



**City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, August 27, 2018**

Members Present:

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

Members Absent:

Wendy Stewart, Vice – Chairman

Staff Present:

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

Others Present:

6:30 PM Work Session

Staff provided the commission with a community update.

7:00 PM Regular Meeting

Chairman Hock opened the meeting of the Planning & 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.

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

2. 17-4034 Consider approval of the minutes of the June 25, 2018 Planning & Zoning Commission meeting.

With a motion by Gutierrez, and a second by Marten, the Planning & Zoning Commission adopted the June 25, 2018 minutes unanimously.

3. 18-4372 Conduct a public hearing and make recommendation on a request by Tracy Burns to rezone to approximately 1.23 acres of land from R-1 (Residential -1) and R-2A (Residential-2A) to R-15 (Residential- 15) for the purpose of building an additional home, located at 4706 Sachse Road, within city limits.

Staff presented the case as outlined in the staff report. Chairman Hock opened the public hearing at 7:09 pm. Russell Nill, 4706 Sachse Rd., stated he lived in the house for ten years and property needs a lot of work. The investor interested in the property wanted to buy it contingent on the zoning change. He stated the zoning change is not out of line with surrounding Jackson Meadows development. George Rejcek, 4710 Sachse Rd, stated he lived in his home for 30 years and is opposed to the rezoning because of privacy issues. Tracy Burns, applicant's representative, explained that they have a contract on the property contingent on the zoning change. She stated the future property owner wants to keep it a great place but with the oddly shaped lot wants to develop an additional home. John McKinney, 5304 Getha Lane, wanted to know if R-15 zoning allows for multi-family. Marshall Wilkins, 5212 Getha Lane, spoke in opposition stating she loves the country feel of her neighborhood, and feels the zoning change will

bring down her property values. Diana Smith, 4802 Sachse Rd., had concerns about property values, and how the future house would be oriented on the lot. With no one else speaking, Marten made a motion to close the public hearing, with a second by Ohman; the public hearing was closed at 7:17 pm with all voting in favor. After discussion, Lyndsey made a motion to approve the zoning change, with a second by Marten, the motion passed with all voting unanimously.

4. 18-4374 Discuss proposed revisions to the Use Chart by amending Chapter 11 (Zoning) of the Code of Ordinances.

McAfee discussed proposed revisions to the Use Chart as outline in the staff report. Hock opened the public hearing at 7:53 pm. With no one speaking, Marten made a motion to close the public hearing, with a second by Gutierrez; the public hearing was closed at 7:54 p.m. with all voting in favor. After thorough discussion, Marten made a motion to approve all provisions to the use chart presented with city council recommendations, with the exception of the SUP's for drive thru restaurants. Gutierrez seconded the motion. The motion passed with all voting in favor.

5. Discussion of future agenda items, update on Council actions, training topics and requests for new business considerations.

Staff updated the commission on future agenda items. McAfee announced his resignation and informed them his last day would be September 17, 2018. He stated he would going to the City of Celina.

Adjourn: With a motion by Marten, the meeting adjourned at 8:37 PM.

Chairperson

← McAfee
Secretary
cyoungblood