City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, May 22, 2000
Time: 7:00 PM Place: Sachse City Hall

Members Present:
Bob Boswell, Chairman
Pat McMillan
Paul Conant
William Hession
Charles Smith
Heath Smith
Charles Schaefer

Members Absent:

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

Item #1: **Minutes of May 8, 2000 Meeting:**
A motion was made by Bill Hession to accept the minutes. Chuck Schaefer seconded the motion and it passed unanimously.

Item #2: **Consider Final Plat-Sachse On The Creek Phase II:**
After a brief discussion Bill Hession made a motion to accept the final plat as presented by Mr. Bobby Rollings. The motion was seconded by Charles Smith and passed unanimously.

Item #3 **Consider Action-A request from JCW Investments to rezone 362.2 acres of land from AG (Agricultural) to PD (Planned Development), north of Ranch Rd, south of Maxwell Creek, east of Maxwell Creek Rd, west of Hooper Rd:**
Skip Hynek with JCW Investments made a presentation of the proposed planned development. He confirmed that the subdivision would set aside land for possible future school & fire dept. sites. Mr. Hynek requested direction from the board, asked what their min. requirements for lot sizes, amenities, etc. would be in allowing this planned development. 3 residents of Maxwell Creek, an adjacent subdivision of the property proposed for planned development, expressed their concern of high density of lots, lack of school site, etc. (Mark Durbin of 7223 Creekstone, Cathy Latta of 3016 Creekbend Ct. and Alex Bell of 3009 Creekbend Ct.) General consensus of board members were they would like to see some larger lots conforming to or exceeding the current Sachse code of 10,000 square feet. Chairman Bob Boswell suggested a workshop session could be arranged if the developer felt that it is needed to further clarify some items. Following more discussion, the developer indicated they will try to amend the development plan to implement larger lots, possibly going straight 10,000 sf lots & 2000 sf homes. Chuck Schaefer made a motion to table the item. Heath Smith seconded the motion & it passed unanimously.

Item #4 **Report From Staff:**
Garry Adams, Community Development Director very briefly discussed upcoming items. Advised he would be bringing to them a request within the next month or so to permit hardiplank as a masonry requirement.

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

The meeting adjourned at 7:55 p.m.

Heath B Smith
Secretary

Chairman