City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, July 14, 2014
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:	**Members Absent:**
Warren Becker	Ty Lamb
Chance Lindsey	
Scott Everett	**Staff Present:**
Jack Bickler	Greg Peters, City Engineer
Wendy Stewart	Charlotte Youngblood, Secretary
David Hock	Captain Robert Knappage, Fire Marshal
	Others Present:
	Bill Adams, City Council Liaison
	Joe Gorfida, City Attorney

Chairman Scott Everett opened the 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 Warren Becker and Chance Lindsey led the pledges.

2. Community Development Director's Update Report: Briefing on current activities of staff.

Mr. Peters, City Engineer, stated that Walmart will have its Grand Opening on Wednesday, July 16, 2014. He also noted that the Sachse Road asphalt overlay project has begun.

3. Consider approval of the minutes from the June 23, 2014 Planning and Zoning Commission meeting.

Wendy Stewart made a motion to approve the minutes of the June 23, 2014 Planning and Zoning Commission meeting. Jack Bickler seconded the motion. The motion passed with all voting in favor.

4. Conduct a public hearing and offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for an Automotive Repair, Major Use on an approximately 0.390 acre tract of land located at 6534 Industrial Drive, more particularly described as Lot 6, Block B, Sachse Industrial Park Phase 3, being further described in Exhibit "A", located in an I-1 Restricted Manufacturing / Warehousing District; providing special conditions; providing for the approval of the Site Plan attached as Exhibit "B".

Mr. Peters introduced the item. He stated that the applicant is requesting a Special Use Permit for a Major Automotive Repair Use for the property located at 6534 Industrial Drive. He stated that the applicant currently has a Certificate of Occupancy to conduct Minor Automotive Repair at the

location. He said that notice of the public hearing was mailed out to the surrounding property owners and as of Thursday, July 10, 2014, one (1) response in opposition has been received. He explained that it should be noted that the following conditions have been included in the Ordinance; 1) outside storage of vehicles under repair shall be prohibited; 2) outside repair of vehicles shall be prohibited; 3) a minimum of six (6) striped parking spaces shall be maintained on the site; 4) no parking or storage of vehicles shall be permitted outside of designated parking spaces. He said that staff is recommending approval of the zoning request as presented.

Chairman Everett opened the public hearing at 7:13 p.m.

With no one speaking, David Hock made a motion to close the public hearing. Wendy Stewart seconded the motion. The motion passed with all voting in favor.

The public hearing was closed at 7:13 p.m.

After discussion, David Hock made a motion to make recommendation to approve a Special Use Permit for an Automotive Repair, Major Use on an approximately 0.390 acre tract of land located at 6534 Industrial Drive, more particularly described as Lot 6, Block B, Sachse Industrial Park Phase 3, being further described in Exhibit "A", located in an I-1 Restricted Manufacturing / Warehousing District; providing special conditions; providing for the approval of the Site Plan attached as Exhibit "B". Warren Becker seconded the motion. With all voting in favor the motion passed unanimously.

There being no further business, David Hock made a motion to adjourn. The meeting was adjourned at 7:19 p.m.

Secretary

Chairperson