

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of April 23, 2012
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Stephen Curtis
David Hock
Scott Williams
Scott Everett
Charles Ross

Members Absent:

Warren Becker
Wally Sparks

Staff Present:

Marc Kurbansade, Community Development Director
Michael Spencer, Building Official
Charlotte Youngblood, Secretary

Others Present:

Bill Adams, City Council Liaison

Chairman Stephen Curtis 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 Scott Everett and Stephen Curtis led the pledges.

Regular Agenda

2. Consider approval of the minutes for the February 27, 2012 Planning and Zoning Commission meeting.

Charles Ross made a motion to approve the minutes. David Hock seconded the motion. With all voting in favor the motion passed unanimously.

3. Conduct a public hearing to consider and offer recommendation to City Council on the application of Jackson Meadows Partners, LP, for approval of an Amending Plat for Jackson Hills Phase 3A-1, being 55 single-family residential lots, 2 HOA Common Area lots and 1 lot for future development on approximately 33.127 acres, located generally on the east side of Bunker Hill Road, approximately 2,300 feet south of Ben Davis Road.

Michael Spencer, Building Official, introduced the item. He stated that the applicant is requesting approval of an Amending Plat for Jackson Hills Phase 3A-1 to subdivide an approximately 33.127-acre tract to consist of 55 single-family residential lots, 2 HOA Common Area lots and 1 lot for future development. He said a Preliminary Plat for Phases 2 and 3 of the subdivision was approved on September 1, 2006. The Final Plat was approved for 3A on November 15, 2010 and is scheduled to be filed by April 30, 2012. The public hearing is being held because the applicant is re-platting the property to modify the street and lot configuration while adhering to the current zoning.

Chairman Stephen Curtis opened the public hearing at 7:16 p.m.

Sheila LaTorres, 4209 West Creek Lane, stated she lived at the end of West Creek Lane and had a question about how the construction vehicles would access the property to make the improvements. She is concerned because she has small children.

There being no more comments, Charles Ross made a motion to close the public hearing. Scott Everett seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 7:18 p.m.

Daniel Dewey, JBI Partners, said most likely they would access the property off of Bunker Hill Road. He stated that there is a lot of earthwork to be done on the site. He said once the equipment is there it would stay on the property until construction was completed.

After some discussion, David Hock made a motion to approve the Amending Plat of Jackson Hills Phase 3A-1, being approximately 33.127-acre tract to consist of 55 single-family residential lots, 2 HOA Common Area lots and 1 lot for future development. Scott Williams seconded the motion. The motion passed unanimously with all voting in favor.

4. Discuss current regulations for Temporary Seasonal Sales as they pertain to Firewood Bulk Sales.

Marc Kurbansade, Community Development Director, introduced the item. He made a PowerPoint presentation. He stated that the purpose of this discussion item is to provide the Planning and Zoning Commission with an update of the recent direction provided by City Council. Staff had previously presented the same PowerPoint presentation to City Council at a workshop session with regards to the Seasonal Sales of Firewood. Since it has been approximately a year since the last amendments to the City Code of Ordinances were adopted and implemented, staff has been able to assess the impact of the new regulations. He stated that a separate category and corresponding provisions were created for the Seasonal Sales of Firewood. Firewood sales were allowed for a period of 90 days. This was amended to allow the sales for 30 days (plus two 30-day extensions). He stated the city has received \$1,200 in revenue from permit fees but no sales tax has been reported to the state. He explained that staff reviewed the current zoning regulations to see if these sites were being operated in accordance with these regulations. Mr. Kurbansade stated if the City is to continue with Seasonal Sales two sections of the Zoning Ordinance would need to be amended in regards to the Paved Surface Requirement and the Permitted Use Chart. He stated that there had been no instances of the Police Department being called out related to Firewood Sales. However, issues are mainly with Fire Code violations and are Code Enforcement issues. He said approximately 40 to 60 man-hours are involved in the issuing of permits, renewals, and regulating Temporary Seasonal Sales of Firewood. Mr. Kurbansade said that the City Council had directed staff to not allow Temporary Seasonal Firewood Sales along Highway 78 and to modify the permitted use table to reflect that. Council felt the use did not meet the City's intent of upgrading the corridor and attracting new businesses. He explained this was a discussion item only and would be brought back at a later time for action. More discussion followed.

There being no further business Scott Everett moved to adjourn. The meeting was adjourned at 7:43 p.m.

Secretary

Chairperson