

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of September 28, 2009
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Wally Sparks
David Hock
Scott Everett
Robert Corbin
Jeanie Martin

Members Absent:

Warren Becker

Staff Present:

Barry Shelton, Community Development
Charlotte Youngblood, Secretary

Others Present:

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

Consent Agenda

1. Consider approval of the minutes for the September 14, 2009 regular Planning and Zoning Commission meeting.

Wally Sparks made a motion to approve the July 14 minutes and amended the motion to approve the September 14, 2009 minutes. David Hock seconded the motion with all voting in favor the motion passed. After the vote there was a five minute break. Jeanie Martin arrived at 7:07 p.m. The meeting was reconvened at 7:07 p.m.

Regular Agenda

2. Conduct a public hearing and consider the proposed George Bush Turnpike Overlay District Standards.

David Hock stepped down at this time because he owns property in the district and has a signed affidavit on file. Barry Shelton, Community Development Director, introduced the item. He made a Power Point presentation. Barry Shelton explained the purpose of the overlay district is to maximize the value of land and increase the commercial tax base to offset declining revenue from single family dwellings. Barry Shelton said that an overlay district lies on top of the zoning map to provide additional standards in the area to ensure quality development. These additional standards would make the district unique so it stands out from surrounding communities. It would also provide guidance for the area in order to meet the cities expectations. The purpose of the district is to implement the City of Sachse Comprehensive plan by regulating land use and development in the area. There are three overlay categories.

The Neighborhood Zone is intended for single family detached housing. This zone is located on the northern section of the overlay district and serves as a transition from the existing residential development into the commercial zone adjacent to the toll way. The Neighborhood Zone allows for a mix of lot sizes, but requires a minimum lot size of 10,000 square feet. The lots should be

organized to respect the adjacent neighborhoods and limit smaller lots to the interior of the development.

The Commercial Zone is located primarily along the George Bush Turnpike. The intended uses in this district are commercial in nature and may include retail, restaurant, office, hotel and other commercial uses. Buildings of all sizes, large and small, are allowed in the Commercial Zone, regulated by the underlying zoning district of each individual property.

The Transitional Zone serves as a buffer between the commercial uses along the tollway and the existing and future residential. This zone provides opportunities for lower intensity commercial conflicts between different modes of transportation and opposing land uses therefore mitigating some of the negative impact that can occur in development.

Mr. Shelton highlighted some of the concepts. The Neighborhood Zone would require the minimum lot size of 10,000 square foot. It would require screening and buffering along Merritt Rd. It would also require an open space buffer along the roadway and provide for a 6 foot masonry wall or wrought iron with additional landscaped standards along with curvilinear sidewalks. The twenty foot landscaped buffer and screening wall would all be maintained by a homeowners association. The Commercial Zone would require 100% masonry buildings with offsetting facade to soften the look of a large commercial building. It would include additional lighting, screening and landscape standards. The building heights would be regulated by square footage and the proximity to the residential zoning. Mr. Shelton said that where any conflicts arise in the overlay district standards and the zoning ordinance the more restrictive standard applies.

Scott Everett opened the Public Hearing at 7:44 p.m.

Jim Campbell, 4126 Merritt Rd., was concerned with the alignment of Bunker Hill Road. He would like to see the road drop down a bit. He said he was concerned with the transitional areas. He would like to see something like a Senior Living Facility and not large four stories building in the area. He expressed concern about the street between the schools and how it would be aligned with Pleasant Valley. He felt that the transition zoning was too deep and he would like to see that area reduced.

Ralph Myers, 4404 Merritt Rd., was concerned about drainage. He was concerned about development in the area increasing run off. He asked who would be paying for the widening of Merritt Rd and what the minimum square footage would be for houses in the area.

Patsy Covington, 6702 Eastview, had questions about all square footage in the area. She stated that NTTA had several amendments concerning the realignment of Merritt Rd and how these changes affect Sachse and the district.

John Stout, 3516 Merritt Rd., concerned about the commercial area up to the transition area. He felt that the transitional area boundaries needed to come down further.

Jeanie Marten made a motion to close the Public Hearing and Robert Corbin seconded the motion. The motion closed 4-0 with all voting in favor. The Public Hearing was closed at 7:55 p.m.

Barry Shelton addressed the questions from the public hearing. He stated that the boundaries and road alignments could be shifted to address some of the concerns. He said there had to be a

balance as far as where the road goes because you do not want to break up the commercial property into a bunch of smaller lots. He stated that through design we could come up with solutions to potential problems. He stated that drainage issues would be addressed. The development would have to meet the standards of the subdivision ordinance and could not increase the amount of run-off and could have no negative effects downstream. He said the cost of widening Merritt Road would be a joint effort between the city, developer, and regional funds. He explained that the minimum square footage of the houses in the area would meet the city standard of 2,000 square foot. He said the NTTA amendments so far have not affected the area. Barry Shelton said in reference to Mr. Stout's comments that we could realign the road which would bring the transition area further down. Mr. Sparks said he did not know if the plan was ready to move forward. Barry Shelton stated that the overlay district can proceed forward with recommendations from the commission addressing the comments we heard tonight in regards to boundary shifts and road concerns or they could table it.

Jeanie Martin made a recommendation to approve the George Bush Turnpike Overlay District Standards amending boundaries and road shifts of Hudson Crossing and Bunker Hill shifting south and therefore shifting the transitional zones south also. The motion was seconded by Robert Corbin. The motion passed 4-0 with all voting in favor.

There being no further business, Robert Corbin made a motion to adjourn. Jeanie Marten seconded the motion. The item passed with all voting in favor.

The meeting is adjourned at 8:24 p.m.


Secretary


Chairperson