

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, June 12, 2000
Time: 7:00 PM Place: Sachse City Hall

Members Present:

Bob Boswell, Chairman
Pat McMillan
Paul Conant
William Hession
Charles Smith
Heath Smith

Members Absent:

Charles Schaefer

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

Item #1: Minutes of May 22, 2000 Meeting:

A motion was made by Bill Hession to accept the minutes. Charles Smith seconded the motion and it passed unanimously.

***Item #2: Public Hearing-I-1 SUP request for manufacturing business at 6316 Industrial Dr.:**

Chairman Bob Boswell opened the public hearing. Upon determining that the applicant had not yet arrived, Bill Hession made a motion to postpone the public hearing & action item, and they were moved to item #3 & item #4 respectively. The motion was seconded by Heath Smith and passed unanimously.

Item #2: Consider Action-A request from JCW Investments to rezone 362.2 acres of land from AG (Agricultural) to PD (Planned Development), north of Ranch Rd, south of Maxwell Creek, east of Maxwell Creek Rd, west of Hooper Rd:

This item was originally on the agenda as item #4, but was moved up to item #2. Mr. G.H. Kelsoe, a land owner in the planned development, made a brief presentation. He confirmed that the developer will contribute \$300,000. toward development of Ranch Rd., builders to be used are MHI, Diamond, Goodman & Lennar, 15% of lots will be 10,000 sf or more, land for a fire station site will be dedicated to the city, all other construction will be done per standard city ordinances. Mr. Kelsoe advised that overall density of the P.D. had decreased to 3.5. Sachse Fire Chief, Doug Kendrick, addressed the board & told them of the need to eventually have a fire dept. located on that side of the railroad, & that he was pleased with and appreciative of the land dedicated for that purpose. After more discussion, Paul Conant made a motion to accept the P.D. with the following amendments to be added to Mr. Kelsoe's development plan: #7) All construction will meet standard city ordinances per zoning ordinance #1255. #8) 15% of lots must be 10,000 sf or more. #9) City Attorney approval will be needed on ordinance draft. Charles Smith seconded the motion & it passed unanimously.

Item #3: Public Hearing-I-1 SUP request for manufacturing business at 6316 Industrial Dr.:

Chairman Bob Boswell continued the open public hearing that had been postponed (see *Item #2). Mr. David Froehlich made a brief presentation. The business will consist mostly of fabricating small parts for Ingersoll Rand (located in Garland) for use on drilling rigs. No public comments received. Bill Hession made a motion to close the public hearing. The motion was seconded by Pat McMillan and passed unanimously.

Item #4: Consider Action-I-1 SUP request for manufacturing business at 6316 Industrial Dr.:

Charles Smith made a motion to grant the SUP for a period of 5 years, contingent upon a yearly review & inspection, no outside storage is allowed, and a commercial refuse dumpster must be on the site. The motion was seconded by Pat McMillan and passed unanimously.

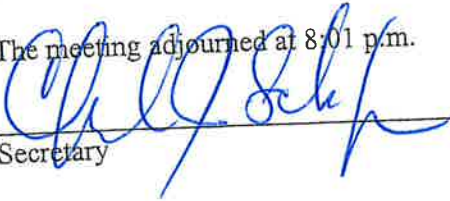
Item #5

Report From Staff:

Garry Adams, Community Development Director, very briefly discussed the city's plan to step up code enforcement in the Industrial Park in a cooperative effort with the Fire Marshall & personnel degreed in environmental engineering. He stated that environmental issues will become a major focus of enforcement in that area because of existing & proposed EPA requirements.

There being no further business, Heath Smith made a motion to adjourn. Bill Hession seconded the motion and it passed unanimously.

The meeting adjourned at 8:01 p.m.


Secretary


Chairman