

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting of July 25, 2011
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Robert Corbin
Scott Everett
Charles Ross
Stephen Curtis
Warren Becker

Members Absent:

Wally Sparks
David Hock

Staff Present:

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

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.

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 June 27, 2011 regular Planning and Zoning Commission meeting.

Stephen Curtis made a motion to approve the minutes. Warren Becker seconded the motion with all voting in favor the motion was passed unanimously.

Regular Agenda

3. Consider the request by Woodbridge Properties, LLC for approval of a Final Plat for Woodbridge Commons Phase Two (Wal-Mart site), a 20.708 acre commercial property on the southwest corner of the Kansas City Southern Railroad tracks and the future Woodbridge Parkway northern extension.

Michael Spencer, Building Official, introduced the Final Plat for Woodbridge Commons Phase Two. He stated that the applicant is proposing to plat the subject property into a commercial lot on approximately 20.078 acres. The proposed final plat meets the standards of the City of Sachse Code of Ordinance and the Planned Development -19 (PD-19) District. He said staff recommends approval of the final plat for Woodbridge Commons Phase Two. Stephen Curtis asked if the 200 foot minimum distance requirement from any food service to multi-family would be met. Mr. Shelton, Community Development Director, stated that at this time it meets that provision. More discussion followed. Stephen Curtis made a motion for approval of the Final Plat for Woodbridge Commons Phase 2. Robert Corbin seconded the motion with all voting in favor the motion passed unanimously.

4. Conduct a public hearing to consider the application of Dave Douthey requesting a change in zoning for an approximately 2.0 acre tract, generally located on the southwest

side of Elm Grove Road, approximately 1,500 feet southeast of Pleasant Valley Road, from Agricultural (AG) District to Industrial 2 (I-2) generally for industrial uses.

Mr. Shelton introduced the item. He made a power point presentation. He stated that the applicant was requesting a change in zoning for approximately 2.0 acre tract located at 2400 Elm Grove Road from Agricultural District to Industrial 2 to allow for industrial uses and self storage warehouses. He explained that the property currently has a couple of buildings and is used as a fence supply and construction company. The existing use of the property has been in place since the property was annexed in 1990, making it a legal non-conforming use. Mr. Shelton explained that the Future Land Use Plan designates the subject property as park and open space. The Comprehensive Plan states that when a zoning change is requested the first step is to see what the Future Land Use Plan has determined as the appropriate use of the property. If the request is not in line with the plan than an amendment must be made before the zoning change can occur. Staff recommends denial of the proposed rezone because it is incompatible with existing surrounding uses as well as non-conformance with the Future Land Use Plan.

Chairman Scott Everett opened the public hearing at 7:17 p.m.

Eric Dumois, 7008 Royal Oak Drive, wanted to know if Economic Development is involved in the process when an applicant comes in and request a zoning change.

Michael Douthey, 4812 Rustic Ridge, stated that the proposed site is shown on the Future Land Use Map as being adjacent to Industrial Uses and asked what it would take to have the line moved to include this property.

Dave Douthey, 2400 Elm Grove Road, applicant, said that he has lived in Sachse for 33 years and that he appreciates the prayer and the pledge before the meeting. He stated that his intent for the zoning use change is to build mini warehouses on the property and in order to accomplish that the zoning has to be I-2. He stated that he has been at the current location for 22 years and his business consists of a fence company and he feels that the mini warehouse would improve the area from its current use.

There were no other speakers, Charles Ross made a motion to close the Public Hearing. Warren Becker seconded the motion with all voting in favor the motion passed. The Public Hearing was closed at 7:29 p.m.

Mr. Shelton stated that Economic Development is notified when there is a zoning change request and that staff have different roles but work together. He explained in order to include the applicant's property with adjacent land use it would take an amendment to the Comprehensive Plan. He said it appears the adjacent land was designated as Industrial Use due to the proximately to the landfill. The green belt seemed to be dividing line between his property and the adjacent property. Charles Ross asked if any other zoning types that support mini warehouses. Mr. Shelton stated that only other zoning type is I-1 (Industrial-1) and that the setbacks would reduce the amount of usable land. More discussion followed. Stephen Curtis made a motion to deny the request for zoning change. Charles Ross seconded the motion. The motion passed 4-1 with all voting in favor and Warren Becker abstaining.

5. Discuss the use of Legistar software for future Planning and Zoning Commission Agendas.

Mr. Shelton explained that the city is transitioning to the use of Legistar for all board and commission agendas and agenda packets. He wanted to take just a few minutes to discuss it in

order to familiarize the commission with the new format. Legistar is an automated solution designed to reduce workloads. The system maintains all legislative data and tracks each item's path through the entire process. The P & Z packet will start being produced using Legistar. It will have a different format but will still be printed and delivered at this time. After the initial startup period it will be provided in a digital format. Charles Ross asked if there was exact time frame. Mr. Shelton stated he cannot give him an exact date but hopefully with in a three month time period.

There being no further business. Robert Corbin moved to adjourn. The meeting was adjourned at 8:16 p.m.

Secretary

Chairperson