

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, April 14, 2014
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

David Hock
Jack Bickler
Wendy Stewart
Paul Watkins
Scott Everett
Ty Lamb

Members Absent:

Warren Becker

Staff Present:

Michael Spencer
Interim Director of Community Development
Charlotte Youngblood, Secretary
Greg Peters, City Engineer

Others Present:

Don Herzog, Herzog Development

Chairman Scott Everett 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 Paul Watkins and Jack Bickler led the pledges.

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

Michael Spencer, Interim Community Development Director, said the Walmart under construction will be completed tentatively in May. He said the Walmart Neighborhood Grocery has submitted plans for a building permit. He stated that the Glen Carr House Memory Care Center has been completed and is now open for business.

3. Consider approval of the minutes from the March 10, 2014 Planning and Zoning Commission meeting.

Paul Watkins made a motion to approve the minutes of the March 10, 2014 Planning and Zoning Commission meeting. Wendy Stewart seconded the motion. The motion passed with all voting in favor.

4. Conduct a public hearing and offer 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 Automotive Repair, Major Use on an approximately 0.361 acre tract of land located at 6609 Industrial Drive, more particularly described as Lot B, Sachse Industrial Park 2nd Installment, 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. Spencer introduced the item. He said the applicant is requesting a Special Use Permit for a Major Automotive Repair use for the property located at 6609 Industrial Drive. He explained that the tenant currently has a Certificate of Occupancy to conduct Minor Automotive Repair Uses. He stated that the subject property is located in an industrial park development and is surrounded by similar uses. He presented slides showing the subject property location and concept plan. He stated that the concept plan was found to be in conformance with the City's current standards. He said that the following conditions are included as part of the Ordinance: outside storage of vehicles under repair shall be prohibited; outside repair of vehicles shall be prohibited; a minimum of four parking spaces shall be maintained on the site; and no parking or storage of vehicles shall be permitted outside of designated parking spaces. He said staff is recommending approval of the Special Use Permit.

Scott Everett opened the public hearing at 7:09 p.m.

With no one speaking, David Hock made a motion to close the public hearing. Wendy Stewart seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 7:10 p.m.

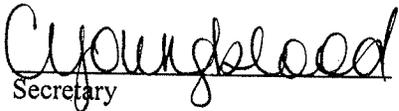
After discussion, Jack Bickler made a motion to make recommendation to approve the Special Use Permit for an Automotive Repair, Major Use on an approximately 0.361 acre tract of land located at 6609 Industrial Drive, more particularly described as Lot B, Sachse Industrial Park 2nd Installment, being 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". Paul Watkins seconded the motion. The motion passed 6-0 with all voting in favor.

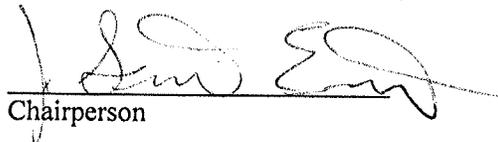
5. Consider the application of Woodbridge XVII, Ltd. for approval of a Preliminary Plat for Woodbridge Phase 19, being 148 single-family residential lots and four (4) Homeowner's Association (HOA) lots, on approximately 52.486 acres, on the east side of Maxwell Creek Road, just north of Ranch Road.

Mr. Spencer introduced the item. He said the applicant is requesting to subdivide a 52.486-acre tract to consist of 148 single-family lots and four (4) HOA lots, located on the east side of Maxwell Creek Road. He explained the proposed subdivision will have primary access from Maxwell Creek Road and Ranch Road. He stated that the Preliminary Plat meets the standards of the City of Sachse Zoning Ordinance and staff is recommending approval of the Preliminary Plat.

After discussion, Paul Watkins made a motion to approve the Preliminary Plat for Woodbridge Phase 19, being 148 single-family residential lots and four (4) Homeowner's Association (HOA) lots, on approximately 52.486 acres, on the east side of Maxwell Creek Road, just north of Ranch Road. Ty Lamb seconded the motion. The motion passed unanimously with all voting in favor.

There being no further business, Warren Becker made a motion to adjourn. The meeting was adjourned at 7:23 p.m.


Secretary


Chairperson