

15,000 square feet for single family detached housing. He stated that the request is consistent with the Future Land Use Map and staff is recommending approval of the request.

Bill Dower, Applicant's Representative, stated that they have built in Sachse previously in the Sachse Farms subdivision. He explained that they are looking to do something comparable to that. He showed slides depicting the proposed lot layout, masonry wall, similar homes and entry way sign. He said there would be 43 home sites that would have the same look and feel as the ones they built in Sachse Farms. He stated there would be a mandatory homeowner's association to keep the neighborhood nice. He said the average size house would be approximately 3,850 square feet and with a price range starting in the \$350,000.

Chairman Everett opened the public hearing at 7:19 p.m.

Oren Peacock, 5409 Heritage Cr., stated he was in opposition to the zoning request. He said he had a couple of issues with the data on the 2012 traffic counts. He said a lot has changed and there has already been an increase in traffic. He stated that there are a lot of homes being built in Wylie and that traffic would be heading down Sachse Road and Merritt Road to George Bush. He said they moved here for the country feel and felt they would lose that with the approval of the zoning change.

Janis Wood, 4910 Merritt, stated that they moved here 30 years ago from Plano and have seen a lot of changes. She stated that they have 13 acres with one home and that is what they like. She said she can't imagine 43 homes on 13 acres. She said the zoning change would ruin their country feel. She was also concerned with possible foundation issues and large trucks using Merritt Road.

Linda Crank, 5006 Heritage Cr., said she moved to Sachse 13 years ago. She said the average lot size in Heritage Circle is 37,000 square feet. She said they moved here for the country feel. She felt that although the zoning change is consistent with the Future Land Use Map that is was not consistent with the feel of surrounding areas. She also said she was concerned with the infrastructure issues in regards to street size and future flooding concerns. She also was concerned with increased traffic along Merritt Rd. She wanted to know what would be done to protect Heritage Circle. She felt that they could increase the lot size of the proposed subdivision.

David Taylor, 5114 Merritt Rd., said he felt the lot sizes needed to be increased to 15,000 square feet. He was also concerned with the two entrances on Merritt Road and increased traffic.

Keith Arnold, 5215 Heritage Cr., moved here because of the location. He said he was concerned about stacking houses on top of each other. He was also concerned with increased traffic.

Candy Henry, 4903 Heritage Cr., said they moved here 20 years ago and her husband commutes to Dallas. They moved here so they could raise their kids in public schools and she has taught in Garland for many years. She said it takes her longer to turn onto Merritt Road than it takes her to drive to the High School. She felt that the zoning request does not match their neighborhood. She said one acre lot sizes would a better fit in the surrounding area. She is concerned about being shielded from the proposed neighborhood.

Dan Kenefake, 5221 Heritage Cr., spoke in opposition. He said there would be an increase in the number of cars and was concerned about the traffic counts from 2012 being used when the traffic is much greater now than it was then. He said the home size could not be that large because of the lot size and the maximum lot coverage being 35%. He stated this area is totally open with no privacy fences. He said it will not look the same and it won't have the rural feel any longer.

Mike Carpenter, 4915 Heritage Cr., said his house backs up to the property and a fence line would be only thing that would separate his home from the development. He is appalled that a two story house could see in his yard and home if built. He has lived there for 25 years and lived there because of the rural feel. He said it has been implied that bigger houses and larger lots would be acceptable in the area but he wants the property left alone. He asked that the commission vote it down. Additionally, he said that a light or four – way stop signs was desperately needed at Sachse and Merritt Road to help with the traffic.

Louie Carter, 5119 Live Oak Drive, said he is new to Sachse and lives in Jackson Meadows. Before he moved here he looked at the Future Land Use Map before making his decisions. He stated that he views this type of zoning as spot zoning. He felt that it is contradictory to the Future Land Use Plan. He would like to see them maintain at least an R-15 zoning with a single entrance into the subdivision.

Cathy Taylor, 5114 Merritt Rd., spoke in opposition and felt the property should not be rezoned and remain the same. She doesn't think we need any more houses, cars, or people on Merritt Road.

With no else 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 7:48 p.m.

Mr. McGinn wanted to clarify some of the statement made tonight. He stated that the rear yard setback would be 25 feet and that 2,000 square feet is the minimum lot size. He stated in regard to lot coverage that the 30% referred to the building footprint and they could go two stories. He said as far as having one entrance the fire department requested two entrances for emergency response vehicles.

Chairman Everett asked how the traffic study in 2012 relates to today's traffic and what are we doing to address the traffic issues along Merritt Rd.

Greg Peters, City Engineer, stated that clearly they are obviously more cars on all of our roads than what there was in 2012. He does not want to estimate but the city has a traffic counter and said the city could go and gather that information to see what that difference would be. He stated that with George Bush coming through Sachse traffic patterns have changed and shifted it towards Sachse Road, Merritt Road and Pleasant Valley Road. One of the comments made was there would be 800 trips a day. However, the number that Mr. McGinn showed was based on 10 trips a day per house which is a fairly conservative number. He said Merritt Road is shown in our long term plan to be a 4 lane divided.

Mr. Hock asked if there was a date for the widening of Merritt Road. Mr. Peters explained because we partner with Dallas County it is hard to say. He stated we are working with Dallas County currently on the widening of Sachse Road and Merritt Road is a top priority, however, it comes down to funding.

Chance Lindsey asked about Red Bud Drive located in the future Jackson Meadows. He said it looks like it is going to stay a dead end where it should connect with the proposed subdivision.

Mr. McGinn stated that they looked into that but it is not owned by Jackson Meadows and the current owner has not been able to be contacted by the developer.

Bill Dower, Applicant's representative, explained that the developer would be escrowing funds for widening the section of Merritt Road in front of their development. He also stated they wanted to put in only the one entrance but the city required the second entrance. He explained as far as home size these would be larger homes with maybe only one home being the minimum 2,000 square feet in the development. He also stated that with land costs skyrocketing R-12 zoning would not be financially feasible.

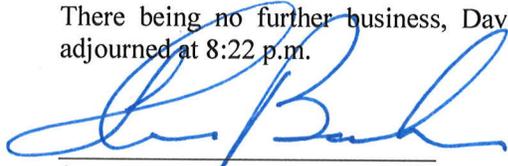
Paul Taylor, Paul Taylor Homes, said they could possibly add a buffer so to speak by increasing lot size to 12,000 square feet on the lots backing up to Heritage Circle.

After more discussion, Ty Lamb made a motion to make recommendation to City Council to grant a change of zoning from an Agricultural District (AG) to a Residential-10 District (R-10) on lots 13-43 and to change Agricultural District to R-15 on lots 1-12 on an approximately 13.56 acre tract. David Hock seconded the motion. The motion passed 4-2 with Warren Becker and Chance Lindsey voting no.

4. Community Development director's Update report: Briefing on current activities of staff.

Mr. McGinn said the Neighborhood Walmart grand opening would be this week. He stated that in the month of November we have issued 27 single family permits and have done 265 permits for the year. He stated there will be a Planning and Zoning Meeting on December 22, 2014 to discuss four plat submittals. He said on Thursday night we will be having our Highway 78 Planning meeting.

There being no further business, David Hock made a motion to adjourn. The meeting was adjourned at 8:22 p.m.



Secretary



Chairperson