



**City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, November 27, 2017**

Members Present:

David Hock – Vice Chair
Scott Ohman
Chance Lindsey
Fernando Gutierrez
Jeanie Marten
Travis Mondok

Members Absent:

Wendy Stewart

Staff Present:

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

Others Present:

Bill Adams – City Council Liaison
Kelsey Berry – Gateway Planning

6:30 PM Work Session

Staff provided the commission with a community update.

7:00 PM Regular Meeting

Vice Chairman Hock 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 Ohman led the pledges.

2. 17-4084 & 17-4085 Consider approval of the minutes of the October 23, 2017 & November 13, 2017 Planning & Zoning Commission meeting.

With a motion by Marten, and a second by Gutierrez, the Planning & Zoning Commission adopted the October 23, 2017 & November 13, 2017 minutes unanimously.

3. 17-4086 Conduct a public hearing to consider and make recommendation on revisions to Chapter 11 (Zoning) of the Code of Ordinances, to repeal the Mixed Use District and adopt Old Town Zoning District.

Kelsey Berry, Gateway Planning, presented an overview of the proposed Old Town Zoning District. Vice Chairman Hock opened the public hearing at 7:27 PM.

Karla Smith, 2712 McDearmon Street, stated she was concerned about buildings being three stories in height adjacent to single story residential and was concerned these new regulations would limit her ability to remodel her home in the future.

Pam Mack, 2716 McDearmon, stated she was concerned about her privacy. She didn't want apartments being built adjacent to her that could potentially see into her back yard.

Liz Tobbler, 3345 7th Street, stated that 3340 Seventh Street should be part of Salmon Estates and not in the Old Town District. She said she wasn't in favor of the district being expanded. She also wanted to see

the I-2 zoning change to the Old Town District. She said the sex-offender list needs to be considered when it comes to matter of zoning because of children in the area.

Steve Speer, 3302 Sachse Road, stated that the civic open space area should be changed to neighborhood district. He noted that multi-family was allowed in the neighborhood districts and was not in favor of that. He said that the city still has an on-going thoroughfare issue that is not being addressed.

Mike Doyle, 3207 Meadow Creek, stated he was concerned about multi-family in the area and traffic.

Jill Barten, 6436 Sachse Street, said she has concerns about traffic in the area and people parking on the road causing visibility issues. She stated a brewery shouldn't be an allowed use in the area. She stated she didn't know whose vision of Old Town District this was.

Janet Chandler, 5908 Pleasant Valley Road, explained she already had to give up some of her land for right of way. She wanted to make sure homes would not be torn down to allow for development. She said she would like to see something in the area similar to City of McKinney's down town.

Kim Marcom, 5912 Sachse Street, said this was the first time she heard of a vision for Old Town. She wondered how the city came up with this vision, and how the city plans to bring businesses to this area. Additionally, she wanted to maintain her right to have livestock on her property.

John Gatz, 3905 Williams Street, felt the timing of the public hearings was not good being so close to the holiday season. He wanted to know who is proposing the changes to the area and who stands to benefit from the changes. He asked what effect this would have on the tax structure in the area.

Kathy Cobb, 3820 6th Street, felt emotional and outraged over the zoning change and was concerned about the property that is owned by the City of Sachse. She stated that in the use chart it states three-story minimum and should be changed to maximum. She wanted to know what times lights would be required to go off in the district and what lighting standards would be in place. She felt the timing was bad.

Scott Everett, 5205 Miles Road, said he was concerned about the race to get this done. He said the district itself has protection already in place with current zoning regulations. He asked if there is a developer currently that wants to develop the area, because he felt previously there has not been much interest in the Old Town District. He stated if not done correctly, Old Town District will look similar to the Hwy 78 Corridor.

Jud Cauley, 2108 Bonanza Drive, said he doesn't understand if these meetings started in March, why this is the first he has heard about the zoning change. He feels the vision for the area is a joke. He stated he would prefer to see a developer come in and re-develop the area.

Tricia Lindsey, 3718 Rock House, stated as part of the comprehensive plan there was discussion in highlighting the historical landmarks in the Old Town District. She felt that the water tower and the area around it should be preserved as a park and open space. She felt that parking regulations needed more discussion.

Elbert Wyatt Long, 3419 Sixth Street, stated he felt the problem in the area is egress in and out of our community and no one seems to want to address it.

Carolyn Bratcher, 5744 Billingsley, said she has worked many years to have a home and she was anxious about being pushed out of her home and not having enough money to buy another home. She felt like this was more about the city tax dollars and was hoping the growth would occur along George Bush Turnpike.

With no one else speaking, a motion was made by Marten with a second by Gutierrez; the public hearing was closed at 8:16 PM.

Staff addressed concerns and questions from the public hearing. After further discussion from the commission, Marten made a motion to approve the revisions to Chapter 11 (Zoning) of the Code of Ordinances, to repeal the Mixed Use district and adopt the proposed Old Town Zoning District. Gutierrez seconded the motion. The motion passed 5-1 with Lindsey being the lone dissenting vote.

5. 17-4087 Conduct a public hearing to consider and make recommendation on the City-initiated rezoning of approximately 160 acres of land, generally located along and around SH 78, Fifth Street, Sachse Road, Billingsley Road, Bone Street, Alexander Street, Second Street, Third Street, Fourth Street, Sixth Street, and their respective intersections, from Commercial 1 (C1), Commercial 2 (C2), Planned Development 2 (PD2), Residential 3 (R3), Residential 5 (R5), Industrial 2 (I2), and Special Use Permits #1024, # 1216, #1467, #1594, #1769, #1801, #1959, #1969, and #2058 to Old Town Zoning District.

Vice-Chair Hock introduced the item and opened the public hearing at 8:44 PM.

Liz Tobbler, 3345 Seventh Street, stated concerns with the schedule of uses and on street parking for professional offices. She asked what plaza or square meant in the use chart. She said she did not want alcohol sales in the area.

With no one else speaking, Ohman made a motion to close the public hearing, with a second by Marten; the public hearing was closed at 8:48 PM.

After brief discussion, Marten made a motion to approve the City initiated rezoning, with a second by Gutierrez, the motion passed 5-1 with Lindsey being the lone dissenting vote.

Adjourn: With a motion by Ohman, the meeting was adjourned at 8:55 PM.



Chairperson



Secretary