



City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, February 13, 2017

Members Present:

Scott Everett - Chair
David Hock - Vice Chair
Louie Carter
Chance Lindsey
Scott Ohman

Members Absent:

Wendy Stewart
Fernando Gutierrez

Staff Present:

Dusty McAfee, AICP - Community Development Director
Charlotte Youngblood - Community Development Technician

6:30 PM Work Session

Chairman Everett called the workshop session to order.

1. Receive presentation and discuss the Comprehensive Plan.

Staff presented the Comprehensive Plan to the Commission. The Commission expressed support for the vision of the Industrial tract, including higher densities. The vision for Old Town was also supported, although Chairman Everett shared doubt over the economic viability of any commercial downtown elements within the Old Town vision. The Commission discussed the importance of maximizing the land uses within the Turnpike, its long range tax base implications, noted that the Turnpike should have very few limitations, and that people expect Turnpike land uses to be intense and of great magnitude and scale. A small transitional area at the southwest corner of Merritt and Hudson was discussed, and it was noted that the transition should be at least medium density residential and limited to the frontages of that area with as small of an impact as possible on the remainder of the Turnpike district. The Commission also discussed the merits of including the northeast corner of Merritt and Pleasant Valley in the Turnpike district with the belief that the corner would eventually have commercial viability and market demand. Urban multi-family was supported unanimously by the Commission in the Turnpike district, per the restrictions outlined in the presentation. The Commission believed that implementing new zoning regulations for the Turnpike should be the #1 priority of the 3 commercial catalytic areas.

The Commission expressed support for revising zoning and other development related codes and ordinances, including code enforcement regulations. Commissioner Carter emphasized the importance of revising the zoning notification program. The inclusion of the SH 78 beautification projects in the formal CIP plan was supported, and the implementation of a CDC via the final ¼ cent sales tax was discussed. Chairman Everett questioned how high park projects should be prioritized in comparison to commercial projects, and Commissioner Lindsey suggested that Sachse's residents would greatly benefit from better parks. Commissioners Everett and Carter shared frustration with major drainage problems in the city and discussed the creation of a storm water utility that is currently being studied through the Public Works department in hopes that it could fund drainage projects. Disappointments were shared regarding the decision to not implement various elements of the 2001 Plan, specifically the Old Town mixed use regulations and the realignment of Merritt Road. The Commission asked whether the public feedback and recommendations would be fully implemented following the adoption of the 2017 Plan. The realignment of Merritt Road was mentioned as the top CIP priority for the City and as a needed economic development infrastructure project.

The Commission acknowledged that the City had a large number of critical infrastructure and park needs, especially sewer in the Turnpike, and discussed potential financing options, such as a bond program within the existing tax rate capacity. In general, the vision of the 2017 Comprehensive Plan, as outlined within the presentation, was unanimously supported by the Commission.

2. 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 Hock, the meeting was adjourned at 9:07 PM.


Chairperson


Secretary