract of land situated in the James C. Tucker Survey, Abstract No. 1464, City of Sachse, Dallas County, Texas, said tract being all of a called 4.0 acre tract of land conveyed to Garland Independent School District in a general warranty deed recorded in document No. 201800060483 of the official public record of Dallas County, Texas (O.P.R.D.C.T.), being more particularly described in Exhibit "A" and shown in Exhibit "B"; providing a conflicts resolution clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing an effective date.

4. Consider and elect a Chairperson, Vice Chairperson, and Secretary for the Planning and Zoning Commission.

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 March 17, 2026, 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.