City of Sachse, Texas

Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, March 26, 2001
Time: 7:00 PM   Place: Sachse City Hall

Members Present:
Chuck Schaefer, Chairman
Bob Boswell
Heath Smith
Charles Sprague

Members Absent:
William Hession
Charles Smith
Mark Durbin

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

Item #1: **Minutes of February 12, 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: **Workshop session – Discuss Business Park Standards:**
Garry Adams, Community Development Director, and EDC Director, Guy Brown, discussed and updated the board regarding Business Park zoning standards. Because of concerns brought up at the last comprehensive plan meeting from residents along Merritt Rd., proposed Business Park zoning will be revised to require a 4' setback for every 1' of building height, from residential districts. This will buffer residents along Merritt Rd. from possible 8 story tall buildings. Ratio of 1' to 1' will remain adjacent to the freeway. This should cause taller buildings, which usually house business offices, etc., to be located further back on properties, possibly allowing restaurants, stores, etc. (usually lower profile buildings) to be closer to front of properties (and service road). This should also prevent traffic from having to wind through business parks to access restaurants, etc., thereby discouraging cut through traffic through residential, and having an added benefit of buffering residential areas from possible noise and lights from businesses that stay open late. Mr. Adams encouraged the members to review the previous standards they had been provided, and to email or fax their comments to him regarding changes they would like to see. The Community Development Department will also review further the irrigation and landscaping requirements, parking garages, equipment screening and antennas, and hope to have these items more clearly defined in the proposed requirements for the next P&Z meeting, in order for the members to review.
(Note- Mark Durbin arrived at 7:25p.m., Charles Smith arrived at 7:30p.m.).

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

The meeting adjourned at 7:58 p.m.

Secretary

Chairman