City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of May 23, 2011
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:	**Members Absent:**
Robert Corbin	
Scott Everett	
David Hock	
Charles Ross	
Stephen Curtis	**Staff Present:**
Warren Becker	Barry Shelton, Community Development Director
Wally Sparks	Charlotte Youngblood, Secretary
	Michael Spencer, Building Official

Chairman Scott Everett opened the regular meeting of the Planning and Zoning Commission at 7:00 p.m. and a quorum was declared.

1. Invocation and Pledge of the Allegiance to the U.S. and Texas Flags
The invocation was offered by Warren Becker and Scott Everett led the pledges.

Consent Agenda

2. Consider approval of the minutes for them May 09, 2011 regular Planning and Zoning Commission meeting.
David Hock made a motion to approve the minutes. Charles Ross seconded the motion with all voting in favor the motion was passed unanimously.

Regular Agenda
3. Consider the request by Woodbridge Properties, LLC for approval of a Development Plan for Woodbridge Commons Phase Two, a 20.708 acre commercial property on the southwest corner of the Kansas City Southern Railroad tracks and the future Woodbridge Parkway northern extension.
Barry Shelton, Community Development Director stated the agenda that was posted was incorrect therefore this item will be discussed at a special Planning and Zoning Commission meeting on Thursday, May 26, 2011.

4. Consider the request by Woodbridge Properties, LLC for approval of a Development Plan for Woodbridge Commons Phase Two, (Walmart), a 17.17 acre commercial property on the southwest corner of the Kansas City Southern Railroad tracks and the future Woodbridge Parkway northern extension.
Mr. Shelton introduced the item. He said the applicant is proposing to plat the subject property into a commercial lot on approximately 20.078 acres, which includes right-of-way dedication. The property is located within a planned development which was adopted in 2002 by ordinance number 1916. This planned development requires a development plan to be submitted to the City and approved by the Planning and Zoning Commission. He states that a development plan is required to determine if the proposed development is in accordance with the standards of the planned development ordinance. He stated that the Planned Development District does not

require a public hearing prior to approval of a development plan. Mr. Shelton said that staff recommends approval of the development plan for Woodbridge Commons Phase Two. Mr. Ross asked if in the overall main development plan if the streets bordering the property would be the developed by the developer and if the streets are going to be built in their entirety or just to the property lines. Mr. Shelton explained first we have the approval of the development plan and the preliminary plat to allow the developer to escrow the funds with the city to allow them to file a final plat. He did state the applicant would be building at a minimum Woodbridge Parkway to Cody Lane and Cody Lane to Ranch Road. He stated the city has an agreement with Collin County and the City of Wylie to jointly build the bridge and are still working on the details of that. He said the developer would be building the full width of the roads. Mr. Ross asked if there were plans for a traffic light at Cody Lane and Woodbridge Parkway. Mr. Shelton the City Engineer would be working with the applicant on those issues. Mr. Curtis asked is there would be limited truck access keeping it off Cody Lane and asked about Walmart's process for building the store. Dan Millner, with Kimley-Horn & Associates, the applicant's representative stated that they would be following the truck routes that the city has designated. He stated that his client was under contract until the end of summer and this project had been approved internally and they hope to close on the property. Mr. Curtis asked what kind of prototype the store would be. Dan Millner, stated it is called a "150" and is similar to the stores recently built in Frisco and Allen but slightly smaller. Those two stores are in the 180,000 square foot range. More discussion followed. Mr. Everett stated that this item does not require a public hearing but he would allow the citizens to speak if they wish.

Anthony Catala, 5920 Crestberry Lane, stated he was concerned about drainage problems, traffic and questioned the need for another Walmart so close to others in the area.

Wagner Dos- Santos, 6517 Fieldcrest Lane, congratulated Don Herzog for bringing the tax base to the city. He said with the additional railroad crossing he would like to see the city establish a quiet zone in Sachse.

Paula Demois, 7008 Royal Oaks Estates Drive, said she moved from Plano and she is eager for Sachse to prosper. She wants to keep Sachse beautiful and wants the facade of Walmart to be beautiful and not like other existing shopping centers.

Michael Huber, 6231 Crestmoor Lane, said he is worried about Woodbridge traffic coming across. He said he already waits two to four minutes at the traffic light currently. He is concerned with the crossing grade making truck traffic slow. He asked about the need of having so many Wal-Marts so close in proximity. He said if it looks nice he would be okay with it.

Bryan McCullough, 7517 Vista Creek Lane, moved from Plano two years ago and he loves Sachse. He was sad to see the press release on the website announcing Walmart because he lived next to a Walmart. His concern is he wants the city to stay beautiful and is afraid Walmart is going to hurt Woodbridge.

Mathew Emmons, 7616 Meadow Run Lane, moved here from Iowa two years ago. He majored in economics at Ohio State and has dealt with Walmart and when they talk about tax revenue you can see a reduction in 25% -30% in revenue from other business. He also stated they need to think about the future of Walmart becoming an empty box which is a very ugly scenario.

Earl Ritch, 7616 Ridedale Ct., showed the development plan on the document camera and explained how he did not want them to connect Canyon Crest Lane to the Cody Lane. He wanted his neighborhood to remain isolated and protected from the cut through traffic. He was concerned

with children at the pool running across the street and getting hit if the street was connected. He stated that the speed limit would have to be lowered or speed bumps installed to protect the children.
There being no more comments Mr. Shelton wanted to address some of the questions. He said with drainage concerns the developer would be responsible for the storm water and would be making those improvements for the site. As far as the number of Walmarts being this close the property is zoned retail and the city can't pick and chose what they would prefer to be there. Mr. Shelton went on to state that the city has been approached about the quiet zones and the city engineer is looking into that. More discussion followed. David Hock made a motion to approve the Development Plan for Woodbridge Commons Phase Two (Walmart), a 17.17 acre commercial property. Wally Sparks seconded the motion. The motion passed with all voting in favor.

5. Conduct a Public Hearing and consider amending the Sachse Code of Ordinances by amending Chapter 11, Zoning, Article 3, Section 2.3(d) "Garage requirements" to delete the prohibition of garage doors facing the street.
Mr. Shelton introduced the item. He stated that City Council asked staff to research the existing zoning ordinance provision on the orientation on garage doors. The Council wanted to discuss the standards and determine if any amendments to this section of the ordinance are necessary. The ordinance prohibiting garage doors from facing the street has been in place since 1966. There are several planned developments that allow for garage doors to face public streets. Approximately 28 % of all single family homes in Sachse have front entry garages. Mr. Shelton explained that very little land in Sachse would be impacted by the change in ordinance. More discussion followed. Scott Everett opened the Public Hearing at 8:16 p.m. No one spoke at the public hearing. Wally Sparks made a motion to deny approval of amending the Sachse Code of Ordinance, Chapter 11, Zoning, Article 3, Section 2.3(d) "Garage Requirements" to delete the prohibition of garage doors facing the street. Robert Corbin seconded the motion with all voting in favor the motion passed unanimously with all voting in favor.

There being no further business. Stephen Curtis moved to adjourn. The meeting was adjourned at 8:19 p.m.

Secretary

Chairperson