

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Tuesday, September 15, 2015
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Ty Lamb
Wendy Stewart
Scott Everett
David Hock
Fernando Gutierrez
Chance Lindsey

Members Absent:

Lyndsey Rhode

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 Fernando Gutierrez led the pledges.

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

Greg Peters, Interim Community Development Director, stated Dusty McAfee was hired for the new Director of Planning and Development Services position and will start on October 5, 2015. He stated that we received a Preliminary Plat for Mustang Creek which will require that we hold the September 28, 2015.

3. Regular Agenda Items:

15-3021 Consider approval of the minutes of the August 24, 2015 Planning and Zoning Commission meeting.

Ty Lamb made a motion to approve the minutes of the August 24, 2015 Planning and Zoning Commission meeting. Wendy Stewart seconded the motion. The motion passed unanimously with all voting in favor.

15-3018 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 Agriculture District (AG) to Planned Development District (PD) on an approximately 13.56 acre tract, more particularly described in Exhibit "A" and located along the west side of Merritt Road just south of Heritage Circle, City of Sachse, Dallas County, Texas: providing for the approval of development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan attaches as Exhibit "D".

Mr. Peters, Interim-Community Development Director, introduced the item. He stated that the applicant is requesting a change of zoning from Agriculture to a Planned Development. He stated that the applicant has previously submitted a zoning case for the property which was recommended by the Planning and Zoning Commission and was denied by City Council on April 6, 2015. He explained that the applicant has submitted a new zoning case. The applicant's new zoning case includes a different layout which increases the size of lots 1-8 from a minimum 15,000 square foot to a minimum of 17,000 square feet. It aligned the side yard property lines of lots 1-3 to match lot lines of Heritage Country Estates and there was a reduction in the number of lots from 39 to 37. He stated that the proposed development is consistent with the Future Land Use Map and staff is recommending approval of the zoning request.

Bill Dower, Applicant Representative, made a presentation. He highlighted the layout of the development and price points of homes in the proposed subdivisions. He showed pictures of surrounding properties as well as approximate tax assessed values of the surrounding properties.

Chairman Everett opened the public hearing at 7:36 p.m.

David Taylor, 5114 Merritt Road, spoke in opposition to the zoning case. He explained that he had attended the City Council meeting when it was denied and did not feel that there wasn't that much change to the development. He was concerned with traffic and felt the density was too high.

Mike Carpenter, 4915 Heritage Circle, spoke in opposition. He said City Council did the right thing by voting it down last time. He felt the pictures shown by the applicant left out some of the bigger homes.

Jan Wood, 4910 Merritt Road, spoke in opposition. She stated that there doesn't seem like much of a change since the last zoning case. She said the minimum lot size when she bought her home was five acres. She stated that the development does not fit in with the vision with the neighborhood. She felt that the applicant did not show pictures of the nicer homes in the area.

Stephanie Murray, 5408 Heritage Circle, spoke in opposition. She stated the lots should be more consistent with the surrounding areas.

Candy McComb, 4903 Heritage Circle, spoke in opposition. She stated they wanted their area rural. She stated she felt like the open space should be maintained.

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

After discussion, Ty Lamb made a motion to approve the change in zoning from Agriculture District (AG) to Planned Development District (PD) on an approximately 13.56 acre tract, more particularly described in Exhibit "A" and located along the west side of Merritt Road just south of Heritage Circle, City of Sachse, Dallas County, Texas: providing for the approval of development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan attaches as Exhibit "D". David Hock seconded the motion. The motion passed 4-2 with Fernando Gutierrez and Wendy Stewart voting no.

15-3019 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".

David Hock made a motion to un-table the item. Fernando Gutierrez seconded the motion. The motion passed with all voting in favor.

Mr. Peters introduced the item. He stated the applicant is requesting a Special Use Permit for a Retail Sales with Gas Pumps use on approximately 1.116-acre tract of land located at the southeast corner of State Highway 78 and Woodbridge Parkway. He stated that the proposed use is consistent with the Future Land Use Plan and the current property zoning (PD-11); however, he explained that a special use permit is required for the gas pumps. He stated staff is recommending approval of the zoning request.

Steve Wahl, Dimension Group, made a presentation. He highlighted the proposed access improvements on Highway 78 and Woodbridge Parkway. He also discussed site plan with additional landscaping and showed proposed elevations of the store.

Scott Everett opened the public hearing.

Jean Cogdell, 5915 Woodbridge Parkway, spoke in opposition. She stated that she felt this change would be destructive and not a fit for the Woodbridge Subdivision entrance. She is against the gas pumps and has traffic concerns.

Charlene Strong, 7420 Summit Trail, opposed 7-11 due to additional traffic. She stated that there are currently two gas stations in the area.

Don Herzog, Herzog Development, stated that there were two community meetings held and 2,400 people invited. He stated that at the first meeting 26 people attended and 24 at the second meeting. He stated we were instrumental in getting the left turn lane. He stated that they had purchased over an acre of property from the state to do establish deceleration lanes and a fire lane that meanders into the 13-acre project.

Mary McCormick, 6208 Holly Crest, spoke in opposition she said she don't think we need another gas station. She stated there is other properties along Highway 78 that are eyesores and feel they she utilize those.

Kirk Wood, 6322 Falcon Crest, spoke in favor because of additional landscape they will be installing that is not required. He said he knows development will occur and they are doing additional items that they are not required too.

Collin Meyer, 6106 Crestmill Lane, spoke in opposition. She stated that she didn't feel like a few extra trees would compensate for the fuel smell and additional traffic.

With no one else 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 8:28 p.m.

After discussion, David Hock made a motion to approve 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" with tank location being addressed before City Council. Chance Lyndsey seconded the motion. The motion passed 6-0 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