

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, July 12, 2004

Time: 7:00 PM Place: Sachse City Hall

Members Present:

Mark Durbin
Bill Hession
Bill Siebert
Charles Sprague
Chris Lam
Ed Stelnicki

Members Absent:

Bob Boswell

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

Item #1: Minutes of June 28, 2004 Meeting:

A motion was made by Charles Sprague to accept the minutes as submitted. Ed Stelnicki seconded the motion & it passed unanimously.

Note: Bill Hession arrived at 7:06 p.m. – after the approval of minutes

Item #2 Consider Final Plat: Spring Meadow Estates:

Mr. Richard Hovas of Tipton Engineering presented the final plat & took questions from the board. He advised that all action items on the city engineer's review letter had been addressed & corrected, & the city engineer had issued a letter of approval for the subdivision. Mr. Chris Lam asked about the one tract that was omitted from the final plat & which did not show a dedicated road right-of-way. Community Development Director, Garry Adams agreed that this could be a concern & advised that he would contact the city attorney for an opinion. Mr. Hovas advised he would proceed with the attorney's recommendation when received. Brief discussion followed.

Chris Lam made a motion to approve the final plat with the condition that staff consults with the city attorney for an opinion about the right-of-way dedication. Bill Hession seconded the motion & it passed unanimously.

Item #3: Discuss & Consider recommending that EDC proceed with selection of a Consultant to prepare standards for Mixed-Use areas for P&Z review:

Community Development Director, Garry Adams introduced the item & told members that council had recently passed a resolution directing P&Z to research & prepare recommendations for mixed-use standards. To facilitate this process, EDC has allocated some money to hire a consultant to assist in preparation of standards for P&Z review. EDC Director, Guy Brown briefly answered questions from the board & said that the city has worked with all three consultants that submitted proposals. Mr. Brown said he needed direction from the board on which consultant they would recommend to prepare the study. Two of the consultants had submitted competitive proposals & one was considerably higher. When asked if he had a preference, Mr. Brown said that because Wilbur Smith had worked so closely with the city on the comprehensive land use plan, they might have an advantage since they were more familiar with the city's overall plan.

Bill Hession made a motion to direct EDC to retain Wilbur Smith Associates to prepare mixed-use standards for P&Z review. Charles Sprague seconded the motion & it passed unanimously.

Item #4a: Workshop Session – Discuss Facilities Needs Assessment & Mothers-Day-Out Programs:

Item #4b: P&Z and staff continued workshoping the city's facilities needs. City Council has passed a resolution directing P&Z to make their recommendations regarding the city's facility needs. Future workshops will be held & ultimately P&Z recommendations will be forwarded to council.

Additionally, based on requests from area churches, the council recently passed a resolution requesting that P&Z research & make recommendations regarding non-profit mother's-day-out programs. Changes to any zoning ordinance definition may to be considered only after requisite public hearings. Pastor Marsha Middleton with the First United Methodist Church in Sachse briefly addressed the board saying they wanted to hold a mother's day out program 2 days a week & that the state didn't regulate this type of child care. Brief discussion followed. There were no other public comments.

There being no further business, Bill Hession made a motion to adjourn, Charles Sprague seconded the motion and it passed unanimously.

The meeting adjourned at 8:02 p.m.

Secretary


Chairman