

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of February 25, 2008
Time: 7:00 PM Place: Sachse City Hall

Members Present:

Cullen King
Scott Everett
Duane Franzen
Jeanie Martin
John Staples

Members Absent:

Robert LaFaye

Staff Present:

Barry Shelton, Community Development Director
Charlotte Youngblood, Secretary

Others Present:

Guy Brown, Economic Development

Chairperson Cullen King 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 February 11, 2008 meeting.

John Staples made a motion to approve the minutes and Duane Franzen seconded the motion with all voting in favor it passed unanimously.

Regular Agenda

1. Discuss the Old Town Sachse Mixed Use District

Barry introduced the item. Barry suggested that the commission review the draft ordinance and see what questions, problems, and / or mistakes that they may find. Duane Franzen wanted clarification on what the blank spaces represent on the use chart. Barry reiterated that these were prohibited uses in the area. Duane Franzen also asked about screening requirements for surrounding residential areas in the district. Barry stated that he was doing some research on screening requirements that would not negatively impact the district. Cullen asked if the city was planning on initiating rezoning the area. Barry said that the mixed use district could possibly cease to function as it should if we do not rezone it as a whole. In the draft ordinance under Section 12.3 Applicability it allows for residents to continue their existing use and still be zoned mixed use. Scott Everett inquired as to what it would do to their tax base. Barry said that he cannot definitely say it will raise property values but most likely appraisers will look at zoning of the property

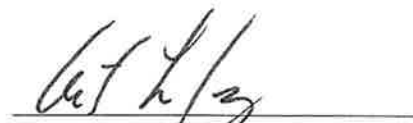
to determine value. Barry said that he would like to hold a meeting with the public. Jeanie Marten asked what the process for the public meeting would be. Barry said he would like to see more of an open house setting to be able to have people come and go and ask questions of staff. Jeanie asked about the future tax base. Guy Brown, Economic Development, told the commission that has not been studied. He said that there are 26 property owners. The north side of the district is already seeing a steep decline. He stated that it was 39 months ago since Economic Development approved the grant for the mix use district standards and we still can't tell anyone who wants to develop what that means. He also mentions that he never has seen the city initiate zoning. Economic Development would like to see it rezoned and the toll way area rezoned therefore preventing a stream of zoning cases.

Barry highlighted some of the changes he has made to the use chart. He added amenity center because of the residential component in the district. He also added multi-family, duplex and town home as allowable uses. Barry also stated we could make all multi-family an allowable use by SUP. David asked why an arcade was not an allowable use but a movie theatre was. Barry recommends changing arcade allowable by SUP. Barry said he also added mortuary to the use chart since there is one currently in the area. Jeanie asked what if a use is not on the list. Barry said if it not reflected on the list it would require a SUP. Duane told Barry that he had done a good job on the draft ordinance.

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 7:59 pm.


Chairperson


Secretary