

Planning and Zoning Commission Meeting (Monday, October 19, 2020)
Meeting Held virtually via ZOOM

Members present

Travis Mondok, Jeanie Marten, Bill Thrash, Teddy Kinzer, Scott Ohman, George Kemper

Members absent:

Fernando Gutierrez

Others Present:

Paul Watkins, City Council Liaison

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, October 19, 2020 at 5:00 p.m. to consider the following items of business:

Chairperson Marten called the meeting to order at 5:00 p.m.

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

Commissioner Kemper led the invocation. Vice-Chairperson Ohman led the pledges.

3. Consider approval of the September 28, 2020, meeting minutes.

With a motion by Vice-Chairperson Ohman and a second by Commissioner Kemper to approve the minutes with corrections noted. The motion passed 6-0.

4. Discuss potential changes to Chapter 11 "Zoning" of the Code of Ordinances.

Development Services Director Robinson introduced the item to discuss potential changes to the zoning ordinance. He stated that the Planning & Zoning recommendation will be forwarded onto City Council for discussion. He explained that currently Warehousing / Self-Storage Uses are allowed in the PGBT Zoning District. They are allowed in the Turnpike Commercial and Turnpike-Mixed Use districts of the PGBT, which are signified by the purple and dark purple areas on the map.

Commissioner Kemper asked why Self-Storage Uses were required to be a minimum of three stories in height. Mr. Robinson stated that the building would have a smaller footprint being three-stories.

Commissioner Thrash stated he did some research and there is ten (10) self-storage facilities in a 10-mile radius in our bedroom communities. He questioned if the city could use a SUP type mechanism in place to regulate or his preference to remove the use all together. Mr. Robinson explained that PGBT is the only district that allows the use by right. Other districts in the city require a SUP for Self-Storage Uses.

Commissioner Kemper asked if it is possible to prohibit the use in all districts. Mr. Robinson stated that would be the most extreme reaction, where SUP process would allow you to keep the use and alter criteria by location.

Chairperson Marten said we have an abundance of self-storage in the area. She would like to see the storage uses by SUP and doesn't believe it is the highest and best use for the area. She also stated there is no re-purposing of self storage facility. Commissioner Kemper agreed that allowing them by SUP would give the Commission and City Council discretion to mitigate some of the negative.

Vice-Chairperson Ohman stated he would like to eliminate the use like Mr. Thrash was recommending. Commissioner Mondok stated he would like to see the use removed from the dark purple, and allowed by SUP in lighter purple areas. He suggested we may want to review other uses allowed in the district.

Commissioner Kinzer stated he does not want to limit development on private property for people who have capital and want to invest possibly hindering the vitality of Sachse. Mr. Robinson discussed limiting minor automotive repair uses in C-1 areas, highlighted areas on the map.

Vice-Chairperson Ohman recommended making them allowed by SUP only. Commissioner Thrash agreed with regulating these uses by the SUP process or removing the use all together in the PGBT zoning district.

After discussion, recommendation to the City Council would be to remove Self-Storage Uses and Minor Automotive Uses from the dark purple area, as shown on the map, and allow by SUP in lighter purple area. Also, regulate minor automotive in C-1 Zoning districts by SUP only. Mr. Robinson reviewed other minor changes to the zoning district; clarify denied rezoning applications, building plot requirements, and miscellaneous clean-up.

5. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.

Mr. Robinson updated the commission on upcoming businesses, land development software, scanning archived project files, and improving GIS system.

6. Adjournment.

Chairperson Marten adjourned the meeting at 6:17 p.m.