

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, October 23, 2000

Time: 7:00 PM Place: Sachse City Hall

Members Present:

Chuck Schaefer, Chairman
Charles Smith
Bob Boswell
Heath Smith
Paul Conant
Mark Durbin

Members Absent:

William Hession

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

Item #1 Minutes of October 9, 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 on Coleman Homes rezoning request of 7.77 acres of land located at the approximate intersection of Ranch Rd, Hooper Rd & Hwy 78, from AG to I2 (SUP), in order to build a residential wall & truss manufacturing facility:

Bob Boswell made a motion to open the public hearing. The motion was seconded by Mark Durbin and passed unanimously. Mac McKinney with Coleman Homes made a brief presentation and answered questions from the board. Items discussed included 5-year sup duration, storage of raw materials, parking on approved surfaces, building veneer and estimated truck traffic, among others. Developer Don Herzog briefly addressed the board about his concerns on landscaping and through traffic. There were no other public comments. Bob Boswell made a motion to close the public hearing. The motion was seconded by Paul Conant and passed unanimously.

Item #3 Consider Action on Coleman Homes rezoning request of 7.77 acres of land located at the approximate intersection of Ranch Rd, Hooper Rd & Hwy 78, from AG to I2 (SUP), in order to build a residential wall & truss manufacturing facility:

Bob Boswell made a motion to approve the rezoning to I2 with a SUP with the following conditions: 1) SUP granted for a period of 5 years. 2) Coleman will make concrete improvements to Hooper Rd., from Hwy 78 and parallel along the front of their property, all improvement will be subject to Sachse City Engineer review and approval. 3) Front of building must be 100% masonry construction. 4) Substantial landscape & irrigation is required in front of building and along railroad. All live plantings must be maintained with an irrigation system. 5) All parking & driving areas must be concrete. 6) Storage areas must have dust free, hard surfaces. 7) No vehicle maintenance or repairs are to be performed on the premises. 8) SUP is granted to include no more than 4 acres out of the 7.77 tract. A site survey must be submitted to the City of Sachse indicating the location of the 4-acre SUP site. The motion was seconded by Charles Smith and passed, 4 members voting yes, with Mark Durbin voting no.

Item #4: Public Hearing on Plano ARS, LP rezoning request from C-1 to C-2 in order to allow a grocery store and/or retail stores and shops that may exceed 14,000 sf each, at the northeast corner of Blackburn & Murphy Rds, consisting of approx. 10.4 acres of land:

Charles Smith made a motion to open the public hearing. The motion was seconded by Bob Boswell and passed unanimously. Attorney Art Anderson, representing the applicant made a brief presentation & answered questions from the board. He explained that the owners of the property wish to market the property as a possible grocery store site & in order to do this a zoning change would be required because grocery stores are not allowed in a C-1 zone. He stated his client did not

currently have a grocery store chain interested in buying the land, but they wanted to be able to market it to grocery chains. Public comments were received from the following citizens. All spoke against the rezoning and lived within 200 ft of the proposed tract or in the Westgate Subdivision. Pat Winegardner of 1206 Westglen - opposed to large grocery store, lighting, decreased property values, dumpster odors that will attract pests, traffic increase, inability to regulate business with a SUP were some of the concerns she expressed.

Robert Lamb of 6712 Southgate - likes bedroom community appeal, opposes large stores.

Joe Hosszu of 6611 Hilltop Trail - expressed opinion that infrastructure could not handle increase in traffic.

Sam Morphew of 1205 Edgemont - does not want a large store there, felt that a library or civic facility would be better use.

Ron Langham of 6802 Southgate - checked zoning on property before he bought home & would not have purchased home if the property had been zoned C-2 for grocery store.

Mark Courson of 6711 Fairfield Way - stated there has been no maintenance of the property by the current property owner & therefore no reason to believe that a grocery store site would be maintained any better.

Cathy Peterson of 1308 Edgemont - objected to the larger store & C-2 zoning uses.

At one point during public comment a citizen asked that everyone opposed to the zoning to stand, the majority of the people in the audience stood. There being no further comments, Mark Durbin made a motion to close the public hearing. The motion was seconded by Paul Conant and passed unanimously.

Item #5:

Consider Action on Plano ARS, LP rezoning request from C-1 to C-2 in order to allow a grocery store and/or retail stores and shops that may exceed 14,000 sf each, at the northeast corner of Blackburn & Murphy Rds, consisting of approx. 10.4 acres of land:

Bob Boswell made a motion to deny the rezoning request. The motion was seconded by Charles Smith and passed unanimously.

Item #6

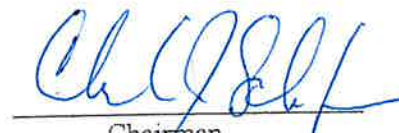
Report From Staff:

Garry Adams, Community Development Director very briefly addressed the board & informed them about progress of the thoroughfare plan. Garry acknowledged Paul Conant's resignation from the board & thanked him for his dedication & service to the city.

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

The meeting adjourned at 8:25 p.m.


Secretary


Chairman