

**Planning and Zoning Commission Meeting (Monday, November 25, 2019)**

Generated by Charlotte Youngblood on Monday, December 2, 2019

**Members present**

Travis Mondok, Jeanie Marten, Bill Thrash, Scott Ohman, George Kemper

**Meeting called to order at 6:00 PM**

Regular Meeting - 6:00 PM

**1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, November 25, 2019 at 6:00 p.m. at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:**

Vice Chairwoman Marten opened the meeting of the Planning and Zoning Commission at 6:00 pm.

**2. Invocation and Pledge of the Allegiance to U.S. and Texas Flags.**

Chairwoman Marten offered the invocation. Commissioner Ohman led the pledges.

**3. Consider approval of the October 28, 2019 meeting minutes.**

With a Motion by Bill Thrash, and a second by Travis Mondok, the minutes passed unanimously 5-0.

**4. Consider and act on a request by Batsu Enterprises for major and minor modifications to the PGBT Zoning District standards for a site civil plan relating to the development of 19.607± acres out of the Richard Copeland Survey, Abst. No. 228, City of Sachse, Dallas County, Texas, generally located north of the westbound PGBT Frontage Road between Miles Road and Merritt Road.**

Development Services Director Matt Robertson, stated the 2017 adoption of the Comprehensive Plan outlined three catalytic scenarios to sustain economic stability for Sachse. The PGBT Zoning District was to facilitate the development of the area into a walkable, mixed-use environment with shopping, employment, housing and regional services. He said the site civil plan item is being presented in conjunction with the preliminary plat. Typically, site plans are approved at the staff level, however, the applicant is proposing nine (9) major modifications and one (1) minor modifications. He outlined what the modifications were in his presentation. Staff recommends denial of the requested major modifications and site civil plan due to conflicts with the principles and vision of the Comprehensive Plan.

Applicant representative, Bill Persefield, highlighted the proposed 32- bed hospital and future medical building development. He stated there is a large need in the area and their market studies have shown there is a 232 bed need. He explained that this would be a full service hospital with inpatients, outpatients, and diagnostic services. He stated this would be a regional hospital and would be the biggest employer in Sachse. He stated that many doctors want to practice at the hospital. He stated the only competing hospitals would be Methodist in Richardson and Lakepoint in Rowlett.

More discussion followed among the commissioners to include questions about parking scenarios, walkability, and compatibility with the rest of the district.

Chairwoman Marten invited those who wish to speak to the podium.

Randy Hale, 5012 Merritt Rd., spoke in faovr of the hospital and stated he owned part of the land they were developing on.

Dorothy Hale, 5012 Merritt Rd., spoke in favor of the development and is opposed to parking garages.

After discussion, Commissioner Mondok made a motion to approve with the stipulation that sidewalks east to west will be added by developer and contingent upon all other staff comments. Commissioner Thrash seconded the motion. The motion passed 3-2 with Chairwoman Marten and Commissioner Ohman voting no.

**5. Consider and act on a preliminary plat of Trinity Regional Hospital Lot 1, Block A and Lot 1, Block B, being 19.607± acres out of the Richard Copeland Survey, Abst. No. 228, City of Sachse, Dallas County, Texas, generally located north of the westbound PGBT Frontage Road between Miles Road and Merritt Road Conditional approval satisfying previous conditions stated and remaining staff comments**

Robertson stated that there was no formal presentation for this since as it was included in the civil plan review. After the commission approved the modifications to the civil site plans, the plat would meet city standards contingent upon all other outstanding staff comments being addressed.

Commissioner Thrash made a motion to approve the preliminary plat with a second by Commissioner Mondok. The motion passed 4-1 with Chairwoman Marten voting no.

**6. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.**

Robertson stated that the RV rezoning request was denied by city council. He stated that tonights item will be going to council on December 2, 2019. He stated there would be a vote for Chair and Vice-Chair at the next meeting.

**7. Adjournment.**

*Jane Marten*      *Cyoungblood*