



City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, October 23, 2017

Members Present:

Scott Everett - Chair
Scott Ohman
Chance Lindsey
Fernando Gutierrez
Wendy Stewart

Members Absent:

David Hock – Vice Chair

Staff Present:

Dusty McAfee, AICP – Development Services Director
Greg Peters, P.E. – Director of Public Works & Engineering
Charlotte Youngblood - Development Services Coordinator

Others Present:

Bill Adams – City Council Liaison
Scott Polikov – Gateway Planning
Kelsey Berry – Gateway Planning

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 7:00 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 Stewart led the pledges.

2. 17-4034 Consider approval of the minutes of the September 25, 2017 Planning & Zoning Commission meeting.

With a motion by Gutierrez, and a second by Ohman, the Planning & Zoning Commission adopted the September 25, 2017 minutes unanimously.

3. 17-4035 Consider approval of the minutes of the October 9, 2017 joint meeting minutes.

With a motion by Gutierrez, and a second by Stewart, the Planning & Zoning Commission adopted the October 9, 2017 minutes unanimously.

4. 17-4033 Consider and make a recommendation on a preliminary plat application for The Enclave from Greg Edwards, generally located at the southeast corner of Woodbridge Parkway and Laurel Crest, within city limits.

Staff presented the case as outlined in the staff report. The Commission discussed and had questions regarding soil conditions, drainage, and foundations for the applicant. With a motion by Stewart, and a second by Lindsey, the recommendation to approve the preliminary plat passed unanimously.

5. 17-4040 Conduct a public hearing to consider and make recommendation on revisions to Chapter 11 (Zoning) of the Code of Ordinances, to repeal the Turnpike Overlay district and adopt the proposed PGBT zoning district.

Kelsey Berry presented an overview of the proposed PGBT zoning along with Scott Polikov from Gateway Planning. Chairman Everett opened the public hearing at 7:45 PM.

Nghia Tran, 3655 Rock House, stated that the proposal seems easier for development but has little checks and balances that could impact the lifestyle of the community. He also felt that there should be a traffic analysis done. Janice Trice, 3021 Pleasant valley Road, spoke in opposition and stated she does not like where the property border is drawn for the district. She stated that it includes her property and she wants an explanation on how the boundaries were determined. She said she was overwhelmed by the new plan and what affect it will have on her property. She stated she wanted her property removed from the plan. Earl Tooke, 3215 Pleasant Valley, said he lived adjacent to Ms. Trice. He stated tonight's information was a lot to process. He said it shows his property in the transition area and to his knowledge this is the first public hearing he has been informed of. He said the traffic situation is already terrible along Pleasant Valley Road and there definitely needs to be upgrades to the infrastructure and asked how was that being addressed. Lisa Ford, 1747 Yarbrough, concerned about large commercial uses such as a hospital being so close to residential. She also felt that the uses would encroach on Heritage Park not allowing city events and in doing so we would lose our small town feel. Debbie Stout, 6711 Eastview Drive, wanted clarification where Eastview fits on the map. She stated that noise and flooding is already a problem in the area. She said she would like to see the L-shape areas completely removed from the plan, and doesn't want to see hospital or manufacturing type uses in the area. Robert Nail, 6606 Eastview, concerned about liquor stores and commercial uses so close to his property. He stated that noise is already an issue in the area and future development will make it worse. He stated that he wants the property removed from the plan that borders his property. Boyce Wilson, 3305 Pleasant Valley Road, stated he would like a copy of the draft zoning. He has concerns about apartment complexes, the number of developments in the area, and it impacting future crime rates. Jeanie Marten, 4908 Maple Shade Avenue., spoke in favor of the plan, however, wanted to see no transitioning along Hudson Drive, along with additional screening, and lighting standards added. Additionally, she felt that the short stretch along Miles Road should not be a Type A street because of traffic congestion and speed limits along that section. Frank Millsap, 3904 Miles Road, spoke in opposition to the plan. He stated he didn't move out here 40 years ago to be part of an urban community. He doesn't favor enclosed parking in the urban communities. He feels they are not welcoming and the forced urbanization through social engineering is wrong. Terry Haines, 5430 Glen Lakes, stated he has been involved in the process and had asked that the yellow line be removed. He stated it was for a time, and wants an explanation on why it is back on the plan. He felt that structured parking was a hindrance to development.

With no one else speaking, Gutierrez motioned to close the public hearing. Lyndsey seconded the motion with all voting in favor. The public hearing was closed at 8:37 PM.

The Commission discussed the proposed boundaries of the PGBT zoning district, the importance of buffering existing residential, and protecting the floodplain areas. The Commission welcomed the proposed revisions from Gateway Planning that provided additional protective restrictions to mitigate potential adjacency impacts on existing residential. The Commission also emphasized that the mixed use destination vision for PGBT is not up for debate, and that maximizing the development potential of PGBT is critical to protecting the long-range tax base.

After discussion, Stewart motioned to approve the proposed PGBT zoning district, per the revisions as stated by the Gateway Planning consultant, which included additional transition areas along existing residential properties along Pleasant Valley and Eastview, reducing allowed heights within those buffer

areas, removing the two properties behind the church from the zoning case, and changing Miles to a Type B street. Gutierrez seconded the motion. The motion passed unanimously with all voting in favor.

6. 17-4044 Conduct a public hearing to consider and make a recommendation on the city –initiated rezoning of approximately 611 acres of land, generally located where Miles Road, Merritt Road, Pleasant Valley Road, and Bunker Hill Road intersect near and along the PGBT Turnpike, from Agriculture (AG), Commercial 2 (C-2), Plan Development-22 (PD-22), Plan Development 25 (PD-25), Plan Development -28 (PD-28), and Plan Development 34 (PD-34) Districts, with Turnpike Overlay District, to PGBT zoning district.

McAfee introduced the item. He explained that the first public hearing was for the adoption of the PGBT zoning district regulations into the Code of Ordinances, and the second public hearing is for the city-initiated rezoning of the land within the PGBT area to the new PGBT zoning district. Chairman Everett opened the public hearing at 9:39 PM. With no one speaking, Ohman motioned to close the public hearing, Gutierrez seconded the motion. The motion passed unanimously, and the public hearing was closed at 9:40 PM. Lyndsey motioned to approve the city –initiated rezoning with boundary modification as outlined in the public hearing for 17-4040. Stewart seconded the motion. The motion passed with all voting in favor.

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

Staff had no update.

Adjourn: With a motion by Everett, the meeting was adjourned at 9:43 PM.



Chairperson



Secretary