

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, August 22, 2005
Time: 7:00 PM Place: Sachse City Hall

Members Present:

Bob Boswell
Ed Stelnicki
Charles Sprague
Jo James Johnston
Mark Durbin

Members Absent:

David Lay
Kola Anifowoshe

Staff Present:

Bill Atkinson, City Manager
Hal Jones, City Engineer
Charles Mott, Plans Examiner

Others Present:

Pat McMillan, P& Z Liaison
Don Herzog, Herzog Dev.
Scott Ramsey, Herzog Dev.

Mark Durbin, Chairperson opened the meeting, and a quorum was declared.

Item #1: Minutes of July 11, 2005 Meeting:

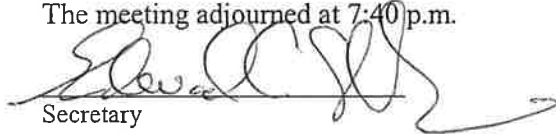
Mark Durbin, Chairperson, was concerned that the date on the minutes for the last meeting was incorrect. Ed Stelnicki requested it be noted in the minutes that the staff recommended approval of the preliminary and final plat. More discussion followed, Bill Atkinson, City Manager, made a recommendation to table the minutes until the next meeting. Ed Stelnicki made a motion to table the minutes and Charles Sprague seconded the motion. All voting yes to table the minutes.

Item #2: Consider Preliminary Plat: Woodbridge Phase 10B

Bill Atkinson, City Manager presented the preliminary plat, standing in for Munal Faruqi, Community Development Director. Jo James Johnston had concerns about the different lot sizes stating the language was confusing. Bill Atkinson, City Manager, explains lot size will vary. Scott Ramsey, Herzog Development, presented his concept plan and shows where different lot sizes will be located throughout the development. Jo James Johnston wanted to know when will the traffic impact analysis be available for review. Scott Ramsey, Herzog Development, presented the concept plan and explains that initially Herzog Development purchased the 60 foot right of way for the street in question. The 60 foot right of way was acquired originally not knowing what would be required in the future. The street in question has appeared on the concept plan for many years. Comments and concerns about the need of the future street have been brought up recently, bringing about the need for the city to request the traffic study which it states in the ordinance that the city can request, however Herzog

Development offers the following options: changing the width of the road to 31 or to 37 feet, to not building the road at all. Do we need to spend money on the traffic study if one of the options would resolve the issue? Bob Boswell stated how they could act on the preliminary plat without the study at this time. Scott Ramsey, Herzog Development, stated that would enable them to do the final engineering where issues would be addressed. Bill Atkinson, City Manager, explains the preliminary plat process. Jo James Johnston asked City Manager what was the recommendation from staff. City Manager said the staff would recommend approving the preliminary plat. Mark Durbin asked if all the city ordinances have been met. Hal Jones, City Engineer stated that all ordinances have been met. More discussion follows. Bill Atkinson states that staff recommends approving the preliminary plat with the traffic analysis impact study being conducted. Mark Durbin stated the need to make the motion to approve the preliminary plat with all the options being addressed, the size of the street from 31 feet to 37 feet in width, or the option of having no street at all prior to final plat. Bob Boswell abstained from the vote being a resident on Bailey Rd. Ed Stelnicki made the final motion to approve the Preliminary plat of Woodbridge Phase 10 B with all the options being addressed at the final platting process being the 31 foot residential to 37 foot collector street and the option of having no street at all. The motion passed with three in favor and Bob Boswell abstaining from the vote. Ed Stelnicki made motion to adjourn Charles seconded the motion and it passes unanimously.

The meeting adjourned at 7:40 p.m.



Secretary



Chairman