

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, October 08, 2012

Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Warren Becker
Scott Everett
Stephen Curtis
David Hock

Members Absent:

Scott Williams
Wally Sparks
Charles Ross

Staff Present:

Marc Kurbansade, Community Development Director
Michael Spencer, Building Official
Charlotte Youngblood, Secretary

Others Present:

Bill Adams, City Council Liaison
Don Herzog, Herzog Development
Ashley Frysinger, Kimley-Horn and Associates, Inc.

Chairman Stephen Curtis opened the meeting of the Planning and Zoning Commission at 7:20 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 Warren Becker and Stephen Curtis led the pledges.

2. Consider approval of the minutes from the September 24, 2012 Planning and Zoning Commission meeting.

Scott Everett made a motion to approve the minutes of the September 24, 2012 Planning and Zoning Commission meeting. Warren Becker seconded the motion. The motion passed with all voting in favor.

3. Consider the application of Woodbridge Properties, LLC, for approval of a Preliminary Plat for Woodbridge Phase 18, being 93 single-family residential lots and one (1) Homeowner's Association (HOA) lot, on approximately 40.632 acres, on the north side of Ranch Road, at the northwest corner of Edgeglen Trail and Glenhaven Drive.

Michael Spencer, Building Official, introduced the item. He stated the applicant is requesting to subdivide an approximately 40.632-acre tract to consist of 93 single family residential lots and one (1) HOA lot. He stated that the subject property is zoned Planned Development District (PD-19), which was approved by City Council in January 21, 2002. He stated that Staff recommends approval. Scott Everett asked what the minimum lot size for this development is. Mr. Spencer said lot size was dictated by the Planned Development. He explained PD-19 is intended for single-family dwellings on minimum 7,200, 8,400, and 10,000 square foot lots. He stated the PD also permits other uses such as private or public recreation facilities, religious institutions, day care facilities, parks, fire stations and public safety facilities. Stephen Curtis stated all lots along the Zone AE have a significant drop how did they plan to address that. Ashley Frysinger, P.E., stated that a flood study has been approved and the lots will be revised and will be taken out of the flood plain and will be graded. More discussion followed. David Hock made a motion to

approve the Preliminary Plat for Woodbridge Phase 18. Scott Everett seconded the motion. The motion passed with all voting in favor.

There being no further business, Scott Everett moved to adjourn. The meeting was adjourned at 7:34 p.m.



Secretary



Chairperson