

City of Sachse, Texas

Planning and Zoning Commission

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

Members Present

Henry Luman, Chairman
Bob Boswell
Pat Boyd
Wallace Sparks, Alternate Secretary

Members Absent

Ken Eppler
Pat McMillan, Secretary

Also present: Doug Fritz, City Council Liaison
Lloyd Henderson, City Manager
Jo Ann London, Assistant City Manager

The meeting was opened at 7:00 PM and a quorum was declared.

Item #1 Approve the minutes of the March 23, 1998 meeting.

A motion was made by Pat Boyd to accept the minutes as presented; seconded by Bob Boswell and was carried unanimously.

At this point in the meeting, it was believed by Wallace Sparks that a conflict of interest may exist relating to the subject in items #2 and #3 on the agenda and he may have to step down during the processing of these items. Therefore, a motion was made by Wallace Sparks to modify the order of business of the agenda to move item #4 ahead to allow time for one of the absent members to appear. The motion was seconded by Pat Boyd and carried unanimously.

Item #4 Consider Commission action relative to a request from Charles W. Smith for the rezoning from R-10 (Residential) to C-2 SUP Commercial Special Use Permit for a Funeral Home at the 2900 block of Fifth Street, being all of Block 21, consisting of Lots 1 through 16, Original Town and including 20 foot wide alley.

Joan Blanton, 6405 Sachse St. , requested permission to be heard. Mayor Holden had assured her that the citizens will be heard even though a public hearing was not part of the agenda. Chairman Henry Luman granted permission after discussions with Lloyd Henderson and Jo Ann London.

After it was announced that the public will be heard, several citizens came forward to express approval or objections for the zoning change and the funeral home. Most of the people objected to the funeral home for the following reasons:

- Funeral home in a residential area
- Cadavers visible to the public, concerned about accidental viewing of bodies by children.
- Concern with biohazard waste, i.e., needles, gowns
- Traffic congestion on 5th street.
- Property values
- Overflow parking
- Operation hours disturbing the peaceful neighborhood setting, noise, lighting, etc.
- Stigma of a funeral home
- Truck traffic delivering funeral supplies.
- Strain on Sachse Police Department

Names of citizens objecting to the zoning change and the funeral home are : Mr. and Mrs. George Blanton, Steve Reynolds, Karen Athens, Jill Barton and Scott Stouffer..

Some citizens approved the change and the funeral home. Reasons for approval are:

- Fear of property remaining vacant
- Funeral home better than present use or possible alternative.

Names of citizens approving this action are, Steve Stanely(conditional approval), Kent Barnes, and Viky King.

Charles W. Smith rebuttal to the objections:

Parking- No problem with overflow on the streets, 95n assigned places on the property and overflow will be in the area of the cemetery near the location of the old Sachse City Hall.

Traffic problems- only 35 to 40 funerals per year

Trucks will not be 18 wheelers.

Biohazards are subject to the same OSHA regulations currently affecting dental and veterinary businesses in Sachse.

No burden on the police, Mr. Smith uses a police escort service in Garland.

Mr. Smith was asked if he would accept restriction on the sale of the property if this action was passed and he gained ownership of the property. Mr. Smith stated he would strongly object to restrictions.

Action of Item #4: Pat Boyd motioned to deny the request for rezoning to C-2, SUP stating the location is not suitable for commercial practices. The motion was seconded by Bob Boswell and carried unanimously.

At this point, being about 9:00 PM, it is believed no other P & Z Commission members will come; a determination was made that Wallace Sparks will not be enriched by any action taken by the Commission on this matter. A quorum was declared to rule on items #2 and #3.

Item #2 Conduct a public hearing and consider Commission action relative to a request from Ike Harris for rezoning from R-10 to R-8.4 at the 4400 Block of Miles Road, being a 30.906 acre tract situated in the Robert McCullough Survey, Abstract No. 928, Dallas County, Texas.

The public hearing was opened. Citizen Randy Joslin requested clarification of zoning R-8.4 and R-10. He was satisfied by the Commission's response.

Pat boyd made a motion to close the public hearing and approve the zoning change to R-8.4, the motion was seconded by Wallace Sparks and carried unanimously.

Item #3. Consider action on the Preliminary Plat for Park Lake Estates, Phase II at the 4400 Block of Miles Road as submitted by Ike Harris.

There were several comments relative to the pond noted on the plat:

Chairman Henry Luman expressed concern of the City's liability for endangerment to small children from the pond.

The city will assume an annual cost of about \$2500.00 to maintain its level

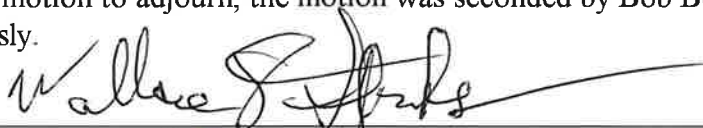
The primary purpose of the pond is to control run off; secondary benefit will be a park setting.

Jo Ann London expressed concern the one lot adjacent to the pond, suggest moving the alley to buffer this lot.

Pat Boyd made a motion to accept the Preliminary Plat with notes from Parks board to be included. Bob Boswell seconded and the motion carried unanimously.

Pat Boyd made a motion to adjourn, the motion was seconded by Bob Boswell and carried unanimously.

Submitted by:


Wallace D. Sparks, Alternate Secretary

Approved By:


Henry Luman, Chairman

CHAIRMAN