

City of Sachse, Texas

Planning and Zoning Commission

Minutes of the regular meeting of Monday, February 23, 1998
Time 7:00 PM Place: Sachse City Hall

Members Present:

Henry Luman, Chairman
Richard Benedict
Ken Eppler
Bob Boswell
Pat Boyd
Wallace Sparks
Pat McMillan, Secretary

Members Absent:

None

Also in attendance: Lloyd Henderson/ City Manager

The meeting was opened by Chairman Henry Luman, and a quorum was declared.

Item #1: Approve minutes of the February 9, 1998 meeting.

Motion was made by Richard Benedict to accept the minutes as presented. The motion was seconded by Pat Boyd and approved unanimously

Item #2 Conduct Public Hearing and consider Commission action relative to: A request from the City of Sachse for rezoning from R-8.4 (Residential) to SUP-Special Use Permit for a school facility development at the 3900 Block of Miles Road, Tract No. 1: Being a tract of land situated in the Robert McCullough Survey, Abstract No. 928, City of Sachse, Dallas County, and being part of that certain 116.286 acre tract conveyed to Northpark Savings Association by Substitute Trustee's Deed recorded in Volume 88213, Page 3644, Deed Records, Dallas County, and containing 65.8273 acres of land, more or less. Tract No. 2: Being a 10.00 acre tract of land situated in the Robert McCullough Survey, Abstract No. 928, City of Sachse, Dallas County, being a portion of that certain 89.29 acre tract conveyed to Jin Hwaw Jean Hsu, Francis Chang and Judy Yuh Fung Lee by deed dated March 30, 1993 filed April 1, 1993 as recorded in Volume 93063, Page 4204 in the Deed Records of Dallas County, Texas and containing 10.0 acres of land more or less.

There being no citizens present to speak on this issue, a motion was made by Pat Boyd and seconded by Richard Benedict to close the public hearing. The motion carried unanimously.

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At this time City Manager Lloyd Henderson briefed the Planning and Zoning Commission of the changes in the format for public hearing issues so that the public hearing and the action would be addressed in the same motion. . A motion was made by Richard Benedict and seconded by Pat Boyd to table the action part of Item 2 pending a proper site plan. City Manager Lloyd Henderson advised against tabling this item. Richard Benedict made an amended motion to deny rezoning at this time and to withdraw this request for rezoning from Residential to SUP. This amended motion was seconded by Pat Boyd and approved unanimously.

Item #3: Conduct Public Hearing and consider Commission action relative to : A Replat of Lots 4R, and Lot 7, Block A, Sable Hills Estates (6803 Sable Lane), an addition to the City of Sachse as submitted by Warren Wyrick.

City Manager Lloyd Henderson briefed the commission on this request and pointed out the errors noted in the document from J. Travis Roberts, of Hunter Associates Texas, LTD.

There were two speakers on this request; Al Eads, the seller of the property, and Warren Wyrick, the buyer of the property. The only questions were regarding the need for water/sewer lines and it was determined that none were needed. A motion was made by Pat Boyd and seconded by Ken Eppler to close the public hearing and to table item 3 pending a correction of the plat per the notes in the document from J. Travis Roberts, of Hunter Associates Texas, LTD. Motion carried unanimously.

Item #4: Report from Council Liaison and/or City Manager

There was no report from the City Manager or the Council Liaison.

With no further business before the Commission, Pat Boyd made a motion to adjourn and it was seconded by Richard Benedict. Motion carried unanimously.

Submitted by: P.J. McMillan
P.J. McMillan, Secretary

Approved by: _____
Henry Luman, Chairman