City of Sachse, Texas

Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, March 24, 2003
Time: 7:00 PM Place: Sachse City Hall

Members Present:	**Members Absent:**
Bob Boswell	Mark Durbin
Charles Sprague	
Bill Hession	
Wallace Sparks	
Bill Siebert	
Chris Lam	

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

Item #1: **Minutes of March 10, 2003 Meeting:**

A motion was made by Bill Hession to accept the minutes as submitted. The motion was seconded by Charles Sprague & passed unanimously.

Item #2: **Public Hearing & Consideration on a Rezoning Request from Pat McInnish from AG (Agricultural) to PD (Planned Development) on 25 acres north of Ingram Rd:**

Bob Boswell opened the public hearing. Mr. Pat McInnish, applicant, property owner & resident of 2409 Ingram Rd. presented the rezoning request. Mr. McInnish explained that the rezoning request being presented was conceptual & that actual layout of park area, walkways, etc., would be addressed at platting and during engineering design. Mr. McInnish said the smallest lots would be a minimum of 9600 square feet, and the largest lot (proposed park area) is 23,000 sf. The density would not exceed a maximum of 85 lots. Mr. Mike Pollard of 1609 Tynes Dr. in Garland, advised that he owns the undeveloped property immediately adjoining the McInnish property to the east. Mr. Pollard expressed concern about more drainage runoff onto his property with new development and wants to see Sandi Ln continued & abut the west side of his property. Mr. Pollard advised that since 1987 he has been unable to traverse portions of his land because of water coming off the Longmeadows Subdivision. Mr. Pollard asked that P&Z hold the land developer accountable to extend Sandi Ln & put into place an acceptable drainage system. Mr. Pollard advised that he would have no issue with the subdivision if the developer is held to these conditions, but if those problems were not addressed, he would request that the rezoning be denied. Mr. Dennis Elenberg of 1910 Sandi expressed property value concerns because 81% of the lots were below 10,000 sq. ft. Mr. McInnish addressed this later by indicating the development is comparable to the Longmeadows Subdivision regarding lot sizes. Ms. Jackie Garlington of 6804 Foxglove expressed concern about additional traffic coming down Foxglove to access rear alley, traffic in alley & on Blackburn, & possible need for a school. She also asked about the plans to widen Blackburn. Community Development Director, Mr. Garry Adams responded, saying that the improvement of Blackburn/Ingram Rd. is on the city's plan, but there is has not been a time established for the improvement, other than the intersection at Blackburn & Murphy & installation of a traffic signal which is underway. Mr. Richard Travis of 6714 Foxglove asked if there was a timeframe estimate for development. Mr. Al Hammond of 6706 Foxglove Tr had questions & concerns on alley access only from Foxglove Tr & the Sandi Ln extension. The applicant responded to some of the above concerns by stating he did not have a definite time frame for development & is trying to get the zoning to make property more marketable; explained that he would consider working with Mr. Pollard to obtain a satisfactory resolution to drainage problems, but this would also require concessions on Mr. Pollard's part; & other concerns would be addressed thru engineering phase. Board member, Chris Lam expressed his reluctance to place a requirement on this applicant to

consider development interests of an adjoining property owner, he stated that this request was a rezoning request to this particular property & did not feel it was P&Z's function to place a hardship on this developer on the behalf of Mr. Pollard. Further discussion followed. Bill Hession made a motion to close the public hearing. Charles Sprague seconded the motion & it passed unanimously. Wally Sparks made a motion to approve the rezoning request with the following conditions: a thorough study on drainage & that the development would not increase water flow, & a study on traffic flow. Bill Hession requested an amendment to the motion to include that Section 2.07 (e) & (f) of the P.D. Ordinance state that a homeowner's association is mandatory & that consideration be given to extend Sandi Ln. Mr. Sparks revised the motion as noted above. Bill Hession seconded the motion & it passed unanimously.

Item #3a: **Workshop Session – Discuss Sachse Zoning Code Amendments**

Community Development Director, Garry Adams discussed the final draft of the proposed amendments to the city's zoning ordinance. He advised that an ad had been placed in the newspaper about the public hearings & that the changes would be presented to P&Z for consideration at their meeting of 4/14/03. There was brief discussion on the next phase of proposed zoning amendments. There will be more workshops to discuss these issues. There were no public comments.

There being no further business, Bill Hession made a motion to adjourn, Wally Sparks seconded the motion and it passed unanimously.

The meeting adjourned at 8:50 p.m.

Secretary

Chairman