

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, February 28, 2000
Time: 7:00 PM Place: Sachse City Hall

*Corrected
minutes from
2/28/00 meeting*

Members Present:

Bob Boswell, Chairman
Charles Smith
Heath Smith
Paul Conant
Charles Schaefer
William Hession
Pat McMillan

Members

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

Item #1: Minutes of December 27, 1999 Meeting:

A motion was made by Charles Smith to accept the minutes. Charles Schaefer seconded the motion with the following changes: Correct the spelling of Chuck Schaefer's name on item #3; amend the wording on the last sentence in item #3 to read: Four (4) members voted to accept, Chuck Schaefer did not vote because of his arrival just prior to the call for a vote. The motion passed unanimously.

Item #2: Public Hearing on a Request from Heartlife Baptist Church for a Special Use Permit (SUP) for Portable Classrooms at 5001 Ben Davis Rd:

Bob Boswell opened the public hearing. Mr. Don Cole made a brief presentation of his request to add two (2) portable buildings on the property at 5001 Ben Davis Rd. He explained that the buildings are to be used as additional Sunday school classrooms, youth and fellowship activities, etc. Mr. Cole advised that the buildings would not be used for a day care facility, nor does the church plan to open or conduct private school in the buildings. Mr. Cole requested the SUP for a period of two (2) years, and agreed to paint buildings to match the main church structure as close as possible. No one else came forward to speak in favor or against the request. Pat McMillan made a motion to close the public hearing. The motion was seconded by Charles Smith and passed unanimously.

Item #3: Consider Request from Heartlife Baptist Church for a Special Use Permit (SUP) for Portable Classrooms at 5001 Ben Davis Rd:

Charles Schaefer made a motion to accept the request for a SUP based on the following conditions: SUP is granted for a period of two (2) years, Portable buildings must be painted to match the existing church structure, Full time daycare facility will not be conducted in buildings, Uses are to be restricted to normal church activities such as Sunday School classes, religious instruction, social activities and gatherings, office or storage spaces, etc. The motion was seconded by William Hession and passed unanimously.

Item #4: Consider Preliminary Plat: Miles Road Addition:

A brief discussion was held in which Project Engineer, Mr. Gerald Monk explained that proposed sidewalk locations will be shown on the final plat, and the developer will finalize water retention measures that must meet approval of City Engineer, Travis Roberts; before final platting. William Hession made a motion to accept the preliminary plat as presented by Mr. Gerald Monk. The motion was seconded by Heath Smith and passed unanimously.

Item #5: Consider Preliminary Plat: Parklake Estates Phase III:

A brief discussion was held in which Mr. Paul McCracken with the Ike Harris Co. explained their plan for positive drainage, contouring and landscaping green space and drainage easement. Mr. Paul Conant asked if any studies had been conducted regarding health impact on people living in close proximity to high voltage electrical lines. Mr. McCracken advised neither his firm or landowner had any knowledge of negative health impact, adding that study had not and would not be conducted by them in regard to matter. Chuck Schaefer made a motion to accept the preliminary plat as presented by Mr. Paul McCracken. The motion was seconded by Paul Conant and passed unanimously.

Item #6

Public Hearing on a Rezoning Request from Harris Land Development from R8.4 (Residential) to PD (Planned Development) at 4500 Block of Miles Road Approximately:

Bob Boswell opened the public hearing. Mr. Paul McCracken with the Ike Harris Co. made a lengthy presentation and answered questions from the board. Mr. McCracken said the developer would put in the collector street through subdivision at their cost. Community Developer Director, Garry Adams told the board that this collector road is on the City of Sachse's Master Plan and if it's not constructed by a developer it must be put in eventually at taxpayer cost. Board members asked why some lots were 7200 and had 60 feet widths at building line. Mr. McCracken explained that more homes could be built with smaller lots offsetting some of their cost to construct the 4-lane collector street; he also said numerous lots meet or exceeds 8400 square feet. No one else came forward to speak in favor or opposition of the rezoning. Chuck Schaefer made a motion to close public hearing. The motion was seconded by Pat McMillan. Five (5) members voted Yes, with Paul Conant voting No.

Item #7

Consider Action on a Rezoning Request from Harris Land Development from R8.4 (Residential) to PD (Planned Development) at 4500 Block of Miles Road Approximately:

Mr. Paul McCracken with the Ike Harris Co. presented request and preceded to discuss concerns from the board regarding lot sizes, landscaping lots, drainage behind lots adjacent to school, parking on street, steep grade along collector street, etc. Mr. McCracken said drainage would be directed toward fronts of properties, not toward school. Mr. McCracken explained sloped lots would not collect additional runoff from surrounding properties, only the lots themselves would drain toward to rear, drainage from Cedar Creek Estates and new development do not drain to this area, and the most favorable situation from a maintenance aspect for these properties is private ownership. Grade steepness on school property would need to be addressed by school, parking on collector street would be allowed as it is in any subdivision that has alley access, landscaping and irrigation had not been considered. Community Developer Director, Garry Adams again explained to the board the necessary construction of collector road and encouraged board to consider this, he also said landscaping and irrigation of the lots fronting collector street should be required. Developer Don Herzog stated drainage from Cedar Creek does not affect new development, and said his intention is to develop the land southwest of school and continue the collector street to Bunker Hill Road. Pat McMillan made a motion to deny the rezoning request. The motion was seconded by Paul Conant. Charles Smith, Pat McMillan, Paul Conant voted Yes to motion. William Hession, Heath Smith and Chuck Schaefer voted No on the motion, with Chairman Bob Boswell casting the deciding No vote to the motion. The motion failed. Pat McMillan advised she was put off that city staff sells new developments more aggressively than the developers. Paul Conant agreed saying it was a trend he has noticed in the last several meetings. Chuck Schaefer then made a motion to table the item to give developer opportunity to consider amending and resubmitting development plan. Bill Hession seconded the motion and it passed unanimously.

Item #8

Consider Preliminary Plat: Parklake Estates Phase IV:

Motion was made by Chuck Schaefer to remove item from agenda in view of the tabling of Item #7. Bill Hession seconded the motion and it passed unanimously.

Item #9

Report From Staff:

Garry Adams, Community Development Director very briefly updated the board on possible future items. More preliminary plats for Woodbridge have been submitted. Several SUP's are anticipated in Industrial Park. Thoroughfare work is continuing. Mr. Adams also apologized to board if his eagerness to present development plans and explain cost savings and/or benefit of development to city during these meetings have been interpreted as anything other than a desire to give members enough information to assist them in their effort to make decisions based on what's best for the city.

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

The meeting adjourned at 9:03 p.m.


Secretary


Chairman