City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of August 22, 2011
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:	**Members Absent:**
Stephen Curtis	Wally Sparks
Warren Becker	
Scott Everett	
Charles Ross	**Staff Present:**
David Hock	Barry Shelton, Community Development Director
Robert Corbin	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.

Regular Agenda

2. Consider approval of the minutes for the August 8, 2011 regular Planning and Zoning Commission meeting.
Charles Ross made a motion to approve the minutes with corrections noted. Warren Becker seconded the motion with all voting in favor the motion was passed unanimously.

3. Consider the request by JDI Investors, L.P. for approval of a Final Plat for Richfield Estates, 75 single family residential lots, 1 commercial lot, and 2 HOA lots on approximately 36.984 acres, located generally on the east side of Miles Road, approximately 1,110 feet south of Sachse Road.
Michael Spencer, Building Official, made a Power Point presentation. He stated that the Preliminary Plat was previously approved by City Council on June 21, 2010. Charles Ross had a question about lots number 26 and 27 and if they would have access from Getha Lane. Scott Everett asked if the median would have a cut through to access Trailridge and would it have a turning lane. Mr. Spencer said the lots number 26 and 27 would be accessed from Getha Lane and that there would access in the median and a turn lane. David Hock made a motion to approve the Final Plat and Stephen Curtis seconded the motion. With all voting in favor the motion passed unanimously.

4. Conduct a public hearing and consider the application of Saginaw Highland Station, L.P., requesting a change in zoning for an approximately 1.57 acre tract located at 6105 and 6107 Merritt Road, generally on the west side of Merritt Road, approximately 150 feet south of the President George Bush Turnpike, from Agricultural (AG) District to Commercial 2 (C-2) District generally for commercial uses.
Barry Shelton, Community Development Director, stated that applicant is requesting to rezone an approximately 1.57 acre property on the west side of Merritt Road, south of President George Bush Turnpike. He stated that the applicant is requesting a change in zoning from Agricultural

(AG) to Commercial 2 (C-2) generally for commercial uses. He stated that the property is in the Sachse Turnpike Overlay District and is required to develop according to the overlay district standards. Mr. Shelton made a power point presentation and stated that this request is in conformance with the Sachse Comprehensive Plan. He stated that staff recommends approval of the proposed rezone. Mike Peterson, Applicant's Representative, stated that he appreciates the board and he would be available to answer any questions the commission may have. Scott Everett opened the public hearing at 7:18 p.m.

Donald McConnell, 6703 Eastview, wanted to know what the 2012 tax revenue was on that piece of property and how much is it going to cost to provide city services to this property.

Warren Becker 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 7:20 p.m.

Mr. Shelton stated that he did not know how much the taxes were on the property. He stated that the property is currently zoned Agricultural (AG) and is generally taxed at a lower rate than commercially zoned property. He said rezoning the property does not obligate the city to put in city services. He said water is available at the site and sewer services for the area would be more difficult to obtain. More discussion followed.

David Hock made a motion to approve the requested rezone of approximately 1.57 acres from Agricultural (AG) to Commercial 2 (C-2). Stephen Curtis seconded the motion. The motion passed unanimously with all voting in favor.

5. Conduct a public hearing and consider the application of Saginaw Highland Station, L.P. requesting a change in zoning for an approximately 65.54 acre tract located at 3100 Pleasant Valley Road, generally on the southeast corner of Merritt Road and Pleasant Valley Road from Agricultural (AG) District to Commercial 2 (C-2) generally for commercial uses.

Mr. Shelton explained the property is approximately 65.54 acres in area and has frontage on Merritt Road, Pleasant Valley Road and George Bush Turnpike. The turnpike does not have frontage roads adjacent to the property and vehicular access to the turnpike is not permitted. The property falls into two sections of the Turnpike Overlay District. The easternmost piece of property is located in the transitional zone of the Turnpike Overlay District and will be required to be developed in accordance with those standards. There is also a conservation easement, flood way, and flood plain located within the property. This undevelopable portion will preserve the existing trees and will serve as a buffer between the residential uses and commercial uses. The Future Land Use Plan designates the majority of the property as Business Park and the proposed zoning change when combined with the overlay district standards fits this definition. Michael Peterson, Graham Associates, stated because a large part of the property is not developable that the entire property needed to go C-2 or it would not make it feasible to develop.

Scott Everett opened the public hearing at 7:39 p.m.

Pat Covington, 6702 Eastview Drive, is concerned about the overlay district standards being changed at some point in the future. She said the property has flooded several times in the ten years. She stated that the owner has tried to cut down the trees before and she does want to see the trees cut down and wants the conservation area preserved.

Don McConnell, 6703 Eastview, wants to know if there is a plan on handling the excess water runoff and what that plan will be.

Mr. Shelton said that if there was a request to change the transition zone within the Overlay District that it would require a public hearing and notices mailed to the homeowners. He stated he agreed with Mrs. Covington that the transitional zone standards be kept in place. He stated that flooding is always a concern. He stated that sometimes you're able to reclaim some of the floodplain but not floodway and the conservation easement intent is to preserve the natural state of the property. The developer would be required to provide a storm water study to ensure they are not increasing runoff as required by city ordinance. He went on to explain the cutting of trees was an issue and the city worked with the property owner to replant and replace the trees. Charles Ross stated he was curious about what part coincides with the future land use plan. He questioned if the area in the north east corner of the transition zone was developable. Mr. Shelton stated that the portion is developable because it is out of the flood plain. However, because access is limited at this point it will be difficult to develop. Stephen Curtis suggested perhaps a 400 foot wide buffer in the upper right hand corner ensuring the adjacent neighborhoods were protected. Mike Peterson stated that they have discussed this previously with staff and because of the soil conservation area and floodway on the property they want to include all developable property in the zoning request. Stephen Curtis asked if the commission could approve part of the zoning request. Mr. Shelton discussed several options and said the applicant may wish to withdrawal the request. Howard Porteus, Owner's Representative, said they would like to withdraw the request at this time.

There being no further business. Stephen Curtis moved to adjourn. The meeting was adjourned at 8:11 p.m.

Secretary

Chairperson