

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, January 14, 2013

Time: 7:00 p.m.

Place: Sachse City Hall

Members Present:

Stephen Curtis
Scott Everett
Charles Ross
David Hock
Warren Becker

Members Absent:

Scott Williams

Staff Present:

Marc Kurbansade, Community Development Director
Charlotte Youngblood, Secretary

Others Present:

Bill Adams, City Council Liaison

Chairman Stephen Curtis opened the 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 Stephen Curtis led the pledges.

2. Community Development Director's Update Report: Briefing on current activities of staff.

Marc Kurbansade, Community Development Director, said the Tree Mitigation Standards and Outdoor Lighting Standards would be moving forward to City Council next week and that the Commission would be reviewing the Landscape Standards next month. Additionally, he explained that the City Council will be conducting Boards and Commissions interviews to fill our vacancy.

3. Consider approval of the minutes from the November 26, 2012 Planning and Zoning Commission meeting.

Scott Everett made a motion to approve the minutes of the November 26, 2012 Planning and Zoning Commission meeting. Charles Ross seconded the motion. The motion passed with all voting in favor.

4. Consider approval of the minutes from the December 10, 2012 Planning and Zoning Commission meeting.

David Hock made a motion to approve the minutes of the December 10, 2012 Planning and Zoning Commission meeting. Warren Becker seconded the motion. The motion passed with all voting in favor.

5. Conduct a public hearing and offer recommendation to City Council regarding an Ordinance of the City of Sachse, Texas, amending the Sachse Code of Ordinances by

amending Chapter 11, Zoning, Article 4 by adding Section 10 Outdoor Lighting; providing a savings clause; providing a repealing clause; providing a severability clause; providing for a penalty of a fine not to exceed the sum of two thousand (\$2,000.00) dollars for each offense; and providing an effective date.

Mr. Kurbansade introduced the item. He stated that the Planning and Zoning Commission and City Council have had several discussions on the proposed Lighting Standards. He said there have been a couple of minor changes he would review with the Commission tonight. Mr. Kurbansade made a PowerPoint presentation reviewing the proposed standards. He explained that one of the minor changes was the maximum illumination level on a subject property shall not exceed 20 footcandles. The second change would allow contiguous parking areas to be combined for purposes of determining parking spaces and the maximum pole height. Mr. Curtis asked if the exception for any light source 15 watts and under shall be permitted as a non-cutoff fixture should be more defined. He gave the example of LED lighting being fewer than 15 watts but can produce 100 watts of power. Mr. Kurbansade said the standards would still have the provision for spillover in place. Mr. Hock said he felt it would be easier to remove that section. Mr. Ross said perhaps we could specify light source types. More discussion followed.

Mr. Curtis opened the public hearing at 7:24 p.m. No one spoke at the public hearing. Mr. Ross made a motion to close the public hearing. Mr. Hock seconded the motion. The motion passed unanimously. The public hearing was closed at 7:25 p.m.

After brief discussion, Mr. Hock made a motion to approve amending the Code of Ordinances by amending Chapter 11, Zoning, Article 4 by adding Section 10 Outdoor Lighting; excluding the exception for any light source 15 watts and under shall be permitted as a non-cutoff fixture. Mr. Becker seconded the motion. The motion passed with all voting in favor.

There being no further business, Mr. Everett made a motion to adjourn. The meeting was adjourned at 7:29 p.m.

Secretary

Chairperson