

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, April 23, 2001

Time: 7:00 PM Place: Sachse City Hall

Members Present:

Chuck Schaefer, Chairman
Charles Smith
Heath Smith
Charles Sprague
William Hession
Mark Durbin

Members Absent:

Bob Boswell

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

Item #1: Minutes of April 9, 2001 Meeting:

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

Item #1: Workshop session – Discuss City of Sachse Comprehensive Land Use Plan:

Community Development Director, Garry Adams, introduced Ms. Ann Bagley 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. Ms. Bagley explained that during the last 11 months, 26 citizens of Sachse have comprised part of a steering committee to design a desirable plan for the future of Sachse. Ms. Bagley explained that this committee was responsible to design a plan objectively, keeping in mind vision of the future, neighborhood protection, historic preservation, and community profile elements. The map presented to the P&Z tonight was the direct result of those negotiations and meetings. Mr. Michael Schrader (transportation engineer with Wilbur Smith) also updated the board on the proposed layout of roads. The newly proposed map was presented, and discussion followed. Concerns were raised by board members about lack of commercial designations, and large amount of area designated for rural residential. Concerns were also raised about infrastructure not being able to handle through traffic. Mr. Schrader explained how the thoroughfare plan was determined, that it had evolved through the steering committee based on their desire to limit access through town for pass thru traffic. City Manager, Bill Atkinson, addressed board and said that the consistency of the right-of-ways must be maintained in order to widen roads if the need ever arises. Mr. Atkinson also advised the board that the EDC is doing a study regarding land use based on property taxes, in order to determine what the impact may be because of the limited amount of commercially designated land. The results of this study should be complete prior to adoption of the Comprehensive Plan. At the next P&Z meeting, two more sections of the plan will be discussed.

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

The meeting adjourned at 8:50 p.m.


Secretary


Chairman