

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, January 8, 2001
Time: 7:00 PM Place: Sachse City Hall

Members Present:

Chuck Schaefer, Chairman
Charles Smith
Bob Boswell
Heath Smith
Mark Durbin
Charles Sprague

Members Absent:

William Hession

The meeting was opened by Chairman Chuck Schaefer, and a quorum was declared.

Item #1: Minutes of December 11, 2000 Meeting:

A motion was made by Bob Boswell to accept the minutes as submitted. The motion was seconded by Heath Smith and passed unanimously.

Item #2: Public Hearing & Consider Action on Request from Sachse Historical Society for SUP to open Historical Museum at 3033 Sixth St.:

Heath Smith made a motion to open the public hearing. The motion was seconded by Charles Smith and passed unanimously. Sachse resident, Joe Stone presented a request on behalf of the Sachse Historical Society to open a Historical Museum. Part of the museum will be housed in an existing structure owned by the City. He stated there would be outside display of old farm & horse drawn equipment, estimates 12-15 pcs. The items will be placed on a graveled area & enclosed by a rod iron fence. Mr. Stone also said the Historical Society would be willing to maintain the area around the artifacts & will anchor the items to the ground with concrete & chains (with the exception of the fire truck). An area of approximately 60' x 100' will be needed for outside display of equipment. The fire truck will be placed outside under a separate carport. Mr. Stone presented a drawing that shows the approximate location of the outside storage area. Garry Adams, Community Development Director, requested that the board submit this site plan as Exhibit "A" if they approve the SUP. There were no other public comments. After the public hearing was closed, Charles Smith made a motion to approve the rezoning request to R5 with a SUP with the following conditions: 1) City of Sachse must provide adequate insurance. 2) Outside display limited to 60' x 100' area as shown on Exhibit "A" site plan. 3) SUP subject to review in 5 years. 4) All outside displayed equipment must be properly anchored (with the exception of the fire truck). The motion was seconded by Bob Boswell and passed unanimously.

Item #3: Public Hearing & Consider Action on request from Petitt & Assoc. to amend the Comprehensive Land Use Plan from Industrial to Residential classification, on 59 acres of land located south of Ranch Rd.:

Mark Durbin made a motion to open the public hearing. The motion was seconded by Charles Sprague & passed unanimously. Bob Petitt of Petitt & Associates presented his request to rezone to residential, 59 acres presently shown on the Comprehensive Land Use Plan as industrial. In response to a question posed by Bob Boswell, Mr. Petitt said he preferred to move ahead with his request to amend the plan now, instead of waiting until the new comprehensive plan is approved. Kay McManus of 3112 CreekrIDGE Ct. doesn't want industrial next to residential-worried about airborne contaminants. Allen Huff of 3210 Creekside Dr.-does not want property to be developed industrial-businesses will cut thru residential & pose risk to children. Wayne Thompson of 7220 Creekstone-favors residential development & no industrial, this same sentiment was expressed by Keoki Odems of 3304 Creekside, Jason Harmaony of 7216 Creekstone, Fulton of 7305 Creekstone, Adrian Alma or 7220 Creekview & Jackie Oliver of 3018 Creek Hollow. Vicki Vandervort of 7306

Creekstone works at home & doesn't want noise from businesses. Billy Word of 3116 Creekside said he's worried about health problems, security issues & that industrial will not fit in neighborhood atmosphere. Charles Starr of 3517 Ty Circle-concerned about additional traffic, bad roads, ability of infrastructure to handle more residents, would prefer residential to industrial but doesn't think city is able to handle more residential just yet. Developer, Don Herzog, said he has purchased the Kelso property north of Ranch Rd. & will develop it residentially & thinks residential development would fit in better on this 59 acres. Being no further comments, Mark Durbin made a motion to close the public hearing. The motion was seconded by Heath Smith and passed unanimously.

Following discussion, Bob Boswell made a motion to deny the request until the new comprehensive land use map is completed. The motion was seconded by Charles Smith & passed with 4 voting yes & Heath Smith voting no.

Item #4: Public Hearing & Consider Action on request from Petitt & Assoc. to rezone from AG to PD, 59 acres of land located south of Ranch Rd.:

Bob Petitt of Petitt & Associates requested to withdraw this request until the comprehensive land use plan is adopted, due to the fact it does not meet current land use plan. Mark Durbin made a motion to remove the item until the comprehensive land use plan is completed. The motion was seconded by Heath Smith & passed unanimously.

Item #5: Consider Final Plat-First Mortgage of America Addition:

After a brief discussion, Charles Smith made a motion to accept the final plat. The motion was seconded by Bob Boswell & passed unanimously.

Item #6: Consider Preliminary Plat-Woodbridge Phase 5A:

After a brief discussion, Mark Durbin made a motion to accept the preliminary plat, as presented by Mr. Don Herzog. The motion was seconded by Heath Smith and passed unanimously.

Item #7: Consider Preliminary Plat-Woodbridge Phase 5B:

After a brief discussion, Charles Sprague made a motion to accept the preliminary plat, as presented by Mr. Don Herzog. The motion was seconded by Heath Smith and passed unanimously.

Item #8: Report From Staff:

Garry Adams, Community Development Director very briefly addressed the board & informed them about new items that will be presented to them in the near future; 1) SUP request for massage therapy business will be presented to them, same person who requested & received SUP before. The business is moving & must apply for SUP for a different location. Briefly discussed master plan development meetings.

There being no further business, Charles Smith made a motion to adjourn. Mark Durbin seconded the motion and it passed unanimously.

The meeting adjourned at 8:25 p.m.


Secretary


Chairman