

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, March 10, 2014
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

David Hock
Jack Bickler
Warren Becker
Paul Watkins
Wendy Stewart
Scott Everett
Ty Lamb

Members Absent:

Staff Present:

Marc Kurbansade, Community Development Director
Greg Peters, City Engineer
Charlotte Youngblood, Secretary
Michael Spencer, Building Official

Others Present:

Bill Adams, City Council Liaison

Chairman Scott Everett opened the meeting of the Planning and Zoning Commission at 7:00 p.m. and a quorum was declared.

1. Invocation and Pledge of the Allegiance to the U.S. and Texas Flags

The invocation was offered by Wendy Stewart and Paul Watkins led the pledges.

2. Community Development Director's Update Report: Briefing on current activities of staff.

Marc Kurbansade, Community Development Director, said it was his last meeting and thanked the commissioners for their hard work and dedication over the last two years.

3. Consider approval of the minutes from the February 10, 2014 Planning and Zoning Commission meeting.

Paul Watkins made a motion to approve the minutes of the February 10, 2014 Planning and Zoning Commission meeting. David Hock seconded the motion. The motion passed with all voting in favor.

4. Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending Figure 3-3 Future Land Use Plan of the Sachse Comprehensive Plan; amending Table 3-2 Future Land Use Plan Acreage of the Sachse Comprehensive Plan.

Mr. Kurbansade introduced the item. He stated that the applicant is requesting a change in the Future Land Use Plan designation from Rural Residential to Low Density Residential. He stated that the reason for the change is that the Future Land Use Designation is not consistent with the proposed companion zoning request. He explained that based on the Local Government Code the zoning must be in conformance with the Sachse Comprehensive Plan. He said since the Zoning designation must be consistent with the Future Land Use designation the Future Land Use change must be considered prior to the companion zoning change request. He stated that since the Future

Land Use Map amendments are contrary to the City's Land Use Goals staff is recommending denial of the request.

Mr. Herzog, Herzog Development, made a PowerPoint presentation and highlighted the surrounding properties to the proposed area. He stated that Table 3-2 of the Future Land Use Plan Acreage shows 19.42% of the City as Rural Residential and 39.61% of the City as being Low Density Residential. He explained that they are asking that 155 acres be changed to low density and approving this request would only add 6.3% to the low residential category. He stated they are proposing nineteen one-acre lots maintaining the land along Ben Road and Pinnacle Oaks as rural residential. The remainder of the property would be designated as low density residential. He explained that only nine lots would be on Ben Road and there would be no street connection to Ben Road. He stated one of the big concerns expressed at the neighborhood meetings was not having Ben Road connected. He said staff requested a traffic analysis to determine the impact of Ben Road being removed as a collector street and the analysis came back favorable to leave Ben Road as a residential street. He explained if someone else was to come in and develop this property there is no guarantee that Ben Road would not be connected and also that there would be no street connections to Ben Road. Additionally, he requested the commission to approve this request which would allow them to consider the companion zoning request.

After a brief discussion, Chairman Scott Everett opened the Public Hearing at 7:35 p.m.

Michael Kellam, 5619 Pinnacle Circle, spoke in opposition. He stated the developer tells you Pinnacle Oaks took a long time to sell but what he didn't say is that the developer for Pinnacle Oaks did not advertise to sell the lots. He asked the commissioners not to believe what is being told to you about there not being a market for large lots and to look at what is happening in neighboring communities. He feels like a lot of people would love a little acreage and the small town feel.

Kurt Wood, 4520 Shade Tree Ct., said he was against the change at this point. He feels like the City is already at the tipping point of no longer being the rural small town we like to think of ourselves. He was also concerned about the response time of emergency vehicles.

Chris Voss, 5412 Pinnacle Oak Drive, said he lives across the street from the subject property. He thinks the area as a whole has changed a lot. He said he felt that there is a high demand for one acre lots. He stated he was a builder and he would purchase one acre lots to build homes on. He stated his home is on a cul-de-sac and he is opposed to anything that would increase traffic. He would like to see bigger lots, bigger homes, and less density.

Ralph Ardis, 6500 Sachse Road, stated he has built construction all his life and as the way the project is laid out seems very poor to him. He said he felt that this size of development would need more entrances than the two shown. He stated he heard there was talk about buying City land for another entrance but don't think that will happen.

Sandra Newman, 5508 Pinnacle Oak Cr., stated that Woodbridge has 18 phases and now they want to take over the other side of Sachse. She said she loved her neighborhood and does not want a lot of traffic.

Ari Yallon, 5515 Oakridge Cr., spoke in opposition to the item. He said he failed to turn in his paperwork until tonight and felt that it may change the numbers.

Michael Arragon, 5612 Pinnacle Circle, read a letter in opposition from Imelda Donnelly who resides at 6302 Ben Road who could not be in attendance tonight.

Diane Model, 6419 Crestmoor Ln., asked if a large part of this property is in a floodplain and feels like where she lives is built on a floodplain. She feels like her house is now worthless because of this and feels that those homes will become the same way.

Judy Gouge, 6408 Ben Rd., said she lives directly across the street from the proposed area. She feels like her property values will go down. She also said she did not think that Pleasant Valley Road could handle the additional traffic.

Allen Baxter, 5604 Pinnacle Circle, said he would like to see this area stay rural residential based on the City's current infrastructure.

Rob Blank, 6306 Ben Rd., stated that it took him a year and half to find this property. He said he was concerned about safety and the condition of Pleasant Valley Road. He said he would like to see Sachse go the route of McKinney and make equestrian type 2-5 acre lots.

Perry Easterling, 6702 Bailey Rd., stated he is in favor of the request. He said he lives behind Woodbridge and feels like the City has continued to grow because of Woodbridge. He said he had twelve 1-acre lots in Wylie he could barely sell. He stated that developing the property as one acre lots would not be feasible because of the cost of infrastructure. He stated that if this is not approved then most likely this land would only have cows on it in the future.

Brian Roth, 5608 Pinnacle Cr., said he has concerns about bringing this many homes on line. He feels Sachse is more marketable now more than ever. He stated he was also concerned about water given the drought conditions and being able to supply that many homes.

Grant Laddin, 6114 Ben Rd., stated a lot of us did not return those letters because there was some confusion and we were advised to attend the meeting. He said he thought there was a market for large lots. He said he was also concerned with Sachse Road and the bad condition it is in.

Kevin Quinn, 6613 Eastview Dr., said he was opposed to changing the Future Land Use Map. He said Wylie is putting up a 1,000 houses further down Pleasant Valley Road which will add to the traffic. He said in regards to the City's tax base he remembers the City fighting for the northern alignment of the George Bush Turnpike in order to grow the commercial tax base.

Judy Cook, 4401 Pleasant Valley Rd., said she is one of the five property owners. She said the property has been in her family for sixty years. She stated her family has not taken the selling of their property lightly and feels confident in Herzog Development's high quality living that has already been proven. She believes it will bring growth and revenue to the City.

Sheryl Baxter, 5604 Pinnacle Cr., spoke in opposition. She stated that she appreciates what Herzog has done but is there really a difference between 500 or 600 lots. She said Herzog does not live in Sachse and will never have to look at these homes. She said she was concerned about an increase in the crime rate. She was also concerned about police and fire response times and school overcrowding.

With no one else speaking, Warren Becker made a motion to close the public hearing. Wendy Stewart seconded the motion. The motion passed with all voting in favor.

After discussion, Ty Lamb made a motion to deny amending Figure 3-3 Future Land Use Plan of the Sachse Comprehensive Plan; amending Table 3-2 Future Land Use Plan Acreage of the Sachse Comprehensive Plan. Paul Watkins seconded the motion. The motion passed with all voting in favor 7-0.

5. Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan.

Mr. Kurbansade stated that the request for this amendment is one part of a three-part request being made by the adjacent property owners. He said the adjacent property owners are requesting that Ben Road, both existing and proposed collector thoroughfare, be removed from the Thoroughfare Plan. He stated that in the 1991 Thoroughfare Plan, Ben Road is identified as a 4-lane undivided thoroughfare directly linking Pleasant Valley and Sachse Road. He explained that in the April 2000 Thoroughfare Plan Ben Road is still identified as a 4-lane undivided thoroughfare; however, the road intersects with Pinnacle Oaks Drive and does not directly intersect with Sachse Road. He stated that there was a traffic analysis provided by the applicant and it substantiates the removal of Ben Rd as a Collector thoroughfare. He stated removal of this thoroughfare from the Thoroughfare Plan would in effect remove the construction of this road from the Capital Improvements Plan. He said staff is recommending approval of the Ordinance.

After discussion, Scott Everett opened the public hearing at 8:49 p.m.

Diane Model, 6419 Crestmoor Ln., stated she thinks that they are not looking long range and feels that there needs to be another road besides Merritt Road that connects Sachse Road to Pleasant Valley Road.

Kirk Wood, 4520 Shade Tree Ct., said he is asking the commission to say no to this request. He stated that there are currently speed bumps on Bailey Road because we took out a feeder road in Woodbridge because Herzog Development said we didn't need it. He said there was supposed to be a road out of Jackson Meadows Phase 2 to Miles Road but was removed and now Rosewood Lane suffers for it. He is requesting leaving Ben Road in the Thoroughfare Plan.

Mike Kellam, 5919 Pinnacle Cr., said Ben Road should be removed as a collector. He said if it is not removed there would be 400 cars moving down Pinnacle Oak and that would pose a safety risk.

Judy Gouge, 6408 Ben Road, spoke in favor of removing Ben Road from the Thoroughfare Plan. She stated that there is a lot of additional traffic from Highway 190 and if Ben Road was connected they would come down our street to cut over to Sachse Road.

With no one else speaking, David Hock made a motion to close the public hearing. Paul Watkins seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 8:57 p.m.

After discussion, David Hock made a motion to remove Ben Road from the Thoroughfare Plan. Warren Becker seconded the motion. The motion passed 6-1 with Ty Lamb casting the lone dissenting vote.

6. Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive

Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from Agriculture District (AG) to a Planned Development District (PD) on approximately 174.82-acre tract of land, more particularly described in Exhibit "A" and located on the northeast corner of Pleasant Valley Road and Ben Road, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan approved as Exhibit "D".

Mr. Kurbansade introduced the item. He said the applicant is requesting to rezone the subject property from Agriculture to a Planned Development that would be comprised of single-family residential lots. He said currently the property is zoned agricultural and is shown on the Future Land Use Plan as being rural residential which the Planned Development request is not consistent with. He stated due to the fact that the proposed zoning is not consistent with the Future land Use Map staff is recommending denial of this request.

Don Herzog, Herzog Development, stated because the commission can't vote for the item he is not going to waste their time with a presentation. He feels that it is unfortunate that the commissioners were not able to hear the presentation as whole before voting on each item separately. He stated he would save his presentation for City Council.

Scott Everett opened the public hearing at 9:18 p.m.

Sandra Newman, 5508 Pinnacle Drive, said according to the presentation Sachse recommends the smallest lot be at least 10,000 square feet and the majority of this development has lots that are smaller than that.

With no one else speaking, David Hock made a motion to close the public hearing. Paul Watkins seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 9:21 p.m.

Paul Watkins made a motion to recommend denial to grant a change of zoning from Agriculture District (AG) to a Planned Development District (PD) on approximately 174.82-acre tract of land, more particularly described in Exhibit "A" and located on the northeast corner of Pleasant Valley Road and Ben Road. Jack Bickler seconded the motion. The motion passed 7-0 with all voting in favor.

7. Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the code of Ordinances, Chapter 11 "Zoning," Article 2, by adding definitions for Building Height and by clarifying the definition pertaining to Accessory Buildings; by amending Article 3, Section 1, titled "R Single-Family Dwelling Districts" to provide clarification of terms in Section 2.2, 2.3 and 2.5 and to relocate the provisions contained in Table (2)a titled "Accessory Building Setbacks" to a new section, Article 4, Section 12, titled "Accessory Buildings"; by amending Article 3, Section 4, titled "C-1 Neighborhood Shopping District" to include provisions for Accessory Buildings"; by amending Article 3, Section 4, titled "C-1 Neighborhood Shopping District" to include provisions for Accessory Buildings; by amending Article 3, Section 5, titled "C-2 General Commercial District" to relocate provisions pertaining to Accessory Buildings into a new Section Article 4, Section 12, titled "Open Space" by deleting Section 2.11(g) in its entirety and to relocate the provisions pertaining to Accessory Buildings into a new Section, Article 4, Section 12, titled "Accessory

Buildings”; by amending schedule I “Permitted Uses” to add an Accessory Building as a permitted use in a General Industrial I-2 District.

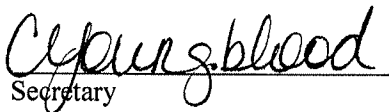
Mr. Kurbansade introduced the item. He stated this item consists of amendments to the Accessory Building requirements, specifically as it pertains to height, lot coverage and building materials. He stated that existing building regulations pertaining to accessory structures are located in multiple sections of the City’s Zoning Ordinance and control residential, commercial and industrial property. He explained that the current regulations provide standards for accessory building size / lot coverage, location on lot, height, and building materials by zoning districts. He said that the new regulations highlighted here accomplish several goals pursuant to feedback received from City Council and staff is recommending approval of the proposed amendment to the Zoning Ordinance.

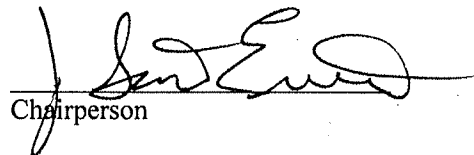
Scott Everett opened the public hearing at 9:43 p.m.

With no one speaking, Wendy Stewart made a motion to close the public hearing. Warren Becker seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 9:43 p.m.

After discussion, Paul Watkins made a motion to approve amendments to the Accessory Building requirements. Ty Lamb seconded the motion. The motion passed unanimously with all voting in favor.

There being no further business, Warren Becker made a motion to adjourn. The meeting was adjourned at 9:46 p.m.


Secretary


Chairperson