

# CITY COUNCIL OF THE CITY OF SACHSE

## JOINT MEETING MINUTES

OCTOBER 11, 2016

The City Council, Economic Development Corporation (EDC), and Planning and Zoning Commission (P&Z) of the City of Sachse held a joint workshop meeting on Tuesday, October 11, 2016 at 6:30 p.m. in the Emergency Operations Center (EOC) in the Sachse Public Safety Building, 3815-D Sachse Road, Sachse, Texas. Those present were Mayor Mike Felix, Council Members Brett Franks, Charlie Ross, Paul Watkins, Bill Adams, Cullen King, and Jeff Bickerstaff. EDC Board Members Spencer Hauenstein, Karlos McGhee, Lyndsey Rhode, Niloufer Watkins, Marcia Harris-Daniel. P&Z Members David Hock, Ty Lamb, Fernando Gutierrez, Wendy Stewart, Louie Carter, and Chance Lyndsey. City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; EDC Director, Leslyn Blake; Community Development Director, Dusty McAfee; Parks and Recreation Director, Lance Whitworth; Director of Public Works and Engineering, Greg Peters; and Community Development Technician, Charlotte Youngblood. EDC Member Michael VanBuskirk and P&Z Member Scott Everett were absent.

Mayor Felix called the meeting to order and a quorum of Council at 6:39 p.m.

EDC President, Spencer Hauenstein called a quorum of the Economic Development Corporation.

Vice Chairman, David Hock called a quorum of the Planning and Zoning Commission.

**COMPREHENSIVE PLAN:** The consultants will present and discuss various elements of the draft Comprehensive Plan.

Mrs. Nash stated that the CPAC has recently met and the City has been acquiring public input regarding the update to the Comprehensive Plan. The consultants provided an update of where they are in the process and looking for feedback from all. Mrs. Nash introduced the lead consultants, Kelsie Berry and Scott Polikov with Gateway Planning, and Jason Claunch with Catalyst Commercial.

Ms. Berry and Mr. Polikov discussed the surveys and the responses received from the community along with the other tools they have used to engage with the community including the Town Hall meetings, interviews with stakeholders/property owners, and the Plan Sachse website. The consultants developed concept plans for SH 190, Industrial Park, and Old Town. The concept plans focused on a retail oriented plan and an employment center plan, which is denser development, contains more structured parking, community parks/plazas with some multi-family.

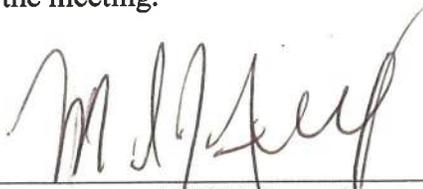
Mr. Claunch presented the tools used to provide fiscal impact assessment. The tools allow for dynamic decision making using outcomes of each scenario and multiple combinations. They align land use with economic development strategies, supports land use decisions, and choices for future policy. The consultants provided an overview of the implementation strategy and the preliminary tools and steps to take action.

Questions developed by the consultant based on the presentation were presented for the group to discuss.

The group discussed all three concepts with emphasis on the SH 190 corridor scenario based on retail oriented development with parks, trails, and open space integration. They also discussed the Old Town scenario and how the comprehensive plan update will provide a more refined outlook with a market driven approach on how this corridor can become a new downtown for the residents. Examples were provided of other cities and how they revitalized focal areas within their cities. The consultant discussed the continued exploration of the referendum on the quarter cent and use of the broadest choices of different types of housing.

No further action was taken.

**ADJOURNMENT:** At 9:26 p.m. Mayor Felix adjourned the meeting.

  
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MIKE J. FELIX, MAYOR

ATTEST:

  
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Michelle Lewis Sirianni, City Secretary

