

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

Minutes of the Regular Meeting of May 24, 2010  
Time: 7:00 p.m.                      Place: Sachse City Hall

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**Members Present:**

Warren Becker  
David Hock  
Robert Corbin  
Jeanine Marten  
Stephen Curtis  
Scott Everett

**Members Absent:**

Wally Sparks

**Staff Present:**

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

**Others Present:**

Bill Adams, City Council Liaison

Chairman 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 April 12, 2010 regular Planning and Zoning Commission meeting.**

Warren Becker made a motion to approve the minutes for the April 12, 2010 regular Planning and Zoning Commission meeting and Jeanie Marten seconded the motion with all voting in favor the motion was passed unanimously.

**Regular Agenda**

**2. Consider the request by JDI Investors, L.P. for approval of a Preliminary Plat for Richfield Estates, 74 single family residential lots on approximately 36.984 acres, located generally on the east side of Miles Road, approximately 1,100 feet south of Sachse Road.**

Michael Spencer, Building Official, introduced the item. He stated that the preliminary plat consisted of 74 single family lots, 1 commercial lot, and 1 HOA lot on approximately 36.984 acres. He said the proposed preliminary plat meets all of the City of Sachse Code of Ordinances and staff is recommending approval with the conditions that prior to approval of the final plat, the applicant shall modify the plat to show the boundaries of the Corps of Engineers easement on Lot 25, Block D. Also, the applicant shall satisfy the conditions as shown on the standards conditions for preliminary plat approval checklist, attached. Robert Corbin asked where the HOA lot was located and whether the lot was buildable. Michael Spencer answered that the lot was located at the eastern portion of the property and that most of it is located in the floodplain and drainage easement and is not buildable. Stephen Curtis asked if the sidewalks would be done by the HOA and when. Mr. Spencer stated the sidewalks would be done by the developer and be completed before any building permits were issued. Stephen Curtis asked how installing the sidewalk could shrink the size of the already smaller lots along Miles Rd. Mr. Shelton stated the sidewalks would

be installed in the right of way and not affect lot size. Scott Everett was concerned over drainage and the effect downstream. Mr. Shelton stated that the City Engineer and the Applicant's Engineer will work together to make sure that improvements are made to ensure proper drainage in the area. Mr. Shelton stated they are required to make sure there is no negative downstream impact from development. They are required to detain any additional storm water. More discussion followed.

Jeanie Marten made a motion to approve the Preliminary Plat with stated conditions. Robert Corbin seconded the motion with all voting in favor the motion passed unanimously.

There being no further business, David Hock made a motion to adjourn Jeanie Marten seconded the motion with all voting in favor the meeting was adjourned at 7:24 p.m.

  
Secretary

  
Chairperson