

**City of Sachse, Texas**  
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, July 11, 2005

Time: 7:00 PM      Place: Sachse City Hall

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**Members Present:**

Bob Boswell  
Ed Stelnicki  
Charles Sprague  
Jo James Johnston

**Members Absent:**

Mark Durbin

**Staff Present:**

Munal Faruqi, Community Development  
Director  
Bill Atkinson, City Manager  
Hal Jones, City Engineer  
Joe Gorfida, City Attorney  
Alan Dickerson, Finance Director  
Guy Brown, Economic Development

**Others Present:**

Councilwoman Pat McMillan, P & Z Liaison  
Bob McClain of Maximus  
Jeff Slusher, J & K Tile  
Randy Helmberger, Engineer of Record

Charles Sprague, Assistant Chairperson opened the meeting, and a quorum was declared.

**Item #1:      Minutes of June 27, 2005 Meeting:**

A motion was made by Ed Stelnicki to accept the minutes as submitted. Jo James Johnston seconded the motion with a correction being noted in the spelling of her name in the body of the minutes. The minutes were approved unanimously.

**Item #2:      Consider Preliminary Plat: Orry Park**

Munal Faruqi, Community Development Director, introduced the Orry Park Preliminary Subdivision plat explaining that the Preliminary plat application had previously been approved by City Council in October 2003 but had since expired and had to be resubmitted. Staff Recommended approval of the Preliminary Plat. Further discussion followed in regards to the adequacy of ingress/ egress. Munal explained the procedure of the preliminary plat process and that it had been reviewed by all the pertinent departments, Fire Department, Public Works, Community Development, and City Engineer. Staff noted that the ingress/egress was adequate. Joe Gorfida, City Attorney stated if the preliminary plat meet the subdivision ordinance requirements, P & Z would have to approve the plat. Jo James Johnston felt that the ingress/ egress were inadequate for such a large subdivision. Hal Jones, City Engineer explained that the cul-de-sac has a diameter that was large enough to allow for emergency vehicle to turn around and that they would be able to also access the alley that adjoins the area for emergency access. Further discussion followed in regards to the ingress/ egress. Randy Helmberger, the engineer of record, stated the alley would have a gate across it and would only be accessed by emergency personnel. He stated that there would be no public access. He also noted that there is a 40 foot right-of-way dedication for a future road that is reflected on the City of Sachse Thoroughfare Plan. There being no further discussion Bob Boswell made a motion to approve the preliminary plat based on staff recommendation and provided it meets all the subdivision ordinances of the City of Sachse. The motion was seconded by Ed Stelnicki passed 2 in favor, 1 against. Jo James Johnston voted against the preliminary plat.

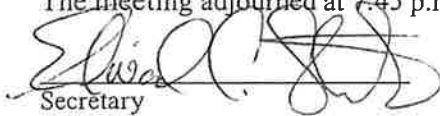
**Item #3:**

**Consider Final Plat- Orry Park**

Munal Faruqi, Community Development Director introduced the Orry Park Final Subdivision Plat indicating that the Final Plat was originally placed on the June 27, 2005 P & Z Meeting but was withdrawn by the applicant because the preliminary plat had expired. Hal Jones told the Commissioners that everything had been approved by Staff, the Clomr from FEMA was the only thing outstanding at this time. The same issues discussed regarding the preliminary plat were raised for the final plat. Charles Sprague asked if there were any further questions. There being no further discussion, Bob Boswell made a motion to approve the final plat with the understanding that staff recommended approval of the plat and that it meet all of the subdivision ordinances of the City of Sachse. The motion was seconded by Ed Stelnicki & passed 2 in favor, 1 against. Jo James Johnston voted against the final plat.

There being no further business, Ed Stelnicki made a motion to adjourn. Bob Boswell seconded the motion and it passed unanimously.

The meeting adjourned at 7:45 p.m.

  
Secretary

  
Chairman