

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, May 13, 2002
Time: 7:00 PM Place: Sachse City Hall

Members Present:

Bob Boswell
Heath Smith
Charles Sprague
Mark Durbin
Wallace Sparks

Members Absent:

Chuck Schaefer
William Hession

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

- Item #1:** **Minutes of April 22, 2002 Meeting:**
A motion was made by Heath Smith to accept the minutes as submitted. The motion was seconded by Mark Durbin and passed unanimously.
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- Item #2:** **Public Hearing & Consider Action on request from Pinnacle Development to rezone from C2 to C2 (SUP), in order to build & operate an automotive fuel sales facility at approx. the 7300 Blk of Hwy 78 & Hooper Rd., part of 7.372 acres on Tract 4, in the H.J. Hardin Abst #438:**
Chairman Bob Boswell opened the public hearing. Oscar Golan with Pinnacle Group, presented this request. The applicant answered questions from the board. There were no public comments. Following brief discussion, Chairman Bob Boswell closed the public hearing.
Mark Durbin made a motion to approve the SUP rezoning request subject to the following conditions: 1) SUP is subject to review in 5 years. 2) SUP is limited to 10 fuel islands. 3) Landscape screening buffer will be required at the property line boundary with Lander's, & shall run adjacent to the property line, from the parking lot to rear of the Gas Station/Convenience Store. Plants, bushes & trees shall be of the types listed on the city's current plant list. Wally Sparks seconded the motion & it passed unanimously.
- Item #3:** **Public Hearing & Consider Action on request from Jimmy Gibson to rezone from C2 & R2A to PD (Planned Development), numerous lots in the Sable Hills Subdivision:**
Chairman Bob Boswell opened the public hearing. Jimmy Gibson, owner & developer presented this request & was assisted by Brad Russell. The applicant answered questions from the board. The following residents spoke in opposition of the request: Chris & David Benator of 6915 Bailey Rd. Mr. Benator also read a letter of opposition from Charles Eichelberger. The Benators' also presented a petition signed by approx. 30 residents in opposition to the rezoning request. Florence Ryzak of 7180 Bailey Rd. submitted a letter to the board & spoke in opposition to the request. Richard Chadbourne of 7004 Coral also spoke in opposition. Following brief discussion, Chairman Bob Boswell closed the public hearing.
Heath Smith made a motion to deny the PD rezoning request. Wally Sparks seconded the motion & it passed unanimously. Rezoning request was denied.
- Item #4:** **Consider Final Plat - Woodbridge Phase 7A:**
Scott Ramsey with Herzog Development presented the final plat. Brief discussion followed. Heath Smith made a motion to approve the final plat, with compliance to staff & engineer comments. It was seconded by Mark Durbin and passed unanimously.
- Item #5:** **Report From Staff:**
Garry Adams, Community Development Director, briefly updated P&Z on pending items & advised that the meeting scheduled for Memorial Day would be cancelled.

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

The meeting adjourned at 8:17 p.m.

Secretary



Chairman