



Sachse, Texas

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

Meeting Agenda City Council

Monday, March 17, 2014

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, March 17, 2014, 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.

[14-2082](#) Consider approval of the minutes of the March 3, 2014, regular meeting.

Executive Summary

Minutes from the recent Council meeting.

Attachments: [Minutes 03.03.14.pdf](#)

[14-2093](#) Consider an Ordinance of the City Council of Sachse, Texas ("City"), authorizing certain budget amendments pertaining to the fiscal year 2013-2014 budget; and providing an effective date.

Executive Summary

The City of Sachse has recently collected money for the Park Development Fund. The balance in this fund is \$350,714 and is available to be used for improvements to Parks, Playground, Ball Fields, and other Parks and open space projects. The Parks and

Recreation Board discussed at the February 13, 2014, meeting using the Park Development Fund for several park projects. The Board unanimously voted to have staff bring a request to Council to use these funds to complete Firefighters Park, add a shade structure over the playground at Salmon Park and combine funds with the Sachse Baseball Association to build a shade structure over the bleacher seating at Salmon Park.

Attachments: [FirefightersParkCostBreakdownpdf](#)
[ParkDevFund3-17-14pdf](#)
[Sachse Budget Ordinance4-17-14pdf](#)

[14-2096](#)

Consider a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of the agreement for professional services between the City of Sachse, Texas, and Pyles Whatley Corporation.

Executive Summary

This contract will enable the real estate consultant, Pyles Whatley Corporation, to begin preparing land appraisals for property along the proposed southern two lanes of Ranch Road from Harlan Drive to Clearmeadow Lane. This project, once constructed, will complete Ranch Road as a four-lane divided thoroughfare from Dewitt Road to State Highway 78.

Attachments: [RESOLUTION approving Pyles Whatley Corporation Agreement for Professional Services](#)
[AGREEMENT for professional services with Pyles Whatley PDF](#)
[Exhibit A - Project Limits](#)

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

[14-2092](#)

Proclamation recognizing Keep America Beautiful's Great American Cleanup for the City of Sachse.

Executive Summary

This Proclamation is a kick off to our April 5, 2014 community event. Hundreds of volunteers show up to assist in cleaning up public parks, right of ways and green space.

Attachments: [Proc.Cleanup.pdf](#)

[14-2091](#)

Proclamation recognizing Arbor Day in the City of Sachse as April 5, 2014.

Executive Summary

The Arbor Day event is sponsored by the Arbor Day Foundation in

cooperation with the National Association of State Forester and the USDA Forest Service. Arbor Day is a day that is recognized nationally and is usually in the early part of April but some communities celebrate it in the Fall or later in the Spring.

Attachments: [Proc. Arbor day.pdf](#)

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.

[14-2087](#)

Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending Figure 3-3 Future Land Use Plan of the Sachse Comprehensive Plan; amending Table 3-2 Future Land Use Plan Acreage of the Sachse Comprehensive Plan.

Executive Summary

The applicant is requesting a change in the Future Land Use Plan designation for the property from Rural Residential to Low Density Residential. The impetus for the requested change is that the Future Land Use designation is not consistent with the proposed zoning designation that is part of a companion zoning request. Since the Zoning designation must be consistent with the Future Land Use designation, the Future Land Use change must be considered prior to the Zoning change.

The applicant has requested that this item be postponed until the companion zoning request can be considered by City Council on April 21, 2014. (See Attachment 8)

Attachments: [CD - WB SOUTH FLUM CC - PRESENTATION.pdf](#)
[CD - WB SOUTH FLUM CC - DRAFT ORD.pdf](#)
[CD - WB SOUTH FLUM CC - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - WB SOUTH FLUM CC - DRAFT ORD - EXHIBIT B.pdf](#)
[CD - WB SOUTH FLUM CC - DRAFT ORD - EXHIBIT C.pdf](#)
[CD - WB SOUTH FLUM CC - DRAFT ORD - EXHIBIT D.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 1.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 2.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 3.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 4.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 5.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 6.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 7.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 8.pdf](#)

[14-2086](#)

Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan.

Executive Summary

The adjacent property owners are requesting that Ben Road, both an existing and proposed collector thoroughfare, be removed from the Thoroughfare Plan as a collector thoroughfare.

The applicant has requested that this item be postponed until the companion zoning request can be considered by City Council on April 21, 2014. (See Attachment 8)

Attachments: [CD - WB SOUTH MTP CC - PRESENTATION.pdf](#)
[CD - WB SOUTH MTP CC - DRAFT ORD.pdf](#)
[CD - WB SOUTH MTP CC - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - WB SOUTH MTP CC - ATTACHMENT 1.pdf](#)
[CD - WB SOUTH MTP CC - ATTACHMENT 2.pdf](#)
[CD - WB SOUTH MTP CC - ATTACHMENT 3.pdf](#)
[CD - WB SOUTH MTP CC - ATTACHMENT 4.pdf](#)
[CD - WB SOUTH MTP CC - ATTACHMENT 5.pdf](#)
[CD - WB SOUTH MTP CC - ATTACHMENT 6.pdf](#)
[CD - WB SOUTH MTP CC - ATTACHMENT 7.pdf](#)
[CD - WB SOUTH MTP CC - ATTACHMENT 8.pdf](#)

[14-2094](#)

Consider the postponement 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 an Agricultural District (AG) to a Planned Development District (PD) on an approximately 174.82-acre tract of land, more particularly described in Exhibit "A" and located on the northeast corner of Pleasant Valley Road and Ben Road, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan approved as Exhibit "D", until April 21, 2014.

Executive Summary

A public hearing was held by Planning and Zoning Commission for this item on March 10, 2014. This item was originally advertised to be considered at this meeting on March 17, 2014; however, Planning and Zoning Commission recommended denial of this request thus prompting additional legal advertisement requirements dictated by the City of Sachse Zoning Ordinance. The legal advertisement requirements as dictated by the Zoning Ordinance were not able to be completed in sufficient time to permit this item to be considered by City Council on March 17, 2014; therefore, this item is being postponed to April 21, 2014.

Attachments: [CD - WB SOUTH PD CC - DRAFT ORD.pdf](#)
[CD - WB SOUTH PD CC - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - WB SOUTH PD CC - DRAFT ORD - EXHIBIT B.pdf](#)
[CD - WB SOUTH PD CC - DRAFT ORD - EXHIBIT C.pdf](#)
[CD - WB SOUTH PD CC - DRAFT ORD - EXHIBIT D.pdf](#)

14-2085

Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending the Code of Ordinances, Chapter 11 "Zoning," Article 2, by adding definitions for Building Height and by clarifying the definition pertaining to Accessory Buildings; by amending Article 3, Section 2, titled "R Single-Family Dwelling Districts" to provide clarification of terms in Section 2.2, 2.3 and 2.5 and to relocate the provisions contained in Table (2)a titled "Accessory Building Setbacks" to a new section, Article 4, Section 12, titled "Accessory Buildings"; by amending Article 3, Section 4, titled "C-1 Neighborhood Shopping District" to include provisions for Accessory Buildings; by amending Article 3, Section 5, titled "C-2 General Commercial District" to relocate provisions pertaining to Accessory Buildings into a new Section Article 4, Section 12,

titled "Accessory Buildings"; by amending Article 4, Section 2 titled "Open Space" by deleting Section 2.11(g) in its entirety and to relocate the provisions pertaining to Accessory Buildings into a new Section, Article 4, Section 12, titled "Accessory Buildings"; by amending schedule I "Permitted Uses" to add an Accessory Building as a permitted use in a General Industrial I-2 District.

Executive Summary

This item will consist of amendments to the Accessory Building requirements, specifically as it pertains to height, lot coverage and building materials.

Attachments: [CD - ACC BLDGS ZON AMEND CC - PRESENTATION.pdf](#)
[CD - ACC BLDGS ZON AMEND CC - DRAFT ORD.pdf](#)
[CD - ACC BLDGS ZON AMEND CC - ATTACHMENT 1.pdf](#)
[CD - ACC BLDGS ZON AMEND CC - ATTACHMENT 2.pdf](#)

14-2097

Consider a resolution authorizing the City Manager to execute a contract with Blue Cross Blue Shield for group health insurance and Lincoln Financial for dental insurance, life insurance, accidental death and dismemberment insurance, and long-term disability insurance..

Executive Summary

Each year the City of Sachse goes out to bid for group health insurance. This year the City also requested a market-check on dental; life insurance; accidental death & dismemberment and long-term disability insurance.

Attachments: [City of Sachse Consult A Doctor Utilization Report 5 1 13-2 28 14](#)
[City of Sachse Purple Card Stewardship Report 5 1 2013-2 28 2014](#)
[benefits opt sprdsht 2014](#)
[benefits 3 pg sprdsht](#)
[benefits renewal pres 2014](#)
[survey plan analysis 2014](#)
[Resolution benefits 2014](#)

14-2095

Consider a resolution of the City Council of the City of Sachse, Texas, awarding the bid for the construction of lighting improvements in the Sachse Industrial Park as a capital improvement project to Concord Commercial Services, Inc.; authorizing the City Manager to execute such agreement in a form approved by the City Attorney.

Executive Summary

The City of Sachse has a roadway lighting project for the Sachse Industrial Park. The engineering for the project was completed by Gerard & Associates, and the Sachse Engineering Department. Bids were opened on March 6, 2014. This item is to award the bid to the lowest responsible bidder, which is Concord Commercial Services, Inc., in the amount not to exceed \$76,599.00.

Attachments: [RESO for Award of Industrial Park Lighting PDF](#)
[Attachment 1 - Project Layout PDF](#)
[Attachment 2 - Bid Tab - Industrial Park Lighting PDF](#)
[PRESENTATION - INDUSTRIAL PARK LIGHTING pdf](#)

[14-2090](#)

Consider appointments to the Tax Increment Financing (TIF) Board of Directors.

Executive Summary

Council to consider appointments to the three expiring terms on the TIF Board.

Attachments: [TIF Board membership.pdf](#)
[TIF applicants.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: March 14, 2014; 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.