

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of March 8, 2010
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

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

Members Absent:

Wally Sparks

Staff Present:

Barry Shelton, Community Development
Charlotte Youngblood, Secretary
Michael Spencer, Building Official

Others Present:

Bill Adams, City Council Liaison

Chairperson 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 February 22, 2010 regular Planning and Zoning Commission meeting.

Jeanie Marten made a motion to approve the minutes for the February 22, 2010 regular Planning and Zoning Commission meeting and David Hock seconded the motion with all voting in favor the motion was passed unanimously.

Regular Agenda

2. Conduct a public hearing and consider amendments to Chapter 11, Article 4, Section 4, "Storage and parking of trailers and commercial vehicles" and Section 5 "Off-street automobile and vehicle parking and loading" of the Sachse Code of Ordinances.

Barry Shelton, Community Development Director, made a Power Point presentation and explained the proposed amendments. He stated that code enforcement works on a complaint basis and the ordinance needs to be very clear so when issues arise they can be very specific about what the property owner can and can't do. Currently, the ordinance needs clarification. Mr. Shelton stated that the residential standards would allow one commercial vehicle not exceeding one and half tons to be parked or stored per premises. It would allow only one recreational vehicle to be stored per lot if the lot size is less than one acre and it must be parked behind the building line on an improved surface. It would prohibit any non motorized vehicles or trailers to be parked on grass in any district. Campers, travel trailers and recreation vehicles cannot be occupied unless parked in a trailer court. The amendments would also require screening and limit the amount of area used for storage of vehicles of any kind to ten percent of the combined area of the rear and side yards. He stated that the proposed changes to Section 5 clarify the standards currently in place. It requires all parking, storage, or display of vehicles, trailers, aircraft, boats and other

recreational vehicles in all zoning districts to be on an improved concrete surface. More discussion followed.

Chairperson Scott Everett opened the Public Hearing at 7:30 p.m.

Jim Becker, 1105 Meadow Lane, apologized for not knowing the current ordinance. He had a question about the ten percent requirement and how much that would actually allow someone to store on their property. He asked about the screening requirements for example if they would have to screen if they were adjacent to an alley. He thought the previous ordinance had stated a time frame of 48 hours for parking in the front yard and on the street. He said the number of spaces for commercial properties needed to be addressed referring to the variance request from Kroger to reduce the number of required parking. He said the request from Kroger shows a need for clarification to the parking requirements in the city.

Jeanie Marten made a motion to close the Public Hearing. Stephen Curtis seconded the motion with all voting in favor the motion passed unanimously. The Public Hearing was closed at 7:37 p.m.

Warren Becker asked why we are reducing the amount of trailers allowed from three to one and limiting the amount of recreation vehicles to one. He was concerned about not allowing recreation vehicles to be stored in the side yard. Scott Everett said the new ordinance would put a lot of homeowners out of compliance who are currently parking in the side yards adjacent to the street. David Hock stated that he was concerned that the ten percent requirement is too small and should be increased to fifteen or twenty percent. Stephen Curtis wanted to clarify the landscape screening requirements. Chairperson Scott Everett stated that he would like to hold off on the vote until changes that were discussed can be made. The changes noted include changing side yard requirements, increasing maximum lot coverage for storage, adding in standard language for the landscape requirements, and the number of recreational vehicles and trailers allowed per premise.

Jeanie Marten made a motion to table the item indefinitely until changes can be made and another public hearing scheduled. Robert Corbin seconded the motion with all voting in favor the motion passed.

There being no further business, Robert Corbin made a motion to adjourn David Hock seconded the motion with all voting in favor the meeting was adjourned at 8:08 p.m.

Secretary

Chairperson