

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, October 13, 2014

Time: 7:00 p.m.

Place: Sachse City Hall

Members Present:

Ty Lamb
Chance Lindsey
Scott Everett
Jack Bickler
Warren Becker
David Hock
Wendy Stewart

Members Absent:

Staff Present:

Dan McGinn, Community Development Director
Charlotte Youngblood, Secretary

Others Present:

Bill Adams, City Council Liaison

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 David Hock led the pledges.

2. Consider approval of the minutes of the September 8, 2014 Planning and Zoning Commission meeting.

Ty Lamb made a motion to approve the minutes of the September 8, 2014 Planning and Zoning Commission meeting. David Hock seconded the motion. The motion passed with all voting in favor.

3. Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Code of Ordinances, Chapter 11, "Zoning," Article 4, Section 12, titled "Accessory Buildings"; by amending Section 12.2 (h).

Mr. McGinn, Community Development Director, introduce the item. He stated that this item will consist of the amendments to the Accessory Building Requirements as it pertains to building height. He stated that existing regulations for existing accessory buildings were updated in March of 2014 to modify requirements pertaining to building height, lot coverage and building materials. He said at this time staff is proposing a modification to the section dealing with building height. He explained staff is proposing that an additional setback requirement be added to structures over fifteen feet tall.

Chairman Everett opened the public hearing at 7:09 p.m. With no one speaking at the public hearing, 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 7:10 p.m.

David Hock and Ty Lamb had some comments about the definition of an accessory building, temporary structures and the approval process for both. Mr. Everett commented that he felt the setbacks were excessive due to the majority of small lots in Sachse and asked how other cities determine setbacks.

After discussion, Ty Lamb made a motion to approve the recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Code of Ordinances, Chapter 11, "Zoning," Article 4, Section 12, titled "Accessory Buildings"; by amending Section 12.2 (h). Wendy Stewart seconded the motion. The motion passed 6-1 with Scott Everett being the lone dissenting vote.

4. Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Code of Ordinances, Chapter 11 "Zoning," Article 2, by adding definitions for Improved Surface and Paved Surface pertaining to off-street parking; by amending Article 3, Section 2.3 (d)(3), Section 5.2 (a), and Section 5.7(a) to provide clarification on required design elements for vehicular and non-vehicular parking and display areas.

Mr. McGinn introduced the item. He explained that the proposed amendment to the Zoning Ordinance will provide better clarity and consistency throughout the code. He said the item would consist of amendments to the Off-Street Parking requirements. He said the proposed changes would include a definition of improved surface which will describe what materials can be used for residential development.

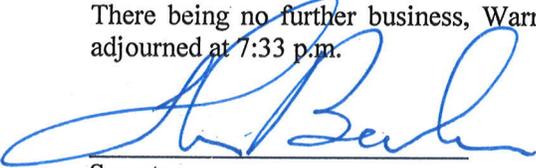
Chairman Everett made a motion to open the public hearing. The public hearing was opened at 7:26 p.m. With no one speaking, Mr. Becker made a motion to close the public hearing. Wendy Stewart seconded the motion. The motion passed unanimously. The public hearing was closed at 7:26 p.m.

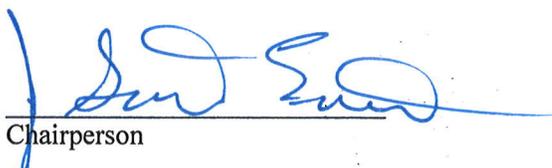
After brief discussion, Warren Becker made a motion to make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Code of Ordinances, Chapter 11 "Zoning," Article 2, by adding definitions for Improved Surface and Paved Surface pertaining to off-street parking; by amending Article 3, Section 2.3 (d)(3), Section 5.2 (a), and Section 5.7(a) to provide clarification on required design elements for vehicular and non-vehicular parking and display areas. David Hock seconded the motion. The motion passed 7-0 with all voting in favor.

5. Consider a recommendation to City Council for a Planning and Zoning Commission member to serve on the State Highway 78 Advisory Committee.

Mr. McGinn said the commission needed to formalize the appointment to the State Highway 78 Advisory Committee. After discussion, Mr. Lindsey made a motion to appoint Ty Lamb to the committee. Wendy Stewart seconded the motion. The motion passed unanimously with all voting in favor.

There being no further business, Warren Becker made a motion to adjourn. The meeting was adjourned at 7:33 p.m.


Secretary


Chairperson