

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

Minutes of the Regular Meeting of February 11, 2008

Time: 7:00 PM

Place: Sachse City Hall

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**Members Present:**

Cullen King  
Robert Lafaye  
Scott Everett  
Duane Franzen  
Jeanie Martin  
John Staples

**Members Absent:**

David Zukosky

**Staff Present:**

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

**Others Present:**

Pat McMillan, City Council Liaison

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 January 14, 2008 regular meeting and the January 14, 2008 work session.**

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

**Regular Agenda**

- 1. Conduct vote for Planning and Zoning Commission Chair, Vice Chair and Secretary.**

Barry Shelton, Community Development Director introduced the item. Barry went on to explain that the Planning and Zoning Commission had voted for Chair and Vice Chair at the January 14, 2008 meeting. After the meeting, there were questions about the method used in casting the votes. Barry stated that although the votes were legal, he felt it is in the best interest of the commission to hold a new vote.

Jeanie Martin arrived at 7:05 p.m.

Scott Everett made a motion to nominate Cullen King as Chairman. Jeanie Martin seconded the motion with all voting in favor it passed unanimously. Duane Franzen nominated David Zukosky for Vice Chairman. Jeanie Martin seconded the motion with

all voting in favor it passed unanimously. Duane made a motion to nominate Robert Lafaye for secretary. Scott Everett seconded the motion with all voting in favor it passed unanimously.

## **2. Discuss the Old Town Sachse Mixed Use District.**

Barry made a power point presentation which included pictures of mixed use districts in several surrounding cities. Historic and new development examples were shown. The historic examples were located in Plano, Wylie, and McKinney. These areas were built without zoning regulations. They typically had different property owners. They represent organic growth meaning they were built in many phases over many years. Parking in these areas includes on-street parking, which provides a safety barrier between the sidewalk and traffic. Typical building setbacks vary from 0 feet to 5 feet. Barry mentions researching the plats for all the areas to look up setbacks and see which work the best.

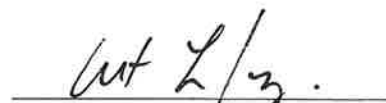
John Staples arrived at the meeting at 7:40 p.m.

Barry highlighted some new development examples which included Addison Circle, Legacy Town Center in Plano and Frisco Square. These developments are usually 4-6 stories and typically involve one developer where you don't have to deal with multiple lots and owners. They have a more unified architecture. The reoccurring themes within these developments are zero foot setbacks, street trees, and landscaping. They have on street parking as well as centralized parking lots that are screened from view by building placement. An emphasis is placed on a unified architecture design and lighting.

Barry stated that the Draft Zoning Ordinance presented tonight addresses the design principles such as mixed use and pedestrian access. Permitted uses will be discussed at a future meeting. Applicability of the ordinance was discussed. Also included in the draft were the area standards, building design, parking, landscaping, and screening. Barry encouraged all to review the draft for further discussions and comments at upcoming meetings.

There being no further business, Scott Everett made a motion to close the meeting. Robert Lafaye seconded the motion and the motion passed unanimously with all voting in favor. The meeting adjourned at 8:29 p.m.

  
Chairperson

  
Secretary