

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of September 8, 2008
Time: 7:00 PM Place: Sachse City Hall

Members Present:

Scott Everett
Robert Corbin
Wally Sparks
David Zukosky
David Hock

Members Absent:

Jeanie Martin

Staff Present:

Barry Shelton, Community Development Director
Michael Spencer, Building Official
Charlotte Youngblood, Secretary

Others Present:

Dennis Wilson, Townscape

Vice-Chairperson David Zukosky opened the regular meeting of the Planning and Zoning Commission at 7:00 P.M. and a quorum was declared.

Consent Agenda

1. Consider approval of the minutes for the July 14, 2008 regular meeting.

Scott Everett made a motion to approve the minutes. David Hock seconded the motion with all voting in favor the item passed unanimously.

Regular Agenda

1. Conduct vote for Planning and Zoning Commission Chair, Vice Chair and Secretary.

Following discussion, David Hock made a motion to elect David Zukosky for chairman. Wally Sparks seconded the motion with all voting in favor the motion passed unanimously.

David Hock made a motion to nominate Scott Everett for Vice Chairman. Wally Sparks seconded the motion with all voting in favor the motion passed unanimously.

2. Discuss the Sachse Turnpike District Form Based Code and the June Planning Charrette Results.

Barry Shelton, Community Development Director, introduced the item. He explained that the Form Base Code is a different type of zoning from your more traditional Euclidean Zoning like we see today which designates districts with their own separated uses. The Form Base Code will have more density, variety of uses, and housing types with civic space throughout. Mr. Shelton showed a power point presentation. The presentation discussed the many aspects of the Form Base Code. It will be designed with the natural topography of the area, travel options, flexible

infrastructure of streets and buildings along with a reduction of carbon footprint through smaller commutes. It allows for life cycle housing and a live, work, and play environment.

The key code ingredients for the form base code are the Framework Plan, Regulation Plan, Development Plan, Building Permit and Review Process. The Framework Plan establishes primary street patterns and connectivity to major streets, open space and plazas, hike and bike trails. It is what is reflected on the current map we have of the area. This will be adopted along with Form Base Code.

The Regulating Plan will be similar to a zoning plan and is when the applicants would submit for a zoning request. The plan would lay out the general transect zones, mandatory street networks, pedestrians sheds, and elements off the framework plan and designation of terminal vista locations and will be adopted as a Planned Development.

The Development Plan replaces the City's required site plan and ensures the proposal meets the intent of the district. The approval and review process will be made by the Community Development Director. The development plan will reflect a detail street plan, a comprehensive street network, public access, building heights, parking standards, architectural standards, landscaping for public and private areas. Any waivers minor or major should be requested at this time. This plan will also include the overall housing mix plan. On a second sheet will be preliminary plat information. There will still be a preliminary and final plat process in place for the district. After the Development Plan is approved the developer will move on to the building permit and review process.

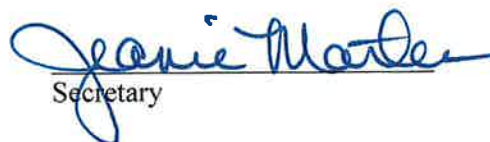
Mr. Shelton went on to discuss the different transect zones. These transect zones are similar to conventional land use zones except they are required to have other more detailed elements not found in conventional zoning according to where they are located within the district. There are six transect zones in the area. T1 and T2 are specific to Natural and Rural Zones. These would be for the more rural areas in the district. T-3 and T3-C are specific to Sub-Urban Zones which would allow for different housing types adjacent to higher zones. T4 is specific to a General Urban Zone similar to a downtown mix use center. T5 is specific to Urban Center Zone which would be found along the toll road would have higher density of mixed use and wide range of building types and T6 being Urban Core Zones which would consist of the highest density and building height with the greatest variety of uses.

More discussion followed. David Hock asked about the reflective glass not being allowed and would like more information on that. Dennis Wilson with Townscape said he would look into that. Robert Corbin asked about if there would be a drought tolerant or low water requirement on landscaping for the area. Scott Everett expressed concern over the use of the Bald Cypress Tree and if that would not be an appropriate tree for the area due to the damage the roots could cause to sidewalks.

There being no further business, Scott Everett made a motion to adjourn. Robert Corbin seconded the motion and it passed unanimously.

The meeting adjourned at 8:13 p.m.


Chairperson


Secretary