

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, August 28, 2006

Time: 7:00 PM

Place: Sachse City Hall

Members Present:

Jo James Johnston
David Lay
Scott Everett
Cullen King
Duane Franzen
Kola Anifowoshe
John Staples

Members Absent:

Staff Present:

Munal Faruqi, Community Development Director
Kent McIlyar, City Attorney
Pat McMillan, City Council Liaison
Michael Spencer, Assistant Building Official

Others Present:

Jerry Sylo

Chairperson Jo James Johnston opened the workshop session meeting at 7:00 p.m. and a quorum was declared.

Workshop Session

Item #1 – Discuss Final Plat- Woodbridge 14

Michael Spencer introduced the workshop item. Kent McIlyar informed the commission that if a plat meets all the zoning requirements it should be approved. More discussion followed.

Item #2 – Discuss the application of Children's Medical Center Dallas

A Power Point presentation was made by Munal. Question and answer session followed. The trail system, garage door orientation, home owners associations, traffic issues were some of the items discussed.

Cullen made a motion to table workshop items 3 and 4 until after the regular meeting and public hearing. David Lay seconded the motion and it passed unanimously. The workshop session closed at 7:59 p.m.

Jo James Johnston opens the regular meeting at 8:00 p.m. and a quorum was declared.

Item #1: Minutes

Consider approval of the Minutes for the August 14, 2006 meeting.

David Lay made a motion to accept the minutes as submitted. Kola Anifowoshe seconded the motion and it passed unanimously.

Item # 2 Final Plat – Woodbridge 14

Consider approval for final plat for Woodbridge Phase 14. Cullen made a motion to approve the final plat for Woodbridge Phase 14. Duane Franzen seconded the motion and it passed unanimously.

Chairperson Jo James Johnston opened the Public Hearing at 8:02 p.m.

Public Hearing Item #1

John Staples made a motion to untable the item from the August 14, 2006 meeting. David Lay seconded the motion and it passed unanimously. Jerry Sylo, representing Children's Medical Center, made a Power Point presentation highlighting some of the changes in lot size and minimum home sizes. It was also noted that the town house district was replaced by single family. More discussion followed. The public was invited to speak. Janice Wood, 4910 Merritt Road, Jerry Green, 3920 Merritt Road, Jim Campbell, 4126 Merritt Road, Mrs. Simpson, 4416 Merritt Road, Larry Melton, 4506 Merritt Road, Presley Swaggerty, 3410 Merritt Road, John Stout, 3516 Merritt Road, Rita Robbins, 3920 Merritt Road, Linda Crank, 5006 Heritage Circle, David Taylor, 5114 Merritt Road all spoke in opposition to the zoning change.

Kola Anifowoshe left the meeting at 8:25 p.m.

John Staples made a motion to close the Public Hearing. David Lay seconded the motion. All voted in favor and it passed unanimously. The Public Hearing was closed at 9:20 p.m.

More discussion followed. John Staples made a motion to deny the request for Item #2 Children's Medical Center application request for a Plan Development District. Duane Franzen seconded the motion. More discussion followed with motion on the table. All voted in favor of denying the application from Children's Medical Center and it passed unanimously.

David Lay made a motion to adjourn the regular meeting and return to the workshop session. Scott Everett seconded the motion and all voted in favor and it passed unanimously. The meeting was closed at 9:45 p.m.

Jo James Johnston opened the workshop session at 9:55.

Item #3 Discuss Amendments to Chapter 11, City of Sachse Zoning Ordinance

Munal introduced the workshop item. The commission reviewed the proposed schedule of land uses and definitions. The propose amendments to Article 2, Definitions, Article 4, Section 5.6, Off- Street Parking Requirements and Schedule 1, Permitted Uses (including the Office Park District uses as set out in Ordinance 1862) were discussed. Munal informed the commission that a public hearing would be conducted on these amendments at the September 11, 2006 Planning and Zoning Commission Meeting

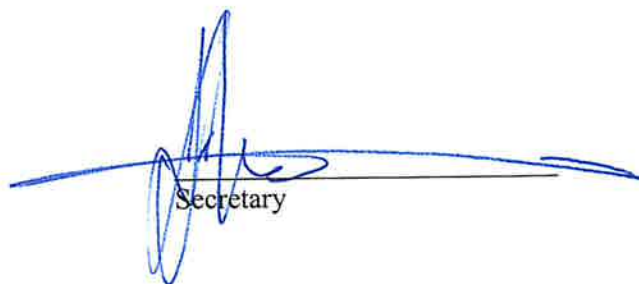
Item #4 Discuss amendments to Chapter 11, City of Sachse Zoning Ordinance, Section 11-3 (2, 8) regarding written notice requirements.

At the City Council Workshop meeting it was discussed expanding the property owner notification radius from 200 feet to 1,000 feet. City Council directed staff to proceed forward with the process. More discussion followed. A public hearing by the Planning and Zoning Commission regarding the amendment will be conducted at the September 11, 2006 Planning and Zoning Meeting.

Scott Everett made a motion to close the workshop. Duane Franzen seconded the motion and it passed unanimously. The meeting was closed at 11:00 p.m.



Chairman



Secretary