

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

Minutes of the Regular Meeting of June 27, 2011  
Time: 7:00 PM      Place: Sachse City Hall

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**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

Chairman Scott Everett opened the regular 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 Warren Becker and Scott Everett led the pledges.

**Consent Agenda**

**2. Consider approval of the minutes for the May 23, 2011 regular Planning and Zoning Commission meeting.**

**3. Consider approval of the minutes for the June 1, 2011 Planning and Zoning Commission special meeting.**

Charles Ross said Wally Sparks was not listed absent on the minutes for the June 1<sup>st</sup> special meeting. David Hock made a motion to approve the minutes with corrections. Charles Ross seconded the motion with all voting in favor the motion was passed unanimously.

**Regular Agenda**

**3. Consider the request by Woodbridge Properties, LLC for approval of a Preliminary Plat for Woodbridge Commons Phase One, a 1.937 acre commercial property on the northwest corner of the Kansas City Southern Railroad tracks and Ranch Road.**

Michael Spencer, Building Official, introduced the Preliminary Plat for Woodbridge Commons Phase One. He stated that the applicant is proposing to plat the subject property into one commercial lot (1.645 acres) and one HOA common area (0.080 acres). The proposed preliminary plat meets the standards of the City of Sachse Code of Ordinances and the Planned Development – 19 (PD-19) District, Ordinance No. 1916, and is designed in accordance with the zoning of the property. He said that staff recommends approval of the preliminary plat for Woodbridge Commons Phase One with the condition that the applicant shall satisfy the conditions as shown on the Preliminary Plat Approval Checklist. Robert Corbin asked where the total of 1.645 acres came from. Mr. Spencer stated that the total included the right-of-way. Charles Ross asked if there would be any improvements to Ranch Road to have better access to the site. Mr. Herzog, Herzog Development, stated that there would be an entrance off of Ranch Road and it would be shown later on the site plan. Additionally, there will be an entrance off of Cody Lane. More discussion followed.

David Hock made a motion to approve the Preliminary Plat for Woodbridge Commons Phase One and Robert Corbin seconded the motion. The motion passed with all voting in favor.

**5. Discuss proposed lighting standards.**

Barry Shelton introduced the item. He stated that this item is a follow-up from the May 9, 2011 Planning and Zoning Commission discussion on proposed lighting standards. He made a Powerpoint presentation as a follow-up to the previous discussion. Mr. Shelton explained that color rendition had not been discussed previously. Color rendition is light sources ability to reproduce colors of various objects faithfully in comparison to daylight. The light source would have an assigned value. Daylight and incandescent lighting is considered to be a value of a 100. The higher the numerical value of a light source the greater the ability to determine true colors. The efficiency is a measure of lighting measured as a ratio of lumens per watt. Mr. Shelton went on to discuss some examples of the different lighting types, color rendition and efficiency types. Another item that was not discussed was retrofitting old lighting and how far does the city want to go in requiring businesses to upgrade existing lighting. Robert Corbin stated that the City of Dallas requires them to conform to the new lighting standards after a certain percentage is exceeded in remodeling an existing building. Mr. Corbin also said there is a new bulb that is 35% more efficient and Oncor has programs to offset the cost to upgrade existing lighting. Warren Becker asked if the words front yard for dealerships be removed to allow them to also light the side yard. Charles asked what would an example be for a light with a color rendition of 65 CRI and is 65 the norm in this area. Mr. Shelton said there is a table included in the packet that can tell you what types of lighting produce 65 CRI and he would bring back a list of locations of different lighting examples at the next meeting. Mr. Ross stated he would like to suggest a minimum efficiency of 70-75 lumens per watt. He also asked what the rationale was for limiting the number of footcandles a car lot could use if the lighting was fully cut off and there was no spillover. Mr. Shelton said that is a good point and many developers would argue the same thing. However, an overly brightly lit site will provide an ambient glow and setting a limit is important and he would recommend we keep it as low as possible. Mr. Ross made additional comments in regards to particular changes he would like to see to the ordinance. Mr. Corbin stated that the main reasons car dealerships need light is for the security cameras. Mr. Hock stated he would like to see 40 footcandles under canopy and thinks that the city should only require retrofitting existing light fixtures if renovations exceed 35% of project. Mr. Curtis stated that he would like to see neon prohibited and would like to see energy saving measures put in place and consider an incentive program. Warren Becker asked what established new construction. Mr. Shelton stated he would need to determine what section the lighting standards would go in the ordinance and do some more research on that. More discussion followed.

There being no further business Robert Corbin moved to adjourn. The meeting was adjourned at 8:27 p.m.

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*Original Signed by Secretary*

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*Original Signed by Chairperson*