

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of October 24, 2011
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Stephen Curtis
Wally Sparks
Scott Everett
Charles Ross
David Hock
Robert Corbin

Members Absent:

Warren Becker

Staff Present:

Barry Shelton, Community Development Director
Charlotte Youngblood, Secretary
Michael Spencer, Building Official

Chairman Scott Everett opened the regular meeting of the Planning and Zoning Commission at 7:00 p.m. and a quorum was declared.

1. Invocation and Pledge of the Allegiance to the U.S. and Texas Flags

The invocation was offered by David Hock and Scott Everett led the pledges.

Regular Agenda

2. Consider approval of the minutes for the September 26, 2011 regular Planning and Zoning Commission meeting.

Stephen Curtis made a motion to approve the minutes. Charles Ross seconded the motion with all voting in favor the motion passed unanimously.

3. Consider the request by Northplace Church for approval of a Preliminary Plat for Northplace Church Addition, a 134.892 acre undeveloped agricultural property south of Pleasant Valley Road, approximately 545 feet east of Miles Road and south of the President George Bush Turnpike.

Michael Spencer, Building Official, introduced the item and made a PowerPoint presentation. He stated that the applicant is proposing to plat the property into 3 lots on approximately 134.892 acres. Mr. Spencer stated that all proposed lots have frontage on Pleasant Valley Road which will provide access to Miles Road and the President George Bush Turnpike. He stated that the subject property is zoned Agricultural (AG) and is within the Sachse Turnpike District and that the development of a church can occur under Agricultural (AG) zoning. Staff recommends approval of the plat with the condition that the applicant satisfy all the conditions shown on the Preliminary Plat approval checklist. Stephen Curtis asked what the minimum lot size for agricultural zoning can be. Mr. Spencer said it has to be a minimum of five acres. Charles Ross asked about Pleasant Valley Road and if the route would be altered in anyway. Mr. Spencer stated that Pleasant Valley Road will run along the North of the property and will dead end into frontage road. Wally Sparks made a motion to approve the plat and David Hock seconded the motion. The motion passed unanimously with all voting in favor.

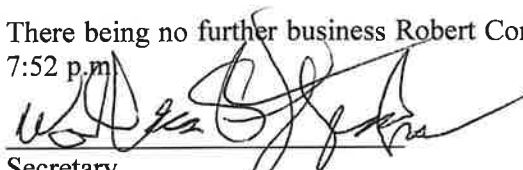
4. Conduct a public hearing and consider an ordinance amending the City of Sachse Zoning Ordinance by adding Article 4, Section 10, Outdoor Lighting, which will establish new outdoor lighting standards for commercial development.

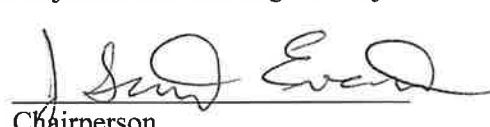
Barry Shelton, Community Development Director, introduced the item and made a PowerPoint presentation. He stated that the commission has held multiple discussions on the proposed lighting standards. The draft standards for outdoor lighting have been amended to address issues and concerns of the commission. Mr. Shelton stated that the main goals of the lighting standards were to permit reasonable uses of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night. Mr. Shelton stated that he met with the Director of Parks and Recreation, Lance Whitworth, to discuss recreational facilities and match our lighting standards with the Park's Department ordinance so they are consistent and don't change the way they operate. Scott Everett asked if these standards will affect existing residential lighting. Mr. Shelton said the intent is not to impact residential lighting but be able to address it if is a nuisance. Scott Everett has some concerns and would prefer to have that section removed. Charles Ross said he would like to see it stay in the standards to protect people from their neighbors. Mr. Hock stated that he did not see a problem leaving it in the ordinance. Mr. Curtis stated that he felt we should leave it in the ordinance and let the City Council address it because of the lack of participation at the Planning and Zoning Commission Public Hearing. Mr. Shelton asked what the commission felt about allowing neon lighting. Mr. Curtis felt that it should be allowed as a lamp type. Mr. Shelton stated neon is usually a sign issue and not a lighting standard one. Mr. Curtis wanted to include a provision that would mandate commercial business to be brought to current lighting standards if it was vacant and not operating for a period of twelve months. Mr. Hock felt that was a very short period of time in this real estate market and extend it to eighteen months. More discussion followed. Mr. Shelton stated that he would take their comments in consideration and bring the ordinance back to them for approval with changes discussed.

Scott Everett, Chairman, opened the public hearing at 7:50 p.m. No one spoke at the public hearing. Robert Corbin made a motion to close the public hearing. Charles Ross seconded the motion with all voting in favor the motion passed. The public hearing was closed at 7:50 p.m.

Charles Ross made a motion to table the item. Robert Corbin seconded the motion. The motion passed with all voting in favor.

There being no further business Robert Corbin moved to adjourn. The meeting was adjourned at 7:52 p.m.


Secretary


Chairperson