

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, February 25, 2013
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Scott Everett
Charles Ross
Bill Alexander
Warren Becker

Members Absent:

Stephen Curtis
David Hock
Scott Williams

Staff Present:

Marc Kurbansade, Community Development Director
Gregory Peters, City Engineer
Carlos Vigil, CEO of Economic Development Corporation
Charlotte Youngblood, Secretary

Others Present:

Bill Adams, City Council Liaison

Secretary Warren Becker 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 Scott Everett and Warren Becker led the pledges.

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

Marc Kurbansade, Community Development Director, introduced staff members Carlos Vigil, CEO of Economic Development Corporation and Gregory Peters, City Engineer, to the commissioners. He said there will be a meet and greet for Fire Chief Candidates at the Library Meeting Room on Tuesday, February 26, 2013. He stated that there would be a neighborhood meeting at Park Lake Church on Thursday, February 28, 2013. He stated that the Sachse Police Chief has created a crime prevention partnership with residents who have video recording devices around their homes. This program was featured on WFAA Chanel 8 News which has gotten a lot of positive feedback.

3. Consider approval of the minutes from the February 11, 2013 Planning and Zoning Commission meeting.

Scott Everett made a motion to approve the minutes of the February 11, 2013 Planning and Zoning Commission meeting. Charles Ross seconded the motion. The motion passed with all voting in favor.

4. Presentation by Mr. Carlos Vigil, CEO of the Sachse Economic Development Corporation, and discussion by Planning and Zoning Commission regarding the feasibility study and master plan for an entertainment and recreation venue.

Carlos Vigil, CEO of Sachse Economic Development Corporation, made a PowerPoint presentation. He explained that at his last board meeting they gave him the go ahead to start

promoting the concept plan and he wanted the Commissioners to be familiar with it. He said that LARC Consulting was hired by the Economic Development Corporation to develop a feasibility study and master plan for an entertainment and recreation venue. He said they collectively felt they wanted more than just a retail shopping area. They wanted a destination that people can come to in Sachse along the toll road and have many options on where to spend their money. He explained over the years the entertainment industry has grown and a venue like this would help Sachse be competitive in recruiting businesses to the area. More discussion followed.

5. Consider the application of Ms. Janis Tillerson for approval of a Preliminary Plat for The Enclave, being 24 single-family residential lots on approximately 9.9768 acres, located on the southeast corner of Woodbridge Parkway and Laurel Crest Lane.

Mr. Kurbansade introduced the item. He stated that the applicant is requesting to subdivide the subject property into 24 single-family lots, located on the southeast corner of Woodbridge Parkway and Laurel Crest Lane. He said the site presents a few challenges and that is why he invited the City Engineer tonight. The applicant has met all the City Engineer's requirements to this point and the next step in the process will be full civil construction plans. Bill Alexander asked if that was a lake on the property and if that was going to create any foundation problems. Mr. Kurbansade said it was a pond and that the pond will be dredged and will be deepened a little bit but generally will be staying in the same location. Scott Everett said the existing homes in the area have a lot of foundation problems and asked about existing drainage issues. Gregory Peters, City Engineer, stated the developer and their engineer will be submitting full civil engineering plans for our approval and that will bring more detailed information. He said he reviewed the concept drainage plan they have prepared. The drainage pattern will not be significantly changed based on the concept plan and they will be installing drainage improvements which should keep water moving downstream as it should. He stated he felt comfortable with the concept drainage plan. Mr. Everett stated he was not comfortable with developing lots where the existing pond is located. Tom Jones, Binkley and Barfield, stated he is the engineer of this project and understood the Commissioner's concerns that filling a pond and building on that land can potentially create problems. He stated in this specific case what we are doing is not filling in the pond. We are reconfiguring it by building it deeper and dredging it out. The fringe areas that do become part of the buildable area will be engineered and soil compacted. He explained prior to that we will have a geo-tech engineer do an overall study on the entire site and they will make recommendation to us. As a developer in order to sell the lots we will have to provide geotechnical reports for each lot. To address drainage concerns on our property none of our lots will be below adjacent roadway grade and our minimum finished floor will be two foot above the 100-year water surface. More discussion followed about the drainage concerns and potential foundation issues in the future. Bill Alexander made a motion to approve the Preliminary Plat. Charles Ross seconded the motion. The motion passed 3-1 with Mr. Everett being the sole dissenting vote.

6. Conduct a public hearing and consider the application of the City of Sachse for approval of a Replat for the Fifth Street Park subdivision, the subject property being a proposed single 1.167-acre lot located on the northeast corner of Sachse Street and Fifth Street.

Mr. Kurbansade introduced the item. He stated that the City is proposing to combine the part of Lot 11 and all of Lot 12, Block 1 of North Hills Estates subdivision and part of Block 9, Original Town Sachse subdivision into one contiguous lot. The property is intended to be used as a park. Because the land is currently zoned for single-family residential and right-of way is being dedicated it requires a public hearing by state law.

Mr. Becker opened the public hearing. The public hearing was opened at 8:39 p.m. No one spoke at the public hearing. Scott Everett made a motion to close the public hearing and Charles Ross

seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 8:41 p.m.

There being no more discussion, Charles Ross made a motion to approve the Replat for Fifth Street subdivision. Scott Everett seconded the motion. The motion passed unanimously with all voting in favor.

7. Conduct a public hearing and make recommendation to City Council regarding the approval of an Ordinance of the City of Sachse, Texas amending the Sachse Code of Ordinances by amending Chapter 11, titled “Zoning”, by amending Article 3 titled “[Districts]”, by amending Section 2 titled “R Single-Family Dwelling Districts”; by amending Schedule I titled “Permitted Uses” to modify the parking requirement for single-family detached residential uses.

Mr. Kurbansade introduced the item. He stated that based upon the direction from City Council at previous meetings the proposed ordinance would allow the enclosure of garages for single family residences provided that the necessary permits are obtained and the necessary off-street parking is provided. He stated this would also reduce the number of illegally converted garages in the city. He stated that the amendment would allow owners of single-family residences to enclose their garages provided they have the required off-street parking space provided.

Mr. Becker opened the public hearing at 8:54 p.m. No one spoke at the public hearing. Scott Everett made a motion to close the public hearing. Charles Ross seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 8:55 p.m.

After discussion, Charles Ross made a motion to approve amending the Sachse Code of Ordinances by amending Chapter 11, titled “Zoning”, by amending Article 3, titled “[Districts]” by amending Section 2 titled “R Single-Family Dwelling Districts”, by amending Section 2.3 titled “Building Regulations”, by amending Schedule I titled “Permitted Uses” to modify the parking requirements for single-family detached residential with the amendment that the off street parking requirements be equivalent to the number of spaces enclosed. Scott Everett seconded the motion. The motion passed with all voting in favor.

There being no further business, Charles Ross made a motion to adjourn. The meeting was adjourned at 8:56 p.m.

Secretary

Chairperson