City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, November 10, 2003
Time: 7:00 PM Place: Sachse City Hall

Members Present:
Bob Boswell
Bill Siebert
Charles Sprague
Mark Durbin
Bill Hession
Chris Lam

Members Absent:
Wallace Sparks

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

Item #1: **Minutes of October 13, 2003 Meeting:**
A motion was made by Mark Durbin to accept the minutes with corrections as follows: Minutes show that both Wally Sparks & Chris Lam seconded the motion to approve 8/25/03 minutes (staff will correct minutes to read Wally Sparks, who actually seconded the motion). Charles Sprague seconded the motion & it passed unanimously.

Item #2 **Consider 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, landscape buffer and visibility triangle at corners will be added to final plat. Board members asked if there would be alley entry garages along the street that backs up to houses on Foxglove Trail. Property owner, Pat McInnish explained that developers & builders will be advised that garages along this street must be J-swings coming in from the front of the property. Prior to final plat if it is determined that developer will build rear garage entry houses, the plat must be reconfigured to allow for another alley entrance from this new subdivision. After further discussion, Mark Durbin made a motion to approve the preliminary plat, incorporating staff & engineer comments. The motion was seconded by Chris Lam & passed unanimously.

Item #3 **Consider Preliminary Plat: Sachse Farms:**
Mr. Rob Adams of Adams Engineering, 500 Nolen Dr., in Southlake, made a brief presentation. He advised that the developer is aware of staff comments & will incorporate them into final plat, such as screening wall easement, & HOA park. Rob also advised the board that a flood study was currently underway & they believe that the flood plain may not be on the property, if it is determined that flood plain in within the platted portion of the property, measures would be taken to reclaim the property with LOMR's. More discussion followed. Bill Hession made a motion to approve the preliminary plat, incorporating staff & engineer comments. The motion was seconded by Charles Sprague & 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 7:30 p.m.

Secretary

Chairman