

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of June 8, 2009
Time: 7:30 p.m. Place: Sachse City Hall

Members Present:

Warren Becker
Scott Everett
Robert Corbin
Jared Patterson
Jeanie Marten
Wally Sparks

Members Absent:

David Hock

Staff Present:

Barry Shelton, Community Development
Charlotte Youngblood, Secretary

Others Present:

Bill Adams, City Council Liaison

Chairperson Scott Everett opened the regular meeting of the Planning and Zoning Commission at 7:30 p.m. and a quorum was declared.

Consent Agenda

1. Consider approval of the minutes for the April 13, 2009 regular Planning and Zoning Commission meeting.

Jared Patterson made a motion to approve the minutes with corrections noted. Warren Becker seconded the motion with all voting in favor the motion passed.

Regular Agenda

2. Conduct a public hearing to consider an ordinance of the City of Sachse, Texas, amending the Sachse Code of Ordinances by amending Chapter 11, Zoning, Article 2 by adding definitions for car title loan business, check cashing business, and payday advance / loan business; by amending Schedule I to require a special use permit for check cashing businesses, payday advance / loan businesses and car title loan businesses; amending Chapter 11, Article 3, Section 11 to provide regulations for the location of car title loan businesses, check cashing businesses, and payday advance / loan businesses.

Barry Shelton, Community Development Director, said the purpose of this ordinance is the potential regulation of businesses that offer payday loans which have predatory lending practices and are not regulated by the state. He explained that this item was previously approved by the Planning and Zoning Commission at the April 27th meeting. The City Council reviewed the proposed amendments at their May 18th meeting and recommended some changes. The changes were more restrictive than what was included in the public notice and therefore is required to come before Planning and Zoning Commission for a second review and public hearing. Mr. Shelton went over the proposed changes by the City Council. The first change is to limit the zoning districts to I-1 and I-2 by SUP. Second was to clarify the definition of a "check cashing business" so that there is no confusion in the future. The City Council did not want the ordinance to pertain to business that simply cash checks for a simple fee as a simple retail service use but rather the ones that loan money or hold checks for a period of time. Thirdly, the City Council

wanted to remove the 500 foot buffer on Highway 78 in order to not inadvertently push these uses further into residential neighborhood.

Scott Everett opened the Public Hearing at 7:39 p.m.

Liz Tobbler, 3345 7th Street, spoke in favor of the changes stating that she appreciated the removal of the 500 foot buffer on Highway 78 and changing the definition so that it would not affect businesses like Hyatt's check cashing that has been in business for a long time in Sachse.

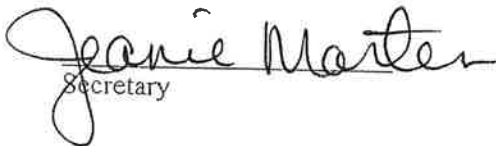
Jeanie Marten made a motion to close the Public Hearing and Wally Sparks seconded the motion with all voting in favor the motion passed and the Public Hearing was closed at 7:40 p.m.

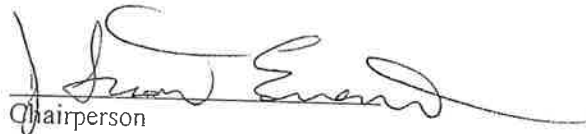
Robert Corbin asked if the allowed zoning of C-2 was correct under Considerations, Section 3. Mr. Shelton stated that was not correct and said the attached Ordinance does not allow the uses in the C-2 district and noted the correction. Jeanie Marten ask what other areas in Sachse are zoned Industrial. Mr. Shelton stated that there are areas along Ranch Road and an area by 190 and there is Industrial land uses on the future land use map reflected by the dark gray areas.

Jeanie Marten recommended approval of the proposed changes to Chapter 11 of the Code of Ordinances. Wally Sparks seconded the motion with all voting in favor the motion passed unanimously.

There being no further business, Jared Patterson made a motion to adjourn. Wally Sparks seconded the motion. The item passed with all voting in favor.

The meeting is adjourned at 7:43 p.m.


Secretary


Chairperson