City of Sachse, Texas

Planning and Zoning Commission

Minutes of the Special Work Session Meeting of Monday, August 2, 2007
Time: 7:00 PM Place: Sachse City Hall

Members Present:
Scott Everett
David Lay
Duanne Franzen
Cullen King
John Staples

Members Absent:
David Zukosky
Robert LaFaye

Staff Present:
Michael Spencer, Interim Community Development Director

Others Present:
Pat McMillan, City Council Liaison
Guy Brown, Economic Development

Chairperson David Lay opened the workshop session of the Planning and Zoning Commission at 7:00 p.m. and a quorum was declared.

Items of Interest

1. Discuss the proposed Land Development Regulation for the City of Sachse

Michael Spencer, Interim Community Development Director, introduced the workshop item, indicated that after visiting with Allen Barnes, City Manager, he better understood the intent of the proposed development standards. Michael Spencer went on to explain the proposed development standards were to be applied to the entire City of Sachse. The proposed development standards would only effect new development, redevelopment and expansion with the percentage of expansion not being defined at this time. Dennis Wilson with Townscape would be creating the form-base code standards, an overlay district that would be for the PGBT area and work in conjunction with the proposed development regulations. The funding would be provided by Economic Development. Michael also stated that Wilbur-Smith was who originally developed the Office Park District that is reflected on our future land use map. Guy Brown, Economic Development Director, highlighted that Munal Faruqi, former Community Development Director; purpose was to improve the future Office Park area by using what they refer to as form-based code. This type of development was seen on a previous fieldtrip by Planning and Zoning Commission. The Economic Development Department does not want to sign the contract to fund this study if City Council and Planning and Zoning Commission are not on board with it. Guy Brown said that Townscape would do a presentation at the upcoming joint City Council and Planning and Zoning meeting and that they could decide if it is something that the Commission wants to proceed with. David Lay, Chairman, stated that the Planning and Zoning Commission is on board with the form base code and that they really did not have that more to discuss in regards to the proposed development standards. The Planning and Zoning Commission requested that the Zoning Ordinance be red-lined in order to get a better understanding of the changes to be made. Michael Spencer, informed staff that would take some time. More discussion followed.

John Staples made a motion to close the workshop session. Scott Everett seconded the motion. With all voting in favor it passed unanimously. The meeting was closed at 9:20 p.m.

Chairperson

Secretary