



Sachse, Texas

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

Meeting Agenda City Council

Monday, April 6, 2015

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, April 6, 2015, 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.

[15-2736](#) Consider approval of the minutes of the March 16, 2015 regular meeting.

Executive Summary
Minutes from the recent Council meeting.

Attachments: [Minutes 03.16.15.pdf](#)

[15-2743](#) Consider receiving the Monthly Revenue and Expenditure Report for the period ending February 28, 2015.

Executive Summary
The Finance Department will prepare a report each month to update the City Council regarding revenues and expenditures for the City. The attached reports are for the month of February 2015.

Attachments: [GF 2-28-15.pdf](#)
[UF 2-28-15.pdf](#)
[DS 2-28-15.pdf](#)
[SEDC 2-28-15.pdf](#)
[Sales Tax Analysis.pdf](#)

[15-2749](#)

Consider a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of a License Agreement between the City of Murphy, Texas, and the City of Sachse, Texas, allowing the City of Murphy to construct and use a 30" sanitary sewer line with necessary appurtenances across property and public right-of-way located within the City of Sachse; and providing for an effective date.

Executive Summary

The City of Murphy intends to construct a large diameter sanitary sewer main from the southeast portion of Murphy to a connection point for the North Texas Municipal Water District's wastewater treatment facilities. The proposed sanitary sewer main will parallel an existing City of Murphy sanitary sewer main between Maxwell Creek Road and Woodbridge Parkway, in Sachse. This License Agreement states the obligations of the City of Murphy and their contractor while performing construction activities and future maintenance activities on the sanitary sewer main within the city limit of the City of Sachse.

Attachments: [Murphy Sewer - Location Map - PDF](#)

[51SACHSE City of Murphy License Agreement \(Sanitary Sewer Line\)70937 PD](#)

[51SACHSE Resolution Approving License Agreement with City of Murphy70936](#)

[15-2731](#)

Consider a resolution of the City Council of the City of Sachse, Texas, awarding the bid for the construction of street improvements for the KCS Quiet Zone as a Capital Improvement Project to XIT Paving & Construction, Incorporated; authorizing the City Manager to execute such agreement in a form approved by the City Attorney; and providing an effective date.

Executive Summary

The City of Sachse recently received notice from the Federal Railroad Administration that the request for the implementation of a railroad quiet zone was approved. The next step in the process is to construct the necessary roadway improvements associated with the quiet zone. The Sachse Engineering Department completed the engineering design and put together the project manual and bid documents. Bids were opened on March 27, 2015. This item is to award the bid to the lowest responsible bidder, which is XIT Paving & Construction, Incorporated, which submitted a bid in the amount of three hundred twenty-three thousand nine hundred ninety-six dollars and zero cents (\$323,996.00).

Attachments: [BID TAB-KCS Quiet Zone PDF](#)
[Response from XIT RE Bid Item 6 PDF](#)
[Resolution for Award of KCS Quiet Zone Construction PDF](#)

- [15-2742](#) Consider a resolution approving the terms and conditions of an agreement, by and between the City of Sachse and BrooksCardiel, PLLC, to provide auditing services for the City's financial statements for the fiscal year ending September 30, 2015 and authorizing its execution by the Interim City Manager.

Executive Summary
BrooksCardiel, PLLC, recently completed the third of a potential five-year engagement as auditors of the City's financial statements, and it is necessary to adopt a resolution to extend the contract.

Attachments: [51SACHSE Resolution Audit Services 2015.pdf](#)
[2015 Engagement Letter.pdf](#)

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

- [15-2748](#) Recognize the Sachse High School Robotics team(s) for their achievements.

Executive Summary
The Sachse High School Robotics team(s) will be advancing to the Vex World Championships in Louisville, Kentucky April 15-18, 2015.

Attachments: [City of Sachse Robotics Team](#)

- [15-2740](#) 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 11, 2015 community event. Hundreds of volunteers show up to assist in cleaning up public parks, right of ways and green space.

Attachments: [GA Cleanup.pdf](#)

- [15-2739](#) Proclamation recognizing Arbor Day in the City of Sachse as April 11, 2015.

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: [Proclamation. 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. Time limit is 3 minutes per speaker.

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.

- [15-2746](#) Conduct a public hearing and consider 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 13.56 acre tract, more particularly described in Exhibit "A" and depicted in Exhibit "B"; providing for the approval of the Zoning Concept Plan approved as Exhibit "C"; 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 for an effective date.

Executive Summary

The applicant is requesting to rezone the subject property from its existing Agricultural zoning district to a Planned Development zoning district. The proposed Planned Development would be comprised of single-family residential lots with lot sizes of 10,000 and 15,000 square feet.

Attachments: [CD -Malone PD Presentation.pdf](#)
[CD -Malone PD Attach 1.pdf](#)
[CD -Malone PD Attach 2.pdf](#)
[CD -Malone PD Attach 3.pdf](#)
[CD -Malone PD Attach 4.pdf](#)
[CD - Malone PD Zoning Ordinance.pdf](#)
[CD -Malone PD EX. A Legal.pdf](#)
[CD -Malone PD EX. B Zoning.pdf](#)
[CD -Malone PD EX. C Dev. Standards.pdf](#)
[CD -Malone PD EX. D Concept Plan.pdf](#)

- [15-2745](#) Consider a resolution of the City Council of the City of Sachse, Texas, authorizing the purchase of one (1) 2015 Chevrolet Impala police package vehicles from Caldwell Country Chevrolet through the Texas Multiple Schedule Contract Program ('TXMAS') in the amount not to exceed twenty on thousand three hundred forty five dollars (\$21,345) for the City of Sachse Police Department; and providing for an effective

date.

Executive Summary

Resolution providing for authorization to purchase one police vehicle.

Attachments: [RESOLUTION.pdf](#)

[CPS-BUYBOARD.pdf](#)

[15-2737](#)

Convene into executive session pursuant to the provisions of Section 551.074 the Texas Government Code "Personnel Matters":

To discuss the appointment, employment and duties for the City Manager position. Review applications for City Manager position.

Consider any action necessary as a result of Executive Session.

Executive Summary

A closed session, as provided by state law, to discuss the City Manager position and applicants.

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, 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: April 2, 2015; 5:00 p.m.

Michelle Lewis Sirianni, Executive Assistant

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.



Legislation Details (With Text)

File #: 15-2736 **Version:** 1 **Name:** Consider approval of the minutes of the most recent Council meeting.

Type: Agenda Item **Status:** Agenda Ready

File created: 3/20/2015 **In control:** City Council

On agenda: 4/6/2015 **Final action:**

Title: Consider approval of the minutes of the March 16, 2015 regular meeting.

Executive Summary
Minutes from the recent Council meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [Minutes 03.16.15.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title

Consider approval of the minutes of the March 16, 2015 regular meeting.

Executive Summary

Minutes from the recent Council meeting.

Background

Minutes from a recent Council meeting on March 16, 2015, for review and approval.

Policy Considerations

Not applicable.

Budgetary Considerations

Not applicable.

Staff Recommendations

Approval of the minutes of the March 16, 2015, regular meeting as a Consent Agenda Item.

**REGULAR MEETING
OF THE
CITY COUNCIL OF THE CITY OF SACHSE**

MARCH 16, 2015

The City Council of the City of Sachse held a Regular Meeting on Monday, March 16, 2015 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 Jeff Bickerstaff
Councilman Charles Ross
Councilman Brett Franks
Councilman Paul Watkins
Councilman Cullen King
Councilman Bill Adams

and all were present.

Staff present: Interim City Manager Alan Dickerson, City Secretary Terry Smith, Executive Assistant Michelle Sirianni, Community Development Director Dan McGinn, Interim Police Chief Todd Renshaw, Human Resources Manager Stacy Buckley, Parks and Recreation Director Lance Whitworth, Library Manager Mignon Morse, City Engineer Greg Peters, Public Works Director Joe Crase, Fire Chief Rick Coleman, and Finance Director Teresa Savage.

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

The invocation was offered by Councilman Watkins and the pledges were led by Councilman Ross.

1. Consent Agenda:

Mayor Pro tem Bickerstaff moved to approve the Consent Agenda as presented, consisting of: 15-2720 Consider approval of the minutes of the March 2, 2015 regular meeting. The motion was seconded by Councilman Ross and carried unanimously.

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

Councilman King thanked attendees of the Sachse Historical Society's annual meeting on March 8th.

Councilman Franks stated the Parks Department conducts the Easter egg scramble on March 28th at 10:00 a.m. Then at 7:30 pm is the doggie bone hunt and at 8:15 p.m. is the flashlight hunt.

Mayor Felix noted the following events: March 21st at 9:00 a.m. is the Sachse Baseball Association opening day ceremony and parade; March 21st is also the Sock Hop at the Senior Center; and April 11th is the Great American Cleanup at City Hall at 9:00 a.m.; April 24th at 6:30 p.m. is the Chamber's Men Who Cook event at Woodbridge Golf Club; and May 2nd from noon to midnight is the Relay for Life at Schaffer Stadium in Wylie.

3. Citizen Input: No comments were made.

4. Regular Agenda Items:

15-2721 Administer Oath of Office to newly appointed Board and Commission members:
Mayor Felix administered the Oaths.

15-2722 Consider an order canceling the May 9, 2015 General Officers' (City Council) Election:
City Secretary Smith provided a certification that Mr. Brett Franks in Place 1 and Mr. Charlie Ross in Place 2 were unopposed. Following discussion, Councilman Adams moved to approve Order No. 3660 cancelling the May 9, 2015, City Council election and declaring the candidates elected. The motion was seconded by Councilman Watkins and carried unanimously.

15-2732 Consider a resolution authorizing the City Manager to execute a contract with Blue Cross Blue Shield for group health insurance, United Healthcare for dental insurance, Avesis for vision insurance, Dearborn National for group and voluntary life insurance and long term-disability, Flores and Associates for flex spending and health reimbursement arrangement administration, Benefit Wallet for health spending account administration, Conexis for COBRA administration and Teladoc for telemedicine:

Following discussion, Councilman Adams moved to approve Resolution No. 3661 authorizing the City Manager to execute a contract with Blue Cross Blue Shield for group health insurance, United Healthcare for dental insurance, Avesis for vision insurance, Dearborn National for group and voluntary life insurance and long term-disability, Flores and Associates for flex spending and health reimbursement arrangement administration, Benefit Wallet for health spending account administration, Conexis for COBRA administration and Teladoc for telemedicine. The motion was seconded by Councilman Watkins and carried unanimously.

5. Adjournment:

There being no further business, Councilman Adams moved to adjourn. The motion was seconded by Councilman Ross and carried unanimously. The meeting adjourned at 8:21 p.m.

ATTEST:

APPROVED:

CITY SECRETARY

MAYOR



Legislation Details (With Text)

File #: 15-2743 **Version:** 1 **Name:** Monthly Revenue and Expenditure Report for February 2015
Type: Agenda Item **Status:** Agenda Ready
File created: 3/27/2015 **In control:** City Council
On agenda: 4/6/2015 **Final action:**
Title: Consider receiving the Monthly Revenue and Expenditure Report for the period ending February 28, 2015.

Executive Summary

The Finance Department will prepare a report each month to update the City Council regarding revenues and expenditures for the City. The attached reports are for the month of February 2015.

Sponsors:

Indexes:

Code sections:

- Attachments:** [GF 2-28-15.pdf](#)
[UF 2-28-15.pdf](#)
[DS 2-28-15.pdf](#)
[SEDC 2-28-15.pdf](#)
[Sales Tax Analysis.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title

Consider receiving the Monthly Revenue and Expenditure Report for the period ending February 28, 2015.

Executive Summary

The Finance Department will prepare a report each month to update the City Council regarding revenues and expenditures for the City. The attached reports are for the month of February 2015.

Background

Included in the report are unaudited summaries for the General Fund, Utility Fund, Debt Service Fund, and Sachse Economic Development Corporation for the period ended February 28, 2015, as well as an analysis of sales tax receipts for the first six months of the fiscal year.

Policy Considerations

City Charter requires that the City Manager submit monthly a report covering revenues and expenditures.

Budgetary Considerations

None.

Staff Recommendations

Staff recommends that the City Council receive the Monthly Revenue and Expenditure Report for the period ending February 28, 2015 as a Consent Agenda item.

City of Sachse
 Monthly Revenue and Expenditure Report
 February 28, 2015
 (Unaudited)

GENERAL FUND

42% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference 42%
Revenue Summary					
Property Tax	\$ 7,700,541	\$ 477,515	\$ 7,647,225	99.31%	
Sales Tax	1,184,444	146,969	555,900	46.93%	
Franchise Fees	1,486,816	125,740	660,530	44.43%	
Licenses and Permits	527,220	38,791	287,855	54.60%	
Service Fees	614,027	62,148	296,269	48.25%	
Fines	250,000	21,951	84,662	33.86%	
Interest Income	5,000	1,407	3,257	65.14%	
Miscellaneous Income	154,613	16,400	87,709	56.73%	
Intergovernmental Revenue	899,864	74,989	374,943	41.67%	
Total Revenue	\$ 12,822,525	\$ 965,910	\$ 9,998,350	77.97%	
Expenditure Summary					
City Manager	\$ 345,708	\$ 52,155	\$ 165,580	47.90%	
City Secretary	169,012	16,707	74,614	44.15%	
Human Resources	292,304	18,173	99,734	34.12%	
Finance	552,435	52,413	251,913	45.60%	
Municipal Court	185,400	14,912	62,904	33.93%	
Parks & Recreation	899,087	58,375	322,168	35.83%	
Senior Programs	115,061	7,035	43,015	37.38%	
Library Services	327,083	27,235	133,055	40.68%	
Community Development	677,969	48,738	283,535	41.82%	
Streets & Drainage	1,057,273	70,621	373,969	35.37%	
Facility Maintenance	389,947	26,503	136,925	35.11%	
Police	3,808,914	270,718	1,555,786	40.85%	
Animal Control	177,431	12,295	73,600	41.48%	
Fire/EMS	2,869,257	190,211	1,057,410	36.85%	
Combined Services	561,690	37,741	333,878	59.44%	A
City Engineer	290,568	20,818	111,482	38.37%	
Total Expenditures	\$ 12,719,139	\$ 924,651	\$ 5,079,569	39.94%	
Total Revenue Over/Under Expenses	\$ 103,386	\$ 41,259	\$ 4,918,781		

Explanation of Major Variances:

A Total annual property and liability premium paid in October

City of Sachse
 Monthly Revenue and Expenditure Report
 February 28, 2015
 (Unaudited)

UTILITY FUND

42% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference 42%
Revenue Summary					
Water Revenue	\$ 4,135,178	\$ 144,907	\$ 1,613,153	39.01%	A
Sewer Revenue	3,712,681	317,146	1,504,191	40.51%	
Fees	168,200	12,778	79,419	47.22%	
Interest Income	2,000	251	703	35.17%	
Miscellaneous Income	-	-	-		
Total Revenue	\$ 8,018,059	\$ 475,082	\$ 3,197,466	39.88%	
Expenditure Summary					
Utility Administration	\$ 262,207	\$ 22,241	\$ 108,193	41.26%	
Water Operations	4,252,457	422,815	1,788,941	42.07%	
Sewer Operations	3,061,482	209,948	1,173,934	38.35%	
Meter Reading	217,977	21,051	82,218	37.72%	
Total Expenditures	\$ 7,794,123	\$ 676,055	\$ 3,153,286	40.46%	
Total Revenue Over/Under Expenses	\$ 223,936	\$ (200,972)	\$ 44,181		

Explanation of Major Variances:

A Large customer adjustment for prior usage

Monthly Revenue and Expenditure Report
February 28, 2015
(Unaudited)

Debt Service Fund

42% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference
Revenue Summary					
Property Tax	\$ 2,964,058	\$ 180,604	\$ 2,896,076	97.71%	
Interest Income	1,500	165	698	46.51%	
Total Revenue	\$ 2,965,558	\$ 180,770	\$ 2,896,774	97.68%	
Expenditure Summary					
Fees	\$ 1,000	\$ 806	\$ 806	80.63%	
Principal	1,195,000	1,195,000	1,195,000	100.00%	A
Interest	1,762,191	890,956	890,956	50.56%	A
Total Expenditures	\$ 2,958,191	\$ 2,086,762	\$ 2,086,762	70.54%	
Total Revenue Over/Under Expenses	\$ 7,367	\$ (1,905,992)	\$ 810,012		

A Principal payments are due in February and interest payments in February and August

City of Sachse
 Monthly Revenue and Expenditure Report
 February 28, 2015
 (Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

42% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference 42%
Revenue Summary					
Sales Tax	\$ 583,222	\$ 73,485	\$ 272,685	46.75%	
Other Income	\$ -	\$ -			
Interest Income	7,500	625	2,739	36.52%	
Total Revenue	\$ 590,722	\$ 74,109	\$ 275,424	46.62%	
Expenditure Summary					
Expenditures	586,553	15,250	118,729	20.24%	
Total Expenditures	\$ 586,553	\$ 15,250	\$ 118,729	20.24%	
Total Revenue Over/Under Expenses	\$ 4,169	\$ 58,859	\$ 156,695		

Explanation of Major Variances:

**CITY OF SACHSE
2014/2015 SALES TAX ANALYSIS**

FY 2014	Total Sales Tax	General Fund Sales Tax	General Fund Year-To-Date	YTD Percent of Budget	FY 2015	Total Sales Tax	General Fund Sales Tax	General Fund Year-To-Date	YTD Percent of Budget
October	93,523	62,349	62,349	7.25%	October	149,053	85,169	85,169	7.30%
November	151,568	101,046	163,395	19.01%	November	227,089	129,759	214,928	18.43%
December	99,161	56,661	220,055	25.60%	December	162,100	92,624	307,552	26.37%
January	107,510	61,431	281,486	32.75%	January	158,992	90,848	398,400	34.16%
February	189,230	108,126	389,612	45.33%	February	257,209	146,969	545,369	46.75%
March	104,381	59,643	449,256	52.26%	March	141,655	80,941	626,311	53.69%
April	97,372	55,638	504,894	58.74%	April				
May	187,319	107,034	611,928	71.19%	May				
June	153,599	87,766	699,694	81.40%	June				
July	129,621	74,065	773,760	90.02%	July				
August	199,329	113,897	887,656	103.27%	August				
September	141,803	81,026	968,683	112.69%	September				
TOTAL	1,654,417	968,683			TOTAL	1,096,098	626,311		
BUDGET		859,583			BUDGET		1,166,444		



Legislation Details (With Text)

File #:	15-2749	Version:	1	Name:	License Agreement for City of Murphy Sewer Crossing
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	4/1/2015	In control:		In control:	City Council
On agenda:	4/6/2015	Final action:		Final action:	

Title: Consider a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of a License Agreement between the City of Murphy, Texas, and the City of Sachse, Texas, allowing the City of Murphy to construct and use a 30" sanitary sewer line with necessary appurtenances across property and public right-of-way located within the City of Sachse; and providing for an effective date.

Executive Summary

The City of Murphy intends to construct a large diameter sanitary sewer main from the southeast portion of Murphy to a connection point for the North Texas Municipal Water District's wastewater treatment facilities. The proposed sanitary sewer main will parallel an existing City of Murphy sanitary sewer main between Maxwell Creek Road and Woodbridge Parkway, in Sachse. This License Agreement states the obligations of the City of Murphy and their contractor while performing construction activities and future maintenance activities on the sanitary sewer main within the city limit of the City of Sachse.

Sponsors:

Indexes:

Code sections:

- Attachments:** [Murphy Sewer - Location Map - PDF](#)
[51SACHSE City of Murphy License Agreement \(Sanitary Sewer Line\)70937 PDF](#)
[51SACHSE Resolution Approving License Agreement with City of Murphy70938 PDF](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title

Consider a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of a License Agreement between the City of Murphy, Texas, and the City of Sachse, Texas, allowing the City of Murphy to construct and use a 30" sanitary sewer line with necessary appurtenances across property and public right-of-way located within the City of Sachse; and providing for an effective date.

Executive Summary

The City of Murphy intends to construct a large diameter sanitary sewer main from the southeast portion of Murphy to a connection point for the North Texas Municipal Water District's wastewater treatment facilities. The proposed sanitary sewer main will parallel an existing City of Murphy sanitary sewer main between Maxwell Creek Road and Woodbridge Parkway, in Sachse. This License Agreement states the obligations of the City of Murphy and their contractor while performing construction activities and future maintenance activities on the sanitary sewer main within the city limit of the City of Sachse.

Background

The City of Murphy has a capital improvement project to construct a new sanitary sewer main from F.M. 544 to a connection point for the North Texas Municipal Water District's (NTMWD) wastewater treatment facilities.

The route of the sewer main will cross Maxwell Creek Road in Sachse, traverse along the north line of the Woodbridge West development, cross Woodbridge Parkway in Sachse, and continue easterly through the City of Wylie, to the NTMWD connection point.

The City of Murphy has negotiated with the Woodbridge Homeowner's Association, and has obtained the necessary easements for construction and maintenance of the sewer main through private property. This License Agreement includes information regarding the obligations of the City of Murphy and their contractor while performing construction activities and future maintenance activities specifically within the public right-of-way of the City of Sachse.

City staff has reviewed the engineering plans that were prepared by the City of Murphy's consulting engineer, Birkhoff, Hendricks, & Carter, L.L.P. (BHC), and issued two rounds of comments. BHC responded and addressed all of the comments issued by City of Sachse's staff. On March 10, 2015, staff attended the pre-construction meeting that Murphy held for the project, and provided contact information and coordinated with the City of Murphy, BHC, and the contractor selected to perform the work.

Policy Considerations

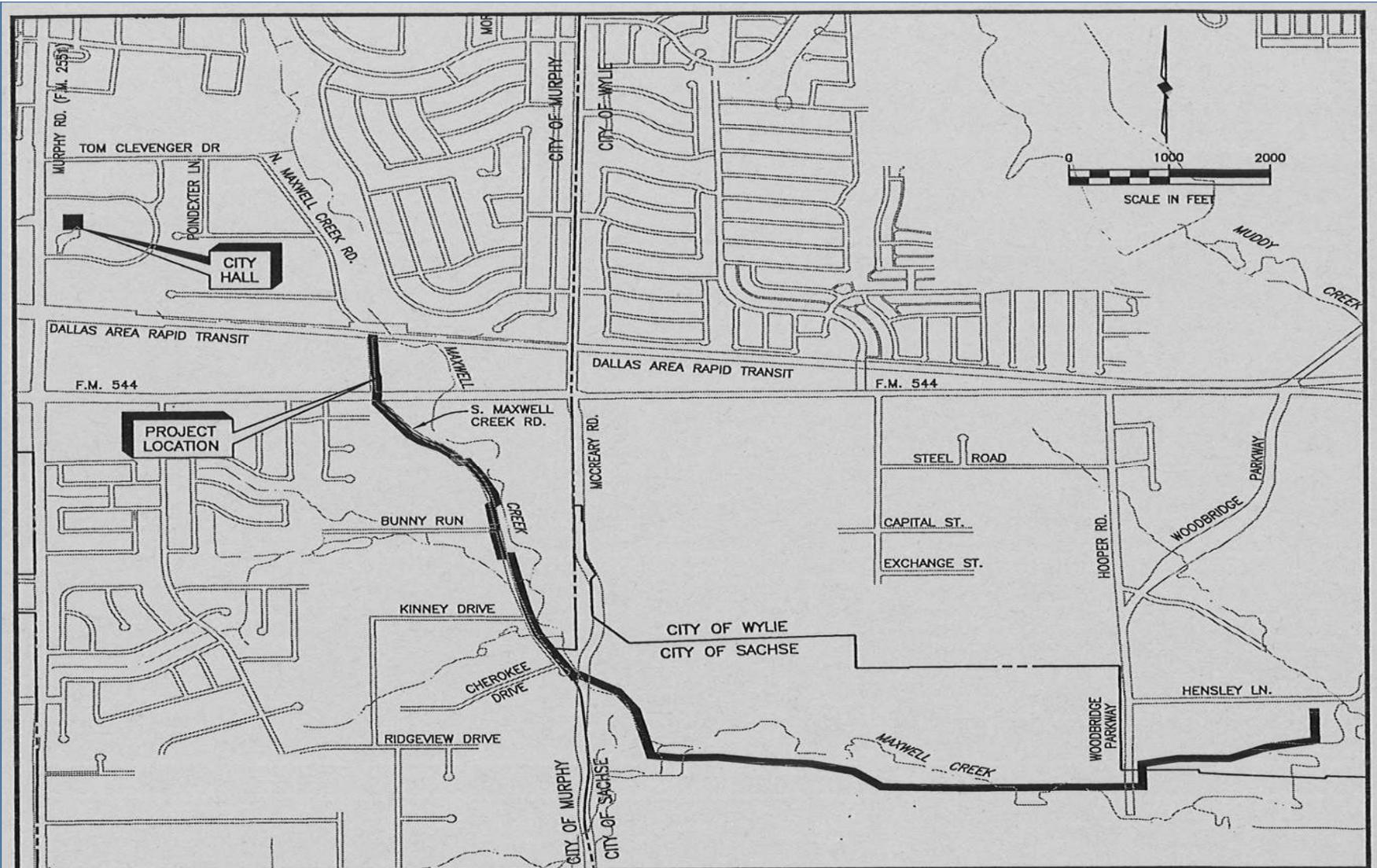
The City of Murphy prepared a draft License Agreement and provided it to the City of Sachse for review. The agreement has been reviewed by the staff and legal team of the City of Sachse. City staff will inspect the roadway crossings at Maxwell Creek Road and at Woodbridge Parkway, which will be completed by boring below the roads, and not by open cutting of the road surface.

Budgetary Considerations

There are no costs for the City of Sachse. The sewer main construction and future maintenance will be the responsibility of the City of Murphy.

Staff Recommendations

Staff recommends the City Council approve a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of a License Agreement between the City of Murphy, Texas, and the City of Sachse, Texas, allowing the City of Murphy to construct and use a 30" sanitary sewer line with necessary appurtenances across property and public right-of-way located within the City of Sachse; and providing for an effective date, as a consent agenda item.



LOCATION MAP

STATE OF TEXAS § **LICENSE AGREEMENT BETWEEN**
 § **CITY OF MURPHY, TEXAS AND**
COUNTY OF DALLAS § **CITY OF SACHSE, TEXAS**

This License Agreement (“Agreement”) is made by and between the City of Murphy, Texas (hereinafter referred to as “Murphy” or “Licensee”) and the City of Sachse (hereinafter referred to as “Sachse”), (each a “Party” or collectively the “Parties”), acting by and through their duly authorized representatives.

WITNESSETH:

WHEREAS, Sachse is grantee of a certain right-of-way easement located within its corporate limits and being more particularly described as being a 3.692 acre parcel of land, more or less, in the H J Hardin Survey, Abstract Number 835, in the City of Sachse, Collin County, Texas (the “Property”) recorded as Instrument Number 20131111001527620 with the Real Property Records of the Collin County Clerk, a copy of said instrument is attached as Exhibit “A”; and

WHEREAS, Licensee intends to construct a 30” sanitary sewer line with necessary appurtenances (“Sewer Line”) across the Property and public right-of-way (sometimes referred to herein as the “Licensed Premises”) as shown more specifically in Exhibit “B”; and

WHEREAS, Licensee requests that Sachse allow the construction and use of the Sewer Line for Licensee’s municipal wastewater purposes without interference from Sachse; and

WHEREAS, the construction and encroachment of the Sewer Line shall not interfere with the construction, use, or maintenance of the public right-of-way, except to the extent required temporarily during the construction of the Sewer Line; and

WHEREAS, in order for Licensee to complete its sanitary sewer line project, the Licensee requests an irrevocable license to permit the encroachment of the Sewer Line on the Property and the Licensed Premises; and

WHEREAS, the Licensee has agreed as consideration for such license to pay for any damages or injuries that may occur as a result of the encroachment and have further agreed that no enlargement, expansion shall be made to the Sewer Line once constructed;

NOW THEREFORE, in consideration of the sum of Ten Dollars No/100 (\$10.00) and the covenants contained herein and other valuable consideration the receipt and sufficiency of which are hereby acknowledged, Murphy and Sachse agree as follows:

1. Grant of Licensee Consideration. Sachse hereby grants Murphy an irrevocable license for the purpose of allowing the Sewer Line across the Licensed Premises and for Murphy to maintain and use the Sewer Line within the Licensed Premises. As consideration for the grant of this License, Murphy agrees to pay for any costs associated with damage to the Property that may occur during construction and agrees further that the Sewer Line

shall not be expanded, enlarged or altered in any way without the prior written approval of Sachse.

2. **Construction of Sewer Line.** The Sewer Line must be designed, installed and constructed in accordance with the Standard Specifications for Public Works Construction published by the North Central Texas Council of Governments, as amended and as modified by Sachse.

3. **Term.** The term of this Agreement shall be perpetual.

4. **Non-Exclusive.** This Agreement is nonexclusive and is subject to any existing utility, drainage or communications facilities located in, on, under or upon the public right-of-way owned and controlled by Sachse, any utility or communication company, public or private, to all vested rights presently owned by any utility or communication company, public or private for the use of a Sachse utility easement for facilities presently located within the boundaries of the right-of-way and to any existing lease, license, or other interest in the easement granted by Sachse to any individual, corporation or other entity, public or private. Sachse shall notify Licensee in writing of any subsequent easement on Licensed Premises that may further subordinate this License.

5. **Environmental Protection.** Licensee shall not use or permit the use of the Licensed Premises for any purpose that may be in violation of any laws pertaining to the health of the environment, including without limitation, the comprehensive environmental response, compensation and liability act of 1980 ("CERCLA"), the resource conservation and recovery act of 1976 ("RCRA"), the Texas Water Code and the Texas Solid Waste Disposal Act. Licensee warrants that the permitted use of the Licensed Premises will not result in the disposal or other release of any hazardous substance or solid waste on or to the Licensed Premises, and that it will take all steps necessary to ensure that no such hazardous substance or solid waste will ever be discharged onto the Licensed Premises or adjoining the Licensed Premises by Licensee. The terms "hazardous substance and waste" shall have the meaning specified in CERCLA and the term solid waste and disposal (or dispose) shall have the meaning specified in the RCRA; provided, however, that in the event either CERCLA or RCRA is amended so as to broaden the meaning of any term defined thereby, such broader meaning shall apply subsequent to the effective date of such amendment; and provided further, at the extent that the laws of the State of Texas establish a meaning for hazardous substance, release, solid waste, or disposal which is broader than that specified in the CERCLA or RCRA, such broader meaning shall apply. Licensee shall indemnify and hold Sachse harmless against all costs, environmental clean up to the Licensed Premises and surrounding the Licensed Premises resulting from Licensee's use of the Licensed Premises under this License.

6. **Mechanic's Liens Not Permitted.** Licensee shall fully pay all labor and materials used in, on or about the Licensed Premises and will not permit or suffer any mechanic's or material man's liens of any nature be affixed against the Licensed Premises by reason of any work done or materials furnished to the Licensed Premises at Licensee's instance or request.

7. **Compliance with Laws.** Licensee agrees to abide by and be governed by all applicable state and federal regulations relating to the construction and operation of the Sewer Line.

8. **Notice.** Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to all Parties, as the case may be, at the address set forth in the signature portion of this Agreement at the following addresses or at such other address as either Party hereto shall in writing advise the other:

Murphy: City of Murphy
Attn: James Fisher, City Manager
206 N. Murphy Road
Murphy, Texas 75094

Sachse: City of Sachse
Attn: City Manager
3815 Sachse Road
Building B
Sachse, TX 75048

9. **Governing Law.** This Agreement is governed by the laws of the State of Texas; and exclusive venue for any action shall be in a district court of Dallas County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

10. **Exhibits.** The exhibits attached to this Agreement are incorporated herein by reference.

11. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the executing Parties and their respective heirs, personal representatives, successors and assigns.

12. **No Third-Party Beneficiaries.** This Agreement does not confer in or on behalf of any person or entity not a Party to this Agreement or to the public at large, any rights, benefits, causes of action, or remedies with respect to the subject matter or any provision of this Agreement.

13. **Entire Agreement.** This Agreement embodies the entire agreement between the Parties and supersedes all prior agreements, understandings, if any, relating to the Licensed Premises and the matters addressed herein and may be amended or supplemented only by written instrument executed by the Party against whom enforcement is sought.

14. **Recitals.** The recitals to this Agreement are incorporated herein by reference.

15. **Covenant Running with the Land.** The provisions of this Agreement are hereby declared covenants running with the Property and are fully binding on the Licensee

and each and every subsequent owner of all or any portion of the Property but only during the term of such Party's ownership thereof (except with respect to defaults that occur during the term of such person's ownership) and shall be binding on all successors, heirs, and assigns of the Licensee which acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part hereof, thereby agrees and covenants to abide by and fully perform the provisions of this Agreement with respect to the right, title or interest in such Property.

(signature pages to follow)

EXECUTED this _____ day of _____, 2015.

CITY OF SACHSE, TEXAS

By: _____
Alan Dickerson, Interim City Manager

Approved as to Form:

By: _____
Peter G. Smith, City Attorney
(04-01-15/70937)

ACKNOWLEDGEMENT

STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me on the _____ day of _____, 2015, by Alan Dickerson, Interim City Manager of the City of Sachse, Texas, on behalf of said municipality.

Notary Public, State of Texas

My Commission Expires:

EXECUTED this _____ day of _____, 2015.

CITY OF MURPHY, TEXAS

By: _____
James Fisher, City Manager

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2015, by James Fisher, City Manager of the City of Murphy, Texas, on behalf of said municipality.

Notary Public, State of Texas

My Commission Expires:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A LICENSE AGREEMENT BETWEEN THE CITY OF MURPHY, TEXAS, AND THE CITY OF SACHSE, TEXAS, ALLOWING THE CITY OF MURPHY TO CONSTRUCT AND USE A 30" SANITARY SEWER LINE WITH NECESSARY APPURTENANCES ACROSS PROPERTY AND PUBLIC RIGHT-OF-WAY LOCATED WITHIN THE CITY OF SACHSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council has been presented with a proposed License Agreement between the City of Murphy and the City of Sachse allowing the City of Murphy to construct and use a 30" sanitary sewer line with appurtenances across property and public right-of-way located within the City of Sachse (the "Agreement"); and

WHEREAS, upon full review and consideration of the Agreement and all matters related thereto, the City Council is of the opinion and finds that the terms and conditions thereof should be approved, and that the Interim City Manager should be authorized to execute the Agreement on behalf of the City of Sachse, Texas;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS:

SECTION 1. That the Interim City Manager is hereby authorized to execute the Agreement, attached hereto as Exhibit "A".

SECTION 2. That this Resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this the _____ day of _____, 2015.

CITY OF SACHSE, TEXAS

Mike Felix, Mayor

ATTEST:

Terry Smith, City Secretary

EXHIBIT "A"
License Agreement between City of Murphy and City of Sachse



Legislation Details (With Text)

File #:	15-2731	Version:	1	Name:	Award Bid for Street Improvements related to the KCS Railroad Quiet Zone
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	3/9/2015	In control:		In control:	City Council
On agenda:	4/6/2015	Final action:		Final action:	

Title: Consider a resolution of the City Council of the City of Sachse, Texas, awarding the bid for the construction of street improvements for the KCS Quiet Zone as a Capital Improvement Project to XIT Paving & Construction, Incorporated; authorizing the City Manager to execute such agreement in a form approved by the City Attorney; and providing an effective date.

Executive Summary

The City of Sachse recently received notice from the Federal Railroad Administration that the request for the implementation of a railroad quiet zone was approved. The next step in the process is to construct the necessary roadway improvements associated with the quiet zone. The Sachse Engineering Department completed the engineering design and put together the project manual and bid documents. Bids were opened on March 27, 2015. This item is to award the bid to the lowest responsible bidder, which is XIT Paving & Construction, Incorporated, which submitted a bid in the amount of three hundred twenty-three thousand nine hundred ninety-six dollars and zero cents (\$323,996.00).

Sponsors:

Indexes:

Code sections:

- Attachments:** [BID TAB-KCS Quiet Zone PDF](#)
[Response from XIT RE Bid Item 6 PDF](#)
[Resolution for Award of KCS Quiet Zone Construction PDF](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title

Consider a resolution of the City Council of the City of Sachse, Texas, awarding the bid for the construction of street improvements for the KCS Quiet Zone as a Capital Improvement Project to XIT Paving & Construction, Incorporated; authorizing the City Manager to execute such agreement in a form approved by the City Attorney; and providing an effective date.

Executive Summary

The City of Sachse recently received notice from the Federal Railroad Administration that the request for the implementation of a railroad quiet zone was approved. The next step in the process is to construct the necessary roadway improvements associated with the quiet zone. The Sachse Engineering Department completed the engineering design and put together the project manual and bid documents. Bids were opened on March 27, 2015. This item is to award the bid to the lowest responsible bidder, which is XIT Paving & Construction, Incorporated, which submitted a bid in the amount of three hundred twenty-three thousand nine hundred ninety-six dollars and zero cents (\$323,996.00).

Background

The City's Capital Improvement Plan (CIP) includes the implementation of a railroad quiet zone in the City. The City currently has 7 railroad crossings in the City, including:

- Murphy Road (inside of Garland's Quiet Zone)
- Ben Davis Road (proposed improvements)
- 3rd Street (proposed improvements)
- 5th Street
- Park Lane (proposed improvements)
- Ranch Road
- Woodbridge Parkway

This project was included as a capital project in the City of Sachse Annual Budget for FY 2013-14.

The project was publicly advertised for bid in the Sachse News, on the City of Sachse website, and in an online planroom at civcast.com. Three bids were received, opened, and read allowed in accordance with Texas Local Government Code. A tabulation of the bids received is shown in Attachment 1.

The lowest qualified bid was received from XIT Paving & Construction, Incorporated, in the amount of three Hundred twenty-three thousand nine hundred ninety-six dollars and zero cents (\$323,996.00), which includes:

- \$273,996.00 for the equipment, materials, and installation, and
- \$50,000.00 for contingency, as requested by City staff in the bid manual

There was one typographical error in the written total for Bid Item 6 provided by XIT, affecting the total bid for that item by \$10.00. The error did not result in a change to the lowest bidder. The unit price bid from XIT for Bid Item 6 was correct. XIT Paving & Construction, Incorporated has agreed to correct the total price for Bid Item 6 from \$1,730.00 to \$1,720.00 once the bid is awarded. Staff confirmed with the City Attorney that this is acceptable.

Staff reviewed the bidder's project experience and also contacted references provided by the bidder. Staff finds XIT Paving & Construction, Incorporated to be qualified to complete the project.

Policy Considerations

The project is included in the 2013-2014 Capital Improvements Program as a Street CIP project.

Notice to bidders was published in the *Sachse News* on February 19th, February 26th, March 12, and March 19th of this year. In addition, the project information and bid documents were posted online. A pre-bid meeting was held at City Hall on March 4th. Staff issued three addendum to the project to clarify project requirements, respond to questions from bidders,

and revise the pre-bid meeting and bid opening dates due to inclement weather. Sealed bids were received in the City Secretary's Office until 2:00 pm, March 27, 2015 and then publicly read aloud in the City Hall Council Chambers in accordance with the Texas Local Government Code.

Three bids were received (see attached bid tabulation Attachment 1). The low bid was received from XIT Paving & Construction, Incorporated in Waxahachie, Texas. The references for XIT Paving & Construction, Incorporated were checked and found to be satisfactory. XIT Paving & Construction, Incorporated has adequate resources to complete the project in a timely manner. City staff recommends awarding the contract to XIT Paving & Construction, Incorporated.

Budgetary Considerations

The project budget is \$534,900 as shown in the FY 2013-2014 Capital Improvement Plan. The funding sources include:

City of Sachse (2006 Bond Fund): \$125,000.00

Sachse Economic Development Corporation Grant: \$142,450.00

Western Rim (Developer): \$267,450.00

The fees for the Planning Consultant total \$35,187.00. Therefore, the remaining project budget is \$499,713.00

Staff Recommendations

Staff recommends the City Council approve a resolution of the City Council of the City of Sachse, Texas, awarding the bid for the construction of street improvements for the KCS Quiet Zone as a Capital Improvement Project to XIT Paving & Construction, Incorporated; authorizing the City Manager to execute such agreement in a form approved by the City Attorney; and providing an effective date, as a consent agenda item.

Gregory Peters

From: Doug Spradley <doug@xitpaving.com>
Sent: Tuesday, March 31, 2015 2:54 PM
To: Gregory Peters
Subject: Re: Street Improvements along the Railroad

I'm good with the correction. Please let me know when contracts are ready and we will pick them up

Sent from my iPhone

On Mar 31, 2015, at 2:04 PM, Gregory Peters <gpeters@cityofsachse.com> wrote:

Doug,

Congratulations! XIT was the lowest qualified bid for this important project. I will take the project to City Council on Monday, 4/6/15, to award the project to XIT.

We did find a \$10.00 mistake on bid item 6, where the unit price was \$10/LF, giving a total itemized bid of \$1720.00, however, the written total in your bid was \$1730.00. Attached is a PDF of the written bid. Can you respond and let me know that the \$10.00 difference is acceptable to change to \$1720.00?

Early next week I will have the contracts ready for you to pick up, or I can mail them – just let me know what works for you.

We are looking forward to working with you again. Thanks!

Greg Peters, P.E.
City Engineer
City of Sachse
469-429-4792

<1315_001.pdf>

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, AWARDING THE BID FOR THE CONSTRUCTION OF STREET IMPROVEMENTS FOR THE KCS QUIET ZONE AS A CAPITAL IMPROVEMENT PROJECT TO XIT PAVING & CONSTRUCTION, INCORPORATED; AUTHORIZING THE CITY MANAGER TO EXECUTE SUCH AGREEMENT IN A FORM APPROVED BY THE CITY ATTORNEY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for a contractor to construct street improvements at various railroad crossings in the City of Sachse Texas; and

WHEREAS, the project is listed as a project in the 2013-2014 City of Sachse Capital Improvement Plan;

WHEREAS, the project funding sources include the City of Sachse, the Sachse Economic Development Corporation, and Western Rim Property Services, a private developer; and

WHEREAS, the City has previously identified the primary City funding source for the project to be 2006 Bond Funds; and

WHEREAS, the City has taken sealed bids and City staff is recommending award to the lowest responsible bidder meeting the specifications; and

WHEREAS, the City Council of the City of Sachse, Texas desires to award the contract.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS;

Section 1: That the Bid for the construction of street improvements for the KCS Quiet Zone is hereby awarded to XIT Paving & Construction, Incorporated.

Section 2: That the City Manager is authorized to execute an agreement with XIT Paving & Construction, Incorporated, in a form approved by the City Attorney.

Section 3: That this resolution shall take effect immediately from and upon its adoption and it is so resolved.

RESOLVED this 6th day of April, 2015. CITY OF SACHSE, TEXAS

Mike Felix, Mayor

ATTEST:

Terry Smith, City Secretary



Legislation Details (With Text)

File #:	15-2742	Version:	1	Name:	Audit Services for 2015
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	3/26/2015	In control:		In control:	City Council
On agenda:	4/6/2015	Final action:		Final action:	

Title: Consider a resolution approving the terms and conditions of an agreement, by and between the City of Sachse and BrooksCardiel, PLLC, to provide auditing services for the City's financial statements for the fiscal year ending September 30, 2015 and authorizing its execution by the Interim City Manager.

Executive Summary

BrooksCardiel, PLLC, recently completed the third of a potential five-year engagement as auditors of the City's financial statements, and it is necessary to adopt a resolution to extend the contract.

Sponsors:

Indexes:

Code sections:

Attachments: [51SACHSE Resolution Audit Services 2015.pdf](#)
[2015 Engagement Letter.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title

Consider a resolution approving the terms and conditions of an agreement, by and between the City of Sachse and BrooksCardiel, PLLC, to provide auditing services for the City's financial statements for the fiscal year ending September 30, 2015 and authorizing its execution by the Interim City Manager.

Executive Summary

BrooksCardiel, PLLC, recently completed the third of a potential five-year engagement as auditors of the City's financial statements, and it is necessary to adopt a resolution to extend the contract.

Background

City Charter Section 7.18 requires that an independent audit be performed at the close of each fiscal year by a certified public accountant. No more than five consecutive annual audits can be completed by the same firm. The independent audit firm of BrooksCardiel, PLLC, has completed audits of the City's financial statements for the past three years.

Policy Considerations

Section 7.18 of the City charter sets forth a requirement for the City Council to call for an independent audit to be made of all accounts of the City by a Certified Public Accountant. In addition, it is the responsibility of the City to comply with reasonable internal controls and to make representations that the City's financial statements are presented fairly and with full

disclosure of any and all financial implications.

Budgetary Considerations

The City will propose an amount equal to the contract amount of \$26,198 for Auditing Services in the 2015-2016 budget, to be allocated between the General Fund, Utility Fund, and the SEDC. By comparison the 2014-2015 budgeted amount was \$25,435.

Staff Recommendations

Staff recommends approval of a resolution approving the terms and conditions of an agreement, by and between the City of Sachse and BrooksCardiel, PLLC, to provide auditing services for the City's financial statements for the fiscal year ending September 30, 2015 and authorizing its execution by the Interim City Manager as a consent agenda item.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AN AGREEMENT, BY AND BETWEEN THE CITY OF SACHSE AND BROOKSCARDIEL, PLLC, TO PROVIDE AUDITING SERVICES FOR THE CITY'S FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2015, AUTHORIZING ITS EXECUTION BY THE INTERIM CITY MANAGER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, it is the responsibility of the City of Sachse to maintain its finances in conformity with generally accepted accounting principles in order to conduct City business in a fair and business-type manner; and

WHEREAS, the City Council for the City of Sachse desires to secure professional auditing services for the City's financial statements; and

WHEREAS, the City Council of the City of Sachse has been presented with a proposed Agreement between the City of Sachse and BrooksCardiel, PLLC (the "Agreement") to provide auditing services for the City's financial statements for the fiscal year ending September 30, 2015; and

WHEREAS, upon full review and consideration of the Agreement and all matters related thereto, the City Council is of the opinion and finds that the terms and conditions thereof should be approved, and that the Interim City Manager should be authorized to execute the Agreement on behalf of the City of Sachse, Texas.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, THAT:

SECTION 1. The Interim City Manager is hereby authorized to execute the Agreement, attached hereto as Exhibit "A," with BrooksCardiel, PLLC to provide auditing services for the City's financial statements for the fiscal year ending September 30, 2015.

SECTION 2. This Resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this the _____ day of _____, 2015.

CITY OF SACHSE, TEXAS

Mike Felix, Mayor

ATTEST:

Terry Smith, City Secretary

AUDIT ENGAGEMENT LETTER

March 30, 2015

City of Sachse, Texas
3815-B Sachse Road
Sachse, TX 78415

Dear Mrs. Savage:

We are pleased to confirm our understanding of the services we are to provide for the City of Sachse, Texas, (the "City") for the year ended September 30, 2015. We will audit the basic financial statements of the City as of September 30, 2015 and for the year then ended.

Accounting principles generally accepted in the United States of America require that the included supplementary information, such as management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by accounting principles generally accepted in the United States of America. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis
2. Budgetary Comparison Information
3. GASB-required supplementary pension schedule

Supplementary information other than RSI will accompany the City's basic financial statements. We will subject the following supplementary information to the auditing procedures applied in

our audit of the basic financial statements and certain additional procedures, including comparing and reconciling the supplementary information to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on the following supplementary information in relation to the financial statements as a whole:

1. Individual nonmajor fund financial statements
2. Combining statements

Also, the document we submit to you will include the following other additional information that will not be subjected to the auditing procedures applied in our audit of the financial statements:

1. Introductory section
2. Statistical section

The Objective of an Audit

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

General Audit Procedures

We will conduct our audit in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS). Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual

agreements. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Internal Control Audit Procedures

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS and, if applicable, in accordance with Government Auditing Standards, and/or any state or regulatory audit requirements.

In making our risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

Compliance with Laws and Regulations

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Management Responsibilities

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

- a. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
- b. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements; and
- c. To provide us with:

- i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation, and other matters;
 - ii. Additional information that we may request from management for the purpose of the audit; and
 - iii. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.
- d. For including the auditor's report in any document containing financial statements that indicates that such financial statements have been audited by the entity's auditor;
 - e. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities; and
 - f. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited financial statements, or if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

As part of our audit process, we will request from management and, when appropriate, those charged with governance, written confirmation concerning representations made to us in connection with the audit.

Reporting

We will issue a written report upon completion of our audit of the City's basic financial statements. Our report will be addressed to the governing body of the City. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

Other

We understand that your employees will prepare all confirmations we request and will locate any documents or invoices selected by us for testing.

If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, you agree to provide us with printers’ proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Provisions of Engagement Administration, Timing and Fees

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

The timing of our audit will be scheduled for performance and completion as follows:

	<i>Begin</i>	<i>Complete</i>
Document internal control and preliminary tests	June/July per client	June/July
Mail confirmations	October 1	October 1
Perform year-end audit procedures	Mid-Nov/Beg Dec	End Nov/Mid Dec
Issue audit report	n/a	January TBD by Sachse

Anthony Cardiel is the engagement partner for the audit services specified in this letter. His responsibilities include supervising BrooksCardiel, PLLC’s services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fees are based on the amount of time required at various levels of responsibility, plus actual out-of-pocket expenses. Invoices will be rendered every two weeks and are payable upon presentation. We estimate that our fee for the audit will be \$26,198. We will notify you immediately of any circumstances we encounter that could significantly affect this initial fee estimate. Whenever possible, we will attempt to use the City’s personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit.

Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

At the conclusion of our audit engagement, we will communicate to the City Council the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of BrooksCardiel, PLLC and constitutes confidential information. However, we may be requested to make certain audit documentation available to regulators or other authoritative bodies pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of BrooksCardiel, PLLC's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to said regulators. They may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

If the foregoing is in accordance with your understanding, please indicate your agreement by signing the duplicate copy of this letter and returning it to us. If you have any questions, please let us know.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,



BrooksCardiel, PLLC
1095 Evergreen Place
Suite 200
The Woodlands, TX 77380

RESPONSE:

This letter correctly sets forth our understanding.

Approved by: _____

Title: _____

Date: _____



Legislation Details (With Text)

File #: 15-2748 **Version:** 1 **Name:** Recognize Sachse High School Robotics team(s)
Type: Agenda Item **Status:** Agenda Ready
File created: 3/31/2015 **In control:** City Council
On agenda: 4/6/2015 **Final action:**

Title: Recognize the Sachse High School Robotics team(s) for their achievements.

Executive Summary

The Sachse High School Robotics team(s) will be advancing to the Vex World Championships in Louisville, Kentucky April 15-18, 2015.

Sponsors:

Indexes:

Code sections:

Attachments: [City of Sachse Robotics Team](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title

Recognize the Sachse High School Robotics team(s) for their achievements.

Executive Summary

The Sachse High School Robotics team(s) will be advancing to the Vex World Championships in Louisville, Kentucky April 15-18, 2015.

Background

This 2014- 2015 school year, Sachse High School has 6 Vex Robotics teams that design and build robots in order to compete in Vex Robotics Competitions. Beginning in November through spring, each Sachse Robotics team uses science, technology, engineering and math (STEM) to design, build and program their robot. These robots are a team effort and are used in local and regional competitions which are attended by hundreds of people in the community. While competing, the students take on the roles of drivers and coaches and develop strategies for the challenges of the competition.

The robotics teams include young men and women in 9th-12th grade. As these Sachse High School students work together to build their robots and compete, they are building their skills in math, science, technology, engineering, computer programming, problem solving, team work, leadership, social skills and a host of other valuable skills that will improve their future educational success as well as their future career success.

The first goal of the robotics program each year is for every team to produce a competition-ready robot. The second goal is to enter Vex competitions at the local and regional level. The third goal is to advance from the regional level to the State Regional Competition and

ultimately to the Vex World Championship.

Team A - Texas Torque: Kristen Fitzgerald, Christen Waite, Kaci Lee, and Jermemiah Stewart.

Team F - Kronos 1: Thein Lee (pronounced "TIN"), Alexander Goss, Zachariah Smith, Daniel Villasenor, and Kang Vo.

Policy Considerations

None.

Budgetary Considerations

None.

Staff Recommendations

Recognition of the Sachse High School Robotics team(s).

Sachse Robotics

This 2014- 2015 school year, Sachse High School has 6 Vex Robotics teams that design and build robots in order to compete in Vex Robotics Competitions. Beginning in November through spring, each Sachse Robotics team uses science, technology, engineering and math (STEM) to design, build and program their robot. These robots are a team effort and are used in local and regional competitions which are attended by hundreds of people in the community. While competing, the students take on the roles of drivers and coaches and develop strategies for the challenges of the competition.

The robotics teams include young men and women in 9th-12th grade. As these Sachse High School students work together to build their robots and compete, they are building their skills in math, science, technology, engineering, computer programming, problem solving, team work, leadership, social skills and a host of other valuable skills that will improve their future educational success as well as their future career success.

The first goal of the robotics program each year is for every team to produce a competition-ready robot. The second goal is to enter Vex competitions at the local and regional level. The third goal is to advance from the regional level to the State Regional Competition and ultimately to the Vex World Championship.

This year we are pleased to announce Sachse High School has two teams advancing to the Vex World Championship! This event will be held in Louisville, Kentucky April 15-18, 2015 and will be attended by four hundred fifty (450) successful competitive teams from around the world. The experience of competing at this level exposes the students to international cultures and ideas and is considered an education in and of itself.

We are very proud of all our robotics teams and all that our Sachse students have accomplished so far.

Sachse Team A, Texas Torque, advanced to the semi-finals at all 8 competitions they attended. They competed in the final rounds at 2 of those events. They advanced to the State Regional Competition, where they competed in the final rounds and won The Design Award, both of which qualified them for the Vex World Competition.

Sachse Team F, Kronos 1, attended 10 competitions during the regular season, during which they won The Build Award, The Judges Award, The Amaze Award, The Excellence Award and The Programming Skills Challenge. They were Tournament Champions at three (3) of these events which qualified them for the Vex World Competition. They advanced to the State Regional Competition where they again won the Amaze Award and competed in the final round and again qualified for the Vex World Competition.

We are excited for all they will learn and to see what they will accomplish at the Vex World Championship!

Sachse High School Teacher/ Sponsor- Michael Roha (Pronounced Ro'a)

Sachse Team A- Texas Torque

Kristen Fitzgerald

Christen Waite (pronounced "Kristen")

Kaci Le

Jeremiah Stewart

Sachse Team F- Kronos 1

Thein Le (pronounced "TIN")

Alexander Goss

Zachariah Smith

Kang Vo



Legislation Details (With Text)

File #: 15-2740 **Version:** 1 **Name:** Keep America Beautiful Cleanup event 2015
Type: Agenda Item **Status:** Agenda Ready
File created: 3/24/2015 **In control:** City Council
On agenda: 4/6/2015 **Final action:**
Title: 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 11, 2015 community event. Hundreds of volunteers show up to assist in cleaning up public parks, right of ways and green space.

Sponsors:

Indexes:

Code sections:

Attachments: [GA Cleanup.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title

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 11, 2015 community event. Hundreds of volunteers show up to assist in cleaning up public parks, right of ways and green space.

Background

Keep America Beautiful's Great American Cleanup is the nation's largest annual community improvement program. The City of Sachse has participated in this annual event for the past five years. This event is an outstanding community program where citizens of all ages can participate. Last year we were able to collect 250 bags (5,000 lbs.) of trash, planted over 100 flowers and six trees in various parks and facilities in the City. Over 275 individuals participated in the cleanup and beautification of 18 sites across the City of Sachse.

Policy Considerations

None

Budgetary Considerations

None

Staff Recommendations

Mayor Felix issue proclamation.

Proclamation

WHEREAS, Keep America Beautiful, Inc. a national not-for-profit organization dedicated to helping individuals improve their community environment, has established the Great American Cleanup as its signature national effort for involving American citizens in environmental stewardship; and

WHEREAS, the City of Sachse is proud of its natural resources and its neighborhoods and seeks to protect and improve our community through the action of citizens, schools, governments and businesses working together; and

WHEREAS, the President of the United States of America has recognized the important commitment to improve American communities through litter prevention, beautification and solid waste management initiatives and has assumed the title of Honorary Chair of the Keep America Beautiful's Great American Cleanup.

NOW, THEREFORE, by the powers vested in me as Mayor of the great City of Sachse, Texas:
I DO HEREBY PROCLAIM

April 6-12, 2015 as Keep America Beautiful's Great American Cleanup Week in Sachse

and call upon our citizens to join in activities that promote responsible environmental stewardship and help us renew our commitment to building a better world today for future generations.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas to be affixed this the 6th day of April, 2015.



Mike J. Felix
Mayor



Legislation Details (With Text)

File #: 15-2739 **Version:** 1 **Name:** City of Sachse Arbor Day 2015
Type: Agenda Item **Status:** Agenda Ready
File created: 3/24/2015 **In control:** City Council
On agenda: 4/6/2015 **Final action:**
Title: Proclamation recognizing Arbor Day in the City of Sachse as April 11, 2015.

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.

Sponsors:

Indexes:

Code sections:

Attachments: [Proclamation. Arbor Day.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title

Proclamation recognizing Arbor Day in the City of Sachse as April 11, 2015.

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.

Background

This is the 7th year we have celebrated Arbor Day. The City of Sachse has also met the requirements for the Tree City USA for the 7th year in a row. We are proud to be an active community that recognizes the importance of having healthy trees and vegetation and the long term benefits of tree planting.

Policy Considerations

None

Budgetary Considerations

None

Staff Recommendations

Mayor Felix issue proclamation.

PROCLAMATION

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this special day, called Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce erosion of our precious topsoil by wind and water, cut heating and cooling costs, clean the air, produce life-giving oxygen and provide a habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and beautify our community, and

WHEREAS, trees in our city increase property values and enhance the economic vitality of business areas, and

WHEREAS, trees wherever they are planted, are a source of joy and spirituality.

NOW, THEREFORE, by the powers vested in me as Mayor of the great City of Sachse, Texas, I do hereby proclaim

APRIL 6, 2015 AS ARBOR DAY IN SACHSE

and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas to be affixed this the 6th day of April, 2015.



Mike J. Felix
Mayor



Legislation Details (With Text)

File #:	15-2746	Version:	1	Name:	CD - Malone Estates PD PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	3/30/2015	In control:		In control:	City Council
On agenda:	4/6/2015	Final action:		Final action:	

Title: Conduct a public hearing and consider 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 13.56 acre tract, more particularly described in Exhibit "A" and depicted in Exhibit "B"; providing for the approval of the Zoning Concept Plan approved as Exhibit "C"; 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 for an effective date.

Executive Summary

The applicant is requesting to rezone the subject property from its existing Agricultural zoning district to a Planned Development zoning district. The proposed Planned Development would be comprised of single-family residential lots with lot sizes of 10,000 and 15,000 square feet.

Sponsors:

Indexes:

Code sections:

- Attachments:**
- [CD -Malone PD Presentation.pdf](#)
 - [CD -Malone PD Attach 1.pdf](#)
 - [CD -Malone PD Attach 2.pdf](#)
 - [CD -Malone PD Attach 3.pdf](#)
 - [CD -Malone PD Attach 4.pdf](#)
 - [CD - Malone PD Zoning Ordinance.pdf](#)
 - [CD -Malone PD EX. A Legal.pdf](#)
 - [CD -Malone PD EX. B Zoning.pdf](#)
 - [CD -Malone PD EX. C Dev. Standards.pdf](#)
 - [CD -Malone PD EX. D Concept Plan.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title

Conduct a public hearing and consider 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 13.56 acre tract, more particularly described in Exhibit "A" and depicted in Exhibit "B"; providing for the approval of the Zoning Concept Plan approved as Exhibit "C"; 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 for an effective date.

Executive Summary

The applicant is requesting to rezone the subject property from its existing Agricultural zoning district to a Planned Development zoning district. The proposed Planned Development would be comprised of single-family residential lots with lot sizes of 10,000 and 15,000 square feet.

Background

The 13.56-acre subject property is located along the west side of Merritt Road just south of Heritage Circle and retains a current zoning designation of Agricultural (AG) district. (See Attachment 1 - Aerial Location Map and Attachment 2 - Zoning Identification Map). The applicant is requesting to rezone the subject property to a Planned Development (PD) zoning district.

Existing Land Uses:

- Site: The subject property is developed with one single family home.
- North: Heritage Country Estates subdivision located on lots approximately one half acre or larger in area.
- South: Undeveloped property
- East: Existing homesteads and agricultural uses.
- West: Future Jackson Meadows subdivision (currently under construction)

The Future Land Use designation for the subject property is Low Density Residential (See Attachment 3 for a copy of the Future Land Use Plan). The Comprehensive Plan describes Low Density Residential as “Neighborhoods with conventional detached dwellings”. The City of Sachse has taken this section of the Comprehensive Plan and adopted code regulations that carry out the vision and goals of the plan. The City of Sachse currently has three zoning districts that would be considered low density residential per the description in the future land use plan. The three residential districts are the R-10, R-12, and R-15 which allow minimum lot sizes of 10,000, 12,000, and 15,000 square feet for single family detached housing.

The single-family residential lots sizes associated with the proposed Planned Development rezoning are consistent with the regulations in place that the City of Sachse uses to define low density residential development. The minimum lot size needed for a subdivision would be 10,000 square feet in order to be consistent with what the future land use maps identifies for the subject property. The applicant’s request of a mix of 10,000 and 15,000 square foot lots would be consistent with the future land use plan.

Policy Considerations

The zoning request is to rezone the subject property from its existing Agricultural (AG) zoning

designation to a Planned Development (PD) zoning designation. The proposed Planned Development would be comprised of single-family residential lots and a drainage detention area.

The Development Standards (Exhibit C) and the Zoning Concept Plan (Exhibit D) indicate that a maximum of 39 single-family residential units would be permitted pursuant to the Planned Development Regulations. The applicant is requesting that the project be subject to all of the requirements under the R-10 zoning district except the following exceptions which require that it be processed as a Planned Development.

Development Standards deviating from the R-10 Zoning District:

1. Minimum lot square footage shall be 15,000 square feet for lots 1-8 and 10,000 square feet for lots 9-39.
2. 25 foot front yard setback
3. 25 foot rear yard setback
4. Maximum area of lot coverage by the principal and accessory building shall be 40%.
5. Maximum height shall be one story or 25 feet for lots 1-8 and two stories or 35 feet for lots 9-39.
6. Minimum square feet of air conditioned space for the main dwelling shall be as follows: Lots 1-8, 3,000 square feet, Lots 9-10 & 12-39, 2,500 square feet, and Lot 11, 2,000 square feet.
7. All other restrictions of R-10 zoning apply,

The only access proposed to the site will be via Merritt Road. Merritt Road is shown as Minor Arterial on the Major Thoroughfare Plan.

Public Notification

Notice of this public hearing was mailed to the property owner and all other property owners within 1,000 feet of the subject property, as indicated by the most recently approved municipal tax roll and as required by Texas Local Government Code and the City of Sachse Code of Ordinances. A total of 95 notices were mailed on February 25, 2015. As of Monday, March 30, 2015, twelve responses were returned, three in favor and nine opposed to the zoning request (See Attachment 4 for returned responses).

On January 21, 2015 city staff hosted a meeting here at City Hall to give an opportunity for the applicant, Mr. Taylor and the neighborhood to meet and go over the project and any concerns they may have. As a result of that meeting Mr. Taylor made several changes to the previous submitted zoning request based on the neighborhood's concerns. Staff believes these changes to the development plan attribute to the significant decrease in opposition to the Planned Development request.

In summary, due to the fact that the proposed Planned Development zoning request is consistent with the Future Land Use category of Low Density Residential, staff is recommending approval of this request.

The Planning and Zoning Commission recommended approval of the request with a 6-0 vote at their March 9th meeting.

Budgetary Considerations

None.

Staff Recommendations

Staff recommends 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 an Agricultural District (AG) to a Planned Development District (PD) on an approximately 13.56 acre tract, more particularly described in Exhibit "A" and located along the west side of Merritt Road just south of Heritage Circle, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of the Zoning Concept Plan attached as Exhibit "C".



CITY COUNCIL

APRIL 6, 2015

REQUEST

Proposed Zoning Change:

- Agricultural District (AG) to a Planned Development District (PD)
- Property: 13.56 acre tract
- Applicant: Paul Taylor Homes, LTD



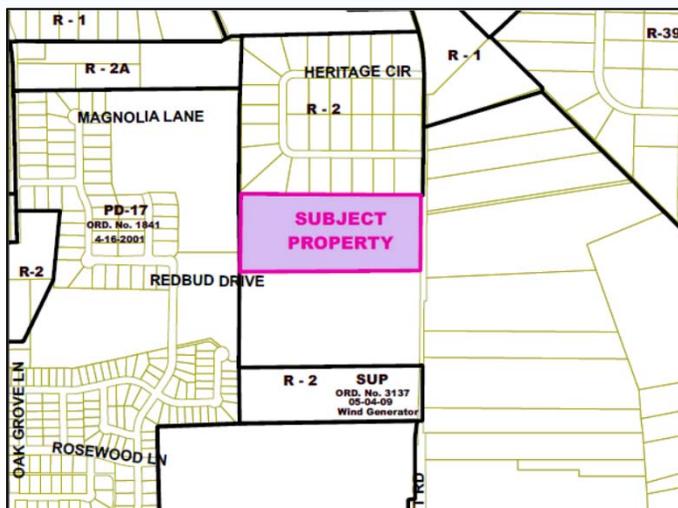
BACKGROUND

AERIAL LOCATION MAP

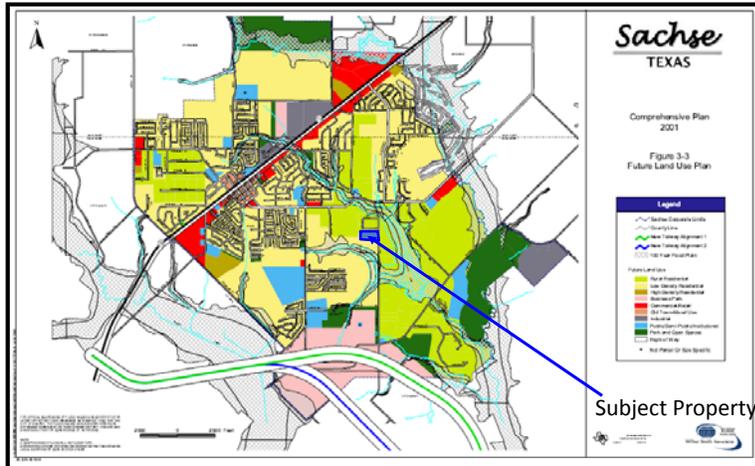


BACKGROUND

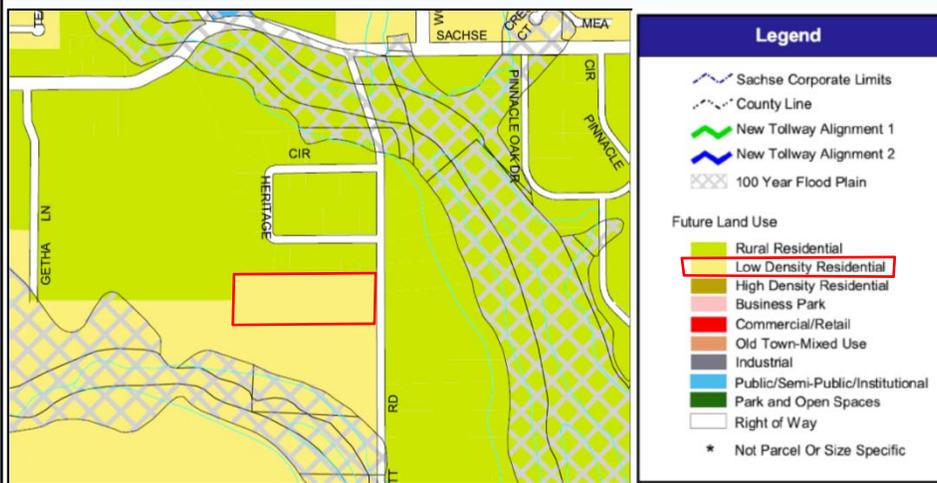
ZONING MAP



BACKGROUND FUTURE LAND USE MAP



BACKGROUND FUTURE LAND USE MAP



POLICY CONSIDERATIONS

GOALS, OBJECTIVES, AND ACTIONS

The Comprehensive Plan describes Low Density Residential as “Neighborhoods with conventional detached dwellings”.

The City of Sachse currently has three zoning districts that would be considered low density residential.

The three residential districts are the R-10, R-12, and R-15.

- R-10: 10,000 square foot lots
- R-12: 12,000 square foot lots
- R-15: 15,000 square foot lots



BACKGROUND

SITE INFORMATION

- Site Area: 13.56 acres and is currently developed with a single family home.
- Future Land Use designation: Low density residential
- Existing Zoning designation: AG (Agricultural District)
- Proposed Zoning designation: Planned Development District (PD)
- 39 lots for single family homes
- One lot proposed for drainage detention area
- Access will be out to Merritt Road.
- Public meeting was held Jan. 21 between applicant and area property owners.



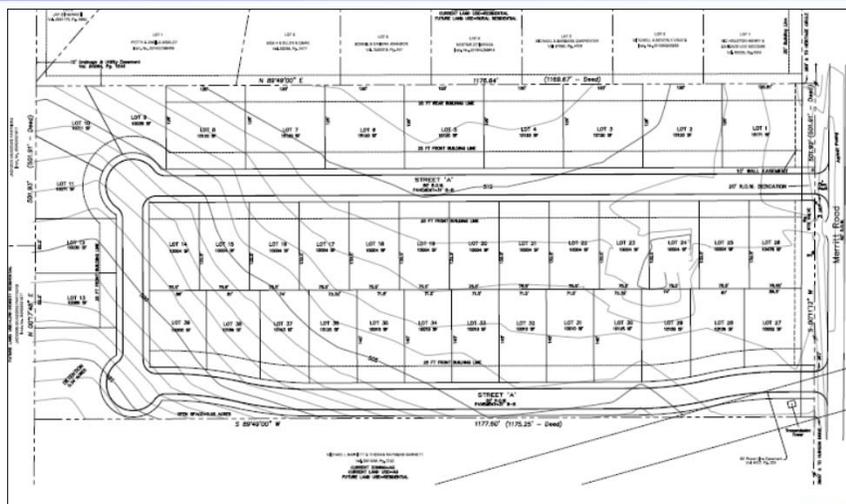
BACKGROUND

Development Standards deviating from the R-10 Zoning District:

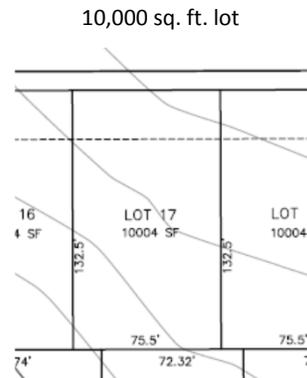
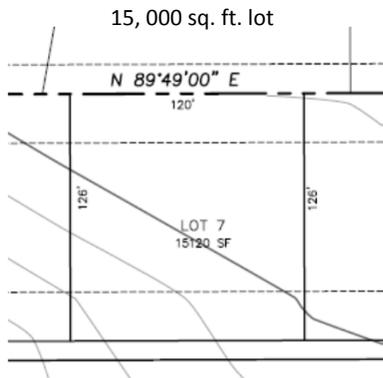
1. Minimum lot sizes of 10,000 and 15,000 square feet (1-8).
2. Rear yard setback of 25 feet.
3. Maximum height shall be one story or 25 feet for lots 1-8 and two stories or 35 feet for lots 9-39.
4. Minimum square feet of air conditioned space for the main dwelling shall be as follows: Lots 1-8, 3,000 square feet, Lots 9,10 & 12-39, 2,500 square feet, and Lot 11, 2,000 square feet.
5. Maximum lot coverage of 40% instead of 35%.



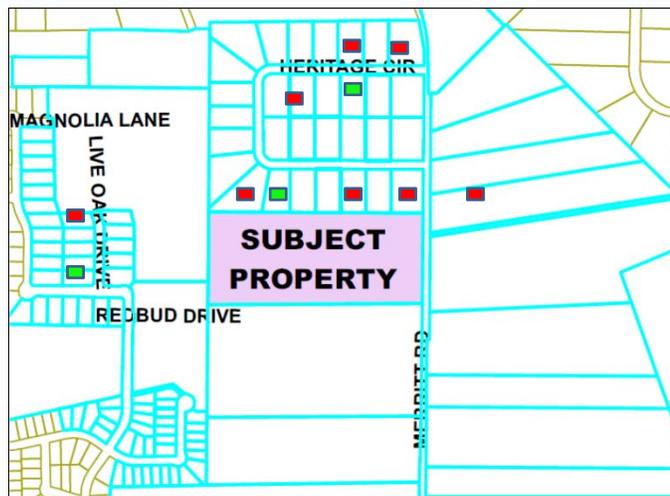
BACKGROUND CONCEPT PLAN



BACKGROUND TYPICAL LOT LAYOUTS



PUBLIC NOTIFICATION FEEDBACK



- 95 Property Owners within 1,000-foot notified
 - 3 – in favor
 - 9 – opposed

As of 3/30/15

*32 in opposition for previous case.



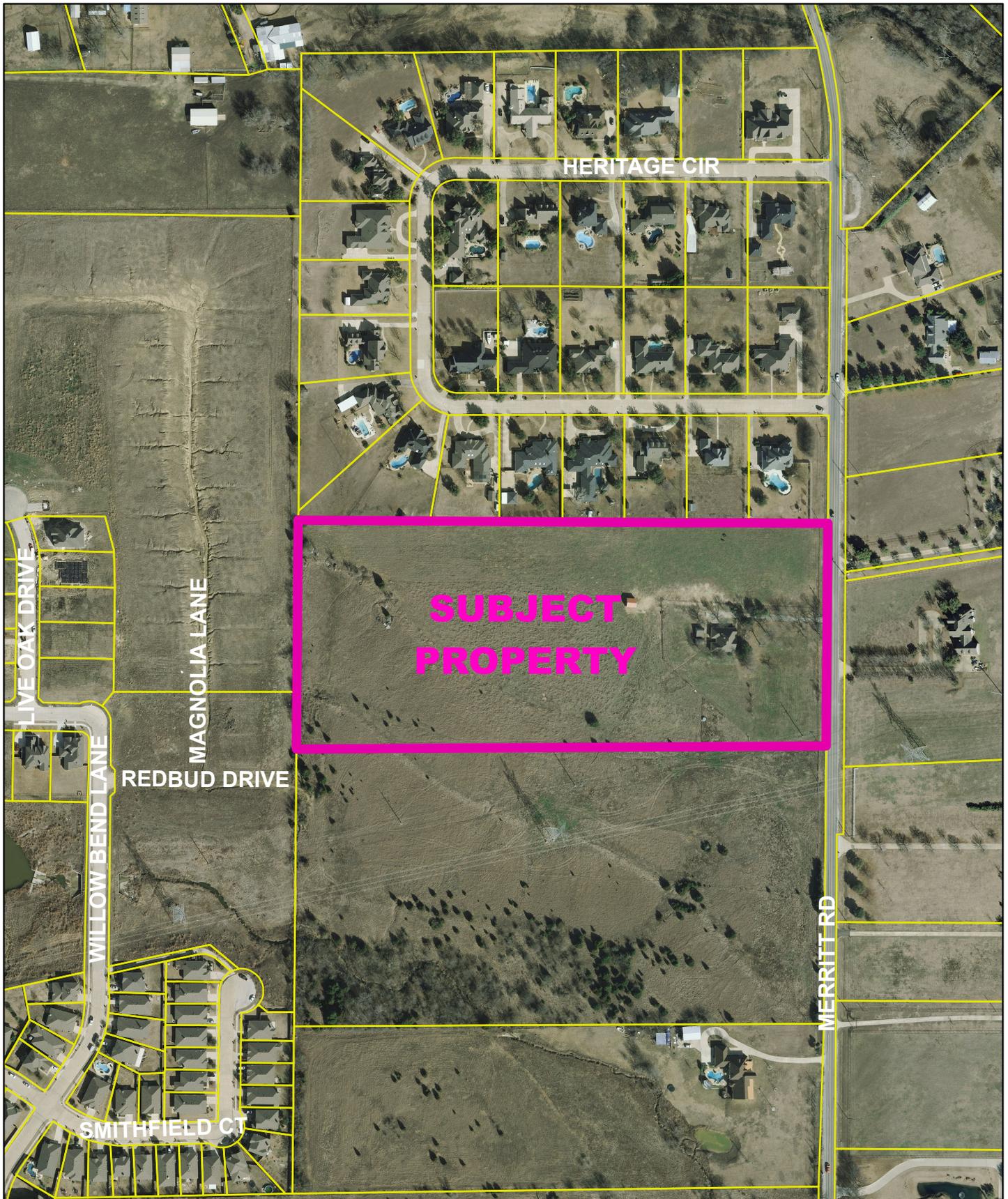
STAFF RECOMMENDATION

The single-family residential lots sizes associated with the proposed Planned Development rezoning are consistent with the regulations in place that the City of Sachse uses to define low density residential development.

Staff recommends approval of the zoning request.

Planning and Zoning Commission voted in favor of the request 6 to 0 at their March 9th, 2015 meeting.





**SUBJECT
PROPERTY**

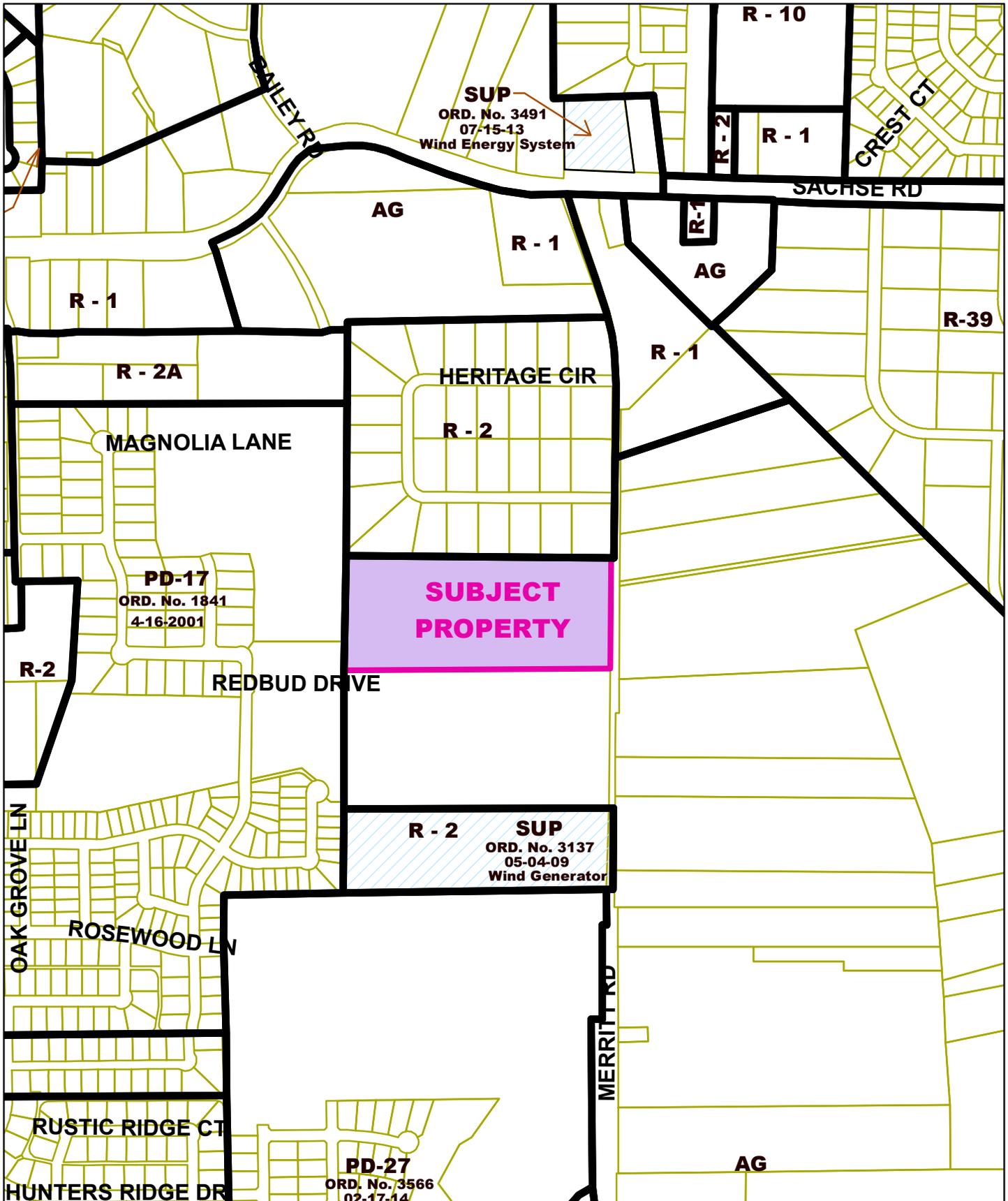
AERIAL LOCATION MAP

MALONE ESTATES

FILE: ZO 15-03 REZONE AG TO PD

Map Created: February 03, 2015





ZONING IDENTIFICATION MAP
 MALONE ESTATES
 FILE: ZO 15-03 REZONE AG TO PD
 Map Created: February 3, 2015

Sachse

TEXAS

Comprehensive Plan
2001

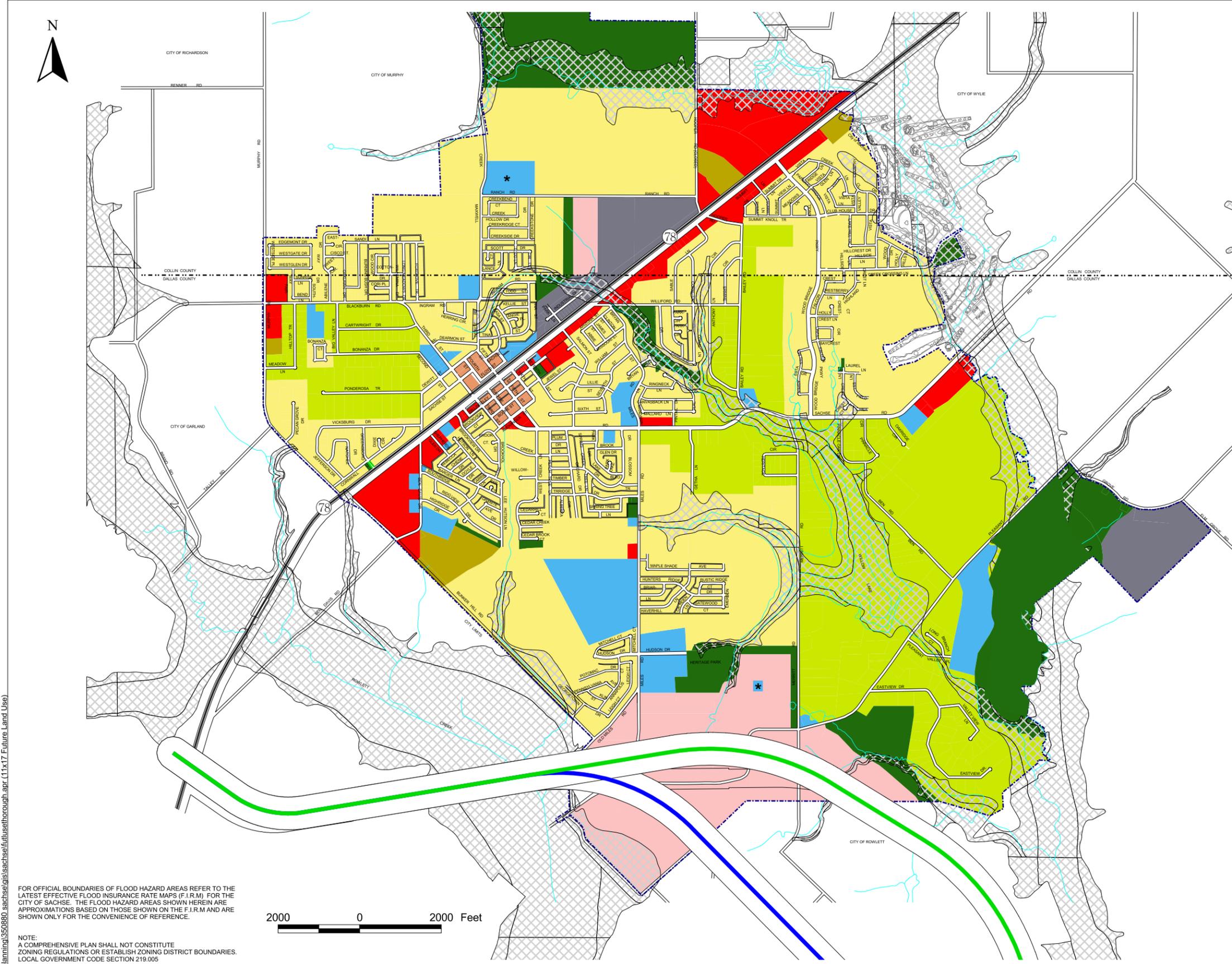
Figure 3-3
Future Land Use Plan

Legend

- Sachse Corporate Limits
- County Line
- New Tollway Alignment 1
- New Tollway Alignment 2
- 100 Year Flood Plain

Future Land Use

- Rural Residential
- Low Density Residential
- High Density Residential
- Business Park
- Commercial/Retail
- Old Town-Mixed Use
- Industrial
- Public/Semi-Public/Institutional
- Park and Open Spaces
- Right of Way
- * Not Parcel Or Size Specific



FOR OFFICIAL BOUNDARIES OF FLOOD HAZARD AREAS REFER TO THE LATEST EFFECTIVE FLOOD INSURANCE RATE MAPS (F.I.R.M.) FOR THE CITY OF SACHSE. THE FLOOD HAZARD AREAS SHOWN HEREIN ARE APPROXIMATIONS BASED ON THOSE SHOWN ON THE F.I.R.M AND ARE SHOWN ONLY FOR THE CONVENIENCE OF REFERENCE.

NOTE:
A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS OR ESTABLISH ZONING DISTRICT BOUNDARIES. LOCAL GOVERNMENT CODE SECTION 219.005

2000 0 2000 Feet

H:\planning\350880_sachse\gis\sachse\futureuse\borough.apr.11x17\Future_Land_Use
 25 JUN 02 9:04



HANTER ASSOCIATES TEXAS, LTD.
ENGINEERS/PLANNERS/SURVEYORS
214-369-9171 512-424-8716



TIME RECEIVED
March 24, 2015 8:10:24 AM CDT

REMOTE CSID

DURATION PAGES
64 1

STATUS
Received

MAR-24-2015 21:20 From:

To: 9726759812

Page: 1/1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 02/26/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 39 single-family residential lots with a minimum lot size of 15,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-39; maximum lot coverage of 40%; and maximum height not to exceed 25 feet for lots 1-8 and 35 feet for lots 9-39.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Don't we have enough homes already? Sachse is pretty soon going to be worse than Frisco. The charm of Sachse is its small town feel with farms and open fields... over populated Frisco without all the amenities is what Sachse is becoming.

SIGNATURE: [Signature]

PRINTED NAME: Kurian Mathew

ADDRESS: 5104 Live Oak Dr, Sachse, TX, 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, March 9, 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Community Development Department.
Phone: (469) 429-4781
Email: dmcginn@cityofsachse.com

RETURN BY FAX OR MAIL
City of Sachse Community Development Dept.
3815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812



MAR 06 2015

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: 02/26/2015
 RE: Zoning Application for a Change in Zoning Request
 LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 39 single-family residential lots with a minimum lot size of 15,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-39; maximum lot coverage of 40%; and maximum height not to exceed 25 feet for lots 1-8 and 35 feet for lots 9-39.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: expand neighborhood development

SIGNATURE: Cynthia Wrightson
 PRINTED NAME: Cynthia Wrightson
 ADDRESS: 5101 Live Oak Dr

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, March 9, 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Community Development Department.
 Phone: (469) 429-4781
 Email: dmcginn@cityofsachse.com

RETURN BY FAX OR MAIL
 City of Sachse Community Development Dept.
 3815-B Sachse Road, Sachse, Texas 75048
 FAX: (972) 675-9812



Community Development Department

MAR 10 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 02/26/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 39 single-family residential lots with a minimum lot size of 15,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-39; maximum lot coverage of 40%; and maximum height not to exceed 25 feet for lots 1-8 and 35 feet for lots 9-39.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Since the city of Sachse is not going to work on infrastructure before developing Merritt road we have no choice. We have asked for a light at Sachse Road & Merritt first. We have been told there is no plan for one. We believe this is poor planning and dangerous to our neighborhood.
SIGNATURE: Stephanie Murray
PRINTED NAME: Stephanie Murray
ADDRESS: 5408 Heritage Cr. Sachse, Texas 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, March 9, 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Community Development Department. Phone: (469) 429-4781 Email: dmcginn@cityofsachse.com
RETURN BY FAX OR MAIL
City of Sachse Community Development Dept.
3815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812

TIME RECEIVED
March 6, 2015 12:46:17 PM CST

REMOTE CSID
+2146581919

DURATION PAGES
42 1

STATUS
Received

03-06-2015 12:45 FROM-HENRY ODDO

+2146581919

T-651 P.001/001 F-537



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 02/26/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 39 single-family residential lots with a minimum lot size of 15,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-39; maximum lot coverage of 40%; and maximum height not to exceed 25 feet for lots 1-8 and 35 feet for lots 9-39.

I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *This undermines the city plan, overloads infrastructure, overloads roads + intersections + destroys city atmosphere.*

SIGNATURE: *[Handwritten Signature]*

PRINTED NAME: *Vic Henry*

ADDRESS: *4903 HERITAGE CIRCLE*

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, March 9, 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Community Development Department.
Phone: (469) 429-4781
Email: dmcginn@cityofsachse.com

RETURN BY FAX OR MAIL
City of Sachse Community Development Dept.
3815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812



Community Development Department

MAR 10 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 02/26/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 39 single-family residential lots with a minimum lot size of 15,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-39; maximum lot coverage of 40%; and maximum height not to exceed 25 feet for lots 1-8 and 35 feet for lots 9-39.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: The property designated is not large enough to support 39 houses and remain similar to the other lots and houses in our neighborhood. We do not want smaller lots and
SIGNATURE: Jarvis Wood
PRINTED NAME: JACK and Jarvis Wood
ADDRESS: 4910 Merritt Rd. Sachse, Tx. 75049

an area with so many houses.

Our objections have been presented at several town meetings

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, March 9, 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Community Development Department. Phone: (469) 429-4781 Email: dmccginn@cityofsachse.com

RETURN BY FAX OR MAIL City of Sachse Community Development Dept. 3815-B Sachse Road, Sachse, Texas 75048 FAX: (972) 675-9812

Please consider a "No" vote at this time. We know the land will be developed, but want the lot sizes to be similar to the surrounding neighborhood. Thank you!!



Community Development Department

NOTICE OF PUBLIC HEARING

MAR 02 2015

TO: Property Owner
DATE: 02/26/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 39 single-family residential lots with a minimum lot size of 15,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-39; maximum lot coverage of 40%; and maximum height not to exceed 25 feet for lots 1-8 and 35 feet for lots 9-39.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: TOO MUCH TRAFFIC IN AREA
LOSS OF PROPERTY VALUE
DESTRUCTION OF VIEW & COUNTRY ATMOSPHERE

SIGNATURE: [Signature]
PRINTED NAME: MICHAEL CARPENTER
ADDRESS: 4915 HERITAGE CR

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, March 9, 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Community Development Department. Phone: (469) 429-4781 Email: dmccginn@cityofsachse.com
RETURN BY FAX OR MAIL
City of Sachse Community Development Dept.
3815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812

TIME RECEIVED
March 6, 2015 3:54:55 PM CST

REMOTE CSID
Fax Server

DURATION PAGES
68 1

STATUS
Received

Fax Server

3/6/2015 3:53:50 PM PAGE 1/001 Fax Server



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 02/26/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 39 single-family residential lots with a minimum lot size of 15,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-39; maximum lot coverage of 40%; and maximum height not to exceed 25 feet for lots 1-8 and 35 feet for lots 9-39.

I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: People moved out of The City to get away.
Why would we want The City to move to our Area.
IT IS TO BUSY NOW

SIGNATURE: Toni Bell
PRINTED NAME: Toni Bell
ADDRESS: 5011 Jackson Meadows

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, March 9, 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

<p>If you have any questions concerning this request, please contact the Community Development Department. Phone: (469) 429-4781 Email: dmcginn@cityofsachse.com</p>	<p>RETURN BY FAX OR MAIL City of Sachse Community Development Dept. 3815-B Sachse Road, Sachse, Texas 75048 FAX: (972) 675-9812</p>
--	---



Community Development Department

MAR 06 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 02/26/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 39 single-family residential lots with a minimum lot size of 15,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-39; maximum lot coverage of 40%; and maximum height not to exceed 25 feet for lots 1-8 and 35 feet for lots 9-39.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Lots 9 & 10 need to meet the same requirements for lots 1-8, Lots 9 & 10 abut the Heritage Circle neighborhood and will be the only ones with two story houses

SIGNATURE: Wesley D. Petty

PRINTED NAME: Wesley D. Petty

ADDRESS: 5023 Heritage Circle, Sachse, TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, March 9, 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas
Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

Table with 2 columns: Contact information for questions and return instructions by fax or mail.



MAR 03 2015

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 02/26/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 39 single-family residential lots with a minimum lot size of 15,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-39; maximum lot coverage of 40%; and maximum height not to exceed 25 feet for lots 1-8 and 35 feet for lots 9-39.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: This zoning request will exceed density of all contiguous developed properties and is being justified solely on economic reasons that are not the concern/problem of the City.

SIGNATURE: Deborah A. Carter, Trustee for David J. MacCarroll Rev. Living Trust
PRINTED NAME: DEBORAH A. CARTER
ADDRESS: 5119 Live Oak Dr. Sachse, TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, March 9, 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Community Development Department.
Phone: (469) 429-4781
Email: dmcginn@cityofsachse.com

RETURN BY FAX OR MAIL
City of Sachse Community Development Dept.
3815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812

TIME RECEIVED
March 6, 2015 7:16:18 AM CST

REMOTE CSID

DURATION PAGES
45 1

STATUS
Received
 001

03/06/2015 07:15 FAX



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 02/26/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification arca is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 39 single-family residential lots with a minimum lot size of 15,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-39; maximum lot coverage of 40%; and maximum height not to exceed 25 feet for lots 1-8 and 35 feet for lots 9-39.

I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: I AM CONCERNED ABOUT THE EXTRA TRAFFIC ON MERRITT RD. AND WATER RUNOFF INTO THE NEIGHBORHOOD.

SIGNATURE: Charles Michael Creech
PRINTED NAME: CHARLES MICHAEL CREECH
ADDRESS: 5312 HERITAGE CIRCLE

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, March 9, 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Community Development Department.
Phone: (469) 429-4781
Email: dmcginn@cityofsachse.com

RETURN BY FAX OR MAIL
City of Sachse Community Development Dept.
3815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812

TIME RECEIVED
March 6, 2015 4:56:55 PM CST
Mar 06 15 04:56p Oren Peacock

REMOTE CSID
9724963224

DURATION PAGES
115 2
9724963224

STATUS
Received
p.1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 02/26/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 39 single-family residential lots with a minimum lot size of 15,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-39; maximum lot coverage of 40%; and maximum height not to exceed 25 feet for lots 1-8 and 35 feet for lots 9-39.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Lot size is too small
CONCERN over additional Traffic on Merritt
too many homes in small area

SIGNATURE: Oren Peacock
PRINTED NAME: OREN PEACOCK
ADDRESS: Heritage Country Estates - Heritage Cr Blk 2 Lot 18

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, March 9, 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Community Development Department.
Phone: (469) 429-4781
Email: dmcginn@cityofsachse.com

RETURN BY FAX OR MAIL
City of Sachse Community Development Dept.
3815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: 02/26/2015
 RE: Zoning Application for a Change in Zoning Request
 LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 39 single-family residential lots with a minimum lot size of 15,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-39; maximum lot coverage of 40%; and maximum height not to exceed 25 feet for lots 1-8 and 35 feet for lots 9-39.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Should maintain surrounding property size. Should be zoned same as Heritage Circle way

SIGNATURE: O.M. Peacock

PRINTED NAME: O.M. PEACOCK

ADDRESS: 2409 Heritage C (Block 2 Lot 17)

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, March 9, 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Community Development Department.
 Phone: (469) 429-4781
 Email: dmccinn@cityofsachse.com

RETURN BY FAX OR MAIL
 City of Sachse Community Development Dept.
 3815-B Sachse Road, Sachse, Texas 75048
 FAX: (972) 675-9812



MAR 06 2015

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 02/26/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 39 single-family residential lots with a minimum lot size of 15,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-39; maximum lot coverage of 40%; and maximum height not to exceed 25 feet for lots 1-8 and 35 feet for lots 9-39.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: To much increased traffic - lots are still to small

SIGNATURE: Julie B. McGinn
PRINTED NAME: Julie B. McGinn
ADDRESS: 5423 Benton Circle Sachse, TX

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, March 9, 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas
Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Community Development Department. Phone: (469) 429-4781 Email: dmccinn@cityofsachse.com
RETURN BY FAX OR MAIL City of Sachse Community Development Dept. 3815-B Sachse Road, Sachse, Texas 75048 FAX: (972) 675-9812

ORDINANCE NO. _____

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 (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT FOR R-10 ZONING DISTRICT USES (PD-31) ON AN 13.56-ACRE +- TRACT OF LAND LOCATED ALONG THE WEST SIDE OF MERRITT ROAD JUST SOUTH OF HERITAGE CIRCLE, CITY OF SACHSE, DALLAS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B"; PROVIDING FOR THE APPROVAL OF DEVELOPMENT STANDARDS; PROVIDING FOR THE APPROVAL OF A CONCEPT PLAN ATTACHED AS EXHIBIT "C"; 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 FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Sachse and the governing body of the City of Sachse, in compliance with state laws applying to amending the Comprehensive Zoning Ordinance and Map, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Sachse is of the opinion that said Comprehensive Zoning Ordinance should be amended as provided herein;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Sachse, Texas, as heretofore amended, be and the same are hereby further amended to grant a change in zoning from an Agricultural (AG) District to Planned Development District No. 31 (PD) on 13.56 acre +- tract of land located along the west side of Merritt Road just south of Heritage Circle, City of Sachse, Dallas County, Texas, being more particularly described in Exhibit "A" and as depicted in Exhibit "B," attached hereto and incorporated herein by reference.

SECTION 2. That the property shall be developed and used only in accordance with the following development standards:

Base Zoning District: The property shall be used and developed in accordance with the R-10 Zoning District regulations, except as otherwise provided herein.

Concept Plan: The property shall be used and developed in accordance with the Concept Plan attached as Exhibit "C," which is incorporated for all purposes, and which is hereby approved.

Minimum Lot Size: Minimum lot size shall be 15,000 square feet for lots 1-8 and 10,000 square feet for lots 9-39, as shown on the Concept Plan.

Maximum Lot Coverage: Maximum area of lot coverage by the principal and accessory building shall be 40%.

Minimum Dwelling Size: Lots 1-8, 3,000 square feet; Lots 9, 10 & 12-39, 2,500 square feet; and Lot 11, 2,000 square feet.

Front Yard Setback: Minimum of 25 foot front yard setback.

Rear Yard Setback: Minimum of 25 foot rear setback.

Maximum Height: Maximum height shall be one story or 25 feet for lots 1-8 and two stories or 35 feet for lots 9-39.

Mandatory Homeowners Association: The property owner shall create and establish a mandatory homeowners association to assume and be responsible for operation, maintenance, and supervision of the drainage systems or structures, parks, landscaping systems or features, irrigation systems, screening walls, living screens, buffering systems, subdivision entryway features (including monuments or other signage), or other physical facilities or grounds held in common that are not to be maintained by the city, and including any common areas to be approved by the city attorney. All open space and common properties or areas, facilities, structures, improvements, systems, or other property that are to be operated, maintained and/or supervised by the property owners' association shall be dedicated by easement or deeded in fee simple ownership interest to the property owners association after construction and installation as applicable by the owner and shall be clearly identified on the record final plat of the property. A copy of the agreements, covenants and restrictions establishing and creating the property owners' association must be approved by the city attorney prior to the approval of the final plat of the subdivision and must be filed of record with said final plat in the plat records of the county. The plat shall clearly identify all common areas or grounds that are to be operated, maintained and/or supervised by the property owners' association. At a minimum, the agreements, covenants and restrictions establishing and creating the property owners' association required herein shall contain and/or provide for the following:

- (1) Definitions of terms contained therein;
- (2) Provisions acceptable to the city attorney for the establishment and organization of the mandatory property owners' association and the adoption of bylaws for said property owners' association, including provisions requiring that the owner(s) of any lot or lots within the

- applicable subdivision and any successive purchaser(s) shall automatically and mandatorily become a member of the property owners' association;
- (3) The initial term of the agreement, covenants and restrictions establishing and creating the property owners' association shall be for a 25-year period and shall automatically renew for successive ten-year periods, and the property owners' association may not be dissolved without the prior written consent of the city;
 - (4) Provisions acceptable to the city attorney to ensure the continuous and perpetual use, operation, maintenance and/or supervision of all facilities, structures, improvements, systems, open space or common areas that are the responsibility of the property owners' association and to establish a reserve fund for such purposes;
 - (5) Provisions prohibiting the amendment of any portion of the property owners' association's agreements, covenants or restrictions pertaining to the use, operation, maintenance and/or supervision of any facilities, structures, improvements, systems, area or grounds that are the responsibility of the property owners' association without the prior written consent of the city;
 - (6) The right and ability of the city or its lawful agents, after due notice to the property owners' association, to maintain the common areas, to remove any landscape systems, features or elements that cease to be maintained by the property owners' association; to perform the responsibilities of the property owners' association and its board of directors if the property owners' association fails to do so in compliance with any provisions of the agreements, covenants or restrictions of the property owners' association or of any applicable city codes or regulations; to assess the property owners' association for all costs incurred by the city in performing said responsibilities if the property owners' association fails to do so; and/or to avail itself of any other enforcement actions available to the city pursuant to state law or city codes or regulations; and
 - (7) Provisions indemnifying and holding the city harmless from any and all costs, expenses, suits, demands, liabilities or damages, including attorney fees and costs of suit, incurred or resulting from the city's maintenance of the common areas and/or removal of any landscape systems, features or elements that cease to be maintained by the property owners' association.

SECTION 3. That the above-described tract of land shall be used in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Sachse, Texas, as heretofore amended, and subject to the aforementioned special conditions.

SECTION 4. That all provisions of the ordinances of the City of Sachse in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Sachse not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas on the _____ day of _____, 2015.

APPROVED:

Mike Felix
Mayor

DULY ENROLLED:

Terry Smith
City Secretary

APPROVED AS TO FORM:

Peter G. Smith
City Attorney
(PGS:4-1-15:TM 70939)

EXHIBIT "A"
13.909 Acres
SACHSE, TEXAS

PROPERTY DESCRIPTION

BEING a 13.909 acre tract of land situated in the F.H. Miller Survey, Abstract Number 855, Dallas County, Texas, same being all of that certain tract of land conveyed to Dwain L. Malone by deed recorded in Instrument Number 20080237113, Official Public Records, Dallas County, Texas, together with a portion of Merritt Road and being further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northwest corner of the herein described tract of land, same being the southwest corner of Lot 7, Block 2, HERITAGE COUNTRY ESTATES, an addition to the City of Sachse as recorded in Volume 84084, Page 1646, Deed Records, Dallas County, Texas;

THENCE North 89°49'00" East, along the south line of said addition, passing at a distance of 1176.64 feet, a 5/8" iron rod set for corner on the west line of Merritt Road and continuing to the centerline of said Merritt Road for a total distance of 1206.64 feet;

THENCE South 00°11'12" West, along the centerline of Merritt Road, for a distance of 501.92 feet;

THENCE South 89°49'00" West, passing at a distance of 30.00 feet, a 1/2" iron rod found for the northeast corner of that certain tract of land conveyed to Michael & Thomas Bennett by deed recorded in Volume 2001058, Page 2722, Deed Records, Dallas County, Texas, and continuing along the north line of said Bennett Tract, for a total distance of 1207.60 feet to a 1/2" iron rod found for corner;

THENCE North 00°17'48" East, for a distance of 501.93 feet to the POINT OF BEGINNING and containing 605,867 square feet or 13.909 acres of land, more or less.

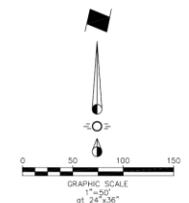
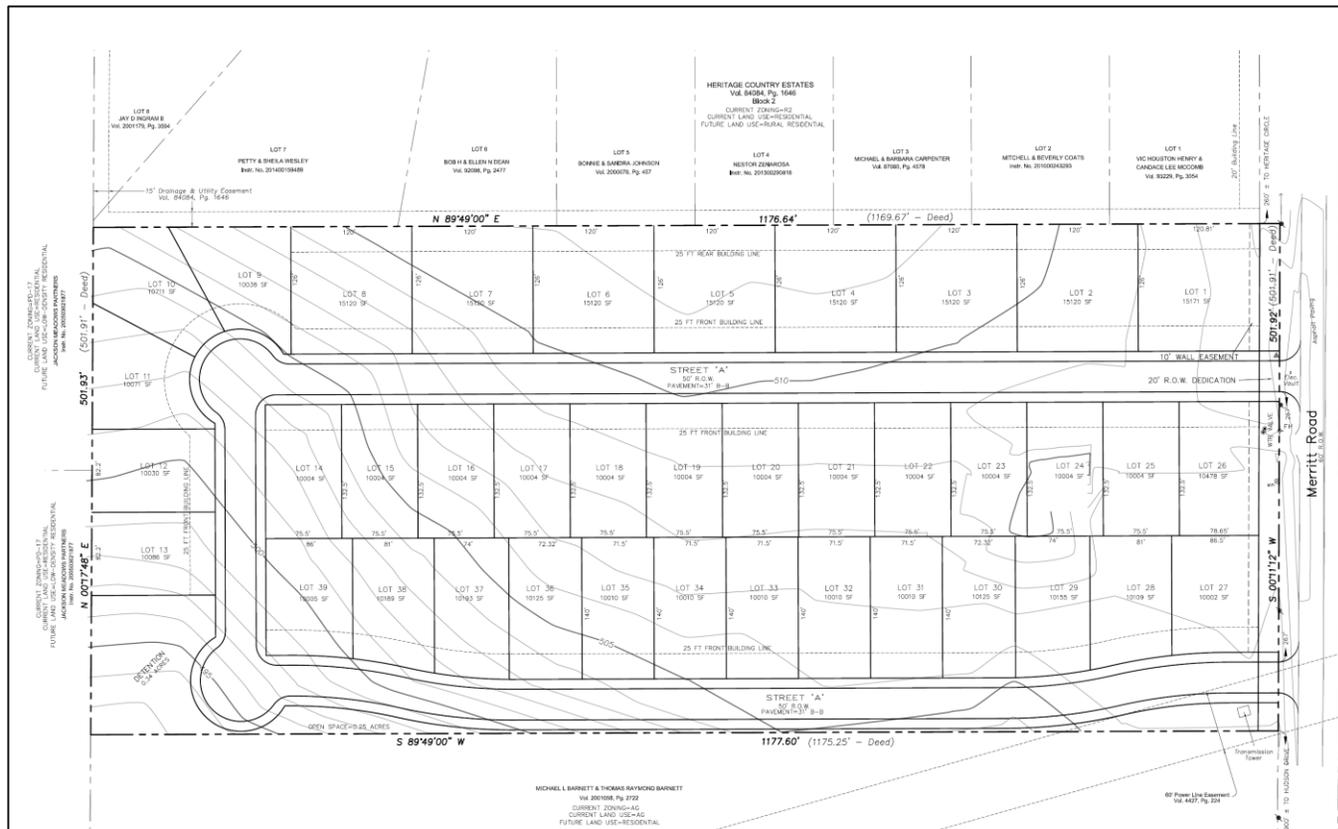


DATE: September 24, 2014
Project No. 30214079



12801 N. Central Expressway Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169

Engineering Firm #P-819 Surveying Firm #101319-00



THE THROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF ENGINEERING PLAN APPROVAL.

NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.

THE DEVELOPMENT OF THIS SITE SHALL BE IN ACCORDANCE WITH THE CITY OF SACHSE DEVELOPMENT STANDARDS.

TOTAL SITE AREA
13.56 ACRES

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MATT KOSTAL, P.E. NO. 88549 ON 02-02-15. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

PROPERTY DESCRIPTION

BEING a 13.56 acre tract of land situated in the T-1 Miller Survey, Abstract Number 855, Dallas County, Texas, same being all of that certain tract of land conveyed to Dustin D. Davison by deed recorded in Instrument Number 2008033313, Official Public Records, Dallas County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northeast corner of the herein described tract of land, same being the southwest corner of Lot 7, Block 2, HERITAGE COUNTRY ESTATES, an addition to the City of Sachse as recorded in Volume 84284, Page 1646, Deed Records, Dallas County, Texas;

THENCE North 89°49'00" East, along the south line of said addition, for a distance of 1176.64 feet to a 5/8" iron rod set for corner on the west line of Merritt Road;

THENCE South 00°11'27" West, along the west line of Merritt Road, for a distance of 501.92 feet to a 1/2" iron rod found for corner, same being the northeast corner of that certain tract of land conveyed to Michelle L. Barnett & Thomas Raymond Barnett by deed recorded in Volume 2008036, Page 2722, Deed Records, Dallas County, Texas;

THENCE South 89°49'00" West, along the south line of said Barnett Tract, for a distance of 1177.60 feet to a 1/2" iron rod found for corner;

THENCE North 00°17'48" East, for a distance of 501.93 feet to the POINT OF BEGINNING and containing 13.5606 acres of land, more or less.



RELEASED TO 2025/15 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

DUSTIN D. DAVISON, R.P.L.S.
Registration No. 6451

MICHAEL L. BARNETT & THOMAS RAYMOND BARNETT
VIA INSTRUMENT PG. 2722
CURRENT ZONING=AG
CURRENT LAND USE=AG
FUTURE LAND USE=RESIDENTIAL

PD STANDARDS

LOTS 1-8 SHALL BE LIMITED TO THE FOLLOWING:

A. ONE-STORY (25 FT MAXIMUM HEIGHT) (3,000 SF MINIMUM OF AIR-CONDITIONED SPACE)

B. 15,000 SF MINIMUM LOT AREA

C. 25 FT FRONT BUILDING SETBACK

D. 25 FT REAR BUILDING SETBACK

LOTS 9-39 SHALL BE LIMITED TO THE FOLLOWING:

A. TWO-STORY (35 FT MAXIMUM HEIGHT) (2,500 SF MINIMUM OF AIR-CONDITIONED SPACE)

B. EXCEPT FOR LOT 11 WHICH WILL HAVE 2,000 SF MINIMUM OF AIR-CONDITIONED SPACE

C. 10,000 SF MINIMUM LOT AREA

D. 25 FT FRONT BUILDING SETBACK

E. 25 FT REAR BUILDING SETBACK

ALL LOTS SHALL PROVIDE THE FOLLOWING:

A. 40% MAXIMUM BUILDING COVERAGE

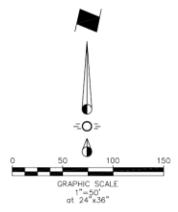
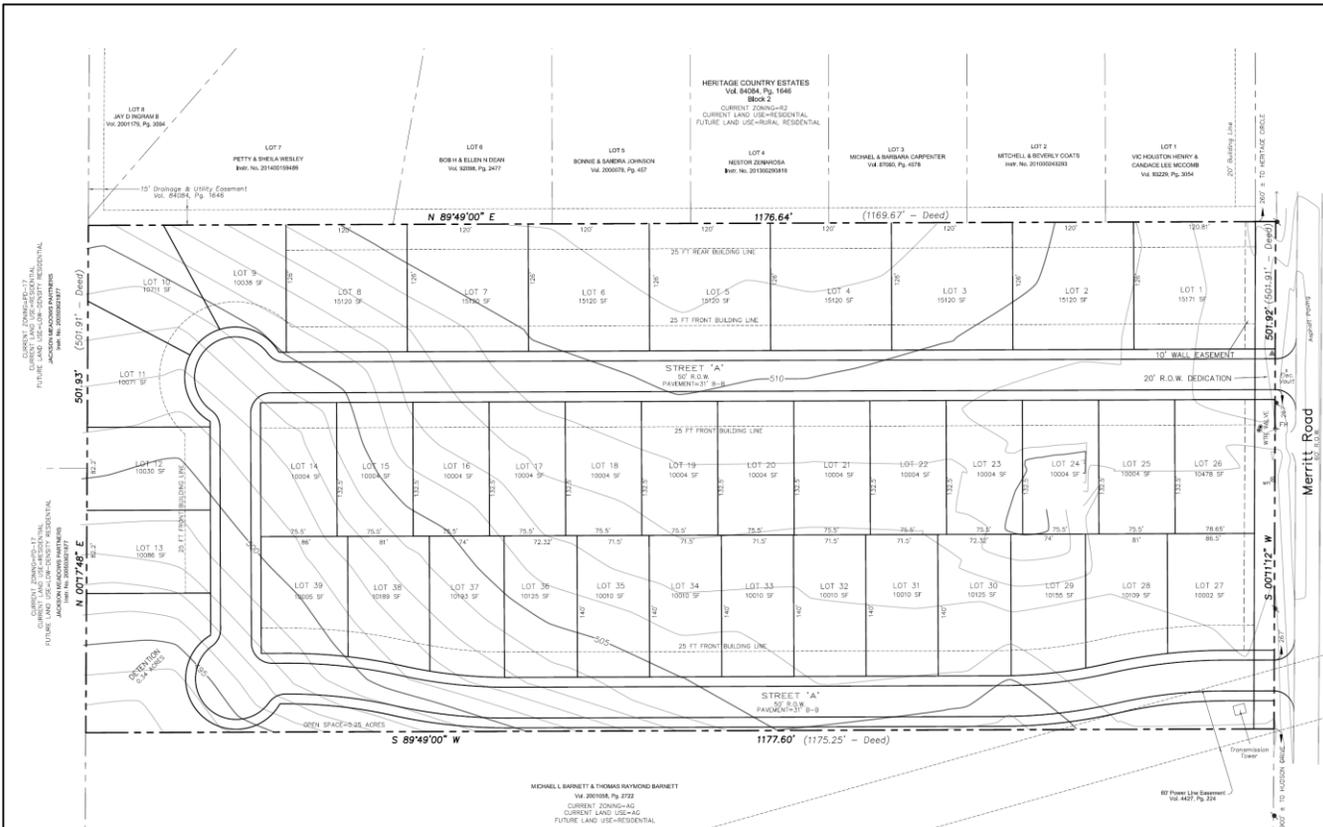
ALL OTHER RESTRICTIONS APPLY TO ALL LOTS BASED ON R-10 ZONING REQUIREMENTS

THERE WILL BE A MANDATORY HOMEOWNERS ASSOCIATION WHOSE DUTIES WILL INCLUDE MAINTAINING THE DETENTION POND, THE FRONT MASONRY WALL AND THE LANDSCAPING BETWEEN THE WALL AND MERRITT RD

DEVELOPER
PAUL TAYLOR
PAUL TAYLOR HOMES
17850 PRESTON ROAD, SUITE 700
DALLAS, TX 75252
972-732-7600

SURVEYOR
DUSTIN DAVISON, RPLS
ARE, INC.
12801 NORTH CENTRAL EXPRESSWAY, SUITE 1250
DALLAS, TX 75243
214-739-3152

				<p>MALONE ESTATES INITIAL SUBMITTAL DATE 02-02-15 2 15-XX</p> <p>EXHIBIT 'B' - ZONING EXHIBIT</p> <p>F.H. MILLER SURVEY ABSTRACT #855 CITY OF SACHSE DALLAS COUNTY, TEXAS</p> <p>ORACLE ENGINEERING 330 Fairway Drive Little Rock, Ar. 72205 TEL: (501) 226-0329 TYPE FIRM #5084</p>	
DESIGN	DRAWN	DATE	SCALE	CITY CASE #	NO.
MPK	MPK	02/15	1"=50' @ 24"x36"	-	EX B



THE THROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF ENGINEERING PLAN APPROVAL.

NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.

THE EXISTING STRUCTURE ON-SITE SHALL BE REMOVED.

DEVIATIONS FROM CURRENT DEVELOPMENT STANDARDS/REGULATIONS NOT SPECIFICALLY ADDRESSED/LISTED FOR APPROVAL AS PART OF THE PLANNED DEVELOPMENT REGULATIONS MAY REQUIRE A HEARING/APPROVAL BY THE ZONING BOARD OF ADJUSTMENT (BOA)

ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.

THE ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THE ZONING CONCEPT PLAN, AS DETERMINED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT, WILL REQUIRE AN AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

PROJECT SITE DATA (RESIDENTIAL)

GENERAL
CASE #10 15-XX
PROJECT NAME=MALONE ESTATES
PROPOSED USE= SINGLE FAMILY RESIDENTIAL
FUTURE LAND USE DESIGNATION=LOW DENSITY RESIDENTIAL
PROPOSED FUTURE LAND USE DESIGNATION=LOW DENSITY RESIDENTIAL
EXISTING ZONING DISTRICT=AG
PROPOSED ZONING DISTRICT=R9
APPRAISAL DISTRICT ACCOUNT NUMBERS=DALLAS COUNTY #508551101005000

OVERALL SITE
GROSS SITE AREA=13.56 ACRES
SITE FRONTAGE=501.92 FT
SITE WIDTH=501.92 FT
SITE ESP=1177.60 FT
IMPERVIOUS SURFACE AREA=502K (6.78 ACRES)
PERVIOUS SURFACE AREA=856K (6.78 ACRES)
OPEN SPACE=2.4% (0.32 ACRES)
DETENTION AREA=2.5% (0.34 ACRES)

PROJECT SITE DATA (RESIDENTIAL)

HOUSING
TOTAL GROSS DENSITY=39 DWELLING UNITS/ACRE
LOT COUNT=39 RESIDENTIAL LOTS
TOTAL NUMBER OF DWELLING UNITS=39 SINGLE FAMILY HOMES

PROPOSED DEVELOPMENT REGULATIONS
MAXIMUM LOT COVERAGE PROPOSED=40%
MINIMUM LOT AREA=15,000 SF (LOTS 1-8)
MINIMUM LOT AREA=10,000 SF (LOTS 9-39)
MINIMUM LOT WIDTH=40 FT
TYPICAL LOT WIDTH=70 FT
MINIMUM LOT DEPTH=100 FT
SEBACKS=25 FT FROM 11, 25 FT REAR
MAXIMUM STORES=1 (LOTS 1-8)
MAXIMUM STORES=2 (LOTS 9-39)

TOTAL SITE AREA
13.56 ACRES

DEVELOPER
PAUL TAYLOR
PAUL TAYLOR HOMES
17950 PRESTON ROAD, SUITE 700
DALLAS, TX 75252
972-732-7800

SURVEYOR
DUSTIN DAHSON, RPLS
ARS, INC.
12051 NORTH CENTRAL EXPRESSWAY, SUITE 1250
DALLAS, TX 75243
214-739-3152

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MATT KOSTAL, P.E. NO. 68549 ON 02-02-15. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

MALONE ESTATES			
INITIAL SUBMITTAL DATE 02-02-15			
Z 15-XX			
EXHIBIT - ZONING CONCEPT PLAN			
F.H. MILLER SURVEY			
ABSTRACT #855			
CITY OF SACHSE			
DALLAS COUNTY, TEXAS			
ORACLE ENGINEERING			
230 Forth Drive LITTLE ROCK, AR 72205 TEL: (501) 268-5529 TIME: 9:00 AM - 5:00 PM			
DESIGN	DRAWN	DATE	SCALE
MPK	MPK	02/15	1"=50' at 24"x36"
			CITY CASE #
			EX B

EXHIBIT "A"
13.909 Acres
SACHSE, TEXAS

PROPERTY DESCRIPTION

BEING a 13.909 acre tract of land situated in the F.H. Miller Survey, Abstract Number 855, Dallas County, Texas, same being all of that certain tract of land conveyed to Dwain L. Malone by deed recorded in Instrument Number 20080237113, Official Public Records, Dallas County, Texas, together with a portion of Merritt Road and being further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northwest corner of the herein described tract of land, same being the southwest corner of Lot 7, Block 2, HERITAGE COUNTRY ESTATES, an addition to the City of Sachse as recorded in Volume 84084, Page 1646, Deed Records, Dallas County, Texas;

THENCE North 89°49'00" East, along the south line of said addition, passing at a distance of 1176.64 feet, a 5/8" iron rod set for corner on the west line of Merritt Road and continuing to the centerline of said Merritt Road for a total distance of 1206.64 feet;

THENCE South 00°11'12" West, along the centerline of Merritt Road, for a distance of 501.92 feet;

THENCE South 89°49'00" West, passing at a distance of 30.00 feet, a 1/2" iron rod found for the northeast corner of that certain tract of land conveyed to Michael & Thomas Bennett by deed recorded in Volume 2001058, Page 2722, Deed Records, Dallas County, Texas, and continuing along the north line of said Bennett Tract, for a total distance of 1207.60 feet to a 1/2" iron rod found for corner;

THENCE North 00°17'48" East, for a distance of 501.93 feet to the POINT OF BEGINNING and containing 605,867 square feet or 13.909 acres of land, more or less.



12801 N. Central Expressway Suite 1250
Dallas, Texas 75248
(214) 739-3152 Fax (214) 739-3169

DATE: September 24, 2014
Project No. 30214079

Engineering Firm #F-819 Surveying Firm #101319-00

Exhibit C-Zoning Development Standards

Development Standards Malone Estates

- 1.> Minimum lot square footage shall be 15,000 square feet for lots 1-8 and 10,000 square feet for lots 9-39.
- 2.> 25 foot front yard setback
- 3.> 25 foot rear yard setback
- 4.> Maximum area of lot coverage by the principal building shall be 40%.
- 5.> Maximum height shall be one story or 25 feet for lots 1-8 and two stories or 35 feet for lots 9-39.
- 6.> Minimum square feet of air conditioned space for the main dwelling shall be as follows: Lots 1-8, 3,000 square feet, Lots 9,10 & 12-39, 2,500 square feet, and Lot 11, 2,000 square feet.
- 7.> All other restrictions of R-10 zoning apply,



Legislation Details (With Text)

File #: 15-2745 **Version:** 1 **Name:** Police Car replacement purchase
Type: Agenda Item **Status:** Agenda Ready
File created: 3/30/2015 **In control:** City Council
On agenda: 4/6/2015 **Final action:**
Title: Consider a resolution of the City Council of the City of Sachse, Texas, authorizing the purchase of one (1) 2015 Chevrolet Impala police package vehicles from Caldwell Country Chevrolet through the Texas Multiple Schedule Contract Program ('TXMAS') in the amount not to exceed twenty on thousand three hundred forty five dollars (\$21,345) for the City of Sachse Police Department; and providing for an effective date.

Executive Summary
Resolution providing for authorization to purchase one police vehicle.

Sponsors:

Indexes:

Code sections:

Attachments: [RESOLUTION.pdf](#)
[CPS-BUYBOARD.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title

Consider a resolution of the City Council of the City of Sachse, Texas, authorizing the purchase of one (1) 2015 Chevrolet Impala police package vehicles from Caldwell Country Chevrolet through the Texas Multiple Schedule Contract Program ('TXMAS') in the amount not to exceed twenty on thousand three hundred forty five dollars (\$21,345) for the City of Sachse Police Department; and providing for an effective date.

Executive Summary

Resolution providing for authorization to purchase one police vehicle.

Summary

In March 2015 an existing patrol car was rear ended and totaled by an intoxicated driver. The City has received a settlement from TML in the amount of \$17,960 for the replacement of the car and equipment that was damaged in the crash. The Police Department has researched the available options and recommends the purchase of one Chevrolet Impala PPV vehicle, a midsize sedan that is police pursuit rated. These vehicles are available for purchase through Texas State Contract A-071-B-071 through Caldwell Country Chevrolet in Caldwell Texas. With options, the purchase price of the vehicles is \$21,345.00. An additional \$9,720 will be needed for equipment and upfitting of the vehicle.

Background

We have researched police vehicles currently on the market and are requesting to purchase

one Chevrolet Impala PPV vehicle. We the vehicle will be placed into service as a School Resource Officers vehicle and is believed to be a worthy choice.

Policy Considerations

The vehicle that was wrecked was slated to be removed from Patrol service and placed in the secondary fleet as a School Resource Officers vehicle. The replacement vehicle will be placed straight into service in this capacity.

Budgetary Considerations

A total of \$29,280 is required for the purchase and upfitting. \$17,960 has been received from TML, an additional \$12,020 would be required from Council.

Staff Recommendations

Staff recommends approval of a resolution of the City Council of the City of Sachse, Texas, authorizing the purchase of one (1) 2015 Chevrolet Impala police package vehicles from Caldwell Country Chevrolet through the Texas Multiple Schedule Contract Program ('TXMAS') in the amount not to exceed twenty one thousand three hundred forty five (\$21,345) for the City of Sachse Police Department; and providing for an effective date, as a regular agenda item.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, AUTHORIZING THE PURCHASE OF ONE (1) 2015 CHEVROLET IMPALA POLICE PACKAGE VEHICLES FROM CALDWELL COUNTRY CHEVROLET THROUGH THE TEXAS MULTIPLE SCHEDULE CONTRACT PROGRAM (“TXMAS”) IN THE AMOUNT NOT TO EXCEED TWENTY ONE THOUSAND THREE HUNDRED FORTY FIVE DOLLARS (\$21,345) FOR THE CITY OF SACHSE POLICE DEPARTMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Sachse, Texas, pursuant to the authority granted by Chapter 271, Subchapter D, of the Texas Local Government Code, desires to participate in intergovernmental purchasing; and

WHEREAS, the City Council is of the opinion that participation in this program will be highly beneficial to the taxpayers of this City, through the anticipated savings to be realized through the intergovernmental purchase of products including municipal vehicles; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS:

SECTION 1. That the City Council does hereby approve the use of cooperative purchasing through TXMAS to purchase:

One (1) 2015 Chevrolet Impala Police Package Vehicle	\$21,345.00
TOTAL	\$21,345.00

from Caldwell Country Chevrolet per bid specifications and authorizes the City Manager to execute any documents necessary to complete this transaction.

SECTION 2. This Resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

DULY PASSED and approved by the City Council of the City of Sachse, Texas, on this the _____ day of _____, 2015.

CITY OF SACHSE, TEXAS

Mike Felix, Mayor

ATTEST:

Terry Smith, City Secretary

QUOTE# 001

CONTRACT PRICING WORKSHEET

End User: LT. MARTY CASSIDY			Contractor: CALDWELL COUNTRY		
Contact Name: MARTY CASSIDY			CALDWELL COUNTRY		
Email: MCASSIDY@CITYOFSACHSE.COM			Prepared By: Averyt Knapp		
Phone #: 469-429-9822			Email: aknapp@caldwellcountry.com		
Fax #:			Phone #: 800-299-7283 or 979-567-6116		
Location City & State: SACHSE, TX			Fax #: 979-567-0853		
Date Prepared: MARCH 23, 2015			Address: P. O. Box 27, Caldwell, TX 77836		
Contract Number: BUY BOARD #430-13			Tax ID # 14-1856872		
Product Description: 2015 CHEVROLET IMPALA PPV 1WS19					
A Base Price & Options:					\$20,945
B Fleet Quote Option:					
Code	Description	Cost	Code	Description	Cost
	LH SPOTLIGHT, PPV, 3.6L-V6, 6-SPD AUTOMATIC, AIR CONDITION, AMFM-CD, TILT, CRUISE, CLOTH BUCKET/VINYL REAR BENCH, POWER SEAT, POWER WINDOWS, POWER LOCKS, POWER MIRRORS,	INCL			
	GM WARRANTY 5YR/100,000 MILES POWERTRAIN @ N/C	INCL		CALDWELL COUNTRY	
				PO BOX 27	
				CALDWELL, TEXAS 77836	
Subtotal B					INCL
C Unpublished Options					
Code	Description	Cost	Code	Description	Cost
Subtotal C					
D Other Price Adjustments (Installation, Delivery, Etc...)					
Subtotal D					INCL
E Unit Cost Before Fee & Non-Equipment Charges (A+B+C+D)					\$20,945
Quantity Ordered					1
X					

Subtotal E	\$20,945
F Non-Equipment Charges (Trade-In, Warranty, Etc...)	
BUY BOARD	\$400
G. Color of Vehicle: BLACK	
H. Total Purchase Price (E+F)	
	\$21,345

Estimated Delivery Date:	(UNIT IN PRODUCTION WEEK OF 4/6, GM ORDER #SGQDQ) ETA END OF APRIL
--------------------------	--



Legislation Details (With Text)

File #: 15-2737 **Version:** 1 **Name:** 2015 City Manager Transition
Type: Agenda Item **Status:** Agenda Ready
File created: 3/20/2015 **In control:** City Council
On agenda: 4/6/2015 **Final action:**
Title: Convene into executive session pursuant to the provisions of Section 551.074 the Texas Government Code "Personnel Matters":
To discuss the appointment, employment and duties for the City Manager position. Review applications for City Manager position.
Consider any action necessary as a result of Executive Session.
Executive Summary
A closed session, as provided by state law, to discuss the City Manager position and applicants.

Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title
Convene into executive session pursuant to the provisions of Section 551.074 the Texas Government Code "Personnel Matters":
To discuss the appointment, employment and duties for the City Manager position. Review applications for City Manager position.
Consider any action necessary as a result of Executive Session.

Executive Summary
A closed session, as provided by state law, to discuss the City Manager position and applicants.

Background
City Council engaged Waters and Company to conduct search following the resignation of City Manager Billy George.

Policy Considerations
None.

Budgetary Considerations

None.

Staff Recommendations

Council conduct executive session as appropriate.