

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of November 9, 2009

Time: 7:00 PM Place: Sachse City Hall

Members Present:

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

Members Absent:

Warren Becker

Staff Present:

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

Others Present:

Bill Adams, City Council Liaison
Jerry Sylo, Arcadia Realty Representative

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 October 26, 2009 regular Planning and Zoning Commission meeting.**

David Hock made a motion to approve the October 26, 2009 minutes. Robert Corbin seconded the motion with all voting in favor the motion passed.

Regular Agenda

- 2. Conduct a public hearing and consider the request by the City of Sachse for receipt of the Sachse Citizen Comprehensive Plan Committee's recommendations on the revision of the Sachse Comprehensive Plan:**

Barry Shelton, Community Development Director, introduced the item. He stated that the commission would only be receiving the Sachse Citizen Comprehensive Plan Committee's recommendations on revisions and that approval of this item would not revise the Comprehensive Plan. The recommendations would be forwarded on to City Council for acceptance and the actual update will occur at a later date. Mr. Shelton congratulated all the hard work by the committee. Mr. Shelton highlighted some of the major concepts of the recommendations made by the committee.

Scott Everett opened the Public Hearing at 7:10 p.m.

No one spoke at the Public Hearing.

Jeanie Marten 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 7:11 p.m.

Jeanie Marten made a motion to receive from the Sachse Citizen Comprehensive Plan Committee's recommendations for revisions to the Sachse Comprehensive Plan. David Hock seconded the motion. The motion passed with all voting in favor.

- 3. Conduct a public hearing to consider the application of Arcadia Realty requesting a change in zoning for two properties, combined totaling approximately 246.89 acres, generally located on the north side of Pleasant Valley Road, between Merritt Road and Miles Road, from Agriculture (AG) to Commercial-2 (C-2) and Residential-10 (R-10) District generally for commercial and residential uses:**

Mr. Shelton made a Power Point presentation. He pointed out that the property consists of two tracts of land consisting of 246.89 acres each of which are divided by the George Bush Turnpike and currently zoned Agricultural District. He stated that the applicant is requesting a rezone of the property to allow for residential uses with a minimum 10,000 square foot lots and for C-2 which would allow general commercial uses. Mr. Shelton said the City's future land use map designates the northern end as low density residential and that south of Hudson is shown as Business Park. He stated Business Park by definition includes offices, office buildings, technology centers, restaurants, and specialty retail. He said both uses are compatible with the future land use map. He went on to explain that in addition to the future land use map there is the overlay district that was adopted on November 2, 2009 and these adopted standards would have to be met. These standards are above and beyond any standards elsewhere in the City. The overlay standards would apply and be in addition to base zoning and the stricter of the two would apply. He explained that this would help mitigate any negative impacts that a straight C-2 zoning district may have on surrounding residential uses. Robert Corbin asked if the development would be restricted because of the floodplain in the area. Mr. Shelton stated that some of the property is not developable because of floodplain. He said all areas will be zoned including the rights-of-way and floodplains whether it is developable or not. Jerry Sylo, Arcadia representative, thanked Barry Shelton for his presentation. He showed a map of the area and stated that Arcadia is aware of the overlay district and the additional requirements for development in the area and is agreeable to them.

Scott Everett opened the public hearing at 7:36 p.m.

Jim Campbell, 4126 Merritt Road, stated he had a couple of questions. He asked if some of the 10,000 square foot lot sizes would include the lake. He also asked about the specifics of 380 feet transition zone along Bunker Hill Road and how it's delineated on the map.

Kathy Cobb, 3820 Sixth Street, stated that she was aware that we were in the beginning stages but wondered if parking would be allowed on Hudson Road by the schools in the future. She was concerned that the road would become less safe for the children.

Jeanie Marten 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 7:38 p.m.

Mr. Shelton stated that the 10,000 square foot lot requirement would require every lot to be 10,000 square foot. He explained the location of Bunker Hill Road and where it is located on the map is the best we can do until the platting process. He stated the City cannot yet set a precise alignment at this time. He explained that at the time of platting is when very specific decisions are made to reflect the intent of this ordinance. He said the parking on streets around schools would be addressed at the platting process to ensure safety. The city could adopt an ordinance that would not allow parking on the streets if it is a problem.

Jeanie Marten asked if the police and fire departments review the plats before we see them. Mr. Shelton said they do review all plats. Stephen Curtis asked about Pleasant Valley Road. Barry Shelton stated that the City is proposing the developer do away with the right-of-way because it would dead end into the frontage road. More discussion followed.

Jeannie Marten made a motion to approve the request by Arcadia Realty for a change in zoning for two properties, combined totaling 246.89 acres from Agriculture (AG) District to Commercial-2 (C-2) and Residential-10 (R-10) District generally for commercial and residential uses. The motion was seconded by David Hock. The item passed with all voting in favor.

There being no further business, David Hock made a motion to adjourn. Wally Sparks seconded the motion. The motion passed with all voting in favor.

The meeting adjourned at 7:50 p.m.

Original Signed by Secretary

Original Signed by Chairperson