

**City of Sachse, Texas**  
Planning and Zoning Commission

Minutes of the Regular Meeting of February 22, 2010

Time: 7:00 PM      Place: Sachse City Hall

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**Members Present:**

Warren Becker  
Wally Sparks  
David Hock  
Scott Everett  
Robert Corbin  
Jeanie Marten  
Stephen Curtis

**Members Absent:**

**Staff Present:**

Barry Shelton, Community Development Director  
Michael Spencer, Building Official  
Charlotte Youngblood, Secretary

**Others Present:**

Bill Adams, City Council Liaison  
Jared Patterson, City Councilman

Chairperson Scott Everett opened the regular meeting of the Planning and Zoning Commission at 7:00 p.m. and a quorum was declared.

**Consent Agenda**

1. **Consider approval of the minutes for the February 8, 2010 regular Planning and Zoning Commission meeting:** Jeanie Marten made a motion to approve the minutes for the February 8, 2010 regular Planning and Zoning Commission meeting and David Hock seconded the motion. With all voting in favor the motion passed unanimously.

**Regular Agenda**

2. **Conduct a public hearing and consider amendments to Chapter 11, Article 4 of the Sachse Code of Ordinances by adding Section 9, which will regulate the installation of private wind energy systems:**

Barry Shelton, Community Development Director, made a PowerPoint presentation and discussed the amendments made to the proposed ordinance that had been discussed in the previous meeting. He reviewed the changes with the commission. The proposed changes include allowing up to a 62 foot tower by right. A provision was added to the ordinance to require all location and setback requirements to be maintained over time if future subdivision of the property reduced the required setbacks. The setback of the tower from primary structures has been amended to require setback equal to the height of the tower plus three feet. The construction standards section has been amended to state that all wind energy systems be monopoles. A co-location section has been added to prohibit the poles from being utilized for uses other than the wind energy system. The sign section has been added to prohibit flags from being mounted on the pole. The color section of the proposed ordinance has been amended to state that the system be neutral in color. The roof mounted system has been removed until more research can be done. Minor errors and typos have been corrected and a definition for FAA has been added.

Chairperson Scott Everett opened the Public Hearing at 7:13 p.m.

Dave Sanford, 3718 Trailridge Drive, asked how many lots will qualify in the city. He stated that the changes seem to accommodate city council recommendations and he was concerned about our type of federal and local government's control.

Warren Becker made a motion to close the Public Hearing. Robert Corbin seconded the motion. The motion passed unanimously with all voting in favor and the Public Hearing was closed at 7:16 p.m.

Barry Shelton said to answer Mr. Sanford's question there is about 100 lots. There are large tracts of land that could be developed as rural residential in the future. Stephen Curtis made note of a typo in Section (e) of the ordinance and asked about maximum blade size. More discussion followed.

Wally Sparks made a motion to approve the amendments to Chapter 11, Article 4 of the Sachse Code of Ordinances by adding Section 9, which will regulate the installation of private wind energy systems. Robert Corbin seconded the motion with all voting in favor the motion passed unanimously.

There being no further business, Warren Becker made a motion to adjourn. Jeanie Marten seconded the motion with all voting in favor the meeting was adjourned at 7:28 p.m.

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*Original Signed by Secretary*

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*Original Signed by Chairperson*