

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, May 28, 2013
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Stephen Curtis
Charles Ross
Warren Becker
David Hock

Members Absent:

Scott Everett

Staff Present:

Marc Kurbansade, Community Development Director
Michael Spencer, Building Official
Charlotte Youngblood, Secretary

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. Consider approval of the minutes from the May 13, 2013 Planning and Zoning Commission meeting.

Charles Ross made a motion to approve the minutes of the May 13, 2013 Planning and Zoning Commission meeting. David Hock seconded the motion. The motion passed with all voting in favor.

4. Conduct a public hearing and consider approval of the application of Jackson Meadows Partners, LP, for Replat for Jackson Hills Phase 3A-1, being 55 single family residential lots, three HOA Common Area lots and one lot for future development on approximately 33.127 acres, located generally on the east side of Bunker Hill Road, approximately 2,300 feet south of Ben Davis Road.

Mr. Kurbansade introduced the item. He explained this was being brought before us today because when the P&Z and City Council approved the plat there were some stipulations and conditions of approval that were placed on the plat that assumed that the Garland ISD property north of this property would be used for the purpose of drainage conveyance and that didn't happen and that was never possible so all the drainage is going to be handled on the property. So maintenance easements will be used to handle that. The plat was never filed because the stipulations and conditions could not be met. He explained because of state law and it was previously zoned one-two single family residential it requires a public hearing.

Stephen Curtis opened the public hearing at 7:08 p.m.

Sterling Moore, 4122 Lee Hutson Drive, stated he was concerned about adding 550 residents to the subdivision and if there would be a second exit onto Bunker Hill Road. He was concerned if

the exit onto Bunker Hill Road was not completed there will be a large amount of traffic going up Mustang Road to Wrangler Lane and would be unsafe for young children in the area.

James Megee, 4214 Lee Hutson Lane, stated he was concerned about whether they would be removing any more trees on the property. He also stated he did not see any plans for a community center on the plat. He asked if he could get clarification on these items.

Trey Morgan, 4218 Lee Hutson Lane, said he thought he heard when they were discussing zoning that it was going to be two-family and asked if duplexes were going to be in the area. He also asked who is responsible for keeping the common areas clean because it is not being taken care of at this time.

After no one else spoke, David Hock made a motion to close the public hearing. Warren Becker seconded the motion. The motion passed unanimously. The public hearing was closed at 7:16 p.m.

Mr. Kurbansade clarified that this plat would consist of 55 lots and not 550 lots. He also said there would not be an exit on Bunker Hill Road as part of this phase. He explained when he made the comment about the single-family and two-family he was referring to what the State Local Government Code requires if you replat any property that's either single-family or two-family it requires a public hearing. This particular property is zoned single-family residential and he apologized for being unclear.

Nancy Phillips, Team Phillips, applicant's representative for Jackson Meadows Partners, addressed some of the concerns. She explained that all the trees removed in the open space were required to be removed for drainage and flood control and all of that has been completed. The drainage and flood control for this phase consisted of an open channel. So the homes along Lee Hutson Lane that have seen the trees removed that part is already completed with no future plans for any more tree removal. The second question that was raised was in regards to a community center. There were never plans for a community center in Ph3A-1 or 3A-2. She said she has not seen plans on future phases for a community center. So if a homebuilder has made those comments she would love to know that because they have entered into agreements with these builders and they need to know the facts of the homes they are selling. The next question concerning the maintenance of common areas; if you look at the plat the common areas and drainage easements are dedicated for maintenance by the HOA. So if there are concerns regarding maintenance she would be happy to forward those directly to the Home Owners Association. Additionally, the entrance onto Bunker Hill Road doesn't come until Phase 4 and it will be located further to the east.

After discussion, Charles Ross made a motion to approve the Replat for Jackson Hills Phase 3A-1. David Hock seconded the motion. The motion passed 4-0.

There being no further business, David Hock made a motion to adjourn. The meeting was adjourned at 7:26 p.m.

Secretary

Chairperson