



**City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, September 10, 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:

Paul Watkins, City Council Liaison

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.

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

2. 18-4377 Consider approval of the minutes of the August 27, 2018 Planning & Zoning Commission meeting.

With a motion by Marten, and a second by Gutierrez, the Planning & Zoning Commission adopted the August 27, 2018 minutes unanimously.

3. 18-437 Discuss and make recommendation regarding a Special Use Permit (SUP) for the Pinnacle Montessori Academy.

Staff presented the case as outlined in the staff report. Chairman Hock opened the public hearing at 7:15 pm. Roland Forester, applicant representative, stated that he appreciated staff's presentation and was here to address any questions. Preetha Pandian, 100 N Central Expressway, applicant, said they have been business since 2004, and are here to provide a safe and warm environment for children ages 6 weeks to 9 years of age. She stated that they have trained teachers and provide a secure environment. Thomas McCallum, 4310 Hunters Ridge, said there is too many schools on Miles Road. He was opposed due to traffic and parking problems. Maria White, 3827 Rosewood Ln., stated she was a public educator and does not oppose extra-curricular activities, but does not want the school next to her house. She was concerned about traffic and difficulties coming out of their homes. Ray Morris, 4302 Hunters Ridge, said he was most concerned with morning traffic. He stated the light backs up all the way to Rosewood. He would like to see them engineer better traffic patterns. Anthony Le, stated he was concerned with traffic

and there needs to be a plan to solve the traffic issues. He stated he was denied putting a gate at the rear of his property and did not understand why. Oscar White, 3827 Rosewood, stated the school would increase traffic. He explained that kids from the high school are currently parking on his street making traffic worse. He did not understand why another school would be allowed in the area. With no one else speaking, Gutierrez made a motion to close the public hearing, with a second by Lindsey, the public hearing was closed at 7:34 pm with all voting in favor. The Commission discussed that the property was zoned for non-residential uses and could potentially see land uses with more traffic than the Montessori, that the layout was designed well to accommodate vehicular maneuvering on-site, and that Merritt Road's expansion would help alleviate traffic on Miles. After, Martin made a motion to approve the Special Use Permit, conditioned upon keeping one entrance on Miles Road (aligned with the median break) and one entrance on Rosewood Lane, with a second by Gutierrez, the motion passed unanimously.

4. 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. Chairman Hock thanked Dusty McAfee, whose last day with the City of Sachse is September 14, for his service.

Adjourn: With a motion by Marten, the meeting adjourned a 7:58 pm.



Chairperson



Secretary