

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, March 26, 2007
Time: 7:00 PM Place: Sachse City Hall

Members Present:

John Staples
David Lay
Scott Everett
Robert LaFaye
David Zukosky
Cullen King
Duane Franzen

Members Absent:

Staff Present:

Munal Faruqi, Community Development Director
Charlotte Youngblood, Secretary

Others Present:

Pat McMillan, City Council Liaison

Chairperson John Staples opened the regular meeting of the Planning and Zoning Commission at 7:00 p.m. and a quorum was declared.

Consent Agenda

1. **Minutes**

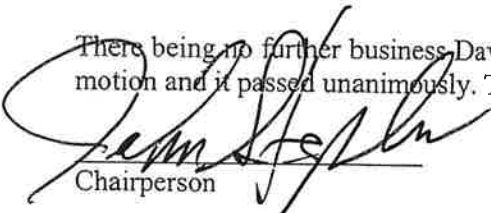
Consider approval of both the minutes for the February 26, 2007 workshop session and the February 26, 2007 regular meeting. David Zukosky made a motion to approve the minutes Cullen King seconded the motion and it passed unanimously.

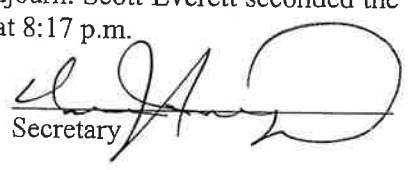
Regular Agenda

1. **Discuss the Proposed Land Development Regulations for the City of Sachse**

Munal Faruqi introduced the agenda item. A draft ordinance of the City of Sachse Land Development Standards was reviewed. Changes that had been made from previous discussions were notated in the draft standards. Definitions, landscaping requirements, and building design were some of the items discussed. The need for stricter screening wall requirements was discussed. Subdivisions with screening walls will require a home owners association as stated in the draft development regulations. David Zukosky asked what the city could do when a subdivision does not have a home owners association. Munal explained that the requirement of having a homeowners association on all future subdivisions to maintain future screening walls would prevent the city for being responsible for the repair and maintenance of screening walls. This requirement would be accomplished through the platting process as noted in the subdivision ordinance. The language on the plat would specify the homeowners association would be responsible for any maintenance of screening and landscaping requirements as stated in the draft development ordinance. This would also include maintenance of common areas. More discussion followed.

There being no further business David Lay made a motion to adjourn. Scott Everett seconded the motion and it passed unanimously. The meeting was adjourned at 8:17 p.m.


Chairperson


Secretary