City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, February 27, 2017

Members Present:
Scott Everett - Chair
David Hock–Vice Chair
Chance Lindsey
Scott Ohman
Fernando Gutierrez
Louie Carter

Members Absent:
Wendy Stewart

Staff Present:
Dusty McAfee, AICP - Community Development Director
Charlotte Youngblood - Community Development Technician

Others Present:
Bill Adams - City Council Liaison
Gina Nash – City Manager
Kelsey Berry - Gateway Planning
Jason Claunch - Catalyst Commercial

6:30 PM Work Session
Staff provided the commission with a community update and discussed agenda items.

7:00 PM Regular Meeting
Chairman Scott Everett opened the meeting of the Planning & Zoning Commission at 7:00 p.m. and declared a quorum.

1. Invocation and Pledge of the Allegiance to the U.S. and Texas Flags.
Commissioner Gutierrez offered the invocation, and Commissioner Hock led the pledges.

Regular Agenda Items:

2. Consider approval of the minutes of the January 23, 2017 Planning & Zoning Commission meeting. With a motion by Carter, and a second by Hock, the Planning & Zoning Commission adopted the January 23, 2017 minutes unanimously.

3. Consider and act on a final plat application for Malone Estates from Paul Taylor Homes, generally located west of Merritt Road and south of Heritage Circle, within city limits.
Staff presented the case as outlined in the staff report. With a motion by Carter, and a second by Gutierrez, the recommendation to approve the final plat passed unanimously.

4. Consider and act on a final plat application for Pleasant Valley Estates (Phase 1) from JBI Partners, generally located north of the intersection of Pleasant Valley Road and Ben Road, within city limits. Staff presented the case as outlined in the staff report. With a motion by Hock, and a second by Ohman, the recommendation to approve the final plat passed unanimously.

5. Consider and make recommendation on a preliminary plat application for Trepex Senior Housing from Trepex Construction, generally located east of Miles Road and south of Sewell Elementary, within city limits. Staff presented the case as outlined in the staff report. With a motion by Lindsey, and a second by Gutierrez, the recommendation to approve the preliminary plat passed unanimously.

6. Conduct a public hearing to consider, discuss and act on the Comprehensive Plan.

Berry, Gateway Planning, said the consultants talked with over a 1,000 citizens, through the town hall meetings as well as online surveys. The consultants developed three concept plans for SH 190, two for the Industrial Park, and one for Old Town. Claunch, Catalyst Commercial, provided the fiscal impact assessment for each scenario. The consultants provided an implementation strategy and discussed processes for moving forward with different aspects of the Plan. Chairman Everett opened the public hearing at 7:51 PM. Mike Kellam, 2536 Herring, shared concerns over fiscal transparency among various funds, requested bike lanes be added to roads, and suggested a wildflower program for SH 78. Bobby Tillman, 6314 Ben Road, shared concerns with how the rezoning of Old Town could affect his existing business and with area drainage problems, but also said that he supports the vision as outlined in the Plan. Jim Campbell, 4126 Merritt, shared concerns on multi-family development, specifically in regards to property values, schools, cost of service, and tax base, in addition to the tenants being undesirable. Perry Easterling, 6702 Bailey Road, explained that he owns 80 acres just south of Pinnacle Oaks. He doesn't feel there is a market for large one acre lots, and that the Plan should have recommended his property for smaller lot sizes. David Taylor, 5114 Merritt, said he participated in the stakeholders meeting and thinks that the city doesn't need to buy into the multi-family component of the plan. With a motion by Hock, and a second Gutierrez, the public hearing was closed at 8:08 PM. Berry addressed some of the concerns from the residents stating that bike lanes are indeed part of the Plan and that wild flowers along Highway 78 are feasible. She stated that the community input, along with market research, helped craft the vision for the 3 catalytic areas, which included some multi-family with high architectural and design standards. The Commission also discussed the CDC and inquired if urban multi-family truly has the school impact alleged. With a motion by Hock, and a second by Gutierrez, the recommendation to approve the Comprehensive Plan and forward it along to the City Council passed unanimously.

6. Discussion of future agenda items, update on council action, training topics, requests for new business considerations, and Comprehensive Plan update.
Staff updated the Commission.

Adjourn: With a motion by Carter, the meeting was adjourned at 8:37 PM.

Chairperson

Secretary