

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of September 22, 2008
Time: 7:00 PM Place: Sachse City Hall

Members Present:

Scott Everett
Robert Corbin
Jeanie Martin
David Zukosky
David Hock

Members Absent:

Wally Sparks

Staff Present:

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

Others Present:

Dennis Wilson, Townscape
Guy Brown, Economic Development

Chairperson David Zukosky 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 September 8, 2008 regular meeting.

Robert Corbin made a motion to approve the minutes. Scott Everett seconded the motion with all voting in favor the item passed unanimously.

Regular Agenda

1. Conduct a Public Hearing and consider the adoption of the Sachse Turnpike District Form based Code.

David Hock withdrew himself from the discussion and vote. He lives in the district and has an affidavit on file with the City Secretary.

Barry Shelton, Community Development Director, introduced the item. He made a power point presentation on the Sachse Turnpike District Form Base Code. He explained that the form base code would provide a high level of design standards and provide for a mix of uses with greater density. The form base code would allow a variety of housing types, amenities, and civic space throughout. He stated that Sachse is running out of developable land and we need to make sure we have these standards in place to ensure continued growth and maximize potential for the area. The presentation discussed the main aspects of the form base code. The key code ingredients for the form base code are the Framework Plan, Regulation Plan, Development Plan, Building Permit and Review Process.

David Zukosky opens the Public Hearing at 7:45 after a short recess.

David Taylor, 5114 Merritt Road, said that he lived in the area for sixteen years and felt the form base code was impressive but was concerned about the drainage. He said he had not heard anything be addressed about the drainage.

Gregory Gaines, 3719 Franklin Street, requested more information on the exit ramps of the freeway and how it will affect the area schools and traffic.

Jim Campbell, 4126 Merritt Road, stated that he has lived in the area for twenty five years. He understood that development is going to happen with the road coming through but felt that the city had the developer's interest in mind and not the residents. He said the residents moved here for the small rural community. He said he also had property in the area that the framework map shows as greenbelt which would bring him the least amount of money for his property. He thinks there needs to be a separate true commercial corridor along highway separate from his neighborhood. He felt the city was in too much of a hurry to appease developers. He was also concerned on who would make up the CRC committee. He stated he would like specific numbers when it comes to density. He also stated he is totally against a hotel or motel in the area.

Kevin Quinn, 6613 Eastview, thanked the commission and staff for their time. He stated that he moved his family to Sachse for the rural community. He said he was totally against the T-6 district. He also said he would like to know what the dislikes were that the residents had that were discussed in the Charrette. He also was concerned about signage and what types of signage would be allowed. He stated that he would like to see real numbers in regards to what higher density actually means. He stated the area should keep the spirit of the Comprehensive Plan adopted in 2001.

Jann Trice, 3021 Pleasant Valley Road, said they had work hard to make this a beautiful place and can't imagine waking up with a motel across the street. She would like to see the area stay rural. She felt that life cycle housing is not a reality and it does not work. She said she moved here for the rural area and hoped that they would consider the ones who live in the area and the ones who have been paying taxes.

Linda Crank, 5006 Heritage Circle, said she wanted to make sure no harm was done due to the increased storm water created by additional concrete. She stated that we all know already that Merritt Road is shut down every other year or so due to the drainage problem in the area. She stated that the flooding in the area needs to be addressed.

Beverly Black, 4901 Maple Shade, moved here for the rural feel of the community and she did not want to see more people and more traffic in the area.

There being no more public comments Jeanie Marten made a motion to close the Public Hearing Scott Everett seconded the motion. The motion passes with a 4-0 vote in favor and David Hock abstaining from the vote. The public hearing was closed at 8:03 pm.

Barry Shelton addressed some of the questions and concerns that had been raised during the Public Hearing. He stated that drainage is being addressed by the city with the implementation of a storm water utility that would improve drainage city wide. He stated that in the area being discussed tonight that they would address their drainage concerns through retention and detention basins. The problem with existing drainage is a much larger issue than just with the property here. With regards to the exits on the freeway this will change Sachse as we know it. It will provide the city with direct access to the freeway and will change traffic patterns. Traffic attracts commercial development. Whether we approve the form base code or not traffic is coming. With the form

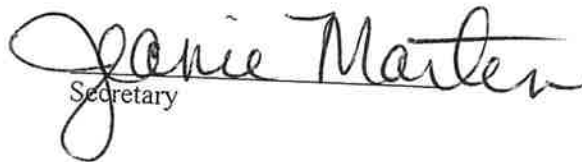
base code we can dictate what style and type of development that the city would like to see in the area. Pertaining to the school tract it will have additional traffic and neighborhoods will need to connect to the north and east to provide alternate routes within the area. Mr. Shelton commented that there would be no billboards or off site advertising. The signage would be geared to a pedestrian scale and that the district would speak for itself. He stated that the framework plan is general in nature and does not place specific limits as to the location of green space. Mr. Shelton said that the city is not urgent to have more density with the freeway but indicated that it is coming and the form base code allows us to get ahead of the roadway and tell developers what we want to see in the area. Mr. Zukosky wanted to know where they can put in commercial currently and what type of development would we see. Mr. Shelton stated that there is only one property zoned industrial and the other properties are zoned agricultural. If they were to rezone we would most likely see the type of development we currently have in Sachse along Highway 78. Jeanie Martin asked about the CRC committee. Mr. Shelton said that in any district or zoning there are gray areas. The Consolidated Review Committee (CRC) will be put in place to make the determination of whether or not the changes would be a minor or major waiver. If it's found to be a major waiver it will come before Planning and Zoning and City Council. Jeanie Martin asked if it would be reasonable to add citizens to the committee. Mrs. Martin also suggested eliminating the T-6 zoning stating people were most uncomfortable with that category. Mr. Shelton said he does not foresee a six story building coming in the area. However, it is in the zoning and if someone does inquire about it we already have the standards in place and it will be subject to the review and approval process to make sure it is appropriate and does not negatively impact surrounding areas. Mrs. Martin asked if it was feasible to then to restrict T-6 to particular areas. Barry Shelton said we could possibly add language into the code to state where it is appropriate and add some criteria. More discussion followed.

Jeanie Martin made a motion to approve the adoption of the Sachse Turnpike Form Base Code with two citizens being added to the CRC and with the additional language as to the general locations for T-6 zoning. Scott Everett seconded the motion with a 4-0 vote the motion passed with David Hock abstaining from the vote.

There being no further business, Jeanie Martin made a motion to adjourn. Scott Everett seconded the motion and it passed 4-1 with David Hock not registering a vote.

The meeting adjourned at 9:15 p.m.


Chairperson


Secretary