

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, May 14, 2001

Time: 7:00 PM Place: Sachse City Hall

Members Present:

Bob Boswell
Charles Smith
Charles Sprague
William Hession
Mark Durbin

Members Absent:

Chuck Schaefer, Chairman
Heath Smith

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

Item #1: Minutes of April 23 2001 Meeting:

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

**Item #2: Public Hearing and Consider Ordinance amending City of Sachse Zoning Ordinance-
establishing screening & landscaping requirements for residential districts:**

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 & explained the reasoning behind the request to change the zoning ordinance. At this board's direction during the meeting of April 9, 2001, staff consulted the city attorney to draft an ordinance. The objective of this ordinance is that in the future, as developers present new subdivisions or planned developments for consideration, they will need to show what improvements (aside from these required amenities) will be contributed to the city. This may allow the P&Z and City Council to consider developments based more on items that can be removed from the city's capital improvement plan. After discussion, it was determined that the landscaping and irrigation requirements on lots zoned R39 (39,000 square feet) may be too costly and restrictive to be implemented. There were no further public comments.

Bill Hession made a motion to close the public hearing. The motion was seconded by Mark Durbin and passed unanimously.

Bill Hession made a motion to approve the ordinance, contingent upon exempting lots zoned R39 and larger from the landscaping and irrigation requirements. Charles Sprague seconded the motion and it passed unanimously. (Heath Smith arrived at 7:25 p.m. – after the vote had been taken).

Item #3a: Workshop session – Discuss City of Sachse Comprehensive Land Use Plan:

Community Development Director, Garry Adams, introduced Mr. Kevin St Jacques of Wilbur Smith Associates. This firm has been commissioned by the city to design and amend the city's Comprehensive Plan. By city charter, P&Z is charged with amending and adopting the Comprehensive Plan & making recommendation to City Council. Maps were presented to P&Z. During discussions, the board expressed concern about lack of commercial designated areas. Mr. Adams requested that the board mark up their copies of the map, noting any additional areas they'd like to see developed commercially. These suggestions will be discussed at the next meeting. More discussion followed.

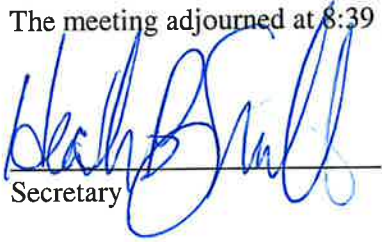
Item #4a: Workshop session – Discuss Business Park Zoning Ordinance:

Garry Adams, Community Development Director, presented a draft copy of a new proposed ordinance establishing an Office Park District. Mr. Adams said staff was ready to put an ad in the paper advertising a public hearing to adopt this ordinance, based on the information that has come

out of the numerous workshop sessions that have been conducted by this board. Mr. Don Paschal, representing Huffines Partners, made several suggestions about changing some of the wording of the ordinance. Discussion followed. P&Z advised staff to proceed with an ad for the public hearings. Consideration of this ordinance, which will be amended to reflect requested changes to wording regarding setback requirements adjacent to residential areas, will be presented to P&Z at a future meeting.

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

The meeting adjourned at 8:39 p.m.


Secretary


Chairman