

**Planning and Zoning Commission Meeting (Monday, March 22, 2021)
MEETING HELD VIRTUALLY VIA ZOOM**

Members present

Travis Mondok, Fernando Gutierrez, Jeanie Marten, Bill Thrash, George Kemper

Meeting called to order at 5:00 PM

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, March 22, 2021 at 5:00 p.m. to consider the following items of business:

Chairperson Marten called the meeting to order at 5:00 PM.

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

Chairperson Marten led the pledges and invocation.

3. Consider approval of the March 8, 2021 meeting minutes.

Commissioner Mondok wanted the minutes to reflect he was in attendance but was unable to log on to the zoom meeting. Commissioner Gutierrez made a motion to approve the minutes with corrections noted, with a second by Thrash, the motion passed unanimously.

4. Conduct a public hearing to consider and act on a Preliminary Plat for the Park Plaza Addition, being a replat of Lots 1-10 Block 10 of Old Town Sachse, generally located at the southwest corner of Fifth Street and Dewitt Street, within Sachse city limits.

Development Director Matt Robinson presented the item. He stated that the applicant is proposing to preliminary plat 24 single-family attached lots on approximately 1.51 acres. He explained the preliminary plat is in conformance with Sachse's subdivision regulations and zoning ordinance.

Commissioner Mondok asked what the alley width was to ensure it would be large enough to accommodate trash trucks. Mondok also asked if the bar ditches would stay. Robinson explained that the alley is normal 20 foot alley and the applicant is not being required to put in storm sewer.

Chairperson Marten opened the public hearing at 5:10 PM.

Mike Foster, 6217 Dewitt St., stated that he felt the townhomes did not conform to the surrounding neighborhoods. He asked if parking would be allowed on Dewitt St.

Cathy Cobb, 3820 Sixth St., stated she was concerned about lot size, density, trees, and parking.

Developer representative, Jim Dewey, 2500 Texas Dr., Irving TX., stated that the lots are extra deep lots that will have two car garages allow for parking of 4 vehicles. He stated there is a landscape plan in place and there will be tree mitigation. There will be two trees per lot one in front and one in back.

With a motion by Commissioner Kemper and a second by Commissioner Mondok, the public hearing was closed at 5:34 PM.

After discussion, Commissioner Thrash made a motion to approve the Preliminary Plat for Park Plaza, with a second by Commissioner Gutierrez, the motion passed with all voting in favor.

5. Discuss future Planning and Zoning Commission meetings.

Development Director Robinson stated he wanted to have discussion in regard to future meetings. He stated that City Council would resume in person meetings next month but allowing other boards decide how they want to meet. Gutierrez stated that the commission has been able to handle all city business via zoom and thinks we should continue for a while longer. Kemper stated he was not concerned since he is vaccinated but know others are not at this time. Thrash felt that since the public would not be required to wear mask that we should continue zoom meetings. The consensus was that everyone wanted to continue the virtual meetings while we have the option to do so.

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

Robinson stated that Black Rock Coffee has opened for business and that Cricket Wireless received there Certificate of Occupancy. He stated that Jersey Mikes and Brass Tap in The Station had both submitted an application for building permit.

7. Adjournment.

Chairperson Marten adjourned the meeting at 5:43 PM.

