

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, June 23, 2014
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Warren Becker
Ty Lamb
Scott Everett
Wendy Stewart
David Hock
Jack Bickler

Members Absent:

Staff Present:

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

Others Present:

Bill Adams, City Council Liaison

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 Warren Becker and David Hock led the pledges.

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

Michael Spencer, Interim Community Development Director, said Walmart will have its grand opening on July 16, 2014. He also announced that our new Community Development Director will start on July 21, 2014.

3. Consider approval of the minutes from the June 9, 2014 Planning and Zoning Commission meeting.

Wendy Stewart made a motion to approve the minutes of the June 9, 2014 Planning and Zoning Commission meeting. Ty Lamb seconded the motion. The motion passed with all voting in favor.

4. Conduct a public hearing and consider recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Zoning Ordinance and Schedule I Permitted Uses Parking Requirements for Retail Sales / Personal Service Use, as heretofore amended; to grant a change of zoning from a General Commercial (C-2) District to a Planned Development District on approximately 6.47-acre tract of land, more particularly described in Exhibit "A" and located on the northeast corner of Murphy Road and Blackburn, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan approved as Exhibit "D".

Michael Spencer, Interim Community Development Director, introduced the item. He made a PowerPoint presentation and showed the aerial of the subject property and surrounding zoning of

the adjacent properties. He stated the applicant is requesting a change in zoning from General Commercial District (C-2) to a Planned Development District. He said the proposed Planned Development standards would maintain a General Commercial zoning district (C-2); developer's deed restrictions; and reduce parking requirements from 1 space per 200 square feet of building floor area to 1 per 250.

Mr. Spencer stated that the applicant provided a parking study of surrounding areas and as you can see by the study other cities are using lower parking ratios than Sachse. He said they provided another study where they went out and made visual observations of neighboring grocery stores during the week and on Saturdays. He stated studies from area grocery stores of similar size suggest that the requested parking requirement would be sufficient. He explained that this is also supported by other regional cities adopting lower parking requirements. He said staff is in support of the parking density of 4.0 spaces per 1,000 square feet. He said staff recommends approval of the zoning request with one condition: that the reduce parking requirements of 4 spaces per 1,000 square feet of grocery store shall be restricted to a retail grocery use only.

Johnathon Vincent, Applicant's Representative, said they were requesting to change the zoning from General Commercial to the Planned Development for reduced parking ratios only all other zoning standards would still be in place. He said they thought the current parking requirement is not justified under these circumstances. He stated it would be wasteful from a construction standpoint and more importantly from the public viewpoint we think it would be beneficial. There would be less run off, less heat island effect and more green space. He said it makes more sense to not put more concrete than absolutely necessary. Mr. Vincent said he agrees with staff recommendation applying this to the retail grocery store only and appreciates staff's recommendation of approval.

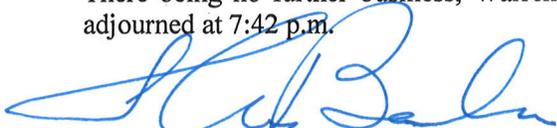
Chairman Everett opened the public hearing at 7:22 p.m.

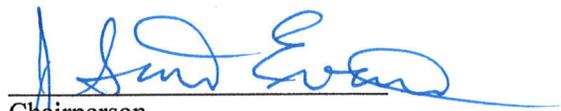
With no one speaking, David Hock made a motion to close the public hearing. Wendy Stewart seconded the motion. The motion passed with all voting in favor.

The public hearing was closed at 7:23 p.m.

After discussion, Warren Becker made a motion to make recommendation to approve amending the Zoning Ordinance and Schedule I Permitted Uses Parking Requirements for Retails Sales / Personal Service Use, as heretofore amended; to grant a change of zoning from a General Commercial (C-2) District to a Planned Development District on approximately 6.47-acre tract of land, more particularly described in Exhibit "A" and located on the northeast corner of Murphy Road and Blackburn, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan approved as Exhibit "D". Ty Lamb seconded the motion. With all voting in favor the motion passed unanimously.

There being no further business, Warren Becker made a motion to adjourn. The meeting was adjourned at 7:42 p.m.


Secretary


Chairperson