



Sachse, Texas

Sachse City Hall
3815 Sachse Road
Building B
Sachse, Texas 75048

Meeting Agenda City Council

Monday, December 3, 2012

7:30 PM

Council Chambers

The Mayor and Sachse City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

The City Council of the City of Sachse will hold a Regular Meeting on Monday, December 3, 2012, at 7:30 p.m. in the Council Chambers at the Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

Invocation and Pledges of Allegiance to U.S. and Texas Flags.

A. Pledge of Allegiance to the Flag of the United States of America: I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands: one nation under God, indivisible, with liberty and justice for all.

B. Pledge of Allegiance to the Texas State Flag: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

1. CONSENT AGENDA.

- 1.a ALL ITEMS LISTED ON THE CONSENT AGENDA WILL BE CONSIDERED BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION, THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A COUNCIL MEMBER OR CITIZEN SO REQUESTS.

[12-1237](#) Consider approval of the minutes of the November 19, 2012, Special Meeting.

Executive Summary

Minutes of the Special Meeting on November 19, 2012.

Attachments: [Min. Sp.11.19.12.pdf](#)

[12-1238](#) Consider approval of the minutes of the November 19, 2012, Regular Meeting.

Executive Summary

Minutes of the last regular meeting.

Attachments: [Min. Rg.11.19.12.pdf](#)

[12-1239](#) Consider canceling the December 17, 2012, Council meeting.

Executive Summary

City Council traditionally cancels the second meeting in December for the holidays.

[12-1242](#)

Consider the acceptance of the resignation of Wally Sparks on the Planning & Zoning Commission.

Executive Summary

Mr. Wally Sparks has resigned his seat on the Planning and Zoning Commission.

Attachments: [P & Z resignation.pdf](#)

[12-1230](#)

Consider a resolution of the City Council of the City of Sachse, Texas, authorizing the Sachse Public Library to apply for the Texas Book Festival Grants for Collection Enhancements (\$2,500.00) and Literacy Initiatives (\$5,000).

Executive Summary

Library Manager is requesting consideration and approval of the resolution to write two Texas Book Festival Grants. One grant will be for collection enhancement and the other grant will be for literacy initiative.

Attachments: [TBF Collections Grant application.pdf](#)

[TBF Literacy Initiative Grant Application.pdf](#)

[Microsoft PowerPoint - Council December 3, 2012 TBF](#)

[RES LIBGRANT.pdf](#)

[12-1211](#)

Consider receiving the Monthly Revenue and Expenditure Report for the period ending October 31, 2012.

Executive Summary

The Finance Department will prepare a report each month to update the City Council regarding revenues and expenditures of the city. The attached report is for the month ending October 31, 2012.

Attachments: [General Fund 10-31-2012 Budget Report.pdf](#)

[Utility Fund 10-31-2012 Budget Report.pdf](#)

[Debt Service 10-31-2012 Budget Report.pdf](#)

[SEDC 10-31-2012 Budget Report.pdf](#)

[12-1227](#)

Consider receiving the Budget Calendar for the 2013-2014 fiscal year.

Executive Summary

The purpose of this agenda item is to submit the proposed budget preparation calendar for the 2013-2014 fiscal year to the city council as early as possible in order to begin preparation of the budget for the next fiscal year.

Attachments: [Calendar 2014 fiscal year preliminary 10-18-2012.pdf](#)

2. MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS, CURRENT ACTIVITIES, AND LOCAL ACHIEVEMENTS.

[12-1232](#) Presentation of the Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting to the Finance Department.

Executive Summary

The Certificate of Achievement for Excellence in Financial Reporting has been awarded to the City of Sachse by the Government Finance Officers Association of The United States and Canada (GFOA) for its comprehensive annual financial report (CAFR). The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

3. CITIZEN INPUT.

The public is invited at this time to address the Council. The Mayor will ask you to come to the Microphone and state your name and address for the record. If your remarks pertain to a specific Agenda item, please hold them until that item, at which time the Mayor may solicit your comments.

The City Council is prohibited from discussing any item not on the posted agenda according to the Texas Open Meetings Act.

4. REGULAR AGENDA ITEMS.

[12-1212](#) Conduct a public hearing and consider approval of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of Zoning from Single Family Residential (R-1) to Single Family Residential (R-10) on an approximately 10.00 acre tract of land located on the southeast corner of Laurel Crest Lane and Woodbridge Parkway, City of Sachse, Dallas County, Texas; providing a repealing clause; providing a savings clause; providing a severability clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing an effective date.

Executive Summary

The applicant is requesting to rezone the subject property from Single Family Residential (R-1) to Single Family Residential (R-10) in conformance with the City of Sachse Comprehensive Plan. The proposed zoning designation would allow for the development of single-family residential lots with a minimum lot area of 10,000 square feet.

Attachments: [CD - STONE PROP REZONING - PRESENTATION.pdf](#)
[CD - STONE PROP REZONING - ATTACHMENT 1.pdf](#)
[CD - STONE PROP REZONING - ATTACHMENT 2.pdf](#)
[CD - STONE PROP REZONING - ATTACHMENT 3.pdf](#)
[CD - STONE PROP REZONING - ATTACHMENT 4.pdf](#)
[CD - STONE PROP REZONING - ATTACHMENT 5A.pdf](#)
[CD - STONE PROP REZONING - ATTACHMENT 5B.pdf](#)
[CD - STONE PROP REZONING - ATTACHMENT 5C.pdf](#)
[CD - STONE PROP REZONING - ATTACHMENT 5D.pdf](#)
[CD - STONE PROP REZONING - ATTACHMENT 5E.pdf](#)
[CD - STONE PROP REZONING - DRAFT ORD.pdf](#)
[CD - STONE PROP REZONING - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - STONE PROP REZONING - DRAFT ORD - EXHIBIT B.pdf](#)

12-1215

Conduct a public hearing and consider approval of an Ordinance of the City Council of the City of Sachse, Texas amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; by amending Planned Development No. 19 (PD-19); more particularly described in Exhibit "B" attached hereto; by amending the site boundary for tract B-1 to include 1.130 acres of additional land area for a total land area of 18.712 acres; by amending Exhibit "A" to reflect the amended site area of 18.712 acres for tract B-1 and the amended site area of 90.939 acres for Tract C-2; by amending Exhibit "C" to modify multifamily development standards; providing a repealing clause; providing a savings clause; providing a severability clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing an effective date.

Executive Summary

The applicant is requesting to amend the existing Planned Development Ordinance to include an additional 1.130 acres of land to the previously approved Multifamily Tract (Tract B-1). The

applicant is also requesting to reduce density and the potential number of dwelling units permitted. Finally, the applicant is requesting to modify associated development standards.

Attachments: [CD - WOODBRIDGE B1 MF PD AMEND - PRESENTATION.pdf](#)
[CD - WOODBRIDGE B1 MF PD AMEND - ATTACHMENT 1.pdf](#)
[CD - WOODBRIDGE B1 MF PD AMEND - ATTACHMENT 2.pdf](#)
[CD - WOODBRIDGE B1 MF PD AMEND - ATTACHMENT 3.pdf](#)
[CD - WOODBRIDGE B1 MF PD AMEND - ATTACHMENT 4A.pdf](#)
[CD - WOODBRIDGE B1 MF PD AMEND - ATTACHMENT 4B.pdf](#)
[CD - WOODBRIDGE B1 MF PD AMEND - ATTACHMENT 4C.pdf](#)
[CD - WOODBRIDGE B1 MF PD AMEND - ATTACHMENT 4D.pdf](#)
[CD - WOODBRIDGE B1 MF PD AMEND - DRAFT ORD.pdf](#)
[CD - WOODBRIDGE B1 MF PD AMEND - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - WOODBRIDGE B1 MF PD AMEND - DRAFT ORD - EXHIBIT C.pdf](#)
[CD - WOODBRIDGE B1 MF PD AMEND - DRAFT ORD - EXHIBIT E.pdf](#)
[CD - WOODBRIDGE B1 MF PD AMEND - DRAFT ORD - EXHIBIT F.pdf](#)
[CD - WOODBRIDGE B1 MF PD AMEND - DRAFT ORD - EXHIBIT G.pdf](#)

12-1213

Conduct a public hearing and consider approval 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 Restaurant with Drive-Through use on an approximately 0.9133 acre tract of land located at 7360 State Highway 78 in a General Commercial District (C-2); providing special conditions; providing a repealing clause; providing a savings clause; providing a severability clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing an effective date.

Executive Summary

The applicant is requesting a Special Use Permit for a Restaurant with Drive-Through use for the property located at 7360 SH78. The proposed location is in an existing unfinished lease space in an existing building. The Zoning Ordinance requires an SUP for the proposed

Attachments: [CD - CHURCHS DRIVE THRU SUP - PRESENTATION.pdf](#)
[CD - CHURCHS DRIVE THRU SUP - ATTACHMENT 1.pdf](#)
[CD - CHURCHS DRIVE THRU SUP - ATTACHMENT 2.pdf](#)
[CD - CHURCHS DRIVE THRU SUP - ATTACHMENT 3.pdf](#)
[CD - CHURCHS DRIVE THRU SUP - ATTACHMENT 4A.pdf](#)
[CD - CHURCHS DRIVE THRU SUP - ATTACHMENT 4B.pdf](#)
[CD - CHURCHS DRIVE THRU SUP - ATTACHMENT 5.pdf](#)
[CD - CHURCHS DRIVE THRU SUP - DRAFT ORD.pdf](#)
[CD - CHURCHS DRIVE THRU SUP - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - CHURCHS DRIVE THRU SUP - DRAFT ORD - EXHIBIT B.pdf](#)

12-1214

Conduct a public hearing and consider approval 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 Mortuary and Crematorium Service on an approximately 4.19 acre tract of land located at 6800 State Highway 78 in a General Commercial District (C-2); providing special conditions; providing a repealing clause; providing a savings clause; providing a severability clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing an effective date.

Executive Summary

The applicant is requesting a Special Use Permit for a mortuary and crematorium service for the property located at 6800 SH78. The Zoning Ordinance does not define this use; therefore, in accordance with the standards set forth in the Zoning Ordinance, the applicant has requested a Special Use Permit.

Attachments: [CD - CREMATORIUM SUP - PRESENTATION.pdf](#)
[CD - CREMATORIUM SUP - ATTACHMENT 1.pdf](#)
[CD - CREMATORIUM SUP - ATTACHMENT 2.pdf](#)
[CD - CREMATORIUM SUP - ATTACHMENT 3.pdf](#)
[CD - CREMATORIUM SUP - ATTACHMENT 4A.pdf](#)
[CD - CREMATORIUM SUP - ATTACHMENT 4B.pdf](#)
[CD - CREMATORIUM SUP - ATTACHMENT 4C.pdf](#)
[CD - CREMATORIUM SUP - DRAFT ORD.pdf](#)
[CD - CREMATORIUM SUP - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - CREMATORIUM SUP - DRAFT ORD - EXHIBIT B.pdf](#)

12-1216

Conduct a public hearing and consider approval of an Ordinance of the City Council of the City of Sachse, Texas amending the Comprehensive Zoning Ordinance and Map, as heretofore

amended; by amending Planned Development No. 23 (PD-23); by amending the overall site boundary to include additional land area; by replacing Exhibit "A" with revised Exhibit "A" to permit Self Storage Units by right and amending the overall site area referenced; by amending Exhibit "B" to modify the site plan on approximately 6.73 acres of land more particularly described as Newman 78 Addition, Lots 1, 2R1, 2R2, and 3, Block A; providing a repealing clause; providing a savings clause; providing a severability clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing an effective date.

Executive Summary

The applicant is requesting to amend the existing Planned Development Ordinance to allow self-storage units to be constructed on the property. The proposed plan would add approximately 0.5 acres of additional land area and would allow for the construction of approximately 34,500 additional square feet of building area on the overall site.

Attachments: [CD - SELF STORAGE PD AMEND - PRESENTATION.pdf](#)
[CD - SELF STORAGE PD AMEND - ATTACHMENT 1.pdf](#)
[CD - SELF STORAGE PD AMEND - ATTACHMENT 2.pdf](#)
[CD - SELF STORAGE PD AMEND - ATTACHMENT 3.pdf](#)
[CD - SELF STORAGE PD AMEND - ATTACHMENT 4A.pdf](#)
[CD - SELF STORAGE PD AMEND - ATTACHMENT 4B.pdf](#)
[CD - SELF STORAGE PD AMEND - ATTACHMENT 4C.pdf](#)
[CD - SELF STORAGE PD AMEND - DRAFT ORD.pdf](#)
[CD - SELF STORAGE PD AMEND - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - SELF STORAGE PD AMEND - DRAFT ORD - EXHIBIT B.pdf](#)

12-1200

Consider approval of an Ordinance of the City Council of the City of Sachse, Texas amending the Code of Ordinances by amending Chapter 8 "Subdivision" by amending Section 8-21 "Impact Fees" by updating and adopting revised land use assumptions, capital improvements plan and amending the impact fees for water, wastewater and roadway facilities; providing for land use categories; providing for service units; and by amending Section 8-22 to provide for inspections fees to be provided in the City's Master Fee Schedule which is adopted by City Council Resolution; providing a repealing clause; providing a severability clause; providing for a penalty not to exceed two thousand dollars (\$2,000.00) for each offense; and providing an effective date.

Executive Summary

The City of Sachse assesses impact fees for development to help pay for water, sanitary sewer, and roadways facilities required to serve that development. State law requires municipalities to update the Land Use Assumptions, Capital Improvement Plan, and Impact Fee Ordinance every five years. The Land Use Assumptions and Capital Improvements Plan was adopted by Ordinance by City Council on September 17, 2012. This item is for the consideration of adoption of the impact fees for water, sanitary sewer, and roadways facilities. State Law stipulates that Impact Fees shall be acted upon by the City Council within 30 days from the required public hearing. A public hearing was held on November 5, 2012. December 5, 2012 is the 30th day after the public hearing.

Attachments: [ENG - IMPACT FEE ADOPTION - ATTACHMENT 1.pdf](#)

[ENG - IMPACT FEE ADOPTION - ATTACHMENT 2.pdf](#)

[ENG - IMPACT FEE ADOPTION - ATTACHMENT 3.pdf](#)

[ENG - IMPACT FEE ADOPTION - REPORT.pdf](#)

[ENG - IMPACT FEE ADOPTION - ORDINANCE VERSION 1.pdf](#)

[ENG - IMPACT FEE ADOPTION - ORDINANCE VERSION 2.pdf](#)

[ENG - IMPACT FEE ADOPTION - ORDINANCE VERSION 3.pdf](#)

[ENG - IMPACT FEE ADOPTION - ORDINANCE VERSION 4.pdf](#)

[ENG - IMPACT FEE ADOPTION - ORDINANCE VERSION 5.pdf](#)

[ENG - IMPACT FEE ADOPTION - ORDINANCE VERSION 6.pdf](#)

12-1235

Discuss the regulations pertaining to Tree Mitigation as contained in Chapter 3, Article II of the City of Sachse Code of Ordinances.

Executive Summary

The removal of trees from property within the City is regulated by the Tree Mitigation standards contained in the Code of Ordinances. In short, trees that are removed must be replaced at a certain ratio consistent with the standards. This discussion item is meant to further explore flexibility in enforcing these standards.

Attachments: [CD - TREE MITIGATION DISCUSSION - PRESENTATION.pdf](#)

[CD - TREE MITIGATION DISCUSSION - ATTACHMENT 1.pdf](#)

5. ADJOURNMENT.

Vision Statement: Sachse is a friendly, vibrant community offering a safe and enjoyable quality of life to all who call Sachse home.

The City of Sachse reserves the right to reconvene, recess or realign the regular session or called Executive Session or order of business at any time prior to adjournment. Note: The Sachse City Council reserves the right to convene into Executive Session pursuant to the Texas Government Code, Title 5, Chapter 551 regarding posted items on the regular meeting agenda.

State law prohibits the introduction or discussion of any item of business not posted at least seventy-two (72) hours prior to the meeting time. Therefore, during Citizen Input for example, the Council is prohibited by state law to deliberate or take action on any issues introduced by the public other than to take them under advisement. Posted: November 30, 2012; 5:00 p.m. Terry Smith, City Secretary _____.

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact Terry Smith, City Secretary, at (972) 495-1212, 48 business hours prior to the scheduled meeting date. Reasonable accommodations will be made to assist your needs.