

City of Sachse, Texas

Planning and Zoning Commission

Minutes of the regular meeting of Monday, October 27, 1997
Time 7:30 PM Place: Sachse City Hall

Members Present:

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

Members Absent:

Ken Eppler

Also in attendance: Larry Holden, Mayor
Doug Fritz/ City Council Liaison
Lloyd Henderson/ City Manager

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

Item #1: Approve minutes of the October 13, 1997 meeting.

Motion was made by Bob Boswell to accept the minutes as presented. Motion was seconded by Richard Benedict and approved unanimously.

Item #2: Oath of Office

New Planning and Zoning Commission member Pat Boyd was sworn in by Mayor Larry Holden. Commissioner Boyd was appointed to fill the vacancy left by the resignation of Steve Warner.

Item #3: Conduct Public Hearing on a request from Robert H. Sandlin for rezoning from AG (Agricultural) to PD 8.4 (Planned Development) for a residential development at the 4400 Block of West Creek Lane, (Robert McCullough Survey, Abstract No 928, Dallas County, Texas and being a part of that 112.256 acre (more or less) tract of land conveyed to Donald L. Hollenshead, Holley R. Hollenshead, Earl McDaniel, Jr. and Marion D. Williams IV, by deed recorded in volume 84072, Page 5848, Deed Records, Dallas County, Texas and a part of that 23.467 acre tract of land conveyed to America Federal Bank, F.S. B., by Substitute Trustee's Deed recorded in Volume 90157, Page 4012, Deed Records, Dallas County, Texas, and containing 23.340 acres of land.

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City Manager Lloyd Henderson briefly summarized this request. Mr. Robert Sandlin addressed the Commission and advised that he could not afford to lose the three lots necessary to give all of the lots a 70' width. He did state that he could accommodate the required alley. Another person in attendance, Mr. Dale Morton, spoke in favor of the zoning request.

There being no further comments, a motion was made by Pat Boyd and seconded by Richard Benedict to close the public hearing. The motion carried unanimously.

Item #4: Consider action on Public Hearing regarding a request from Robert H. Sandlin for rezoning from AG (Agricultural) to PD 8.4 (Planned Development) for a residential development at the 4400 Block of West Creek Lane, (Robert McCullough Survey, Abstract No 928, Dallas County, Texas and being a part of that 112.256 acre (more or less) tract of land conveyed to Donald L. Hollenshead, Holley R. Hollenshead, Earl McDaniel, Jr. and Marion D. Williams IV, by deed recorded in volume 84072, Page 5848, Deed Records, Dallas County, Texas and a part of that 23.467 acre tract of land conveyed to America Federal Bank, F.S. B., by Substitute Trustee's Deed recorded in Volume 90157, Page 4012, Deed Records, Dallas County, Texas, and containing 23.340 acres of land.

A discussion was held regarding the need for preliminary plat information and the need for specifications to conform to existing zoning ordinances.

A motion was made by Pat Boyd and seconded by Bob Boswell to table this item pending further documents being submitted by Mr. Sandlin. Motion carried 4-1 with the negative vote cast by Commissioner Richard Benedict.

Item #5: Consider action on Final Plat: Hudson Crossing, Phase 1 as submitted by Steve Parsons.

A motion was made by Richard Benedict and seconded by Pat Boyd that this action be tabled until a final drawing of the final plat is provided. A proposed amendment to this motion to specify that information required in items 5 and 6 on the summary from Hunter Associates Texas, LTD be shown on the final plat and the final plat be completed in context was accepted by Richard Benedict and Pat Boyd. Motion passed unanimously.

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Item #6: Report from Council Liaison and/or City Manager

City Manager Lloyd Henderson briefed the Commission on the Thoroughfare plan changes that had been requested, and advised the Commission of upcoming Planning and Zoning training seminars. The Commission was advised of a date change in the training seminars. The scheduled session on November 13 was canceled and the new session date is December 4. Participating cities will be Rockwall, Rowlett, Sachse, Wylie, Garland, and Lucas.

A question was raised by Mr. Stanley regarding Park Dedication Fees. City Manager Henderson explained our current policy and advised that the Mayor will appoint a committee to re-visit that policy for possible revisions.

Richard Benedict asked about the resolution that was passed which specified that no package be brought before the Planning and Zoning Commission unless it is complete. There was much discussion about this question with several suggestions being made to resolve the issue. The general consensus was that the Commission would prefer that the applications be complete prior to the notice for a public hearing. City Manager Henderson and Mayor Holden discussed the need for a Planned Development to benefit the city. Councilman Fritz also advised that the City council has requested the staff to look at all properties to upgrade to new ordinances.

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

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

Approved by: _____
Henry Luman, Chairman