

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, July 22, 2013
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Scott Everett
Charles Ross
David Hock
Paul Watkins
Warren Becker
Julie Morris

Members Absent:

Staff Present:

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

Others Present:

Bill Adams, City Council Liaison

Chairman Charles Ross 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 Warren Becker and Paul Watkins led the pledges.

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

Mr. Kurbansade said the City Council called for a special election on September 21, 2013 to fill the council seat vacated by Jared Patterson.

3. Consider approval of the minutes from the July 8, 2013 Planning and Zoning Commission meeting.

Warren Becker made a motion to approve the minutes of the July 8, 2013 Planning and Zoning Commission meeting. Paul Watkins seconded the motion. The motion passed with all voting in favor.

4. Conduct a public hearing and offer an recommendation to City Council regarding the consideration 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 an Automobile Repair, Major Use on approximately 0.268 acre tract of land located at 6529 Industrial Drive, more particularly described as Lot 8, Block C, Sachse Industrial Park Phase 4, being further described in Exhibit "A" and located in an I-1 Restricted Manufacturing / Warehousing District; providing special conditions; providing for the approval of the Site Plan attached as Exhibit "B".

Mr. Kurbansade, Community Development Director, introduced the item. He explained that the applicant is requesting a Special Use Permit for a Major Automotive Repair use for the 0.268-acre property located at 6529 Industrial Drive. He said the property is located in an industrial park development and is surrounded by like uses. He noted that there have been eight other similar Special Use Permits granted for properties within this same area. He said based on those factors staff is making a recommendation for approval of the Special Use Permit with the following conditions: outside storage of vehicles under repair shall be prohibited; outside repair of vehicles shall be prohibited; a minimum of eight parking spaces shall be maintained on the site; and no parking or storage of vehicles shall be permitted outside of designated parking spaces.

Charles Ross opened the public hearing at 7:10 p.m.

Ty Lamb, 6712 Southgate Drive, asked due to the close proximity of the buildings to residential properties if there would be any screening installed to prevent paint or paint fumes from leaving the building.

With no else speaking at the public hearing, Scott Everett moved to close the public hearing. David Hock seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 7:11 p.m.

Mr. Kurbansade stated that the vacant property shown platted behind this location is also zoned Industrial and the paint booth operation is fully enclosed and there is not any danger of paint leaving the property with this type of set up.

After discussion, David Hock made a motion to grant the Special Use Permit for an Automotive Repair, Major Use on an approximately 0.268 acre tract of land located at 6529 Industrial Drive with special conditions and approval of the Site Plan attached as Exhibit "B". Warren Becker seconded the motion. The motion passed unanimously, 6-0.

5. Consider the application of Children's Medical Center Foundation for approval of a Preliminary Plat for MDLLC-Sachse TX MC, LP Addition, being a 33.537-acre tract consisting of three lots and proposed right-of-way. The subject property is generally located at the northeast corner of President George Bush Turnpike and Miles Road.

Mr. Kurbansade introduced the item. He explained that the applicant is requesting approval of a Preliminary Plat for a 33.537 acre tract. The property will consist of three individual lots and a proposed right of way for the extension of Bunker Hill Road. He presented slides showing the property location and the zoning map. He stated that the property retains a zoning designation of General Commercial (C-2) and is also located in the Turnpike Overlay District. The proposed use right now on the property would be Hospital, Medical Offices, and other ancillary uses. He stated that the Tree Mitigation Plan was approved by staff on July 17, 2013 as required prior to approval of the Preliminary Plat. He said staff has determined that the proposed preliminary plat meets the standards of the City of Sachse Code of Ordinances and is recommending approval.

Scott Everett asked if Bunker Hill Road would be built out and would it be built by the city or the developer. Mr. Kurbansade said it would be developer driven and the majority of the road would be built out as a 4 lane divided with a roundabout on the property.

After discussion, Scott Everett made a motion to approve the Preliminary Plat for MDLLC-Sachse TX MC, LP Addition. David Hock 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 consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from a General Commercial (C-2) district to an Office Park (OP) district on an approximately 12.564 acre tract of land, more particularly described in Exhibit “A” and generally located on the northeast corner of President George Bush Turnpike and Miles Road, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit “B”; providing for the approval of the Site Plan attached as Exhibit “C”.

Mr. Kurbansade introduced the item. He stated that the applicant is requesting to rezone the property from its existing General Commercial (C-2) zoning district to an Office Park (OP) zoning district. The proposed zoning designation would allow for the development of uses consistent with the regulations associated with the OP zoning district. Mr. Kurbansade presented slides showing the property location, zoning map and the Turnpike Overlay District. He explained that the existing zoning does not permit a Hospital use “by right”, and the applicant has requested to rezone to an Office Park zoning district where a Hospital use would be permitted. He explained that a Hospital use is also permitted “by right” in the Turnpike Overlay District. He said that the zoning ordinance requires that proposed uses conform to both districts’ standards. He said staff recommends approval of the zoning request.

Charles Ross opened the public hearing at 7:24 p.m. With no one speaking, David Hock 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 7:25 p.m.

Mr. Ross said he did not see the roundabout reflected on the site plan. He asked if it was intended to be a permanent fixture or temporary.

David Kochalka, Kimley Horn, stated that they have not shown it on any of the site plans or dedicated right of way for the roundabout but it would be found where the curved parking lot is located. He said they do not want to dedicate the right of way at this point in the project. He explained that if they were to build some ancillary uses on the other side of Bunker Hill Road they would need to be able to control the intersection due to its proximity to the signal light at Miles Road. They want to be able to put in a traffic circle and are building the parking lot to account for it but they don’t want to dedicate the right of way for it at this point.

After discussion, Paul Watkins made a motion to approve a change in zoning from a General Commercial (C-2) district to an Office Park (OP) district on an approximately 12.564 acre tract of land, more particularly described in Exhibit “A” and generally located on the northeast corner of President George Bush Turnpike and Miles Road, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit “B”; providing for the approval of the Site Plan attached as Exhibit “C”. David Hock seconded the motion. The motion passed unanimously with all voting in favor.

7. Conduct a public hearing and make recommendation to City Council regarding the consideration 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 Helipad use on an approximately 8.125-acre tract of land, generally located on the north side of President George Bush Turnpike approximately 500 feet east of the intersection with Miles Road, more particularly described in Exhibit “A” and located in an Office Park (OP) district; providing special conditions; providing for the approval of the Zoning Exhibit attached as Exhibit “B”; providing for the approval of the site plan attached as Exhibit “C”.

Mr. Kurbansade stated that the applicant is requesting a Special Use Permit for a Helipad use for the 8.125-acre property located on the north side of President George Bush Turnpike. He presented slides showing the aerial location and zoning map. He stated that this was a concurrent zoning request to the Office Park. He stated that the proposed Helipad use is as ancillary use to the Hospital. He presented a slide of the proposed site plan showing the proposed hospital location and the Helipad which would be a roof top use. He stated that staff is recommending approval of the Special Use Permit.

Charles Ross opened the public hearing at 7:35 p.m.

Richard Bryant, 3360 Leigh Ct., said he lived within a 1,000 feet and did not voice opposition to it but wanted to know more about flight patterns and how often there would be helicopters coming in and landing from the site. He is concerned about helicopter's flying low and landing less than 1,000 feet from his house.

David Hock 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 7:35 p.m.

Peter Cacciapagila, Applicant's Representative, said the Hospital would be a Level 2 Facility. It will have trauma rooms but in the event that somebody presents a higher acuity they will be stabilized at the facility and care flighted out to Baylor or Methodist. They just don't know if there will have two trips a day or two a week of these types of flights.

Mr. Everett asked if a study has been done on these types of facilities and the number of possible flights that could come in and out each day.

Mr. Cacciapagila said he did not have that information but could do some research on it. He stated that they are not the operators of the facility but the developer.

Mr. Ross asked if they knew what flight paths or patterns would the helicopters generally take.

Mr. Cacciapagila stated that they would generally be going south across George Bush Turnpike to Methodist and Baylor.

Mr. Becker wanted to know if this was intended to be a staging facility and if it would be used as a staging area for Care Flight.

Mr. Cacciapagila stated that this is not a Heliport facility where they would stop to refuel but with that being said a helicopter could be parked there for some brief period of time.

After discussion, Paul Watkins made a motion to approve the Special Use Permit for a Helipad. David Hock seconded the motion. The motion passed 5-1 with Mr. Becker being the sole dissenting vote.

8. Continue a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning form Planned Development (PD-24) to a General Commercial (C-2) district on an approximately 9,599 acre tract of land, more particularly described in Exhibit "A" and located on the

northeast corner of Murphy Road and Blackburn Road, City of Sachse, Dallas and Collin Counties, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B".

Mr. Kurbansade stated that this item had been postponed from the July 8, 2013 meeting to permit the property owner to draft voluntary deed restrictions. At the last meeting, it was discussed that a few things in the Planned Development in place for the protection to the adjacent residents be included in the zoning request. In order for that to work the property owner had volunteered the following deed restrictions: maximum building height of 30 feet; 50 foot vegetative buffer; maximum lot coverage of 65,000 square feet; and restricted hours for loading and unloading. The city would be party to these deed restrictions and they could only be amended by City Council approval and would be separate from the zoning request. However, they would be linked and one would not happen without the other. Staff is recommending approval of this item.

Mr. Ross said he understood that the deed restrictions were currently not in place. He asked what would be the timing on that.

Mr. Dahlstrom, 911 Main Street, stated that the deed restrictions would be filed simultaneously with the approval of the ordinance by City Council.

Scott Everett made a motion to reopen the public hearing. Warren Becker seconded the motion. The motion passed with all voting in favor. The public hearing was opened at 7:52 p.m.

Debbie Langham, 6802 Southgate, stated she was concerned with traffic on Blackburn Road and the added congestion that would be put upon the neighborhood. She stated she wanted a speed hump on her street but her street does not meet the requirements. She asked what the possibility of Blackburn being widened is.

Mr. Squire, Applicant, stated that they have responded to all the homeowners concerns and are trying to do the right thing.

With no one else speaking, Warren Becker 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 7:57 p.m.

Mr. Peters, City Engineer, stated that Blackburn Road is in our CIP Plan to be widened. However, it is not currently funded. He explained that the developer will have to escrow half the cost of the road along their development. He stated that his department is developing a traffic calming policy to address traffic concerns.

After discussion, Paul Watkins made a motion to approve the change of zoning from Planned Development (PD-24) to a General Commercial (C-2) district on an approximately 9.599 acre tract of land, more particularly described in Exhibit "A" and located on the northeast corner of Murphy Road and Blackburn Road, City of Sachse, Dallas and Collin Counties, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B". Scott Everett seconded the motion. The motion passed unanimously with all voting on favor.

There being no further business, Warren Becker made a motion to adjourn. The meeting was adjourned at 8:02 p.m.

Secretary

Chairperson