

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of March 9, 2009
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Wally Sparks
Scott Everett
Jeanie Marten
David Hock
Jared Patterson

Members Absent:

Robert Corbin

Staff Present:

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

Chairperson Scott Everett 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 January 26, 2009 regular meeting.

Barry Shelton, Community Development Director, stated that incomplete minutes were inserted in the agenda packet and asked that the minutes be tabled until the following meeting. Jeanie Marten made a motion to table the minutes. Jared Patterson seconded the motion with all voting in favor the item was tabled until the following meeting.

Regular Agenda

2. Conduct a public hearing to consider revisions to Chapter 11 "Zoning Ordinance", Article 2, Definitions and Schedule 1, Permitted Uses generally to provide a definition and allowable zoning districts for boat and watercraft sales, leasing, service and repair, and to amend the allowable zoning districts for tattooing/ body piercing establishments.

Barry Shelton, Community Development Director, introduced the public hearing item. He stated the zoning ordinance has been established to protect the health, safety, and welfare of the community and is designed to prevent overcrowding of land and to ensure orderly development of the community. He stated that the zoning ordinance is routinely updated to accomplish these goals. The first revision is to add boat and watercraft sales. These changes would allow for a boat dealership by special use permit in Commercial 2, Industrial 1 and Industrial 2. He stated that this use has been lumped in with automobile, motorcycle, and watercraft sales, leasing service and repair. Mr. Shelton said this change was necessitated by an existing boat business on Highway 78 in a C-2 zoning district. The business was granted a SUP in 1996. However, revisions to the schedule of permitted uses changed the districts the boat dealerships were allowed in making them a non-conforming use. As a non-confirming use the existing dealerships cannot be expanded. The change would allow boat dealerships by special use permit in Commercial 2 and add a definition for boat and watercraft sales, leasing, service and repair. The second revision is to amend the allowable zoning districts for tattoo/ body piercing. The proposed changes would be

to limit these businesses to Industrial 1 and Industrial 2 by Special Use Permit. C-2 is not allowed in C-2 by Special Use Permit. The proposed changes would reflect recent and citizens concerns related to requests for special use permits. This change would allow potential applicants on permissible locations.

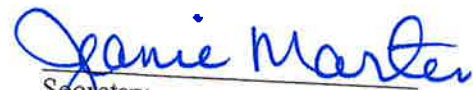
Scott Everett, Chairperson, opened the public hearing at 7:10 pm. No one spoke at the hearing. Jeanie Marten made a motion to close the public hearing. David Hock seconded the motion and it passed unanimously with all voting in favor. The public hearing was adjourned at 7:15 pm.

More discussion followed. Jeanie Marten made a motion to approve the changes to the ordinance as proposed by staff and David Hock seconded the motion with all voting in favor. The motion passed unanimously.

There being no further business, Jeanie Marten made a motion to adjourn. David Hock seconded the motion. The motion passed with all voting in favor.

The meeting is adjourned at 7:15 p.m.


Chairperson


Secretary

City of Sachse, Texas
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Regular Agenda

2. Conduct a Public Hearing to consider revisions to Chapter 11 “Zoning Ordinance”, Article 2, Definitions and Schedule 1, Permitted Uses generally to provide a definition and allowable zoning districts for boat and watercraft sales, leasing, service and repair, and to amend the allowable zoning districts for tattooing / body piercing establishments: Barry Shelton, Community Development Director, introduced the public hearing item. He stated the zoning ordinance has been established to protect the health, safety, and welfare of the community and is designed to prevent overcrowding of land and to ensure orderly development of the community. He stated that the zoning ordinance is routinely updated to accomplish these goals. The first revision is to add boat and watercraft sales. These changes would allow for a boat dealership by special use permit in Commercial 2, Industrial 1 and Industrial 2. He stated that this use has been lumped in with automobile, motorcycle, and watercraft sales, leasing, service and repair. Mr. Shelton said this change was necessitated by an existing boat business on Highway 78 in a C-2 zoning district. The business was granted a SUP in 1996. However, revisions to the schedule of permitted uses changed the districts the boat dealerships were allowed in making them a non-conforming use. As a non-confirming use the existing dealerships cannot be expanded. The change would allow boat dealerships by special use permit in Commercial 2 and add a definition for boat and watercraft sales, leasing, service and repair. The second revision is to amend the allowable zoning districts for tattoo / body piercing. The proposed changes would be to limit these businesses to Industrial 1 and Industrial 2 by Special Use Permit. Currently it is also allowed in C-2 by Special Use Permit. The proposed changes would reflect recent council actions and citizens concerns related to requests for special use permits. This change would better inform potential applicants on permissible locations.

Scott Everett, Chairperson, opened the public hearing at 7:10 p.m. No one spoke at the public hearing. Jeanie Marten made a motion to close the public hearing. David Hock seconded the motion and it passed unanimously with all voting in favor. The public hearing was closed at 7:11 p.m.

More discussion followed. Jeanie Marten made a motion to approve the changes to the zoning ordinance as proposed by staff and David Hock seconded the motion with all voting in favor the motion passed unanimously.

There being no further business, Jeanie Marten made a motion to adjourn. David Hock seconded the motion. The motion passed with all voting in favor.

The meeting adjourned at 7:15 p.m.

Original Signed by Secretary

Original Signed by Chairperson