



**City of Sachse, Texas  
Planning & Zoning Commission  
Minutes of the Regular Meeting  
Monday, July 31, 2017**

**Members Present:**

Scott Everett - Chair  
David Hock - Vice Chair  
Chance Lindsey  
Fernando Gutierrez  
Louie Carter

**Members Absent:**

Wendy Stewart  
Scott Ohman

**Staff Present:**

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

**Others Present:**

Bill Adams, City Council Liaison  
Karen Mitchell, 7-Eleven Consultant  
Michael Hampton, 7-Eleven Corporate  
Terry Haines, Owner's Representative

**6:30 PM Work Session**

Staff provided the commission with a community update and discussed agenda items.

**7:00 PM Regular Meeting**

Chairman Everett opened the meeting of the Planning & Zoning Commission at 7:05 p.m. and declared a quorum.

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

Commissioner Hock offered the invocation, and Commissioner Lindsey led the pledges.

**1. 17-3909 Consider approval of the minutes of the July 10, 2017 Planning & Zoning Commission meeting.** With a motion by Lindsey, and a second by Hock, the Planning & Zoning Commission adopted the July 10, 2017 minutes unanimously.


**2. 17-3905 Conduct a public hearing to consider and act on a request, by 7-Eleven, for a Special Use Permit (SUP) for retail sales with fuel pumps on approximately 1.5 acres of land generally located at the northeast corner of PGBT and Miles Road, currently zoned C-2 (Commercial) within the Turnpike Overlay District (Commercial Zone).**

Staff presented the case as outlined in the staff report. Ms. Mitchell, 7-Eleven Consultant, stated that market demand is high for a gas station along PGBT and that the subject parcel is an out-parcel from the property behind it and it is highly unlikely that it will be absorbed by the larger tract. She explained that being a triangle shaped property with just 1.5 acres that most uses cannot fit onto the property. She stated that the Overlay district allows gas stations by right in the PGBT with no extra approvals necessary; however, base zoning requires the SUP. She felt that 7-Eleven worked cooperatively with staff to provide quality architecture and landscaping that is far above the minimum standards. She said that the gas station would be a great complimentary use to the larger tract, provide positive fiscal impact, and property tax would be paid into the TIF which would help finance infrastructure needed for bigger fish in the future. Michael Hampton, 7-Eleven Corporate, said that all 7-Elevens are all franchised, except for ones in transition. He stated this one is considered a high value location and would be corporately owned yet still a franchise. He acknowledged that 7-Eleven has a new CEO and they would be "going back to basics" focusing on customer service, cleaner stores, and better maintenance. He said 7-Eleven would be very responsive to any code enforcement issues. Terry Haines, Owners Representative, said the subject

property is ready to develop today with a willing buyer. He stated the subject property is very unique due to its odd shape and size. He stated that the Comp Plan is meant to be plastic and not necessarily reality nor set in stone. He explained there would be \$150 thousand reimbursements to TIF for sewer project when the property develops. Chairman Everett opened the public hearing at 8:18 PM. N.L. Johnson, 6518 Lakecrest St., stated that he was in favor of 7-Eleven, and the City should quit dragging its feet with development. He stated nothing realistically goes there and there is plenty of remaining land remaining along PGBT. Tricia Lindsey, 3718 Rock House, said the need for the gas station at PGBT is very high. However, she was concerned about the cleanliness of the stores and long-term upkeep of the property. With a motion by Hock, and a second by Gutierrez, the public hearing was closed at 8:23 PM. Discussion among the commission mostly centered on maintenance, upkeep of landscaping, and franchise questions. Hock made a motion to approve the SUP with the special ordinance provisions recommended by Staff. Lindsey seconded the recommendation. The motion passed 4-1 with Gutierrez voting no.

**3. Discussion of future agenda items, update on council action, training topics, and requests for new business consideration.** Staff updated the Commission.

Adjourn: With a motion by Hock, the meeting was adjourned at 8:30 PM.

  
Chairperson

  
Secretary