City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, July 14, 2003
Time: 7:00 PM Place: Sachse City Hall

Members Present:
Bob Boswell
Mark Durbin
Charles Sprague
Chris Lam
Bill Siebert
Wallace Sparks

Members Absent:
Bill Hession

Chairman Bob Boswell opened the meeting, and a quorum was declared.

Item #1: **Minutes of June 23, 2003 Meeting:**
A motion was made by Charles Sprague to accept the minutes as submitted. The motion was seconded by Mark Durbin & passed unanimously.

Item #2: **Public Hearing & Consider Action on Request from Staples Storage to rezone from C-2 to C-2 (SUP) in order to operate a U-Haul Vehicle Rental business at 5708 State Hwy. 78:**
Chairman Bob Boswell opened the public hearing. Mr. John Staples, owner of 5708 Hwy. 78 presented his request. The applicant answered questions from the board. Mr. Staples explained that there would be no fuel storage, no repair of vehicles & no installation of trailer hitches done at this location in conjunction with this use. He requested that several vehicles be allowed outside display in the front of the property. More discussion followed. There were no public comments. Wally Sparks made a motion to close the public hearing. Charles Sprague seconded the motion & it passed unanimously.
Mark Durbin made a motion to approve the SUP with the following conditions: 1) A maximum of 2 U-Haul Vehicles may be parked in front of the existing buildings. 2) A maximum of 4 U-Haul Vehicles may be parked on the existing concrete (building) pad along the southwest property line. At such time that this pad is removed or a building constructed upon it, the vehicles must be removed from visible display. 3) A minimum 6ft tall solid wood fence must be constructed along the southwest side of the property line to provide screening for the parking pad. 4) The fire lane must be maintained per code. 5) A minimum 6 ft tall continuous solid wood fence must be constructed along the rear of the property to screen vehicles. 6) Required customer parking must be maintained. 7) All U-Haul Vehicle parking must be on approved surfaces per city code.
Charles Sprague seconded the motion, & it passed unanimously.

Item #3a: **Workshop Session – Discuss Sachse Zoning Code Amendments**
Community Development Director, Garry Adams discussed proposed amendments, corrections & updates to the city's zoning ordinance. There was brief discussion on proposed zoning amendments. Mr. Adams asked the board for direction on a topic that had been discussed during the last P&Z meeting, pawnshops. Mr. Adams asked the board if they felt that pawnshops should be reconsidered as an allowed use in the commercial zones. Pawnshops had been removed from commercial zones during the last use chart amendment, & are now only allowed in industrial zones. The board said they felt that the current use chart reflected the best area for this use & there was no reason to revisit the issue. Brief discussion followed.

There being no further business, Mark Durbin made a motion to adjourn, Charles Sprague seconded the motion and it passed unanimously.

The meeting adjourned at 8:23 p.m.

Secretary

Chairman