

Planning and Zoning Commission Meeting (Monday, March 11, 2019)

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Members present

Travis Mondok, Scott Ohman, Chance Lindsey, Fernando Gutierrez, Jeanie Marten

Meeting called to order at 6:16 p.m..

1. **Call to Order:** The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, March 11, 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 6:16 p.m.

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

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

3. Consider approval of the January 28, 2019 meeting minutes.

Approve as presented.

Motion by Scott Ohman, second by Travis Mondok.

Final Resolution: Motion Carries

Yes: Travis Mondok, Scott Ohman, Chance Lindsey, Fernando Gutierrez

4. Consider and act on a Final Plat for Senior Living Community Addition from Trepex Construction, generally located on the east side of Miles Road approximately 600 feet south of the intersection of Miles Road and Hudson Drive, within Sachse city limits.

Approval of the Final Plat

Motion by Scott Ohman, second by Fernando Gutierrez.

Final Resolution: Motion Carries

Yes: Travis Mondok, Scott Ohman, Chance Lindsey, Fernando Gutierrez

Commissioner Marten arrived at the Planning and Zoning Commission meeting at 6:23 p.m. after the vote.

5. Conduct a public hearing to consider and act on a request by PMB Acquisitions, LLC. to rezone approximately 61 acres of land from Restricted Manufacturing and Warehousing District (I-1) and General Industrial District (I-2) to Planned Development District (PD), to modify development standards and allow for single-family detached residences and multi-family residences, generally located north of SH 78 and approximately 1,400 west of the intersection of Ranch Road and SH 78.

Matt Robinson, Development Services Director, made a presentation. He stated that the subject property is currently zoned I-1 and I-2, which allows for a mix of higher and lower intensity industrial and warehousing uses. He explained that the Future Land Use Plan designated the subject property for Single Family Urban Residential and Neighborhood Retail Mixed Uses. He said that the FLUP supports the proposed rezoning request and is in line with the catalytic neighborhood scenarios presented in the comprehensive plan. Staff recommends approval of the proposed rezoning request. Applicant representative, Taylor Baird, made a presentation. He stated that the developer had worked on the project for a while to come up with a plan that matches the comprehensive plan and delivers an overall project that would benefit Sachse. He stated that the property is adjacent to the railroad and zoned Industrial and would allow for trucking and distribution by right. He stated the project would add a regional detention opportunity, seven acres of open space, along with a 1-mile trail system. Chance Lindsey opened the public hearing. Steve Page, 3920 Harlan Drive, spoke in opposition. His concerns were decreased property values, traffic and parking. Chris Hodges, 3402 Harlan, spoke in opposition to the multi-family. He was concerned about parking and the small lot sizes. Charles Smith, 6800 Hwy 78, was concerned about the development due to flooding concerns and wanted to see minimum standards set for lot and house size. Pat Fitzsimmons, 7621 Ridgedale Ct., said that egress out of the property would be difficult. He felt there was not enough parking allocated for the multi-family. He said there is enough apartments in Sachse already. He stated the pond would not address the flood events that occur on Highway 78. Maggie Hodgson, 3406 Carlton Ct., was opposed to the development. She did not want to see apartments or houses with small lots. She was concerned with the traffic impact. David Dekle, 4212 Clearview Ct., spoke in opposition to the high density. He would like to see homes similar to Woodbridge and Parkwood Ranch. Frank Millsap, 3904 Miles, stated he doesn't live in the area but was opposed to the development he felt the property should maintain the Industrial zoning. Andrew Accountius, 7302 Hawk Lane, said he moved to Sachse for the large lot sizes. He spoke in opposition to the smaller lot sizes. Dawn Oishi, 3708 Harlan Dr., spoke in opposition to the development. She stated they moved here for the small town charm of Sachse. Laura Tovar, 4324 Meadowview Lane, stated her backyard backs up to Ranch Road and her view will now be apartments and parking lots. She wants to see same quality of homes in Woodbridge

built there. Alaina Nguyen, 3621 Harlan, is opposed to the development due to traffic being saturated already in the area. She stated she was shocked that there was no statical data presented tonight regarding flooding and traffic. David Washington, 3926 Harlan, stated he lives by the trail head in his neighborhood and random people park on his road to access the trails. He stated traffic in the area is bad at peak times. Chris Scorgie, 3914 Harlan, stated the schools are maxed out and the traffic can be treacherous in the area. Tristen Seal, 3403 Leameadow Dr., was concerned about overcrowding in schools and traffic. Eric Arnold, 6702 Hwy 78, was concern that the multi-family would have a percentage of Section 8 housing. With no one else speaking, Chairman Lindsey closed the public hearing. Robinson addressed questions that were brought up in the public hearing. He explained that the recommendation by the Planning & Zoning Commission will be considered by City Council on March 18, 2019 regular meeting. Marten asked about data on the flooding concerns along Highway 78. Baird stated that they have done a preliminary drainage study. He explained that the culverts on Hwy 78 are undersized and one solution would be to increase the size of regional pond. He stated it wouldn't completely alleviate the problem but it would help. Marten asked if this would be Section 8 housing. Baird stated this would not have any Section 8 housing. Marten asked about parking concerns. Baird stated that the apartments are parked appropriately at 1.6 per bedroom and not unit, unlike the Olympus apartment complex. Mondock asked about the applicant if there was a TIA completed. Baird explained that Ranch Road is a minor arterial thoroughfare and was designed with the future build out of the area in mind. He stated that the existing zoning allows manufacturing and warehousing which are less desirable uses for this area. Gutierrez stated he realizes that the current zoning is industrial and could come in by right, however, he had concerns with the apartments and traffic and would like to remove the multifamily units. Baird stated because of the environmental concerns, it is not likely that the land would ever develop as single family. He stated that they would have more studies done and ensure clean up of the area. Marten stated no one wants to see this area stay industrial zoning. She explained that this area was discussed in the comp plan process as being an area of transitional housing, and what we wanted to see in the area. She stated the developer has matched what the comprehensive plan and land use map envisioned.

Motion by Chance Lindsey, second by Jeanie Marten.

Motion Carries

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

No: Fernando Gutierrez

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

Robinson updated the commission on possible future agenda items.

7. Adjournment.

Chance Lindsey
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