

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, February 28, 2005

Time: 7:00 PM Place: Sachse City Hall

Members Present:

Mark Durbin
Ed Stelnicki
Charles Sprague
Bill Siebert
Chris Lam
Jo James Johnston

Members Absent:

Bob Boswell

Staff Present:

Garry Adams, Community Development Dir.
Bunny Harper, Assistant Bldg. Official

Mark Durbin opened the meeting, and a quorum was declared.

Item #1: Minutes of February 14, 2005 Meeting:

Community Development Director Garry Adams requested that the minutes be withdrawn in order to allow city staff to revise minutes by adding names of staff members who were in attendance during the meeting. Charles Sprague made a motion to withdraw minutes until the next scheduled P&Z meeting. Jo James Johnston seconded the motion & it passed unanimously.

Item #2 Consider Final Plat: Parkwood Ranch Phase 1:

Mr. John Ho of Petitt & Associates (300 Municipal Drive, Richardson, TX) presented the final plat & took questions from the board. He advised that all action items on the city engineer's review letter had been addressed & corrected, & the city engineer had issued a letter of approval for the subdivision. Mr. Chris Lam said corner clips were missing on corner lots & suggested 15' corner clips. Mr. Ho advised he would add clips to plat before council presentation. Mr. Ho answered questions regarding the responsibilities of the HOA. He said the HOA is currently being set-up & would maintain the mowing, irrigation, etc. of the trail area; but the city would be responsible for maintaining the park. Brief discussion followed.

Chris Lam made a motion to approve the final plat with the addition of 15' corner clips. Charles Sprague seconded the motion & it passed unanimously.

Item #3 Consider Final Plat: Parkwood Ranch Phase 2:

Mr. John Ho of Petitt & Associates (300 Municipal Drive, Richardson, TX) presented the final plat & took questions from the board. He advised that all action items on the city engineer's review letter had been addressed & corrected, & the city engineer had issued a letter of approval for the subdivision. Mr. Ho advised that he would also add clips to this plat before council presentation. Chris Lam questioned why the flood plain boundary was not indicated in park area. Mr. Ho said he would add floodplain easement to plat before council presentation. John also said that the park's retention is designed to be a dry retention area & would only have water in it during periods of heavy rain. Mr. Jeff Slusher of 4527 Parkridge Circle in Sachse, asked what type of utilities were planned in the bike/trail area? Mr. Slusher was concerned how utilities, particularly overhead lines, might have on his adjacent development. Mr. Ho advised that no overhead utilities would be put into trail area. Brief discussion followed.

Chris Lam made a motion to approve the final plat with the addition of 15' corner clips & floodplain easement. Charles Sprague seconded the motion & it passed unanimously.

Item #4:

Report from City Staff:

Community Development Director Garry Adams, advised the board that there are currently no pending items for the next meeting. Mark Durbin asked if it would be possible to have the city attorney give an orientation for P&Z. Mr. Adams said he would try to schedule this in the near future. Board members also wanted to know if there was any update on mixed-use standards from Wilbur Smith & Associates. Mr. Adams advised that staff would contact the consultant & ask how soon they would be ready to make a presentation. Mr. Lam also asked that staff check on corner side yard setbacks of 25'.

There being no further business, Charles Sprague made a motion to adjourn, Chris Lam seconded the motion and it passed unanimously.

The meeting adjourned at 7:37 p.m.



Secretary



Chairman