

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, December 22, 2014
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

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

Members Absent:

Wendy Stewart

Staff Present:

Dan McGinn, 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 Ty Lamb led the pledges.

2. Consider approval of the minutes of the December 08, 2014 Planning and Zoning Commission meeting.

David Hock made a motion to approve the minutes of the December 08, 2014 Planning and Zoning Commission meeting. Ty Lamb seconded the motion. The motion passed unanimously with all voting in favor.

3. Consider the application of Woodbridge Properties, LLC for approval of a Preliminary Plat for Woodbridge Gate Addition, being a 10.1098-acre tract consisting of five (5) individual lots. The subject property is located on the southwest corner of Woodbridge Parkway and State Highway 78.

Mr. McGinn, Community Development Director, introduced the item. He stated that the applicant is requesting approval of a Preliminary Plat for a 10.1098-acre tract. He stated the applicant is proposing to plat the subject property into five (5) individual lots. He said that Lot 1 has been identified as LA Fitness Center. He stated that staff has determined that the proposed Preliminary Plat meets the standards of the City of Sachse Code of Ordinances and is recommending approval.

After discussion, Ty Lamb made a motion to approve the Preliminary Plat for Woodbridge Gate Addition. David Hock seconded the motion. The motion passed with all voting in favor.

4. Consider the application of DR Horton –Texas, LTD for approval of an Amending Plat for Parkwood Ranch Phase 2, Lots 12 and 13, Block A, being a .392-acre tract. The subject property is located along Harlan Drive south of Ranch Road.

Mr. McGinn introduced the item. He stated that the applicant DR Horton is requesting approval of three amended plats for Parkwood Ranch Phase 2, Lots 12 and 13, Lots 19 and 20 and Lots 32 and 33. The amended plats are similar in nature but will need separate action for approval. He stated that the applicant is requesting the amending plat to modify an existing pedestrian easement that provides access to a trail system that runs behind the homes along Harlan Drive. The modification will reduce the easement down to 10 feet in between Lots 12 and 13 from its current 15 foot width. Staff has determined that the proposed amending plat meets the standards of the City of Sachse Code of Ordinances and is recommending approval.

After discussion, Jack Bickler made a motion to approve the amended plat for Parkwood Ranch Phase 2 Lot 12 and 13. Warren Becker seconded the motion. The motion was passed unanimously with all voting in favor.

5. Consider the application of DR Horton- Texas, LTD for approval of an Amending Plat for Parkwood Ranch Phase 2, Lots 19 and 20, Block A, being a .504-acre tract. The subject property is located along Harlan Drive south of Ranch Road.

Mr. McGinn stated again that the applicant is requesting the amending plat to modify an existing pedestrian easement that provides access to a trail system that runs behind the homes along Harlan Drive. The modification will reduce the easement down to 10 feet in between Lots 19 and 20 from its current 15 foot width. Staff has determined that the proposed amending plat meets the standards of the City of Sachse Code of Ordinances and is recommending approval.

After discussion, Warren Becker made a motion to approve the amended plat for Parkwood Ranch Phase 2, Lots 19 and 20. David Hock seconded the motion. The motion passed unanimously with all voting in favor.

6. Consider the application of DR Horton – Texas, LTD for approval of an Amending Plat for Parkwood Ranch Phase 2, Lots 32 and 33, Block A, being a .436-acre tract. The subject property is located along Harlan Drive south of Ranch Road.

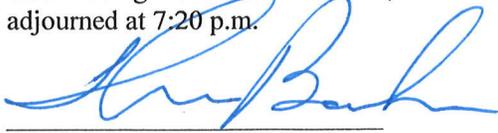
Mr. McGinn stated that the applicant is requesting the amending plat to modify an existing pedestrian easement that provides access to a trail system that runs behind the homes along Harlan Drive. The modification will reduce the easement down to 10 feet in between Lots 32 & 33 from its current width of 22 feet. Staff has determined that the proposed amending plat meets the standards of the City of Sachse Code of Ordinances and is recommending approval.

After discussion, Chance Lindsey made a motion to approve the amended plat for Parkwood Ranch Phase 2, Lots 32 & 33. Ty Lamb seconded the motion. The motion passed unanimously with all voting in favor.

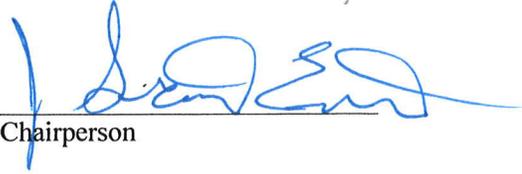
7. Community Development Director's Update Report: Briefing on current activities of staff.

Mr. McGinn informed the commissioners that the Malone Estates Zoning Case has been withdrawn and the developer will be holding a meeting with homeowner's in the area to discuss other possible options. Additionally, he stated that the Harmony Hills zoning request will be going before City Council on January 5, 2014 and they have amended their request according to recommendations from the Planning and Zoning Commission. He stated that this has been a busy year for single family development exceeding our 2006 record for the most permits issued.

There being no further business, David Hock made a motion to adjourn. The meeting was adjourned at 7:20 p.m.



Secretary



Chairperson