

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, January 12, 2004

Time: 7:00 PM Place: Sachse City Hall

Members Present:

Mark Durbin
Bill Hession
Bill Siebert
Bob Boswell
Charles Sprague
Chris Lam
Ed Stelnicki

Members Absent:

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

Item #1: Minutes of December 22, 2003 Meeting:

A motion was made by Bill Hession to accept the minutes as submitted. Charles Sprague seconded the motion & it passed unanimously.

Item #2: Public Hearing & Consider Action on a Rezoning Request from Tipton Engineering from AG (Agricultural) to R10 (Residential) on 13 acres at the 2600 Block of Ingram Rd (approximately):

Mark Durbin opened the public hearing. Mr. Richard Hovas with Tipton Engineering presented the rezoning request. Brief discussion followed. Stephanie Wilson of 2712 Ingram addressed the board & expressed concerns about the increase of traffic on Ingram Rd. She said traffic was becoming very heavy & felt more development would increase traffic. Ms. Wilson also asked about the plans to widen Ingram/Blackburn. Community Development Director, Mr. Garry Adams responded, saying that the improvement of Blackburn/Ingram Rd. is on the city's plan, but there has not been a time established for the improvement, other than the intersection at Blackburn & Murphy & installation of a traffic signal, which is underway. Ms. Sheri Snow of 2811 Quail Hollow expressed concerns about drainage to & from the Quail Hollow Subdivision. She explained that there is a retaining wall at the rear of the Quail Hollow Subdivision & she wanted to know if the new subdivision would be draining toward Quail Hollow. Mr. Hovas explained that drainage would be designed during the engineering phase, but that most drainage would be routed to the storm sewer at Maxwell Creek Rd., & at the subdivision entrance off Maxwell Creek there would be a retention area that would also help in drainage. Mr. Mike Pollard, owner of the subject 13 acres, spoke in favor of the rezoning. He said that this rezoning & development in conjunction with the adjacent property would solve the drainage problems he has had on his property for quite some time. More discussion followed. There being no further public comments, Chairman Mark Durbin closed the public hearing.

Chris Lam made a motion to approve the rezoning change. The motion was seconded by Bill Hession and it passed unanimously.

Item #2 Consider "Amended" Preliminary Plat: Spring Meadow Estates:

Mr. Richard Hovas of Tipton Engineering, 6330 Broadway Blvd., in Garland, made a brief presentation. He advised that a screening wall easement will be added to the plat, cul-de-sac turning radius will be reverified, & water lines would be looped. Sewer easements to the Tawwater & Gasaway properties would be looked into during the engineering phase. Discussion followed regarding the overflow on retention area. Mr. Hovas said that the overflow will not exceed

capacity. After further discussion, Bill Hession made a motion to approve the preliminary plat. The motion was seconded by Bob Boswell & passed unanimously.

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

The meeting adjourned at 7:25 p.m.


Secretary


Chairman