City of Sachse, Texas
Planning and Zoning Commission

Minutes of the regular meeting of Monday, July 27, 1998
Time 7:00 PM Place: Sachse City Hall

Members Present:
Henry Luman, Chairman
Bob Boswell
Ken Eppler
Paul Head
Pat Boyd
Pat McMillan, Secretary

Members Absent:
Wallace Sparks

Also in attendance: Mayor Hugh Cairns
Doug Fritz/ City Council Liaison
Councilman Stanley
Councilman Swayden
Councilman Jones
Councilman Cron
Terry Smith/Acting City Manager

The meeting was opened by Chairman Henry Luman, and a quorum was declared.

Item #1 Approve minutes of the July 13, 1998 meeting.

Minute corrections were made to item #5, to change the 100 to 120. Motion was made by Pat Boyd to accept the minutes as corrected. The motion was seconded by Bob Boswell and approved unanimously.

Item #2 Consider action on Preliminary Plat of Woodbridge Phase 2C as submitted by Don Herzog.

A motion was made by Pat Boyd to recommend to City Council approval of the preliminary plat of Woodbridge Phase 2C as submitted subject to the comments in the letter from Travis Roberts and Associates dated July 23, 1998, and subject to the comments from the Fire Chief with reference to the fire hydrants. This motion was seconded by Ken Eppler and approved unanimously.

Item #3: Consider action on Preliminary Plat of Woodbridge Phase 2D as submitted by Don Herzog.

A motion was made by Pat Boyd to recommend to City Council approval of the preliminary plat of Woodbridge Phase 2D as submitted subject to the comments of the Travis Roberts letter dated July 23, 1998. This motion was seconded by Bob Boswell and approved unanimously.

Item #4: **Consider action on Final Plat of Park Lake Estates Phase II as submitted by Ike Harris..**

Paul McCracken answered questions pertaining to the lift station and the depth of the lake. He stated that the lake would be approximately 8-10 feet deep. Also Item #11 was discussed and it was agreed that the City Attorney and the Park Board is ok with this item.

A motion was made by Pat Boyd that we recommend to City Council that they approve the final plat of Park Lake Estates Phase II subject to the following qualifications:
1. That the street name resolutions be resolved with the Police Chief;
2. That the sewer lift station calculations as far as money is concerned, to be deducted from the impact fees and be worked out with the City Council;
3. That the guardrail be installed along the drainage easement as required of the park/pond, and
4. That the lighting and the parking of the retention pond/park be addressed per the Park Board Council or recommendations; and
5. All the other comments in the Travis Roberts letter of July 8, 1998.

This motion was seconded by Ken Eppler and passed unanimously.

Item #5: **Consider action on Final Plat of Orchard Grove as submitted by Sandi Thedford.**

Bill Thedford answered questions regarding the drainage plans. Ms. Swanks requested copies of the construction plans including the hydraulic calculations. The plans will be available for them within a couple of days. Mr. Thedford will work with the City Manager to get the hydraulic calculations.

A motion was made by Pat Boyd that we recommend to City Council approval of the Final Plat of Orchard Grove Estates as submitted with the comments per the Travis Roberts letter of Hunter and Associates dated July 8, 1998, that the item on the resolution of the fire hydrants be handled as we all agreed and that the developer work with the staff to get the hydraulic calculations and final plans to the interested home owners at their expense for the reproduction of that information as soon as possible, no later than Wednesday. This motion was seconded by Ken Eppler and passed unanimously.

Item #6: **Consider action on Single Lot Subdivision as submitted by Charles and Cindy Elk.**

A motion was made by Pat Boyd that we recommend to City Council that they approve the single lot plat for the Elks at Bailey Road as submitted with the comments taken into account from the Travis Roberts letter dated July 24, 1998, revised, as submitted. This motion was seconded by Paul Head and approved unanimously.

Item #7: **Report from Council Liaison and/or City Manager**

There was no report from the Council Liaison. Terry Smith stated that Travis Roberts was working on the Capitol Improvement Plan and he expressed thanks to Ken Eppler for his service on the Planning and Zoning Board.

Submitted by: P.J. McMillan
P.J. McMillan, Secretary

Approved by: __________________________
Henry Luman, Chairman