

City of Sachse, Texas

Planning and Zoning Commission

Minutes of the regular meeting of Monday, July 13, 1998
Time 7:00 PM Place: Sachse City Hall

Corrected Copy

Members Present:

Henry Luman, Chairman
Bob Boswell
Ken Eppler
Paul Head
Pat Boyd
Wallace Sparks
Pat McMillan, Secretary

Members Absent:

None

Also in attendance: Mayor Hugh Cairns
Doug Fritz/ City Council Liaison
Councilman Stanley
Councilman Felix
Councilman Swayden
Councilman Jones
Councilman Cron
Terry Smith/Acting City Manager

The meeting was opened by Chairman Henry Luman, and a quorum was declared.

Item #1 Approve minutes of the June 22, 1998 meeting.

Motion was made by Bob Boswell to accept the minutes as presented. The motion was seconded by Pat Boyd and approved unanimously.

Item #2 Conduct Public Hearing on a request from William B. Nicholson, Jr. for rezoning from R-5 (Residential) to C-2 (Commercial) for commercial development (at the 6100 block of Billingsley Street) and being out of the L. Ramsey Survey, Abstract 1248, City of Sachse, Dallas County and containing 5.00 acres of land more or less by deed recorded in Volume 716 Page 1567, Deed Records, Dallas County Texas.

Acting City Manager Terry Smith gave a summary of this request with references to the zoning issues. William B. Nicholson, Jr. then gave a description of the property and his plans for development

There were four (4) citizens who came forward to speak on this issue:

1. Liz Tobler stated that she was not opposed to this request if she knew more about what type of business and more about the traffic flow in and out and the impact on the alley.
2. Dan Scarborough spoke against this rezoning and stated that he was concerned about the access from Billingsley.
3. Dorothy Kirby stated she is opposed to rezoning this area to commercial because she believes it won't help her property values.
4. George Rogers spoke and stated that he is opposed to rezoning this area commercial. He stated that not knowing what type of business might hurt his property. He might not oppose the rezoning if he know what type of business.

As there were no other citizens present to speak on this issue, a motion was made by Pat Boyd to close the public hearing. This motion was seconded by Wallace Sparks and passed unanimously.

Item #3: Consider action on a request from William B. Nicholson, Jr. for rezoning from R-5 (Residential) to C-2 (Commercial) for commercial development (at the 6100 block of Billingsley Street) and being out of the I. Ramsey Survey, Abstract 1248, City of Sachse, Dallas County and containing 5.00 acres of land more or less by deed recorded in Volume 716 Page 1567, Deed Records, Dallas County Texas.

Pat Boyd made a motion that we recommend to the City Council that they deny the request from William B. Nicholson, Jr. for rezoning from R-5 to C-2 for commercial development at the 6100 block of Billingsley Street and being out of the I. Ramsey Survey, Abstract 1248, city of Sachse, Dallas County and containing 5.00 acres of land more or less by deed recorded in Volume 716 Page 1567, Deed Records, Dallas County, Texas. This motion was seconded by Wallace Sparks and passed unanimously.

Item #4: Consider action on final Plat of Sachse on the Creek as submitted by Robert Rollings.

After some comments regarding Bryan Street and the park land strip, a motion was made by Pat Boyd that we recommend to the City Council that they approve the Final Plat of Sachse on the Creek as submitted by Robert Rollings contingent upon the comments in the letter from City Engineer Travis Roberts and upon an agreement between the developer and the Park Board prior to the approval of the Final Plat.

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An amendment was made by Paul Head to add a time frame for these corrections but after discussion, this amendment was withdrawn.

The original motion was seconded by Wallace Sparks and passed with 4 voting for the motion and 2 against with the negative votes cast by Pat McMillan and Paul Head.

Item #5: Consider action on Preliminary Plat of Woodbridge Phase 2A as submitted by Don Herzog.

There was some discussion regarding trees and drainage easement. A motion was made by Pat Boyd that we recommend to the City Council that they approve the Preliminary Plat of Woodbridge Phase 2A as submitted by Don Herzog subject to the comments in the letter from the City Engineer Travis Roberts. This motion was seconded by Ken Eppler.

Pat Boyd amended his motion to include a change from a 120 foot right of way to a 100 foot right of way. This amendment was seconded by Ken Eppler. The motion passed 5-1 with the negative vote being cast by Paul Head.

Item #6: Consider action on Preliminary Plat of Woodbridge Phase 2B as submitted by Don Herzog.

A motion was made by Pat Boyd that we recommend to City Council that they approve the Preliminary Plat of Woodbridge Phase 2B as submitted by Don Herzog with inclusion of the changes in the letter from the City Engineer Travis Roberts, and relocation of the fire hydrants per the Fire Chief and with the changes in the names of the street that start with "Park" as per the Police Chief. This motion was seconded by Bob Boswell and passed unanimously.

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

There was no report from the Council Liaison. Terry Smith gave us information regarding the City Engineer data on the impact fees.

With no other business before the Commission, Pat Boyd made a motion to adjourn and it was seconded by Ken Eppler. Motion carried unanimously.

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

Approved by: _____
Henry Luman, Chairman