

City of Sachse, Texas Planning and Zoning Commission

Minutes of the regular meeting of Monday, January 12, 1998
Time 7:30 PM Place: Sachse City Hall

Members Present:

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

Members Absent:

Wallace Sparks

Also in attendance: Doug Fritz/City Council Liaison
Lloyd Henderson/ City Manager

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

Item #1: Approve minutes of the December 22, 1997 meeting.

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

Item #2: Conduct public hearing on a request from Wes Strickland for rezoning from AG (Agricultural) to I-2 SUP (Industrial) Special Use Permit for an industrial development 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.

City Manager Lloyd Henderson briefly summarized this request and Wes Strickland and Troy Looney were present to answer questions.

Jan Michalowski asked questions related to the potential building of a concrete plant on that acreage. She was concerned about property values, the travel route of trucks, and chain link fencing. She stated that she owned the land to the north of the proposed zoning change and had hoped that it could be made into residential and park area.

Randal Cooper stated that he was concerned about competition from another concrete plant (he has Cooper Concrete Company).

City of Sachse, Texas - Planning and Zoning Minutes 1/12/98 cont.

James Tawwater stated that he had no problem with a concrete plant and said he thought the property value would increase.

Robert King spoke and said that if the SUP does not get approved then he prefers the land to remain zoned AG.

As there were no further citizen comments, a motion was made by Pat Boyd and seconded by Richard Benedict to close the public hearing. The motion carried unanimously.

Item #3: Consider action on a request from Wes Strickland for rezoning from AG (Agricultural) to I-2 SUP (Industrial) Special Use Permit for an industrial development 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.

There was a lengthy discussion about trees, fences, and screening for dust control. There were also concerns about the road surface on Hooper Road and the hours of operation of the concrete plant. Time limits and water and sewer service in the area were also discussed. Mr. Strickland agreed to consider trees around the property and also berms but thought that a fence might be better. He stated that they use sprinklers to eliminate dust. He also said that they will re-use all waste water. The only sewer needs are for the office restrooms. Mr. Boswell voiced concerns about traffic control devices at Hooper Rd. Per Mr. Henderson that issue will be resolved later if there is a problem.

Pat Boyd made a motion that we recommend to City Council that they approve this request for rezoning. An amendment was added that the SUP be approved for 15 years and only cover the 8.609 acres as presented. The motion was seconded by Ken Eppler. The motion passed 4-1 with McMillan casting the negative vote.

City of Sachse, Texas Planning and Zoning Minutes - 1/12/98 cont.

Item #4: Discuss proposed changes to the Zoning Ordinance Schedule I, Permitted Uses, to include Special Use Permits for additional uses.

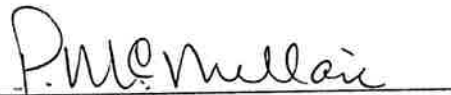
The proposed changes were discussed and 10 items were placed on the list for consideration.

Item #5: Report from Council Liaison and/or City Manager

There was no report from the City Manager or the Council Liaison.

With no further business before the Commission, Pat Boyd made a motion to adjourn and it was seconded by Richard Benedict. Motion carried unanimously.

Submitted by:


P.J. McMillan, Secretary

Approved by:

Henry Luman, Chairman