

**Planning and Zoning Commission Meeting (Monday, May 10, 2021)
MEETING HELD VIRTUALLY VIA ZOOM**

Members present

Fernando Gutierrez, Bill Thrash, Scott Ohman, George Kemper, Brian Cox

Michelle Howath, City Council Liaison

Meeting called to order at 5:00 PM

Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, May 10, 2021 at 5:00 p.m. to consider the following items of business:

Vice Chairman Scot Ohman called the meeting to order at 5:00 p.m.

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

Commissioner Kemper led the invocation, and Commissioner Gutierrez led the pledges.

3. Consider approval of the April 12, 2021, meeting minutes.

Commissioner Kemper made a motion to approve the minutes. Commissioner Cox seconded that motion and the motion was unanimously approved.

4. Consider and act on a Final Plat for The Station Retail, generally located at the southeast corner of the intersection of The Station Boulevard and The Commons Parkway, within Sachse city limits.

Development Director Matt Robinson presented the item. He stated that the applicant is proposing to final plat one commercial lot approximately 2.463 acres in the PGBT -Turnpike Commercial District. He stated that staff recommends approval.

After discussion, Commissioner Kemper made a motion to approve the Final Plat as presented. Commissioner Gutierrez seconded that motion and the motion was unanimously approved.

5. Conduct a public hearing to consider and act on a request by Kirkman Engineering, LLC to rezone approximately 22.8 acres of land from AG, Agricultural District to C-2, General Commercial District, generally located 425 feet northeast of the intersection of State Highway 78 and Woodbridge Parkway, within Sachse city limits.

Mr. Robinson introduced the item. He stated the applicant is proposing to rezone the property from AG - Agricultural District to C-2 General Commercial District. He stated the Future Land Use Plan designates the subject property for Commercial Uses. He stated that staff recommends approval of the rezoning requests. Commissioner Gutierrez asked how would the applicant access the property. Robinson explained access would be from the shopping center to the west. Commissioner Gutierrez asked if this would allow for expansion of the existing self- storage. Mr. Robinson stated the self storage would require approval by Special Use Permit. Commissioner Kemper asked how much of the property is developable. Mr. Robinson stated that approximately 2.4 acres.

Vice Chairman Ohman opened the public hearing at 5:14 PM.

No comments were made.

Commissioner Gutierrez made a motion to close the public hearing, with a second by Mr. Cox, the public hearing was closed at 5:15 PM.

Commissioner Gutierrez asked if there were potential tenants for the development. Jordan Collins, Applicant, stated currently they have no tenants set for the site, as they were wanting to get the zoning in place first, but are looking at medical and professional offices.

Commissioner Kemper made a motion to approve the rezoning request as presented. Commissioner Gutierrez seconded that motion and the motion was unanimously approved.

6. Conduct a public hearing to consider and act on a request by Sammy Jibrin to rezone approximately 6.87 acres of land from AG, Agricultural District to R-10, Single Family Residential District, generally located west of Merritt Road and south of Lacey Circle, with Sachse city limits

Mr. Robinson introduced the item. He stated the proposal to rezone the property from AG-Agricultural District to R-10 Single Family Residential District. He stated that the property is approximately 6.87 acres and located west of Merritt Road and south of Lacey Circle. He stated minimum lot size is 10,000 square feet and minimum building size is 2,000 square feet. He stated that the Future Land Use Plan supports the proposed rezoning request, and staff is recommending approval of the proposed zoning request. Commissioner Kemper asked if the rest of the vacant land is not buildable. Mr. Robinson stated that there is flood zone and power lines on the subject property that limits the development. Mr. Gutierrez wanted to know approximately how many homes were proposed. Mr. Robinson stated that would be determined in the future after engineering studies have been done.

Vice Chairman Ohman opened the public hearing at 5:28 PM.

Buddy Walls, 4915 Lacey Cr., said they were told when purchasing the house, that the land would stay greenbelt. He inquired who the builder would be and what kinds of homes would be built.

Shane Korinek, 5219 Lacey Cr., concerned about what types of homes were about to be built, he wanted to see lots sizes no smaller and 1-acre to 1.5 -acre. He was concerned about more flooding on Merritt Road.

John Garcia, 5009 Lacey Cr., concerned about Sachse's infrastructure not keeping up with existing comprehensive plan. He said with additional traffic from The Station, that Woodbridge Parkway and Merritt Road aren't able to handle traffic currently.

Jeff Bovre, 5310 Smithfield, stated that Merritt Road is already a bottleneck and is concerned with traffic at that intersection. He also stated he was told that land would remain a greenbelt. He doesn't think that Merritt Road can handle another subdivision at this time.

Becky Norcross, 4421 Merritt Rd., asked how are they going to address the flooding that happens in her front yard. She stated she doesn't want houses backing up to her barn.

Linda Henry, 5005 Lacey Cr, has concerns about traffic and flooding on Merritt Rd., She stated there is already too much congestion on Merritt Rd and Sachse Rd.

With no one else speaking, Commissioner Gutierrez made a motion to close the public hearing. Seconded by Commissioner Kemper. The public hearing was closed at 5:39 p.m.

Applicant representative, John Martini, stated that the concerns he could address would be the lot sizes would be a minimum of 10,000, and conform to the subdivision ordinance. He explained a builder has not been identified as of yet. He stated the other issues are city issues. Vice Chairman Ohman asked about flood studies. Mr. Martini stated those would be done after zoning was approved. Mr. Robinson stated after approval is when detailed analysis of the site would be done. Robinson also stated that right of way acquisitions would be completed in July 2021 and construction would commence in May 2022. He explained at the that time drainage improvements would be done and the road expansion would address traffic concerns. Mr. Robinson stated that emails he received concerning the zoning case have been forwarded to the commissioners for consideration.

After discussion, Commissioner Thrash made a motion to approve the zoning request as presented. Seconded by Commissioner Kemper and the motion was unanimously approved.

7. Discuss future Planning and Zoning Commission meetings.

Mr. Robinson said he wanted to get the commissioner's preference on in person meetings or continuing the meetings by zoom. Commissioner's Cox, Gutierrez, Thrash and Ohman preferred in person meetings. Commissioner Kemper likes the convenience of ZOOM. After further discussion, the Commission decided to wait until there was a full board to determine whether to come back to in person meetings or stay virtual.

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

Mr. Robinson stated he had no updates on future agenda items at this time. He stated that the shell buildings at The Station would be completed in June with finish out construction to follow for a Brass Tap Restaurant and a Manny's Restaurant.

9. Adjournment.

Vice Chairman Ohman adjourned the meeting at 6:13 p.m.