

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, June 11, 2001

Time: 7:00 PM Place: Sachse City Hall

Members Present:

Bob Boswell
William Hession
Charles Sprague
Mark Durbin
Heath Smith
Charles Smith

Members Absent:

Chuck Schaefer

Chairman Bob Boswell opened the meeting, and a quorum was declared.

Item #1: Minutes of May 29, 2001 Meeting:

A motion was made by Bill Hession to accept the minutes as submitted. The motion was seconded by Heath Smith and passed unanimously.

Item #2: Public Hearing and Consider Ordinance amending Chapter 11 (Zoning Ordinance), Article 3, by adding Section 13 establishing OP Office Park District; amending the schedule of permitted uses:

A motion was made by Bill Hession to open the Public Hearing. The motion was seconded by Charles Smith and passed unanimously.

Community Development Director, Garry Adams briefed the board on history and reasons behind the request to establish this new zoning. He explained that the ordinance was the result of workshop sessions, as well as committee and citizen input. Garry asked the board to consider amending the presented ordinance to remove hotels & motels as permitted uses, and allow them only by SUP (Special Use Permit). He made this request based on several calls he received from concerned citizens, fearing that if hotels and motels were not strictly regulated, apartment style residency might result. Discussion followed. There were no public comments. Bill Hession made a motion to close the public hearing. The motion was seconded by Heath Smith and passed unanimously.

Bill Hession made a motion to approve the ordinance, contingent upon changing the use chart to reflect hotel & motels from (P) Permitted, to (S) Special Use Permit. This change will apply to both the extended stay hotel and hotel or motel 60-room minimum. Charles Sprague seconded the motion and it passed unanimously.

Item #3: Consider Preliminary Plat-Hudson Crossing Ph 4:

Following discussion, Bill Hession made a motion to approve the preliminary plat, with the requirement that the development must comply with all items stipulated in the City Engineer's review letter dated 4/12/01. The motion was seconded by Mark Durbin and passed unanimously.

Item #4: Consider Final Plat - (Single Lot Subdivision) Armstrong Elementary School Addition:

Ronnie Klingbeil with RLK Engineering presented the plat. Discussion followed. Because of the condition of the roads, location of the entrance on curve and lack of sidewalks in the area, concerns were raised by city staff and the P&Z Commission regarding traffic and children's safety. After more discussion, Mr. Klingbeil advised that the school district would be willing to dedicate 35' right of way along the entire length of their property on the west, which gives the city the necessary right of way, if Ben Davis Rd. is widened and straightened. Ben Davis Rd. is shown on the City's Thoroughfare Plan as a straight street between Hwy. 78 & Bunker Hill. Garry Adams and City Manager, Bill Atkinson, stressed to the commission the need for the City Council and GISD to meet and discuss the street and safety concerns around the school. A decision on what to do about

Bunker Hill Rd. will need to be determined & directed by the City Council. Staff's opinion is that the meeting should be held and a decision reached prior to City Council approval of the final plat. The City Engineer's review letter dated 4/24/01, raised the same safety concerns. Heath Smith made a motion to approve the final plat, contingent upon the additional 35' of right of way as discussed being dedicated, and that all items on the City Engineer's review letter and P&Z concerns regarding children safety issues be addressed by the City Council. The motion was seconded by Bill Hession and passed unanimously.

Item #5a: Workshop sessions – Discuss City of Sachse Comprehensive Land Use Plan
& #5b: & Review City of Sachse Comprehensive Plan future schedule of events:

Ms. Ann Bagley of Wilbur Smith Associates presented the latest Comprehensive Plan that implemented P&Z's suggestions from prior meetings. Following discussion, it was determined that there were some areas of the map in error & that it would be revised one last time. The revised map will be mailed to each member prior to the next meeting. The P&Z concurred with Ms. Bagley that the Plan was substantially complete and ready to consider in the near future. City Manager, Bill Atkinson briefed P&Z on the city's intention to hold town meetings, tentatively scheduled for July 25th & 26th. He also intends to have a notice of the meetings posted to the city's web page and to mail post cards to every residence. A proposed completion project schedule was passed out to the P&Z members during the meeting.

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

The meeting adjourned at 8:33 p.m.


Secretary


Chairman