

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, October 14, 2002

Time: 7:00 PM Place: Sachse City Hall

Members Present:

Chuck Schaefer
Bob Boswell
William Hession
Charles Sprague
Wallace Sparks

Members Absent:

Mark Durbin

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

Item #1: Minutes of September 23, 2002 Meeting:

A motion was made by Bob Boswell to accept the minutes as submitted. The motion was seconded by Charles Sprague & passed unanimously.

Item #2: Public Hearing & consider action on rezoning request from Import Domestic Racing, for rezoning from I-1 (Industrial) to I-1 (Industrial) SUP, Special Use Permit, to operate an automobile service facility at 6300 Industrial, Suite 5:

Chairman Chuck Schaefer opened the public hearing. Mr. Daniel Jones presented his request & explained the type of automotive service he would be doing, which is mostly bolt on parts for exhaust systems. These jobs normally take a maximum of 3-4 hours per vehicle. He said there would be no outside storage of material or vehicles. All vehicles to be worked on would be pulled in nightly & would be drivable. He explained it would be a small 2-person operation, possibly expanding to 5, open from approx. 9am to 6pm, 5 days a week & 8am to 12pm on Saturday. Ms. Bonnie McCabe of 3130 Tina expressed concern about possible noise problems & late hours of operation. She stated that the last business here generated noise late at night. Mr. Jones said that the equipment does generate some noise, but usually the overhead doors will be closed when the machines are operating, & noise will not be generated after 6pm. There were no other citizen comments. Chairman Chuck Schaefer closed the public hearing.

Bob Boswell made a motion to approve the SUP request, subject to review in one year, with operating hours of 9am to 6pm, Monday thru Friday, and hours of 8am to 12pm on Saturdays. Bill Hession seconded the motion, and it passed unanimously.

Item #3: Public Hearing & Consider Action on Bobby Tillman rezoning request from C1 to C1 (SUP), in order to build & operate a Children's Day Care facility at 5804 Billingsley St.:

Chairman Chuck Schaefer opened the public hearing. Owner & applicant, Mr. Bobby Tillman, of 3717 Brookglen, presented this request. The applicant had supplied folders for each P&Z member that included a photo of the property & general layout. Discussion followed. Concerns regarding ingress & egress into the facility, number of students, etc., were raised by the Commission. Mr. Tillman advised the board that he was looking at several different options for entry/exit areas & would have a workable plan before building permit. He stated that he wished to keep traffic from entering & exiting off Sachse Rd. He also stated that the operating hours would be Monday thru Friday from 7am to 6pm. No Saturdays or Sundays. Mr. Garry Adams, Community Development Director, stated that the applicant could present parking & egress plans to staff prior to the City Council meeting, & staff would confer with the City Engineer to see which plan would work best in preventing traffic problems. There were no public comments. Chairman Chuck Schaefer closed the public hearing.

Bill Hession made a motion to approve the SUP rezoning request, & included in the motion that the SUP be reviewed on an annual basis by staff, & to have parking & driveways reviewed by the City Engineer. Charles Sprague seconded the motion & it passed unanimously.

Item #4:

Report From Staff:

Garry Adams, Community Development Director, advised the board that the next scheduled P&Z meeting would most likely be cancelled because there are no pending items. Garry said that this would be Chairman Chuck Schaefer's last meeting, & he thanked Chuck for his dedication, leadership & help over the last several years & told him he would be greatly missed on the board.

There being no further business, William Hession made a motion to adjourn, Charles Sprague seconded the motion and it passed unanimously.

The meeting adjourned at 7:55 p.m.



Secretary



Chairman