

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, March 27, 2000
Time: 7:00 PM Place: Sachse City Hall

Members Present:

Bob Boswell, Chairman
Charles Smith
Heath Smith
Paul Conant
Charles Schaefer
William Hession

Members Absent:

Pat McMillan

Chairman Bob Boswell opened the meeting, and a quorum was declared.

Item #1: Minutes of March 13, 2000 Meeting:

A motion was made by Paul Conant to accept the minutes. William Hession seconded the motion and it passed unanimously.

Item #2: Public Hearing to amend the Sachse Zoning Use Chart-Add & Define Museum, define Public Building, & remove definition reference (D) from Portable School/Church Building use:

Bob Boswell opened the public hearing. Community Development Director, Mr. Garry Adams made a brief presentation of this request, explaining that there will be a request coming soon from the Sachse Historical Society to open a museum, and they will ask for outside display of some items. Since this use is not currently shown in our code book, there's a need to add and define it to better regulate code compliance. He also explained that since it's possible that a museum can be a public building, that it is also necessary to add a definition for public building (public building is already a use shown on existing chart but does not have a definition). Garry advised that as the city ages it's possible that older historical homes or buildings may become museums, and in anticipation of this explained that the use should be allowed by SUP in all zones. Paul Head, President of the Sachse Historical Society, addressed the board and briefly explained the intentions of the Historical Society to renovate the old city annex into a museum. Paul said the Historical Society does have intentions to display some items outside and they wish to comply with regulations set forth by the commission. Mr. Head had no objections to the definitions suggested in Garry Adams' memo for the uses, and recommended approval of the definitions. William Hession made a motion to close the public hearing. The motion was seconded by Chuck Schaefer and passed unanimously.

Item #3: Consider Action to Amend the Sachse Zoning Use Chart-Add & Define Museum, define Public Building, & remove definition reference (D) from Portable School/Church Building use:

Chuck Schaefer made a motion to accept the request to amend the Sachse Zoning Use Chart and add definitions as detailed in memo. The motion was seconded by Paul Conant and passed unanimously.

Item #4: Consider Action on a Rezoning Request from Harris Land Development from R8.4 (Residential) to PD (Planned Development) at 4500 Block of Miles Road Approximately:

Mr. Paul McCracken with the Ike Harris Co. briefly presented the request to rezone property. Mr. McCracken said the developer will put in the collector street and a left turn lane in the median on Miles Road into the subdivision, will install landscaped and irrigated entry feature into the subdivision, increased the width of lots as recommended by the commission at the 2/28/00 meeting, implemented into their plan a requirement to landscape & irrigate the front lawns of the lots facing the collector street as recommended by the commission at the 2/28/00 meeting, told of his intentions to confer with park board on suggestions on how to landscape the power line easement. Chuck Schaefer raised a concern about the drainage of a few lots with steep grades, Garry Adams said Travis Roberts, the City Engineer, would be advised to look at those carefully on the construction plans and would have to meet with his satisfaction before construction would be allowed. Chuck Schaefer made a motion to approve the rezoning request. Heath Smith seconded the motion and it passed unanimously.

Item #5

Consider Preliminary Plat: Parklake Estates Phase IV:

A brief presentation was made by Mr. Paul McCracken. This preliminary plat is presented in accordance with the previous rezoning request. Mr. McCracken was told that the name of the collector street would need to be changed from Crestview because there is currently a street by the same name in Woodbridge. Charles Smith stated he would like for staff city to look into reviewing Red Oak Street with fire and police, to see if the name should be changed as it rounds the cul-de-sacs. Paul McCracken addressed a question regarding detention plans, saying that detention and drainage will be routed and handled in conjunction with the drainage plans for Parklake Estates Phase III (which is just north of Phase IV). Paul will also make changes to his development plan to clarify item #G to reflect that garage doors cannot face the street on lots fronting Ashwood Lane or Crestview Drive. Heath Smith made a motion to accept the preliminary plat with all discussed requirements included. The motion was seconded by William Hession and passed unanimously.

Item #6

Consider Final Plat: Miles Road Addition:

A brief presentation was made by Project Engineer, Mr. Gerald Monk. Chuck Schaefer made a motion to accept the Final Plat with city staff & engineer's comments implemented. The motion was seconded by Heath Smith and passed unanimously.

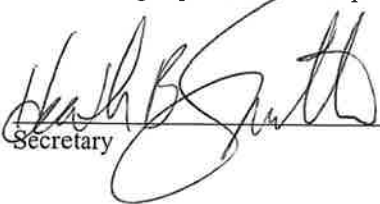
Item #7

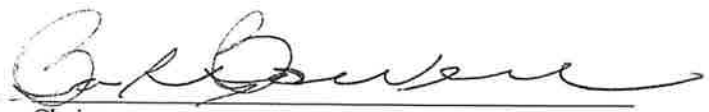
Report From Staff:

Garry Adams, Community Development Director very briefly updated the board on possible future items. More Planned Development proposals will be presented in near future. The first meeting of the Planned Development Review Committee is scheduled for 3/28/00 and it's probable that the development to be discussed at that meeting will be presented soon. Mr. Adams also suggested that future P&Z meetings could include a work session prior to the actual meeting, similar to what the city council does, to discuss or just have a question & answer session about current or future agenda items and/or concerns. Several SUP's are expected in the near future in Industrial Park for automotive uses.

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

The meeting adjourned at 7:40 p.m.


Secretary


Chairman