

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of March 24, 2008

Time: 7:00 PM

Place: Sachse City Hall

Members Present:

Cullen King
Scott Everett
Duane Franzen
Jeanie Martin
John Staples
Robert Lafaye
David Zukosky

Members Absent:

Staff Present:

Barry Shelton, Community Development Director
Michael Spencer, Building Official
Charlotte Youngblood, Secretary

Others Present:

Pat McMillian, City Council Liaison

Chairperson Cullen King opened the regular meeting of the Planning and Zoning Commission at 7:00 P.M. and a quorum was declared.

Consent Agenda

1. Consider approval of the minutes for the February 25, 2008 meeting.

David Zukosky made a motion to approve the minutes and Scott Everett seconded the motion with all voting in favor it passed unanimously.

Regular Agenda

1. Conduct a public hearing to consider the application of Frank Milsap requesting approval of a Special Use Permit for the Sachse Rod Shop located on the east side of Miles Road, approximately 115 feet south Haverhill Lane.

David Zukosky recused himself from the vote because of a long time relationship with the applicant. Barry stated that the applicant has owned and operated the Sachse Rod Shop for around 30 years where he has had an SUP since 1989. Barry mentions that there is no plan to expand the building or change the business as it is with only minor changes to the Special Use Permit. Barry stated that the new Special Use Permit would operate the same as the previous one with the exception that it would allow direct selling of merchandise. He mentioned that it also allows the Sachse Rod Shop to install a monument sign. He stated that these provisions were not clear previously. John Staples asked how long the special use permit would be in effect. Barry said the SUP will continue as long as a family member owns the property.

Cullen King opened the public hearing at 7:18 p.m. No one spoke at the public hearing.

Robert Lafaye made a motion to close the public hearing. Scott Everett seconded the motion with all voting in favor the public hearing was closed at 7:18 p.m.

Jeanie Martin made a motion to approve the Special Use Permit. Robert Lafaye seconded the motion. The motion passed 6-1 with David Zukosky registering a no vote for recusing himself without a financial conflict.

2. Conduct a public hearing to consider the application of Hickman Consulting Engineers on behalf of JDI Investments requesting approval of a change in zoning from Residential-2 (R-2) District, Residential-10 (R-10) and Commercial- 1 (C-1) to Planned Development (PD) District for Single Family and Commercial /Retail Uses located on the east side of Miles Road, approximately 320 feet north of Rosewood Lane.

Scott Everett announced that he would be recusing himself from the vote because he lived near the property. Barry explained that the City of Sachse allows for Planned Development Districts because it permits the applicant to work with the city when they want to do something different than the standard zoning. Barry highlights what the zoning is currently and what the developer is hoping to achieve within the proposed planned development.

Cullen King opened the public hearing at 7:35 p.m.

Anthony Calder, 4516 Jackson Meadows, expressed his concern as to what would be in the common area and the location of the detention pond. He also voiced his disapproval of the commercial aspect when they are empty commercial lots throughout the city.

Linda Crank, 5006 Heritage Circle, asked about if lot # 83 was designated for a detention pond or for housing. She also was concern if a sexually oriented business such as sexually explicit video store would be allowed in C-1. She also inquired as to what a batch plant was and could they mine oil or gas there. She wanted more clarification as to what could go in the C-1 zoning with the example of a microbrewery is allowed in C-1 and what distance does it have to be from the schools.

Dave Sanford, 3718 Trailridge Drive, had a concern about run-off from the retention pond. He felt the City of Sachse does not have enough resources to maintain the parks they currently have. He was concerned about additional drainage problems. He stated he is unhappy with the size of the common area and thinks it should be larger.

Russell James, 4903 Waterside Lane, expressed his concern about the commercial development stating that he did want to have to look at it every day. He does not want to see commercial at all in that area.

Scott Everett, 5205 Miles Road, stated his concern about the smaller lots, green-scaping, and drainage in the area. He was also concerned that alcohol sales may be in retail section of the commercial development. He would not want to see that with the park across the street.

Kirk Wood, 4520 Maple Shade Court, stated that he liked what he saw. He also stated he can see where C-1 could be a benefit to the neighborhood.

Scott Everett, 5205 Miles Road, spoke a second time stating he would like to see the C-1 totally removed from the Planned Development.

Kirk Wood, 4520 Maple Shade Court, spoke a second time proposed limiting commercial uses to things such as a day care center.

David Cerney, 3806 Arbordale Lane, stated he lived straight across from the area and would like the zoning changed from C-1 to residential.

In addressing some of the concerns of the residents, Barry Shelton, stated that sexually oriented businesses are not allowed within 1,000 feet of a church, schools, parks, municipal buildings and boundaries to residential neighborhoods. The batching plant would be a temporary use that a developer would use to mix concrete on site for construction of roads. Mining and gas drilling has been put in the standards as not allowable by the PD ordinance. Microbrewery would be permissible if it meets the required 300 foot distance. However, the school district could petition the state against it if they chose. Barry said that the Planned Development would have a home owners association that would be responsible for maintaining and upkeep of the common areas and retaining walls and the city would not be taken ownership of these areas. Barry confirmed that the property had been previously zoned commercial and that would be staying the same regardless if zoning was approved. David Zukosky asked to include the change from pole sign to monument sign for the C-1 area. Barry confirmed that the applicant has agreed to make that change. David Zukosky also asked if the applicant was agreeable to the metal screen doors for the dumpster area with locks to hold doors open and closed. Mark Hickman, Hickman Construction, Engineer for the developer, acknowledged that the eight foot maximum screening wall with caps, side yard setbacks, monument signs, and dumpster screening all makes sense to the developer and he is agreeable to that. He stated that the detention pond had been sized but has not been designed at this time. He said they will be reclaiming some of the land in the floodplain with that they will have to meet state and city requirements. Jeanie Marten stated that the homes that back up to the greenbelt and lot 83 be required to install rod iron along the rear to enhance view and conform with Jackson Meadows.

Duane Franzen made a motion to approve the zoning change with changes discussed by the commission, namely a maximum 8' high screening, required column caps for screening, revise C-1 side yard setback adjacent to residential to 15', requirement for monument signage, required dumpster screening door latches, no wood fence along greenbelt. Robert LaFaye seconded the motion it passed with a 6-0 vote with Scott Everett abstaining.

David Zukosky made a motion to adjourn Robert LaFaye seconded the motion with all voting in favor the motion passed unanimously. The meeting adjourned at 8:39 p.m.



Chairperson



Secretary