

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, June 24, 2013
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Scott Everett
Charles Ross
David Hock
Paul Watkins
Warren Becker

Members Absent:

Staff Present:

Marc Kurbansade, Community Development Director
Greg Peters, City Engineer
Robert Knappage, Fire Marshal
Charlotte Youngblood, Secretary

Vice-Chairman David Hock 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 Everett and David Hock led the pledges.

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

Mr. Kurbansade stated that Stephen Curtis has submitted his resignation from the Planning and Zoning Commission. Additionally, he also reminded the commission that on July 1st City Council will be having a training session presented by the City Attorney Pete Smith on legal requirements and the Public Meetings Act. He encouraged all to attend.

3. Consider approval of the minutes from the June 10, 2013 Planning and Zoning Commission meeting.

Charles Ross made a motion to approve the minutes of the June 10, 2013 Planning and Zoning Commission meeting. Scott Everett seconded the motion. The motion passed with all voting in favor.

4. Consider the Election of Officers of the Planning and Zoning Commission.

Scott Everett made a motion to elect Charles Ross for President. Paul Watkins seconded the motion. The motion passed 5-0.

Paul Watkins made a motion to re-elect David Hock for Vice-Chairman. Warren Becker seconded the motion. The motion passed 5-0.

Paul Watkins made a motion to re-elect Warren Becker for Secretary. Scott Everett seconded the motion. The motion passed 5-0.

5. Conduct a public hearing and offer recommendation to City Council regarding the 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 Wind Energy System use on an approximately 2.235 acre tract of land, located at 5517 Sachse Road, more particularly described as Lot 1 of Sachse Park Estates and located in a Residential R-1 zoning district; providing special conditions; providing a repealing clause; providing for the approval of the Concept Plan attached as Exhibit "A"; providing for the approval of the elevations attached as Exhibit "B"; providing for the approval of the specifications attached as Exhibit "C".

Mr. Kurbansade introduced the item. He provided background information indicating that the homeowners at 5517 Sachse Road applied for a building permit on April 16, 2013 and the building permit was issued on May 15, 2013. The homeowners began installation. On May 29, 2013, City staff discovered that the building permit that was issued was not in conformance with Zoning Regulations for Wind Energy Systems. City Staff meet with the homeowners to explain the situation and the homeowners applied for a Special Use Permit on June 4, 2013.

David Hock opened the public hearing at 7:15 p.m.

LaVenda Lee, 5517 Sachse Road, stated she is the property owner and felt they have done everything the city has asked them to do. She said one of the concerns mentioned was noise. She stated that the noise level would be less than the trees rustling in the wind.

With no one else speaking, Warren Becker made a motion to close the public hearing. Paul Watkins seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 7:17 p.m.

Mr. Ross asked why the city stipulates that wind generators have to be on a monopole. Scott Everett stated at the time when the ordinance was being discussed we had not seen anything other than wind generators mounted on monopoles. We knew there was new technology being developed but it was not available at that time.

After discussion, Charles Ross made a motion to approve the Special Use Permit for a Wind Energy System located at 5517 Sachse Road. Scott Everett seconded the motion. The motion passed 5-0 with all voting in favor.

6. 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 Kindergarten, Preschool or Child Care Center use on approximately 1.435 acre tract of land, generally located on the southeast corner of Hooper Road and State Highway 78, more particularly described in Exhibit "A" and located in a General Commercial (C-2) and Residential (R-2) zoning districts; providing special districts; providing the approval of the site plan attached as Exhibit "B".

Mr. Kurbansade introduced the item. He explained the applicant is requesting a Special Use Permit for a Kindergarten, Preschool, or Childcare use for the 1.435-acre property located on the southeast corner of State Highway 78 and Hooper Road. He presented slides showing the subject property location and the concept plan. He stated that the property retains a zoning designation of

Residential-2A and General Commercial (C-2). The proposed development will include a 10,400 square foot building that will provide daycare for approximately 200-230 students. He stated the site plan is in conformance with the City's current standards and regulations.

David Hock opened the public hearing at 7:30 p.m.

Jackie Eichelberger, 7121 Bailey Road, stated that she lives at the farthest point from the rezoning. She stated twice in the past some of the residential lots along Hooper have tried to be rezoned. She did not want to set a precedent for turning residential property into commercial property. She stated she was also concerned about traffic.

Sam Ellis, Applicant's representative, stated they are proposing to build a top of the line day school. He stated parents arrive over a period of three and a half hours. He stated they never experience any problem with traffic congestion. He felt it was a good transitional use between the commercial and residential areas.

Belinda Stewart, 5316 Summit Knoll Trail, said she understood something was going to be built in the area sometime in the future and she would prefer this type of business as oppose to other types going in at this location. However, she was concerned with fencing, noise levels, lighting, and commercial trash pickup.

Michael Lewis, 6906 Coral Lane, stated he was concerned about traffic. He felt the people would start using Sable Lane and Coral Lane to travel south making it hazardous.

Rich Chadbourne, 7004 Coral Lane, stated he was concerned about traffic on Highway 78 going into the property and thinks a turn lane could alleviate some of the traffic.

Marcy Raynes, 6705 Coral Lane, stated conditions of the roads at Williford Road, Coral Lane and Sable Lane were not very good. She said she is concerned with cut through traffic from the day care center.

With no one else speaking, Scott Everett made a motion to close the public hearing. Charles Ross seconded the motion. The motion passed 5-0. The public hearing was closed at 7:41 p.m.

After discussion, Warren Becker made a motion to approve the Special Use Permit for a Kindergarten, Preschool or Childcare use located on the south side of Ranch Road. Paul Watkins seconded the motion. The motion passed 5-0 with all voting in favor.

7. Conduct a public hearing and offer recommendation to City Council regarding the 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 Kindergarten, Preschool or Child Care Center use on approximately 1.99 acre tract of land, generally located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane, more particularly described in Exhibit "A" and located in an I-2 Industrial District; providing special conditions; providing for the approval of the Site Plan attached as Exhibit "B".

Mr. Kurbansade explained the applicant is requesting a Special Use Permit for a Kindergarten, Preschool, or Childcare use. He stated that the property is located on the south side of Ranch Road and retains a zoning designation of Industrial-2 (I-2) and also has an existing Special Use

Permit for a Daycare Facility that was granted to a specific operator; therefore, it is not valid for the current property owner and proposed daycare operator. He presented slides showing the subject property location and the concept plan. He stated that the proposed development will include a 10,660 square foot building that will provide daycare for approximately 200 students. He stated that the Site Plan was in conformance with the City's current standards and regulations. He also stated there would be a developer's agreement required on this property because of a roadway that will have to be constructed as part of the development.

David Hock opened the public hearing at 8:12 p.m. With no one speaking at the public hearing, Paul Watkins made a motion to close the public hearing and Scott Everett seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 8:13 p.m.

Mr. Ross asked in regards to the additional fire lanes needed in the rear will fencing around the site propose a problem for emergency personnel to access the property.

Robert Knappage, Fire Marshall, explained that they would have access control through a Knox Box lock and it would not pose any problems.

Scott Everett asked since this property was previously a wrecking yard if the ground has been tested. Mr. Kurbansade stated that the applicant has completed Phase 1 of the environmental assessment and has begun Phase 2 of the process prior to moving forward.

After more discussion, Scott Everett made a motion to approve the Special Use Permit for a Kindergarten, Preschool or Child Care Center use on approximately 1.99 acre tract of land located on the south side of Ranch Road. Paul Watkins seconded the motion. The motion passed 5-0 with all voting in favor.

8. Consider the application of James R. and Ly T. Klassen for approval of a Preliminary Plat for God's Servants Vietnamese Baptist Church Addition, being a single 8.96-acre lot, generally located on the south side of Sachse Road, approximately 425 feet east of the intersection with Country Club Drive.

Mr. Kurbansade introduced the item. He provided background information stating that the subject property is generally located on the south side of Sachse Road approximately 425 feet east of the intersection with Country Club Drive. Mr. Kurbansade stated that the subject property retains a zoning designation of Special Use Permit for a roping arena that was granted on December 18, 1995. He stated that the applicant is requesting approval of a Preliminary Plat for a single 8.96-acre tract for use as a Religious Institution. He presented a copy of the Preliminary Plat. He explained that the proposed subdivision will only have one single access point. Additionally, he stated that the applicant is also proposing to use a septic system as part of this development. He explained that the use of septic would require approval of a variance through City Council.

After discussion, Scott Everett made a motion to approve the Preliminary Plat. Warren Becker seconded the motion. The motion passed unanimously with all voting in favor.

There being no further business, Charles Ross made a motion to adjourn. The meeting was adjourned at 8:26 p.m.

Secretary

Chairperson