

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, June 28, 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 May 24, 2004 Meeting:

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

Note: Bill Hession arrived at 7:15 p.m. – after the approval of minutes

Item #2 Consider Final Plat: Spring Meadow Estates:

A letter from applicant Mr. Richard Hovas of Tipton Engineering, was submitted to the P&Z Commission at the meeting. This letter requested that the final plat be withdrawn until some revisions to the plat could be made. Charles Sprague made a motion to withdraw the final plat from the agenda at the request of Tipton Engineering. Ed Stelnicki seconded the motion & it passed unanimously.

Item #3 Consider Final Plat: Woodbridge Ph 8:

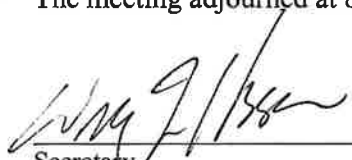
A brief presentation was made by Mr. Scott Ramsey with the Herzog Development. He advised that this final plat represents an amendment to the original plat, which was approved in 2002. He explained that the main difference is that the plat no longer indicates a protected RR crossing, or the 4-lane widening at the RR property. He further explained that as they proceed with discussions with TXDOT & KCS regarding crossings, there may not be a need for a crossing at this location. Mr. Ramsey did acknowledge that they would specify in the developer's agreement a time limit to build a road, & would not expect city acceptance of the subdivision unless the road was adequately improved. Community Development Director, Garry Adams stated that the developer had responded satisfactorily to staff concerns & staff could now recommend approval of the plat. There being no further discussion, Bill Hession made a motion to accept the final plat, noting that all action items, developer's agreement, & paving on north side of Ranch had to be implemented. The motion was seconded by Charles Sprague & passed unanimously.

Item #4a: Workshop Session – Discuss Facilities Needs Assessment & Discuss Mixed-Use Regulations:

Item #4b: P&Z and staff continued workshopping the facilities needs & mixed-use regulations. EDC provided the commission with scope of service proposals from several consultants regarding mixed-use regulations. Mr. Adams explained that staff would ask City Council to consider a resolution authorizing P&Z to make recommendations to Council on mixed-use zoning standards, & facility needs assessment. P&Z will conduct public hearings on any zoning matters & make their recommendations to City Council. Brief discussion followed. There were no 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