City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, March 09, 2015
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:
Ty Lamb
Chance Lindsey
Warren Becker
Scott Everett
David Hock

Members Absent:
Wendy Stewart

Staff Present:
Dan McGinn, Community Development Director
Greg Peters, City Engineer
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 22, 2014 Planning and Zoning Commission meeting.

David Hock made a motion to approve the minutes of the December 22, 2014 Planning and Zoning Commission meeting. Ty Lamb seconded the motion. The motion passed unanimously with all voting in favor.

3. Conduct a public hearing and offer recommendation to the City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from an Agricultural (AG) District to a Planned Development District (PD) to allow for the development of a Type 2 Cellular Communications Tower on an approximately 10-acre tract of land, more particularly described in Exhibit "A" and located at 3904 Miles Road, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan attached as Exhibit "D".

Chairman Everett stated that this item was postponed until the April 27, 2015 Planning and Zoning Commission Meeting.

4. Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan.

Dan McGinn, Community Development Director, introduced the item. He stated that the applicant is requesting that the future extension of Country Club Drive, a proposed collector street on the Master Thoroughfare Plan be removed. He stated that this is the first item of a two part request being made by the applicant. The applicant is also requesting that a Planned Development be considered for a 96.80 acre tract that will be bisected by the proposed collector street. Mr. McGinn stated that he agreed with the previously submitted traffic report which identified the need for one collector- street in this area. Therefore, staff is recommending denial of the request.

Ron Haynes, Applicant, made a PowerPoint presentation. He explained the reason for this request is the Estates of Pleasant Valley is proposed as a rural upscale community and in keeping with the surrounding areas homes prices will range from $500,000 to $800,000. He said the city's thoroughfare plan shows a collector street that traverses the property connecting Sachse Road to Pleasant Valley Road. He stated that the road would have a negative impact on the development and fears it will be used as a cut through to George Bush and negatively affect the area.

Chairman Everett opened the public hearing at 7:26 p.m.

Emily Donnelly, 6302 Ben Road, said she would like to see the collector street removed. She explained that Pleasant Valley Road is in horrible shape and it would be used as a cut through to Pleasant Valley Road adding more traffic to an already bad situation.

David Taylor, 5114 Merritt Road, said he shares concerns but thinks we need to move traffic off of Merritt Road. He stated traffic is backed up every afternoon and he is opposed to the removal of the collector street.

Christie Benator, 3605 Pleasant Valley, stated that Pleasant Valley is the only truck route and feels the collector road should be taken off the master thoroughfare plan completely.

Charles Creech, 5312 Heritage Circle, stated that Merritt Road is terrible right now and the city needs to make the right decisions and do what is best for everyone. He felt that everyone wants to direct traffic down Merritt Road but he feels we need many routes out of the surrounding areas.

Jan Wood, 4910 Merritt Road, stated that she has lived on Merritt Road for 30 years and she is very sympathetic to dump trucks on Pleasant Valley Road but she is in favor of having an additional route. She said Merritt Road is so busy she is afraid to check her mail. She stated that Merritt Road is already a freeway.

Mike Kellan, 5619 Pinnacle Circle, said it seems that the city is moving traffic from four lane roads into residential neighborhoods instead we should be trying to negotiate with Wylie and work in conjunction with one another to add collectors streets in some of the new subdivisions to offset some of this traffic.

With no one else speaking, David Hock made a motion to close the public hearing. Warren Becker seconded the motion. With all voting in favor the public hearing was closed at 7:40 p.m.

After discussion, Ty Lamb made a motion to deny amending Figure 4-1 of the Thoroughfare Plan of the Sachse Comprehensive Plan. David Hock seconded the motion. The motion passed 6-0 with all voting in favor.

5. Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from an Agricultural District (AG) to a Planned Development District (PD) on an approximately 96.80 – acre tract of land, more particularly described in Exhibit "A" and located on the northeast corner of Pleasant Valley Road and Ben Road, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B" providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan approved as Exhibit "D".

Mr. McGinn introduced the item. He stated that the applicant is requesting to rezone the subject property from its existing Agricultural zoning district to a Planned Development zoning district. He stated that the Planned Development District would be comprised of single-family residential lots with a typical lot size being 1-acre. He stated that the Planned Development rezoning request contains 66 lots that will be one acre or greater in size. He stated that current zoning allows for the development of one acre lots for single family development by right. However, the applicant is requesting modifications to the subdivision design requirements. He stated that staff believes the extension of Country Club Drive will be important for the future mobility of the residents in this portion of the city and will be left on the plan. Staff is recommending approval of the zoning request.

Mr. Haynes, Applicant, made a presentation to the commission. He said the Estates of Pleasant Valley is proposed as a rural upscale community with homes prices ranging from $500,000 to $800,000. He said minimum lots size would be one acre with R-39,000 District as the base zoning. He said this would allow for 66 lots. He explained that the neighborhood would be easily served by the city's water system. He stated that since public sewer is not available in the area private septic systems will be allowed in the neighborhood. He showed architectural renderings of the proposed landscaping, signage and home elevations for the neighborhood. He said all bar ditches would be required to be sodded and showed examples of existing homes with similar design.

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

Emily Donnelly, 6302 Ben Road, asked if the landscape easement was part of the one acre lots.

Christie Benator, 3605 Pleasant Valley Road, spoke in favor of the development. She hopes they can sell the lots with the development being in close proximately to the Hinton Landfill sign.

Mike Kellam, 5619 Pinnacle Circle, stated this is the type of development we need in Sachse and spoke in favor of it.

David Benator, 3605 Pleasant Valley Road, thinks the commission needs to address long term what they want future neighborhoods to look like in Sachse and he would challenge them to make them all the larger lot sizes.

With no one else speaking, Ty Lamb made a motion to close the public hearing. David Hock seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 8:21 p.m.

After discussion, Warren Becker made a motion to approve the change of zoning from an Agricultural District to a Planned Development District. David Hock seconded the motion. The motion passed 6-0 with all voting in favor.

6. Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from an Agricultural District (AG) to a Planned Development District (PD) on an approximately 13.56 acre tract, more particularly described in Exhibit "A" and located along the west side of Merritt Road just south of Heritage Circle, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan attached as Exhibit "D".

Mr. McGinn introduced the item. He said the subject property is a 13.56 acre tract located along the west side of Merritt Road just south of Heritage Circle. He stated that the applicant is requesting to rezone the subject property from its existing Agricultural Zoning District to a Planned Development Zoning District. He stated that the proposed Planned Development would be comprised of 39 single-family residential lots with lot sizes of 10,000 and 15,000 square feet. He stated that the single-family lots sizes are consistent with the future land use plan and staff is recommending approval.

Paul Taylor, Applicant, made a PowerPoint presentation. He stated that the development would comprise of 39 home sites. He explained that after meeting with the homeowner's in January they explained some of their issues that they had with the development. He said they had an objection to narrow lots backing up to their properties and the lack of privacy with two story homes backing up to their lots. They also wanted larger homes in the area. He said they agreed to increase some of the lots sizes; and also increase the home size to a minimum 2,500 - 3,000 square foot and only allow one story homes to back up to Heritage Circle.

Chairman Everett opened the public hearing at 8:40 p.m.

Charles Creech, 5312 Heritage Circle, said Mr. Taylor did a good job and wanted to thank him for working with the residents. However, he is concerned about the increased traffic.

Eddie Plemmens, 4909 Heritage Circle, said he bought his property a year ago and is opposed to the project.

David Taylor, 5114 Merritt Road, said Paul Taylor builds a beautiful home and has a difficult time understanding how he can fit that many homes on the development. He said there is too much density.

Mike Carpenter, 4915 Heritage Circle, said he moved to Sachse for the rural area and that is exactly what attracts people to Sachse. He would like to see larger lot and homes in the area. He spoke in opposition to the development.

With no one else speaking, Ty Lamb made a motion to close the public hearing. David Hock seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 8:49 p.m.

After discussion, Ty Lamb made a motion to grant a change of zoning from an Agricultural District (AG) to a Planned Development District (PD) on an approximately 13.56 acre tract located along the west side of Merritt Road. David Hock seconded the motion. The motion passed 6-0 with all voting in favor.

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

Mr. McGinn stated that the commission's next meeting would be in April. He stated that the Highway 78 Visionary Committee is still moving forward and next meeting would be sometime in April. He said EDC did approve a consultant to evaluate a tract of land zoned Industrial along Ranch Road and consider initiating a zoning change for that tract. He also did inform the commission of Mr. Bickler resignation from the board.

There being no further business, Warren Becker made a motion to adjourn. The meeting was adjourned at 9:02 p.m.

C Youngblood
Secretary

Chairperson