

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Workshop Session of January 25, 2010

Time: 6:30 p.m.

Place: Sachse City Hall

Members Present:

Warren Becker

David Hock

Scott Everett

Robert Corbin

Jeanine Marten

Members Absent:

Wally Sparks

Stephen Curtis

Staff Present:

Barry Shelton, Community Development

Charlotte Youngblood, Secretary

Michael Spencer, Building Official

Others Present:

Bill Adams, City Council Liaison

1) Open Workshop Meeting

Chairperson Scott Everett opened the workshop session meeting of the Planning and Zoning Commission at 6:30 p.m. and a quorum was declared.

2) Conduct Commission Workshop Session

a) Plat approval process

Barry Shelton, Community Development Director, made a Power Point presentation that highlighted the duties and powers of the commission. He stated there are two approval types administrative and discretionary. He explained that the approval of zoning related cases are discretionary in nature, which allows the commission to approve or disapprove an item based on their personal inspection and evidence presented. Approval of plats and subdivision plans is administrative in nature, generally stating that when a plat meets the city's criteria including the City's Comprehensive Plan, Subdivision Ordinance, and Zoning Ordinance it shall be approved by the governing body. Mr. Shelton explained that Section 212 of the Texas Local Government Code states that if an ordinance requires that a plat be approved by the governing body of the municipality in addition to the planning commission, the governing body shall act on the plat within 30 days after the date the plat is approved by the planning commission or is considered approved by the governing body unless its disapproved within that period. Mr. Shelton said discretionary approval would include approval of zoning change requests, special use permits and other changes to the ordinance based on the discretion of the commission. Warren Becker asked if once we approve the preliminary plat will it come back before the commission. Mr. Shelton stated that the final plat will come back before the commission for approval. Scott Everett said as long as it meets the city's requirements it has to be approved. Mr. Shelton stated that was correct and that when there is no justification for denial the Texas Local Government Code states that the preliminary and final plat has to be acted upon within 30 days or state law says it will be approved.

There being no further questions Scott Everett closed the Workshop session at 6:50 pm.

Janie Marten
Secretary

J. S. Evers
Chairperson