City of Sachse, Texas
Planning and Zoning Commission

Minutes of the regular meeting of Monday, May 11, 1998
Time 7:00 PM Place: Sachse City Hall

Members Present:
Henry Luman, Chairman
Bob Boswell
Ken Eppler
Pat Boyd
Wallace Sparks
Pat McMillan, Secretary

Members Absent:
Paul Head

Also in attendance: Mayor Hugh Cairns
Doug Fritz/ City Council Liaison
Councilman Steve Stanley
Jo Ann London/ City Manager
Garry Adams/Building Inspector

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

Item #1: **Oath of office for new member.**

New Planning and Zoning Commission member Paul Head was unable to attend this meeting due to an out-of-town emergency. His oath of office will be postponed until the next meeting of the Planning and Zoning Commission

Item #2 **Approve minutes of the April 13, 1998 meeting.**

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

Item #3 **Consider action on Preliminary Plat for Orchard Grove Estates as submitted by Bill Thedford.**

There was a discussion about issues such as room for the 50' right of way, the required type of screening wall, the location of fire hydrants, and the location of building lines on some of the lots. Garry Adams addressed many of these concerns and Bill Thedford stated that all of the comments listed in the letter from the city engineer should have already been taken care of.

Although this was not a public hearing, Laurie Swanks requested to speak and Chairman Luman allowed her to address the Commission. She had questions about drainage and requested that any changes of the original plans be submitted through the Board of Adjustments, Planning and Zoning, and the City Council and also requested that she be allowed to have a copy of the minutes of this meeting.

A motion was made by Pat Boyd to recommend to City Council to accept the Preliminary Plat for Orchard Grove Estates as submitted by Bill Thedford with several comments including notes in the letter from Travis Roberts, of Hunter Associates Texas, May 8, 1998. Also the comments from our Building Official, Garry Adams, concerning the 50' minimum right of way off Miles Road, the easement for the screening wall along Miles; and changing Block B, Lot 2 which should have the West building line be 15' as opposed to 10'. This motion was seconded by Ken Eppler and passed unanimously.

Item #4: **Consider action on Preliminary Plat for Cedar Creek Estates as submitted by Don Herzog..**

Discussion of the letter from the City Engineer and that there are still some drainage concerns to be addressed prior to approval. The property owners have been working with staff and Travis Roberts on this issue.

A motion was made by Pat Boyd to recommend to City Council that they accept the preliminary plat for Cedar Creek Estates Phase II with the caveat to the developer per the May 8, 1998 letter of Travis Roberts of Hunter Associates of Texas and a special caveat that we need to make sure that all drainage both upstream and downstream are taken into account and that would be something looked at very strongly before we pass the final plat. This motion was seconded by Ken Eppler and passed unanimously.

Item #5: **Public hearing regarding a request from Gil Brown, Sonic Restaurants, Inc. for C-2 SUP (Special Use Permit) for a Restaurant with a Drive-Through at the 6000 block of Hwy 78, (corner of Hwy 78 & 6th Street) being Lots 6-13, and all of abandoned alley Block 25 or Original Town.**

City Manager Jo Ann London commented to the Commission about an error as to the location at 6th Street but advised us that it is ok to continue with the public hearing.

City Building Inspector Garry Adams discussed the ability to add to existing requirements with a SUP such as masonry requirements and landscaping. He also stated that they will have to comply with our sign ordinances. The screening at the rear of the property can be live plants and can be selected from our approved list.

There was a question about the zoning on Billingsly, which is residential and the zoning on 5th Street, which is C2.

Gil Brown gave us a new site plan which includes screening at the rear of the property and only one entrance cut. He will brick the entire garbage disposal area.

Citizen Liz Tobler asked about truck delivery entrances and the disposal of cooking grease. She also had a question about impact fees. Response was that the trucks will enter from Hwy 78 and unload to the rear of the property. The cooking grease is disposed of with a recycling machine with truck pick-up for the portion that is removed from the property. The company is paying street impact fees.

With no other citizen coming forward to speak on this issue a motion was made by Pat Boyd to close the public hearing. This motion was seconded by Bob Boswell and carried unanimously.

Item #6: **Consider action on Public Hearing regarding a request from Gil Brown, Sonic Restaurants, Inc. For C-2 SUP (Special Use Permit) for a Restaurant with a Drive-Through at the 6000 block of Hwy 78, (corner of Hwy 78 & 6th Street) being Lots 6-13, and all of abandoned alley block 25 of Original Town.**

After a short discussion, a motion was made by Pat Boyd to recommend to the City Council that they approve this request for C-2 SUP for a restaurant with a drive thru at the 6000 block of Hwy. 78 with the stipulation that the sign ordinance must be adhered to, and the screening of the dumpster must be done with masonry, and that there be a 5' strip of landscaping per the approved landscape schedule of the City of Sachse along the Billingsley side and that all masonry requirements of the building be adhered to. This motion was seconded by Pat McMillan.

Wallace Sparks made a motion for an amendment to this motion that the landscaping strip has to be live screening. Pat Boyd accepted this amendment to his motion and the amendment was seconded by Pat McMillan. Motion passed unanimously

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

There was no report from the Council Liaison or the City Manager.

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

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

Approved by: ______________________
Henry Luman, Chairman