

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of September 27, 2010
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Warren Becker
David Hock
Robert Corbin
Jeanie Marten
Stephen Curtis
Scott Everett

Members Absent:

Wally Sparks

Staff Present:

Barry Shelton, Community Development Director
Charlotte Youngblood, Secretary

Others Present:

Bill Adams, City Council Liaison

Chairman Scott Everett opened the regular meeting of the Planning and Zoning Commission at 7:00 p.m. and a quorum was declared.

Consent Agenda

1. Consider approval of the minutes for the September 13, 2010 regular Planning and Zoning Commission meeting.

Warren Becker made a motion to approve the minutes for the September 13, 2010 regular Planning and Zoning Commission meeting with corrections to the members in attendance. Stephen Curtis was not listed and Warren Becker was listed twice. David Hock seconded the motion with all voting in favor the motion was passed unanimously.

Regular Agenda

2. Conduct a public hearing to consider the application of Blue Star Land, L.P. requesting a change in zoning on approximately 6.16 acres, generally located on the east side of State Highway 78, approximately 115 feet south of Salmon Street, Commercial 2 (C-2) to Planned Development (PD) District generally to allow additional commercial uses.

Barry Shelton, Community Development Director, introduced the item. He stated that the applicant is requesting to rezone the property to Planned Development District. He stated that previous owner had a difficult time leasing out the spaces with the base zoning of C-2 which is intended for general retail or personal services. The applicant is requesting to rezone the property to a Planned District to allow for a wide range of commercial uses that are not currently allowed. More discussion followed.

Bill Anderson, Dowdey Anderson and Associates, handed out purposed rendering of the site as it is developed. He stated that the pictures represent progression of build out. He said conventional retail is not practical and almost impossible with the location of the property. Mr. Anderson stated that the intent was to develop a campus where people are trying to start up small businesses and

could grow. He said that industrial zoning is too intense for the uses requested and these uses would not be in competition with surrounding commercial and retail uses.

Scott Everett, Chairman, opened the Public Hearing at 7:45 p.m.

Liz Tobler, 3345 7th Street, stated that she did not like the idea of changing C-2 to Planned Development and asked if this sets a standard for future requests. She stated she was concerned about the alley behind Jewel Street and vehicles using it for access. She said she was concerned about drainage, and the storm drain. She felt that the previous owner was not business friendly stating that the existing building did not have restrooms or heating and air. She was not sure if it was an industry standard or not. She said she would like to request the screening wall be put in place first before any construction started.

Tim Messonnier, 6404 Hwy 78, stated that his property backs up to the property. He said he is concerned about property values. He was worried about ambulances speeding down the property and killing someone. He said he was also concerned about the building height maximum being 90 feet tall. He felt that a shooting range would be unsafe. He did not think that hotel / motel and pawn shop would be appropriate uses. He stated he had no problems with indoor farmer's market but did not like the idea of an outdoor one. He also did not like custom furniture manufacturing, guard and patrol services, pest control, attended car wash, parking garage, and municipal uses. He also stated that with his property he was required to construct his parking with concrete and felt the applicant should have to do the same. He also stated that there is electrical problem when it rains in the area.

Jeanie Marten made a motion to close the Public Hearing. Robert Corbin seconded the motion. The motion passed with all voting in favor. The Public Hearing was closed at 8:15 p.m.

Mr. Shelton, Community Development Director, addressed some of the concerns from the public hearing. He said that requesting a zoning change from C-2 to Planned Development is fairly common and not out of the norm. The applicant would have to comply with the parking standards, screening and drainage requirements. These issues would be addressed at development. He stated that the existing building is a shell building and would be finished out by the tenant. He stated that 90 feet maximum building height is the existing standard in C-2 zoning along Highway 78. Stephen Curtis asked if the site plan would be attached to the planned development and would they have to develop according to the plan submitted. Mr. Shelton stated that development had to substantially conform to the site plan and if it did not then they would have to amend the ordinance. More discussion followed.

Jeanie Marten, made a motion to approve the request to rezone approximately 6.16 acres of land from C-2 to Planned Development with the following conditions:

1. The applicant shall modify the Planned Development Standards and the site plan to remove the allowance for a surface of 8: thick flex base over compacted sub-grade with asphalt surface membrane and meet the City of Sachse standard for all commercial driveways, parking lots, outdoor display and storage surfaces.
2. Exclude the following uses: college and university, convention facility, hotel/ motel, full service and limited service, pawn shop, outdoor produce stand, commercial bakery, and commercial laundry/ cleaners.
3. Site plan be in general conformance.
4. R.V. Storage allowed by right.
5. All off-premise signs conform to the sign ordinance.

David Hock seconded the motion. The motion passed unanimously with all voting in favor.

3. Conduct a public hearing to consider revisions to Chapter 11. "Zoning Ordinance", Schedule 1, Permitted Uses generally to allow Taxidermy in Commercial 1 (C-1) and Commercial (C-2) zoning districts.

Mr. Shelton introduced the item. He explained that a Taxidermist is a facility for preparing, stuffing, and mounting the skins of animals, birds and fish. Currently, a Taxidermist is allowed by right in Industrial 2 (I-2) zoning district. The applicant had requested that the city modify the Zoning Ordinance to allow taxidermist offices in both Commercial-1 and Commercial -2 zoning districts. Mr. Shelton stated other cities allow this use in a variety of different zoning districts. He stated that although we have a single applicant requesting the amendment to the use chart that we need to look at the larger picture. He compared the existing and proposed changes to the use chart. More discussion followed.

Scott Everett, Chairman, opened the Public Hearing at 8:53 p.m.

Luke Arnold, 5011 Greensboro, said he was requesting the change to the use chart to allow him to operate a taxidermist shop in an existing building located in Commercial 2 Zoning.

Steve Pirkey, 7210 Highway 78, said he owns the building that Luke Arnold wants to operate his business. He stated that carcasses can be discarded in the dumpster and that it not against any laws to do so. He stated that what Luke would be getting mainly is skins and would not be receiving whole carcasses.

Liz Tobler, 3345 7th Street, stated she would like to see it remain by SUP only. She did not feel it would be an appropriate use next to Kroger. Her main concern would be disposal.

Dustin Jackson, 8000 Warren Parkway, felt that it was a great location and would bring in additional tax revenue to the city.

David Hock made a motion to close the public hearing and Robert Corbin seconded the motion. The motion passed unanimously with all voting in favor.

After discussion, Jeanie Marten made a motion to approve the proposed changes to Chapter 11 of the Code of Ordinances, the Zoning Ordinance with the following conditions: Taxidermist be allowed by right in Industrial 2 (I-2) zoning districts and by special use permit in the Commercial 1 and Commercial 2 zoning districts. Warren Becker seconded the motion. The motion passed unanimously with all voting in favor.

There being no further business, Jeanie Marten made a motion to adjourn Robert Corbin seconded the motion with all voting in favor the meeting was adjourned at 9:04 p.m.


Secretary


Chairperson