

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, April 22, 2013
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Scott Everett
Charles Ross
Scott Williams
David Hock
Stephen Curtis

Members Absent:

Warren Becker

Staff Present:

Marc Kurbansade, Community Development Director
Charlotte Youngblood, Secretary

Others Present:

Bill Adams, City Council Liaison

Chairman Stephen Curtis opened the 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 Scott Everett and Stephen Curtis led the pledges.

2. Community Development Director's Update Report: Briefing on current activities of staff.

Marc Kurbansade, Community Development Director, stated due to the recent tragic events across the country last week the finance department will be accepting donations for the Red Cross until May 3rd if anyone is interested in making a donation.

3. Consider approval of the minutes from the April 8, 2013 Planning and Zoning Commission meeting.

Charles Ross made a motion to approve the minutes of the April 8, 2013 Planning and Zoning Commission meeting with correction being noted that Warren Becker led the pledges. David Hock seconded the motion. The motion passed with all voting in favor.

4. Consider the application of Mr. James Becker for approval of a Preliminary Plat for Barnyard Gate Daycare Addition, being a single 2.751-acre lot, generally located on the north side of Bunker Hill Road, approximately 625 feet south of State Highway 78.

Mr. Kurbansade introduced the item. He explained a Special Use Permit (SUP) was approved for this property by City Council on December 3, 2013. The applicant is proposing to plat the property into one lot, which would solely be utilized for a proposed daycare center. He stated the proposed subdivision will have two access points from Bunker Hill Rd. The main access point will align with an existing median and the second access point at the northern end of the property will solely be a means of egress and be limited to right-turn only. More discussion followed.

David Hock made a motion to approve the Preliminary Plat for Barnyard Gate Daycare Addition. Scott Williams seconded the motion. With all voting in favor the motion passed unanimously.

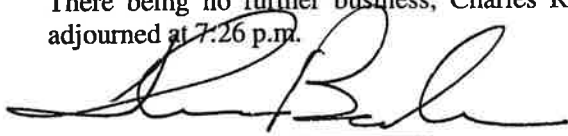
5. Consider the application of Woodbridge Properties, LLC for approval of a Preliminary Plat for Mansions at Sachse Addition, being a single 18.71-acre lot, generally located on the northwest side of SH78/KCRC Railroad, approximately 200 feet north of Ranch Road.

Mr. Kurbansade introduced the item. He explained that the property retains a zoning designation of PD-19 which was amended on December 3, 2012 to permit modifications to the Development Regulations. The applicant is proposing to plat the subject property into one lot, which would solely be utilized for a proposed multifamily development consisting of a maximum of 388 multifamily units. He stated that the proposed subdivision will have three access points from the newly constructed Cody Lane. The main access will be directly across from Canyon Crest Drive. There will be an emergency access only at the southernmost section of the site. There will also be an exit only for residents and full emergency access at the northernmost section of the site. More discussion followed. Charles Ross made a motion to approve the Preliminary Plat. Scott Everett seconded the motion. With all voting in favor the motion passed unanimously.

6. Consider the application of Steve Pirkey for approval of a Final Plat for replat of Lots 2R and 3, Block 1, Woodbridge Commons Phase 1, on approximately 2.083 acres, on north side of Ranch Road, at the intersection with State Highway 78.

Mr. Kurbansade introduced the item. He explained that the applicant is proposing to replat the two existing lots and the recently abandoned portion of the Cody Lane right-of-way on approximately 2.083 acres. He said the abandonment of the right-of-way was approved by the City Council on November 19, 2012. Planning and Zoning Commission approved the Preliminary Plat on January 28, 2013 and City Council approved the Preliminary Plat on February 18, 2013. More discussion followed. David Hock made a motion to approve the Final Plat. Charles Ross seconded the motion. With all voting in favor the motion passed unanimously.

There being no further business, Charles Ross made a motion to adjourn. The meeting was adjourned at 7:26 p.m.



Secretary



Chairperson