

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Workshop Session of October 25, 2010
Time: 6:30 p.m. Place: Sachse City Hall

Members Present:

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

Members Absent:

Staff Present:

Barry Shelton, Community Development Director
Charlotte Youngblood, Secretary
Michael Spencer, Building Official
Robert Lafaye, Emergency Management Coordinator

Others Present:

Bill Adams, City Council Liaison

1) Open Workshop Meeting

Chairperson Scott Everett opened the workshop session meeting of the Planning and Zoning Commission at 6:30 p.m. and a quorum was declared.

2) Conduct Commission Training on the new audio/visual system and commission voting procedures

Barry Shelton, Community Development Director, introduced the item. He informed the commission that tonight's workshop meeting would be to go over a few basics for the new audio/visual systems including how to mark yourself present and how to vote.

Robert Lafaye, Emergency Management Coordinator, conducted the training. He said that with the new audio/visual equipment would allow the city to broadcast the meetings over the local channel on Verizon. It would also allow citizens to view the meeting over the internet. The citizens could click on a particular agenda item and view that particular item. Mr. Lafaye instructed the commission members how to mark themselves present. He also discussed microphones and how they function. There was a question and answer session. Wally Sparks requested written instructions on how to operate new audio/visual system. Three test votes were conducted to walk through the process.

Jeanie Marten made a motion to adjourn. Scott Everett closed the Workshop session at 6:55 pm.

Secretary

Chairperson

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of October 25, 2010
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

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

Members Absent:

Staff Present:

Barry Shelton, Community Development Director
Charlotte Youngblood, Secretary
Michael Spencer, Building Official
Robert Lafaye, Emergency Management Coordinator

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 September 27, 2010 regular Planning and Zoning Commission meeting.

Jeanie Marten made a motion to approve the minutes for the September 27, 2010 regular Planning and Zoning Commission meeting with corrections to her name. Robert Corbin seconded the motion with all voting in favor the motion was passed unanimously.

Regular Agenda

2. Consider the application of JBI Partners, Inc. for approval of a final plat for Jackson Hills, Phase 3A, 112 lot single family residential subdivision located on the east side of Bunker Hill Rd. approximately 2,300 feet south of Ben Davis.

Michael Spencer, Building Official, introduced the item. He stated that the final plat for Jackson Hills Phase 3 is accordance with the City of Sachse Zoning Ordinance. He said the planned development is intended for single family dwellings with approximate lot sizes of 6,500, 7,200, and 8,400 square feet. The planned development was approved by City Council on April 16, 2001. Staff recommends approval of the plat with the following conditions shown on the attached standard conditions for final plat approval checklist and the change of one lot number. Stephen Curtis asked about widening of Bunker Hill Road. Mr. Shelton stated that the construction of Bunker Hill Road is in the final stages. The city entered into agreement with the developer in which they paid a portion of the cost for the construction of Bunker Hill Road and North Texas Council of Governments is funding the other portion from the toll way fund. Scott Everett said his main concern is drainage. Mr. Shelton stated that the property rights are vested rights and tied

to the City Ordinance in place at the time. The developer is putting a series of erosion control measures and civil construction plans will be reviewed by the City Engineer for approval. Wally Sparks asked because this planned development was approved a long time ago if that had any bearing on approving the final plat or not. Mr. Shelton said there is no expiration date on zoning and whether or not we agree with the zoning approved in 2001 is not something we can debate or hold up a plat over. Scott Everett asked if we could stop of plat because of flooding concerns. Mr. Shelton stated that if the plats meets the city standards it is administrative approval not discretionary and therefore cannot be denied.

Jeff Miles, JBI Partners representative, stated that he is one of the engineers that have been working on the project since phase 2 and that they have prepared a flood plain study for FEMA and the City that has been approved. He stated that Bunker Hill Road will be raised approximately four feet. He stated that he feels confident about the drainage. Stephen Curtis asked about bicycle lanes in the subdivision. Mr. Miles stated that there are sidewalks in the neighborhood. Mr. Corbin asked about the homes along Bunker Hill Rd if they would be higher than the road. Mr. Mile said they would be higher than the road. More discussion followed.

Jeanie Marten made a motion to approve the final plat for Jackson Hills, Phase 3A. David Hock seconded the vote. With all voting in favor the motion passed unanimously.

There being no further business, Jeanie Marten moved to adjourn. The meeting was adjourned at 7:26 pm.

Secretary

Chairperson