

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, December 13, 2004

Time: 7:00 PM Place: Sachse City Hall

Members Present:

Mark Durbin
Bob Boswell
Bill Siebert
Charles Sprague
Ed Stelnicki
Jo James Johnston

Members Absent:

Chris Lam

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

Item #1: Minutes of November 22, 2004 Meeting:

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

Item #2: Public Hearing & Consider Action on a Rezoning Request from Tipton Engineering from AG (Agricultural) to R10 (Residential) on 1 acre at 6923 Dewitt Rd.:

Mark Durbin opened the public hearing. Mr. Richard Hovas with Tipton Engineering presented the rezoning request. Brief discussion followed. Mr. Hovas answered questions from the board. There being no further public comments, Chairman Mark Durbin closed the public hearing. Charles Sprague made a motion to approve the rezoning change. The motion was seconded by Ed Stelnicki and it passed unanimously.

Item #3 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. Hovas further explained that this plat represented an amendment to the previously approved Spring Meadow Estates by adding 5 additional residential lots. Brief discussion followed. Bill Siebert made a motion to approve the final plat. Bob Boswell seconded the motion & it passed unanimously.

Item #4: Presentation & Discussion on Mixed-Use Standards as presented by Wilbur Smith Associates:

Chief Planner Ann Bagley, & Kala Krishnan of Wilbur Smith Associates conducted a presentation & discussion on their progress/ideas to date regarding the preparation of Mixed-Use Zoning Standards. Ms. Bagley discussed a concept plan & ideas for regulation of mixed-use areas. There was discussion regarding holding public workshops, which might be helpful in determining what adjacent residents would like to have in development standards. Ms. Bagley said public meetings should be postponed until some issues are resolved, such as the final determinations regarding closure of RR crossings, etc. The consultants said they received good ideas & direction from the board, & would keep them in mind as they set about drafting up standards. They also advised they should be able to return some time in January, & possibly even conduct a field trip with P&Z to other cities to view their mixed-use areas. There was no further discussion or public comments.

Item #5: Report from City Staff:

Community Director, Garry Adams, briefed the commission on possible future items. He advised that there does not appear to be any pending items for the last meeting in December, & most likely the meeting will be cancelled.

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

The meeting adjourned at 9:00 p.m.



Secretary



Chairman