

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of Monday, September 24, 2007

Time: 7:00 PM

Place: Sachse City Hall

Members Present:

John Staples
Scott Everett
Robert LaFaye
David Zukosky
Cullen King
Duane Franzen

Members Absent:

David Lay

Staff Present:

Barry Shelton, Community Development Director
Michael Spencer, Building Official
Charlotte Youngblood, Secretary

Others Present:

Pat McMillan, City Council Liaison
Earl Tooke, Applicant
Steve Stanley, Applicant Representative

Vice-chairperson Cullen King opened the regular meeting of the Planning and Zoning Commission at 7:00 p.m. and a quorum was declared.

Consent Agenda

Consider approval of the Consent Agenda consisting of 1.) Minutes of June 11, 2007 regular meeting 2) Minutes of July 23, 2007 workshop session and 3) Minutes of August 2, 2007 workshop session. David Zukosky made a motion to approve the minutes Scott Everett seconded the motion and it passed unanimously.

Regular Agenda

1. Conduct a Public Hearing

Barry Shelton, Community Development Director, introduced the item requesting a rezoning change from "R-5" single family residential to "C-2" General Commercial District located on the northeast corner of 5th Street and Alexander Street. Barry Shelton said the applicant had not listed the future use but would like to better market his property. Barry Shelton mentioned that although staff recommends approval of the zoning change that the C-2 zoning category opens up a wide variety of uses so he has included the zoning use chart for reference. The zoning change continues the commercial corridor from Hwy 78 and fits in with the proposed "Old Town-Mixed Use" land use designation. More discussion followed. Cullen King, Vice-Chairperson, opened the Public Hearing at 7:10 p.m.

Steve Spear, 3302 Sachse Road, was concerned with a change in zoning without a development plan for future use and no future plans for Fifth Street.

Liz Tobler, 3345 Seventh Street, was concerned about no development plans for the future use of the property and the traffic issues on Fifth Street becoming worse.

Brenda Hammond, 5704 Boone Street, questioned how will this affect her taxes and how would it affect the residential use of her property.

John Staples made a motion to close the Public Hearing. Duane Franzen seconded the motion and it passed unanimously. The Public Hearing closed at 7:15 p.m.

Stephen Stanley, 5630 Hwy 78, representative of the applicant, discussed that the houses on the properties would not be torn down. One house would be used for the applicant's partner as an office for his business in the immediate future similar to what the Chamber of Commerce has done with the house on Fifth Street. Steve Stanley mention there is no immediate intent to develop new construction and any new construction in the future would fall under whatever regulations are in place at the time. Scott Everett made a motion to approve the Zoning Change from R-5 to C-2. Duane Franzen seconded the motion. The motion passes 5 to 1 with John Zukosky voting against the zoning change.

2. Conduct a Public Hearing

Scott Everett withdrew himself from discussion due to a professional relationship with the applicant and has signed a written statement stating the conflict of interest and will be abstaining from the vote. Barry Shelton introduced the item. The applicant is requesting approval for two wind generators on the subject property. The wind generator is not listed on the zoning use chart as an approved use therefore it requires a Special Use Permit. The wind generators will be for private use only. More discussion followed. Cullen King, Vice-Chairman, opens the Public Hearing at 7:25 p.m.

John Stout, 3516 Merritt Road, was concerned about the location of the wind turbines and how close they would be back up to his property.

Beckie Gammons, 3510 Pleasant Valley Road, spoke against the wind turbines due to aesthetics and it dragging down that part of Sachse and open the flood gates for everyone else wanting to install the wind turbines.

Jeremy Haltom, 3616 Potomac Drive, spoke in favor of the wind turbines referring to the one located in the Town of Fairview and how it does not look bad.

Robert LaFaye made a motion to close the Public Hearing. Duane Franzen seconded the motion it passed unanimously. The Public Hearing closed at 7:33 p.m. John Staples asked why wind turbines were not on the use chart. Michael Spencer said that it is not an approved use but allowable by Special Use Permit only. More discussion followed. Barry Shelton said in this unique situation if the SUP is approved then it can be written in the ordinance in such a way for example "*as where as this property is 8 acre tract*" it does not have to open up the flood gates for wind turbines in the future. Duane Franzen said that he would like to review the issue of wind turbines further. Cullen King said that right now the commissions' choices were to approve, deny or table the Special Use Permit. Duane said he wants to table the item until we have more information from staff. David Zukosky said that they would like to see information from staff in regards to 1) area – minimum size of property 2) maximum number of wind turbines and 3) screening. Duane Franzen asked if 33 feet is the standard height. Cullen asked if the applicant could address some questions. David Zukosky stated that if the applicant answers questions from the commission that the citizens may have more comments and made a motion to reopen the Public Hearing. John Staples seconded that motion. The motion passed unanimously with all voting in favor. Charles Crumpley, Manufacture Representative, stated that wind turbines come in 33.6, 45, 50, 60 and 120 feet in height. Cullen King asked if there was any means of mitigating the visual impact. Charles Crumpley stated that the wind generators are not visually distracting. He also stated that he had a power point presentation and pictures if they wished to see them. John Staples asked about how the soil conditions would affect safety. Charles Crumpley stated that

the wind turbines are very safe and that the foundation is engineered to specific soil conditions. Cullen King, Vice Chairperson, invited the public to speak since the Public Hearing was reopened.

Elizabeth Holcomb, 6628 Eastview, was in favor of the wind turbines and not in favor of limiting them to specific zoning districts.

Don Case, 2825 Oakpoint, was in favor of wind turbines and stated he is related to the applicants. The wind turbines are for conservation and they would not do anything that would negatively affect their surrounding neighbors.

Jerry Haltom, 3616 Potomac Dr., stated he was in favor of the wind generators and that the commission may want to review limiting the type of towers, heights and setbacks in the future.

Beckie Gammons, 3510 Pleasant Valley Rd., spoke against the wind turbines, and that the commission needed to revisit the matter because it was not a good idea and would start allowing people to put them up everywhere.

David Zukosky made a motion to close the public hearing. Robert LaFaye seconded the motion. The motion passed unanimously and the Public Hearing was closed at 8:06 p.m. David Zukosky made a motion to table the item until the October 8, 2007 Planning and Zoning Commission Meeting. John Staples seconded the motion. The motion to table the item passed unanimously. John Staples requested a workshop session prior to the regular meeting to discuss the item further. Duane Franzen said he wanted to look at everything further including the use of solar power and developing future standards. More discussion followed.

There being no further business Duane Franzen made a motion to adjourn and David Zukosky seconded the motion. The motion passed unanimously and the meeting adjourned at 8:14 p.m.


Chairperson
Secretary