

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, June 26, 2006
Time: 7:00 PM Place: Sachse City Hall

Members Present:

Jo James Johnston
John Staples
David Lay
Kola Anifowoshe

Members Absent:

Staff Present:

Munal Faruqi, Community Development Director
Kent McIllyar, City Attorney
Guy Brown, Economic Development
Michael Spencer, Assistant Building Official

Others Present:

Don Herzog, Herzog Development

Jo James Johnston opened the meeting, and a quorum was declared.

Item #1: Minutes of June 12, 2006 Meeting:

A motion was made by John Staples to accept the minutes as submitted. David Lay seconded the motion and it passed unanimously.

Item #2 Preliminary Plat – Jackson Meadows Phases 2 and 3

Michael Spencer introduced the Preliminary Plat Jackson Meadows Phase 2 and 3. Discussion followed. John Staples made a motion to approve the preliminary plat and Kola Anifowoshe seconded the motion and it passed unanimously.

Public Hearing:

Conduct a Public Hearing and consider the application of Children's Medical Center requesting approval on the following:

1. A change in zoning from Agriculture (AG) to Planned Development (PD) District for Single Family, Townhouse, Office Park and Commercial/ Retail Uses. 2. A Concept Plan with conditions. 3. An amendment to the Comprehensive Plan adopted in 2001 to alter a portion of the Business Park and Public/ Semi-Public/ Institutional land use category to Low Density Residential, High Density Residential and Commercial/ Retail.

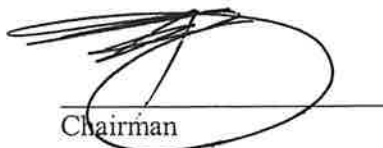
Jo James Johnston opened the public hearing. Munal Faruqi introduced the Public Hearing item. A Powerpoint presentation was made to the

Commission discussing the proposed request and staff recommendation. Jerry Sylo, applicant on behalf of Children's Medical Center, presented a power point presentation overview of the concept plan for the Children's Medical Center Dallas property. More discussion followed. Jo James Johnston invited the public to approach the Commission with their comments.

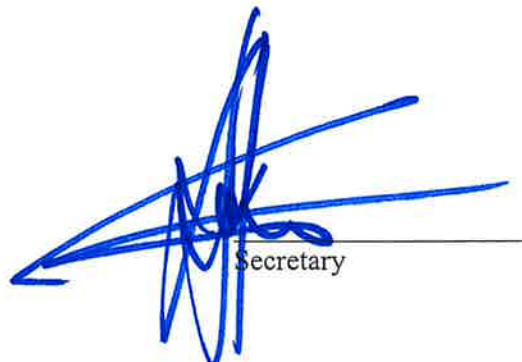
The residents, Randy Williams residing at 7614 Courtney Circle, Kevin Quin residing at 6613 Eastview, Ronnie Norcross residing 4421 Merritt Rd., Dixie Gross residing at 5317 Heritage Circle, Jeanie Martin residing at 4908 Maple Shade, Susan Hagman residing at 3508 Merritt Rd., John Stout residing at 3516 Merritt Rd., Linda Crank residing at 5006 Heritage Cr., Mr. Crank residing at 5006 Heritage Cr., Mary Saathoff residing at 4808 Emerson, Louise Conant residing at 4024 Emerson Way, Pat O'Neil residing at 6418 Eastview, Ralph Myer, residing at 4404 Merritt Rd., Jim Campbell residing at 4126 Merritt Rd., Wendy Lawson, residing at 4410 Merritt Rd., Rusty Simpson residing at 4416 Merritt Rd., Bill Jackson residing at 4712 Merritt Rd., Presley Swagerty residing at 3410 Merritt Rd., Stephen Stanley residing at 3428 Sachse Rd., Chris Rinebarger residing at 4101 Pleasant Valley, Richard Bryan residing at 3360 Leigh Ct., Randy Hale residing at 5012 Merritt Rd., and Emory Penny, residing at 3356 Leigh Ct., all expressed their concerns and disapproval over the proposed zoning change. There was no one in attendance that spoke in favor of the zoning change request presented by Children's Medical Center Dallas.

Jo James Johnston thanked everyone for their comments. John Staples made a motion to close the Public Hearing. David Lay seconded the motion. All voted in favor. More discussion followed over what action to take at this time. David Lay made the motion to table the discussion until July 24, 2006 when a workshop could be held with a full Planning and Zoning Commission to further discuss the proposed request and a second Public Hearing be held on August 14, 2006. John Staples seconded the motion. All voting in favor, it passed unanimously.

The meeting adjourned at 9:43 p.m.



Chairman



Secretary