

Mr. McGinn, Community Development Director, introduced the item. He showed slides of the subject property and the Future Land Use Map. He explained that the proposed amendment to the Future Land Use Map is necessitated by the companion zoning request. He said that the applicant is requesting to rezone the subject property from a General Commercial (C-2) to a Restricted Warehousing and Manufacturing District (I-1). He explained that the reason for the change is that the zoning request is not consistent with our Future Land Use Map. He said since the zoning designation must be consistent with the Future Land Use Map the changes must be considered prior to the companion zoning change request. He explained that since the request does not meet the intent of many of the overall policies of the city related to land use staff is recommending denial.

Mr. Staples, applicant, explained that he has the property for sale and the potential buyer wants to sell automobiles. He said he has a Special Use Permit for U-Haul rentals and felt if the use was taken away and cars sales added it would improve conditions on the property. He felt this would be a good thing. He explained when he bought the self-storage units he was told he could expand the use but then he was told later that he wasn't able to because it was no longer an allowed use. He said the potential buyer would be changing and improving the signage to a monument sign. He said there are several car lots in Sachse along Highway 78 and didn't feel it was a bad use for the property.

Chairman Everett opened the public hearing at 7:20 p.m.

With no one speaking, Warren Becker made a motion to close the public hearing. Ty Lamb seconded the motion. With all voting unanimously, the public hearing was closed at 7:21 p.m.

After discussion, Warren Becker made a motion to deny the request amending Figure 3-3 Future Land Use Plan of the Sachse Comprehensive Plan; amending Table 3-2 Future Land Use Plan Acreage of the Sachse Comprehensive Plan. David Hock seconded the motion. The motion passed 6-0 to deny the request.

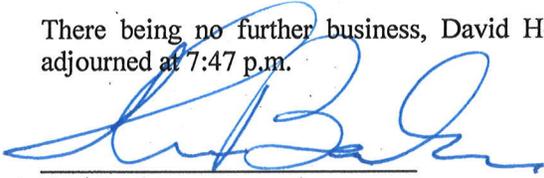
5. Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from the General Commercial District (C-2) to a Restricted Manufacturing / Warehousing District (I-1) with a Special Use Permit on approximately .90 acre tract of land, more particularly described in (See Attachment 3-Property Survey) and located along the south side of State Highway 78, just west of Third Street, City of Sachse, Dallas County, Texas: providing for the approval of the Zoning Concept Plan approved (See Attachment 5-Concept Plan).

Mr. McGinn introduced the item. He stated that the applicant is requesting to rezone the property from its existing General Commercial zoning district to a Restricted Manufacturing and Warehousing zoning district with a Special Use Permit to allow for automobile sales. He showed slides of the subject property location, surrounding uses, and the proposed concept plan. He explained that the property is currently developed as a self-storage facility and was a permitted use under the previous zoning ordinance in 1974. He stated that the subject property was approved for a Special Use Permit in February of 2004 to allow for the storage and operation of six (6) U-Haul vehicles. He stated that the property is not actively being used for U-Haul rentals at this time. He explained that the expansion of the self-storage and automobiles sales uses associated with the proposed Industrial rezoning are not consistent with the Future Land Use Plan therefore staff recommends denial of the zoning request.

Chairman Everett opened the public hearing at 7:43 p.m. With no one speaking, Warren Becker made a motion to close the public hearing. David Hock seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 7:43 p.m.

After discussion, Warren Becker made a motion to deny a change of zoning from the General Commercial District (C-2) to a Restricted Manufacturing / Warehousing District (I-1) with a Special Use Permit on approximately .90 acre tract of land, more particularly described in (See Attachment 3-Property Survey) and located along the south side of State Highway 78. David Hock seconded the motion. The motion passed 6-0 to deny the zoning request.

There being no further business, David Hock made a motion to adjourn. The meeting was adjourned at 7:47 p.m.



Secretary



Chairperson