



**City of Sachse, Texas  
Planning & Zoning Commission  
Minutes of the Regular Meeting  
Monday, September 25, 2017**

**Members Present:**

Scott Everett - Chair  
David Hock - Vice Chair  
Chance Lindsey  
Fernando Gutierrez  
Scott Ohman

**Members Absent:**

Wendy Stewart

**Staff Present:**

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

**6:30 PM Work Session**

Staff provided the commission with a community update.

**7:00 PM Regular Meeting**

Chairman Everett opened the meeting of the Planning and Zoning Commission at 7:10 p.m. and declared a quorum.

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

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

**2. Consider approval of the minutes of the August 28, 2017 Planning & Zoning Commission meeting.**

With a motion by Hock, and a second by Gutierrez, the Planning & Zoning Commission adopted the August 28, 2017 minutes unanimously.


**3. 17-3992 Conduct a public hearing to consider and act on proposed revisions to Chapter 11 (Zoning) of the Code of Ordinances, to revise development parking regulations.**

McAfee explained that the 2017 Comprehensive Plan identified revising the Commercial Design Standards as a first year priority. He said that the new parking ordinance is a stand-alone section of Chapter 11 (Zoning), updates parking ratios, provides maintenance provisions for parking areas, and requires decorative paving and bike racks. Chairman Everett opened the public hearing at 7:24 p.m. Don Herzog, Herzog Development, stated the ordinance should be better defined in regards to off street parking, stacking, loading docks, bike racks, and stained versus stamped concrete. He felt that existing developments should be exempt from the standards for continuity and costs associated with decorative paving. With no one else speaking, Commissioner Hock motioned to close the public hearing with a second by Commissioner Ohman. The public hearing was closed at 7:26 p.m. Discussion among the commissioners mostly centered on Section 5 (decorative paving) in regards to the costs of decorative paving, when it should apply, and how it should be installed. After discussion, Commissioner Hock motioned to approve the development parking regulations noting clarifications discussed by the Commission be made to the ordinance and for Staff to note Mr. Herzog's commentary and concerns in its presentation to Council. Commissioner Ohman seconded the motion. The motion passed unanimously.

**4. Discussion of future agenda items, update on council actions, training topics, and requests for new business.**

Staff provided an update during workshop session.

**Adjourn:** With a motion by Hock, the meeting was adjourned at 8:01 PM.



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Chairperson



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Secretary