

PLANNING AND ZONING COMMISSION OF THE CITY OF SACHSE
MARCH 23, 2026, MEETING MINUTES

The Planning and Zoning Commission of the City of Sachse held a regular meeting on Monday, March 23, 2026, at 6:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Taylor Ohman, Butch Kemper, Daniel Betten, Brian Cox, MirHadi Taqui, Travis Mondok.

Those absent were: Tiffany Anderson.

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:

Chairperson Ohman called the meeting to order at 6:00 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.

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.

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

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.

City Planner Philip Feinhals provided an overview of the proposed text amendments to Chapter 8 "Subdivisions" and Zoning Exhibit 11A. Staff answered and clarified questions from the Commission.

Chairperson Ohman opened the public hearing at 6:09 PM. As there were no comments from the public, the public hearing was closed at 6:09 PM.

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

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.

Mr. Feinhals provided an overview of the proposed rezoning request.

The public hearing opened at 6:15 PM. Sachse resident, Ron Bowron, addressed the Commission regarding the ingress, egress, and use of the property.

Garland Independent School District representative, Javier Hernandez, answered questions and provided clarification on the request.

The public hearing was closed at 6:29 PM.

Staff answered questions and provided clarification to the Commission.

Mr. Betten made a motion to approve the rezoning request as presented. MirHadi Taqui seconded the motion, and it carried 5 - 1. Commissioner Cox abstained from the vote.

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

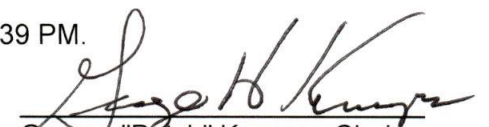
Mr. Ohman made a motion to elect Mr. Kemper as Chairperson. Mr. Cox seconded the motion, and it carried 6 - 0. None voted against.

Mr. Taqui made a motion to elect Mr. Betten as Vice Chairperson. Mr. Mondok seconded the motion, and it carried 6 - 0. None voted against.

Mr. Taqui made a motion to Elect Mr. Cox as Secretary. Mr. Mondok seconded the motion, and it carried 6 - 0. None voted against.

D. Adjournment

Chairperson Ohman adjourned the meeting at 6:39 PM.


George "Butch" Kemper, Chairperson

ATTEST:



Brian Cox, Secretary
Daniel Betten, Vice chair