

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, November 11, 2013
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Paul Watkins
David Hock
Ty Lamb
Scott Everett
Warren Becker

Members Absent:

Staff Present:

Marc Kurbansade, Community Development Director
Greg Peters, City Engineer
Charlotte Youngblood, Secretary

Others Present:

Bill Adams, City Council Liaison

Chairman Scott Everett opened the meeting of the Planning and Zoning Commission at 7:00 p.m. and a quorum was declared.

1. Invocation and Pledge of the Allegiance to the U.S. and Texas Flags

The invocation was offered by Paul Watkins and David Hock led the pledges.

2. Community Development Director's Update Report: Briefing on current activities of staff.

Mr. Kurbansade announced that there will be two new Planning and Zoning Commission members that will be sworn in at the November 18, 2014 City Council Meeting. He also suggested canceling the December 23rd Planning and Zoning Commission meeting because of the Christmas Holidays.

3. Consider approval of the minutes from the October 28, 2013 Planning and Zoning Commission meeting.

Warren Becker made a motion to approve the minutes of the October 28, 2013 Planning and Zoning Commission meeting. David Hock seconded the motion. The motion passed with all voting in favor.

4. Consider an application from Lennar Homes of Texas Land & Construction, Ltd., for approval of a Final Plat for Richfield Estates Phase 1, being 35 single-family residential lots and one Homeowners' Association (HOA) lot, on approximately 14.526 acres of land.

Mr. Kurbansade introduced the item. He stated that the applicant is requesting to subdivide an approximately 14.526-acre tract to consist of 35 single-family residential lots and one HOA lot located on the east side of Miles Road and that the property has a designation of R-10 zoning. He said that the Planning and Zoning Commission approved the Preliminary Plat on May 24, 2010 and City Council approved the Preliminary Plat on June 21, 2010. He explained that the Final Plat

meets the standards of the City of Sachse Zoning and Subdivision Ordinance and was found to be in substantial completion on August 22, 2013.

Ty Lamb made a motion to approve the Final Plat for Richfield Estates Phase 1. Paul Watkins seconded the motion. The motion passed with all voting in favor.

5. Conduct a public hearing and offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for a Retail Sales with Gas Pumps use on an approximately 0.493-acre tract of land located at the northeast corner of Murphy Road and Blackburn Road, more particularly described in Exhibit "A" and located in a General Commercial (C-2) district; providing special conditions; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of the site plan attached as Exhibit "C".

Mr. Kurbansade introduced the item. He explained that the subject property is located at the northeast corner of Murphy Road and Blackburn Road and the property retains a zoning designation of General Commercial (C-2). He stated that the applicant is requesting a Special Use Permit (SUP) for a Retail Sales with Gas Pumps use for the property. He stated the proposed use will consist of a 256-square foot retail sales kiosk building and four pump islands for a total of twelve fueling stations. He explained the site plan shows a proposed retail grocery store and the fuel pumps would be in conjunction to that. He stated that staff is recommending approval of an Ordinance amending the Comprehensive Zoning Ordinance to grant a Special Use Permit for a Retail Sales with Gas Pumps.

Scott Everett opened the public hearing at 7:19 p.m.

Debbie Langham, 6802 Southgate, said she had concerns about the additional traffic especially at the Westgate intersection and asked when widening of that section would occur. She also asked what the hours of operation would be and if there would be limited delivery times for gas.

Juanita Miller, 6505 Hilltop Trail, said the public hearing notice stated there were to be 8 pumps and somehow it's been changed to 12 pumps. She said she is also concerned about traffic on Westgate where the road narrows to two lanes. She is pleased to know that they will be keeping the landscape buffer around the site.

Dan Miller, Kimley Horn, stated he was the Civil Engineer and was available to answer questions regarding the project.

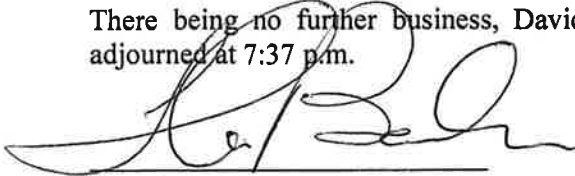
With no one else speaking, Warren Becker made a motion to close the public hearing. Paul Watkins seconded the motion. The public hearing was closed at 7:23 p.m. with all voting in favor.

Mr. Hock asked what fire lanes would be built in conjunction to the fueling station. Mr. Miller, Applicant representative, showed on the presentation slide where the fire lanes would be built.

Mr. Lamb asked why the detention pond was at a higher elevation than the service station. Mr. Miller stated that the drainage facility that they would be connecting to is below grade and the site will have storm drains to catch run off. He said it just so happen to be that the best area for the fuel station is one of the lowest points on the property. He stated that the detention pond is a dry pond and will be designed to meet the standards of the city.

After discussion, David Hock made a motion to approve an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for a Retail Sales with Gas Pumps use on an approximately 0.493-acre tract of land located at the northeast corner of Murphy Road and Blackburn Road, more particularly described in Exhibit "A" and located in a General Commercial (C-2) district; providing special conditions; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of the site plan attached as Exhibit "C". Warren Becker seconded the motion. The motion failed 3-2 with Warren Becker, Paul Watkins, and Ty Lamb casting no votes and Scott Everett and David Hock voting in favor.

There being no further business, David Hock made a motion to adjourn. The meeting was adjourned at 7:37 p.m.


Secretary
Chairperson