

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, August 12, 2013
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Scott Everett
Charles Ross
David Hock
Paul Watkins
Julie Morris

Members Absent:

Warren Becker

Staff Present:

Marc Kurbansade, Community Development Director
Greg Peters, City Engineer
Charlotte Youngblood, Secretary
Robert Knappage, Fire Marshal

Others Present:

Bill Adams, City Council Liaison

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 Scott Everett and Paul Watkins led the pledges.

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

Mr. Kurbansade announced that Ty Lamb will be our new member of the Planning and Zoning Commission after he is sworn in by City Council.

3. Consider approval of the minutes from the July 22, 2013 Planning and Zoning Commission meeting.

David Hock made a motion to approve the minutes of the July 22, 2013 Planning and Zoning Commission meeting. Julie Morris seconded the motion. The motion passed with all voting in favor.

4. Consider the application of Little Genius of Texas, LLC for approval of a Preliminary Plat for Woodbridge Montessori School Addition, being a 1.988-acre tract consisting of one individual lot. The subject property is generally located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane.

Mr. Kurbansade, Community Development Director, introduced the item. He stated that the subject property retains a current zoning designation of Special Use Permit for a Daycare, Childcare or Kindergarten Facilities which was approved on July 15, 2013. He explained that the applicant will be responsible for dedicating the portions of Ranch Road and the western perimeter

shown on the plat, as well as constructing or escrowing the construction costs for the southern two lanes of Ranch Road and one-half of the western perimeter road. Staff is recommending approval of a Preliminary Plat.

Paul Watkins expressed concerns about exiting out of this facility onto Ranch Road. Greg Peters, City Engineer, said currently this is the only active property on that side of Ranch Road. It is the first project in the area and he doesn't anticipate any problems at this time.

After discussion, David Hock made a motion to approve the Preliminary Plat for Woodbridge Montessori School Addition. Paul Watkins seconded the motion. The motion passed with all voting in favor.

5. Conduct a public hearing and make recommendation to City Council regarding the approval of an Ordinance of the City Council of the City of Sachse, Texas amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; by amending Planned Development No. 19 (PD-19); by amending the site boundary for Tract A-1 to remove 6.73 acres and by amending the site boundary for Tract C-2 to remove 10.90 acres for a new Tract C-4 totaling 17.63 acres to be created; by amending the site boundary for Tract C-2 to remove 1.49 acres to be added to Tract A-1; by amending Exhibit "A" to reflect the amended site area for Tracts A-1, C-2 and C-4; by amending Exhibit "C" to amend Schedule "B" titled "Parking Requirements" for Retail Stores and Shop uses located in Tract C-4.

Mr. Kurbansade stated that the applicant is requesting to amend the existing Planned Development Ordinance to create a new commercial Tract C-4 within the Woodbridge West Planned Development. He explained that Tract C-4 will be created in part from the existing Commercial Tract C-2 and from existing Single-Family Residential Tract A-1. He stated that this item also involves reducing the parking requirements from one space per 200 square feet to one space per 250 square feet. He said that the item was previously brought before the Commission on May 13, 2013 but postponed due to residents' concerns about the proximity of the existing residential homes to the proposed commercial development. The applicant met with homeowners and discussed modifications to the original request. The resubmittal reduces the original request to a total of 17.63 acres. Mr. Kurbansade showed slides of the proposed zoning requests and highlighted the changes to the Planned Development. He stated that staff is recommending approval of the zoning request with a condition that Exhibit "A" be modified to show the adjacent future Single-Family Residential tract without lot-lines and thoroughfares. He said on the original Concept Plan the Single Family Residential is shown with one road going down from Woodbridge Parkway connecting to Canyon Crest. Staff's main focus on this zoning request was on Tract C-4 and not the future Single-Family Residential. He explained that is why the lot lines are shown with dashed lines. The layout for the Single-Family will be reviewed at a later date. He stated this is being done to avoid any confusion and to eliminate any future problems with cut through traffic along this roadway. He said this can be handled by many different options one option would be a cul-de-sac at the end of road.

Don Herzog, Herzog Development, stated that subsequent to the last P&Z Meeting we met with a small group of the homeowners and talked generally about what we could do and went back and made those changes. We scheduled another meeting and invited all who wanted to attend. We were pleased with the outcome of that meeting. He stated he has no problem with staff's recommendation to leave the lots lines and thoroughfares off the concept plan for the future Single-Family Residential area.

Charles Ross opened the public hearing at 7:27 p.m.

Kevin Kirkman, 7611 Clearmeadow, stated that he lived diagonal from the pool on Clearmeadow and is approximately 450 feet from the proposed development. He stated he was at the last meeting and spoke in opposition to it. He said they met with Don Herzog and he did a great job explaining the request and compromising with the homeowner's and he is here today to speak in strong support of the plan.

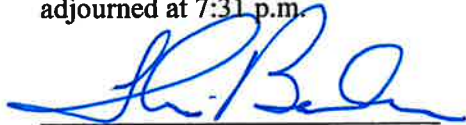
Lana Bass, 4515 Forest Glen, stated she agreed with Mr. Kirkman. She was glad to hear about the road being tabled as far as the future single family residential goes because of traffic concerns and small children in the area. She said she hoped that with the future development of the single family residential a cul-de-sac would be put in place there and not a through street.

With no one else speaking, Paul Watkins made a motion to close the Public Hearing. Julie Morris seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 7:29 p.m.

After discussion, David Hock made a motion to pass the zoning request with a condition that Exhibit A be modified to show the adjacent single-family residential tract as "Future Single Family Residential" without lot lines and thoroughfares. Scott Everett seconded the motion. The motion passed 5-0 with all voting in favor.

Paul Watkins wanted to take the time to commend Mr. Herzog for meeting and compromising with the citizens of Sachse on this zoning request.

There being no further business, Paul Watkins made a motion to adjourn. The meeting was adjourned at 7:31 p.m.


Secretary


Chairperson