

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of February 28, 2011
Time: 7:00 PM Place: Sachse City Hall

Members Present:

Warren Becker
Scott Everett
Robert Corbin
Wally Sparks
Charles Ross
David Hock
Stephen Curtis

Members Absent:

Staff Present:

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

Others Present:

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 January 24, 2011 regular Planning and Zoning Commission meeting:** Charles Ross stated there was a typo to be corrected on the second page from pan to plan. Warren Becker made a motion to approve the minutes with corrections for the January 24, 2011 regular Planning and Zoning Commission meeting. Charles Ross seconded the motion with all voting in favor the motion was passed unanimously.

Regular Agenda

2. **Consider the request by JBI Partners, Inc. for approval of a Final Plat for Heritage Park Phase 1, 72 single family lots and 7 HOA common areas on approximately 31.25 acres, located generally on the northwest corner of Merritt Road and future Hudson Drive.**

Michael Spencer, Building Official, introduced the item. He stated that the applicant is proposing to develop phase one of their development plan which has 72 single family residential lots. He explained that the final plat meets the standards of the City of Sachse Code of Ordinances and is designed in accordance with the zoning of the property and the preliminary plat which was approved by City Council on February 15, 2010. It also is regulated by the standards of the Sachse Turnpike Overlay District, and the Final Plat meets the additional requirements. Mr. Spencer said that staff recommends approval of the final plat for Heritage Park Phase 1 with the applicant satisfying the conditions shown on the Standard Conditions for Final Plat Approval checklist.

Warren Becker asked if Hudson Drive and Heritage Park Drive intersection would be a four way stop. Jeff Miles, JBI Partners, stated that for now it would be a three way stop until such time Hudson Drive would be extended and they would continue to work with the City Engineer in determining what it will eventually become. Barry Shelton, Community Development Director, stated that Heritage Park Drive will not be connected at this point. Charles Ross asked if at the time that City Council approved the preliminary plat it included all the phases and are there any changes from the preliminary plat. Mr. Shelton explained where there was a slight change in the cul-de-sac area due to the final design of the detention pond and showed it on the projector. He did state that this change was minor and not enough to make them resubmit the plat. Mr. Ross asked with the addition of each phase would they be included in

the original homeowners association. Jim Tchoukaleff stated that the whole development would be incorporated into one homeowners association. Mr. Ross asked if any of the 72 lots would be in a flood plain. Jeff Miles, JBI Partners, stated there were a couple of lots located in the flood area and they would get a LOMR to remove them out of the floodplain. Stephen Curtis asked about the timeframe of when the 20 foot buffer with improvements would be built. Mr. Shelton stated all improvements would be completed before any home construction started with exception of the sidewalk along Merritt Road and that the developer would escrow money due to the street being widened in the future. More discussion followed.

Scott Everett, Chairman, allowed comments for the citizens that were in attendance.

Wendy Lawson, 4410 Merritt Road, stated that she backs up to Willow Lake and flooding has been an issue. She asked where the water was going to go.

Jeff Miles, JBI Partners, stated there would be a detention pond and the development would not be releasing any additional water.

Rita Rollings, 3920 Merritt Road, stated she was under the impression that the developer had to maintain a certain length of frontage for each house along Merritt Road.

Mr. Shelton explained that the overlay district approved by City Council did not include that standard. He read from the ordinance that the lots adjacent could either face Merritt Road and have 17,000 square foot lots with a slip road or back-up to Merritt Road with a 20 foot landscaped buffer and screening wall.

John Stout, 3516 Merritt Road, said he lives south of the cemetery and could not make out on the map if the homes had rear entry with alleys. He also wanted to know the square footage of homes.

Mr. Shelton stated that the houses would have front entry and would be required to have a J-swing garage because of a city ordinance not allowing a primary garage door to face the street. He stated that the minimum square footage required by ordinance is 2,000 square feet with minimum 10,000 square foot lots.

Wendy Lawson, 4410 Merritt Road, said she would like to see where this property is located for a reference.

Mr. Shelton showed an aerial view of the area on the projector.

There being no further discussion Wally Sparks made a motion to approve the final plat with staff recommendations. David Hock seconded the motion. The motion passed 6-1 with Stephen Curtis abstaining.

Robert Corbin moved to adjourn. The meeting was adjourned at 7:48 pm.

Original Signed by Secretary

Original Signed by Chairperson