

**City of Sachse, Texas**  
Planning and Zoning Commission

Minutes of the Regular Meeting of November 12, 2007  
Time: 7:00 PM Place: Sachse City Hall

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**Members Present:**

John Staples  
Scott Everett  
Robert LaFaye  
David Zukosky  
Cullen King  
David Lay

**Members Absent:**

Duane Franzen

**Staff Present:**

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

**Others Present:**

Pat McMillan, City Council Liaison  
Guy Brown, Economic Development

Chairperson David Lay opened the regular meeting of the Planning and Zoning Commission at 7:10 P.M. and a quorum was declared.

**Consent Agenda**

1. Consider approval of the minutes for the October 8, 2007 workshop and regular meeting. David Zukosky made a motion to approve the minutes and Cullen King seconded the motion and it passed unanimously.

**Regular Agenda**

1. Conduct a public hearing to consider the application of Ellis R. Lovell requesting approval of a rezone of approximately 1.39 acres, located on the northeast corner of 5<sup>th</sup> Street and Alexander Street from "R-5" Single Family Residential District to "C-1" Neighborhood Shopping District. Barry Shelton, Community Development Director, introduced the item. Barry Shelton reminded the Planning and Zoning Commission that this was the same property that they had approved rezoning from R-5 to C-2 at the September 24, 2007 meeting. However, the City Council had denied the request for the zoning change at their meeting due to a wide range of potential uses. At this time, the property owner, Ellis R. Lovell, was requesting the zoning change to C-1. This would allow him to better market his property and be in line with the intent of the mixed use district. The C-1 zoning in this case is more appropriate than the previous request of C-2 zoning. More discussion followed.

David Lay opened the Public Hearing at 7:14 P.M.

Liz Tobler, 3345 7<sup>th</sup>, spoke against the zoning change because the development standards are not yet in place.

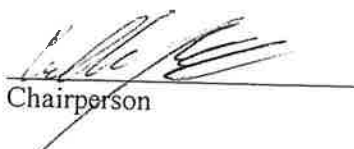
Leo Benny, 3324 5<sup>th</sup>, spoke against the zoning change. He also had a letter attached in the agenda packet. He thought that there was plenty of existing commercial property along Highway 78 for sale.

Cullen made a motion to close the Public Hearing. John Staples seconded the motion and with all voting in favor it passed unanimously. The Public Hearing was closed at 7:16 P.M.

More discussion followed with regards to the timeframe of when the development standards for the Old Town Mixed Use District would be complete and to what standards the applicant would have to adhere to for future development of the site. Cullen King made a motion to approve the zoning change from R-5 to C-1 Scott Everett seconded the motion. The motion failed 3-3 with Robert Lafaye, John Staples and David Zukosky voting against the zoning change.

2. Discuss progress of Form Based Code, Old Town Sachse, Mixed Use District, Green Building program and revised development standards. Barry mentioned that he had included a power point presentation in the agenda packet for the commissioners to review on the Green Building Standards. He said that this would be going to the City Council Meeting on December 3<sup>rd</sup> for approval and that the Planning & Zoning will also be reviewing it again at the next meeting. He stated that there are two parts to the Sustainable Development Program the residential program, which is geared towards Energy Star standards development by the EPA and the LEED rating system for new and existing commercial properties. He also mentioned that the City will strive to achieve at least the silver rating for the LEED certification for all its public facilities. Barry moved on to discuss the Old Town Mix-Used District stating that he would like to make a few changes and will be working on the standards to improve the ordinance and it should be complete within six months. Barry discussed that the Development Standards that the commission had been working on seemed odd to him stating that it appears to be written as a stand alone ordinance and that we already have an existing subdivision and building ordinance in place. After spending some time reviewing the Development Standards and our existing ordinances he said it would be better to incorporate them with our existing ordinances. He stated that the process would be lengthy but would result in a better product and create a comprehensive new set of standards for the whole city of Sachse. Barry stated that the city's planning consultants have started work on the Form Based Code. They have currently been looking at the base map, site map, topography of the land to come up with a plan similar to the Old Town Mixed Use District. They will have their first meeting in December with stakeholders and will begin drafting standards. The schedule will be more labor intense when there is an actual draft standards to review in order to get ready for adoption of the development standards. Barry reiterates that he is looking at a 3-6 months time frame on the Mixed Use District, and that the development standards would be incorporated sections a time most likely starting with landscaping.

David Zukosky made a motion to adjourn the meeting. Robert Lafaye seconded the motion. The meeting was closed at 8:30 P.M.

  
Chairperson

  
Secretary