

City of Sachse, Texas

Corrected Copy

Planning and Zoning Commission

Minutes of the regular meeting of Monday, November 10, 1997

Time 7:30 PM Place: Sachse City Hall

Members Present:

Henry Luman, Chairman

Richard Benedict

Bob Boswell

Pat Boyd

Ken Eppler

Wallace Sparks

Pat McMillan, Secretary

Members Absent:

None

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 October 27, 1997 meeting.

Motion was made by Pat Boyd to accept the minutes as presented. Motion was seconded by Richard Benedict and approved unanimously.

Item #2: Conduct Public Hearing on a request from Charles W. Smith for rezoning from R-10 (Residential) to C-2 (Commercial) for commercial development at the 2900 Block of Fifth Street, (I. Ramsey Survey, Abstract No. 1248, being all of Block 21, consisting of Lots 1 thru 16 and including a 20 foot wide alley extending from Fifth Street to Sixth Street a length of 300.0 feet and further this property being the same property conveyed from Doris Ann Cambis, et al to Edith E. Bailey by deeds dated July 29, 1943 and June 20, 1972, containing a total land area of 78,000 square feet, Volume 57, Page 022, Deed Records, Dallas County.

The Commission was given a brief summary of this request by City Manager Lloyd Henderson and then heard comments from the requestor, Mr. Charles W. Smith who stated that he intended to place a funeral home at this location.

Citizens Thomas Emge, Steve Stanley, Steve Runnels and Paul Warren came forward individually to speak against this rezoning request, stating concerns

including an anticipated increase in traffic, less safety for children in the area, and fear of decrease of property values if the area were zoned C-2 (Commercial).

Citizen Vicky King spoke in favor of the zoning change and the co-owner of the property, Betty Woodard, told the Commission that she knew of many more people who were in favor of the zoning change but had not advised them to attend the meeting.

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

- Item #3: Consider action on public hearing regarding a request from Charles W. Smith for rezoning from R-10 (Residential) to C-2 (Commercial) for commercial development at the 2900 Block of Fifth Street, (I. Ramsey Survey, Abstract No. 1248, being all of Block 21, consisting of Lots 1 thru 16 and including a 20 foot wide alley extending from Fifth Street to Sixth Street a length of 300.0 feet and further this property being the same property conveyed from Doris Ann Cambis, et al to Edith E. Bailey by deeds dated July 29, 1943 and June 20, 1972, containing a total land area of 78,000 square feet, Volume 57, Page 022, Deed Records, Dallas County.**

After some discussion about the concerns over the number of varied uses for C-2 (Commercial) zoning, a motion was made by Pat Boyd to recommend to the City Council to deny this request for rezoning from R-10 (Residential) to C-2 (Commercial). This motion was seconded by Wallace Sparks and passed unanimously.

- Item #4: Consider appointment of Planning & Zoning Commission Member to serve on Park Dedication Ordinance Review Committee.**

City Manager Lloyd Henderson briefed the Commission as to the need for a Park Dedication Ordinance Review Committee. Richard Benedict expressed his desire to volunteer for this appointment. A motion was made by Pat Boyd and seconded by Bob Boswell to appoint Richard Benedict as the Planning & Zoning Commission member to serve on the Park Dedication Ordinance Review Committee. The motion carried unanimously.

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- Item #5:** Consider action on Public Hearing regarding a request from Robert H. Sandlin for rezoning from AG (Agricultural) to PD 8.4 (Planned Development) for a residential development at the 4400 Block of West Creek Lane, (Robert McCullough Survey, Abstract No 928, Dallas County, Texas and being a part of that 112.256 acre tract of land conveyed to Donald L. Hollenshead, Holley R. Hollenshead, Earl McDaniel, Jr. and Marion D. Williams IV, by deed recorded in volume 84072, Page 5848, Deed Records, Dallas County, Texas and a part of that 23.467 acre tract of land conveyed to America Federal Bank, F.S. B., by Substitute Trustee's Deed recorded in Volume 90157, Page 4012, Deed Records, Dallas County, Texas, and containing 23.340 acres of land. (Public Hearing held 10/27/97)

Comments were made by Pat Boyd about the engineer's remarks and about soil. He suggested that a professional engineer should be employed to evaluate the tract. Wallace Sparks commented on the 70 foot minimum lot width issue. After some discussion a motion was made by Pat Boyd to recommend to City Council the request for rezoning from AG (Agricultural) to PD 8.4 (Planned Development) as presented to the Commission with the correction to the model ordinance being 1-3a to add air conditioner space, on 1-4g(5) that the number should match the 93%, and that the paragraph be added at the bottom "The developer shall provide a soil report for this tract of land with a minimum of six (6) borings in various locations. Subsequently, the foundation plans for all homes shall bear the seal of a registered professional engineer in the State of Texas. This motion was seconded by Ken Eppler. The motion carried 4-2 with Commission members Pat McMillan and Wallace Sparks voting against this motion.

- Item #6:** **Report from Council Liaison and/or City Manager**

City Manager Lloyd Henderson asked the Commission if there was a need for funeral parlors and such to be included in the "Special Permits". Henry Luman discussed a possible review of the entire Schedule I. Henry Luman requested that Lloyd Henderson send the list to all of the Commission members for review.

A question was raised by Mr. Stanley regarding Park Dedication Fees. City Manager Henderson explained our current policy and advised that the Mayor will appoint a committee to re-visit that policy for possible revisions.

Mr. Henderson also briefed the Commission on the first Planning and Zoning training session. 32 people from 5 different cities attended. The next training session will be on November 20, 1997 at Rockwall, Texas. Any Commission

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member that wants to car pool to that meeting should meet at the City Hall on November 20th at 6:15 PM.

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

Submitted by: P. McMillan
P.J. McMillan, Secretary

Approved by: _____
Henry Luman, Chairman