

**SPECIAL MEETING**  
**OF THE**  
**CITY COUNCIL OF THE CITY OF SACHSE**

**SEPTEMBER 3, 2013**

The City Council of the City of Sachse held a Special Meeting on Tuesday, September 3, 2013 at 7:30 p.m. at the Sachse City Hall after proper notice. The roll of the duly constituted City Council Members was called which members are as follows, to wit:

Mayor Mike Felix  
Mayor Pro Tem Bill Adams  
Councilman Brett Franks  
Councilman Todd Ronnau  
Councilman Cullen King  
Councilman Jeff Bickerstaff

and all were present.

Staff present: City Manager Billy George, City Secretary Terry Smith, Project Coordinator Denise Vice, Community Development Director Marc Kurbansade, Police Chief Dennis Veach, Human Resources Manager Laura Morrow, Parks and Recreation Director Lance Whitworth, Library Manager Mignon Morse, City Engineer Greg Peters, Sachse EDC Director Carlos Vigil, Public Works Director Joe Crase, Finance Director Teresa Savage, Fire Chief Rick Coleman.

**Invocation and Pledge of Allegiance to U.S. and Texas Flags:**

The invocation was offered by Councilman King and the pledges were led by Mayor Pro Tem Adams.

**1. Consent Agenda:**

Mayor Pro Tem Adams moved to approve the Consent Agenda consisting of: 13-1742 Consider approval of the minutes of the August 19, 2013, regular meeting; 13-1737 Consider the application of Little Genius of Texas, LLC for approval of a Preliminary Plat for Woodbridge Montessori School Addition, being a 1.988-acre tract consisting of one individual lot. The subject property is generally located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane; 13-1753 Resolution No. 3511 of the City Council of the City of Sachse, Texas, adopting the City of Sachse Fund Balance Policy revised for GASB 54; providing a repealing clause; providing a severability clause; and providing for an effective date; 13-1750 Consider receiving the Monthly Revenue and Expenditure Report for the period ending July 31, 2013; 13-1747 Ordinance No. 3512 the City Council of the City of Sachse, Texas ("CITY"), authorizing certain budget amendments pertaining to the fiscal year 2012-2013 budget; and providing an effective date; 13-1741 Resolution No. 3513 of the City Council of the City of Sachse, Texas, approving a License Agreement between the City and North Central Texas Council of Governments ("NCTCOG") for the purpose of NCTCOG distributing data products to the City of Sachse that will enable the City to include 2013 digital aerial photography on its map-based information system; and providing for an effective date; 13-1743 Consider the acceptance of the resignation of James Schmulbach from the Animal Shelter Board; and 13-1751 Consider the acceptance of the resignation of Druce Reiley from the Parks and Recreation Commission. The motion was seconded by Councilman Franks and passed unanimously.

**2. Mayor and City Council Announcements regarding special events, current activities and local achievements:**

- 13-1757 Public promotion of Rick Coleman to the Office of Fire Chief for Sachse Fire Rescue.
- 13-1732 Proclamation declaring September as Library Card Sign-Up Month.
- 13-1744 Proclamation declaring Payroll Week September 2-6, 2013.
- 13-1745 Staff Briefing: City Secretary

Councilman King stated Fallfest was coming up soon. This is the City's fall County Festival. He noted the Animal Shelter has animals available for adoption.

Mayor Felix announced the following events: Saturday, September 21<sup>st</sup> is Election Day; Tuesday, October 1<sup>st</sup> in National Night Out; Fallfest is Saturday, October 12<sup>th</sup>; Saturday, October 19<sup>th</sup> is the low cost Pet Shot Clinic at the Animal Shelter; and Saturday, October 26<sup>th</sup> is the Pumpkin Prowl.

**3. Citizen Input:** No comments were made.

**4. Regular Agenda Items:**

**13-1749 Conduct the Second Public Hearing on the Proposed Fiscal Year 2013-2014 Budget:**

Mayor Felix opened the public hearing.

Jim Becker 1105 Meadow Lane noted that this year is the new sales tax for street maintenance.

Councilman King moved to close the public hearing. The motion was seconded by Councilman Franks and carried unanimously.

**13-1748 Conduct the Second Public Hearing on Proposed Tax Rate for 2013-2014 Fiscal Year:** Mayor Felix opened the public hearing. No comments were made.

Councilman Franks moved to close the public hearing. The motion was seconded by Mayor Pro Tem Adams and carried unanimously.

**13-1755 Discuss and consider a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of the renewal of the agreement for solid waste collection & disposal between the City and Allied Waste Systems, Inc. D/B/A Allied Waste Services of Plano/Republic Services of Plano:**

Following discussion, Mayor Pro Tem Adams moved to approve Resolution No. 3514 approving the terms and conditions of the renewal of the agreement for solid waste collection & disposal between the City and Allied Waste Systems, Inc. D/B/A Allied Waste Services of Plano/Republic Services of Plano. The motion was seconded by Councilman Ronnau and carried with Councilmen Franks and Bickerstaff voting no.

**13-1740 Conduct a public hearing and consider the application of Wal-Mart Corporation requesting a variance from the Code of Ordinances, Chapter 3, Building Regulations, Section 3-10.C(3)(a) to permit a freestanding identification sign to be constructed as a monument-style pylon sign using non-masonry materials; a variance from Section 3-10.C(3)(d)(i) to permit a freestanding identification sign to be constructed with a maximum height of 65-feet above grade; a variance from Section 3-10.C(3)(e) to permit a freestanding identification sign to be constructed with a maximum sign area of 1,023 square feet; a variance from Section 3-10.C(3)(e) to permit a general business sign to be constructed with a maximum sign area of 100 square feet;**

**a variance from Section 3-10.C(3)(k) to permit the identification portion of a multi-purpose sign to have an area of 245 square feet; a variance from Section 3-10.C(3)(k) to permit the directory portion of the sign to have an area of 1,023 square feet; and a variance from Section 3-10.C(4) to permit an advertising sign, for the property generally located on the northwest side of SH78/KCRC Railroad, and on the south side of Woodbridge Parkway adjacent to the SH78/KCRC Railroad rights-of-way:**

Mayor Felix opened the public hearing.

Kathy Cobb 3820 Sixth Street, questioned how much light will be on the site.

Mary Jane Pulver 5703 Chateau Drive, stated the sign was too large and was concerned about the lighting.

Don Herzog, noted this is the 2<sup>nd</sup> most viable site for commercial development in the City and the sign is needed for all the tenants.

Kathleen Taylor 7306 Summit Ridge, feels the sign is too large.

Jim Becker 1105 Meadow Lane, stated he supports growth and the sign is a special situation because of the railroad.

Chris Everett 4403 E. 35<sup>th</sup> Street, feels the sign variance should be turned down.

Angella Gregory 16115 Red Cedar Trail, Dallas, stated this site will attract high quality tenants across the street.

Terry Hanes 5430 Glen Lakes, Dallas, stated the sign is important to their end product.

Diana Smith 4802 Sachse Road, stated the land requires a variance because of the railroad and the trees.

Councilman Ronnau moved to close the public hearing. The motion was seconded by Mayor Pro Tem Adams and carried unanimously.

Following discussion, Councilman Bickerstaff moved to deny the application of Wal-Mart Corporation requesting a variance from the Code of Ordinances, Chapter 3, Building Regulations, Section 3-10.C(3)(a) to permit a freestanding identification sign to be constructed as a monument-style pylon sign using non-masonry materials; a variance from Section 3-10.C(3)(d)(i) to permit a freestanding identification sign to be constructed with a maximum height of 65-feet above grade; a variance from Section 3-10.C(3)(e) to permit a freestanding identification sign to be constructed with a maximum sign area of 1,023 square feet; a variance from Section 3-10.C(3)(e) to permit a general business sign to be constructed with a maximum sign area of 100 square feet; a variance from Section 3-10.C(3)(k) to permit the identification portion of a multi-purpose sign to have an area of 245 square feet; a variance from Section 3-10.C(3)(k) to permit the directory portion of the sign to have an area of 1,023 square feet; and a variance from Section 3-10.C(4) to permit an advertising sign. The motion was seconded by Councilman Franks and carried unanimously.

**13-1738 Conduct a public hearing and consider 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); by amending the site boundary for Tract A-1 to remove 6.73 acres and by amending the site boundary for Tract C-2 to remove 10.90 acres for a new Tract C-4 totaling 17.63 acres to be created; by amending the site boundary for Tract C-2 to remove 1.49 acres to be added to Tract A-1; by amending Exhibit "A" to reflect the amended site area for Tracts A-1, C-2 and C-4; by amending Exhibit "C" to amend Schedule "B" titled "Parking Requirements" for Retail Stores and Shops uses located in Tract C-4:**

Mayor Felix opened the public hearing.

Don Herzog 800 E. Campbell Road, Richardson, stated this site will support 100,000 s.f. of retail space.

Councilman Franks moved to close the public hearing. The motion was seconded by Councilman Ronnau and carried unanimously.

Following discussion, Mayor Pro Tem Adams moved to approve Ordinance No. 3515 amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; by amending Planned Development No. 19 (PD-19); by amending the site boundary for Tract A-1 to remove 6.73 acres and by amending the site boundary for Tract C-2 to remove 10.90 acres for a new Tract C-4 totaling 17.63 acres to be created; by amending the site boundary for Tract C-2 to remove 1.49 acres to be added to Tract A-1; by amending Exhibit "A" to reflect the amended site area for Tracts A-1, C-2 and C-4; by amending Exhibit "C" to amend Schedule "B" titled "Parking Requirements" for Retail Stores and Shops uses located in Tract C-4. The motion was seconded by Councilman King and carried unanimously.

**13-1752 Discuss the 2013-2014 Fiscal Year Budget and Tax Rate:**

Finance Director Savage reviewed the changes since the last meeting. No formal Council action was taken.

**13-1756 Consider a motion approving the purchase of an outdoor Christmas tree and additional Municipal Campus furnishings to be purchased with Municipal Campus bond funds:**

Following discussion, Councilman Bickerstaff moved to approve the purchase of outdoor Christmas tree. The motion was seconded by Councilman Franks and carried unanimously.

**13-1746 Conduct Executive Session pursuant to the provisions of the Texas Government Code Section 551.074: To conduct a semi-annual evaluation of the City Secretary:**

Councilman Franks moved to adjourn to Executive Session at 10:15 p.m. The motion was seconded by Councilman Ronnau and passed unanimously.

The City Council recessed briefly from 10:15 p.m. until 10:20 p.m.

Councilman Franks moved to return to Open Session at 10:35 p.m. The motion was seconded by Councilman Ronnau and passed unanimously

**Consider any action necessary as a result of Executive Session regarding the semi-annual evaluation of the City Secretary:**

Mayor Felix stated no action was being taken.

**5. Adjourment:**

There being no further business, Councilman Ronnau made a motion to adjourn. The motion was seconded by Councilman Bickerstaff and carried unanimously. The meeting adjourned at 10:36 p.m.

ATTEST:

APPROVED:

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CITY SECRETARY

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MAYOR