



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 18-8b; 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.

C. Action Items

Subject: 1. Approve the August 11, 2025, regular meeting minutes.

Meeting March 23, 2026 - 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 August 11, 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_08.11.2025-unsigned

**PLANNING AND ZONING COMMISSION OF THE CITY OF SACHSE
AUGUST 11, 2025, MEETING MINUTES**

The Planning and Zoning Commission of the City of Sachse held a regular meeting on Monday, August 11, 2025, at 6:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Taylor Ohman, Butch Kemper, Daniel Betten, Brian Cox, Tiffany Anderson, Travis Mondok.

Those absent were: 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 August 11, 2025, at 6:00 PM to consider the following items of business:

Chairperson Ohman called the meeting to order at 6:03 PM.

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

Mr. Kemper offered the invocation and Mr. Mondok 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 May 12, 2025, meeting minutes.

Butch Kemper made a motion to approve the item as presented. Travis Mondok seconded the motion, and it carried 6 - 0. None voted against.

2. Conduct a public hearing to consider and make a recommendation on a request for a Special Use Permit for a day care use, generally located south of State Highway 78 and east of Woodbridge Parkway, within Sachse city limits.

City Planner Philip Feinhals provided an overview of the requested Special Use Permit for daycare use. Staff as well as Victory Shop representative, Bobby Mendoza, answered and clarified questions from the commission.

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

Travis Mondok made a motion to recommend approval of the item as presented. Brian Cox seconded the motion, and it carried 6 - 0. None voted against.

D. Adjournment

Chairperson Ohman adjourned the meeting at 6:27 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 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 18-8b; 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.

Meeting	March 23, 2026 - Planning and Zoning Commission Meeting
Access	Public
Type	Discussion, Public Hearing, Action
Fiscal Impact	None
Recommended Action	Approve the proposed subdivision and zoning ordinance revisions.
Goals	Provide excellent government services to Sachse citizens.

BACKGROUND

The maintenance of existing ordinances is considered routine in order to provide a healthy and functioning regulatory framework that meets the needs of the community. Staff is proposing the following updates to the Subdivision and Zoning ordinance:

- Amendments to the Subdivision Ordinance to comply with state law;
- Amendments to references to City requirements for screening; and
- Amendment to use regulations.

POLICY CONSIDERATIONS

The ongoing maintenance of regulations and the streamlining of processes and provisions are identified as tasks in the City's 2025 Comprehensive Plan Update.

RECOMMENDATION

Approve the proposed subdivision and zoning ordinance revisions.

File Attachments

1. Presentation_Ch8 Zoning Amendment_PZ 3.23.26

2. Ordinance Amending Zoning Chapter 8 Subdivisions and Zoning Exhibit 11A Sections 11.2 11.4 and 11.6

Zoning & Subdivision Ordinance Amendments

Planning & Zoning Commission

March 23, 2026



Request

Conduct a public hearing to consider and act on an ordinance amending Chapter 8 Subdivisions, and Chapter 11 Zoning, Exhibit 11A Zoning Ordinance, Article 3, Section 11.2, and Article 4, Sections 11.4 and 11.6



Background

- The ongoing maintenance of regulations and the streamlining of processes and provisions are identified as tasks in the City's 2025 Comprehensive Plan Update.
- Proposed changes include amendments to the City's Subdivision and Zoning ordinance.



Proposed Changes : Subdivisions

Amendment to comply with state law

- Current ordinance language is not fully aligned with updated state law requirements governing impact fee advisory committees.
- The proposed amendment revises the ordinance to ensure compliance with current state statutes.

Amend references to City requirements for screening

- In March of 2024 Engineering and Public Works updated their standards for screening within the Engineering Design Manual and Standard Construction Details.
- The proposed amendment updates the subdivision ordinance to reference the current adopted documents.



Proposed Changes : Zoning Ordinance

Amend use regulations

- The current language allows consideration of a Special Use Permit (SUP) for uses not otherwise permitted in a zoning district.
- The proposed change will limit Special Use Permit eligibility only to uses identified as “SUP” in the Use Charts of Exhibit A, Article 3, Section 13.

Amend references to City requirements for screening

- In March of 2024 Engineering and Public Works updated their standards for screening within the Engineering Design Manual and Standard Construction Details.
- The proposed amendment updates the zoning ordinance to reference the current adopted documents.



Recommendation & Next Steps

The recommendation of the Planning & Zoning Commission will be considered by the City Council at their April 20, 2026, regular meeting.



ORDINANCE NO. O-2026 _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE CODE OF ORDINANCES BY 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 SUBSECTIONS 8-15B(3)(b) AND 8-15F(3); BY AMENDING SECTION 8-18 TITLED “STREET DESIGN AND CONSTRUCTION COSTS” BY AMENDING SUBSECTION 18-8B; 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.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Sachse, Texas, in compliance with the laws of the State of Texas and the Ordinances of the City of Sachse, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and in the exercise of its legislative discretion, the City Council has concluded that the general regulations of the Comprehensive Zoning Ordinance, as previously amended, should be further amended as follows:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS:

SECTION 1. That the City of Sachse Code of Ordinances is amended by amending Chapter 8 “Subdivisions,” to read as follows:

**“CHAPTER 8
SUBDIVISIONS**

...

§ 8-14 Completion and maintenance of public improvements.

AMEND 8-14A(3):

A. Construction plan procedure.

...

- (3) Failure to commence construction. If commencement of construction has not occurred within ~~one~~ **two** years after approval of the plans, resubmittal of plans may be required by the City engineer for meeting current standards and engineering requirements. For purposes of this section “Commencement of Construction” shall mean:

- (a) Issuance of construction permit(s); and
- (b) Grading of land.

...

AMEND 8-14D(1):

D. Inspection of public improvements.

- (1) General procedure. Construction inspection shall be supervised by the city engineer ~~or city construction inspectors~~. Construction shall be in accordance with the approved plans and the engineering design manual of the city. Any change in design required during construction should be made by the engineer whose seal and signature are shown on the plans. Another engineer may make revisions to the original engineering plans if so authorized by the owner of the plans and if those revisions are noted on the plans or documents, provided such revisions are permitted by the Texas Engineering Practice Act. All revisions shall be approved by the city engineer. If the city engineer’s inspection finds that any of the required public improvements have not been constructed in accordance with the city’s engineering design manual, the owner shall be responsible for completing and/or correcting the public

...

§ 8-15 General requirements and design standards.

...

AMEND 8-15B(3)(b)

B. Utilities.

...

3. Sewer improvements.

...

- (b)** The developer shall furnish and install the complete sewage system, including the mains, manholes, cleanouts, service laterals for all lots, lift stations and appurtenances. The sewage system shall be designed and constructed in accordance with the master plan when available and in accordance with the standard specifications and ~~standard-construction details~~ **engineering design manual** of the City of Sachse.

...

AMEND 8-15F(3)

F. Blocks.

...

- (3)** Where blocks in the vicinity of a school, park or shopping center are platted 1,000 feet or longer the council may require a walkway near the middle of the block or at a street that terminates between the streets at the ends of the block. The walkway shall not be less than ~~four~~ **five** feet or more than eight feet in width, shall have a ~~four~~ **five** foot concrete walk through the block from sidewalk to sidewalk, or the rear property line.

...

§ 8-18 Street design and construction costs.

...

AMEND 8-18B

B. Street, design construction costs and escrow requirement.

- (1)** The owner shall be responsible for the design and construction of all streets within his development and one-half of the same if an unimproved perimeter street.
- (2)(a)** The owner shall be responsible for the construction of ~~the following width perimeter streets to his development~~ streets in accordance with the thoroughfare plan and engineering design manual.

~~(a) — When developing land zoned residential or “F,” the owner shall be responsible for the construction of one half of a 37-foot collector street.~~

~~(b) — When developing land zoned “C-1,” “C-2,” or “PD,” the owner shall be responsible for construction of one half of a 45-foot concrete street or one-half of the actual width of the proposed street, whichever is less.~~

~~(c) — When developing land zoned “I-1,” “I-2,” the owner shall be responsible for the construction of one half of the street actually proposed for construction, pursuant to the thoroughfare plan and engineering design manual of the City of Sachse.~~

(2) The owner shall construct all internal and perimeter streets at the time of development unless, from an engineering standpoint, it is not feasible to do so. Upon such determination, the owner shall be required to place an amount equal to his share of the construction costs plus six percent of such sum for future engineering costs in escrow with the city.

(3) The owner shall be responsible for all of the engineering and design costs of all internal streets and also of all perimeter streets which are constructed either entirely by the owner or through participation.

(4) The responsibilities of the owner relative to perimeter streets, shall not exceed a linear footage requirement equal to the square root of the area of the property expressed in feet. In the event the property is bound by more than one unimproved perimeter street, such formula shall apply to each such street. A total waiver of perimeter street responsibility is not within the contemplation of these rules and regulations.

(5) However, in any event, perimeter street escrow responsibility shall not exceed the factor of 0.0035 times the current street cost per linear foot (one-half of the applicable street width, based on zoning) times the square footage of the plat, plus six percent of such sum for future engineering costs.

...

§ 8-20 Impact fees.

...

AMEND 8-20B (Amend Definitions for “Advisory committee” and “Service unit”)

...

B. Definitions. For purposes of this section, the following words and phrases shall have the meanings respectively ascribed to them by this subsection:

Advisory committee.

The ~~members of the planning and zoning commission, and the~~ representatives appointed by the city council as required by the state law.

...

Service unit.

The standardized measure of consumption, use, generation or discharge attributable to an individual unit of development, that had been calculated in accordance with generally accepted engineering and/or planning standards, as indicated in the land use equivalency tables located in the City of Sachse's ~~“Water, Wastewater and Roadway 2024-2034 Impact Fee Update. “2011-2021 Capital Improvements Plan and Impact Fee Analysis for Water, Sanitary Sewer and Thoroughfares”, which is attached hereto as Exhibit “D” and incorporated by reference herein, as may be amended from time to time.~~

...

AMEND 8-20(C)

C. Advisory committee.

- (1) The advisory committee shall consist of ~~not less than five (5) members. the planning and zoning commission. If-~~ The committee ~~must does not~~ include at least ~~50 percent as one~~ representatives of the real estate, development, or the building industry who is not an employee or official of a political Subdivision or governmental ~~entity. the city council shall appoint at least one such representative as an ad hoc voting member of the advisory committee.~~ If any impact fee is to be applied in the extraterritorial jurisdiction of the city, a representative from that area shall be appointed by the city council.

...”

SECTION 2. That the Comprehensive Zoning Ordinance and Map of the City of Sachse, Texas, is amended 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 “Single Family Residential 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,” to read in its entirety as follows:

**“EXHIBIT 11A
ZONING ORDINANCE**

...

ARTICLE 3 DISTRICTS

...

§ 11 SP-special use permits.

...

AMEND

11.2 Use regulations.

~~Any use which is not contrary to city, county, state or federal laws which is not listed as an allowed use in the zoning ordinance is a special use permit use in any district and subject to the provisions of this article.~~ The following uses are hereby authorized in the specified districts upon compliance with all of the requirements herein:

...

...”

ARTICLE 4 GENERAL PROVISIONS APPLYING TO ALL OR SEVERAL DISTRICTS

...

AMEND 11.4d4

§ 11 Landscaping and screening.

...

11.4 Required landscaping.

...

d. Single-family residential development requirements.

...

4. Masonry wall required. Unless otherwise approved by the city council, a masonry screening shall be provided along the rear and/or side property lines of residential districts when the area backs up to and/or sides a street which is designated on the city’s thoroughfare plan as a thoroughfare. Screening walls shall be not less than six feet in height and designed in accordance with ~~the City of Sachse Engineering Design Manual and Standard Construction Details city requirements.~~ A living screen may be proposed as an alternative landscape plan.

...

AMEND 11.6d1 and 11.d6(c)

11.6 Screening standards.

...

d. Masonry wall standards.

1. Design and materials. A masonry screening wall shall ~~consist of a reinforced wall of the same materials, color, and texture as used on the primary structure on the site,~~ having a minimum height of six feet and a maximum height of eight feet. ~~A graphic detail and schedule of materials shall be shown on the plan. The masonry wall and~~ shall be designed and built in accordance with the City of Sachse ~~Engineering Design Manual and Standard Construction Details.~~ The designs shall be signed by a structural engineer licensed to practice in the State of Texas.

...

6. Additional requirements.

...

(c) Masonry wall construction shall be in accordance with City of Sachse ~~Engineering Design Manual and Standard Construction Details.~~

...”

SECTION 3. That to the extent of any irreconcilable conflict with the provisions of this Ordinance and other Ordinances of the City of Sachse governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 4. That all provisions of the Ordinances of the City of Sachse, Texas, in conflict with the provisions of this Ordinance be and the same are hereby, repealed, and that all other provisions of the Ordinances of the City of Sachse not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof other than the part thereof decided to be unconstitutional, illegal, or invalid.

SECTION 6. That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Ordinances of the City of Sachse, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. That any person, firm, or corporation violating any provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances, as amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas this the _____ day of _____, 2026.

APPROVED:

Jeff Bickerstaff, Mayor

DULY ENROLLED:

Leah K Granger, City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr., City Attorney
(03-12-2026: 4915-0117-3911, v. 1)

C. Action Items

Subject: 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.

Meeting March 23, 2026 - Planning and Zoning Commission Meeting
Access Public
Type Action, Discussion, Public Hearing
Fiscal Impact None
Recommended Action Approve 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.
Goals

BACKGROUND

- The subject property consists of one tract of land and is currently vacant.
- Zone change request from R-1 Single Family Residential District to AG - Agricultural District.
- Applicant: VLK Architects
- Owner: Garland Independent School District
- Size: Approximately 4 acres
- Site Attributes: Vacant

The subject property is identified as Estate Residential on the Future Land Use Plan, which calls for large single-family lots with large street setbacks, minimal pedestrian amenities and open spaces. The applicant has stated in their request they intend to construct a new Agricultural Sciences building on the lot for Garland Independent School District. Properties surrounding this parcel are identified for Estate Residential uses in the Comprehensive Plan. The proposed rezoning request and uses are consistent with the vision identified in the Comprehensive Plan.

POLICY CONSIDERATIONS

State law requires that zoning decisions must be adopted in accordance with the City's adopted Comprehensive Plan.

RECOMMENDATION

Approve 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.

File Attachments

1. Presentation_Rezone Request_REZ-2026-0001
2. Exhibit A - Legal Description

3. Exhibit B - Zoning Exhibit

REZ-2026-0001

Rezoning Request

Planning and Zoning Commission

March 23, 2026



Request

Conduct a public hearing to consider and act on a request by VLK Architects to rezone approximately 4 acres of land from R-1 Single Family Residential District to AG, Agricultural District, generally located southwest of the intersection of Ben Road and Pleasant Valley Road, within Sachse city limits.

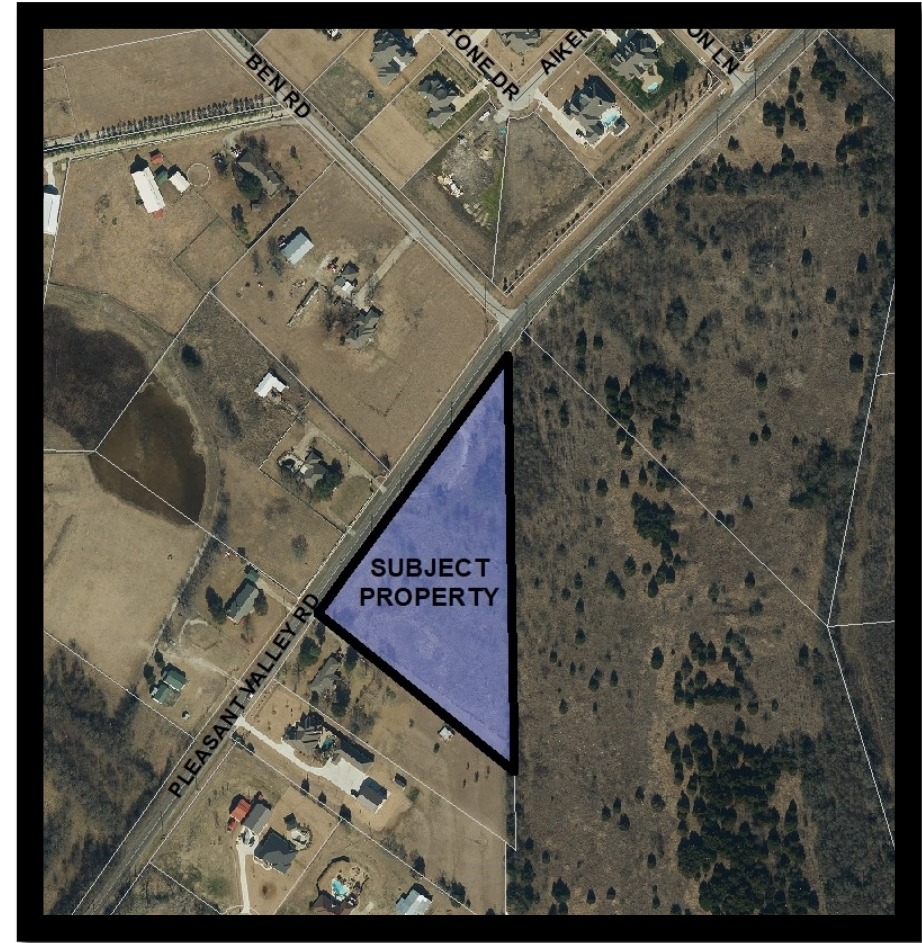


Project Information

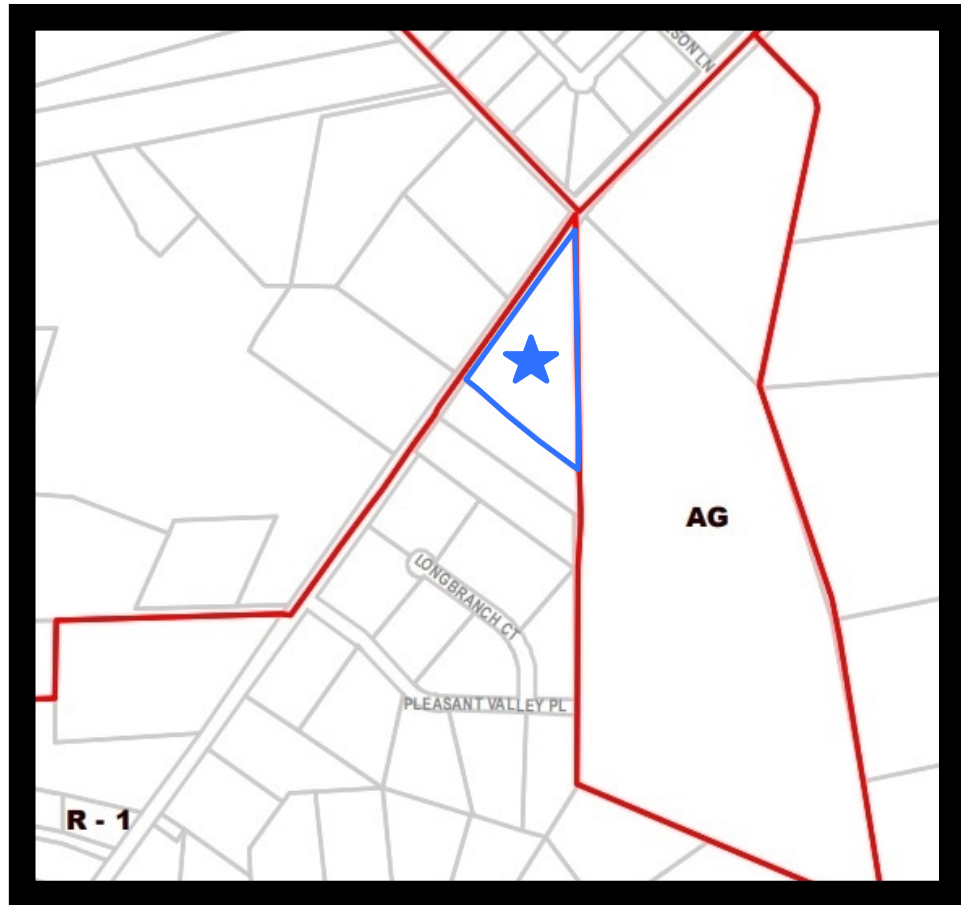
- Proposal to rezone property from R-1 Single Family Residential District to AG - Agricultural District
- Applicant: VLK Architects
- Owner: Garland Independent School District
- Size: Approximately 4 acres
- Site Attributes: Property is unplatted and currently vacant

Aerial Map

The property is located southwest of the Ben Road and Pleasant Valley Road intersection, within Sachse city limits.



Zoning Map



The property is zoned R-1.
The blue star indicates the
subject property.

AG Zoning District Standards

- Minimum Lot Area: 5 acres
- Minimum Building Size: 2,000 square feet (exclusive of garages)
- Maximum Height: 2 stories
- Minimum width at Building Line: 150'
- Minimum width at Street ROW: 150'



FLUP

- The Future Land Use Plan (FLUP) designates the subject property for Estate Residential, which is described as “large single-family lots with large street setbacks, minimal pedestrian amenities and open spaces”.
- State law requires that zoning decisions “*must be adopted in accordance with a Comprehensive Plan*”.
- The FLUP supports the proposed rezoning request.

Legend	Future Land Use
City Limits	Estate Residential
Parcels	Low Density Residential
	Medium Density Residential
	High Density Residential
	Single Family Urban Residential
	Neighborhood Retail
	Commercial
	Turnpike Commercial
	Turnpike Mixed-Use
	Old Town Mixed-Use
	Industrial
	Public
	School
	Parks and Open Space



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 permitted uses within the proposed rezoning request would be consistent with surrounding residentially zoned and developed land.
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at their April 20, 2026, regular meeting.



EXHIBIT "A"

LEGAL DESCRIPTION

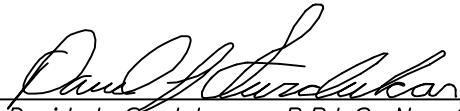
WHEREAS Garland Independent School District is the owner of a certain tract of land situated in the James C. Tucker Survey, Abstract No. 1464, City of Sachse, Dallas County, Texas, said tract being all of a called 4.0 acre tract of land conveyed to Garland Independent School District in a General Warranty Deed recorded in Document No. 201800060483 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said tract being more particularly described in metes and bounds as follows;

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "4613" found for the south corner of the called 4.0 acre tract of land, said capped 1/2" iron rod being in the west line of a 56.418 acre tract of land conveyed to Garland Independent School District in (2) two Quit Claim Deeds recorded in Volume 97137, Page 5249 and Volume 97137, Page 5253 of the Deed Records of Dallas County, Texas, and said capped 1/2" iron rod also being the northeast corner of a called 1.378 acre tract of land currently owned by Jacquita Ann Sangster Yancey as shown in the Revocable Transfer on Death Deed recorded in Instrument No. 2024000115039. O.P.R.D.C.T.;

THENCE N 54°30'54" W with the southwest line of the called 4.0 acre tract of land for a distance of 500.86' to a 1/2" iron rod found for corner in the south Right Of Way line of Pleasant Valley Road, a 60' Right-of-Way as shown on the plat of Lot 6, Willow Lake Ranch No. 2, an addition to Dallas County, Texas as recorded in Volume 80180, Page 751 of the Plat Records of Dallas County, Texas;

THENCE N 35°16'42" E following the south Right Of Way line of Pleasant Valley Road for a distance of 695.70' to a 1/2" iron rod found for corner;

THENCE S 00°23'53" E a distance of 858.79' to the POINT OF BEGINNING, and containing 174,222 Square Feet or 4.000 acres of land.



David J. Surdukan R.P.L.S. No. 4613
DATE: FEBRUARY 26, 2026



OWNER

GARLAND INDEPENDENT SCHOOL DISTRICT

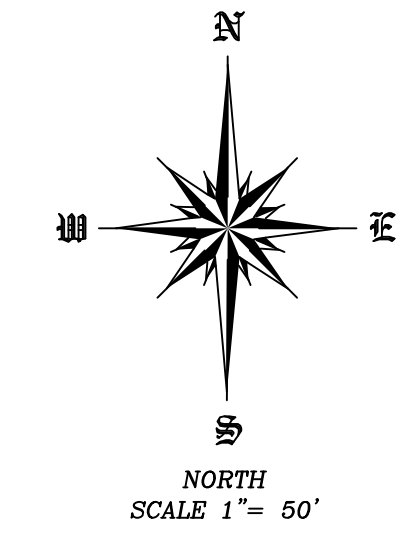
501 S. JUPITER
GARLAND, TX 75042
(972) 494-8201
CONTACT: JOHNNY HILL



SURVEYOR SURDUKAN SURVEYING, INC.

P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500
CONTACT: DAVID SURDUKAN

LEGAL DESCRIPTION
4.000 ACRES
JAMES C TUCKER SURVEY
ABSTRACT NO. 1464
CITY OF SACHSE
DALLAS COUNTY, TEXAS



LEGEND

R.M.	=	REFERENCE MONUMENT
IRF	=	IRON ROD FOUND
CRF	=	CAPPED 1/2" IRON ROD FOUND
L.E.	=	LANDSCAPE EASEMENT
L.M.E.	=	LANDSCAPE & MAINTENANCE EASEMENT
L.S.E.	=	LANDSCAPE & SLOPE EASEMENT
P.D.E.	=	PRIVATE DRAINAGE EASEMENT
D.R.D.C.T.	=	IRON ROD FOUND
O.P.R.D.C.T.	=	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	=	PLAT RECORDS OF COLLIN COUNTY, TEXAS

NOTES:

- The development of the site will be in accordance with City of Sachse development standards
 - The original copy will have original signatures, stamp seal and an impression seal.
 - Copyright 2026, Surdukan Surveying, Inc.
 - This survey is being provided solely for the use of the current parties.
 - This survey is subject to all easements of record and prepared without the benefit of an Abstract of Title.
 - The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, Nad 83 (CORSS6) Epoch 2002.0.
- FLOODPLAIN NOTE:**
This tract of land is designated to fall within Zone X (Unshaded), according to the Flood Insurance Rate Map (FIRM) Map No. 48113C0235K, dated July 7, 2014 prepared by Federal Emergency Management Agency (FEMA) for the City of Garland, Dallas County, Texas.

LEGAL DESCRIPTION

WHEREAS Garland Independent School District is the owner of a certain 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 Records of Dallas County, Texas (O.P.R.D.C.T.), said tract being more particularly described in metes and bounds as follows;

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "4613" found for the south corner of the called 4.0 acre tract of land, said capped 1/2" iron rod being in the west line of a 56.418 acre tract of land conveyed to Garland Independent School District in (2) two Quit Claim Deeds recorded in Volume 97137, Page 5249 and Volume 97137, Page 5253 of the Deed Records of Dallas County, Texas, and said capped 1/2" iron rod also being the northeast corner of a called 1.378 acre tract of land currently owned by Jacquita Ann Sangster Yancey as shown in the Revocable Transfer on Death Deed recorded in Instrument No. 2024000115039, O.P.R.D.C.T.;

THENCE N 54°30'54" W with the southwest line of the called 4.0 acre tract of land for a distance of 500.86' to a 1/2" iron rod found for corner in the south Right Of Way line of Pleasant Valley Road, a 60' Right-of-Way as shown on the plat of Lot 6, Willow Lake Ranch No. 2, an addition to Dallas County, Texas as recorded in Volume 80180, Page 751 of the Plat Records of Dallas County, Texas;

THENCE N 35°16'42" E following the south Right Of Way line of Pleasant Valley Road for a distance of 695.70' to a 1/2" iron rod found for corner;

THENCE S 00°23'53" E a distance of 858.79' to the POINT OF BEGINNING, and containing 174,222 Square Feet or 4.000 acres of land.

SURVEYOR'S CERTIFICATE

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure, as adopted by the Texas Board of Professional Engineers and Land Surveyors effective September 14, 2024. The property is subject to all easements of record.

David J. Surdukan R.P.L.S. No. 4613

VICINITY MAP
NOT TO SCALE

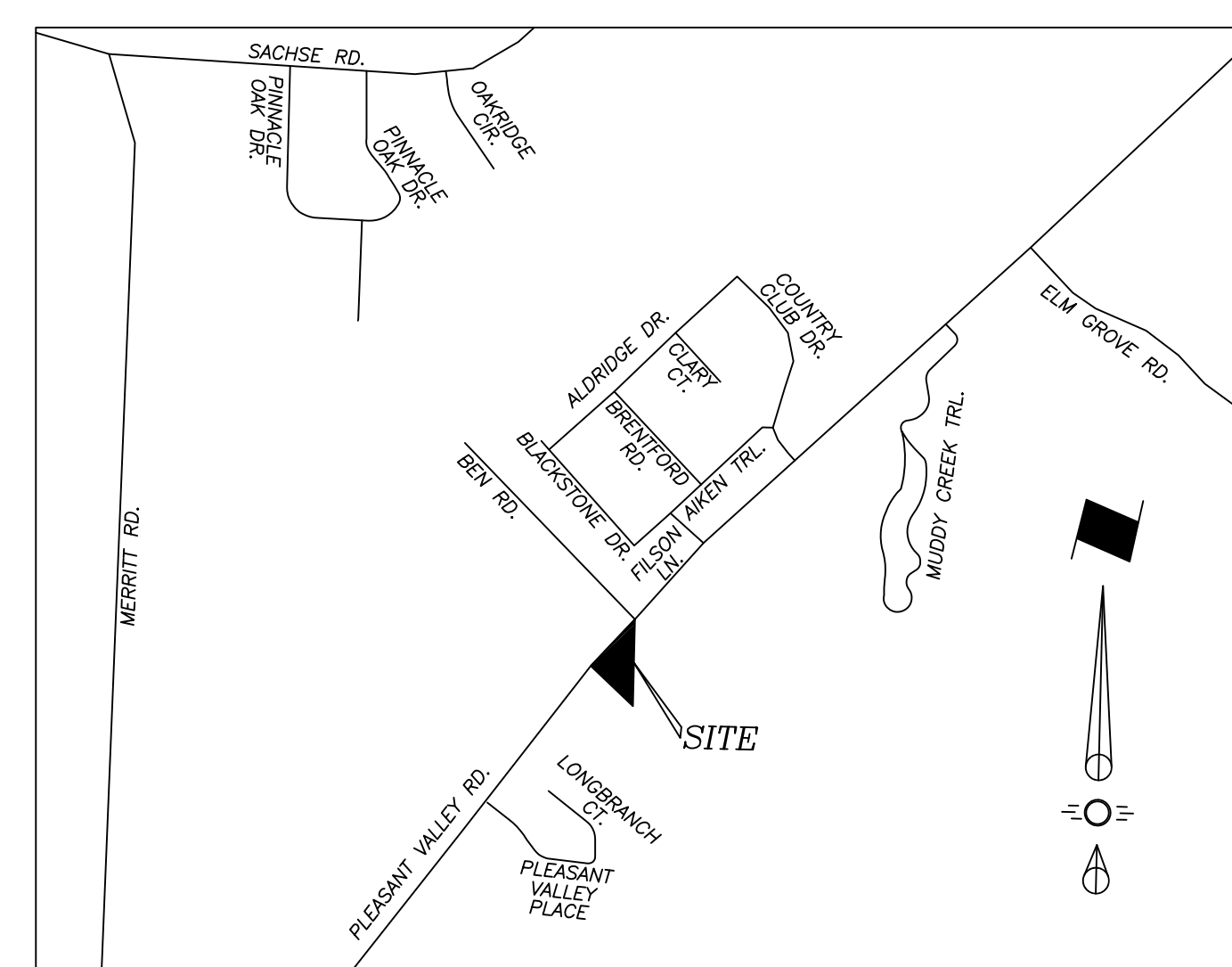


EXHIBIT B-ZONING EXHIBIT
GARLAND ISD PLEASANT VALLEY ROAD
4.000 ACRES
JAMES C TUCKER SURVEY
ABSTRACT NO. 1464
CITY OF SACHSE, DALLAS COUNTY, TEXAS

OWNER GARLAND INDEPENDENT SCHOOL DISTRICT 501 S. JUPITER GARLAND, TX 75042 CONTACT: JOHNNY HILL	SURVEYOR SURDUKAN SURVEYING, INC. P.O. BOX 126 ANNA, TEXAS 75409 (972) 924-8200 FIRM NO. 10069500 CONTACT: DAVID SURDUKAN
--	--

APPLICANT/CONTACT PERSON
VLK ARCHITECTS
 5801 TENNYSON PARKWAY
 PLANO, TEXAS 75024
 (214) 732-5404
 CONTACT: MARTY SIMS

LOT 4, BLOCK B
 THE ESTATES OF PLEASANT VALLEY, PHASE 1
 INSTRUMENT NO. 201700060749
 P.R.D.C.T.
 CLYDE & KIM WALTHALL
 INSTRUMENT NO. 202400030188
 O.P.R.D.C.T.
 ZONED PD-30
 ORDINANCE NO. 3667

BEN ROAD
 60' RIGHT-OF-WAY
 VOLUME 80180, PAGE 751, P.R.D.C.T.

LOT 3, BLOCK B
 THE ESTATES OF PLEASANT VALLEY, PHASE 1
 INSTRUMENT NO. 201700060749
 P.R.D.C.T.
 SHAWN BRADLEY HENDERSON & ROSHONDA WEBB
 INSTRUMENT NO. 202200165066
 O.P.R.D.C.T.
 ZONED PD-30
 ORDINANCE NO. 3667

28.99' TO THE INTERSECTION OF BEN ROAD AND PLEASANT VALLEY ROAD.

LOT 6
 WILLOW LAKE RANCH NO. 2
 VOLUME 80180, PAGE 751
 P.R.D.C.T.
 VIOLA BEATRICE LOPEZ
 VOLUME 80052, PAGE 2568
 D.R.D.C.T.
 ZONED AG
 FUTURE LAND USE
 ESTATE RESIDENTIAL

LOT 7
 WILLOW LAKE RANCH NO. 2
 VOLUME 82064, PAGE 1416
 P.R.D.C.T.
 RONALD BROWN
 INSTRUMENT NO. 200600276682
 O.P.R.D.C.T.
 ZONED AG
 FUTURE LAND USE
 ESTATE RESIDENTIAL

CALLLED 4.0 ACRES
 GARLAND INDEPENDENT SCHOOL DISTRICT
 INSTRUMENT NO. 201800060483
 O.P.R.D.C.T.

4.000 ACRES
 174,222 SQUARE FEET GROSS
 CURRENTLY ZONING R-1
 PROPOSED ZONING AG

56.418
 GARLAND INDEPENDENT SCHOOL DISTRICT
 VOLUME 97137, PAGE 5249
 VOLUME 97137, PAGE 5253
 D.R.D.C.T.
 ZONED AG
 FUTURE LAND USE
 ESTATE RESIDENTIAL

LOT 8
 WILLOW LAKE RANCH NO. 2
 VOLUME 82064, PAGE 1416
 P.R.D.C.T.
 CHRISTOPHER T. RINEBARGER
 INSTRUMENT NO. 200101512059
 O.P.R.D.C.T.
 ZONED AG
 FUTURE LAND USE
 ESTATE RESIDENTIAL

TRACT 1
 CALLLED 1.0 ACRES
 JACQUITA ANN SANGSTER YANCEY
 INSTRUMENT NO. 202400115039
 O.P.R.D.C.T.
 ZONED R-1
 FUTURE LAND USE
 ESTATE RESIDENTIAL

LOT 1, BLOCK A
 HOLMAN ADDITION
 INSTRUMENT NO. 201700008481
 P.R.D.C.T.
 ZONED R-1
 FUTURE LAND USE
 ESTATE RESIDENTIAL

TRACT 2
 CALLLED 1.378 ACRES
 JACQUITA ANN SANGSTER YANCEY
 INSTRUMENT NO. 202400115039
 O.P.R.D.C.T.
 ZONED R-1
 FUTURE LAND USE
 ESTATE RESIDENTIAL

POINT OF BEGINNING

C. Action Items

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

Meeting March 23, 2026 - Planning and Zoning Commission Meeting

Access Public

Type Discussion, Action

Fiscal Impact None

Recommended Action Discuss and elect Commission members to serve as Chairperson, Vice Chairperson, and Secretary. (Officers may be elected by a single motion or separate motions for each position.)

I make a motion to:

- Elect _____ as the Chairperson of the Planning & Zoning Commission.
- Elect _____ as the Vice Chairperson of the Planning & Zoning Commission.
- Elect _____ as the Secretary of the Planning & Zoning Commission.

Goals

BACKGROUND

Every year, half of the Commission members' terms expire and Council appoints or re-appoints members to fill those seats. New and current Commission members will have an opportunity to introduce themselves before discussion and voting. Commission members may discuss who is interested in being elected to the positions of Chairperson, Vice Chairperson, and Secretary.

POLICY CONSIDERATIONS

Home Rule Charter Section 8.01.(6) directs boards, commissions, or committees to elect officers for the ensuing year following annual appointments.

RECOMMENDATION

Discuss and elect Commission members to serve as Chairperson, Vice Chairperson, and Secretary. (Officers may be elected by a single motion or separate motions for each position.)

I make a motion to:

- Elect _____ as the Chairperson of the Planning & Zoning Commission.
- Elect _____ as the Vice Chairperson of the Planning & Zoning Commission.
- Elect _____ as the Secretary of the Planning & Zoning Commission.

File Attachments None
