

PLANNING AND ZONING COMMISSION OF THE CITY OF SACHSE SEPTEMBER 9, 2024, MEETING MINUTES

The Planning and Zoning Commission of the City of Sachse held a regular meeting on Monday, September 9, 2024, at 6:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Butch Kemper, Daniel Betten, Brian Cox, MirHadi Taqui, Tiffany Anderson, Travis Mondok.

Those absent were: Taylor "Scott" Ohman.

A. Meeting Opening

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a regular meeting on Monday, September 9, 2024, at 6:00 PM to consider the following items of business:

Secretary Kemper called the meeting to order at 6:02 PM.

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

Mr. Betten offered the invocation and Mr. Mondok led the pledges.

B. Public Comment

The public is invited to address the Board regarding any topic not already on the agenda for action or public hearing. **Comments regarding the Consent Agenda or any discussion-only items on the agenda may be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card should be presented to the acting secretary prior to the meeting. According to the Texas Open Meetings Act, the Board is prohibited from discussing any item not posted on the agenda but will take comments under advisement.

No public comments were offered.

C. Action Items

Action items are for Board discussion and consideration for action. **The presiding officer will invite comments before the Board votes.** A Public Comment Card should be given to the acting secretary prior to the start of the meeting.

1. Consider approving the August 26, 2024, meeting minutes.

Mr. Cox made a motion to approve the minutes as presented. Mr. Taqui seconded the motion, and it carried 6 - 0. None voted against.

2. Conduct a public hearing to consider and act on a request to amend the existing gas station Special Use Permit, SUP 23-01, to revise the boundary, site, building layout, and add two additional gas pumps, generally located north of President George Bush Turnpike and east of Merritt Road, within Sachse city limits.

City Planner Philip Feinhals presented the Special Use Permit (SUP) amendment. The proposed amendment is to revise the boundary, site, building layout, and add two additional gas pumps from the original SUP 23-01. Mr. Feinhals and Development Services Director Robinson provided clarification for the Board's questions.

Mr. Kemper opened the public hearing at 6:15 p.m.

Sachse resident Alaazar Musie addressed the Board regarding traffic and development concerns.

The public hearing was closed at 6:18 p.m.

Mr. Robinson also noted that staff received one opposition letter from resident Nkiru Quisenberry.

Mr. Mondok made a motion to approve the amendment to SUP 23-01 as presented. Mr. Betten seconded the motion, and it carried 5 - 1. Ms. Anderson voted against.

3. Receive a second review and provide direction on Land Use Assumptions; Capital Improvement Plan; and Water, Wastewater, and Roadway Impact Fees.

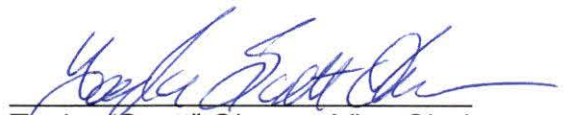
Director of Public Works Corey Nesbit made a brief presentation to the Board and provided additional clarification related to the review of Land Use Assumptions; Capital Improvements Plan; and Water, Wastewater, and Roadway Impact Fees.

Derek Chaney with Birkhoff, Hendricks, & Carter, LLP and Jody Short with Lee Engineering attended to present to the Board more details about the proposed update of the City's impact fees. Mr. Chaney spoke briefly to provide additional clarification on the subject.

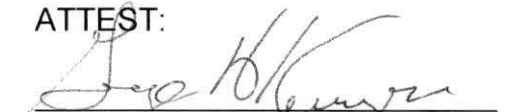
Mr. Betten made a motion to approve the updates as presented. Mr. Taqui seconded the motion, and it carried 6 - 0. None voted against.

D. Adjournment

Secretary Kemper adjourned the meeting at 6:45 p.m.


Taylor "Scott" Ohman, Vice Chairperson

ATTEST:


George "Butch" Kemper, Secretary