

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, April 9, 2001

Time: 7:00 PM Place: Sachse City Hall

Members Present:

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

Members Absent:

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

Item #1: Minutes of March 26, 2001 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: Discuss & Consider Action on Business Park Standards:

Garry Adams, Community Development Director, asked the board to advise if they thought staff should proceed with posting notices for a public hearing and drafting an ordinance to amend the zoning ordinance to add Business Park Standards. Because of information that had been obtained through comprehensive plan meetings and prior workshops with P&Z, Mr. Adams said he believed that there was enough information to proceed with an ordinance. Mr. Don Paschal, consultant that represents Huffines Partners, also made numerous suggestions and commented on the proposed standards. Lengthy discussions proceeded, which resulted in the board examining the Business Park Standard proposal line item by line item. The board then decided on whether to remove, allow or allow only through SUP, each use on the list. In order to enhance zoning standards, any use allowed in business park zoning, would also be contingent upon site plan and landscape plan review. Antennas, lighting and sign ordinances are already addressed in other ordinances of the city code, but the Community Development Dept. agreed to research these items further to determine if they need to be addressed exclusively for business park zoning. Following discussion, Heath Smith made a motion to direct staff to schedule the public hearings and request City Attorney to draft an ordinance for Business Park Zoning. The motion was seconded by Bill Hession and it passed unanimously.

Item #3: Workshop session – Discuss Residential Zoning Changes:

Garry Adams briefed the P&Z on the city's intention to make the city's standard residential ordinance stricter. During the joint meeting between City Council & P&Z, there were discussions of making Home Owner Associations, lot landscaping & irrigation, curvilinear streets, hike and bike trails, etc., a part of standard residential requirements. In view that there is not a lot of property left for residential development, the city would like to see higher end developments in those areas. In requiring more amenities as a zoning standard, P.D.'s could be considered more on how they will improve the city's overall infrastructure, etc., instead of their aesthetic value. Some research will need to be made into HOA legalities. Staff will publish the requisite notice of public hearings and will present the request and draft ordinance to this board for consideration at the May 15 meeting.

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

The meeting adjourned at 9:25 p.m.


Secretary


Chairman