

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, August 24, 2015

Time: 7:00 p.m.

Place: Sachse City Hall

Members Present:

Ty Lamb
Wendy Stewart
Scott Everett
David Hock
Fernando Guterrez
Chance Lindsey
Lyndsey Rhode

Members Absent:

Staff Present:

Greg Peters, Interim Community Development Director
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 Wendy Stewart and David Hock led the pledges.

2. Community Development Director's Update Report: Staff briefing on current activities.

Greg Peters, Interim Community Development Director, stated that interview's for the new Director of Planning and Development Services is ongoing. He stated that the next Planning and Zoning Commission meeting would be held on a Tuesday, September 15, 2015 due to scheduling conflicts. He explained that the Developer for the SUP for 7-Eleven asked that the item be tabled in order for him to meet with citizens in the adjacent neighborhood to discuss the project. He stated that was done in time to be posted on the staff report. He stated the Temporary Special Use Permit for the North Pointe Church of Christ doesn't require a hearing before the Planning and Zoning Commission for approval and the legal notice was advertised for City Council only therefore this item has been withdrawn by staff.

3. Regular Agenda Items:

15-2979 Consider approval of the minutes of the July 27, 2015 Planning and Zoning Commission meeting.

David Hock made a motion to approve the minutes of the July 27, 2015 Planning and Zoning Commission meeting. Chance Lindsey seconded the motion. The motion passed unanimously with all voting in favor.

Wendy Stewart made a motion to move the agenda item 15-2972 item to the next item for consideration. With no objection, Scott Everett moved the item 15-2972 to next order of business.

15-2972 Conduct a public hearing and consider a recommendation to the City Council of the City of Sachse, Texas of an ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended, by granting a change in zoning from Planned Development (PD-4) to General Commercial Zoning (C-2) with a Special Use Permit for a restaurant with drive-through use on approximately 1.0495 acre tract of land located at 3802 Sachse Road; providing special conditions, providing a severability clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing an effective date.

Mr. Peters, Interim-Community Development Director, introduced the item. He stated that the applicant is requesting a change of zoning from a Planned Development (PD-4) to General Commercial 2 (C-2) with a Special Use Permit for a restaurant with drive-through use at 3802 Sachse Road. He stated that the property is located at the corner of Sachse Road and Miles Road and was included in a zoning change for Park Lake Estates (PD-4) but was never platted into the residential development. Mr. Peters explained due to the location, property size, and adjacent traffic volumes, staff concludes that residential use is not the best use of the subject property and is recommending approval of the zoning change.

Corinne Smith, 4008 Blossom, spoke in opposition to the zoning request and special use permit. She also stated she had a problem with the project name and the ten day notice requirement. She felt that the meeting date was not convenient for those whose first day back to school was Monday.

Tim Lindawood, 3914 Blossom, spoke in opposition of the zoning change and was concerned about decreased property values. He questioned if staff had a vested interest in recommending the zoning change.

Greg Smith, 4008 Blossom, spoke in opposition of the zoning change. He said he is against any change in the area. He didn't want to smell food while sitting outside his home.

Gary Elkins, 4116 Blossom, spoke in opposition of the zoning change. He stated he didn't think there was due diligence by staff to see what the true impact of development would be and would prefer to see the property turned into a city park.

April Lambert, 4403 Elation, spoke in opposition to the zoning change. She stated that she had long roots in the community and doesn't want the additional traffic and strangers in the area. Her children also spoke in opposition to the item.

Kathy Cobb, 3820 Sixth Street, spoke in opposition. She was concerned with increased traffic, crime and trash.

Valeria Fain, 4110 Blossom, spoke in opposition to the zoning change. She was concerned with traffic and decreasing property values.

Chris Horning, 4607 Mallard Lane, spoke in opposition to the zoning change. She stated that she lives adjacent to the daycare center and stated that all the services they need are located on Highway 78. She stated that safety and welfare of the residents should be a top priority. She was also concerned with increase traffic.

Barbara Elkins, 4116 Blossom, spoke in opposition to the zoning. She inquired if there was an economic impact study done on the site and what would happen if the building was left unoccupied.

With no one else speaking, David Hock made a motion to close the public hearing. Ty Lamb seconded the motion. With all voting in favor the public hearing was closed at 7:49 p.m.

Mr. Peters addressed some of the concerns and questions of the residents.

Michael Alturk, Applicant's Representative, stated that this would be a nice development that would follow all the city codes. He stated that there would be no fast food at this location but it would be more of a café style restaurant or coffee shop. He stated having this property developed as a park does not make sense with the amount of traffic on both streets. He said it won't be a 24-hour facility. He explained as far as the name is concerned he felt that people were reading too much into the name and it could be changed.

More discussion followed in regards to definitions of C-1 and C-2 zoning, traffic counts, and drainage.

Ty Lamb made a motion to approve the recommendation to grant a change in zoning from Planned Development-4 to General Commercial-1 based on a traffic study being done before City Council. Fernando Guterrez seconded the motion. The motion passed 6-1 with Scott Everett casting the lone dissenting vote.

15-2976 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 a Retail Sales with Gas Pumps use on approximately 1.116-acre tract of land located at the northeast corner of State Highway 78 and Woodbridge Parkway, More particularly described in Exhibit "A" and located in a Planned Development District (PD-19); providing special conditions; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing or the approval of the site plan attached as Exhibit "C".

After discussion by staff that the item required a vote from the commissioners to table, David Hock made a motion to table the agenda item. Lyndsey Rhode seconded the motion. The motion to table the item was approved 7-0 with all voting in favor.

15-2974 Conduct a public hearing and make recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan.

Mr. Peters introduced the item. He stated the applicant is requesting that the future collector road from Ranch Road to Industrial Drive as shown in the current Master Thoroughfare Plan be shifted to the east, approximately 1,000 feet. He stated that the applicant is requesting to develop a 5-acre portion of the property located approximately 300 feet east of intersection of Ranch Road and Harlan. He explained that staff received support for the amendment from the property owner of the subject tract and the property owner of the adjacent tract. Staff is recommending approval of amending the Thoroughfare Plan.

Scott Everett opened the public hearing at 8:43 p.m. With no one speaking, David Hock made a motion to close the public hearing. Fernando Guterrez seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 8:43 p.m.

David Hock made a motion to make recommendation to City Council for approval of an Ordinance of the City of Sachse, Texas, amending Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan. Wendy Stewart seconded the motion. The motion passed 7-0 with all voting in favor.

15-2973 Conduct a public hearing and consider recommendation to the City Council for a Temporary Special Use Permit for North Pointe Church of Christ for two temporary portable classroom buildings on approximately 6.114 acres of land located at 7030 Highway 78, for a period of five years.

This item was withdrawn by staff for the reason that it doesn't require a hearing before the Planning and Zoning Commission for approval and the legal notice was advertised for City Council only.

15-2975 Consider the application of MP Sachse, Ltd., for approval of a Final Plat for Lot 4, Block A of Woodbridge Gate, being a commercial lot on approximately 0.865 acres, at Southwest corner of State Highway 78 and Woodbridge Parkway.

Mr. Peters introduced an item. He stated the applicant is requesting to Final Plat Lot 4, Block A, of Woodbridge Gate for an urgent care facility. He stated that the Preliminary Plat for Block A was approved by City Council on January 19, 2015 and the public improvements for Lot 4 are complete and the plat meets the requirements of the Subdivision and Zoning Ordinance.

After discussion, Chance Lyndsey made a motion to approve the Final Plat for Lot 4, Block A of Woodbridge Gate. Fernando Guterrez seconded the motion. The motion passed with all voting in favor.

There being no further business, David Hock made a motion to adjourn. The meeting was adjourned at 8:49 p.m.


Secretary


Chairperson