

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of December 12, 2011
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Stephen Curtis
Wally Sparks
Scott Everett
Charles Ross
David Hock
Scott Williams
Warren Becker

Members Absent:

Staff Present:

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

Others Present:

Bill Adams, City Council Liaison
Billy George, City Manager

Chairman Scott Everett opened the regular meeting of the Planning and Zoning Commission at 7:00 p.m. and a quorum was declared.

1. Invocation and Pledge of the Allegiance to the U.S. and Texas Flags

The invocation was offered by Warren Becker and Scott Everett led the pledges.

Regular Agenda

2. Consider approval of the minutes for the November 14, 2011 regular Planning and Zoning Commission meeting.

Barry Shelton, Community Development Director, stated he wanted to inform Planning and Zoning Commissioners that he has tenured his resignation with the City of Sachse and tonight would be his last meeting. He announced that Michael Spencer will be interim Community Development Director and would be presenting the items tonight. Scott Everett thanked Mr. Shelton for all the work he has done. More discussion followed. Charles Ross made a motion to approve the minutes. Wally Sparks seconded the motion. With all voting in favor the motion passed unanimously.

3. Conduct a public hearing and consider the application of Double H Motor Group for a Special Use Permit for Automobile and motorcycle sales, leasing, service and repair on approximately 0.23 acres at 6601 Park Lane, located on the south side of Park Lane, approximately 100 feet west of Hwy 78.

Michael Spencer made a Power Point presentation. He stated the applicant is requesting a Special Use Permit for a used car dealership on approximately .23 acre commercial property within the Sachse Industrial Park located at 6601 Park Lane. A used car dealership, which falls under automobile and motorcycle sales, leasing, service and repair on the use chart, is allowed in the Industrial 1 (I-1) district by special use permit. He said the proposed dealership would be a total of 3,256 square feet of which 1,100 square feet would be devoted to office and 2,156 would be used for inside display space. The proposed dealership will have no repair service on site; the total required parking is 4 spaces. Michael Spencer stated that staff recommends approval of the Special Use Permit with the following conditions: 1. The Special Use Permit shall be for

Automobile and motorcycle sales and leasing. 2. The establishment be constructed and operated in accordance with the site plan. 3. Vehicle service and repair shall not be permitted by this Special Use Permit.

Scott opened the public hearing at 7:13 p.m. No one spoke at the public hearing. David Hock made a motion to close the public hearing and Wally Sparks seconded the motion with all voting in favor the motion passed unanimously. The public hearing was closed at 7:13 p.m.

Shea Horne, owner of Double H Motor Group, stated that the company sells more specialized vehicles like four wheel drives. He said they are a family run business and look forward to coming to Sachse. Wally Sparks had a question about the wording of the Special Use Permit he says it is confusing it states that it allows for automobile and motorcycles sales, leasing, service and repair but then goes on to say repairs shall not be permitted by this Special Use Permit. Michael states it is worded that way because that is the way the definition is wrote in the ordinance. He went on to say he would not be allowed to do major automotive repair work. Scott Everett asked if there were any bays at the location, Mr. Spencer said there are overhead doors but that area would be used for display only. David Hock asked if this was a lease type operation. Mr. Horne stated that it would be sales. They will have on average between 12-14 vehicles at a time and they typically work by appointment only. He said they sell certain types of vehicles such as SUVs' and four-wheel drives. Mr. Sparks still felt the wording sounds somewhat contradictory. Barry Shelton stated the reason for the definition is that is how the use is written in the "use chart". However, the commission could change the SUP to allow for automobile sales only. Mr. Ross had concerns about traffic in the area. Mr. Spencer said that this is probably one of the best uses for the property. Mr. Hock stated that it would be a blessing for this area and the business would be by appointment and he could not see traffic being an issue. More discussion followed. Wally Sparks made a motion to approve the SUP allowing for automotive and motorcycle sales and leasing only. Scott Williams seconded the motion. The motion passed with all voting in favor.

4. Conduct a public hearing an consider an ordinance amending Chapter 11, Zoning, Article 2 by adding definitions for "Pre-packaged beverage retail sales (no drive through)", "Pre-packaged beverage retail sales (drive through)" and "Pre-packaged beverages"; and by amending Schedule 1 "Use chart" to add "Pre-packaged beverage retail sales (no drive through)" and "Pre-packaged beverage retail sales (drive through)".

Michael Spencer introduced the item. He made a Power Point presentation. He stated the City Council has asked city staff to research Mesquite's newly adopted ordinance prohibiting beverage barns. He stated a number of cities in the Metroplex have adopted similar ordinances regulating the location of beverage barns, which are defined as businesses whose primary activity is the sale of pre-packaged beverages for off premise consumption, with a drive through facility or drive through building or any other means of conducting sales without requiring the customer to exit the vehicle.

Scott Everett opened the public hearing at 7:32 p.m. No one spoke at the public hearing. Stephen Curtis made a motion to close the public hearing and Warren Becker seconded the motion. With all voting in favor the motion passed unanimously. The public hearing was at closed at 7:33 p.m.

Charles Ross asked if the city had a definition of what constitutes a primary activity. Is it by volume of sales or by revenue percentages? He did not want to inadvertently disallow a type of business because of the definition of prepackaged beverages. Mr. Shelton said the City Attorney has been working on a better definition that may include a percentage of sales. He said the

commission could approve the ordinance and a better definition is included and discussed at City Council. Mr. Ross said the ordinance is still more of a draft and he would like to see it come before the commission again. Scott Williams asked if it could be allowed as SUP only. After more discussion on the issue, Mr. Shelton said that it would be better to table the item. Mr. Ross made a motion to table the item. David Hock seconded the motion. With all voting in favor the motion passed to table the item.

5. Discuss the application of Saginaw Highland Station, L.P. requesting a change in zoning for an approximately 65.54 acre tract located at 3100 Pleasant Valley Road from Agricultural (AG) to Commercial 2 (C-2) generally for commercial uses.

Mr. Spencer explained that the commission will not take action on the proposed rezoning at this meeting, but will hold a discussion to address the need for a buffer between the commercial property and the existing residences to the east and north. Mr. Spencer stated that the applicant is here to answer any questions. The applicant plans on submitting a Plan Development in January and would like to get a better feel as to what the city would like to see in the area. Michael Peterson, Graham Associates, and Howard Porteus, Huffines Communities Project Manager, introduced themselves to the board. They discussed some of the options available for screening and the need for a buffer between the commercial property and the existing residences to the east and north. The applicant's intent would be to rezone all the property to C-2 zoning with appropriate buffering in place to protect surrounding neighbors. Mr. Ross said that on the future land use map this particular piece shows to be parks and open space. That being said, would the city need to update the future land use map to reflect the change in zoning? Mr. Ross wanted to ensure the property would include the same standards as the transitional zoning. The applicant said that he did not have a problem with those standards being in place. The applicant stated that they did not want to lose the ability to develop that piece of land. More discussion followed. Mr. Shelton stated that with the input tonight the applicant would be coming back next month for another public hearing on the rezone and would have the standards and exhibits to reflect the direction of the commission tonight.

There being no further business Wally Sparks moved to adjourn. The meeting was adjourned at 8:25 p.m.

Secretary

Chairperson