

CITY COUNCIL OF THE CITY OF SACHSE

JOINT MEETING MINUTES

OCTOBER 9, 2017

The City Council of the City of Sachse and the Planning and Zoning Commission held a joint meeting on Monday, October 9, 2017 at 6:30 p.m. at Sachse Public Safety, 3815-D Sachse Road, Sachse, Texas. Those present were Mayor Mike Felix, Mayor Pro Tem Paul Watkins, Council Members Brett Franks, Charlie Ross, Bill Adams, and Cullen King. Planning and Zoning Commission Members Scott Everett, Fernando Gutierrez, David Hock, Scott Ohman, and Wendy Stewart. City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; Development Services Director, Dusty McAfee; Development Services Coordinator, Charlotte Youngblood; Economic Development Director, Leslyn Blake; and Director of Public Works and Engineering, Greg Peters. Councilman Jeff Bickerstaff and Commissioner Chance Lindsey were absent.

Mayor Felix called the meeting to order at 6:33 p.m.

Planning and Zoning Chairman Scott Everett called the meeting to order at 6:34 p.m.

INVOCATION AND PLEDGES: The invocation was offered by Mayor Pro Tem Watkins and the pledges by Councilman Adams.

PBGT ZONING: Gateway Planning will provide a presentation on the proposed draft of the PGBT zoning in order to generate discussion and receive feedback.

Mrs. Nash stated that a draft of the proposed zoning will be presented tonight by Gateway Planning. A meeting with the stakeholders, land and commercial brokers was held on September 26. A few changes have been made to tighten up the language, but staff is requesting feedback to prepare for the upcoming public hearings for the Planning and Zoning Commission and Council.

Kelsey Berry and Scott Polikov with Gateway Planning along with Jason Claunch with Catalyst Commercial were in attendance to present tonight's information.

Scott Polikov stated they are requesting feedback on the policy as reflected. He reminded the Council and Commission that it is a dynamic document. He asked them to consider if the drafted document encourage good development, value, and market acceptance.


Ms. Berry presented an overview of the draft zoning which included the current and proposed development process, Turnpike Overlay versus the PGBT Zoning, minor and major modifications, type A and type B streets, the Turnpike Commercial (TC), Turnpike Mixed Use (TMU), Turnpike Transition (TT), architectural standards and design guidelines, street and streetscape design standards, streetscape and landscape standards, signage, detention pond standards, and the use charts and criteria for residential urban living. Ms. Berry provided two options for the Council and Commission to discuss based on how quickly they would like to see development occur, structured parking and multifamily requirements.

The Council and Commission discussed both options. Majority favored option A with a 15,000 square feet requirement for units 1-300. Units 301-599 would be an additional 15,000 square feet. Consensus was also for 70% of structured parking with surface parking on the perimeter with ½ acre amenity space and a four story minimum requirement. The Council and Commission also discussed open space requirements and the Turnpike Transition (TT) area with acknowledging no commercial will be in this area, only residential.

ADJOURNMENT:

At 8:29 p.m. Chairman Scott Everett adjourned the Planning and Zoning Commission.

At 8:29 p.m. Mayor Felix adjourned the meeting.


Chairperson


Secretary