

City of Sachse, Texas
Planning and Zoning Commission

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

Members Present:

Paul Watkins
David Hock
Ty Lamb
Scott Everett
Warren Becker
Jack Bickler
Wendy Stewart

Members Absent:

Staff Present:

Marc Kurbansade, Community Development Director
Charlotte Youngblood, Secretary

Chairman Scott Everett 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 Paul Watkins led the pledges.

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

Mr. Kurbansade welcomed our new members. He stated there will be a training session for our new commissioners on December 9th. He also said that the cancellation of the December 23rd Planning and Zoning meeting would be on the next agenda for consideration. He said the Hwy 78 Advisory Committee nominations from Planning and Zoning were appointed.

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

David Hock made a motion to approve the minutes of the November 11, 2013 Planning and Zoning Commission meeting. Paul Watkins seconded the motion. The motion passed with all voting in favor.

4. Consider an application from Meritage Homes of Texas, LLC, for approval of a Final Plat for Heritage Park Phase 2, being 61 single-family residential lots, two Common Area lots and one Homeowners' Association (HOA) lot, on approximately 34.814 acres of land.

Mr. Kurbansade introduced the item. He stated that the applicant is requesting to subdivide an approximately 34.814-acre tract to consist of 61 single-family residential lots, two Common Area lots and one Homeowners' Association lot. He explained that the property has a designation of R-10 zoning. He said that the Planning and Zoning Commission approved the Preliminary Plat on January 25, 2010, and City Council approved the Preliminary Plat on February 15, 2010. He explained that the Final Plat meets the standards of the City of Sachse Zoning and Subdivision Ordinance and was found to be in substantial completion with the installation of public improvements on October 11, 2013. He said staff recommends approval of the Final Plat.

Paul Watkins made a motion to approve the Final Plat for Heritage Park Phase 2. Warren Becker seconded the motion. The motion passed unanimously with all voting in favor.

5. Conduct a public hearing and offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, by amending Chapter 3, Building Regulations by relocating and amending Article II, "Tree Preservation" to Chapter 11, "Zoning", Article 4, "General Provisions Applying to All of Several Districts", creating a new Section 11, titled "Landscaping and Screening", by relocating screening and site landscaping provisions from Chapter 11, "Zoning", Article 3 "[Districts]" to Section 11, "Landscaping and Screening"; relocating Article 4, "General Provisions Applying to All of Several Districts", Section 7, "Nonresidential Landscaping Requirements" to Section 11, "Landscaping and Screening"; relocating Article 4, "General Provisions Applying to All or Several Districts", Section 8, "Residential Landscaping Requirements" to Section 11, "Landscaping and Screening".

Mr. Kurbansade introduced the item. He explained that the purpose of this amendment is threefold: 1) reorganization of Code Sections for clarity; 2) provision of means for considering alternate landscape plans; 3) means of addressing potential conflicts where drought restrictions will not permit required landscaping to be planted. He stated that previously city staff has conducted several workshops and discussions with City Council, Planning and Zoning, and Parks and Recreation Board. He explained that the proposed amendments reflect the consensus reached by City Council. Mr. Kurbansade made a PowerPoint presentation and highlighted the proposed code sections. More discussion followed about the timeframe on when landscaping would be installed after drought restrictions were lifted and how the surety funds would be dispersed. The commissioners also discussed mandating a certain percentage of landscaping installed be drought tolerant.

Chairman Scott Everett opened the public hearing at 8:15 p.m.

With no one speaking David Hock made a motion to close the public hearing. Ty Lamb seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 8:15 p.m.

After discussion, Ty Lamb made a motion to offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, by amending Chapter 3, Building Regulations by relocating and amending Article II, "Tree Preservation" to Chapter 11, "Zoning", Article 4, "General Provisions Applying to All of Several Districts", creating a new Section 11, titled "Landscaping and Screening", by relocating screening and site landscaping provisions from Chapter 11, "Zoning", Article 3 "[Districts]" to Section 11, "Landscaping and Screening"; relocating Article 4, "General Provisions Applying to All of Several Districts", Section 7, "Nonresidential Landscaping Requirements" to Section 11, "Landscaping and Screening"; relocating Article 4, "General Provisions Applying to All or Several Districts", Section 8, "Residential Landscaping Requirements" to Section 11, "Landscaping and Screening" and adding a provision for a timeframe on installation of necessary landscaping once drought restrictions are lifted and to require one-third of landscape trees and shrubs be drought tolerant. Warren Becker seconded the motion. The motion passed unanimously with all voting in favor.

There being no further business, Paul Watkins made a motion to adjourn. The meeting was adjourned at 8:19 p.m.

Secretary

Chairperson