

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, June 10, 2013

Time: 7:00 p.m.

Place: Sachse City Hall

Members Present:

Stephen Curtis
Charles Ross
Warren Becker
Paul Watkins
David Hock
Scott Everett

Members Absent:

Scott Williams

Staff Present:

Marc Kurbansade, Community Development Director
Gregory Peters, City Engineer
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. Community Development Director's Update Report: Briefing on current activities of staff.

Mr. Kurbansade informed the Commission that Scott Williams has submitted his resignation and City Council will be conducting interviews at the June 17, 2013 meeting to try and fill this empty position. Mr. Kurbansade informed the Commission that City Attorney Pete Smith will be at the July 1, 2013 City Council meeting to provide training to new City Council members. Mr. Kurbansade suggested that this training would be useful to Planning & Zoning Commission members if they could attend. Mr. Kurbansade notified Commission members that the election of a new Chairperson will be conducted at the first July meeting.

3. Consider approval of the minutes from the May 28, 2013 Planning and Zoning Commission meeting.

David Hock made a motion to approve the minutes of the May 28, 2013 Planning and Zoning Commission meeting. Charles Ross seconded the motion. The motion passed with all voting in favor.

4. Consider the application of Northplace Church of the Assemblies of God for approval of a Final Plat for Lots 1, Block 1, Northplace Church Addition, on approximately 36.99 acres, on the south side of Pleasant Valley Road, approximately 400 feet east of the intersection with Miles Road..

Mr. Kurbansade introduced the item. He provided background information indicating that the Preliminary Plat was approved in 2011. He then presented two presentation slides showing the subject property location and the existing zoning designation. Mr. Kurbansade presented the

Preliminary Plat showing that the Preliminary Plat indicated two individual lots, however the applicant is proposing only one lot at this time for the Final Plat with substantially the same land area. Mr. Kurbansade also explained that the property will be utilizing a septic system until the City extends sanitary sewer services to the property. Mr. Kurbansade then presented a copy of the Final Plat for the Commission to review. He then stated that the City Engineer has issued a letter of substantial completion of public improvements for this property.

Charles Ross asked staff to clarify if there would be any concern with the where the septic system is located and the downward slope of the property in that area leading to drainage channels. City Engineer, Gregory Peters, answered Mr. Ross that the distance from the sprayfield to the creek system would allow for natural infiltration prior to reaching the creek. Mr. Peters then stated that there would be oversight from Dallas County and the state of Texas. Mr. Peters also stated that the Church would be required to tie into the sanitary sewer when it becomes available to the property. Mr. Peters concluded by stating that the completion of this infrastructure is most likely several years out but difficult to pinpoint due to funding.

Warren Becker asked if there was a way to indicate a future sewer easement on the plans at this time.

The applicant's representative, Mr. Robert Gossett, 1201 N. Bowser, Richardson, Texas, came forward to answer the question. Mr. Gossett stated that the location of the future sewer was not known at the time when construction commenced. Mr. Gossett stated that the service line would be private and therefore would not be required to be in an easement. However, if this was to be located in an easement, Mr. Gossett indicated that they would file a separate instrument. Mr. Peters concurred with this statement.

After discussion, Charles Ross made a motion to approve the Final Plat for Lot 1, Block 1, Northplace Church Addition. Warren Becker seconded the motion. The motion passed unanimously, 6-0.

There being no further business, Charles Ross made a motion to adjourn. The meeting was adjourned at 7:17 p.m.

Secretary

Chairperson