

City of Sachse, Texas - Planning and Zoning Minutes 10/13/97 cont.

- Item #3:** Consider action on Public Hearing regarding a request from the City of Sachse for rezoning from R-5 (Residential) to R-10 (Residential) for residential development at the 2900 Block of fifth Street, (I. Ramsey Survey, Abstract No. 1248, being all of Block 21, consisting of Lots 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15 & 16 and including a 20 foot wide alley extending from Fifth Street to Sixth Street a length of 300.0 feet and further this property being the same property conveyed from Doris Ann Cambis, et al to Edith E. Bailey by deeds dated July 29, 1943 and June 20, 1972, containing a total land area of 78,000 square feet, Volume 57, page 022, Deed Records, Dallas County.

After a brief discussion, a motion was made by Ken Eppler that the Commission recommend to the City Council that they accept this rezoning request from R-5 to R-10. Motion was seconded by Wallace Sparks and approved unanimously.

- Item #4:** Conduct Public Hearing for Amendments to the City's Thoroughfare Plan

There being no citizens in attendance to speak on this issue, a motion was made by Ken Eppler and seconded by Pat McMillan to close the public hearing. Motion carried unanimously.

- Item #5:** Consider action on Public Hearing regarding Amendments to the City's Thoroughfare Plan.

The Commission reviewed the proposed changes and some concerns were expressed about the sharp turn on Bailey Road and a need to re-align the junction of Bailey Rd and Hwy 78. A motion was made by Ken Eppler that the Commission recommend the proposed thoroughfare plan with a note to the City Council regarding a change to remove the 90 degree turn going from Bailey Rd onto Hooper and instead extending Bailey straighter to Hwy 78 to allow the crossing at Hwy 78 to align with Ranch Road. This motion was seconded by Bob Boswell and passed unanimously.

- Item #6:** Discussion regarding preliminary review of development concept for Cedar Creek Estates with Bob Sandlin.

Bob Sandlin and Alvin Moore presented their concepts for Cedar Creek Estates and there was considerable discussion as to the need for the proposed lot widths to meet existing zoning ordinances. The Commission made some suggestions, including the addition of an alley in the development and encouraged Mr. Sandlin to work out a plan to meet the minimum of 70 foot lot width requirements

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Item #7: Report from Council Liaison and/or City Manager

No additional information was presented by the Council Liaison or the City Manager..

There being no further business before the Commission, Wallace Sparks made a motion to adjourn and it was seconded by Ken Eppler.. Motion carried.

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

Approved by: _____
Henry Luman, Chairman