

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of September 26, 2011

Time: 7:00 p.m.

Place: Sachse City Hall

Members Present:

Stephen Curtis
Warren Becker
Scott Everett
Charles Ross
David Hock
Robert Corbin

Members Absent:

Wally Sparks

Staff Present:

Barry Shelton, Community Development Director
Charlotte Youngblood, Secretary
Michael Spencer, Building Official

Chairman Scott Everett opened the regular meeting of the Planning and Zoning Commission at 7:00 p.m. and a quorum was declared.

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

The invocation was offered by Warren Becker and Scott Everett led the pledges.

Regular Agenda

2. Consider approval of the minutes for the August 22, 2011 regular Planning and Zoning Commission meeting.

Charles Ross made a motion to approve the minutes. David Hock seconded the motion with all voting in favor the motion was passed unanimously.

3. Discuss lighting standards.

Mr. Shelton, Community Development Director, introduced the item. He said this item is a follow-up discussion on proposed lighting standards and he included a draft ordinance for the commission to review. Mr. Shelton stated when talking to his peers from surrounding cities about lighting standards the consensus was to keep it simple. The more complicated the lighting standards the more difficult it becomes to administer the standards. He said the lighting standards main goal is to protect residential development from the lighting impacts of future commercial development. He explained currently the City of Sachse does not have lighting standards in place for commercial properties. The lighting standards would help regulate the lighting levels and the amount of light spillover onto adjacent properties. Mr. Shelton made a Power Point presentation highlighting the main points of the proposed lighting regulations.

Scott Everett asked if other cities in the area lighting standards were comparable to the proposed ordinance. He stated he did not want to be more restrictive or cost prohibited than the surrounding cities. Mr. Shelton stated he had reviewed the standards in place from area cities in his research and they are comparable. Mr. Ross asked if we needed to put a time limit on holiday lighting and if we needed to include residential uses in the standards to provide some protection from surrounding neighbors. He was also concerned about the spillover on to agricultural properties and if it should be limited to 0.5 foot candles. He also had a mild issue with the exemption on government lighting such as parks. He also asked for clarification on section 10.5 (a) and the diagram in section 10.8 (b). He also asked about regulating temporary construction lighting. Mr.

Curtis stated that the chart in Section 10.9 about permitted and prohibited lamps types seems unclear. He also asked about putting in place a requirement for existing business to conform to the new standards. More discussion followed. Mr. Shelton did say the next meeting would be a public hearing to hear from business owners and citizens on the proposed lighting standards.

There being no further business Warren Becker moved to adjourn. The meeting was adjourned at 8:04 p.m.


Secretary


Chairperson