

Planning and Zoning Commission Meeting (Tuesday, May 28, 2019)

Generated by Charlotte Youngblood on Wednesday, May 29, 2019

Members present

Travis Mondok, Scott Ohman, Chance Lindsey, Jeanie Marten, Teddy Kinzer

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Tuesday, May 28, 2019 at 6:00 p.m. at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

Chairman Lindsey opened the meeting of the Planning and Zoning Commission at 6:00 p.m.

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

Commissioner Ohman offered the invocation. Commissioner Kinzer led the pledges.

3. Consider approval of the May 13, 2019 meeting minutes.

Motion by Jeanie Marten, second by Scott Ohman.

Final Resolution: Motion Carries

Yes: Travis Mondok, Scott Ohman, Chance Lindsey, Jeanie Marten, Teddy Kinzer

4. Conduct a public hearing to consider and act on a request by Inderpreet Sangha to rezone approximately 6.18 acres of land from Residential 1 (R-1) and Agricultural (AG) to Planned Development District (PD), to modify development standards and allow for neighborhood commercial uses, located at 5706 Sachse Road, within Sachse city limits.

Matt Robinson, Development Services Director, made a presentation. He stated the applicant, Inderpreet Sangha, was requesting to rezone the property at 5706 Sachse Road from R-1 and Agricultural Zoning to C-1 Zoning. He stated that the property will be bisected by the realignment and reconstruction of Merritt Road. He stated that the proposed zoning would permit C-1 Neighborhood Commercial uses with additional restrictions. He stated that no development could occur until the completion of construction of the realignment of Merritt Road, including signalization. Additionally, no development could occur on the property prior to approval of a development plan by Planning & Zoning and City Council. He went over the permitted uses and non permitted uses. He stated staff recommends approval of the rezoning request. Applicant, Inderpreet Sangha, explained that the planned roadway widening would split his property into two pieces. He stated that the allowed uses would be low intensity neighborhood retail uses and the planned development would take out the less desirable uses.

Chairman Lindsey opened the public hearing. Larry Essary, 5905 Woodbridge Parkway, spoke in opposition to the request. He said when he moved here he spoke with the city manager and police chief about the large traffic volume. Gregory Wilson, 5414 Heritage Circle, stated his concerns were noise, lights and odor pollution. He spoke in opposition to fuel stations or restaurant as allowed uses. Cathy Taylor, 5114 Merritt Road, spoke against rezoning the property. David Taylor, 5114 Merritt Road, didn't know why staff was in favor of the request. He was concerned about increased traffic. He stated he wanted the applicant to donate the property to the city. Sandra Newman, 5508 Pinnacle Oak Drive, was concerned about the traffic. She stated any development at the intersection would bring additional traffic. She was concerned about property values, and asked if the city could prohibit the trees between the properties from being cut down and removed.

After discussion, Marten made a motion to approve the zoning request with the following conditions: to not allow for on-site dry cleaners as a permitted use; limit all restaurant uses & fuel stations until Sachse Road improvements are completed to the limits of the property; 25 foot minimum live screening buffer or to the extent of the floodplain on the west, south, and east side; and maintain same lighting standards as adopted by Old Town and PGBT Districts.

Motion by Jeanie Marten, second by Teddy Kinzer.

Final Resolution: Motion Carries

Yes: Travis Mondok, Scott Ohman, Chance Lindsey, Jeanie Marten, Teddy Kinzer

5. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.

Robinson stated the next P&Z meeting on June 10, 2019 would be canceled. He announced council had approved Ranch Road zoning case. He also mentioned that Tarbooshi Mediterranean Restaurant had their CO and would be

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opening soon.

6. Adjournment.

Meeting was adjourned at 7:03 p.m.

*Chun Hsien
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