City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of January 26, 2009
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:
Wally Sparks
Scott Everett
Robert Corbin
Jeanie Marten
David Hock
Jared Patterson

Members Absent:

Staff Present:
Allen Barnes, City Manager
Terry Smith, City Secretary
Barry Shelton, Community Development Director
Michael Spencer, Building Official
Charlotte Youngblood, Secretary

Others Present:
Bill Adams, City Council Liaison
Joe Gorfida, City Attorney
Ryan Kirkland, Applicant

Vice-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 12, 2009 regular meeting.

David Hock made a motion to approve the minutes. Robert Corbin seconded the motion with all voting in favor the item passed with all voting in favor.

Regular Agenda

2. Conduct vote for Planning and Zoning Commission Chair, Vice Chair and Secretary.

Barry Shelton, Community Development Director, introduced the item stating that John Zukosky has resigned from the Planning and Zoning Commission leaving the commission without a Chairperson. He stated that nominations will be made from the floor and the election will follow immediately.

David Hock made a motion to elect Scott Everett as Chairperson. Wally Sparks seconded the motion and with all voting in favor the motion passed electing Scott Everett to Chairperson.

David Hock made a motion to elect Robert Corbin as Vice-Chairperson. Wally Sparks seconded the motion and with all voting in favor the motion passed electing Robert Corbin to Vice-Chairperson.

Barry Shelton explained since Jeanie Marten has recently been elected to Secretary there is no need to vote again since that position was not vacated.

3. Conduct a Public Hearing and consider the application of Ryan Kirkland, requesting approval of a Special Use Permit for a Tattoo/ Body Piercing Establishment on property zoned Industrial 1 (I-1) District on the west side of Industrial Drive, approximately 300 feet north of Park Lane.

Mr. Shelton introduced the agenda item. He showed the proposed location of the area which is zoned I-1. The I-1 zoning typically allows for light industrial uses and less intense use than an I-2 zoning. In addition to the industrial uses in the area many retail and service uses are permitted. The applicant is requesting a SUP to operate a tattoo/ body piercing establishment. The intent of the Special Use Permit is to determine if a land use is compatible with the surrounding uses where it might not otherwise be allowed by right. Staff is recommending approval of the SUP for a tattoo/ body piercing establishment. Scott Everett, Chairperson, asked if the applicant would like to speak. The applicant, Ron Kirkland, stated that he has been in business for four years in Wylie and that they would be shutting down that location if they moved to Sachse. He said that his hours of operation would be Monday thru Saturday 1:00 p.m. -10:00 p.m. He said it is him and his wife and that they may bring on another artist.

Mr. Everett opened the Public Hearing at 7:15 p.m.

Jeff Slusher, 4527 Park Ridge Circle, said that he owns the property and has an issue with the required number of parking spaces. He asked if the square foot would need to include the storeroom and the mechanical room.

Kathy Cobb, 3820 6th Street, said she had questions about signage. She asked what type and what size of sign would they be limited too. She was worried that they would have some bright signage. She also inquired what kind of items could be sold there in the future.

Jeanie Marten made a motion to close the Public Hearing and Robert Corbin seconded the motion. The motion passed unanimously. The Public Hearing was closed at 7:18 p.m.

Mr. Shelton stated that as far as how parking is calculated that it does include the gross floor area and that storage and mechanical rooms are built into the calculations of required parking spaces required in the ordinance. He stated that we do have a sign ordinance that the applicant would have to follow that limits size and height and also prohibits really bright and flashing signs. He did state that the city cannot regulate the content of signage.

Wally Sparks asked about parking stating that shouldn't the commission know if it is adequate before moving forward. Mr. Shelton stated that even though there is not enough parking currently there is room to provide the required number of parking and in no way would staff have let the applicant proceed with the SUP if we knew the parking requirements could not be met.

David Hock made a motion for approval for the Special Use Permit for a tattooing/ body piercing establishment. Wally Sparks seconded the motion. The motion passed 5-1 with Jared Patterson voting no.

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

The meeting is adjourned at 7:25 p.m.

J S Evean
Chairperson

Jeanie Marten
Secretary