

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of November 8, 2010
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Warren Becker
Wally Sparks
David Hock
Robert Corbin
Jeanie Marten
Stephen Curtis
Scott Everett

Members Absent:

Staff Present:

Barry Shelton, Community Development Director
Charlotte Youngblood, Secretary
Michael Spencer, Building Official
Robert Lafaye, Emergency Management Coordinator

Others Present:

Chairman 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 October 25, 2010 regular Planning and Zoning Commission meeting.

David Hock made a motion to approve the minutes for the October 25, 2010 regular Planning and Zoning Commission meeting. Wally Sparks seconded the motion with all voting in favor the motion was passed unanimously.

Regular Agenda

2. Conduct a public hearing to consider the application of Michael Coker requesting a change in zoning on approximately 10.4 acres, generally located on the northeast corner of Murphy Road and Blackburn Road, from Commercial 1 (C-1) to Planned Development District generally to allow additional commercial uses.

Barry Shelton introduced the item. He made a power point presentation highlighting the subject property. The applicant is requesting to rezone the property to Planned Development District to allow for the following additional uses: retail sales with gas pumps, laundry or cleaners with on-site processing, grocery/supermarket, and restaurant, drive through. The applicant has tried to address many of the concerns raised by the citizens previously by reducing the number of pumps from twelve to ten. They have required there to be zero foot candles of spill over light onto the neighboring residential properties. They have added additional screening with landscape buffer, restricted delivery times between the hours of 9:00 pm and 6:00 am.

Michael Coker, Representative for the applicant, stated that this property has been undeveloped for a long time. He discussed the Planned Development standards and adjustments that would be applied to the property. He discussed the economics of bringing an anchor store to one of the largest undeveloped tracts in Sachse and how that would impact property values alone not including any additional sales tax revenue that the site would bring. More discussion followed.

The public hearing was opened at 7:37 pm

John Bartush, 1212 Westgate, stated this is Racetrac and they were here last year. They still sell beer, wine, cigarettes and fuel. This fuel ends up in our storm drains and lake and streams. He felt the property should be rezoned residential and that would raise property tax revenues and the surrounding neighbors would be happy.

Sean Walters, 6810 Southgate, stated that if anyone travels down Blackburn they would know it could not handle any additional traffic. He can barely get out of his driveway in the mornings and the road is not easy to navigate. He stated that if anyone has ever seen a ten year old gas station knows they are filthy and have increased crime. He felt the only restaurants that would develop around the area would be fast food.

Ty Lamb, 6712 Southgate, said he calculated 171 different zoning options that become available with this Planned Development. He stated that C-2 covers everything but gas pumps. He also stated he did not think a P.D. is acceptable at this time. He stated Murphy Road is not a major arterial road and Blackburn Road is definitely not one.

Juanita Miller, 6505 Hilltop Trail, agreed with Mr. Sprague and objected to the size of the overall commercial complex, the traffic, lighting and light and noise pollution.

Shauna Leicht, 1320 Edgemont Drive, heads up neighborhood HOA and stated last year they went door to door regarding this development and many of her neighbors were against it. She stated that she worried about businesses that followed would not be high quality. She wanted clarification on whether or not the Racetrac would be open 24 hours or not.

Robert Scott, 6708 Southgate Drive, said this is the same thing as last time and he appreciates that the commissioners turned it down last year. He stated until Blackburn Rd. gets widened and developed it does not make sense to put anything there. He was concerned about traffic cutting through surrounding neighborhoods.

Jeanie Marten made a motion to close the public hearing and Warren Becker seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 7:50 pm.

After further discussion, Wally Sparks made a motion to deny the application of Michael Coker requesting a change in zoning on approximately 10.4 acres, generally located on the northeast corner of Murphy Road and Blackburn Road, from Commercial 1 (C-1) to Planned Development District generally to allow additional commercial uses. Jeanie Marten seconded the motion, the motion passed to deny the application 4-3 with David Hock and Stephen Curtis voting against the motion. Robert Corbin did not register a vote.

3. Conduct a public hearing and consider the application of Carmen Rayner, requesting a Special Use Permit for Automotive Repair, Major on an approximately .5361 acre tract at 6531 Industrial Drive, on the west side of Industrial Drive, approximately 420 feet north of Park Lane and Blackburn Road.

Barry Shelton introduced the item. He made a power point presentation. The applicant is requesting a Special Use Permit for automotive repair in Industrial 1. They currently have an SUP on their property that they are now leasing. The applicant in his current and proposed location stores vehicles to be repaired inside his building. He is requesting a reduction in parking spaces from 19 to 7. In return for including provisions in the special use permit that would prohibit outdoor storage of vehicles under repair.

Chris Rayner, applicant, stated that in 2007 he obtained his current SUP at 6609 Industrial and at that time requested a reduction in parking from 13 to 4 and it has not been a problem. He has kept his place neat, clean and tidy. He stated he is for the cleanup of the Industrial Park. He plans on adding landscaping and signage. More discussion followed.

The public hearing was open and no one spoke on the item. Robert Corbin made a motion to close the public hearing David Hock seconded the motion. The public hearing was closed at 8.24 p.m.

David Hock made a motion to approve the special use permit with staff recommendations. Robert Corbin seconded the motion. The motion passed with all voting in favor.

Mr. Shelton requested a five minute recess at 8:33 pm.

4. Consider the request by Heritage Park Holdings, LLC for approval of a Preliminary Plat for Heritage Park Business Center, Tract 1, a 2 lot commercial property located on the east side of Miles Road and on the north side of President George Bush Turnpike.

Michael Spencer, Building Official, introduced the item. Mr. Spencer stated the applicant is proposing to subdivide the subject property into 2 commercial lots on approximately 33.537 acres. The proposed preliminary plat meets the standards of the City of Sachse Code of Ordinances and the Sachse Turnpike Overlay District and is designed in accordance with the zoning. Staff recommends approval of the Preliminary Plat. More discussion followed. Jeanie Marten made a motion to approve the Preliminary Plat and David Hock seconded the motion. The motion passed with all voting in favor.

5. Consider the request by Heritage Park Holdings, LLC for approval of a Preliminary Plat for Heritage Park Business Center, Tract 2, a 3 lot commercial property located on the west side of Merritt Road and on the north side of President George Bush Turnpike.

Michael Spencer, Building Official, introduced the item. Mr. Spencer stated the applicant is proposing to subdivide the subject property into 3 commercial lots on approximately 78.11 acres. The proposed preliminary plat meets the standards of the City of Sachse Code of Ordinances and the Sachse Turnpike Overlay District and is designed in accordance with the zoning. Staff recommends approval of the Preliminary Plat. Stephen Curtis voiced concerns over the roadway alignment and its effect on the future residential to the north. More discussion followed. Jeanie Marten made a motion to approve the Preliminary Plat and Wally Sparks seconded the motion. The motion passed 6-1 with Stephen Curtis voting no.

6. Consider the request by Heritage Park Holdings, LLC for approval of a Preliminary Plat for Heritage Park Business Center, Tract 3, a commercial property consisting of 1 lot located on the northern and west side of Pleasant Valley and on the south side of President George Bush Turnpike.

Michael Spencer, Building Official, introduced the item. Mr. Spencer stated the applicant is proposing to subdivide the subject property into 1 commercial lot. The proposed preliminary plat meets the standards of the City of Sachse Code of Ordinances and the Sachse Turnpike Overlay District and is designed in accordance with the zoning. Staff recommends approval of the Preliminary Plat. More discussion followed. Jeanie Marten made a motion to approve the Preliminary Plat and Warren Becker seconded the motion. The motion passed with all voting in favor.

7. Consider the request by Heritage Park Holdings, LLC for approval of a Preliminary Plat for Heritage Park Business Center, Tract 4, a commercial property consisting of 1 lot located on the north side of Pleasant Valley Road on the south side of President George Bush Turnpike.

Michael Spencer, Building Official, introduced the item. Mr. Spencer stated the applicant is proposing to subdivide the subject property into 1 commercial lot. The proposed preliminary plat meets the standards of the City of Sachse Code of Ordinances and the Sachse Turnpike Overlay District and is designed in accordance with the zoning. Staff recommends approval of the Preliminary Plat. More discussion followed. Warren Becker made a motion to approve the Preliminary Plat and Jeanie Marten seconded the motion. The motion passed with all voting in favor.

There being no further business, Jeanie Marten moved to adjourn. The meeting was adjourned at 9:15 pm.

Secretary



Chairperson