

City of Sachse, Texas Planning and Zoning Commission

Minutes of the regular meeting of Monday, March 23, 1998
Time 7:00 PM Place: Sachse City Hall

Members Present:

Henry Luman, Chairman
Richard Benedict
Bob Boswell
Ken Eppler
Pat Boyd
Wallace Sparks
Pat McMillan, Secretary

Members Absent:

None

Also in attendance: Doug Fritz/ City Council Liaison
Jo Ann London/ Assistant City Manager

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

Item #1: Approve minutes of the February March 9, 1998 meeting.

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

Item #2 Conduct Public hearing and consider Commission action relative to determine the proper zoning on a tract currently zoned I-2 SUP (Industrial with Special Use Permit for a Concrete Batch Plant) at the 7300 Block of Hwy 78, Being a 8.609 acre tract of land in the James Cumba Survey, Abstract No. 243, said 8.609 acre tract being that certain tract of land described in deed to Robert J. Hooper as recorded in Volume 2529, Page 005 and Volume 2533, Page 776, Deed Records Collin County, Texas and containing 8.609 acres of land.

Chairman Luman opened the public hearing and the Commission first heard remarks from Wes Strickland, President of Lake City Ready Mix. Mr. Strickland stated that the back entrance for the plant had been deleted and that they would use only the Hwy. 78 entrance for their trucks. He briefly discussed the proposed site.

Assistant City Manager Jo Ann London gave a summary of the issue and said that the City Attorney advised that we should go back to determine the proper zoning. The Commission can recommend:

A. Approval of the zoning as it is now.

- B. Additional requirements
- C. Determine that it does not have the proper zoning.

There was a large attendance for this agenda item with many citizens unable to come into the chambers because of overcrowding. The following citizens came forward to speak to the Commission about this issue:

Lindy Cairns

Question: Is Wes Strickland associated with Go Concrete?
She brought photos of Go Crete in Desoto, Texas which she passed to the Commission for review. The photos showed an accumulation of dust in the streets and on the grass/bushes. She also expressed concern about dust during windstorms.

Barry Knight

Question: Do you have so much dust that you need a street sweeper?

Pam Ford

Question: What comes out of the silos? She was concerned about air pollution.

Dixie Shaw

Presented statistics about concrete plant materials and voiced concern about the noise level and driver safety.

James Dorris

Concerned about the heavy loaded trucks. Presented statistics on wrecks and the chances of wrecks doubling when the driver is tired.

Question: Who is president of the company? He stated that the Secretary of State has no record of Wes Strickland as owner. Question: Is Wes Strickland affiliated with South Loop Development Corp?

Janna Jones

Had a petition against the concrete plant with over 500 names. She requested that we change the zoning back to Agricultural until we can look into other options. She gave information about the health problems associated with air pollution.

Bonnie McCabe

Question: What is the difference between the DeSoto plant and the proposed Sachse Plant?

Charles Jones

Question: How many concrete plant owners live within 5 miles of the plants?

John Griffin

Expressed concern about the speed of the concrete trucks and the ripple or washboard effects they cause to roads. Also, when the trucks idle the concrete spills out and leave gravel in the intersections.

Carolyn Carthen

Concerned about the health risks and possible harm from natural resources. She brought a label from a concrete bag showing the warnings about the product and read those warnings to the Commission. She was also concerned about the hours of operation and the length of time for the landscaping to mature.

Karra Tynn

Concerned about the water system and waste disposal.. Question: Can chemicals from the plant harm the PVC pipes underground?

Doug Brundidge

Wanted a public vote and also the Commissioner's vote on this issue.

Lisa Weaver

Believes that her businesses will be depreciated because of the plant. She is concerned about safety and is worried about what we breathe

John Griffin

Question: How will this affect the home buyers with 67 foot towers seen from Hwy 78? Also concerned for the safety of the children.

David Benstor

Doesn't choose to live next to a batch plant. Believes that the silos can be seen from further down the highway even with landscaping. He asked that we hold out until we can get clean commerce.

Mark Timm

Question: Will the tax revenue offset the revenue used to upgrade and maintain our infrastructure?

Danny Weems

Concerned about the dust, mud, truck traffic, and safety. He is against the batch plant.

John Widhelm

Believes that no one will want to build next to a concrete plant.

Paul Irek

Question: Will the concrete trucks travel the main road or the back routes? Wants high tech/professional business in Sachse. He asked for a show of hands of those present in favor of the batch plant.
(Note: There were three hands raised in the audience)

Jeremy Omas

Concerned about the equipment used to filter the silos and who maintains the scrubbers. Also the source of the particles coming out of the silos.

Cathryn Kimble

Commented that without the people, there is no Sachse.

Pat McInnish

He shares the concerns of health, property values and appearance of the

plant but is in favor of the batch plant.

Pat O'Neil

He does not want a batch plant in his neighborhood. Concerned about health (asthma)

Joan Brunet

Had concerns about health and safety and the effects of concrete dust on car finishes.

Robert Stoneham

Concerned about noise.

Kathy Cobb

Concerned about the effects of the batch plant have on animals and crops and safety near the train tracks. Concern about screening in the winter and dust and extra traffic.

David Austin

Asked if the members of the Planning & Zoning Commission have any financial affiliation to concrete batch plants or to any support organization such as trucking or construction.

David Darling

Concerned about the hazardous components of concrete, noise, and traffic hazards, especially in the area of the turn lanes.. Requested that the city put up signs to show proposed zoning changes. Wanted to know if the drivers are paid by the load and if 296 would be improved and if there would be adequate water and sewer to support this plant. He is for the plant if regulated properly.

Wanda Lee

Question: If the batch plant is put in then what happens to the golf course?

Dave Irek

Concerned about clean up after truck-train accidents.

Pat McCalmon

Voiced the desire to keep Sachse a family place and agricultural.

Richard Halloway

Concerned about driving behind concrete trucks with rocks hitting and breaking windshields.

Glen Barnes

Questioned who regulates the scrubbers and what happens when they break down?

Rick Dexter

Concerned that businesses that do precision work such as computer software companies will not want to be located next to a batch plant.

Manny Lele

Wanted to know if the plant is a dry dust plant, what happens to the sludge and where the water is obtained and disposed.

Linda Mathews

Wants the Commission to vote against the concrete plant.

Darryl Pagett

Concerned about how much fuel is stored at the site and spill control.

Asked about citations for violations at Mr. Strickland's present plant.

Robert McCalmon

Brought up city rules that say no one can operate here if dust leaves their property.

Brian Vinson

Concerned about clean up of concrete mess.

Mike Feucht

Concerned that the concrete plant will degrade the value of Sachse.

Betty Acres

She doesn't want to see trucks coming in on our new highways.

Jo Ann Hutchins

Does not want a batch plant.

Scott Stauffer

Concerned about the appearance of the batch plant and negative impact of attracting other businesses.

Shellye Smith

Wanted to know the Commission's recommendation.

At this time Wes Strickland came forward to address the questions and comments made by the citizens. He stated the following:

No dust comes out of the silos if it is operated properly. He said they don't use scrubbers. He is not associated with Southlake Development.

He stated that his company will serve a 10-15 mile radius. The plant does not have sludge, they have wash-out water which is returned into the silo. A plan would be set up to deal with any fuel spills.

The concrete truck drivers will be paid by the hour. The plant will be screened in the winter with evergreens.

He said he has no involvement with Lake City Transportation, Inc.. There is a partnership between Wes Strickland and Go Crete.

The concrete trucks will always use the main road. The water is recycled and cannot leak out. He has no current site violations because he has no other batch plants. He estimated that there would be about 25 mixer trucks going in and out per day which equals about 87 loads of concrete. There would be about one semi

load of support material per every 3 trucks of ready-mix. They will have a maintenance program.

There would be approximately 500 gallons of each additional mixtures stored on site. If the vacuum system fails that they would shut down until it was fixed (about 5 minutes) or switch to another silo.

They will get their water from our water system. He does not know what the plant operating hours will be. Other concrete companies can come to his batch plant and load. The plant will be able to load a truck every 3 minutes. It is a dry batch rather than a central mix.

Mr. Strickland stated that he was made president of the company on October 15, 1997.

There would be approximately 10,000 gallons of fuel stored on-site in above ground containers that have been approved by the fire marshal.

Mr. Strickland commented that it is possible that heavy rains of more than one inch could cause an overflow of the waste water

A motion was made by Ken Eppler to close the public hearing and recommend to the City Council to change the existing I-2 SUP zoning back to AG (Agricultural) for this 8.609 acre tract. This motion was seconded by Wallace Sparks and the motion passed unanimously.

Item #3: Conduct Public hearing and consider Commission action relative to a request from Charles W. Smith for rezoning from R-10 (Residential) to C-2 SUP (Commercial) (Special Use Permit) for a funeral home at the 2900 Block of Fifth Street, (I. Ramsey Survey, Abstract No. 1248, being all of Block 21, consisting of Lots 1 thru 16 and including a 20 foot wide alley extending from Fifth Street to Sixth Street a length of 300.0 feet and further this property being the same property conveyed from Doris Ann Cambis, et al to Edith E. Bailey by deeds dated July 29, 1943 and June 20, 1972, containing a total land area of 78,000 square feet, Volume 57, Page 022, Deed Records, Dallas County.

The requestor, Charles Smith, addressed the Commission and said he wants to rezone to SUP for a funeral home business only. He stated that there would be no trucks, no chemicals, and very minimal traffic. He said the building will look like a home.

During the public hearing the following citizens spoke regarding this request:

Tom Irek - Concerns about traffic and entry point.

Joan Blanton - Concerns about chemicals, traffic and children playing in the area.

R.W. Greenwood, Jr. - He believes this funeral home in Sachse will be beautiful.

Jill Barton - Does not want to live down the street from a mortuary.

Mr. Stahl - Supports the funeral home

Glen Ross - Supports the funeral home.

Karen Anthes - Concerns over property value. Against a funeral home.

Laura Williams - Concerned about funeral procession route and what happens to the body parts.

George Blanton - Wanted to know what happens to the body fluids.

Terri Hibbs - Believes that the funeral home will be ok.

Steve Runnels - Opposed to the funeral home.

Bill Grant - Supports the funeral home.

Joe Stone - He is the President of the Cemetery Association. There are about 500 lots in the Sachse Cemetery that can be sold and about 3 more acres for future expansion. The Cemetery Association is in the process to re-screen the cemetery now.

Donna Freeman - Opposed to the funeral home because of traffic.

Vicky King - Supports the funeral home.

Gail Davis - Supports the funeral home.

Bill Mates - Supports the funeral home.

At this time a motion was made by Pat Boyd to close the public hearing and recommend to the City Council that we withdraw this item pending submission of a proper site plan. The motion was seconded by Bob Boswell and the motion passed unanimously.

Item #4: Conduct Public hearing and consider Commission action relative to a request from the City of Sachse for rezoning from R-7.2 (Residential) to R-8.4 (Residential) for single-family dwelling development at the 3900 Block of Miles Road, and Being a portion or all of those certain tracts of land described in Ordinance 563 recorded in the Dallas County records and situated in the Samuel Sloan Survey, Abstract No. 1386, City of Sachse, Dallas County, and containing 13.9 acres of land, more or less, including 6.2 acres of land, more or less, contained with the depicted easements, leaving 7.7 net acres, more or less.

Assistant City Manager Jo Ann London briefed the Commission as to why this rezoning was necessary. Citizen Laurie Swank asked questions as to the size of homes under the new zoning and was told they would be 1800 sq.ft. minimum. She also asked and was shown the location of the request on the city map.

A motion was made by Pat Boyd to close the public hearing and recommend to the City Council that we accept this request from the City Council for rezoning from R-7.2 to R-8.4 (Residential). The motion was seconded by Bob Boswell and passed unanimously.

Item #5: Consider Commission action relative to: A Replat of Lots 4R, and Lot 7, Block A, Sable Hills Estates (6803 Sable Lane), an addition to the City of Sachse as submitted by Warren Wyrick

Requestor Warren Wyrick addressed the Commission and briefly explained what he wanted to do on this property.

A motion was made by Pat Boyd to recommend to the City Council that we approve this request as presented. This motion was seconded by Pat McMillan and approved unanimously.

Item #6: Consider Preliminary Plat: Park Lake Estates, Phase II, as submitted by Ike Harris.

After some discussion about the current zoning and the park dedication plans of the developer, a motion was made by Pat Boyd to withdraw this preliminary plat pending zoning being corrected and recommending that there be an agreement between the City of Sachse and the developer on the park dedication as requested. This motion was seconded by Ken Eppler. At this time Richard Benedict asked to be excused from the voting as the result could directly impact the value of his property. He was excused and the motion carried with five (5) voting for, zero (0) against, and one (1) abstaining (Richard Benedict).

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

There was nothing to report from the City Council Liaison or the City Manager. Chairman Luman made a suggestion that the city consider hiring a secretary for the meetings of the Planning and Zoning Commission to allow all Commission members to give full attention to the meetings.

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

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

Approved by: _____
Henry Luman, Chairman