

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of July 14, 2008
Time: 7:00 PM Place: Sachse City Hall

Members Present:

Scott Everett
David Zukosky
Jeanie Martin
Robert Lafaye
Robert Corbin
Wally Sparks
David Hock

Members Absent:

Staff Present:

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

Others Present:

Pat McMillian, City Council Liaison

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 June 9, 2008 regular meeting.

Jeanie Martin made a motion to approve the minutes. Scott Everett 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, Scott Everett made a motion to elect Robert Lafaye for chairman. Robert Corbin seconded the motion. The motion passed 6-1 with Wally Sparks voting no.

Jeanie Martin made a motion to nominate David Zukosky for Vice Chairman. Scott Everett seconded the motion. The motion passed 6-1 with David Zukosky voting no.

David Zukosky made a motion to nominate Jeanie Martin for Secretary. Scott Everett seconded the motion. The motion passed with all voting in favor.

2. Discuss progress of Sachse Turnpike District Form Base Code, Old Town Sachse Mix Use District and revised development standards.

Barry Shelton, Community Development Director, introduced the item. He made a power point presentation. He updated the commission on the progress of the Form Base Code. Mr. Shelton stated that Townscape was contracted through Economic Development to create the Form Base Code. The first draft of the Form Based Code has been submitted to city staff. Mr. Shelton stated that it had been reviewed by staff and returned to the consultants for revisions. The consultants will have the second draft completed in August. Mr. Shelton said that the purpose for the Form Base Code is to promote the City's commercial development and increase tax base in the area

without having a negative impact on surrounding property owners. Mr. Shelton went on to explain that a Charette is a series of meetings held with public and stakeholders input to discuss layout, land uses and building types. The Charette that was held was primarily to plan the Children's Medical Tract and should not be confused with the City's effort to develop a form base code for the district.

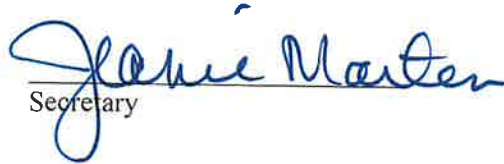
Mr. Shelton moved on to discuss the status of the Mix Use District. The Mix Use District is intended to accommodate diversity of office, retail, commercial and residential uses. It was recommended for approval by the commission by a 4 to 1 vote. At the last city council meeting most of the questions were to do with engineering. There will be another public hearing for the Mix Use District on August 18, 2008.

Mr. Shelton said that at this time the update of the development standards is on hold. He stated that this update is needed so the development standards are easier to read and interpret. This will be on hold until the Mix-Use Development Standards and Form Base Code is wrapped up.

There being no further business, David Zukosky made a motion to adjourn. Jeanie Martin seconded the motion and it passed unanimously.

The meeting adjourned at 7:44 pm.


Chairperson


Secretary