

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, March 28, 2005

Time: 7:00 PM Place: Sachse City Hall

Members Present:

Mark Durbin
Ed Stelnicki
Bob Boswell
Charles Sprague
Bill Siebert
Chris Lam
Jo James Johnston (arrived at 7:03 p.m. – after
approval of items #1 & #2)

Members Absent:

Staff Present:

Garry Adams, Community Development Dir.
Bunny Harper, Assistant Bldg. Official

Others Present:

Councilwoman Pat McMillan, P&Z Liaison

Mark Durbin opened the meeting, and a quorum was declared.

Item #1: Minutes of February 14, 2005 Meeting:

A motion was made by Bob Boswell to accept the minutes as submitted. Ed Stelnicki seconded the motion & it passed unanimously.

Item #2: Minutes of February 28, 2005 Meeting:

A motion was made by Chris Lam to accept the minutes as submitted. Charles Sprague seconded the motion & it passed unanimously.

Item #3a: Workshop Session – Discuss Zoning Regulations regarding Garage Conversions

Community Development Director, Garry Adams told the board that he had received a request from a citizen to look into the city ordinance regarding garage conversions & garage door orientation for replacement garages. Mr. Adams reminded the board that during the previous zoning ordinance workshops, this same issue was discussed. Because the consensus at that time was there were so many different factors to consider & research before a reasonable ordinance could be drafted, it was withdrawn from the last round of zoning amendments. Carolyn Carthen of 6414 Coral Lane addressed the board & said that she would like to see the city change the ordinance to allow the doors of detached garages to face the street. She explained that she wanted to enclose her existing garage to increase the square footage (& value) of her home, but that building a replacement garage without the doors facing the street would be difficult because of the floodplain located on the back of her property. Mr. Jeff Slusher of 4527 Parkridge Circle said he agreed that the city should allow garage conversions & encouraged the board to look into changing ordinance. Chairman Durbin said maybe it would be a good idea for the P&Z members to put together some of their own ideas & forward them to staff. Staff can then put the info together for discussion at future workshops. More discussion followed regarding some of the issues that need to be looked at if detached garage doors are allowed to face the street, such as setbacks, corner lots, driveway orientation, etc. Mr. Adams said he would have his staff draw up some scenarios, & take photographs of areas that have garage conversions, as well as get some photos of some accessory buildings that have overhead doors facing the street. He said he would try to have a powerpoint presentation ready for next meeting.

Item #3b: Workshop Session – Discuss Mixed-Use Standards & Setting Date for Fieldtrip:

There was brief discussion on setting a time for P&Z to go on a fieldtrip, which will be arranged by Consulting Firm Wilbur Smith Associates. P&Z has been discussing mixed-use standards in previous workshops & this fieldtrip will be to other surrounding cities which already have mixed-use areas (such as Southlake). All members concurred that Saturday April 23, or April 30 would be

agreeable to attend a fieldtrip. Community Development Director Garry Adams said he would contact Wilbur Smith Associates to firm up a date & advise the board as soon as possible. There were no public comments.

Item #3c: Workshop Session – Discuss 4/11/05 Joint Meeting with City Council on Impact Fees:

Community Development Director Garry Adams advised that the city is currently looking to amend, update & simplify the impact fee schedule. P&Z will eventually make recommendations to Council regarding impact fees. Garry said that the joint meeting will include city council, city engineer, city attorney, consultant, P&Z, & city staff. Mr. Adams said that his office would forward a copy of the CIP, impact fee ordinance, State Law #395, Comprehensive Plan Book, & the NCTCOG fee survey to each P&Z member within a few days. Brief discussion followed. There were no public comments.

Item #4: Report from City Staff:

Community Development Director Garry Adams advised the board that other than the impact fee joint meeting & mixed-use standards there are currently no pending items for the next meeting. Garry also advised the board that once the council appointed a new member to replace Chris Lam, the city attorney would be scheduled to give an orientation to board. Brief discussion followed.

There being no further business, Chris Lam made a motion to adjourn. Jo James Johnston seconded the motion and it passed unanimously.

The meeting adjourned at 8:06 p.m.



Secretary



Chairman