



# Sachse, Texas

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

## Meeting Agenda City Council

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Monday, June 15, 2015

7:30 PM

Council Chambers

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*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, June 15, 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.

[15-2862](#) Consider approval of the minutes of the June 1, 2015 regular meeting.

*Executive Summary  
Minutes from the recent Council meeting.*

**Attachments:** [Minutes.06.01.15.pdf](#)

[15-2869](#) Consider a resolution authorizing the purchase of a one-ton Ford F350 crew cab utility bed pickup truck for the Water Department through the BuyBoard Cooperative Purchasing Program via Sam Pack's Five Star Ford in an amount not to exceed \$33,124.88

*Executive Summary  
Resolution providing for authorization to purchase a one-ton truck.*

**Attachments:** [resolution](#)

[coop purchasing quote](#)

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

[15-2863](#) Proclamation recognizing Hudson Middle School Principal Robert Clare.

*Executive Summary*

*Mr. Clare is retiring and this agenda item is to recognize his contributions to Sachse and the Garland Independent School District.*

**Attachments:** [Proclamation Hudson Middle School Principal.pdf](#)

[15-2867](#) Recognition of service to the City for Mr. Terry Smith.

*Executive Summary*

*Mr. Smith has served as City Secretary for twenty years, and this item is to recognize his service to the City.*

[15-2871](#) Staff Briefing: Sachse Economic Development Corporation

*Executive Summary*

*Each month a briefing is given to City Council providing an update of recent actions and events for a specific department. This month the SEDC CEO will brief the City Council on activities the SEDC is working on and outline the future work plan.*

**Attachments:** [Sachse Economic Development Corporation Update 2](#)

**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.**

[15-2812](#) Conduct a Public Hearing and consider the application of Wal-Mart Real Estate Business Trust requesting variances from the Code of Ordinances, Chapter 3, Building Regulations, Section 3-10.C (4) and Section 3-10. Table 1. General Sign Provisions to modify two (2) existing monument signs into off-premise signs and to exceed the maximum sign area of the monument sign on Blackburn Road by 5.16 square feet, for the property located at the northeast corner

of Murphy Road and Blackburn Road.

*Executive Summary*

*Sign variances are being requested by the property owner to permit two (2) existing monument signs to be modified into off-premise signs and to exceed the maximum sign area of the monument sign on Blackburn Road by 5.16 square feet.*

**Attachments:** [Variance Request Letter.pdf](#)

[ATTACHMENT A.pdf](#)

[ATTACHMENT B.pdf](#)

[ATTACHMENT C.pdf](#)

[Walmart Fuel Station Sign Variance Presentation](#)

[15-2868](#)

Discuss drainage policies in the City of Sachse.

*Executive Summary*

*The City Engineer will present the City Council with the current drainage policies and funding options for future drainage projects and functions.*

**Attachments:** [Ordinance 1733 PDF](#)

[Drainage Policy Discussion Final PDF](#)

[15-2864](#)

Adjourn to Executive Session pursuant to the provisions of the Texas Government Code, Section 551.074:

To discuss the appointment, employment and duties for the City Secretary position.

Consider any action necessary as a result of Executive Session.

*Executive Summary*

*Closed session as provided by state law.*

**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: June 12, 2015; 5:00 p.m. Terry Smith, City Secretary \_\_\_\_\_.

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



Legislation Details (With Text)

<b>File #:</b>	15-2862	<b>Version:</b>	1	<b>Name:</b>	Minutes of the recent Council meeting.
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Agenda Ready
<b>File created:</b>	6/8/2015	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	6/15/2015	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Consider approval of the minutes of the June 1, 2015 regular meeting.				
	Executive Summary Minutes from the recent Council meeting.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Minutes.06.01.15.pdf</a>				

Date	Ver.	Action By	Action	Result
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Title  
Consider approval of the minutes of the June 1, 2015 regular meeting.

*Executive Summary*  
*Minutes from the recent Council meeting.*

Background  
Minutes from a recent Council meeting on June 1, 2015, for review and approval.

Policy Considerations  
Not applicable.

Budgetary Considerations  
Not applicable.

Staff Recommendations  
Approval of the minutes of the June 1, 2015, regular meeting as a Consent Agenda Item.

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

**JUNE 1, 2015**

The City Council of the City of Sachse held a Regular Meeting on Monday, June 1, 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: City Manager Gina Nash, City Secretary Terry Smith, Executive Assistant Michelle Sirianni, Community Development Director Michael Spencer, 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 King and the pledges were led by Councilman Adams.

**1. Consent Agenda:**

Councilman Adams moved to approve the Consent Agenda as presented, consisting of: 15-2822 Consider approval of the minutes of the May 18, 2015 regular Meeting; 15-2832 Consider receiving the Monthly Revenue and Expenditure Report for the period ending April 30, 2015; 15-2823 Consider acceptance of the resignation of City Secretary; 15-2830 Resolution No. 3672 of the City Council of the City of Sachse, Texas, approving the purchase by Sachse Public Library of the 3M Radio frequency identification detection system (RFID) from Alpha Data Corporation through Txmas contract #TXMAS 6-70030, in the amount of \$80,284.36 and providing for an effective date; and 15-2816 Resolution No. 3673 of the City Council of the City of Sachse, Texas, amending authorized representatives with the Texas Local Government Pool ("TexPool/TexPool *Prime*"). The motion was seconded by Mayor Pro Tem Bickerstaff and carried unanimously.

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

15-2824 Proclamation recognizing Sachse High School athlete Devin Duvernay.  
15-2827 Recognition of service to the City for Mr. Alan Dickerson.

Councilman Franks stated the Parks and Recreation Department will conduct its summer program and all the information is on the web site.

Mayor Pro Tem Bickerstaff stated Saturday, June 6<sup>th</sup> is the kickoff to the Summer Reading Program. There will be a bounce house and games. He noted Library fines are waived with a donation to the Animal Shelter.

Councilman King thanked the citizens for the donations to the Animal Shelter. He thanked Chance Lindsey and Jeri McGrath for the RACES flood watch. They helped with the barricades to keep citizens safe.

Mayor Felix thanked Councilman Franks for the nice Memorial Day event at City Hall. He noted the upcoming Amateur Radio Association field day on June 27<sup>th</sup>, at 1:00 p.m. at Salmon Park.

**3. Citizen Input:**

Glenda Lee 1807 Vicksburg, stated she would like the City Council to review the drainage easement in the neighborhood and around the area. Her pool and house were flooded.

**4. Regular Agenda Items:**

**15-2825 Administer Oath of Office to Council Members-elect:**

Mayor Felix administered the Oath of Office to Council Members-elect Brett Franks in Place 1 and Charlie Ross in Place 2.

**15-2826 Consider the election of a Mayor Pro Tem:**

Following discussion, Councilman Adams moved to elect Brett Franks as Mayor Pro Tem. The motion was seconded by Councilman Watkins and carried unanimously.

**15-2829 Administer Oath of Office to Fernando Gutierrez on the Planning and Zoning Commission:**

Mayor Felix administered the Oath of Office.

**15-2831 Receive early Citizen input for the 2015-2016 Fiscal Year Budget:**

No comments were made.

**5. Adjournment:**

There being no further business, Councilman Adams moved to adjourn. The motion was seconded by Mayor Pro Tem Franks and carried unanimously. The meeting adjourned at 8:04 p.m.

ATTEST:

APPROVED:

\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
MAYOR



Legislation Details (With Text)

**File #:** 15-2869      **Version:** 1      **Name:** Resolution requesting the purchase of a Ford F 350

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

**File created:** 6/10/2015      **In control:** City Council

**On agenda:** 6/15/2015      **Final action:**

**Title:** Consider a resolution authorizing the purchase of a one-ton Ford F350 crew cab utility bed pickup truck for the Water Department through the BuyBoard Cooperative Purchasing Program via Sam Pack's Five Star Ford in an amount not to exceed \$33,124.88

Executive Summary  
Resolution providing for authorization to purchase a one-ton truck.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [resolution](#)  
[coop purchasing quote](#)

Date	Ver.	Action By	Action	Result
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**Title**

Consider a resolution authorizing the purchase of a one-ton Ford F350 crew cab utility bed pickup truck for the Water Department through the BuyBoard Cooperative Purchasing Program via Sam Pack's Five Star Ford in an amount not to exceed \$33,124.88

*Executive Summary*

*Resolution providing for authorization to purchase a one-ton truck.*

**Background**

In the FY 2014-2015 budget, the City Council approved funds for the purchase of a one-ton pickup truck to replace a 2005 model pickup truck in the Water Department. The 2005 truck has over 109,000 miles and will be sent to auction. The new truck will be purchased through the BuyBoard Cooperative Purchasing Program. The total purchase price exceeds the line item amount of \$25,100.00 due to unit availability and outfitting the truck with a tool box utility bed which previously has not been included in final cost. The tools and equipment budget line item has allotted funds to supplement the full purchase price.

**Policy Considerations**

None

**Budgetary Considerations**

The final purchase price of \$33,124.88 can be funded in the FY 2014-2015 budget.

### Staff Recommendations

Staff recommends City Council approval of a resolution authorizing the purchase of a one-ton Ford F350 crew cab utility bed pickup truck for the Water Department, through the BuyBoard Cooperative Purchasing Program via Sam Pack's Five Star Ford, in an amount not to exceed \$33,124.88 as a Consent Agenda item.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, AUTHORIZING THE PURCHASE OF A ONE TON FORD F350 CREW CAB UTILITY BED PICKUP TRUCK FOR THE WATER DEPARTMENT THROUGH THE BUYBOARD COOPERATIVE PURCHASING PROGRAM IN AN AMOUNT NOT TO EXCEED \$33,124.88; 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**

**WHEREAS, funding has been appropriated in the fiscal year 2014-2015 budget for the purchase of a one ton Ford F350 crew cab utility bed pickup truck for the Water Dept.**

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

**SECTION 1. The City Council does hereby approve the use of cooperative purchasing through the Buyboard Cooperative Purchasing Program to purchase a one ton Ford F350 crew cab utility bed pickup truck in an amount not to exceed \$33,124.88 from Sam Pack's Five Star Ford 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 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





Legislation Details (With Text)

<b>File #:</b>	15-2863	<b>Version:</b>	1	<b>Name:</b>	Proclamation recognizing Hudson Middle School Principal.
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Agenda Ready
<b>File created:</b>	6/8/2015	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	6/15/2015	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Proclamation recognizing Hudson Middle School Principal Robert Clare.				

Executive Summary  
Mr. Clare is retiring and this agenda item is to recognize his contributions to Sachse and the Garland Independent School District.

Sponsors:

Indexes:

Code sections:

Attachments: [Proclamation Hudson Middle School Principal.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

Proclamation recognizing Hudson Middle School Principal Robert Clare.

*Executive Summary*

*Mr. Clare is retiring and this agenda item is to recognize his contributions to Sachse and the Garland Independent School District.*

Background

Hudson Middle School Principal Robert Clare will be recognized by the Mayor and Council. Mayor Pro Tem Franks requested this agenda item.

Policy Considerations

None.

Budgetary Considerations

None.

Staff Recommendations

Mayor Felix present the proclamation to Mr. Robert Clare on his accomplishments.

# PROCLAMATION

**WHEREAS**, Mr. Robert Clare has served the Garland Independent School District for 22 years administering to students, spending 13 years in Sachse; and

**WHEREAS**, Robert has served as Assistant Principal at Lakeview High School, Assistant Principal at Sachse High School and Principal at Hudson Middle School; and

**WHEREAS**, Mr. Clare has served as principal at Hudson Middle School for the past 3 years; and

**WHEREAS**, Robert Clare has provided many years of dedicated service to his students and experienced the growing student population in the Garland Independent School District; and

**WHEREAS**, Mr. Robert Clare is retiring and will be greatly missed. We wish him luck in his future endeavors.

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

**June 15, 2015 as "Robert Clare Day" in the City of Sachse**

in recognition of his significant contributions to our schools, community and the many friendships he has established over the years.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas to be affixed this the 15th day of June, 2015.



\_\_\_\_\_  
Mike J. Felix  
Mayor



Legislation Details (With Text)

**File #:** 15-2867      **Version:** 1      **Name:** Recognition of service to the City.  
**Type:** Agenda Item      **Status:** Agenda Ready  
**File created:** 6/10/2015      **In control:** City Council  
**On agenda:** 6/15/2015      **Final action:**  
**Title:** Recognition of service to the City for Mr. Terry Smith.

Executive Summary  
Mr. Smith has served as City Secretary for twenty years, and this item is to recognize his service to the City.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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Title  
Recognition of service to the City for Mr. Terry Smith.

*Executive Summary*  
*Mr. Smith has served as City Secretary for twenty years, and this item is to recognize his service to the City.*

Background  
Mr. Smith is retiring as City Secretary after twenty years of loyal service to the City. This item is to recognize his contributions and commitment to the City of Sachse.

Policy Considerations  
None.

Budgetary Considerations  
None.

Staff Recommendations  
Recognition of service to the City for Mr. Terry Smith.



## Legislation Details (With Text)

**File #:** 15-2871      **Version:** 1      **Name:** SEDC staff briefing  
**Type:** Agenda Item      **Status:** Agenda Ready  
**File created:** 6/11/2015      **In control:** City Council  
**On agenda:** 6/15/2015      **Final action:**  
**Title:** Staff Briefing: Sachse Economic Development Corporation

### Executive Summary

Each month a briefing is given to City Council providing an update of recent actions and events for a specific department. This month the SEDC CEO will brief the City Council on activities the SEDC is working on and outline the future work plan.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Sachse Economic Development Corporation Update 2](#)

Date	Ver.	Action By	Action	Result
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### Title

Staff Briefing: Sachse Economic Development Corporation

### *Executive Summary*

*Each month a briefing is given to City Council providing an update of recent actions and events for a specific department. This month the SEDC CEO will brief the City Council on activities the SEDC is working on and outline the future work plan.*

### Background

Each month a briefing is given to City Council providing an update of recent actions and events for a specific department. This month the SEDC CEO will brief the council on activities the SEDC is working on and outline the future work plan.

### Policy Considerations

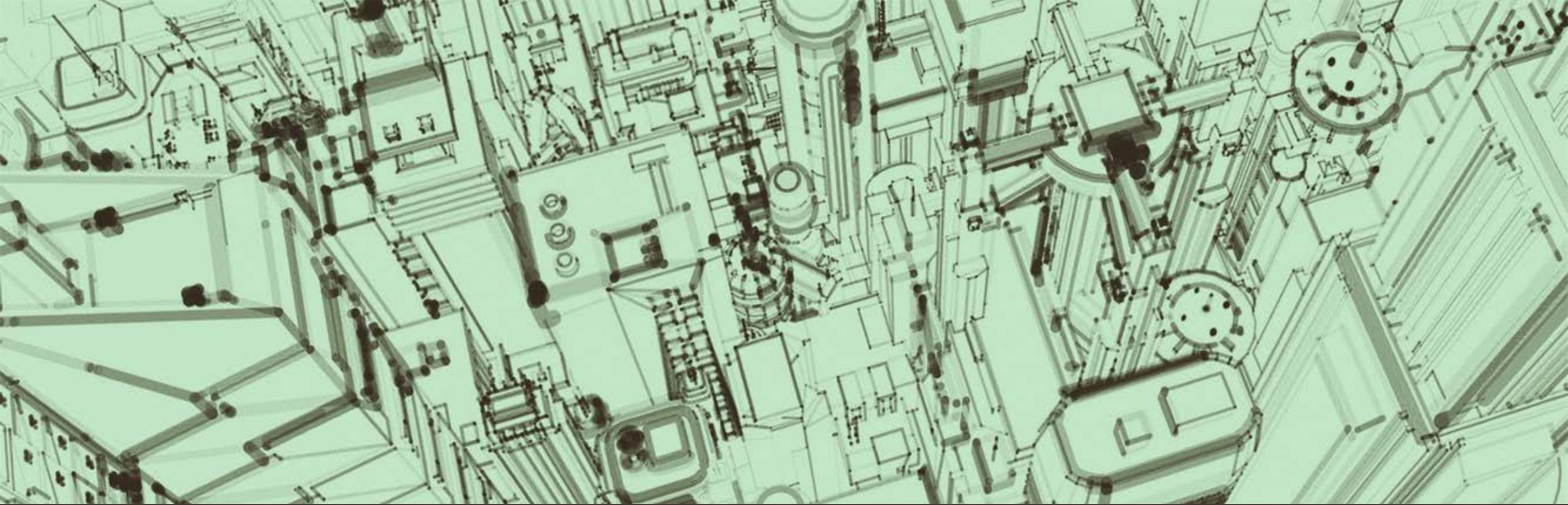
None

### Budgetary Considerations

None

### Staff Recommendations

Not Required



# Sachse Economic Development Corporation Update

City Council – 6.15.15



# Overview

- Staff
- 2015 Strategic Plan
- Prospecting
- Projects
- Marketing
- BR&E
- 190
- New Business

# Staff

CEO

• Leslyn Blake

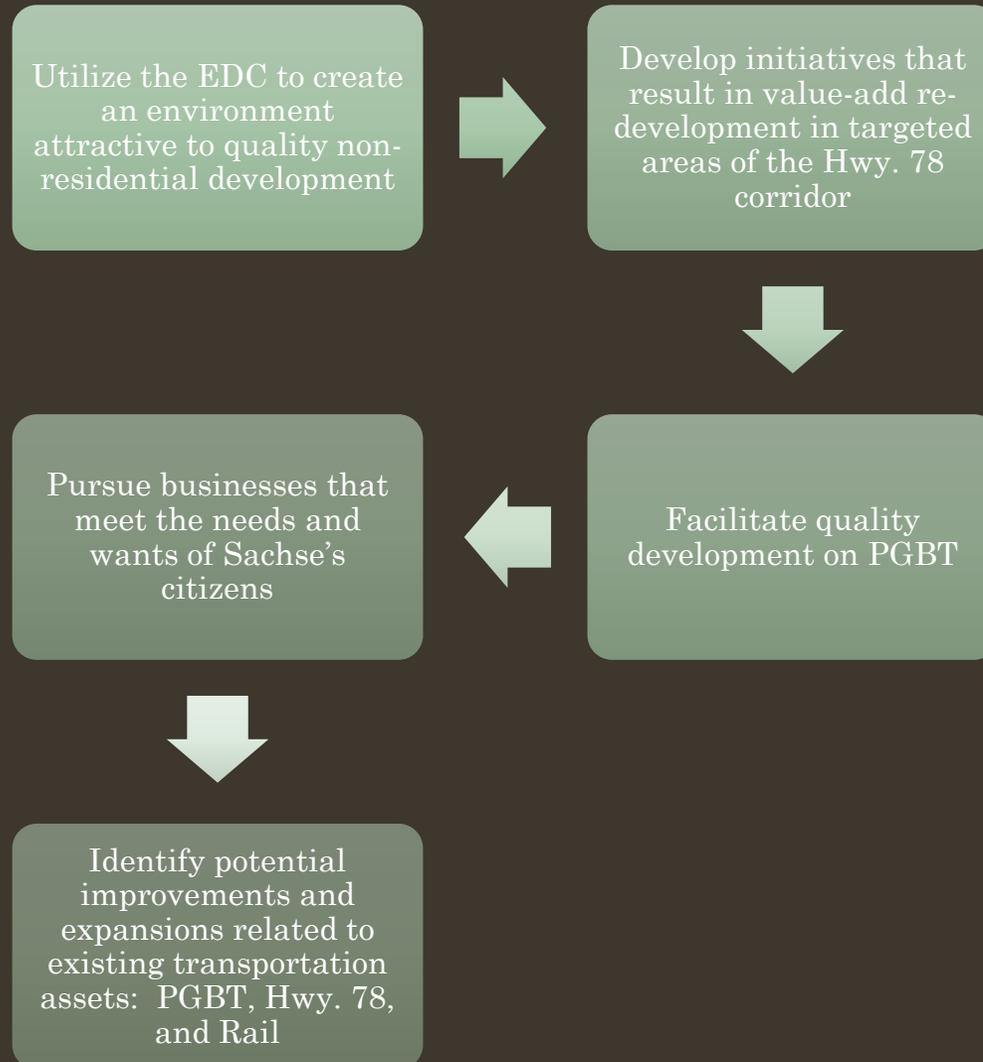
Executive  
Assistant

• Sharon Petchkurow

## 2015 Strategic Plan - Goal

Goal – Make Sachse more prosperous through job creation and quality development that adds community value

# 2015 Strategic Plan - Strategies



# Prospecting

- ICSC
  - November 2014 – Texas Conference and Deal Making - Dallas
  - May 2015 – RECon – Las Vegas
- NTCAR Real Estate Expo – August 2014
- Brokers/Developers/Land Owners
- Inquiries
- New Business Development

# Projects

Highway 78 Beautification Study

Highway 78 Visioning – Feasibility Study

Highway 78 Industrial Land Feasibility Study

Walmart Neighborhood Market Infrastructure

Direct Development

Sachse Historical Society

Laguna Madre Traders

PGBT Infrastructure

# Marketing

Comprehensive  
Strategic  
Marketing Plan

# WHERE'S SACHSE?

It's where over 110,000 vehicles a day pass some of the most lucrative retail sites in North Texas. It's where the George Bush Turnpike meets Hwy 78 north of Garland, and where you will find a population of 22,500 with an average household income of \$103,000 just waiting for you to open a retail store or restaurant. Where's Sachse? It's where you can make your dream come true. Call us today. Come choose your site.



Website  
Video

## (Säk'see), Texas

The next cool place to be

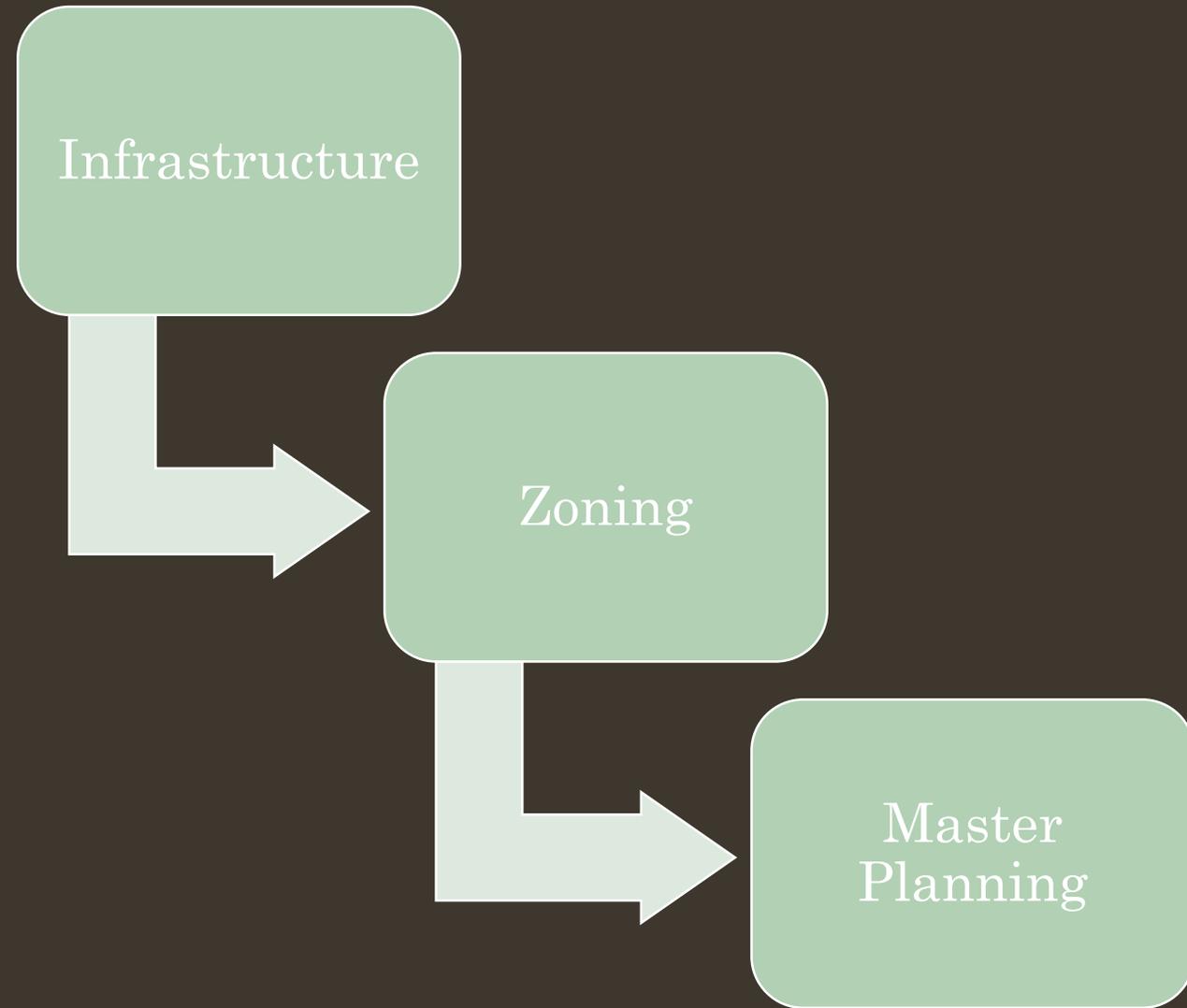
Leslyn Blake, CEO, Sachse Economic Development Corporation  
3815-B Sachse Road, Sachse, TX 75048 • Phone: 469.429.4764, lblake@cityofsachse.com, sachseedc.com

# Business Retention & Expansion

“*Business retention and expansion* is the activity that an *economic development agency* undertakes in order to reduce *loss of private sector businesses*. Successful customer retention BR&E starts with the first contact the agency has with a *private sector business* and continues throughout the entire lifetime of a relationship. A *market area's* ability to attract and retain new customers *through entrepreneurial development and business recruitment*, is not only related to its *community assets*, but strongly related to the way it services its *existing private sector businesses* and the reputation it creates within and across the *trading area, region or state*”



# President George Bush Turnpike



# New Business

## New Businesses

- Walmart Supercenter
- Walmart Neighborhood Market
- Murphy Express
- Laguna Madre

## Under Construction

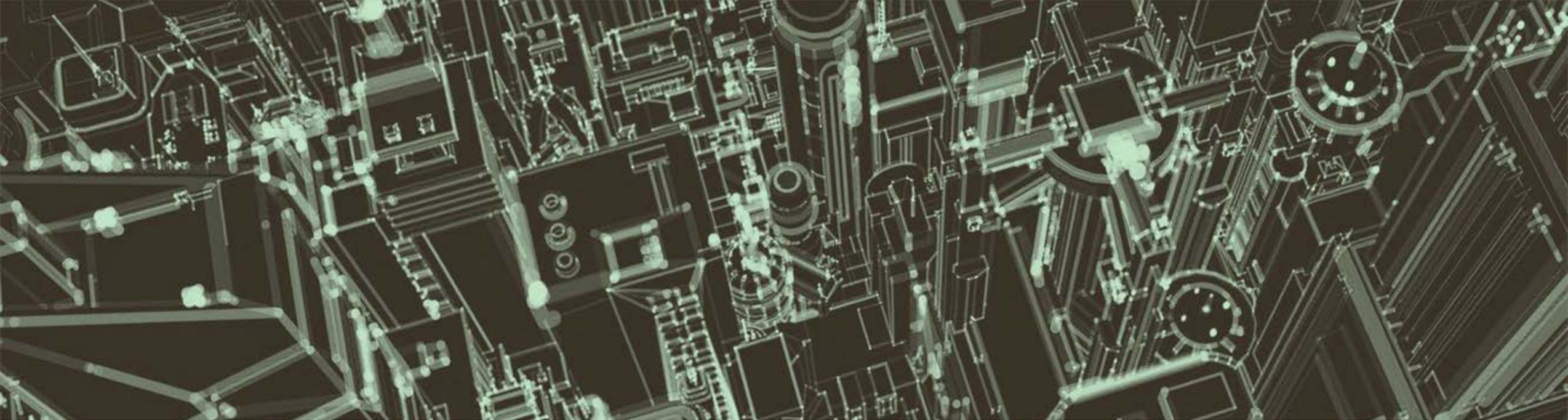
- Woodbridge Gates Addition:
  - LA Fitness
  - Urgent Care
- Shops at Woodbridge Commons:
  - Luxury Nails
  - Dentist
  - GNC
  - Great Clips
  - Wells Fargo

## Vertical

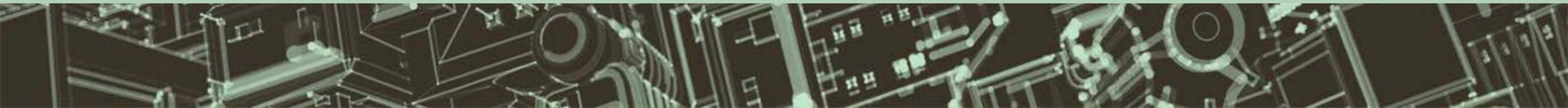
- Sachse Neighborhood Market Strip Center:
  - Oasis Nail Bar
  - Dentist

## Fall 2015

- Woodbridge Village:
  - 7-11



Leslyn Blake  
CEO  
Sachse Economic Development Corporation  
[sachseedc.com](http://sachseedc.com)





Legislation Details (With Text)

<b>File #:</b>	15-2812	<b>Version:</b>	1	<b>Name:</b>	CD - WAL-MART GAS SIGN VARIANCE
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Agenda Ready
<b>File created:</b>	5/7/2015	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	6/15/2015	<b>Final action:</b>		<b>Final action:</b>	

**Title:** Conduct a Public Hearing and consider the application of Wal-Mart Real Estate Business Trust requesting variances from the Code of Ordinances, Chapter 3, Building Regulations, Section 3-10.C (4) and Section 3-10. Table 1. General Sign Provisions to modify two (2) existing monument signs into off-premise signs and to exceed the maximum sign area of the monument sign on Blackburn Road by 5.16 square feet, for the property located at the northeast corner of Murphy Road and Blackburn Road.

**Executive Summary**

Sign variances are being requested by the property owner to permit two (2) existing monument signs to be modified into off-premise signs and to exceed the maximum sign area of the monument sign on Blackburn Road by 5.16 square feet.

**Sponsors:**

**Indexes:**

**Code sections:**

- Attachments:** [Variance Request Letter.pdf](#)  
[ATTACHMENT A.pdf](#)  
[ATTACHMENT B.pdf](#)  
[ATTACHMENT C.pdf](#)  
[Walmart Fuel Station Sign Variance Presentation](#)

Date	Ver.	Action By	Action	Result
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**Title**

Conduct a Public Hearing and consider the application of Wal-Mart Real Estate Business Trust requesting variances from the Code of Ordinances, Chapter 3, Building Regulations, Section 3-10.C (4) and Section 3-10. Table 1. General Sign Provisions to modify two (2) existing monument signs into off-premise signs and to exceed the maximum sign area of the monument sign on Blackburn Road by 5.16 square feet, for the property located at the northeast corner of Murphy Road and Blackburn Road.

*Executive Summary*

*Sign variances are being requested by the property owner to permit two (2) existing monument signs to be modified into off-premise signs and to exceed the maximum sign area of the monument sign on Blackburn Road by 5.16 square feet.*

**Background**

The subject property associated with the variance request is generally located at the northeast corner of Murphy Road and Blackburn Road. (See Attachment A - Aerial Location Map).

The subject property retains a zoning designation of C-2 and is currently developed with the Neighborhood Wal-Mart facility on Lot 1. (See Attachment B - Zoning Identification Map). Lot 2 on the hard corner is currently developed with a Wal-Mart operated gas station. The applicant is seeking to modify the existing monument signs on Lot 1 to include an area that would display gas prices for the business operating on Lot 2.

The existing general business monument signs comply with the current regulations.

The applicant is proposing to modify existing monument signs that will be located off-premise for the gas station use. The sign on Murphy Road will have 59.50 square feet of sign face area. The sign on Blackburn Road will have 65.16 square feet of sign face area, which exceeds the sign area limits of a general business sign by 5.16 square feet. The proposed signs as presented would not comply with two separate sign code regulations. (See Attachment C - Current and Proposed Monument Signs).

#### Policy Considerations

Based on the applicant's request, variances from the following sections of the Code of Ordinances will be required:

*Section 3-10 Table 1. General Sign Provisions.* All general business signs must be located 8 feet from the property line be constructed as a monument style sign, and have a maximum of 60 square feet in sign face area.

*Variance #1: Permit the existing monument sign on Blackburn Road to exceed the maximum allowable sign area of 60 square feet.*

*Section 3-10 C (4). Advertising signs.* No advertising signs allowed except by variance granted by the City Council.

*Variance #2: Permit advertising signs to be located off-premise, allowing for the installation electronic fuel pricing panels on the two existing monument signs.*

#### Conclusion

The applicant's request generally conforms to the regulations for a general business sign. While the request is for an off-premise sign, Wal-Mart owns both properties. The sign face for

the sign on Blackburn Road will exceed the maximum sign area by less than ten percent.

**Budgetary Considerations**

None.

**Staff Recommendations**

Staff recommends approval of both variance requests as requested by the applicant.

## STATEMENT OF VARIANCE

Wal-Mart Market #6851  
1500 Blackburn Road  
Sachse, TX 75048

### Variance Request:

This is a sign variance request to Chapter 3-10 Signs and our formal petition to the City of Sachse asking for allowance of sign square footage increase. As outlined in the sign ordinance, "Maximum area for a general business sign is 60 square feet". Due to location of site signage, we are also asking for allowance for off-premise advertising allowance as outlined in Sign Ordinance.

Our proposal consists of adding 19.83 square feet digital "fuel price readers" on existing monument signs located on Blackburn Road on the Wal-Mart Lot 1. The existing sign is 45.33 square feet, which will increase overall to 65.16. We request variance for additional 5.16 square footage.

We are also proposing to modifying the existing monument sign to add digital "fuel price readers" for total square feet of 59.50 located on Murphy Road on the Wal-Mart Lot 1.

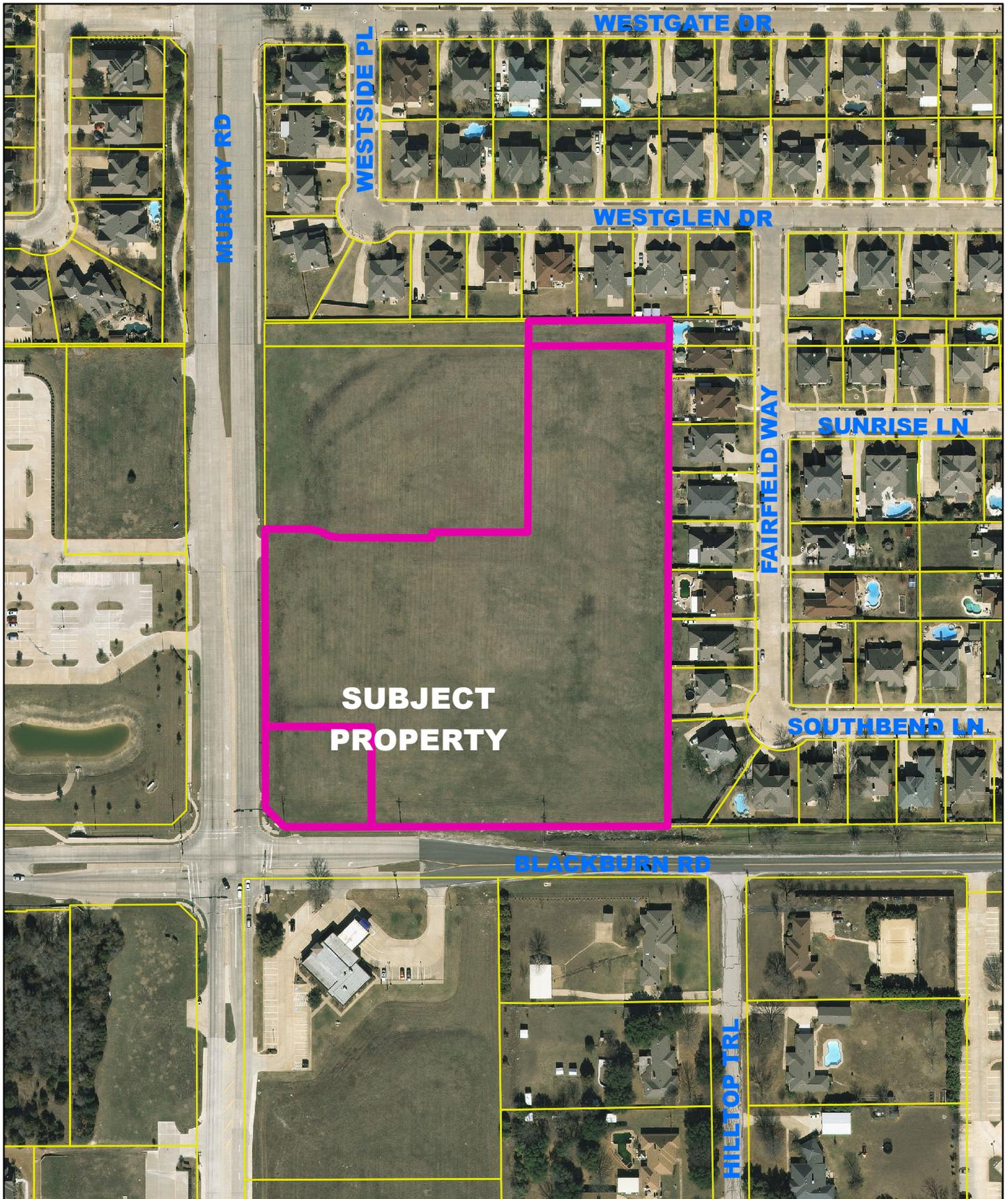
It's our understanding that since the fuel lot is a separate lot from the main building – Wal-Mart Lot 1; the fuel price readers are considered off-premises advertising. We respectfully request for variance for allowance of these off-premises signs.

As with majority of fuel stations, it's critical that these kind of businesses advertise the daily change in price of fuel. This site does not currently have any advertising that would allow the customers acknowledgment of the fuel price for fuel station.

The intent of a Walmart store is to provide a pedestrian friendly design and ensure safety and quality for the surrounding patrons. The requested addition of the fuel reader on the site sign does not create a physical or visual hazard for site; therefore, the public safety and welfare are secured. The proposed sign helps to identify the prices and the nature of the proposed business, resulting in substantial justice for the public's benefit.

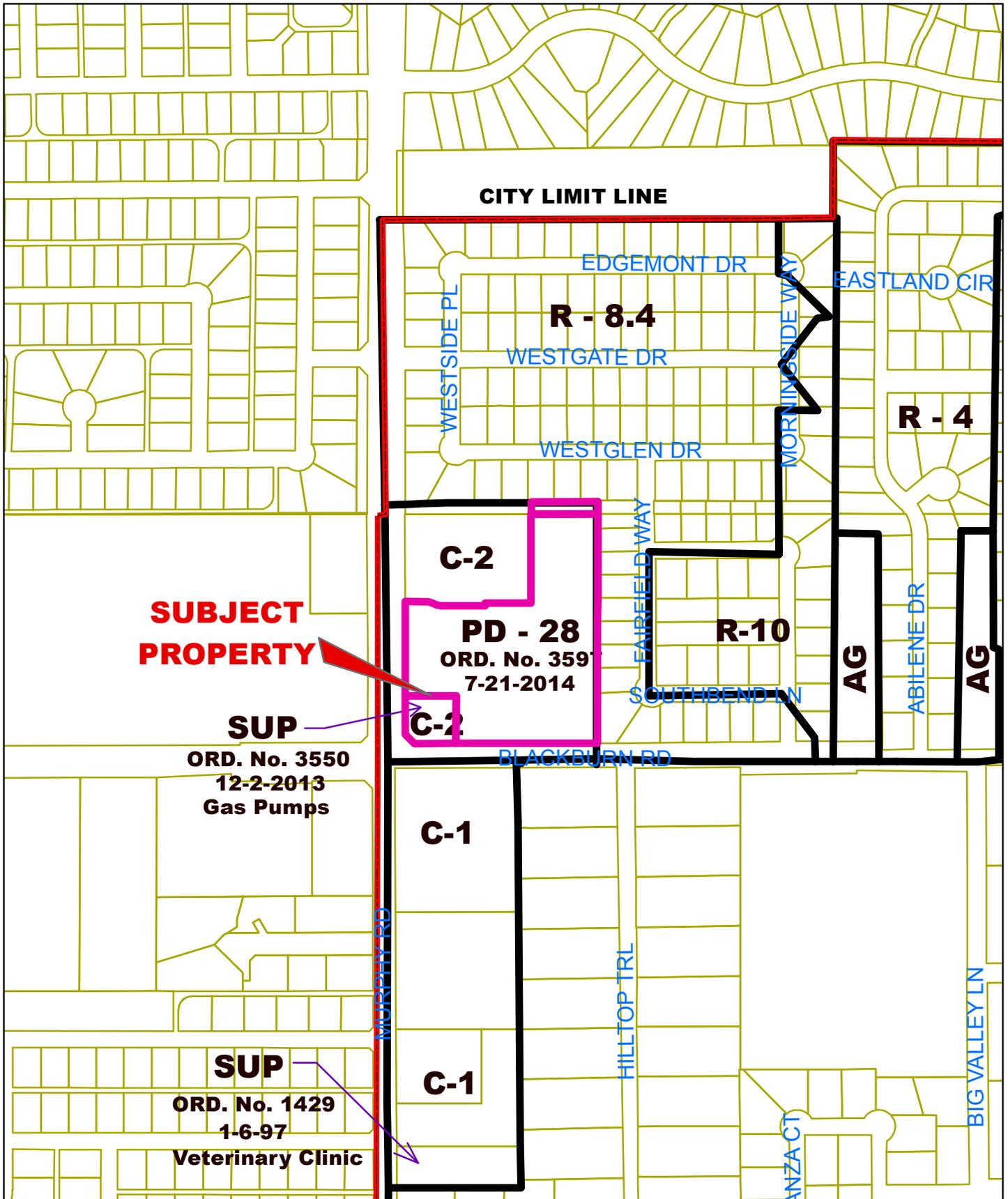
We believe granting of this deviation will not violate the general intent and purpose of the Sign Ordinance.

APR 23 2015



## AERIAL LOCATION MAP

6750 MURPHY RD  
FILE: M 15-01 - SIGN VARIANCE  
Map Created: May 28, 2015



**SUBJECT  
PROPERTY**

**SUP**  
ORD. No. 3550  
12-2-2013  
Gas Pumps

**SUP**  
ORD. No. 1429  
1-6-97  
Veterinary Clinic

**CITY LIMIT LINE**

**R - 8.4**

**C-2**

**PD - 28**  
ORD. No. 359  
7-21-2014

**R-10**

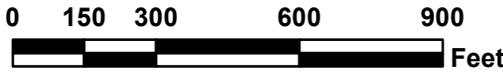
**C-1**

**C-1**

**R - 4**

**AG**

**AG**



**ZONING IDENTIFICATION MAP**

6750 MURPHY RD  
FILE: M 15-01 Sign Variance  
Map Created: May 28, 2015

Modify existing monument sign to add fuel pricing panel.

CURRENT MONUMENT SIGN ON MURPHY ROAD

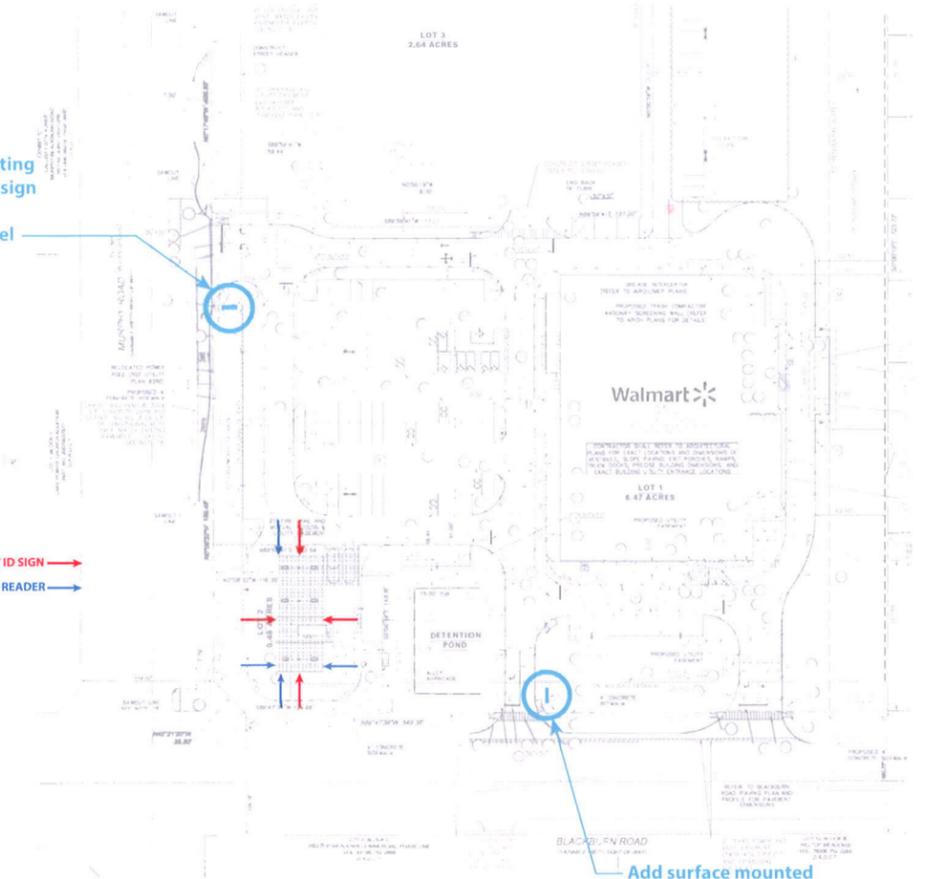


PROPOSED MONUMENT SIGN ON MURPHY ROAD



Modify existing monument sign to add fuel pricing panel

WALMART ID SIGN  
PRICE READER



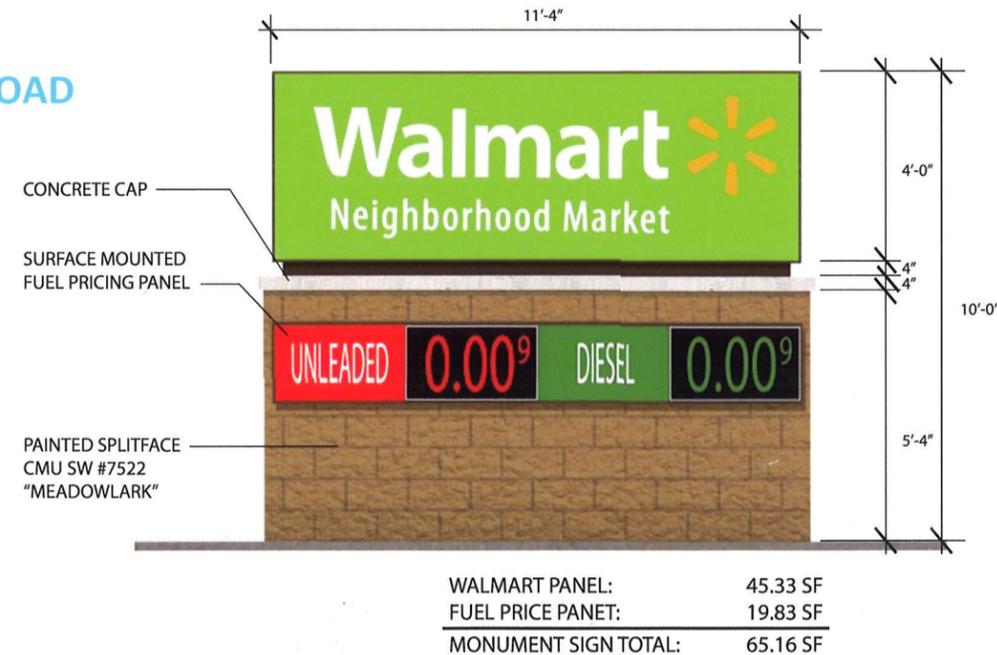
Add surface mounted fuel pricing panel on existing monument sign

Add surface-mounted fuel pricing panel on existing monument sign

CURRENT MONUMENT SIGN ON BLACKBURN ROAD



PROPOSED MONUMENT SIGN ON BLACKBURN ROAD



April 20, 2015

Sachse, TX #6851

APR 23 2015

Proposed Monument Sign Modifications



# CITY COUNCIL

JUNE 15, 2015

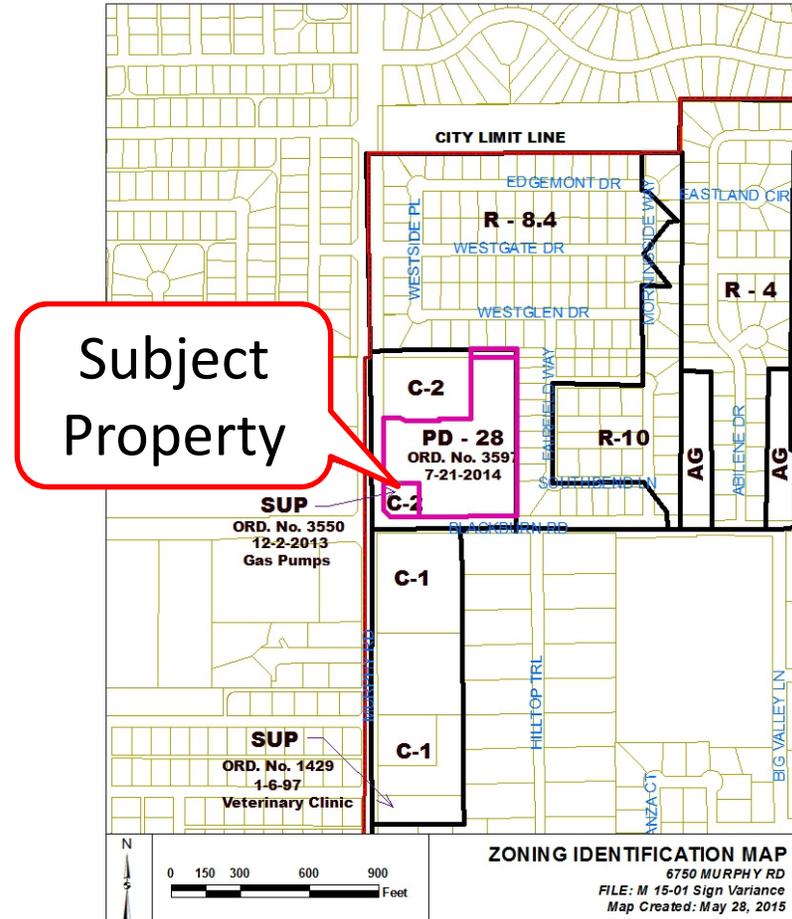
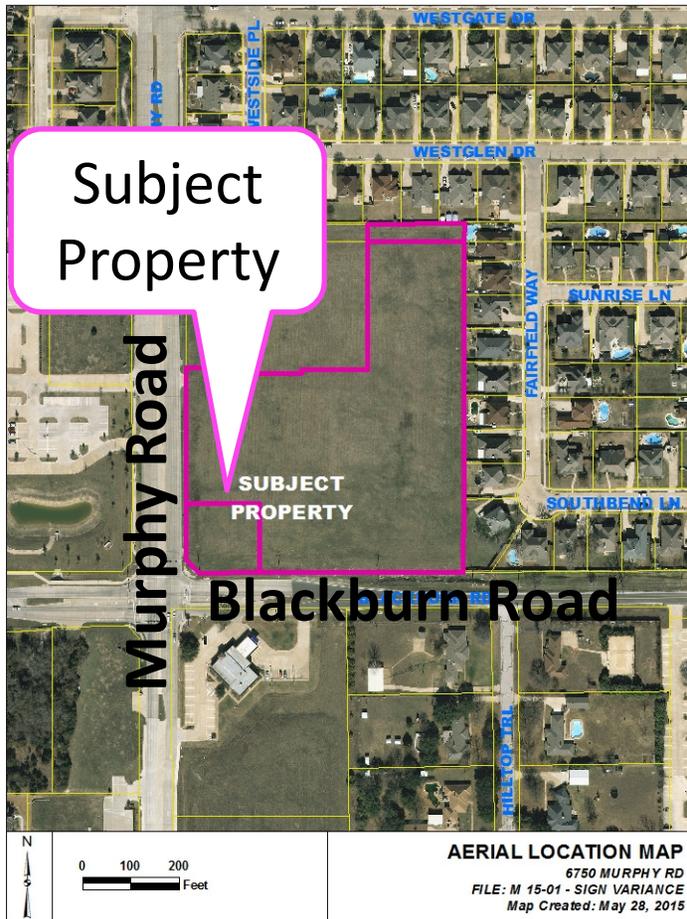
# REQUEST

---

Conduct a public hearing and consider the application of Wal-Mart Real Estate Business Trust requesting variances from the Code of Ordinances, Chapter 3, Building Regulations, Section 3-10.C (4) and Section 3-10. Table 1. General Sign Provisions to modify two (2) existing monument signs into off-premise signs and to exceed the maximum sign area of the monument sign on Blackburn Road by 5.16 square feet, for the property located at the northeast corner of Murphy Road and Blackburn Road.

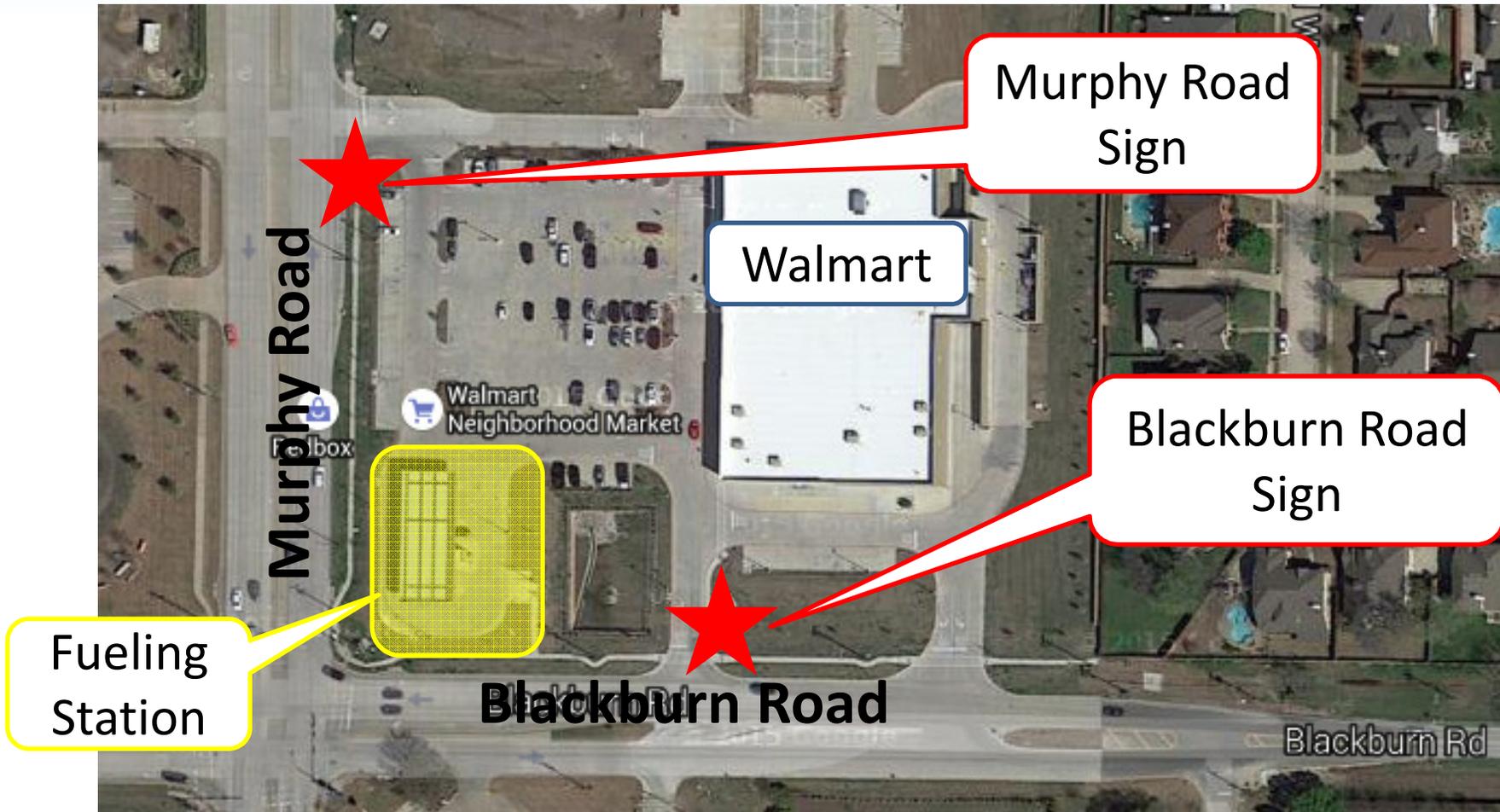
# BACKGROUND

## AERIAL LOCATION & ZONING MAP



# BACKGROUND

## SIGN LOCATIONS



# MURPHY ROAD SIGN

Modify existing monument sign to add fuel pricing panel.

CURRENT MONUMENT SIGN ON MURPHY ROAD



PROPOSED MONUMENT SIGN ON MURPHY ROAD



WALMART PANEL:	39.67 SF
FUEL PRICE PANEL:	19.83 SF
<b>MONUMENT SIGN TOTAL:</b>	<b>59.50 SF</b>

# BLACKBURN ROAD SIGN

Add surface-mounted fuel pricing panel on existing monument sign

## CURRENT MONUMENT SIGN ON BLACKBURN ROAD



## PROPOSED MONUMENT SIGN ON BLACKBURN ROAD



WALMART PANEL:	45.33 SF
FUEL PRICE PANEL:	19.83 SF
<b>MONUMENT SIGN TOTAL:</b>	<b>65.16 SF</b>

# VIEW FROM MURPHY ROAD



# VARIANCE REQUEST

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*Section 3-10. Table 1. General Sign Provisions.* All General Business signs must be located 8 feet from the property line, be constructed as a monument style sign, and have a maximum of 60 square feet in sign face area.

- Variance #1: Permit the existing monument sign on Blackburn Road to exceed the maximum sign area allowed 60 square feet by 5.16 square feet to allow for the installation of a surface mounted electronic fuel pricing panel.

# VARIANCE REQUEST

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*Section 3-10 C (4). Advertising signs.* No advertising signs allowed except by variance granted by the City Council.

- *An **advertising sign** is any sign which promotes or advertises commodities or services not limited to being offered on the premises on which such signs are located.*
  
- Variance #2: Permit advertising signs to be located off-premise on the two (2) existing monument signs to allow for the installation of electronic fuel pricing panels.

# CITY COUNCIL CONSIDERATIONS

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Conduct a public hearing and consider the two variances requested and the justification for each request.

# STAFF RECOMMENDATION

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Staff recommends approval of variance request.



## Legislation Details (With Text)

**File #:** 15-2868      **Version:** 1      **Name:** Discuss Drainage Policies in the City of Sachse  
**Type:** Agenda Item      **Status:** Agenda Ready  
**File created:** 6/10/2015      **In control:** City Council  
**On agenda:** 6/15/2015      **Final action:**  
**Title:** Discuss drainage policies in the City of Sachse.

### Executive Summary

The City Engineer will present the City Council with the current drainage policies and funding options for future drainage projects and functions.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** [Ordinance 1733 PDF](#)  
[Drainage Policy Discussion Final PDF](#)

Date	Ver.	Action By	Action	Result
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### Title

Discuss drainage policies in the City of Sachse.

### *Executive Summary*

*The City Engineer will present the City Council with the current drainage policies and funding options for future drainage projects and functions.*

### Background

The City of Sachse has a diverse drainage system, including natural creeks and waterways, drainage channels, and underground storm systems. The City of Sachse maintains public drainage systems within the public right-of-way, and oversees the design and construction of drainage improvements associated with private development.

### Maintenance

City Ordinance 1733 defines the responsibility of property owners regarding the maintenance of drainage easements and drainage facilities on private property. Currently, it is the responsibility of property owners to maintain drainage facilities that traverse private property.

In new residential developments, drainage systems are commonly placed within either a drainage easement or a lot owned by the homeowner's association (HOA). In these instances, the HOA is responsible for the maintenance of the drainage facilities as shown on the final recorded plat for the subdivision.

### Improvements

Historically, drainage improvement projects have been completed by the City as approved by the City Council and included in the Capital Improvement Plan. The funding source for these projects has been the General Fund.

#### Funding Options

The General Fund is the primary funding source for the City and is utilized for a wide range of City expenses, including supplies & materials, maintenance, contract work, equipment, and personnel.

A Stormwater Utility Fund is a fund that could be established for the operation, maintenance, improvement, and expansion of public drainage systems. The funds are dedicated specifically for drainage projects and functions, and cannot be used for other activities in the City. The fund operates similar to the water and sanitary sewer utility funds that the City already has in place.

Many cities in our region have this type of fund established. For residential properties, the fee is typically a flat rate. For non-residential properties, the fee may be either a flat rate, or a sliding scale based upon the amount of impervious area (concrete, building, etc.). In a 2012 survey, the median residential stormwater utility fee was found to be \$3.80 per month.

In order to establish a stormwater utility fund, a rate study must be completed to establish the obligations of the utility, and the subsequent rate. City Council approval is also required.

#### Policy Considerations

City Ordinance 1733 defines the responsibility of property owners regarding the maintenance of drainage easements on private property. The City of Sachse has historically funded drainage improvement projects through the General Fund, as identified in annual updates to the Capital Improvement Plan and approved by the City Council. Changes to current policy or establishment of a new policy would require approval by the City Council.

#### Budgetary Considerations

None at this time. Changes to the current policy may have budgetary implications.

#### Staff Recommendations

None.

Ordinance No. 1733

AN ORDINANCE AMENDING CHAPTER 3, SECTION 15 E, OF THE CODE OF ORDINANCES OF THE CITY OF SACHSE, TEXAS, ENTITLED FLOOD HAZARD AREA REGULATIONS; TO PROVIDE FOR DEFINITIONS OF PRIVATE DRAINAGE FACILITIES AND MAINTENANCE; PROVIDING FOR A REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATION; AND PROVIDING AN EFFECTIVE DATE.

**Be It Ordained By The City Council Of The City Of Sachse, Texas:**

Section I

That Chapter 3, Section 15 E Definitions, of the Code of Ordinances of the City of Sachse, Texas Is Hereby Amended to Add:

PRIVATE DRAINAGE FACILITIES:

Shall be defined as any drainage easement, floodway, and flood zone, located on private property, and not located on public property.

MAINTENANCE:

Keeping property free and clear of weeds, trash, and debris, maintaining erosion of soils, maintaining elevations as to allow proper water flow.

Section II

All Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section III

It is hereby declared to be the intention of the city council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and section of this ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

Section IV

Whenever in this Ordinance an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or wherever in such Ordinance, the doing of an act is required or the failure to do any act is declared to be unlawful, the violation of any such provision shall be punished by a fine as provided in Chapter 1, Section 7 of the City of Sachse Code of Ordinances provided, however, that no penalty shall be greater or less than the penalty provided for the same or similar offense under the laws of the State. Each day any violation of this ordinance shall continue shall constitute a separate offense.

Section V

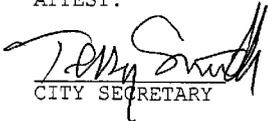
This Ordinance will take effect immediately from or after its passage and the publication of the caption as the law in such cases provides.

**PASSED AND APPROVED** this the 15th day of May, 2000 by the City Council of the City of Sachse, Texas.

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

  
CITY SECRETARY



# Drainage Policy Discussion

City Council  
June 15, 2015

## Overview

- Managing Drainage Systems
- Drainage System Maintenance in Sachse
  - City Ordinance 1733
  - Maintenance Responsibility
- Drainage System Improvements in Sachse
  - Capital Drainage Projects
  - Past Drainage Improvement Projects
- Drainage Funding
- Next Steps & Council Action Items

## Managing Drainage Systems

- The management of drainage systems has two key components:
  - Maintenance of the existing system
  - Improvement & Expansion to the system
- Funding
  - Currently, the General Fund is the only available funding source for drainage improvement and expansion projects in the City.
- Maintenance
  - the responsibility varies between City, Homeowner's Association (HOA), and property owner
- Improvements
  - typically the responsibility of the City, or the developer of a property

## Drainage System Maintenance in Sachse

- Maintenance includes:
  - Maintaining vegetation (mowing, landscaping, tree removal)
  - Debris removal (trash, silt, tree limbs)
  - Erosion (slope protection)



## City Ordinance 1733

- Identifies the property owner as being responsible for the maintenance of drainage easements on private property
- Passed by the City Council on May 15, 2000
- States:

### Private Drainage Facilities

Shall be defined as any drainage easement, floodway, and flood zone, located on private property, and not on public property.

### Maintenance

Keeping property free and clear of weeds, trash, and debris, maintaining erosion of soils, maintaining elevations as to allow proper water flow

## Drainage Maintenance Responsibility in Sachse

- City
  - Maintains drainage systems in the public right-of-way
  - Has historically maintained underground drainage systems located in easements on residential property
- Homeowner's Association (HOA)
  - Maintains drainage systems on HOA lots
  - In newer developments, maintains drainage easements on private property (Woodbridge West, Jackson Hills, Heritage Park)
- Property Owner
  - Maintains drainage systems on private property

## Public Right-of-Way

- Bar Ditches



- Modern storm system



## Drainage System Improvements in Sachse

- Capital Projects
- Private Land Development



## Capital Drainage Improvement Projects

- **Street CIP Projects**
  - Capital street projects often include drainage improvements associated with the widening, extension, or re-construction of the street
    - Brookhollow Drive re-construction (storm pipe & inlet improvements)
  
- **Drainage CIP Projects**
  - The City has completed CIP drainage improvement projects in the past
    - FY 2012-13 – Foxglove Trail Drainage Improvements
      - Project Budget - \$9,000.00
      - Project completed in 2014
    - There is not a specific funding source for drainage CIP projects
    - Historically, the General Fund has been utilized

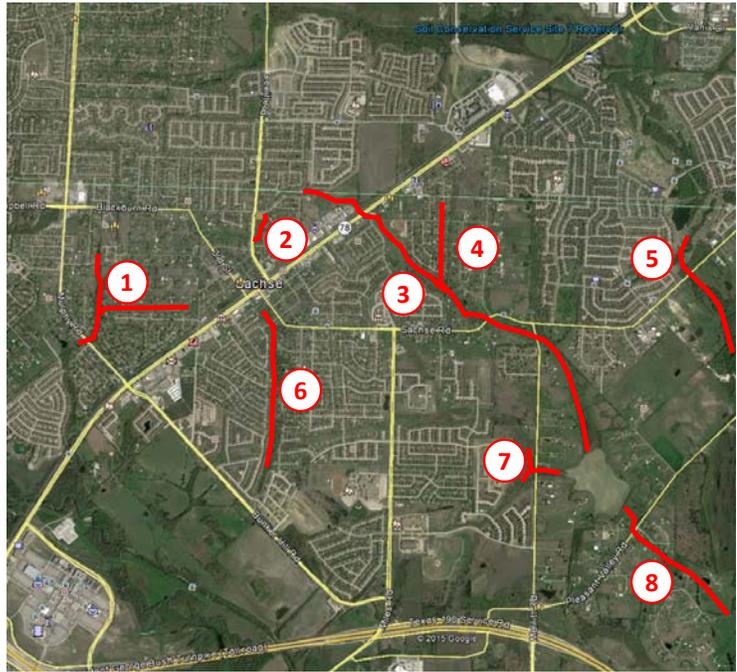
## Private Land Development

- The City has specific requirements for drainage improvements related to private land development, including:
  - Engineering studies & FEMA approval for proposed development in the floodplain
  - Engineering design for the 100-yr rainfall event (0.1% chance of occurring in a given year)
  - Stormwater detention system requirements
  - Modern storm system with inlets and underground pipe
  - Erosion protection

## Unimproved Drainage Systems in the City

1. Stream "2D4"
2. Long Branch of Muddy Creek
3. Long Branch of Muddy Creek
4. Stream "2E7"
5. Muddy Creek
6. Stream "2D13"
7. Stream "2E3"
8. Long Branch of Muddy Creek

\*Many of these drainage systems have both natural and man-made routes through the City



## Funding Options

- General Fund
- Stormwater Utility Fund

## General Fund

- The General Fund is the primary funding source for the City, covering the costs of supplies & materials, maintenance, contract work, equipment, and personnel
- The City may allocate funds for the design and construction of specific drainage projects
- The projects must be approved by the City Council
- Historically, drainage projects are shown in the Capital Improvement Plan (CIP) of the Annual Operating Budget

## Stormwater Utility Fund

- Utility fund established in a City for the operation, maintenance, improvement, and expansion of public drainage systems
- Funds are dedicated specifically for drainage projects and functions
- Operates similar to water and sanitary sewer utility funds
- 43 cities in the DFW region have a stormwater utility fund, including:
 

Rowlett	Allen	Keller	Southlake
Garland	Frisco	Little Elm	The Colony
Richardson	Coppell	McKinney	Trophy Club
Plano	Colleyville	Prosper	Flower Mound
Dallas	Fort Worth	Arlington	Mesquite
- In a 2012 survey, the median residential rate was \$3.80/month

## Stormwater Utility Fund

- Establishing a Stormwater Utility Fund
  - Requires City Council approval
  - Requires a rate study to be completed, establishing a rate charged to property owners based upon obligations of the utility (maintenance, operation, improvement, & expansion)
- Fund Source
  - A stormwater utility fund is typically funded through a utility rate, similar to the water and sanitary sewer funds
- Typical rate structure:
  - Residential - typically a flat rate
  - Non-residential - either a flat rate, or a sliding rate based upon the amount of impervious area (concrete, building, hardscape)

## Next Steps & Council Action Items

- Drainage Maintenance Policy
  - Changes to the current ordinance would require future Council consideration and approval
  - Policy change may have budgetary implications
- Funding Options for Drainage Maintenance & Improvement Projects
  - Stormwater Utility Fund (a dedicated funding option)
  - General Fund



## Legislation Details (With Text)

<b>File #:</b>	15-2864	<b>Version:</b>	1	<b>Name:</b>	Executive session- city secretary position discussion
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Agenda Ready
<b>File created:</b>	6/8/2015	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	6/15/2015	<b>Final action:</b>		<b>Final action:</b>	

**Title:** Adjourn to Executive Session pursuant to the provisions of the Texas Government Code, Section 551.074:

To discuss the appointment, employment and duties for the City Secretary position.

Consider any action necessary as a result of Executive Session.

*Executive Summary*  
Closed session as provided by state law.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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To discuss the appointment, employment and duties for the City Secretary position.

Consider any action necessary as a result of Executive Session.

*Executive Summary*  
Closed session as provided by state law.

**Background**  
None

**Policy Considerations**  
None

**Budgetary Considerations**  
None

**Staff Recommendations**

Conduct executive session as appropriate.