

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

Minutes of the Regular Meeting on Monday, July 27, 2015  
Time: 7:00 p.m.                      Place: Sachse City Hall

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**Members Present:**

Ty Lamb  
Wendy Stewart  
Scott Everett  
David Hock  
Fernando Guterrez

**Members Absent:**

Lyndsey Rhode  
Chance Lindsey

**Staff Present:**

Michael Spencer, Interim Community Development  
Director  
Greg Peters, City Engineer  
Charlotte Youngblood, Secretary

**Others Present:**

Bill Adams, City Council Liaison

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 Wendy Stewart and Ty Lamb led the pledges.

**2. Community Development Director's Update Report: Staff briefing on current activities.**

Mr. Spencer, Interim Community Development Director, introduced the item. He explained that the Community Development Director title has been changed to Director of Planning and Development Services to better market the position. He said that we have received two finish-out permits for the shell building on Murphy Road; one for a dentist office and another for a nail salon. He stated that at the southeast corner of Sachse Road and Miles Road, the city has received an application for a zoning change from PD-4 to C-2. Additionally, there was a Special Use Permit zoning application submitted for 7-11 at the corner of Woodbridge Parkway and Highway 78 to allow for fuel pumps.

**3. Consider approval of the minutes of the July 13, 2015 Planning and Zoning Commission meeting.**

David Hock made a motion to approve the minutes of the July 13, 2015 Planning and Zoning Commission meeting. Wendy Stewart seconded the motion. The motion passed unanimously with all voting in favor.

**4. Consider an application of 2012 Metropolitan Enclave Limited for approval of a Preliminary Plat for The Enclave, being 8 single-family residential lots on approximately 9.978 acres, on the southeast corner of Woodbridge Parkway and Laurel Crest Drive, just north of Sachse Road.**

Michael Spencer, Interim Community Development Director, introduced the item. He stated the applicant is requesting to subdivide approximately 9.978 - acre tract to consist of 8 single - family residential lots located at the southeast corner of Woodbridge Parkway and Laurel Crest Drive. He stated that the subject property is zoned Residential-10 (R-10), which was approved by City Council on December 3, 2012. He explained that the proposed preliminary plat meets the standards of the City of Sachse Code of Ordinances and staff is recommending approval.

Chairmen Everett asked who would be responsible for maintaining the drainage area and pond. He asked if there would be a homeowner's association to ensure the property is maintained.

Mr. Jones, Applicant's Representative, stated that the area would be part of Lot 8 and therefore maintained by the property owner. He stated that Lot 8 would be a largest of the lots and would contain the pond.

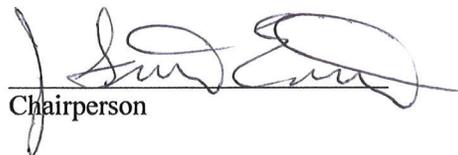
William Cravens, Applicant, states that there would be no Homeowner's Association. He stated there is no screening wall or open spaces that would need to be maintained by the HOA. He stated all the property would be private property. He explained that Lot 8 would be sold as (1) lot consisting of 5-acres and the pond.

Mrs. Stewart stated she was concerned with potential vehicles parking on Woodbridge Parkway in front of the proposed homes that would front Woodbridge Parkway. More discussion followed regarding parking scenarios and traffic patterns.

After discussion, Ty Lamb made a motion to approve the Preliminary Plat for The Enclave. David Hock seconded the motion. The motion passed 3-2 with Scott Everett and Wendy Stewart casting no votes.

There being no further business, David Hock made a motion to adjourn. The meeting was adjourned at 7:53 p.m.

  
Secretary

  
Chairperson