

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, August 26, 2013
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Scott Everett
Charles Ross
David Hock
Ty Lamb
Paul Watkins
Warren Becker
Julie Morris

Members Absent:

Staff Present:

Marc Kurbansade, Community Development Director
Charlotte Youngblood, Secretary

Others Present:

Chairman Charles Ross opened the 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.

2. Community Development Director's Update Report: Briefing on current activities of staff.

Mr. Kurbansade said there will be a regular meeting on September 9th. However, City Council will be having a special meeting that night so the Planning and Zoning Commission meeting will be held in the Community Development conference room. He also announced that Chairman Charles Ross and Commissioner David Hock will be running for the vacated seat for Place 2 in the upcoming special City Council election.

3. Consider approval of the minutes from the August 12, 2013 Planning and Zoning Commission meeting.

Scott Everett made a motion to approve the minutes of the August 12, 2013 Planning and Zoning Commission meeting. Paul Watkins seconded the motion. The motion passed with all voting in favor.

4. Consider the application of JR&R Investments, Ltd. for approval of a Preliminary Plat for CLH Addition, Lot 1 & 2; Block A, being a 2.8388-acre tract consisting of two lots. The subject property is generally located on the southeast corner of State Highway 78 and Hooper Road.

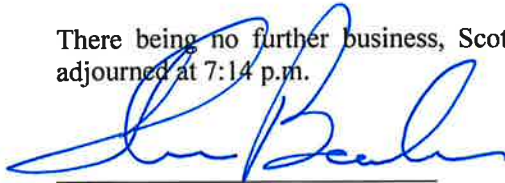
Marc Kurbansade, Community Development Director, introduced the item. He stated that the applicant is proposing to plat the property into two separate lots. He explained the proposed Lot 1

of the property has a current designation of Special Use Permit for a Daycare, Childcare or Kindergarten and Lot 2 is currently zoned General Commercial (C-2). He stated the property would have an access easement for a fire lane. Additionally, he explained that the applicant would be responsible for escrowing the construction costs for half of the improvements to Hooper Road in accordance to our Subdivision Ordinance. He said staff is recommending approval of the Preliminary Plat.

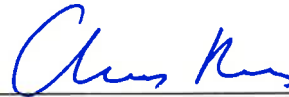
Mr. Becker asked if the applicant would be required to put in a deceleration lane off of Highway 78. Mr. Kurbansade stated the city may require the applicant to submit a traffic analysis, which would determine if a deceleration lane would be required. However, at this time the road seems to be adequate.

Warren Becker made a motion to approve the Preliminary Plat for CLH Addition, Lot 1 & 2, Block A, being a 2.8388-acre tract consisting of two lots. Scott Everett seconded the motion. The motion passed unanimously with all voting in favor.

There being no further business, Scott Everett made a motion to adjourn. The meeting was adjourned at 7:14 p.m.



Secretary



Chairperson