

**Planning and Zoning Commission Meeting (Monday, September 23, 2019)**

Generated by Charlotte Youngblood on Tuesday, September 24, 2019

**Members present:**

Travis Mondok, Scott Ohman, Chance Lindsey, Bill Thrash, Teddy Kinzer

**Members absent:**

Jeanie Marten, Fernando Gutierrez

**Meeting called to order at 6:33 PM****Regular Meeting - 6:33 PM****1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, September 23, 2019 at 6:00 p.m. at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:**

Chairman Lindsey 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.**

Commissioner Kinzer offered the invocation. Commissioner Ohman led the pledges.

**3. Consider approval of the August 12, 2019 meeting minutes.**

Motion by Bill Thrash, second by Teddy Kinzer.

Final Resolution: Motion Carries

Yes: Travis Mondok, Scott Ohman, Chance Lindsey, Bill Thrash, Teddy Kinzer

**4. Conduct a public hearing to consider and act on a request by Tony & Ashley Fikes, to rezone approximately 13.95 acres of land from Agricultural (AG) to Planned Development District (PD), to allow for a RV, boat, and car storage facility, located at 5350 Pleasant Valley Road. Consider and act on the proposed rezoning request.**

Development Director Robinson introduced the item. He explained that the subject property is identified as Parks and Open Spaces on the Future Land Use Plan. He stated the proposed zoning would allow for a RV, boat, and car storage facility. He stated the property is not served by sewer and the extension of services is not likely and there is a significant amount of floodplain located on the property. In staff's opinion, the property lends itself to either low density residential or very low intensity non-residential / office type uses.

Mr. Fikes, applicant, made a power point presentation highlighting what the concept plan for development would be.

Chairman Lindsey opened the public hearing at 6:17 pm.

Heidi Kamilar, 2242 Elm Grove Rd., stated that her husband was out of town, but that he had wrote a letter, and wanted to ensure commissioners got a copy of it. She stated Mr. Fykes came to the house and presented documents of the proposed facility. She stated that their has only been one instance where such a facility improved the equity, in the area, around it. She stated that the public hearing notices should be sent earlier than what is required.

Mark Phillips, 2320 Elm Grove Rd., He stated he was against the development. He explained there are two more types of these same facilities in the area, and doesn't see the need for another one. He asked the commission to deny this request.

The public hearing was closed at 6:25 pm.

Commissioner Mondok asked if we require zoning signs to be placed on the properties that are being rezoned and if all the noticing requirements were met. Mr. Robinson said we don't require signage at this time and all noticing requirements were met. Mondok inquired to the applicant about potential impact to the floodplain. Applicant's engineer, Jonathan Hack, stated that after zoning is approved, they we have a full drainage and flood study done. After more discussion, Mondok made a motion to approve the zoning request, with a 25-foot minimum buffer be maintained for screening.

Motion by Travis Mondok, second by Scott Ohman.

Final Resolution: Motion Carries

Yes: Travis Mondok, Scott Ohman, Teddy Kinzer

No: Chance Lindsey, Bill Thrash

**5. Conduct a public hearing to consider and make a recommendation on an ordinance amending the Code of Ordinances by amending Chapter 11 titled "Zoning". Staff recommends approval of the proposed amendment to the Zoning Ordinance.**

Robinson explained the proposed revisions to the Zoning Ordinance. He stated the proposed revisions are intended to update regulations to reflect state law changes and clean up errors and outdated references. More discussion followed.

Chairman Lindsey opened the public hearing. With no one speaking the public hearing was closed at 7:15 pm.

Bill Thrash made a motion to approve the proposed amendments.

Motion by Bill Thrash, second by Teddy Kinzer.

Final Resolution: Motion Carries

Yes: Travis Mondok, Scott Ohman, Chance Lindsey, Bill Thrash, Teddy Kinzer

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

Robinson discussed future agenda items and updated the commission on new commercial development. Chairman Lindsey stated that he is not renewing his term on the Planning & Zoning Commission and wanted to inform the commissioners of his decision to do so.

**7. Adjournment.**

Meeting was adjourned at 7:24 pm.

*Chance Lindsey*

*Cyoungblood, Secretary*