



City of Sachse, Texas  
Planning & Zoning Commission  
Minutes of the Workshop Session  
Monday, November 13, 2017

**Members Present:**

David Hock, Vice-Chair  
Chance Lindsey  
Fernando Gutierrez  
Wendy Stewart  
Jeanie Marten  
Travis Mondok

**Members Absent:**

Scott Ohman

**Staff Present:**

Dusty McAfee, AICP – Development Services Director  
Charlotte Youngblood - Development Services Coordinator

**Others Present:**

Bill Adams – City Council Liaison  
Kelsey Berry – Gateway Planning

**1. 17-4075 Receive and discuss presentation from Gateway Planning and receive public input on the proposed Old Town zoning.**

Kelsey Berry, Gateway Planning consultant, presented the proposed draft of the Old Town zoning district in order to generate discussion and receive feedback. Some of the talking points included lack of pedestrian connection between Downtown North and Downtown South. There was positive feedback on home conversions for professional office, accessory dwelling units, and brewery use. The need for flexible parking regulations in neighborhoods for home conversions so that front yards aren't paved over was mentioned, including limited signage for any home conversions. Discussion continued about how existing infrastructure is fine for residential in-fill; however, commercial uses should build new infrastructure. One audience member suggested that the City reconsider its 1000' notification letter rule and instead use zoning notification signs as observed in regional cities. There was support for limited neon signs for restaurants expressed, but not LED cabinets. There was no support shown for one who suggested that uses be limited in Old Town, nor for a suggestion that the process was not transparent, and nor for a suggestion that Old Town distracted from PGBT. Architecture, as advised by Council, was supported by the audience. The revised character district boundaries did not receive any objection or questions nor requests for modification. The audience and Commission positively affirmed the vision and proposed code for Old Town.

**Adjourn:** With a motion by Stewart, the meeting was adjourned at 8:16 PM.

  
Chairperson

  
Secretary