City of Sachse, Texas

Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, December 11, 2000
Time: 7:00 PM Place: Sachse City Hall

Members Present:
Chuck Schaefer, Chairman
Charles Smith
Bob Boswell
Heath Smith
William Hession
Charles Sprague

Members Absent:
Mark Durbin

The meeting was opened by Chairman Chuck Schaefer, and a quorum was declared.

Item #1 **Minutes of November 27, 2000 Meeting:**
A motion was made by Bob Boswell to accept the minutes as submitted. The motion was seconded by Heath Smith and passed unanimously.

Item #2 **Consider Final Plat-Sachse Commons Shopping Center:**
Heath Smith made a motion to table the item until the 1/08/01 P&Z meeting, at the written request of the developer, Sachse Commons. The motion was seconded by Bill Hession and passed unanimously.

Item #3: **Public Hearing & Consider Action on request from Herzog Development to rezone from C1, AG & R8.4 to P.D. 110.93 acres of land in the 4500 Block of Miles Rd. (approximately):**
Bill Hession made a motion to open the public hearing. The motion was seconded by Heath Smith & passed unanimously. Developer, Don Herzog presented a detailed slide show on both of the developments on tonight's agenda. Chuck Schaeffer expressed concerns about narrow lot widths & small lot sizes. Jeanie Marten of 4908 Maple Shade asked P&Z to deny the request because she did not want to see the city deviate from the standard 10,000 sf lots to smaller lots described in the P.D., or see front entry garages like what is in the Woodbridge Subdivision. Don Smith of 5102 Sachse Rd. said development would cause additional drainage problems on his property. Bill Cardiff of 4912 Maple Shade also said his property could be affected badly by drainage from the subdivision & he also didn't want small lots so close. A resident on Getha Ln (unable to understand name) expressed concerns on drainage, flooding, traffic on Getha Ln, as well as the condition of the street, and congestion. Being no further comments, Bill Hession made a motion to close the public hearing. The motion was seconded by Heath Smith and passed unanimously.
Following discussion, the board advised the developer to increase the lot sizes from R7.2 to R8.4 on the 10 lots adjacent to Miles Rd. Upon agreement from the developer to this change, Bill Hession made a motion to grant the rezoning request contingent upon the 10 lots adjacent to Miles Rd. being increased to R8.4. The motion was seconded by Charles Sprague and passed unanimously.

Item #4: **Public Hearing & Consider Action on request from Herzog Development to rezone from C2, AG & R8.4 to P.D. 133.05 acres of land in the 4900 Block of Bunker Hill Rd. (approximately):**
Heath Smith made a motion to open the public hearing. The motion was seconded by Charles Smith & passed unanimously. Developer, Don Herzog briefly recapped the development plan & answered questions. In response to a question, Mr. Herzog advised that the lots backing up to the drainage area would not be allowed to fence any part of the easement. Paul Latorres of 4209 West Creek asked P&Z to deny this request saying he did not want to see small lots & was concerned water would back up on his property from development drainage. Being no further comments, Heath Smith made a motion to close the public hearing. The motion was seconded by Charles Smith and passed unanimously.

Following discussion, the board advised the developer to increase the lot sizes from R6 to R7.2 on 11 lots backing up to the drainage area & adjacent to West Creek Ln. Upon concurrence of the developer to this change, Heath Smith made a motion to grant the rezoning request contingent upon the 11 lots that back up to the drainage area & are adjacent to West Creek Ln. being increased to R7.2. The motion was seconded by Charles Smith and passed unanimously.

Item #5: **Report From Staff:**

Garry Adams, Community Development Director very briefly addressed the board & informed them about new items that will be presented to them in the near future; 1) Coleman Homes final platting of property on Hooper Rd. that was recently approved for a SUP. 2) 500 acres adjacent to Ranch Road may be presented for planned development zoning as well as a request to amend the master plan on some of the property. 3) Because city offices will be closed on the 25th & 26th the next meeting of the P&Z will be on January 8, 2001.

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

The meeting adjourned at 8:55 p.m.

Secretary

Chairman