

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of August 8, 2011
Time: 7:00 PM Place: Sachse City Hall

Members Present:

Stephen Curtis
Scott Everett
David Hock
Wally Sparks
Charles Ross

Members Absent:

Warren Becker
Robert Corbin

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 Wally Sparks and Scott Everett led the pledges.

Regular Agenda

2. Consider approval of the minutes for the July 25, 2011 regular Planning and Zoning Commission meeting. Charles Ross made a motion to approve the minutes. Wally Sparks seconded the motion with all voting in favor the motion was passed unanimously.

3. Consider the request by Woodbridge Properties, LLC for approval of a Final Plat for Woodbridge Commons Phase One (Pirkey Vet Clinic), 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 item. He stated the platting of the property is necessary to allow for the sale of the property to Dr. Pirkey, who plans to construct a veterinarian clinic on the site. The proposed use is permitted by the existing zoning. He stated that the proposed plat meets the standards of the City of Sachse Code of Ordinances and the Planned Development – 19 (PD-19) District, Ordinance No. 1916. The staff recommends approval of the final plat with the following condition that the applicant shall satisfy the conditions as shown on the Standard Conditions for Final Plat Approval Checklist. Charles Ross made a motion to approve the Final Plat with conditions as showed on the Standard Conditions for Final Plat Approval Checklist. Wally Sparks seconded the motion. The motion passed unanimously.

4. Conduct a public hearing and consider an ordinance amending the Sachse Code of Ordinances by amending Chapter 11, Zoning, Article 3, Section 14, to clarify hike and bike trail construction requirements in the Turnpike Overlay District.

Michael Spencer, Building Official, introduced the item. He said that the proposed ordinance amendment would clarify the minimum width of hike and bike trails that are required within the Turnpike Overlay District. The current standard requires the construction of hike and bike trails as shown on the City of Sachse Transportation Plan or the Master Hike and Bike Trail Plan. The proposed amendment would require a minimum eight (8) foot wide trail to be constructed where shown on the plan. The request comes from the Parks and Recreation Department, who has worked with the Parks Board on the item to address the need for hike and bike trail construction throughout the community. There was a citizen survey that was conducted as part of the Parks Master Plan that identified hike and bike trails as the number one priority.

Scott Everett, Chairman, opened the public hearing at 7:10 p.m. No one spoke at the hearing. David Hock made a motion to close the public hearing. Charles Ross seconded the motion with all voting in favor. The motion passed unanimously. The public hearing was closed at 7:10 p.m.

Mr. Hock asked why the city is requesting a width of eight feet. Mr. Ross asked how the eight feet width was determined and if this was a standard width in other cities. He also asked if this ordinance would only affect the overlay district or be city wide. Mr. Sparks asked if there would be enough right-of-way to add additional bike lanes. Mr. Spencer stated that these hike and bike trails will not be in the roadway. These trails would be located in the green space. Mr. Hock asked if properties zoned C-2 would have hike and bike trails through the property and he could see real problems developing at the intersections. Barry Shelton, Community Development Director, explained that the trail system would be exclusively an off street trail. He explained that the hike and bike trails would go through all districts. The trails would be located within the required 25 foot landscaped buffer. He explained that there would be crossings at intersections to connect one hike and bike trail to another. More discussion followed. Wally Sparks made a motion to approve the amendment to the ordinance. Charles Ross seconded the motion. The motion passed 6-0.

5. Conduct a public hearing and consider an ordinance amending the Sachse Code of Ordinances by amending Chapter 8, Subdivisions, Article 6, Section F, to clarify hike and bike trail construction requirements.

Mr. Shelton explained that this would be a modification to the subdivision ordinance. Currently, Article 6, Section "F" of the Sachse Subdivision Ordinance states: "Pedestrian walks not less than four feet wide shall be provided around the perimeter of all blocks." The proposed ordinance would modify this standard to require a minimum eight foot wide trails to be constructed where shown on the Master Hike and Bike Trail Plan.

Scott Everett opened the public hearing at 7:41 p.m. No one spoke at the public hearing. Charles Ross made a motion to close the public hearing with Stephen Curtis seconded the motion. The motion passed unanimously. The public hearing was closed at 7:41 p.m.

Charles Ross asked if this ordinance would be retroactive. Mr. Shelton said like all our ordinances they would not be. David Hock asked if the city was working with Wylie and Rowlett. Mr. Shelton said that the trail system currently does not link to Wylie but the city is working with the City of Rowlett to coordinate the linking up of the trail systems as part of the Merritt Road project. Mr. Curtis said there needs to be some trail identification markers for safety purposes. More discussion followed.

Mr. Hock made a motion to approve the amendment to the ordinance amending Chapter 8, Subdivisions, Article 6, Section F, to clarify hike and bike trail construction requirements. Charles Ross seconded the motion. With all voting in favor the motion passed unanimously.

There being no further business Charles Ross moved to adjourn. The meeting was adjourned at 7:52 p.m.

Original Signed by Secretary

Original Signed by Chairperson