

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, September 23, 2013
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Scott Everett
Charles Ross
David Hock
Ty Lamb
Paul Watkins

Members Absent:

Julie Morris
Warren Becker

Staff Present:

Marc Kurbansade, Community Development Director
Charlotte Youngblood, Secretary

Others Present:

Bill Adams, City Council Liaison

Chairman Charles Ross 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 Ty Lamb led the pledges.

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

Mr. Kurbansade said Charles Ross was elected to City Council Place 2 and congratulated him. He also stated that the joint EDC and City Council workshop meeting went well and three commissioners were in attendance. He said there will be more planning meetings to come in the future.

3. Consider approval of the minutes from the September 9, 2013 Planning and Zoning Commission meeting.

Scott Everett made a motion to approve the minutes of the September 9, 2013 Planning and Zoning Commission meeting. Paul Watkins seconded the motion. The motion passed with all voting in favor.

4. Consider the application of Plano ARS, LP for a Preliminary Plat for Westgate Shopping Center Addition, Lots 1-3, Block A, being a total of 9.599 acres.

Marc Kurbansade, Community Development Director, introduced the item. He stated the applicant is requesting approval of a Preliminary Plat for three individual lots comprising a total of 9.599 acres. He stated that the property is located on the northeast corner of Murphy Road and Blackburn Road and retains a zoning designation of General Commercial (C-2). He presented a copy of the Preliminary Plat and explained that the site will have three access points, two from

Blackburn and one from Murphy Road. He stated that staff is recommending approval of the proposed Preliminary Plat.

Ty Lamb stated he felt that the 25 foot building line indicated on the plat could potentially be confusing without the deed restrictions. Mr. Kurbansade stated a note could be added on the Preliminary Plat indicating the required 50 foot landscape buffer.

After discussion, Scott Everett made a motion to approve the Preliminary Plat with the addition of a note on the plat indicating the required 50 foot landscape buffer. David Hock seconded the motion. The motion passed unanimously.

5. Consider an application from Oxford Sachse Memory Care Ltd., for approval of a Final Plat for Glen Carr House of Sachse, being one 4.358-acre lot, generally located east of Bunker Hill Road, south of Old Ben Davis Road and west of Ben Davis Road.

Mr. Kurbansade introduced the item. He stated the applicant is requesting approval of a Final Plat for Glen Carr House of Sachse. He provided background information stating the subject property is generally located east of Bunker Hill Road and west of Ben Davis. Mr. Kurbansade indicated the property retains a zoning designation of General Commercial (C-2). He explained that the development includes the extension of municipal facilities, which necessitates this item going before the commission. He stated that Planning and Zoning Commission approved the Preliminary Plat of September 13, 2012 and City Council approved the Preliminary Plat on September 17, 2012. He stated that the Final Plat was found to be in substantial completion with the installation of public improvements on September 10, 2013 and staff is recommending approval of the Final Plat.

Paul Watkins asked if there would be improvements to Ben Davis Road at this time. Mr. Kurbansade confirmed this would be done in accordance with the Subdivision Ordinance.

After discussion, David Hock made a motion to approve the Final Plat. Ty Lamb seconded the motion. The motion passed with all voting in favor.

There being no further business, Paul Watkins made a motion to adjourn. The meeting was adjourned at 7:23 p.m.

Secretary

Chairperson