

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, July 13, 2015
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Ty Lamb
Chance Lindsey
Scott Everett
David Hock
Wendy Stewart

Members Absent:

Fernando Guterrez
Lyndsey Rhode

Staff Present:

Michael Spencer, Interim 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 David Hock and Ty Lamb led the pledges.

2. Consider approval of the minutes of the June 22, 2015 Planning and Zoning Commission meeting.

Ty Lamb made a motion to approve the minutes of the June 22, 2015 Planning and Zoning Commission meeting. Wendy Stewart seconded the motion. The motion passed unanimously with all voting in favor.

3. Consider an application from Woodbridge XVII, Ltd. for approval of a Final Plat for Woodbridge Phase 19, being 148 single-family residential lots and four (4) Homeowner's Association (HOA) lots, on approximately 52.486 acres, on the east side of Maxwell Creek Road, just north of Ranch Road.

Michael Spencer, Interim Community Development Director, introduced the item. He stated the applicant is requesting to subdivide approximately 52.486 - acre tract to consist of 148 single-family residential lots and four (4) HOA lots located on the east side of Maxwell Creek Road. He stated that the subject property is zoned Planned Development District (PD-19) which was approved by City Council on January 21, 2002. He explained that the City Council approved the Preliminary Plat on May 5, 2014. He stated that the proposed final plat meets the standards of the City of Sachse Code of Ordinances and staff is recommending approval.

Scott Everett asked about drainage issues on the particular property with the recent rains. Don Herzog, Herzog Development, stated that with the inlet protectors in place for erosion control purposes that the storm sewer system is not being used and until they are able to remove the inlet covers when it rains it will continue to run over the curbs and down the streets. Scott Everett also asked if there would be a screen wall along Maxwell Creek Road. Mr. Herzog stated there would be one.

After brief discussion, Ty Lamb made a motion to approve the Final Plat for Woodbridge Phase 19. David Hock seconded the motion. The motion passed 5-0 with all voting in favor.

4. Consider the application of Woodbridge Properties, LLC for approval of a Preliminary Plat for Woodbridge Phase 20A, being 42 single-family residential lots, one commercial lot, and 2 Homeowner's Association lots on approximately 20.658 acres, on the northwest corner of Ranch Road and Cody Lane.

Mr. Spencer, Interim Community Development Director, introduced the item. He stated the applicant is requesting to subdivide approximately 20.658-acre tract to consist of 42 single family residential lots, one commercial lot and 2 Homeowner's Association lots on the northwest corner of Ranch Road and Cody Lane. He explained that where the property abuts Woodbridge Parkway, a 24-foot emergency access drive will be installed to allow for two points of access to the cul-de-sac right-of-way. He said it would be a secured access drive for emergency vehicles only. He stated that the proposed Preliminary Plat meets the standards of the City of Sachse Code of Ordinances and staff is recommending approval.

Ty Lamb asked who would be maintaining the access drive in the future. Mr. Spencer stated that it would be maintained by the City once the public improvements were accepted.

After brief discussion, Wendy Stewart made a motion to approve the Preliminary Plat for Woodbridge Phase 20A. Chance Lindsey seconded the motion. The motion passed with all voting in favor.

There being no further business, David Hock made a motion to adjourn. The meeting was adjourned at 7:19 p.m.


Secretary


Chairperson