

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, March 11, 2013
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Scott Everett
Charles Ross
Scott Williams
Warren Becker

Members Absent:

Stephen Curtis
David Hock
Bill Alexander

Staff Present:

Marc Kurbansade, Community Development Director
Gregory Peters, City Engineer
Charlotte Youngblood, Secretary

Others Present:

Bill Adams, City Council Liaison

Secretary Warren Becker opened the 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 Williams and Warren Becker led the pledges.

2. Community Development Director's Update Report: Briefing on current activities of staff.

Marc Kurbansade, Community Development Director, explained he would like to start having updates which would benefit the new member as well as be a refresher for the existing members. Secondly, he said there is a new note on the agenda about convening into Executive, Closed Session for consultation with the City Attorney if need be. He stated that we will have that option available to us in the future if a situation arises.

3. Consider approval of the minutes from the February 25, 2013 Planning and Zoning Commission meeting.

Scott Everett made a motion to approve the minutes of the February 25, 2013 Planning and Zoning Commission meeting. Scott Williams seconded the motion. The motion passed with all voting in favor.

4. Consider the application of Mr. Charles Smith for approval of a Preliminary Plat for Metro Mortuary and Cremation Services, being three lots on approximately 6.561 acres, generally located north of Williford Road and southeast of State Highway 78.

Marc Kurbansade, Community Development Director, introduced the item. He stated the applicant is requesting to subdivide an approximately 6.561-acre tract into three lots. He explained Lot 1 would include the existing pet cemetery and crematorium. A Special Use Permit was approved for Mortuary and Crematory Services on December 3, 2012 which will be located on Lot 2 and Lot 3 would be for future development. He stated that the proposed Preliminary Plat

meets the standards of the City of Sachse Code of Ordinances and staff recommends approval of the Preliminary Plat. More discussion followed.

Charles Ross made a motion to approve the Preliminary Plat for Metro Mortuary and Cremation Services. Scott Everett seconded the motion. The motion passed unanimously with all voting in favor.

5. Conduct a public hearing and offer recommendation to City Council for approval of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for a Preschool or Childcare Center use on an approximately 2.751 acre tract of land, generally located on the north side of Bunker Hill Road, approximately 625 feet south of State Highway 78, more particularly described in Exhibit "A" and located in General Commercial (C-2) zoning district.

Mr. Kurbansade, Community Development Director, introduced the item. He stated that the applicant is requesting a Special Use Permit for a Preschool or Childcare Center on an approximately 2.751 acre tract of land located on the north side of Bunker Hill Road behind the Oak Grove Shopping Center. The building is oriented in such a way to increase visibility from Bunker Hill Road. There will be two access points on the site. One will be a right turn only exit to help control traffic flow during drop off times. He explained also as part of the Special Use Permit request the applicant is requesting to use Hardi-Plank/cement board on the front elevation in keeping with the proposed architectural theme of the building.

Mr. Becker opened the public hearing at 7:23 p.m. No one spoke at the public hearing. Scott Everett made a motion to close the public hearing. Charles Ross seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 7:24 p.m.

Mr. Ross said one of the returned letters main concern was increased traffic. He asked what are the operating hours and number of students. Mr. Kurbansade stated there will be 295 students and hours of operation would be 6:30 a.m. to 6:30 p.m. Mr. Ross asked if the students are dropped off simultaneous or throughout the day.

Rusty Simmons, applicant, said typically traffic starts at 6:30 a.m. and last until 8:00 a.m. and is a continuous flow. We make sure there is plenty of parking. He said it would be similar to an elementary school where you can drop your kids off all the way until 9:00 a.m. Although there is a continuous flow of traffic at his other facilities there are no more than maybe ten cars there at one time.

Mr. Ross asked if there would be a tree impact assessment done on this property. Mr. Kurbansade stated that they are currently clearing underbrush on the site so they can do an assessment and it will be the next step of the process. More discussion followed.

Scott Everett made a motion to approve the Special Use Permit for a Preschool or Childcare Center on an approximately 2.751 acre tract of land. Scott Williams seconded the motion. The motion passed unanimously with all voting in favor.

6. Conduct a public hearing and make recommendation to City Council regarding the approval of an Ordinance of the City Council of the City of Sachse, Texas amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; by amending Planned Development No. 19 (PD-19) more particularly described in Exhibit "B" attached hereto; by amending the site boundary for Tract C-2 to remove 17.166 acres for a new Tract C-3 to be created; by amending Exhibit "A" to reflect the amended site area for Tract C-2 and C-

3; by amending Exhibit “C” to modify Schedule “A” to permit ancillary Garden Center Sales and Display uses and to permit Outdoor Storage and Display uses for Retail Stores and Shops uses in excess of 100,000 square feet; by amending Exhibit “C” to modify Schedule “B,” parking requirements specifically for a Retail Stores and Shops located on Tract C-3.

Mr. Kurbansade introduced the item. He explained that the applicant is requesting to amend the existing Planned Development Ordinance to divide the existing commercial Tract C-2 into commercial Tracts C-2 and C-3. The amendment is to allow changes to the development standards pertaining to Tract C-3 which would reduce parking and allow an ancillary Garden Center Sales and Outside Storage and Display uses for Retail Stores and Shops uses in excess of 100,000 square feet.

Mr. Becker opened the public hearing at 7:44 p.m. No one spoke at the public hearing. Scott Williams made a motion to close the public hearing. Charles Ross seconded the motion. The motion passed unanimously with all voting in favor. The public hearing was closed at 7:45 p.m.

Mr. Ross asked whether the reduced parking spaces for large retail uses will be the standard for the city going forward. Mr. Kurbansade said he has not been directed by City Council to do so. Currently, we are staying with our same standards.

Scott Everett made a motion to approve amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; by amending Planned Development No. 19 (PD-19) more particularly described in Exhibit “B” attached hereto; by amending the site boundary for Tract C-2 to remove 17.166 acres for a new Tract C-3 to be created; by amending Exhibit “A” to reflect the amended site area for Tract C-2 and C-3; by amending Exhibit “C” to modify Schedule “A” to permit ancillary Garden Center Sales and Display uses and to permit Outdoor Storage and Display uses for Retail Stores and Shops uses in excess of 100,000 square feet; by amending Exhibit “C” to modify Schedule “B,” parking requirements specifically for a Retail Stores and Shops located on Tract C-3. Charles Ross seconded the motion. The motion passed unanimously with all voting in favor.

There being no further business, Scott Everett made a motion to adjourn. The meeting was adjourned at 7:48 p.m.

Secretary

Chairperson