

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

**DECEMBER 7, 2009**

The City Council of the City of Sachse held a Regular Meeting on Monday, December 7, 2009 at 7:30 p.m. at the Sachse City Hall after proper notice. The roll of the duly constituted City Council Members was called which members are as follows, to wit:

Mayor Mike Felix  
Mayor Pro Tem Bill Adams  
Councilman Jared Patterson  
Councilman Mark Timm  
Councilman Charles W. Smith  
Councilwoman Pat McMillan  
Councilman Cullen King

and all were present.

Staff present: City Manager Allen Barnes  
City Secretary Terry Smith

**1. Consent Agenda:** Councilman Timm moved to approve consent agenda items: a. Approval of Minutes of the November 16, 2009, Regular Meeting; and b. Resolution No. 3182 approving a Medical Control Agreement with Biocare. The motion was seconded by Councilwoman McMillan and carried unanimously.

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

- a. Proclamation recognizing Sachse High School Volleyball Team
- b. Staff Briefing: Robert Lafaye, Emergency Management Coordinator

Councilman Patterson noted the Friends of the Library last week had a visit from Santa at the Library. It was a great event.

Mayor Felix noted the upcoming events: Tuesday at 5:30 p.m. will be the Christmas tree lighting at the Chamber Caboose; Saturday, December 12, will be the Christmas Parade and later that morning will be Cookies with Santa at City Hall; and Wednesday, December 16 will be the Seniors Christmas Luncheon.

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

**4. Administer Oath of Office to new Boards and Commissions Members:** Mayor Felix administered the Oath of Office to the new Board appointee Juanita Miller on the Parks and Recreation Commission.

**5. Conduct a Public Hearing and Consider the application of The Bousquet Group requesting a Special Use Permit for Retail Sales with Gas Pumps to construct a RaceTrac gas station on an approximately 1.925 acre tract of land on the northeast corner of Murphy Road and Blackburn Road and Consider an ordinance for the same;** Community Development Director Barry Shelton briefed the public on the background of the application.

Mayor Felix opened the public hearing.

Ty Lamb, 6712 Southgate, stated he was opposed to the Special Use Permit and submitted a petition with 56 names in opposition.

Jim Becker, 1105 Meadow, felt most of the issues were being addressed and stated his support.

John Bartish, 1212 Westgate, stated his opposition to the project.

Kathy Cobb, 3820 Sixth Street, expressed her support for the SUP.

Richard Oliver, 1503 Blackburn Road, felt it is good for growth and supports the project.

Virginia Stein, President of Murphy Farms HOA, Murphy, stated her concerns about the size of trees and lighting. She is opposed.

Shauna Leicht, 1320 Edgemont Drive, is the leader of the volunteer HOA at Westgate. She questioned if the property values would go down. She is opposed to the gas station and suggested limiting the operation to day light hours.

Ron Langham, 6802 Southgate, is opposed because of the lighting, 24 hour operation, noting the traffic would get worse.

Darrell Lensch, 1714 Cornwall, felt the commercial use was needed in Sachse, would keep property taxes down and is in support.

Dave Scott, 6708 Southgate, stated he was not against commercial use, but was against the lighting problem from the cars.

Richard Miller, 6505 Hilltop Trail, stated his concerns were the lighting and the big canopy.

Stephen Stanley, 4408 Sachse Road, felt the lighting and landscaping for the project were good. He stated RaceTrac was a needed business.

Ben Frazier, 6606 Hilltop Trail, stated he was opposed to the 24 hour operation, alcohol sales across the street from a church, and diminished property values.

Penni Sprague, 1406 Westglen, stated the station has a history of gas leaks. She is opposed to gas and alcohol sales in the area.

Gary Good, 6716 Southgate, is opposed because it will devalue the property in the neighborhood.

Larry Jinks, 1409 Westgate, stated the use is not neighborhood shopping retail; it's too big for the neighborhood.

There being no further public comment, Councilman Patterson moved to close the public hearing. The motion was seconded by Mayor Pro Tem Adams and carried unanimously.

The City Council recessed briefly from 9:07 until 9:17 p.m.

Following discussion, Councilwoman McMillan moved to deny the application of The Bousquet Group requesting a Special Use Permit for retail sales with gas pumps to construct a RaceTrac gas station on an approximately 1.925 acre tract of land on the northeast corner of Murphy Road and Blackburn Road. The motion was seconded by Councilman Patterson and carried with the following vote:

Voting Yes: Patterson, Timm, Felix, and McMillan

Voting No: Adams, Smith, and King

**6. Conduct a Public Hearing to consider the application of Arcadia Realty requesting a change in zoning for multiple properties, combined totaling approximately 246.89 acres, generally located on the north side of Pleasant Valley Road, between Merritt Road and Miles Road, from Agricultural (AG) District to Commercial-2 (C-2) and Residential-10 (R-10) District generally for commercial and residential use and Consider an ordinance for the same:** Following discussion, Community Development Director Barry Shelton briefed the public on the background of the application.

Mayor Felix opened the public hearing. There were no comments made.

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

Councilman Timm moved to approve the application of Arcadia Realty requesting a change in zoning for multiple properties, combined totaling approximately 246.89 acres, generally located on the north side of Pleasant Valley Road, between Merritt Road and Miles Road, from Agricultural (AG) District to Commercial-2 (C-2) and Residential-10 (R-10) District generally for commercial and residential use and Ordinance No. 3183 for the same. The motion was seconded by Mayor Pro Tem Adams and carried unanimously.

**7. Consider receipt of the Comprehensive Plan Committee recommendations:** Following discussion, Councilman King moved to accept receipt of the Comprehensive Plan Committee recommendations. The motion was seconded by Councilman Smith and carried unanimously.

**8. Consider approval of the recycle bank program:** Following discussion, Councilman King moved to withdraw Agenda Item #8. The motion was seconded by Councilwoman McMillan and carried unanimously.

**9. Consider a resolution casting a vote for member of the Dallas Central Appraisal District Board of Directors:** Following discussion, Councilman Smith moved to cast the City's vote for Mr. Michael Hurtt. The motion was seconded by Councilman Patterson and carried unanimously.

**10. Consider a resolution casting a vote for member of the Collin Central Appraisal District Board of Directors:** Following discussion, Councilman Timm moved to cast the City's 8 votes for Dr. Leo Fitzgerald. The motion was seconded by Councilwoman McMillan and carried unanimously.

There being no further business, Mayor Pro Tem Adams moved to adjourn. The motion was seconded by Councilman Smith and passed unanimously. The meeting adjourned at 11:51 p.m.

ATTEST:

APPROVED:

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CITY SECRETARY

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MAYOR