

## CITY COUNCIL OF THE CITY OF SACHSE

### REGULAR MEETING MINUTES

August 17, 2015

The City Council of the City of Sachse held a regular meeting on Monday, August 17, 2015 at 6:30 p.m. at Sachse City Hall, 3815-B Sachse Road, Sachse, Texas. Those present were Mayor Mike Felix, Mayor Pro Tem Brett Franks, Council Members Charlie Ross, Paul Watkins, Bill Adams, Cullen King, and Jeff Bickerstaff. City Manager, Gina Nash; Interim City Secretary, Michelle Lewis Sirianni; City Engineer, Greg Peters; Parks and Recreation Director, Lance Whitworth; Human Resources Manager, Stacy Buckley; Fire Chief, Rick Coleman; Police Chief, Bryan Sylvester; Public Works Director, Joe Crase; Library Manager, Mignon Morse; and, Finance Director, Teresa Savage.

#### **EXECUTIVE SESSION:**

**15-2909** The City Council shall convene to Executive Session pursuant to the provisions of Texas Government Code Section §551.071: to consult with the City Attorney regarding the following pending litigation: Dan Wood vs. City of Sachse, Cause No. DC 12-00218.

**15-2965** The City Council shall convene to Executive Session pursuant to the Texas Government Code, Section §551.071: to consult with the City Attorney regarding pending zoning case ZO 15-07; regarding a proposed planned development for Malone Estates in the City of Sachse, Texas.

At 6:32 p.m. the Council adjourned to Executive Session.

At 7:12 p.m. a motion was made by Councilman Adams to return to open session. Councilman Bickerstaff seconded that motion and the motion was unanimously approved.

No action was taken on items 15-2909 and 15-2965.

**INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND STATE FLAG:** The invocation was offered by Councilman King and the pledges by Councilman Watkins.

**CONSENT AGENDA:** All items listed on the Consent Agenda are considered routine and will be acted on by one motion, with no separate discussion of these items unless a council member or citizen so requests. 15-2946 Consider approval of the minutes of the August 3, 2015 regular

meeting. 15-2935 Consider acceptance of the Quarterly Budget and Investment Reports for the quarter ending June 30, 2015. 15-2966 Consider an Interlocal Cooperative Purchasing Agreement between the City of Sachse and the City of Garland.

Councilman Bickerstaff made a motion to approve items 15-2946, 15-2935, and 15-2966 as submitted. Councilman Ross seconded that motion and the motion was unanimously approved.

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

Councilman King stated that the Animal Shelter participated in the Clear the Shelter Event on Saturday, August 15<sup>th</sup> and successfully had ten (10) adoptions. Mr. King thanked the shelter staff and volunteers for their hard work and efforts.

**CITIZENS INPUT:**

There were no comments made.

**REGULAR AGENDA ITEMS:**

**15-2961 Conduct the First Public Hearing on the Proposed Tax Rate for the 2015-2016 Fiscal Year.**

Ms. Savage stated that the council will conduct their first of two public hearings needed on the Proposed Tax Rate for the 2015-2016 Fiscal Year.

Mayor Felix opened the public hearing. No comments were made.

Councilman Adams made a motion to close the public hearing. Councilman Ross seconded that motion and the motion was unanimously approved.

**15-2963 Consider an ordinance authorizing certain budget amendments pertaining to the Fiscal Year 2014-2015 budget.**

There were no questions and/or comments by Council regarding the budget amendments.

Councilman Bickerstaff made a motion to approve an ordinance authoring certain budget amendments for the 2014-2015 Fiscal Year budget. Mayor Pro Tem Franks seconded that motion and the motion was unanimously approved.

**15-2915 Consider the application for Woodbridge Properties, LLC for approval of a Preliminary Plat of Woodbridge Phase 20A, being 42 single-family residential lots, one commercial lot and two Homeowner's Association lots on approximately 20.658 acres, on the northwest corner of Ranch Road and Cody Lane.**

Mr. Peters briefed the Council on the specifics of the including that the existing zoning on the property is PD-19. Mr. Peters provided a brief background on the property as well as identifying surrounding properties. The Planning and Zoning Commission unanimously approved this item at their July 13, 2015 meeting. Mr. Peters stated that the Preliminary Plat meets all City and Code requirements; therefore, staff recommends approval.

Council discussed the access drive entrance including the types of devices that can be used at the end of the access drive since it will be a secured drive for emergency vehicles only.

Councilman Ross made a motion to approve a Preliminary Plat for Woodbridge Phase 20A as submitted. Councilman Watkins seconded that motion and the motion was unanimously approved.

**15-2936 Consider the application of 2012 Metropolitan Enclave Limited for approval of a Preliminary Plat for The Enclave, being 8 single-family residential lots on approximately 9.9768 acres, on the southeast corner of Woodbridge Parkway and Laurel Crest Drive, just north of Sachse Road.**

Mr. Peters briefed the Council on the specifics of the request including identifying the zoning on the surrounding properties and the lot layout. Mr. Peters indicated that lots will vary in size with the smallest lot being 0.49 acres and the largest lot being 5.47 acres, and the average lot size being 0.57 acres. Mr. Peters stated that the largest lot size is due to the significant amount of flood plain located on this property. Mr. Peters stated the proposed subdivision has no screening wall, open spaces, no lot or easement for a subdivision sign or any lot that will require maintenance from the collective homeowners; therefore, a Homeowner's Association is not required. Mr. Peters indicated that the council may require an alley or access street based on the City's subdivision standards. At the July 27, 2015, the Planning and Zoning Commission voted 3-2 in favor of the proposed Preliminary Plat. Mr. Peters stated their concerns were regarding parked vehicles on Woodbridge Parkway. The commission suggested to allow the lots fronting Woodbridge Parkway to construct circle drives. Mr. Peters commented that Council may at any time issue a no parking zone on Woodbridge Parkway, which would require action by Council or Council may direct staff to work with Developer to allow driveway, which no future action by Council would be needed. Mr. Peters stated that the Preliminary Plat meets all City and Code requirements; therefore, staff recommends approval.

Mayor Felix asked Mr. Peters if there would be a dedicated park due to the amount of acres. Mr. Peters responded that there is currently no park and the developer is paying monies in lieu of a park dedication.

The Council discussed the possibility of the circular driveways versus a no parking zone. Council directed staff to consider both options moving forward.

Councilman Bickerstaff made a motion to approve a Preliminary Plat for The Enclave. Councilman King seconded that motion and the motion was unanimously approved.

**15-2938 Conduct a public hearing and consider the application of Woodbridge Gate LAF, LP, requesting a variance from the Code of Ordinances, Chapter 3, Building Regulations, Section 3-10, Table 1. General Sign Provisions to reduce the required front yard setback for a Multi-Purpose Sign from 30 feet to 16 feet for the property generally located along the south side of State Highway 78 just west of Woodbridge Parkway.**

Mr. Peters briefed the Council on the specifics of the request. Mr. Peters stated the property owner is requesting a reduction in the front yard setbacks from 30 feet to 16 feet due to the signs visibility from the road. Mr. Peters stated that staff has reviewed the proposed sign layout and location, and finds it to meet all the other City Code requirements. Mr. Peters commented that there are similar signs in similar multi-tenant developments that are similarly placed along SH 78; therefore, staff recommends approval.

Mayor Felix opened the public hearing. No comments were made.

Councilman Adams made a motion to close the public hearing. Councilman Ross seconded that motion and the motion was unanimously approved.

Councilman Watkins made a motion to approve a sign variance request for a multi-purpose tenant sign by Woodbridge Gate LAF, LP reducing the front yard setbacks from 30 feet to 16 feet. Councilman Bickerstaff seconded that motion with further discussion.

Councilman Bikerstaff asked if the Zoning Board of Adjustments (ZBA) approved sign variance requests. Mr. Peters responded that ZBA does not approve sign variances.

The motion was unanimously approved.

**15-2964 Discuss the Fiscal Year 2015-2016 update to the Five Year Capital Improvement Plan (CIP).**

Mr. Peters stated that this discussion is a continuation from the last meeting. Staff took the feedback and comments provided by Council and compiled a list based on the Pacer Score and level of importance. Mr. Peters stated that staff is seeking any further feedback from Council regarding the project list that was submitted. Once the CIP has been revised, it is typically adopted at the time the operating budget is approved and then updated as necessary during the fiscal year.

The recommended street maintenance projects included: Woodbridge Parkway at Sachse Road, Sachse Street at Ben Davis to 3<sup>rd</sup> Street, Second Street at Bonanza Drive to Sachse Street, 6<sup>th</sup> Street at Sachse Road to 5<sup>th</sup> Street, and Meadowcreek at Westcreek to the end. The recommended

Community Development Block Grant Projects included: 6<sup>th</sup> Street and Alexander at Boone Street to 5<sup>th</sup> Street, and Brookview Court Alley if there are remaining funds available.

The Council were all in agreement with the recommended list submitted by staff.

**15-2959 Discuss City Ordinances pertaining to accessory buildings.**

Mr. Peters stated that the City's Zoning Ordinances provides standards for accessory buildings that are set within each zoning district. Mr. Peters provided an update of the most recently amending ordinance regarding accessory buildings, which provided clarification on permitted uses, building size, building height, building materials, and minimum building setbacks as well as the location, setback requirements, and the height of the structure shall not exceed the height of the primary structure. Mr. Peters commented that recently the Board of Adjustments have had seven requests related to accessory structures that all listed building material as part of their request. The primary reason given for the request was to consider metal as part of the building material. Mr. Peters added that no variance requests for metal buildings have been denied by the Board. Mr. Peters stated that staff would like feedback from Council on the intent of building material requirements and any desired revisions to the City Ordinances.

The Council discussed current building materials and the possibility of expanding the list to include hardy board and to keep the intent of the materials to maintain current building standards within the city. Council agreed to leave ordinance as is, but recommended to continue to educate the Board and the understanding of a hardship.

*A 15 minute break was taken by Council.*

*At 8:59 p.m. Council returned to session.*

**EXECUTIVE SESSION:**

**15-2960 The City Council shall convene into Executive Session pursuant to the provisions of the Texas Government Code, Section §551.074: Personnel – to discuss the applications for the City Secretary position.**

At 9:00 p.m. the Council adjourned to Executive Session.

At 9:20 p.m. Council Watkins made a motion to return to open session. Councilman Ross seconded that motion and the motion was unanimously approved.

No action was taken on item 15-2960.

**ADJOURNMENT:**

At 9:22 p.m. Councilman Watkins made a motion to adjourn the meeting. Councilman Adams seconded that motion and the motion was unanimously approved.

  
MIKE FELIX, MAYOR

ATTEST:

  
Michelle Lewis Sirianni, Interim City Secretary

