

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of March 14, 2011
Time: 7:00 PM Place: Sachse City Hall

Members Present:

Warren Becker
Scott Everett
Robert Corbin
Wally Sparks
Charles Ross
David Hock
Stephen Curtis

Members Absent:

Staff Present:

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

1. Invocation and Pledge of the Allegiance to the U.S. and Texas Flags

The invocation was offered by Warren Becker and Scott Everett led the pledges.

Consent Agenda

2. Consider approval of the minutes for the February 28, 2011 regular Planning and Zoning Commission meeting: Stephen Curtis made a motion to approve the minutes. Charles Ross seconded the motion with all voting in favor the motion was passed unanimously.

Regular Agenda

3. Conduct a Public Hearing and consider the application of Adams Engineering for a Special Use Permit for a restaurant with a drive-through on approximately 1.028 acres at 5230 Highway 78, on the east side of State Highway 78, approximately 980 feet north of Bunker Hill Road.

Barry Shelton introduced the item. He stated that the applicant is proposing to construct a restaurant with a drive-through on an approximately 1.028 acre commercial property within the Oak Grove Plaza Shopping Center which is anchored by Kroger. Mr. Shelton said that a restaurant with a drive-through is allowed in the Commercial 2 (C-2) district by special use permit. He stated that the proposed McDonald's restaurant would be 3,885 square feet, of which 762 square feet would be devoted to dining area. The drive-through lane provides ample stacking for as many as nine vehicles lined up from the ordering locations without blocking any mutual access drives or entrances. The applicant proposes to use the existing monument sign left from Hollywood Video. Staff recommends approval of a Special Use Permit for a restaurant with drive-through. Charles Ross asked how long the demolition process would take and how would it be done. Mr. Ross asked if the required landscaping would be irrigated. Additionally, he asked about the orientation of the building. He felt that the least attractive side of the building is the side that faces Highway 78. Robert Corbin asked if additional landscaping could be included to improve the appearance of the building. Warren Becker had question about the width of the turning land and what is required. Stephen Curtis asked about sign height requirements.

Cameron Slown, Adams Engineering, stated that they would have preferred the building to front Highway 78. However, that is not possible because the property owner wants to keep existing two way traffic lanes open. He stated that there is a site in Allen that has the same elevation and orientation. He stated that the demolition process would take approximately two or three weeks and they would fence the area and

would not be closing off any major arteries. Mr. Everett said he wanted to have some additional stone work on the building and like to see the trash dumpster relocated. Warren Becker said he would like to see a curb between the drive-through and other traffic lanes. More discussion followed.

Mr. Everett opened the public hearing at 7:55 p.m.

Jim Becker, 1105 Meadow Lane, stated that looking at the site plan he asked where the vehicles go after they exit the drive-through. He stated that in November 2009 the Board of Adjustment approved a variance for the shopping center to reduce parking requirements. He wanted to know if this particular site plan is based on the parking variance that was approved or is this without the variance.

There being no other speakers, Warren Becker made a motion to close the Public Hearing. Robert Corbin seconded the motion with all voting in favor the motion passed unanimously. The Public Hearing was closed at 7:59 p.m.

Mr. Shelton stated that the parking variance was for the shopping center as a whole with that being said the proposed site is providing more than the amount of required parking and staff has reviewed the drive-through and stated that it is designed similar to your regular drive-through and meets all requirements. Mr. Ross wanted to voice his concerns about the aesthetics of the building. He was also concerned about there being a visual impediment at the entrance where the stairs were located on the southwest side of the building. More discussion followed.

David Hock made a motion to approve the Special Use Permit for a restaurant with a drive-through with the following conditions: additional stone on the elevation of the building that fronts Highway 78, existing sign would be reused, and ensure no visual impediment exist on the southwest side of the building. Stephen Curtis seconded the motion. The motion passed 5-2 with Wally Sparks and Warren Becker voting no.

4. Conduct a public hearing and consider amending the Sachse Code of Ordinances by amending Chapter 11, Zoning, Article 4, Section 7 Non-residential landscaping requirements to clarify the need for irrigation.

Barry Shelton introduced the item. He stated the city has standards for landscaping of commercial properties. These standards set minimum requirement for open space, screening, street trees, parking lot landscaping and these standards did not include a provision that required the site to be irrigated. The proposed amendment to the nonresidential landscaping requirements would mirror the requirements for residential development. More discussion followed.

Scott Everett opened the Public Hearing at 8:23 p.m. No one spoke at the Public Hearing. Charles Ross made a motion to close the Public Hearing. Robert Corbin seconded the motion. The motion passed unanimously with all voting in favor.

Wally Sparks made a motion to approve the proposed ordinance amending Chapter 11, Zoning, Article 4, Section 7, Non-residential landscaping requirements to clarify the need for irrigation to maintain all landscaping and specify that all plant material that is damaged, destroyed or deceased be replaced. David Hock seconded the motion. The motion passed with all voting in favor.

There being no further discussion Robert Corbin moved to adjourn. The meeting was adjourned at 8:27 p.m.

Original Signed by Secretary

Original Signed by Chairperson