Sachse, Texas

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

Meeting Agenda

City Council Special Meeting

Tuesday, September 3, 2013 | **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 Special Meeting on Tuesday, September 3, 2013, 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.

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.

13-1742 Consider approval of the minutes of the August 19, 2013, regular meeting.

Executive Summary
Minutes from the recent Council meeting.

Attachments: Minutes.08.19.13.pdf

13-1737 Consider the application of Little Genius of Texas, LLC for approval of a Preliminary Plat for Woodbridge Montessori School Addition, being a 1.988-acre tract consisting of one individual lot. The subject property is generally located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane.

Executive Summary
The applicant is requesting approval of a Preliminary Plat for a 1.988-acre tract. The property will consist of one individual lot.

Attachments: CD - WB MONTESSORI PP CC - PRESENTATION.pdf
CD - WB MONTESSORI PP CC - PRELIM PLAT.pdf
CD - WB MONTESSORI PP CC - ATTACHMENT 1.pdf
CD - WB MONTESSORI PP CC - ATTACHMENT 2.pdf

13-1753 Consider approval of a resolution of the City Council of the City of Sachse, Texas, adopting the City of Sachse Fund Balance Policy revised for GASB 54; providing a repealing clause; providing a severability clause; and providing for an effective date.

Executive Summary
The purpose of the fund balance policy is to establish a key element of the financial stability of the City by setting guidelines for fund balance. Unassigned fund balance is an important measure of economic stability. It is essential that the City maintain adequate levels of unassigned fund balance to mitigate financial risk that can occur from unforeseen revenue fluctuations, unanticipated expenditures, and similar circumstances. The fund balance also provides cash flow liquidity for the City's general operations.

Attachments: 51SACHSE Resolution Approving Fund Balance Policy61981.pdf

13-1750 Consider receiving the Monthly Revenue and Expenditure Report for the period ending July 31, 2013.

Executive Summary
The Finance Department will prepare a report each month to update the City Council regarding revenues and expenditures of the City. The attached report is for the month ended July 31, 2013.

Attachments: General Fund Monthly 7-31-13.pdf
Utility Fund Monthly 7-31-13.pdf
Debt Service Monthly 7-31-13.pdf
EDC Monthly 7-31-13.pdf

13-1747 Consider an Ordinance of the City Council of the City of Sachse, Texas ("CITY"), authorizing certain budget amendments pertaining to the fiscal year 2012-2013 budget; and providing an effective date.

Executive Summary
This budget amendment is to authorize a one-time expenditure for the Special Election on September 21, 2013, and to adjust specific expenditure line-items in the current year.

Attachments: Budget Amendment.pdf

13-1741 Consider a Resolution of the City Council of the City of Sachse, Texas, approving a License Agreement between the City and North Central Texas Council of Governments ("NCTCOG") for the purpose of NCTCOG distributing data products to the City of Sachse that will enable the City to include 2013 digital aerial photography on its map-based information system; and providing for an effective date.

Executive Summary
This item is a data license agreement between the City of Sachse and North Central Texas Council of Governments for the purchase of digital aerial photography geographic information system files.

Attachments: CD - NCTCOG GIS LIC AGR CC - DRAFT RESO.pdf
CD - NCTCOG GIS LIC AGR CC - DRAFT RESO - EXHIBIT A.pdf

13-1743 Consider the acceptance of the resignation of James Schmulbach from the Animal Shelter Board.

Executive Summary
Mr. Schmulbach has resigned his seat on the Animal Shelter Board.

Attachments: J. Schmulbach resignation.pdf

13-1751 Consider the acceptance of the resignation of Druce Reiley from the Parks and Recreation Commission.

Executive Summary
Mr. Reiley has resigned his seat on the Parks and Recreation Commission.

Attachments: D. Reiley resignation.pdf

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

13-1757 Public promotion of Rick Coleman to the Office of Fire Chief for Sachse Fire Rescue.

Executive Summary
Rick Coleman was selected to be the Fire Chief for Sachse Fire Rescue on July 31st, 2013. The purpose of this item is to hold a public ceremony for the promotion of Chief Coleman.

13-1732 Proclamation declaring September as Library Card Sign-Up Month.

Executive Summary
Proclamation declaring September as Library Card Sign-Up Month.
Attachments: Proc. Library card.pdf

13-1744 Proclamation declaring Payroll Week September 2-6, 2013.

Executive Summary
Mayor and City Council to recognize Payroll Week.
Attachments: Proc. Payroll Week.pdf

13-1745 Staff Briefing: City Secretary

Executive Summary
Update on City Secretary's activities.
Attachments: City Secretary CC presentation 2013.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.

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.

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

Executive Summary
The City Manager's 2013-2014 Proposed Budget for Citywide programs and services was presented to City Council on August 5, 2013. Budget information was distributed for City Council review and consideration. The proposed budget has been posted on the City's web page. A copy of the proposed budget is on file with the City Secretary for public inspection.

Attachments: Notice of public hearing on budget.pdf

13-1748 Conduct the Second Public Hearing on Proposed Tax Rate for 2013-2014 Fiscal Year.

Executive Summary
This is the second of two mandated Public Hearings on the tax rate when the proposed tax rate exceeds the Effective Tax Rate. The first public hearing was held on August 19, 2013.

Attachments: 8bNotice of Tax Increase.pdf
8aNotice of Public Hearing on Tax Increase.pdf

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

Executive Summary
The term of the existing five-year waste disposal and recycling agreement in the City of Sachse between Allied Waste Systems, Inc. and the city will expire on April 2, 2014. The terms of the agreement permits the city to renew the agreement for one additional five-year term ending April 2, 2019. The City Council discussed the option of renewing the agreement, with added services, for an additional five-year period at the July 1, 2013 City Council Meeting. The purpose of this item is to provide the City Council with the opportunity to act on the renewal.

Attachments: Allied Contract.pdf
Republic Fees.pdf
Republic Presentation.pdf
Republic Resolution.pdf

13-1740 Conduct a public hearing and consider the application of Wal-Mart Corporation requesting a variance from the Code of Ordinances, Chapter 3, Building Regulations, Section 3-10.C(3)(a) to permit a freestanding identification sign to be constructed as a monument-style pylon sign using non-masonry materials; a variance from Section 3-10.C(3)(d)(i) to permit a freestanding identification sign to be constructed with a maximum height of 65-feet above grade; a variance from Section 3-10.C(3)(e) to permit a freestanding identification sign to be constructed with a maximum sign area of 1,023 square feet; a variance from Section 3-10.C(3)(e) to permit a general business sign to be constructed with a maximum sign area of 100 square feet; a variance from Section 3-10.C(3)(k) to permit the identification portion of a multi-purpose sign to have an area of 245 square feet; a variance from Section 3-10.C(3)(k) to permit the directory portion of the sign to have an area of 1,023 square feet; and a variance from Section 3-10.C(4) to permit an advertising sign, for the property generally located on the northwest side of SH78/KCRC Railroad, and on the south side of Woodbridge Parkway adjacent to the SH78/KCRC Railroad rights-of-way.

Executive Summary
A sign variance is being requested by the property owner to permit a monument-style pylon sign to be constructed as an off-premise advertising sign and to permit deviations in the sign area for a general business sign constructed as a monument sign.

Attachments: CD - WALMART SIGN VARIANCE CC - PRESENTATION.pdf
CD - WALMART SIGN VARIANCE CC - ATTACHMENT 1.pdf
CD - WALMART SIGN VARIANCE CC - ATTACHMENT 2.pdf
CD - WALMART SIGN VARIANCE CC - ATTACHMENT 3.pdf
CD - WALMART SIGN VARIANCE CC - ATTACHMENT 4.pdf
CD - WALMART SIGN VARIANCE CC - ATTACHMENT 5.pdf
CD - WALMART SIGN VARIANCE CC - ATTACHMENT 6.pdf
CD - WALMART SIGN VARIANCE CC - ATTACHMENT 7.pdf
CD - WALMART SIGN VARIANCE CC - ATTACHMENT 8.pdf

13-1738 Conduct a public hearing and consider an Ordinance of the City Council of the City of Sachse, Texas amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; by amending Planned Development No. 19 (PD-19); by amending the site boundary for Tract A-1 to remove 6.73 acres and by amending the site boundary for Tract C-2 to remove 10.90 acres for a new Tract C-4 totaling 17.63 acres to be created; by amending the site boundary for Tract C-2 to remove 1.49 acres to be added to Tract A-1; by amending Exhibit "A" to reflect the amended site area for Tracts A-1, C-2 and C-4; by amending Exhibit "C" to amend Schedule "B" titled "Parking Requirements" for Retail Stores and Shops uses located in Tract C-4.

Executive Summary
The applicant is requesting to amend the existing Planned Development Ordinance to create a new commercial Tract C-4 within the Woodbridge West Planned Development. Tract C-4 will be created in part from the existing Commercial Tract C-2 and from the existing Single-Family Residential Tract A-1. This request also involves the amendment of the Development Regulations pertaining to Parking. This item was previously before Planning and Zoning Commission on May 13, 2013 and was postponed to allow for revisions to the request.

Attachments:
CD - WOODBRIDGE WEST TR C4 CC - PRESENTATION.pdf
CD - WOODBRIDGE WEST TR C4 CC - DRAFT ORD.pdf
CD - WOODBRIDGE WEST TR C4 CC - DRAFT ORD - EXHIBIT A.pdf
CD - WOODBRIDGE WEST TR C4 CC - DRAFT ORD - EXHIBIT C.pdf
CD - WOODBRIDGE WEST TR C4 CC - ATTACHMENT 1.pdf
CD - WOODBRIDGE WEST TR C4 CC - ATTACHMENT 2.pdf
CD - WOODBRIDGE WEST TR C4 CC - ATTACHMENT 3.pdf
CD - WOODBRIDGE WEST TR C4 CC - ATTACHMENT 4.pdf
CD - WOODBRIDGE WEST TR C4 CC - ATTACHMENT 5.pdf
CD - WOODBRIDGE WEST TR C4 CC - ATTACHMENT 6.pdf
CD - WOODBRIDGE WEST TR C4 CC - ATTACHMENT 7.pdf

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

Executive Summary
The City Manager presented the Proposed Budget for the 2013-2014 Fiscal Year to City Council on August 5, 2013. The Proposed Budget is available for viewing in the office of the City Secretary, at the Sachse Public Library, and on the City of Sachse website.

This item is for budget discussion purposes regarding proposed revenues and expenditures.

Attachments: Overview Presentation 2014 September 3 Discussion.pdf
EDC Budget Packet.pdf
CAPITAL BUDGET.pdf

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

Executive Summary
The City Council previously discussed several additional furnishing items for the Municipal Campus. One of those items was an outdoor Christmas Tree. The purpose of this item is to provide the City Council the opportunity to purchase a new tree for use in 2013 community events.

Attachments: Summary Christmas Tree 20 ft Options.pdf
downtown decor info.pdf
dekralite info.pdf
balsam hill info.pdf
Christmas Tree Presentation.pdf

13-1746 Conduct Executive Session pursuant to the provisions of the Texas Government Code Section 551.074:

To conduct a semi-annual evaluation of the City Secretary.

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

Executive Summary
A closed session, as provided by state law, for the City Secretary's semi-annual evaluation.

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, Title 5, 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:August 30, 2013; 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)

File #:	13-1742	**Version:**	1	**Name:**	Consider approval of the minutes of the August 19, 2013, regular meeting.
Type:	Agenda Item			**Status:**	Agenda Ready
File created:	8/22/2013			**In control:**	City Council
On agenda:	9/3/2013			**Final action:**	
Title:	Consider approval of the minutes of the August 19, 2013, regular meeting. Executive Summary Minutes from the recent Council meeting.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Minutes.08.19.13.pdf				

Date	Ver.	Action By	Action	Result

Title
Consider approval of the minutes of the August 19, 2013, regular meeting.

Executive Summary
Minutes from the recent Council meeting.

Background
Minutes form the most recent Council meeting on August 19, 2013, for review and approval.

Policy Considerations
Not applicable.

Budgetary Considerations
Not applicable.

Staff Recommendations
Approval of the minutes of the August 19, 2013, regular meeting, as a Consent Agenda Item.

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REGULAR MEETING

OF THE

CITY COUNCIL OF THE CITY OF SACHSE

AUGUST 19, 2013

The City Council of the City of Sachse held a Regular Meeting on Monday, August 19, 2013 at 7:30 p.m. at the Sachse City Hall after proper notice. The roll of the duly constituted City Council Members was called which members are as follows, to wit:

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

and all were present.

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

Invocation and Pledge of Allegiance to U.S. and Texas Flags:
The invocation was offered by Councilman King and the pledges were led by Councilman Ronnau.

1. APPROVAL OF MINUTES:
Mayor Pro Tem Adams moved to approve: 13-1722 Consider approval of the minutes of the August 5, 2013, regular meeting. The motion was seconded by Councilman Bickerstaff and passed unanimously.

2. REGULAR AGENDA ITEMS:
13-1725 Recognition and Recess: Reception for Former Council Member Jared Patterson. Mayor Felix presented a plaque of appreciation to Mr. Patterson.

3. CONSENT AGENDA:
Councilman King moved to approve: 13-1735 Resolution No. 3506 of the City Council of the City of Sachse, Texas, approving the interlocal agreement between the City and North Central Texas Council of Governments ("NCTCOG") for the purpose of NCTCOG providing the City of Sachse with enhanced 9-1-1 emergency telephone service and perform database maintenance activities. The motion was seconded by Mayor Pro Tem Adams and passed unanimously.

4. MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS, CURRENT ACTIVITIES, AND LOCAL ACHIEVEMENTS:
13-1727 Proclamation recognizing Garrett Smith's Service to our Country.
13-1724 Recognition of Brian Poff's service to the City.

Councilman Bickerstaff announced the Friends of the Library Back to School event at the Amphitheater on Friday from 7:00 to 9:00 p.m.

Councilman Franks stated the Sachse Historical Society will host a Veteran's Day event on November 2nd.

Councilman King stated the Star Wars party at the Library was a success. He encouraged citizens to consider adopting animals at the Animal Shelter. He noted Fallfest is coming up in October so plan to attend.

Mayor Pro Tem Adams thanked the Welcoming Committee in Woodbridge for the Garrett Smith homecoming.

Mayor Felix stated the next Council meeting will be on Tuesday, September 3rd, after the Labor Day Holiday. He noted the election is on September 21, 2013. October 1st is the National Night Out.

5. CITIZEN INPUT:
No comments were made.

6. REGULAR AGENDA ITEMS (Continued)
13-1674 Administer Oath of Office to newly appointed Board and Commission members:
Mayor Felix administered the Oath of Office to Ty Lamb on the Planning and Zoning Commission.

13-1730 Conduct the First Public Hearing on the Proposed Fiscal Year 2013-2014 Budget:
Mayor Felix opened the public hearing. No Comments were made.

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

13-1729 Conduct the First Public Hearing on Proposed Tax Rate for 2013-2014 Fiscal Year:
Mayor Felix opened the public hearing. No Comments were made.

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

13-1715 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 a General Commercial (C-2) district to an Office Park (OP) district on an approximately 12.911 acre tract of land, more particularly described in Exhibit "A" and generally located on the northeast corner of President George Bush Turnpike and Miles Road, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of the Site Plan attached as Exhibit "C":
Mayor Felix opened the public hearing. No Comments were made.

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

Following discussion, Mayor Pro tem Adams moved to approve Ordinance No. 3507 amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from a General Commercial (C-2) district to an Office Park (OP) district on an approximately 12.911 acre tract of land, more particularly described in Exhibit "A" and generally located on the northeast corner of President George Bush Turnpike and Miles Road, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of the Site Plan attached as Exhibit "C. The motion was seconded by Councilman King and carried unanimously.

13-1714 Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for a Helipad use on an approximately 8.262-acre tract of land, generally located on the north side of President George Bush Turnpike approximately 500 feet east of the intersection with Miles Road, more particularly described in Exhibit "A" and located in an Office Park (OP) district; providing special conditions; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of the site plan attached as Exhibit "C". Mayor Felix opened the public hearing.

Emory Penny 3356 Lea Ct., will be closest to the Hospital. Since moved here the Turnpike has gone in and now will have sirens and a helipad.

Kathy Cobb 3820 Sixth Street, stated the service the Hospital will add is great. She asked if the SUP goes with the facility.

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

The City Council recessed briefly from 9:00 p.m. until 9:06 p.m.

Following discussion, Councilman Franks moved to approve Ordinance No. 3508 amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for a Helipad use on an approximately 8.262-acre tract of land, generally located on the north side of President George Bush Turnpike approximately 500 feet east of the intersection with Miles Road, more particularly described in Exhibit "A" and located in an Office Park (OP) district; providing special conditions; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of the site plan attached as Exhibit, with the amendment for medical facility only. The motion was seconded by Mayor Pro Tem Adams and carried unanimously.

13-1713 Consider the application of Children's Medical Center Foundation for approval of a Preliminary Plat for MDLLC-Sachse TX MC, LP Addition,being a 33.526-acre tract consisting of three lots and proposed right-of-way. The subject property is generally located at the northeast corner of President George Bush Turnpike and Miles Road:

Following discussion, Councilman King moved to approve the application of Children's Medical Center Foundation for approval of a Preliminary Plat for MDLLC-Sachse TX MC, LP Addition, being a 33.526-acre tract consisting of three lots and proposed right-of-way. The subject property is generally located at the northeast corner of President George Bush Turnpike and Miles Road. The motion was seconded by Councilman Bickerstaff and carried unanimously.

13-1712 Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for an Automotive Repair, Major Use on an approximately 0.268 acre tract of land located at 6529 Industrial Drive, more particularly described as Lot 8, Block C, Sachse Industrial Park Phase 4, being further described in Exhibit "A", and located in an I-1 Restricted Manufacturing/ Warehousing District; providing special conditions; providing for the approval of the Site Plan attached as Exhibit "B":

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

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

Following discussion, Mayor Pro Tem Adams moved to approve Ordinance No. 3509 of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for an Automotive Repair, Major Use on an approximately 0.268 acre tract of land located at 6529 Industrial Drive, more particularly described as Lot 8, Block C, Sachse Industrial Park Phase 4, being further described in Exhibit "A", and located in an I-1 Restricted Manufacturing / Warehousing District; providing special conditions; providing for the approval of the Site Plan attached as Exhibit "B". The motion was seconded by Councilman Ronnau and carried unanimously.

13-1731 Discuss the 2013-2014 Fiscal Year Budget and Tax Rate:
Following staff briefing, no formal Council action was taken.

13-1734 Consider a resolution of the City Council of the City of Sachse, Texas, awarding the bid for the Sanitary Sewer Improvements to the Merritt Road Lift Station and Sachse Road Lift Station as a capital improvement project to Wilson Contractor Services, LLC; authorizing the City Manager to execute such agreement in a form approved by the City Attorney; and providing an effective date:
Following discussion, Mayor Pro Tem Adams moved to approve Resolution No. 3510 of the City Council of the City of Sachse, Texas, awarding the bid for the Sanitary Sewer Improvements to the Merritt Road Lift Station and Sachse Road Lift Station as a capital improvement project to Wilson Contractor Services, LLC; authorizing the City Manager to execute such agreement in a form approved by the City Attorney; and providing an effective date. The motion was seconded by Councilman King and carried unanimously.

13-1728 Hear and discuss the update to the Five Year Capital Improvement Plan (CIP):
Following staff briefing, no formal Council action was taken.

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

ATTEST: APPROVED:

_____ _____

CITY SECRETARY MAYOR

Legislation Details (With Text)

File #:	13-1737	**Version:** 1	**Name:**	CD - WB MONTESSORI PP CC	
Type:	Agenda Item		**Status:**	Agenda Ready	
File created:	8/19/2013		**In control:**	City Council	
On agenda:	9/3/2013		**Final action:**		
Title:	Consider the application of Little Genius of Texas, LLC for approval of a Preliminary Plat for Woodbridge Montessori School Addition, being a 1.988-acre tract consisting of one individual lot. The subject property is generally located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane. Executive Summary The applicant is requesting approval of a Preliminary Plat for a 1.988-acre tract. The property will consist of one individual lot.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	CD - WB MONTESSORI PP CC - PRESENTATION.pdf CD - WB MONTESSORI PP CC - PRELIM PLAT.pdf CD - WB MONTESSORI PP CC - ATTACHMENT 1.pdf CD - WB MONTESSORI PP CC - ATTACHMENT 2.pdf				

Date	Ver.	Action By	Action	Result

Title

Consider the application of Little Genius of Texas, LLC for approval of a Preliminary Plat for Woodbridge Montessori School Addition, being a 1.988-acre tract consisting of one individual lot. The subject property is generally located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane.

Executive Summary

The applicant is requesting approval of a Preliminary Plat for a 1.988-acre tract. The property will consist of one individual lot.

Background

The 1.988-acre (approximately 86,604 square feet) subject property is generally located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane. (See Attachment 1 - Aerial Location Map). The subject property retains a current zoning designation of Special Use Permit (SUP) for a Daycare, Childcare or Kindergarten Facilities (Ord. No. 3497 approved July 15, 2013). See Attachment 2 for Zoning Identification Map

There are no existing trees located on the subject site.

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Planning and Zoning Commission approved the Preliminary Plat by a vote of 5-0 at the August 12, 2013 meeting.

Policy Considerations
The applicant is proposing to plat the subject property into one individual lot. Pursuant to the City Subdivision Ordinance, the applicant will be responsible for dedicating the portions of Ranch Road and the Western Perimeter road shown on the plat, as well as constructing or escrowing the construction costs for the southern two lanes of Ranch Road and one-half of these Western Perimeter road.

Staff has determined that the proposed Preliminary Plat meets the standards of the City of Sachse Code of Ordinances and is designed in accordance with the zoning of the property. The Preliminary Plat and its supporting documents have been reviewed by the City Engineer and have been found to be in compliance with the City of Sachse Code of Ordinances.

Budgetary Considerations
None.

Staff Recommendations
Staff recommends approval of a Preliminary Plat for Woodbridge Montessori School Addition, being a 1.988-acre tract consisting of one individual lot. The subject property is generally located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane as a Consent Agenda Item.

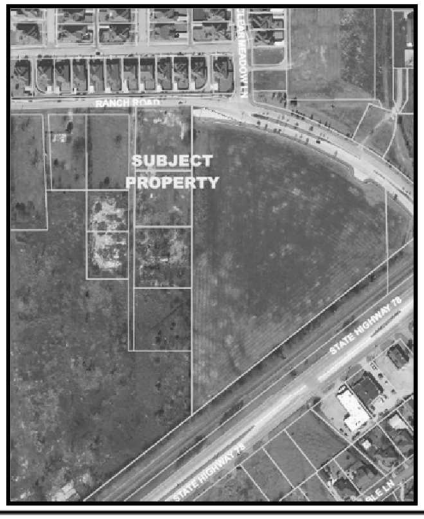
City Council

September 3, 2013

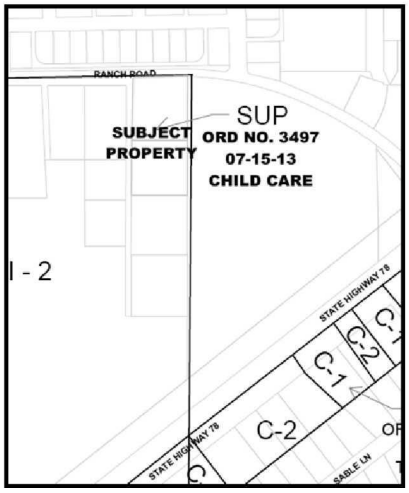
Request

Consider the application of Little Genius of Texas, LLC for approval of a Preliminary Plat for Woodbridge Montessori School Addition, being a 1.988-acre tract consisting of one individual lot. The subject property is generally located on the south side of Ranch Road approximately 175 feet west of the intersection with Clearmeadow Lane.

Background
Aerial Location Map



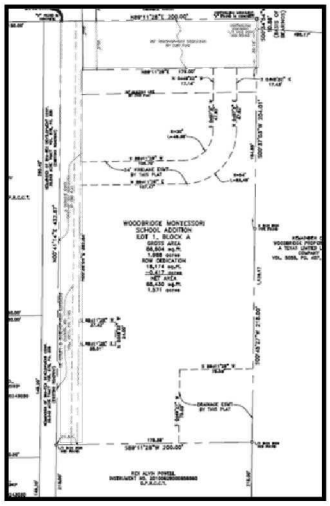
Background
Zoning Map



Background
Site Information

- Proposed Use: Childcare, Daycare or Kindergarten Facility
- Site Area: 1.988 acres
- Existing Zoning: Special Use Permit (SUP)

Policy Considerations
Preliminary Plat

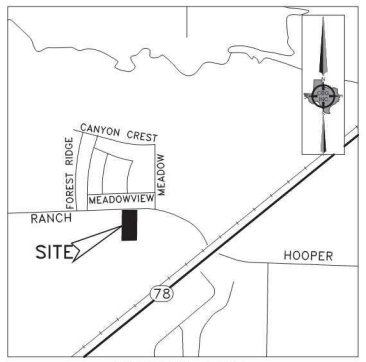


Staff Recommendation

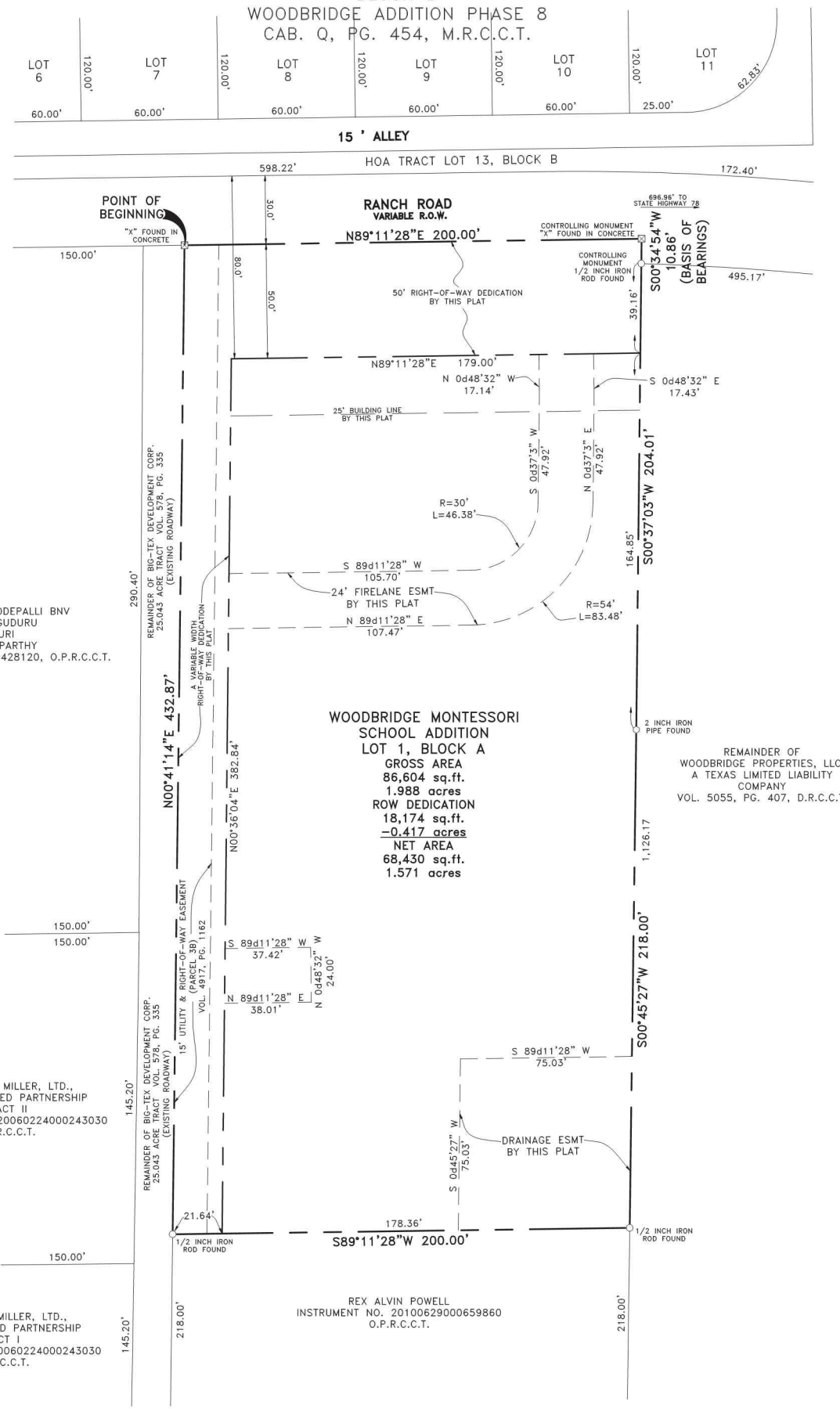
Staff recommends approval of the Preliminary Plat as presented.

Planning and Zoning Commission approved the Preliminary Plat by a vote of 5-0 at the August 12, 2013 meeting.





VICINITY MAP
NOT TO SCALE



VENKATESWARA RAO ADDEPALLI BNV
MAHESH REDDY GUDURU
GOPAL ANASURI
SATYASSREE KOPPARTHY
INSTRUMENT NO. 20091125001428120, O.P.R.C.C.T.

GENERAL NOTES

1) BASIS OF BEARINGS IS THE WEST LINE OF RANCH ROAD PER PLAT RECORDED IN CABINET Q, PAGE 454, PLAT RECORDS, COLLIN COUNTY, TEXAS. (S00°34'54"W)
2) THE REASON FOR THIS PLAT IS TO CREATE 1 LOT.
3) THERE ARE NO BUILDINGS ON SUBJECT PROPERTY.
4) NO LOT TO LOT DRAINAGE WILL BE ALLOWED
5) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
6) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
7) THIS PROPERTY IS NOT LOCATED IN FLOOD HAZARD AREA.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Little Genius of Texas, L.L.C., a Texas limited liability company are the owners of two tracts of land situated in the James Cumba Survey, Abstract No. 243, City of Sachse, Collin County, Texas, and being a part of a called 25.043 acre tract of land conveyed to Big−Tex Development Corporation by deed recorded in Volume 578, Page 335, Deed Records, Collin County, Texas, same tract of land conveyed to Little Genius of Texas, L.L.C., a Texas limited liability company by Special Warranty Deed recorded in Instrument No. 20130520000685120, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows;

Beginning at an "X" found at the Northeast corner of the remainder of said Big−Tex Development Corporation tract, and being in the South line of Ranch Road (a variable width right−of−way);

Thence North 89 Degrees 11 Minutes 28 Seconds East, along the South line of said Ranch Road, a distance of 200.00 feet to an X found for corner, and being in the West line of said Ranch Road;

Thence South 00 Degrees 34 Minutes 54 Seconds West, along the West line of said Ranch Road, a distance of 10.86 feet to a 1/2 inch iron rod found for corner, and being the Northwest corner of the remainder of a tract conveyed to Woodbridge Properties, LLC, a Texas limited liability company by deed recorded in Volume 05055, Page 00407, Deed Records, Collin County, Texas;

Thence South 00 Degrees 37 Minutes 03 Seconds West, along the West line of the remainder of said Woodbridge Properties, LLC tract, a distance of 204.01 feet to a 2 inch iron pipe found for angle point;

Thence South 00 Degrees 45 Minutes 27 Seconds West, continuing along the West line of the remainder of said Woodbridge Properties, LLC tract, a distance of 218.00 feet to a 1/2 inch iron rod found for corner, and being the Northeast corner of a tract of land conveyed to Rex Alvin Powell, by deed recorded in Instrument No. 20100629000659860, Official Public Records, Collin County, Texas;

Thence South 89 Degrees 11 Minutes 28 Seconds West, along the North line of said Powell tract, a distance of 200.00 feet to a 1/2 inch iron rod found for corner, and being in the East line of the remainder of said Big−Tex Development Corporation tract;

Thence North 00 Degrees 41 Minutes 14 Seconds East, along the East line of the remainder of said Big−Tex Development Corporation tract, a distance of 432.87 feet to the Point of Beginning and containing 86,604 square feet or 1.988 acres of land.

PRELIMINARY PLAT
Approved for preparation of final plat for the subdivision shown on this plat.

APPROVAL OF PLANNING & ZONING, CITY OF SACHSE

_____ _____
Chairman, Planning and Zoning Commission Date

Attest:

_____ _____
Signature Date

_____
Name & Title

APPROVAL OF CITY COUNCIL, CITY OF SACHSE

This plat WOODBRIDGE MONTESSORI SCHOOL ADDITION, has been submitted to and considered by the city council of the City of Sachse, Texas, and is hereby approved by such council, dated this _____ day of _____, 2013.

Attest By: _____ _____
Mayor Date

Attest By: _____ _____
City Secretary Date

RELEASED 06/28/13 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

PRELIMINARY PLAT − FOR INSPECTION PURPOSED ONLY AND IN NO WAY OFFICIAL OR APPROVED FOR RECORDS

OWNER: LITTLE GENIUS OF TEXAS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
436 QUAIL CREEK DRIVE
MURPHY, TEXAS 75094
CONTACT: VINOD SHARMA
P 972.272.1763

PRELIMINARY PLAT
WOODBRIDGE MONTESSORI SCHOOL ADDITION
LOT 1, BLOCK A
86,604 SQ.FT. / 1.988 ACRES
JAMES CUMBA SURVEY, ABSTRACT NO. 243
CITY OF SACHSE, COLLIN COUNTY, TEXAS

CBG Surveying, Inc.
PLANNING · SURVEYING
12025 Shiloh Road · Suite 230 · Dallas, Texas 75228
P 214.349.9485 · F 214.349.2216
www.cbgdfw.com
Contact: Bryan Connally

SCALE: 1"=30' / DATE: JUNE 13, 2013 / JOB NO. 1303335-1 / DRAWN BY: RR

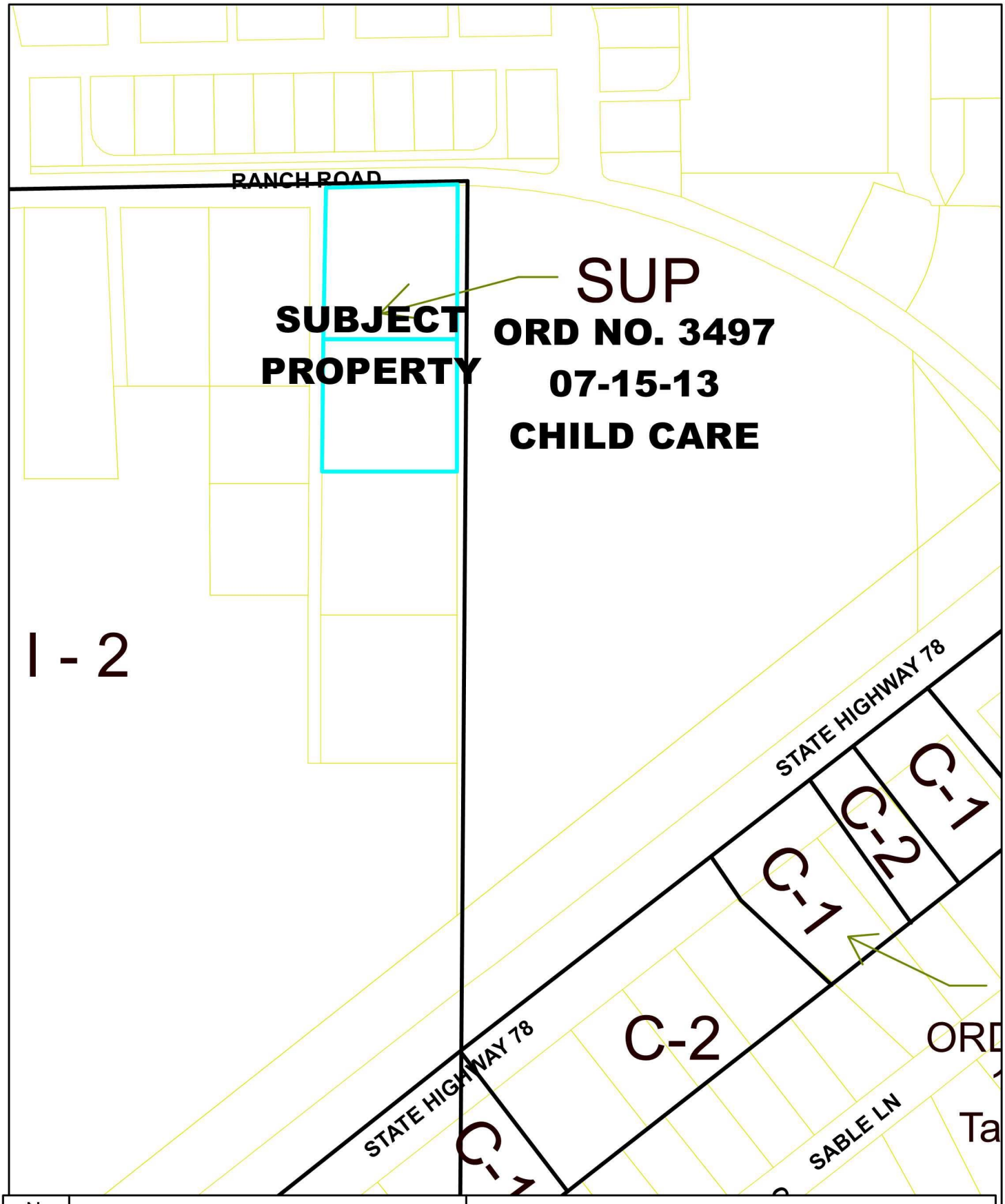


N

0 100 200 400 Feet

AERIAL LOCATION MAP

Woodbridge Montessori School Addition
Preliminary Plat (P13-13)
Map Created: August 8, 2013



ZONING IDENTIFICATION MAP

Woodbridge Montessori School Addition
Preliminary Plat (P13-13)
Map Created: August 8, 2013

Legislation Details (With Text)

File #:	13-1753	**Version:** 1	**Name:**	Resolution Adopting a Fund Balance Policy	
Type:	Agenda Item		**Status:**	Agenda Ready	
File created:	8/27/2013		**In control:**	City Council	
On agenda:	9/3/2013		**Final action:**		
Title:	Consider approval of a resolution of the City Council of the City of Sachse, Texas, adopting the City of Sachse Fund Balance Policy revised for GASB 54; providing a repealing clause; providing a severability clause; and providing for an effective date. Executive Summary The purpose of the fund balance policy is to establish a key element of the financial stability of the City by setting guidelines for fund balance. Unassigned fund balance is an important measure of economic stability. It is essential that the City maintain adequate levels of unassigned fund balance to mitigate financial risk that can occur from unforeseen revenue fluctuations, unanticipated expenditures, and similar circumstances. The fund balance also provides cash flow liquidity for the City's general operations.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	51SACHSE Resolution Approving Fund Balance Policy61981.pdf				

Date	Ver.	Action By	Action	Result

Title

Consider approval of a resolution of the City Council of the City of Sachse, Texas, adopting the City of Sachse Fund Balance Policy revised for GASB 54; providing a repealing clause; providing a severability clause; and providing for an effective date.

Executive Summary

The purpose of the fund balance policy is to establish a key element of the financial stability of the City by setting guidelines for fund balance. Unassigned fund balance is an important measure of economic stability. It is essential that the City maintain adequate levels of unassigned fund balance to mitigate financial risk that can occur from unforeseen revenue fluctuations, unanticipated expenditures, and similar circumstances. The fund balance also provides cash flow liquidity for the City's general operations.

Background

Formal adoption of a fund balance policy by resolution is required by Governmental Accounting Standards Board (GASB) Pronouncement 54. The policy is made up of five sections: purpose, definitions, policy, minimum assigned fund balance, and order of expenditure of funds. The definitions section focuses on the distinction between nonspendable amounts and the various categories of spendable fund balance. The policy section identifies the City Council as the City's highest level of decision-making authority and

the level at which committed fund balance is established. It also designates the City Manager as the staff member authorized by City Council to make a designation of assigned fund balance. City Council was briefed on the purpose, definitions, and content of the proposed Fund Balance Policy during the workshop session of the August 19, 2013 City Council meeting.

Policy Considerations
The fund balance policy is a part of the City's broader Fiscal and Budgetary Policy Statements, whose purpose is to provide guidelines in planning and directing the City's day-to-day financial affairs and in developing recommendations to the City Manager and City Council. In addition to complying with GASB Pronouncement 54, the policy will result in improved financial reporting by providing fund balance categories and classifications which are easier to understand.

Budgetary Considerations
Not applicable.

Staff Recommendations
Staff recommends approval of a resolution of the City Council of the City of Sachse, Texas, adopting the City of Sachse Fund Balance Policy revised for GASB 54 as a Consent Agenda Item.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, ADOPTING THE CITY OF SACHSE FUND BALANCE POLICY REVISED FOR GASB 54; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with the Government Accounting Standards Board Statement 54 ("GASB Statement 54"), the City of Sachse, Texas, by resolution, adopted a Fund Balance Policy Revised for GASB 54 (the "Policy"); and

WHEREAS, upon full review and consideration of the Policy and all matters related thereto, the City Council is of the opinion and finds that the Policy for setting guidelines for fund balance should be approved;

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

SECTION 1. The City of Sachse Fund Balance Policy Revised for GASB 54, attached hereto as Exhibit "A", be and the same is hereby adopted.

SECTION 2. That all provisions of the Resolutions of the City of Sachse, Texas, in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions of the Resolutions of the City not in conflict with the provisions of this resolution shall remain in full force and effect.

SECTION 3. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Resolution, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said resolution, which shall remain in full force and effect.

SECTION 4. That this Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this the _____ day of _____, 2013.

CITY OF SACHSE, TEXAS

_____

Mike Felix, Mayor

ATTEST:

_____

Terry Smith, City Secretary

EXHIBIT "A"
City of Sachse, Texas Fund Balance Policy
Revised for GASB 54

Purpose

The purpose of this policy is to establish a key element of the financial stability of the City by setting guidelines for fund balance. Unassigned fund balance is an important measure of economic stability. It is essential that the City maintain adequate levels of unassigned fund balance to mitigate financial risk that can occur from unforeseen revenue fluctuations, unanticipated expenditures, and similar circumstances. The fund balance also provides cash flow liquidity for the City's general operations.

Definitions

Fund Equity – A fund's equity is generally the difference between its assets and its liabilities.

Fund Balance – An accounting distinction is made between the portions of fund equity that are spendable and nonspendable. These are broken up into five categories:

1) **Nonspendable fund balance –** includes amounts that are not in a spendable form or are required to be maintained intact. Examples are inventory or permanent funds.

2) **Restricted fund balance –** includes amounts that can be spent only for the specific purposes stipulated by external resource providers either constitutionally or through enabling legislation. Examples include grants and child safety fees.

3) **Committed fund balance –** includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. Commitments may be changed or lifted only by the government taking the same formal action that imposed the constraint originally.

4) **Assigned fund balance –** comprises amounts *intended* to be used by the government for specific purposes. Intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority. In governmental funds other than the general fund, assigned fund balance represents the amount that is not restricted or committed. This indicates that resources in other governmental funds are, at a minimum, intended to be used for the purpose of that fund.

5) **Unassigned fund balance –** is the residual classification of the general fund and includes all amounts not contained in other classifications. Unassigned amounts are technically available for any purpose.

Policy

Committed Fund Balance

- The City Council is the City's highest level of decision-making authority and the formal action that is required to be taken to establish, modify, or rescind a fund balance commitment is a resolution approved by the City Council at a council meeting. The resolution must either be approved or rescinded, as applicable, prior to the last day of the fiscal year for which the commitment is made. The amount subject to the constraint may be determined in the subsequent period.

Assigned Fund Balance

- The City Council has authorized the City Manager as the official authorized to assign fund balance to a specific purpose as approved by this fund balance policy.

Minimum Unassigned Fund Balance

It is the goal of the City to achieve and maintain an unassigned fund balance in the general fund equal to 25% to 35% of expenditures. The City considers a balance of less than 25% to be cause to implement actions that will achieve a 25% balance, barring unusual or deliberate circumstances.

If unassigned fund balance falls below the goal or has a deficiency, the City will implement the steps outlined in the City's Fiscal Management Contingency Plan.

Order of Expenditure of Funds

When multiple categories of fund balance are available for expenditure (for example, a construction project is being funded partly by a grant, funds set aside by the City Council, and unassigned fund balance), the City will start with the most restricted category and commit those funds first before moving down to the next category with available funds, generally.

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

Legislation Details (With Text)

File #:	13-1750	**Version:**	1	**Name:**	Monthly Revenue and Expenditures Report for July 2013
Type:	Agenda Item			**Status:**	Agenda Ready
File created:	8/23/2013			**In control:**	City Council
On agenda:	9/3/2013			**Final action:**	
Title:	Consider receiving the Monthly Revenue and Expenditure Report for the period ending July 31, 2013. Executive Summary The Finance Department will prepare a report each month to update the City Council regarding revenues and expenditures of the City. The attached report is for the month ended July 31, 2013.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	General Fund Monthly 7-31-13.pdf Utility Fund Monthly 7-31-13.pdf Debt Service Monthly 7-31-13.pdf EDC Monthly 7-31-13.pdf				

Date	Ver.	Action By	Action	Result

Title
Consider receiving the Monthly Revenue and Expenditure Report for the period ending July 31, 2013.

Executive Summary
The Finance Department will prepare a report each month to update the City Council regarding revenues and expenditures of the City. The attached report is for the month ended July 31, 2013.

Background
Included in this report are unaudited summaries for the General Fund, the Utility Fund, the Debt Service Fund, and the Sachse Economic Development Corporation for the period ending July 31, 2013.

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

Budgetary Considerations
N/A

Staff Recommendations

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Staff recommends that the City Council receive the Monthly Revenue and Expenditure Report for the period ending July 31, 2013 as a Consent Agenda item.

City of Sachse

Monthly Revenue and Expenditure Report

July 31, 2013

(Unaudited)

GENERAL FUND

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget (83% of Year Completed)	Note Reference
Revenue Summary					
Property Tax	$ 7,036,517	$ 27,696	$ 7,000,360	99.49%	
Sales Tax	833,553	41,737	688,579	82.61%	**A**
Franchise Fees	1,385,412	88,087	1,154,988	83.37%	**B**
Licenses and Permits	323,775	39,171	374,518	115.67%	
Service Fees	734,341	40,026	711,846	96.94%	**B**
Fines	330,000	21,263	280,447	84.98%	
Interest Income	5,000	-	5,211	104.22%	
Miscellaneous Income	143,097	30,935	140,878	98.45%	
Intergovernmental Revenue	960,271	79,988	799,880	83.30%	
Total Revenue	**$ 11,751,966**	**$ 368,904**	**$ 11,156,706**	**94.93%**	
Expenditure Summary					
City Manager	$ 309,558	$ 16,683	$ 248,617	80.31%	**B**
City Secretary	155,866	9,296	119,617	76.74%	**B**
Human Resources	248,104	14,315	173,248	69.83%	
Finance	478,268	26,280	353,955	74.01%	
Municipal Court	166,610	12,543	130,367	78.25%	
Parks & Recreation	762,643	67,128	592,449	77.68%	**B**
Senior Programs	104,312	6,775	81,163	77.81%	
Library Services	291,436	23,022	235,246	80.72%	
Community Development	603,315	45,116	481,444	79.80%	
Streets & Drainage	1,138,483	59,523	949,337	83.39%	
Facility Maintenance	336,581	24,779	227,124	67.48%	**B**
Police	3,262,153	220,842	2,571,355	78.82%	**B**
Animal Control	137,201	8,727	109,271	79.64%	
Fire/EMS	2,282,631	158,526	1,722,393	75.46%	**B**
Combined Services	1,176,674	60,365	967,775	82.25%	
City Engineer	274,155	17,886	171,849	62.68%	
Total Expenditures	**$ 11,727,990**	**$ 771,807**	**$ 9,135,208**	**77.89%**	
Total Revenue Over/Under Expenses	**$ 23,976**	**$ (402,903)**	**$ 2,021,498**		

Explanation of Major Variances:

A July Sales Tax Allocation reduced for taxpayer refund

B Budget Amendment approved 7/1/2013 included

City of Sachse

Monthly Revenue and Expenditure Report

July 31, 2013

(Unaudited)

UTILITY FUND

83% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference 83%
Revenue Summary					
Water Revenue	$ 4,062,949	$ 430,558	$ 2,944,035	72.46%	
Sewer Revenue	2,974,582	257,812	2,416,548	81.24%	
Fees	150,900	16,920	153,918	102.00%	
Impact Fees	120,000	8,890	120,583	100.49%	**A**
Interest Income	3,500	-	3,055	87.28%	
Miscellaneous Income	1,200	-	95	7.92%	
Total Revenue	**$ 7,313,131**	**$ 714,180**	**$ 5,638,234**	**77.10%**	
Expenditure Summary					
Utility Administration	$ 250,758	$ 16,149	$ 188,761	75.28%	
Water Operations	3,823,654	302,444	3,042,058	79.56%	
Sewer Operations	2,934,366	236,909	2,137,711	72.85%	
Meter Reading	121,994	7,787	106,202	87.06%	**B**
Total Expenditures	**$ 7,130,772**	**$ 563,289**	**$ 5,474,732**	**76.78%**	
Total Revenue Over/Under Expenses	**$ 182,359**	**$ 150,891**	**$ 163,502**		

Explanation of Major Variances:

A Year-to-date Impact Fees are at 100% of budget compared to 64% in the previous year.

B Water Meters purchased are at 112% of budget; includes new services.

Monthly Revenue and Expenditure Report
July 31, 2013
(Unaudited)

Debt Service Fund

83% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference 83%
Revenue Summary					
Property Tax	$ 2,492,137	$ 9,524	$ 2,483,451	99.65%	
Interest Income	500	-	1,474	294.70%	
Total Revenue	**$ 2,492,637**	**$ 9,524**	**$ 2,484,924**	**99.69%**	
Expenditure Summary					
Fees	$ 1,000	$ -	$ 823	82.33%	
Principal	1,035,000		1,035,000	100.00%	**A**
Interest	1,830,446		922,871	50.42%	**B**
Total Expenditures	**$ 2,866,446**	**$ -**	**$ 1,958,694**	**68.33%**	
Total Revenue Over/Under Expenses	**$ (373,809)**	**$ 9,524**	**$ 526,230**		

Notes: Explanation of Major Variances

A Annual principal payments were posted in February
B Debt interest is paid biannually, in February and August.

City of Sachse

Monthly Revenue and Expenditure Report

July 31, 2013

(Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

83% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference 83%
Revenue Summary					
Sales Tax	$ 410,273	$ 18,963	$ 336,620	82.05%	**A**
Interest Income	7,500	-	7,244	96.59%	
Total Revenue	**$ 417,773**	**$ 18,963**	**$ 343,865**	**82.31%**	
Expenditure Summary					
Expenditures	485,866	19,576	182,926	37.65%	
Total Expenditures	**$ 485,866**	**$ 19,576**	**$ 182,926**	**37.65%**	
Total Revenue Over/Under Expenses	**$ (68,093)**	**$ (613)**	**$ 160,939**		

Explanation of Major Variances:

A Current year sales tax is $336,620 compared to $321,307 previous year

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

Legislation Details (With Text)

File #:	13-1747	**Version:** 1	**Name:**	Budget Amendment Sept. 3, 2013	
Type:	Agenda Item		**Status:**	Agenda Ready	
File created:	8/22/2013		**In control:**	City Council	
On agenda:	9/3/2013		**Final action:**		
Title:	Consider an Ordinance of the City Council of the City of Sachse, Texas ("CITY"), authorizing certain budget amendments pertaining to the fiscal year 2012-2013 budget; and providing an effective date. Executive Summary This budget amendment is to authorize a one-time expenditure for the Special Election on September 21, 2013, and to adjust specific expenditure line-items in the current year.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Budget Amendment.pdf				

Date	Ver.	Action By	Action	Result

Title
Consider an Ordinance of the City Council of the City of Sachse, Texas ("CITY"), authorizing certain budget amendments pertaining to the fiscal year 2012-2013 budget; and providing an effective date.

Executive Summary
This budget amendment is to authorize a one-time expenditure for the Special Election on September 21, 2013, and to adjust specific expenditure line-items in the current year.

Background
At the July 15, 2013 City Council meeting the City Council passed Ordinance No. 3494, authorizing a special election on September 21, 2013 with Dallas County Elections to fill the vacancy on the City Council in Place 2, unexpired term.

The cost for the special election from the Dallas County Elections Department is $15,375.16

The City Council may amend the current City of Sachse FY 2013 Budget to include the election expense.The Finance Department has advised the current amended budget has revenues over expenditures in the amount of $23,976.00. Therefore, this expense can be absorbed in the current budget without the necessity of using reserves.

Policy Considerations
The budget amendment is being considered on the basis of Generally Accepted Accounting Principles (GAAP) as it applies to budgeting for sources and uses of financial resources.

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Budgetary Considerations
Budget amendments are required by City Charter.

Staff Recommendations
Staff recommends approval of an Ordinance of the City Council of the City of Sachse, Texas ("CITY"), authorizing certain budget amendments pertaining to the fiscal year 2012-2013 budget; and providing an effective date as a Consent Agenda Item.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF SACHSE, TEXAS ("CITY"), AUTHORIZING CERTAIN BUDGET AMENDMENTS PERTAINING TO THE FISCAL YEAR 2012-2013 BUDGET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City is required by the City Charter to approve a budget amendment by ordinance and upon approval such amendment shall become an attachment to the original budget; and

WHEREAS, a budget amendment has been prepared for certain appropriations and expenditures in the 2012-2013 Budget and submitted to the City council for approval and a true and correct copy is attached as Exhibit A.

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

SECTION 1. Pursuant to the City Charter requirements of the City of Sachse, Texas, in the year 2012-2013, a Budget Amendment attached as Exhibit A is hereby authorized and approved.

SECTION 2. This Ordinance shall take effect immediately from and after its passage as the law in such cases provides.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas this the _____ day of _____, 2013.

APPROVED:

_____
Mike Felix
Mayor

DULY ENROLLED:

_____
Terry Smith
City Secretary

APPROVED AS TO FORM:

_____
Peter G. Smith
City Attorney
(PGS/05-13-13/61122)

EXHIBIT A

General Fund			
Expenditures:			
01-011-53390	**Election Services**	**City Secretary**	**$15,375.16**

Legislation Details (With Text)

File #:	13-1741	**Version:** 1	**Name:**	CD - NCTCOG GIS LIC AGR CC	
Type:	Agenda Item		**Status:**	Agenda Ready	
File created:	8/19/2013		**In control:**	City Council	
On agenda:	9/3/2013		**Final action:**		
Title:	Consider a Resolution of the City Council of the City of Sachse, Texas, approving a License Agreement between the City and North Central Texas Council of Governments (“NCTCOG”) for the purpose of NCTCOG distributing data products to the City of Sachse that will enable the City to include 2013 digital aerial photography on its map-based information system; and providing for an effective date. Executive Summary This item is a data license agreement between the City of Sachse and North Central Texas Council of Governments for the purchase of digital aerial photography geographic information system files.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	CD - NCTCOG GIS LIC AGR CC - DRAFT RESO.pdf CD - NCTCOG GIS LIC AGR CC - DRAFT RESO - EXHIBIT A.pdf				

Date	Ver.	Action By	Action	Result

Title

Consider a Resolution of the City Council of the City of Sachse, Texas, approving a License Agreement between the City and North Central Texas Council of Governments (“NCTCOG”) for the purpose of NCTCOG distributing data products to the City of Sachse that will enable the City to include 2013 digital aerial photography on its map-based information system; and providing for an effective date.

Executive Summary

This item is a data license agreement between the City of Sachse and North Central Texas Council of Governments for the purchase of digital aerial photography geographic information system files.

Background

The City has purchased aerial photography from North Central Texas Council of Governments (NCTCOG) in the past, typically in two year increments with the last purchase being in 2011. This data is utilized by multiple departments in the City, mainly Community Development, Public Works and Engineering.

Policy Considerations

This License Agreement provides the guidelines for use and/or distribution of the data purchased from NCTCOG.

Budgetary Considerations
The purchase of these digital files were accounted for in the 2012-2013 fiscal year budgets, and amounts to a total of $883.08, which is equally split by Community Development, Public Works and Engineering.

Staff Recommendations
Staff recommends approval of a Resolution of the City Council of the City of Sachse, Texas, approving a License Agreement between the City and North Central Texas Council of Governments ("NCTCOG") for the purpose of NCTCOG distributing data products to the City of Sachse that will enable the City to include 2013 digital aerial photography on its map-based information system; and providing for an effective date, as a Consent Agenda item.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, APPROVING A LICENSE AGREEMENT BETWEEN THE CITY AND NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS ("NCTCOG") FOR THE PURPOSE OF NCTCOG DISTRIBUTING DATA PRODUCTS TO THE CITY OF SACHSE THAT WILL ENABLE THE CITY TO INCLUDE 2013 DIGITAL AERIAL PHOTOGRAPHY ON ITS MAP-BASED INFORMATION SYSTEM; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, NCTCOG will distribute data products that will enable the City of Sachse to include 2013 digital aerial photography on its map-based information system; and

WHEREAS, the City will use the NCTCOG data product in the Licensed Operating Environment for any use that furthers the City's internal operations; and

WHEREAS, the City Council of the City of Sachse, Texas, has been presented with a proposed Agreement between the North Central Texas Council of Governments and City of Sachse ("Agreement") for NCTCOG to distribute data products that will enable the City of Sachse to include 2013 digital aerial photography on its map-based information system, and all matters related thereto, the City Council is of the opinion and finds that the terms and conditions of said Agreement should be approved, and that the City Manager is authorized to execute the Agreement on behalf of the City of Sachse;

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

SECTION 1. The City Manager is hereby authorized to execute the Agreement, attached hereto as Exhibit "A", with NCTCOG for NCTCOG to distribute data products that will enable the City to include 2013 digital aerial photography on its map-based information system.

SECTION 2. That this Resolution shall take effect immediately upon its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, on the _____ day of _____, 2013.

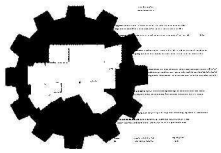
APPROVED:

_____
Billy George, City Manager

ATTEST:

_____
Terry Smith, City Secretary

EXHIBIT A



North Central Texas Council of Governments

AGREEMENT BETWEEN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AND CITY OF SACHSE

WHEREAS, the North Central Texas Council of Governments (NCTCOG) has an interest in assisting local governments in providing information for planning, engineering, public safety, and municipal management;

WHEREAS, the **CITY OF SACHSE** (Entity), wishes to have its map-based information system include the 2013 digital aerial photography and has determined that the creation of this resource provides information for a multitude of uses throughout the Entity and thus serves a valid public purpose;

WHEREAS, the Entity requires this information to accomplish this purpose and has determined that NCTCOG can fulfill this need, and NCTCOG is willing to reciprocate; and

NOW THEREFORE, the parties, Entity and NCTCOG, agree to the following terms and conditions regarding the creation of digital aerial photography.

I. LICENSE AGREEMENT

The personnel specified in Appendix A will serve as points of contact for their respective organizations. The following provisions are a license agreement between NCTCOG and the Entity with respect to data products that are identified in section II. NCTCOG is the owner of and has the right to grant a license to use the said data products free of all liens, claims, encumbrances, and other restrictions and without otherwise violating any rights of any third party, including any patent, copyright, trade secret, or other proprietary rights.

The NCTCOG data product may be distributed to the Entity on CD-ROM, DVD, or portable hard drive. The Entity will need to install and operate the NCTCOG data product on properly configured and compatible computer equipment running third party system and application software supplied by the Entity. The Entity will also need to insure that any required data not supplied by NCTCOG is in proper format and no other software or equipment having an adverse impact on the NCTCOG product is present.

A. Licensed Operating Environment

(1) Operating Equipment. In exchange for monetary consideration listed in section III, the Entity will be granted an exclusive operation license to install, store, load, execute, and display (collectively, "Use") the NCTCOG data product on as many local area networks and/or end-user workstations as the Entity reasonably needs in support of its own operation (the "Licensed Operating Environment"). Any software components of the NCTCOG data product are provided in machine-readable executable format only.

(2) Authorized Users. Unless otherwise agreed in writing, the NCTCOG data product will be used by Entity officials, officers, employees, and authorized contractors only ("Authorized Users"). A contractor shall be deemed authorized to Use the data products by the Entity or NCTCOG if such Use is incidental to a larger relationship between the contractor and the Entity, and is used for purposes no greater than reasonably needed to achieve the objectives of an actual project undertaken in connection with that relationship. The contractor must agree in writing to be bound by the provisions of this Agreement.

B. Permitted Uses

(1) Use of NCTCOG Products. The Entity's Authorized Users may Use the NCTCOG data product in the Licensed Operating Environment for any use that furthers the Entity's internal operations or in furtherance of the Entity's mission.

(2) Use of Generated Output or Other Data. Except as stated, the Entity will own all original works of authorship it may independently create. Digital output from the Entity's Use of the NCTCOG Data Product may be resized as desired and printed on black and white, color printers, or map plotters. Such printed hardcopies may be distributed to the Entity's officers, employees, citizens, contractors, or other persons in the regular course of business for their internal use or in connection with an actual transaction. Such printed output may be further copied, photographed, or reproduced digitally on the Internet. The Entity may charge a fee for such hardcopy printouts that exceed the actual direct cost of production. Without the prior written consent of NCTCOG, the Entity may not otherwise provide copied, digitized, reproduced, transmitted or disseminated, in whole or in part, any of the original digital data product in any form.

II. OBLIGATIONS

Upon delivery of the products, NCTCOG shall invoice the Entity for the stipulated amounts listed below.

Product	Amount
2013 Aerial Photography	**$883.08**

You have agreed to the payment terms listed below and have secured the total amount with purchase order (PO) number **08062013** (Please enter a PO number if blank. If you have not yet secured a PO, please enter 9999).

Payment Years
FY 2013

Invoice Dates
Fiscal year

If your payment is spread across two fiscal years you will be invoiced 50% of the total amount each year. Upon receipt of the first invoice, the Entity had thirty (30) days to review the products and pay said invoice or the remaining amount owed to the North Central Texas Council of Governments (NCTCOG).

III. TERMINATION

The parties agree that the Entity may terminate this Agreement by providing thirty (30) days written notice to NCTCOG. Such notice shall be given to NCTCOG at the address set forth under its signature below. In the event of such termination, NCTCOG shall reimburse to the Entity pro-ratable portion of the contracted amount for services rendered. The Entity would also reimburse NCTCOG for staff time billed to the project up to termination.

EXHIBIT A

IV. AFFIDAVIT OF PROHIBITED INTEREST

NCTCOG acknowledges and represents it is aware of the laws, City Charter, and City Code of Conduct regarding prohibited interests and that the existence of a prohibited interest at any time will render this Agreement null and void.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates indicated below.

NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS

Mike Eastland — Date

Executive Director
616 Six Flags Drive, Suite 200
Arlington, Texas 76011

CITY OF SACHSE

_____
Signature — Date

Name:_____

Title:_____

Street Address:_____

City, State, Zip:_____

APPROVED AS TO FORM:

_____

EXHIBIT A

ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF TARRANT)

BEFORE ME, the undersigned authority, on this day personally appeared Mike Eastland known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the above for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the 8 day of August, 2013.

NOTARY PUBLIC STATE OF TEXAS
Merrily Ann Carey
My Commission Expires
08/10/2015

Merrily Ann Carey
Notary Public in and for the State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF)

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of the _____ the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas

EXHIBIT A

APPENDIX A

NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS

	MAIN CONTACT		ADDITIONAL CONTACT	
Name:	Shelley Broyles		Mick Maguire	
Title:	GIS Project Coordinator		Chief Technology Officer	
Department	Research and Information Services		Research and Information Services	
Organization:	NCTCOG		NCTCOG	
Street Address:	616 Six Flags Drive, Suite 200		616 Six Flags Drive, Suite 200	
City, State, Zip	Arlington, Texas 76011		Arlington, Texas 76011	
Phone/Fax:	(817) 695-9156	(817) 640-4428	(817) 704-2519	(817) 640-4428
E-mail:	sbroyles@nctcog.org		mmaguire@nctcog.org	

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

Legislation Details (With Text)

File #:	13-1743	**Version:**	1	**Name:**	Consider the acceptance of the resignation of James Schmulbach from the Animal Shelter Board.
Type:	Agenda Item			**Status:**	Agenda Ready
File created:	8/22/2013			**In control:**	City Council
On agenda:	9/3/2013			**Final action:**	
Title:	Consider the acceptance of the resignation of James Schmulbach from the Animal Shelter Board. Executive Summary Mr. Schmulbach has resigned his seat on the Animal Shelter Board.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	J. Schmulbach resignation.pdf				

Date	Ver.	Action By	Action	Result

Title
Consider the acceptance of the resignation of James Schmulbach from the Animal Shelter Board.

Executive Summary
Mr. Schmulbach has resigned his seat on the Animal Shelter Board.

Background
Animal Shelter Board Member James Schmulbach has resigned his seat on the Board. He will be recognized for his service at a future meeting. Staff has advertised for the vacancy.

Policy Considerations
None.

Budgetary Considerations
None.

Staff Recommendations
Acceptance of the resignation of James Schmulbach from the Animal Shelter Board, as a Consent Agenda Item.

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Terry Smith

From: D. Schmulbach [jesdasfamily1@msn.com]
Sent: Tuesday, August 20, 2013 3:16 PM
To: Terry Smith
Cc: D. Schmulbach
Subject: Animal Shelter

Dear Terry,

It is not without a great deal of effort to rearrange my weekly itinerary and try to see if the scheduling of my assigned times could be adjusted to meet the demands of the Board schedule. However, with that said I must genuinely tender my resignation of my duties. I recognize that I did not get as involved as I was planning and I extend to all of you my apologies. The new schedule that I was assigned has created some adjustments in my daily routines because I now have been assigned weekends as well as the evening schedules.

I must also extend to all of you my thanks for the vote of confidence you made to offer me the opportunity to play a role in our city's government. We have been residents of Sachse since 2000 and have watched this city grow and develop. I hope that I might be in a better position to reapply for a position in the future and hope that this decision to resign will not reflect negatively on future opportunities. My hands were tied and I did not want to resign but it would not be fair or professional on my part to just drop the ball.

Respectfully,

Skip Schmulbach

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

Legislation Details (With Text)

File #:	13-1751	**Version:**	1	**Name:**	Consider the acceptance of the resignation of Druce Reiley from the Parks and Recreation Commission.
Type:	Agenda Item			**Status:**	Agenda Ready
File created:	8/26/2013			**In control:**	City Council
On agenda:	9/3/2013			**Final action:**	
Title:	Consider the acceptance of the resignation of Druce Reiley from the Parks and Recreation Commission. Executive Summary Mr. Reiley has resigned his seat on the Parks and Recreation Commission.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	D. Reiley resignation.pdf				

Date	Ver.	Action By	Action	Result

Title
Consider the acceptance of the resignation of Druce Reiley from the Parks and Recreation Commission.

Executive Summary
Mr. Reiley has resigned his seat on the Parks and Recreation Commission.

Background
Parks and Recreation Commission Member Druce Reiley has resigned his seat on the Board. He will be recognized for his service at a future meeting. Staff has advertised for the vacancy.

Policy Considerations
None.

Budgetary Considerations
None.

Staff Recommendations
Acceptance of the resignation of Druce Reiley from the Parks and Recreation Commission, as a Consent Agenda Item.

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Terry Smith

From: Druce Reiley [druce@bwc.net]
Sent: Monday, August 26, 2013 12:27 PM
To: Terry Smith
Subject: Resignation

Hello Terry.

With regret I hereby tender my resignation form the Parks and Recreation Commission.

When i interviewed for a board position I did so in good faith, in the belief that i had the travel part of my career behind me. The last four months have proven me hopelessly optimistic in that regard.

My brief stint on the Commission has been enlightening and I greatly respect the efforts of both the board and staff.

Druce Reiley
druce@bwc.net

Legislation Details (With Text)

File #:	13-1757	**Version:** 1	**Name:**	Fire Chief Promotion	
Type:	Agenda Item		**Status:**	Agenda Ready	
File created:	8/30/2013		**In control:**	City Council	
On agenda:	9/3/2013		**Final action:**		
Title:	Public promotion of Rick Coleman to the Office of Fire Chief for Sachse Fire Rescue. Executive Summary Rick Coleman was selected to be the Fire Chief for Sachse Fire Rescue on July 31st, 2013. The purpose of this item is to hold a public ceremony for the promotion of Chief Coleman.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result

Title
Public promotion of Rick Coleman to the Office of Fire Chief for Sachse Fire Rescue.

Executive Summary
Rick Coleman was selected to be the Fire Chief for Sachse Fire Rescue on July 31st, 2013. The purpose of this item is to hold a public ceremony for the promotion of Chief Coleman.

Background
Rick is currently a Captain on the Sachse Fire/Rescue team and has worked for the City of Sachse since March of 2010. Prior to coming to Sachse he worked for 2 years at Methodist Biocare in Dallas, TX and 20 years with the City of Rowlett Fire Rescue. He earned an Associate Degree in Fire Science from Pikes Peak College and is working toward a Bachelor Degree in Public Safety Administration from St. Edwards University.

Rick was promoted to the position of Fire Chief for Sachse Fire Rescue on July 31st, 2013 after a lengthy nation-wide search that included over 100 applicants.

Policy Considerations
The Fire Chief oversees the Fire Department operation and budget.

Budgetary Considerations
None.

Staff Recommendations

Conduct a public ceremony and promote Chief Coleman.

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3815-B Sachse Road
Sachse, Texas 75048

Legislation Details (With Text)

File #:	13-1732	**Version:** 1	**Name:**	Library Card Month
Type:	Agenda Item		**Status:**	Agenda Ready
File created:	8/14/2013		**In control:**	City Council
On agenda:	9/3/2013		**Final action:**	
Title:	Proclamation declaring September as Library Card Sign-Up Month.			
	Executive Summary Proclamation declaring September as Library Card Sign-Up Month.			
Sponsors:				
Indexes:				
Code sections:				
Attachments:	Proc. Library card.pdf			

Date	Ver.	Action By	Action	Result

Title
Proclamation declaring September as Library Card Sign-Up Month.

Executive Summary
Proclamation declaring September as Library Card Sign-Up Month.

Background
The Sachse Public Library is celebrating Library Card Month by hosting three programs. Cathy's Critters will be at the Library on September 17th to entertain children with animals from all over the world. Throughout the month of September, the Library will be hosting a competition between the four elementary schools (Wylie ISD and Garland ISD) to see which school can get the highest percentage of library card signups during the month. The winning school will get a set of books for their school library.

Policy Considerations
N/A

Budgetary Considerations
N/A

Staff Recommendations
Mayor Felix proclaim September as Library Card Sign-Up Month

PROCLAMATION

WHEREAS, the library card is the most important school supply of all; and

WHEREAS, children who use the library perform better in school; and

WHEREAS, libraries enhance the educational experience; and

WHEREAS, libraries meet the needs of all types of students by providing free access to educational databases, the Internet, homework help, ring and books; and

WHEREAS, libraries provide activities and resources to the communities they serve and inspire lifelong learning; and

WHEREAS, the a library card is the "Smartest Card" you can own; and

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

September, 2013 as Library Card Sign-up Month in Sachse

and encourage everyone to sign up for the smartest card at your library.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas to be affixed this the 3rd day of September, 2013.



Mike J. Felix
Mayor

Litho. in U.S.A.
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3815-B Sachse Road
Sachse, Texas 75048

Legislation Details (With Text)

File #:	13-1744	**Version:**	1	**Name:**	Proclamation declaring Payroll Week September 2-6, 2013.
Type:	Agenda Item			**Status:**	Agenda Ready
File created:	8/22/2013			**In control:**	City Council
On agenda:	9/3/2013			**Final action:**	
Title:	Proclamation declaring Payroll Week September 2-6, 2013. Executive Summary Mayor and City Council to recognize Payroll Week.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Proc. Payroll Week.pdf				

Date	Ver.	Action By	Action	Result

Title
Proclamation declaring Payroll Week September 2-6, 2013.

Executive Summary
Mayor and City Council to recognize Payroll Week.

Background
Ms. Danielle LaFleur representing the American Payroll Association has requested a proclamation recognizing Payroll Week September 2-6, 2013. Please see attached proclamation. Loy Loveless from the Dallas Payroll Chapter will be here to receive the proclamation.

Policy Considerations
None.

Budgetary Considerations
None.

Staff Recommendations
Mayor Felix present the proclamation recognizing Payroll Week September 2-6, 2013.

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PROCLAMATION

WHEREAS, the American Payroll Association and its 23,000 members have launched a nationwide public awareness campaign that pays tribute to the more than 156 million people who work in the United States and the payroll professionals who support the American system by paying wages, reporting worker earnings and with federal employment taxes; and

WHEREAS, payroll professionals in Sachse, Texas play a key role in maintaining the economic health of cities, carrying out such diverse tasks as paying into the unemployment insurance system, providing information for child enforcement and carrying out tax withholding, reporting and depositing; and

Whereas, payroll professionals have become increasingly proactive in educating both the business community and the public at large about the payroll withholding systems; and

WHEREAS, payroll professionals meet regularly with federal and state tax officials to discuss both improving compliance with governmental procedures and how compliance can be achieved at less cost to both government and businesses.

NOW, THEREFORE, by the powers vested in me as Mayor of the great City of Sachse, Texas, **I DO HEREBY PROCLAIM** September 2, thru September 6, 2013 as

PAYROLL WEEK IN THE CITY OF SACHSE

in recognition of National Payroll Week, and the theme "America works because we're working for America".

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas to be affixed this the 3rd day of September, 2013.



Mike J. Felix
Mayor

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3815-B Sachse Road
Sachse, Texas 75048

Legislation Details (With Text)

File #:	13-1745	**Version:** 1	**Name:**	Staff Briefing: City Secretary	
Type:	Agenda Item		**Status:**	Agenda Ready	
File created:	8/22/2013		**In control:**	City Council	
On agenda:	9/3/2013		**Final action:**		
Title:	Staff Briefing: City Secretary Executive Summary Update on City Secretary's activities.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	City Secretary CC presentation 2013.pdf				

Date	Ver.	Action By	Action	Result

Title
Staff Briefing: City Secretary

Executive Summary
Update on City Secretary's activities.

Background
Departmental report on current activities.

Policy Considerations
None.

Budgetary Considerations
None.

Staff Recommendations
Staff briefing, no action is necessary.

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CITY SECRETARY'S OFFICE

TERRY SMITH

Sept

2013

FUNCTIONS OF OFFICE:

- COORDINATE ELECTIONS
- RECORDS MANAGEMENT
- OPEN RECORDS REQUESTS
- BOARDS & COMMISSIONS APPOINTMENTS

SPECIAL PROJECTS:

- ASSISTED WITH COORDINATION OF CHARTER REVIEW COMMITTEE
- CHAMBER OF COMMERCE LEASE
- LEGISTAR – ELECTRONIC BOARD MEETING PACKETS

Legislation Details (With Text)

File #:	13-1749	**Version:**	1	**Name:**	Conduct the Second Public Hearing on the Proposed Fiscal Year 2013-2014 Budget.
Type:	Agenda Item			**Status:**	Agenda Ready
File created:	8/23/2013			**In control:**	City Council
On agenda:	9/3/2013			**Final action:**	
Title:	Conduct the Second Public Hearing on the Proposed Fiscal Year 2013-2014 Budget. Executive Summary The City Manager's 2013-2014 Proposed Budget for Citywide programs and services was presented to City Council on August 5, 2013. Budget information was distributed for City Council review and consideration. The proposed budget has been posted on the City's web page. A copy of the proposed budget is on file with the City Secretary for public inspection.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Notice of public hearing on budget.pdf				

Date	Ver.	Action By	Action	Result

Title
Conduct the Second Public Hearing on the Proposed Fiscal Year 2013-2014 Budget.

Executive Summary
The City Manager's 2013-2014 Proposed Budget for Citywide programs and services was presented to City Council on August 5, 2013. Budget information was distributed for City Council review and consideration. The proposed budget has been posted on the City's web page. A copy of the proposed budget is on file with the City Secretary for public inspection.

Background
This item is to allow public input regarding proposed revenues and expenditures for Fiscal Year 2013-2014. The 2013-2014 Proposed Budget revenues and expenditures can be amended by City Council prior to the adoption of the Budget Ordinance which is scheduled for September 9, 2013. The first Public Hearing on the Proposed 2013-2014 Budget was held on August 19, 2013.

Policy Considerations
The Budget document sets the financial and operational direction of the City for the next fiscal year.

Budgetary Considerations
The adopted 2013-2014 budget will provide funding for continued operations of the City for the upcoming year.

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Staff Recommendations
Staff recommends that a Public Hearing be conducted for citizen input on the Proposed Budget for the 2013-2014 Fiscal Year.

NOTICE OF PUBLIC HEARING

The City of Sachse will hold Public Hearings on the proposed budget for the fiscal year 2013-2014 on **August 19 at 7:30 p.m. and September 3 at 7:30 p.m.** immediately following Public Hearings on the proposed tax rate for the 2013-2014 fiscal year, at Sachse City Hall, 3815-B Sachse Road, Sachse, TX.

The public is invited to attend and make comments.

Legislation Details (With Text)

File #:	13-1748	**Version:**	1	**Name:**	Conduct the Second Public Hearing on Proposed Tax Rate for 2013-2014 Fiscal Year
Type:	Agenda Item			**Status:**	Agenda Ready
File created:	8/23/2013			**In control:**	City Council
On agenda:	9/3/2013			**Final action:**	
Title:	Conduct the Second Public Hearing on Proposed Tax Rate for 2013-2014 Fiscal Year. Executive Summary This is the second of two mandated Public Hearings on the tax rate when the proposed tax rate exceeds the Effective Tax Rate. The first public hearing was held on August 19, 2013.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	8bNotice of Tax Increase.pdf 8aNotice of Public Hearing on Tax Increase.pdf				

Date	Ver.	Action By	Action	Result

Title
Conduct the Second Public Hearing on Proposed Tax Rate for 2013-2014 Fiscal Year.

Executive Summary
This is the second of two mandated Public Hearings on the tax rate when the proposed tax rate exceeds the Effective Tax Rate. The first public hearing was held on August 19, 2013.

Background
On August 5, 2013 the City Council approved a motion to place on the September 9, 2013 City Council agenda an action item to adopt a tax rate greater than the Effective Tax Rate (ETR) of .754065 per $100 of assessed value.

The ETR is the tax rate that will generate approximately the same amount of tax revenue as the prior year excluding tax revenue to be raised from new property added to the tax roll this year. The proposed tax rate of .770819 is 2.22% greater than the ETR.

Policy Considerations
In general, if a taxing unit's tax rate will raise more property tax revenue than the preceding year, the City Council must hold two Public Hearings in compliance with Chapter 26 of the Property Tax Code.

Budgetary Considerations
On September 9, 2013 the City Council will consider setting and adopting a tax rate that supports the overall budget objectives as proposed for the 2013-2014 Fiscal Year.

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Staff Recommendations
The agenda item is in compliance with "Truth-in-Taxation" law as outlined in Chapter 26 of the Property Tax Code and therefore a Public Hearing is to be open for public input on the proposed tax rate of .770819.

NOTICE
OF TAX REVENUE INCREASE

The City of Sachse conducted public hearings on August 19, 2013 and on September 3, 2013 and voted on a proposal to increase the total tax revenues of the City of Sachse from properties on the tax roll in the preceding year by 2.22 percent.

The total tax revenue proposed to be raised last year at last year's tax rate of $0.770819 for each $100 of taxable value was $9,599,026.

The total tax revenue proposed to be raised this year at the proposed tax rate of $0.770819 for each $100 of taxable value, excluding tax revenue to be raised from new property added to the tax roll this year, is $9,771,208.

The total tax revenue proposed to be raised this year at the proposed tax rate of $0.770819 for each $100 of taxable value, including tax revenue to be raised from new property added to the tax roll this year, is $10,025,478.

The of City of Sachse is scheduled to vote on the tax rate that will result in that tax increase at a public meeting to be held on September 9, 2013 at 6:30 p.m. at City of Sachse, City Hall, 3815-B Sachse Road, Sachse, Texas.

Notice of Public Hearing on Tax Increase

The City of Sachse will hold two public hearings on a proposal to increase total tax revenues from properties on the tax roll in the preceding tax year by 2.22 percent (percentage by which proposed tax rate exceeds lower of rollback tax rate or effective tax calculated under Chapter 26, Tax Code). Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the change in the taxable value of your property in relation to the change in taxable value of all other property and the tax rate that is adopted.

The first public hearing will be held on August 19, 2013 at 7:30 p.m. at City of Sachse, City Hall, 3815-B Sachse Road, Sachse, Texas.

The second public hearing will be held on September 3, 2013 at 7:30 p.m. at City of Sachse, City Hall, 3815-B Sachse Road, Sachse, Texas.

The members of the governing body voted on the proposal to consider the tax increase as follows:

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

AGAINST:

The average taxable value of a residence homestead in City of Sachse last year was $157,150. Based on last year's tax rate of $0.770819 per $100 of taxable value, the amount of taxes imposed last year on the average home was $1,211.

The average taxable value of a residence homestead in City of Sachse this year is $169,008. If the governing body adopts the effective tax rate for this year of $0.754065 per $100 of taxable value, the amount of taxes imposed this year on the average home would be $1,274.

If the governing body adopts the proposed tax rate of $0.770819 per $100 of taxable value, the amount of taxes imposed this year on the average home would be $1,303.

Members of the public are encouraged to attend the hearings and express their views.

Legislation Details (With Text)

File #:	13-1755	**Version:** 1	**Name:**	Republic Waste Renewal	
Type:	Agenda Item		**Status:**	Agenda Ready	
File created:	8/29/2013		**In control:**	City Council	
On agenda:	9/3/2013		**Final action:**		
Title:	Discuss and consider a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of the renewal of the agreement for solid waste collection & disposal between the City and Allied Waste Systems, Inc. D/B/A Allied Waste Services of Plano/Repubic Services of Plano. Executive Summary The term of the existing five-year waste disposal and recycling agreement in the City of Sachse between Allied Waste Systems, Inc. and the city will expire on April 2, 2014. The terms of the agreement permits the city to renew the agreement for one additional five-year term ending April 2, 2019. The City Council discussed the option of renewing the agreement, with added services, for an additional five-year period at the July 1, 2013 City Council Meeting. The purpose of this item is to provide the City Council with the opportunity to act on the renewal.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Allied Contract.pdf Republic Fees.pdf Republic Presentation.pdf Republic Resolution.pdf				

Date	Ver.	Action By	Action	Result

Title

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

Executive Summary

The term of the existing five-year waste disposal and recycling agreement in the City of Sachse between Allied Waste Systems, Inc. and the city will expire on April 2, 2014. The terms of the agreement permits the city to renew the agreement for one additional five-year term ending April 2, 2019. The City Council discussed the option of renewing the agreement, with added services, for an additional five-year period at the July 1, 2013 City Council Meeting. The purpose of this item is to provide the City Council with the opportunity to act on the renewal.

Background

The city entered into a five-year agreement with Allied Waste Systems, Inc. (Allied) on April

2, 2009. The agreement expires on April 2, 2014. Under the terms of the agreement, the city must notify Allied 180 days prior to April 2, 2014 in the event that the city will not renew the agreement. The deadline to notice Allied is October 4, 2013.

Staff has met with representatives of Allied several times this year to discuss a potential contract renewal. Staff met with Mr. Mike Tarbet, General Manager, and Mrs. Brenda Lalonde, Division Municipal Services Manager.

During a meeting on June 25, 2013, Mr. Tarbet agreed to provide several additional items to the city at no change to the current cost structure included in the agreement if the city will renew the contract with Republic. Those services are listed below.

1. During the annual holiday tree collection, Republic will mulch the waste trees and return the mulch to the city.
2. During the annual Great American Cleanup event, Republic will provide:
    a. E-waste collection and disposal.
    b. Household hazardous waste collect and disposal.
    c. Document shredding.

Staff met with Mr. Tarbet and Mrs. Lalonde again on August 22, 2013 after the City Council discussed renewing the contract. At that meeting, Mr. Tarbet proposed to add the following items to the renewal proposal:

1. Receipt and disposal of universal waste (florescent lighting) at the Great American Cleanup event.
2. Educational materials for the public.
3. Annual donations for the Sachse Animal Shelter, Library Collection, Sachse College Scholarship, 4th of July Celebration, City Beautification/Parks, and educational/calendar funding.
4. Republic will not seek a rate increase, as currently provided for in the agreement, prior to the fall of 2014.

The current household monthly cost for waste pickup and recycling is $14.40 per month. There is an additional charge of $6.34 per month for an additional waste polycart. An additional recycling polycart is available to residents at no additional cost. The existing agreement provides for annual adjustments to the fee based on the Consumer Price Index and reasonable cost increases. All increases are "subject to City Council approval and any justifiable increase shall not be unreasonably withheld." A copy of the entire agreement is attached to this agenda item.

The total household monthly fee history (less additional services) for waste services provided to customers is tabulated below. A detailed table showing historic fees is attached to this agenda item.

March 2009: $13.65
October 2011: $14.10
October 2012: $14.40
October 2013: ?

Representatives of Republic Services, Inc. will be in attendance at the meeting to address questions of the City Council.

The resolution attached to this agenda item, if approved by the City Council, will authorize the City Manager to "further negotiate the terms and conditions of ther renewal on behalf of the City" and will authorize the renewal of the agreement.

Policy Considerations
The city procures waste disposal and recycling services for the city. Fees associated for these services are paid by the residents who use the services.

Budgetary Considerations
Waste disposal and recycling fees are paid by end-users: residential account holders in Sachse.

Staff Recommendations
Approve a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of the renewal of the agreement for solid waste collection & disposal between the City and Allied Waste Systems, Inc. D/B/A Allied Waste Services of Plano/Repubic Services of Plano.

STATE OF TEXAS §
§ **AGREEMENT FOR CITY OF SACHSE**
§ **SOLID WASTE COLLECTION & DISPOSAL**
COUNTY OF DALLAS §

This Agreement is made and entered into by and between the City of Sachse, Texas ("City") and Allied Waste Systems, Inc. ("Contractor"), acting by and through their respective authorized officers, and representatives.

WITNESSETH:

WHEREAS, City desires to engage the services of Contractor for the collection and disposal of residential and commercial solid waste and recyclable commodities; and

WHEREAS, the Contractor agrees to follow all Federal, State, Local and any and all applicable laws, rules and regulations pertaining to solid waste collection and disposal, and recyclable goods: and

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, and other valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

INITIAL TERM: 4/2/09 – 4/2/14
TERMINATION NOTICE: BEFORE 10/4/13

ARTICLE I
TERM

The initial term of this Agreement shall be effective upon execution and shall end five (5) years from said date. This Agreement may thereafter be renewed with one (1) five-year renewal, by written agreement of the parties and annual funding authorization by the City. Should either the City or Contractor elect not to renew and extend this Agreement for an additional five (5) year period, notice must be given by certified mail (return receipt requested) to the other party in writing not less than 180 days prior to the expiration of this Agreement. Notwithstanding any of its other provisions, this Agreement is subject to appropriation of funds by the Sachse City Council and shall be automatically terminated in any fiscal year for which adequate funding is not appropriated.

ARTICLE II
DEFINITIONS

Where used in this Agreement, the following terms shall have the meanings ascribed to them.

"Agreement Documents" shall mean the Request for Proposals, Instruction to Contractors, Contractor's Proposal, General Specifications, the Agreement Performance Bond, and any addenda or changes to the foregoing document agreed to by the City and Contractor, and this Agreement signed by Contractor and City.

"Bags" shall mean plastic sacks, designed to store refuse with sufficient wall strength to maintain physical integrity when lifted by the top. Total weight of a bag and its contents shall not exceed thirty-five (35) pounds.

"Bin (Commercial/Industrial)" shall mean metal receptacle designed to be lifted and emptied mechanically for use only at Commercial and Industrial Units.

"Brush" shall mean plants or grass clippings, leaves or tree trimmings.

"Bulky Wastes" shall mean stoves, refrigerators which have CFC's removed by a certified technician, water tanks, washing machines, all other household appliances, furniture, loose brush greater than four (4) inches in diameter that cannot be bundled in four (4) foot lengths and weighs more than 50 lbs., and other waste materials other than construction debris, dead animals, hazardous waste, or stable matter with weights or volumes greater than those allowed for containers.

"Bundle" shall mean tree, shrub and brush trimmings or newspapers and magazines securely tied together forming an easily handled package not exceeding four (4) feet in length, six (6) inches in diameter, or 50 lbs. in weight. Total amount of "bundled" material set out for collection each week (per home) shall not exceed two (12) cubic yards (6' x 6' x 9').

"City" shall mean: the City of Sachse, Texas.

"Commercial and Industrial Refuse" shall mean all Bulky Waste, Construction Debris, Garbage, Rubbish and Stable Matter generated by a Customer at a Commercial and Industrial Unit.

"Commercial and Industrial Unit" shall mean all premises, locations or entities, public or private, requiring Refuse collection within the corporate limits of the City, not a Residential Unit.

"Commercial Hand Collect Unit" shall mean a retail or light commercial type of business which generates no more than one (1) cubic yard of refuse per week.

"Commodity" shall mean material that can be sold in a spot or future market for processing and use or reuse.

"Commodity Buyer" shall mean a buyer or processor, selected by Contractor pursuant to the Agreement Documents, of Recyclable Materials delivered by Contractor.

"Consumer Price Index" shall mean Garbage & Trash collection series id: CUSR0000SEHG02 base index figure will be July, released in mid August.

"Construction Debris" shall mean waste building materials resulting from construction, remodeling, repair, or demolition operations.

"Contractor" shall mean Allied Waste Systems, Inc.

"Customer" shall mean an occupant of a Residential, Commercial Hand Collect, Commercial or Industrial Unit who generates Refuse.

"Dead Animals" shall mean animals or portions thereof equal to or greater than ten (10) pounds in weight that have expired from any cause except those slaughtered or killed for human use.

"Garbage" shall mean any and all dead animals of less than 10 lbs. in weight, except those slaughtered for human consumption; every accumulation of waste (animal, vegetable, and/or other matter) that results from the preparation, processing, consumption, dealing in, handling, packing, canning, storage, transportation, decay or decomposition of meats, fish, fowl, birds, fruits, grains or other animal or vegetable matter (including, but not by way of limitation, used tin cans and other food containers; and all putrescible or easily decomposable waste animal or vegetable matter which is likely to attract flies or rodents); except (in all cases) any matter included in the definition of Bulky Waste, Construction Debris, Dead Animals, Hazardous Waste, Rubbish or Stable Matter.

"Hazardous Waste" shall mean solid wastes regulated as hazardous under the Resource Conservation and Recovery Act, 42 U.S.C. Section 1002, et seq., or regulated as toxic under the Toxic Substances Control Act, 15 U.S.C.A. Section 2601 et seq., regulations promulgated thereunder or applicable state law concerning the regulation of hazardous or toxic wastes.

"Landfill" shall mean a facility used by Contractor where trash and garbage are disposed of by burying between layers of earth.

"Premises" shall mean all public and private establishments, including individual residences, all multi-family dwellings, residential care facilities, hospitals, schools, businesses, other buildings, and all vacant lots.

"Polycart" shall mean a rubber-wheeled receptacle with a maximum capacity of 90 - 95 gallons constructed of plastic, metal and/or fiberglass, designed for automated or semi-automated solid waste collection systems, and having a tight fitting lid capable of preventing entrance into the container by small animals. The weight of a polycart and its contents shall not exceed 175 lbs. Polycarts will be provided to each Residential Unit with ownership retained by Contractor.

"Recyclable Materials" shall mean commodities collected by the Contractor pursuant to the Agreement Documents, which can be sold in a spot or future market for processing and use or reuse including, but not limited to, newsprint, magazines, plastic (PET and HDPE) bottles, glass containers, aluminum cans and metal (tin) cans.

"Refuse" shall mean Residential Garbage and Bulky Waste, Construction Debris and Stable Matter generated at a Residential Unit, unless the context otherwise requires.

"Residential Garbage" shall mean all Garbage and Rubbish generated by a Customer at a Residential Unit.

"Residential Unit" shall mean a dwelling within the corporate limits of the City occupied by a person or group of persons comprising not more than four families. A Residential Unit shall be deemed occupied when either water or domestic light and power services are being supplied thereto. A condominium dwelling, whether of single or multi-level construction, consisting of four units, shall be treated as a Residential Unit, except that each single-family dwelling within any such Residential Unit shall be billed separately as a Residential Unit.

"Rubbish" shall mean nonputrescible solid waste (excluding ashes), consisting of both combustible and noncombustible waste materials; combustible rubbish includes paper, rags, cartons, wood, excelsior, furniture, rubber, plastics, yard trimmings, leaves, and similar materials; noncombustible rubbish includes glass, crockery, tin cans, aluminum cans, metal furniture, and the like materials which will not burn at ordinary incinerator temperatures (1600 degrees Fahrenheit to 1800 degrees Fahrenheit).

"Special Waste" shall mean waste, from a non-residential source, meeting any of the following descriptions: (a) A containerized waste (e.g. a drum, barrel, portable tank, box, pail, etc.), (b) A waste transported in bulk tanker, (c) A liquid waste, (d) A sludge waste, (e) A waste from an industrial process, (f) A waste from a pollution control process, (g) Residue and debris from the cleanup of a spill or release of chemical.

"Solid Waste" shall mean all non-hazardous (as defined by CERCLA and other applicable laws) and non-special (See Special Waste definition) solid waste material including unwanted or discarded waste material in a solid or semi solid waste, including but not limited to, garbage, ashes, refuse, rubbish, yard waste (including brush, tree trimmings and Christmas trees), discarded appliances, home furniture and furnishings, provided that such material must be of the type and consistency to be lawfully accepted at the Sanitary Landfill under the applicable federal, state and local laws, regulations and permits governing each.

"Stable Matter" shall mean all manure and other waste matter normally accumulated in or about a stable, or any animal, livestock or poultry enclosure, and resulting from the keeping of animals, poultry, or livestock.

"Unusual Accumulated" shall mean (a) for residences, each regular collection more-than six (6) containers of garbage, or the equivalent; (b) for commercial establishments accumulations that would not occur in the ordinary course of business; (c) large, heavy, or bulky objects such as furniture or appliances; and (d) materials judged by the Sanitarian to be hazardous such as oil, acid, or caustic materials.

ARTICLE III
SCOPE OF WORK

3.1 **Scope of Work.** Contractor agrees to provide services as set forth in Exhibit "A", City's Request for Proposal for solid waste collection and disposal and Contractor's response to

City's Request for Proposal solid waste collection and disposal. In case of conflict between the language in Exhibit "A" and this Agreement, this Agreement shall have priority. In case of conflict between the terms of this agreement and the terms of the request for proposal, or the General specifications, the terms of this agreement shall have priority.

3.2 **Fee Structure.** Contractor shall be compensated as provided in Exhibit "A." In addition, base rate adjustment for CPI, and Disposal will have an effective date of October 1, 2010 and each year thereafter. Any proposed increase will be subject to City Council approval and any justifiable increase shall not be unreasonably withheld.

(a) CPI – The base rate provided in Exhibit "A" shall be adjusted to reflect changes in the cost of doing business as measured by fluctuations in the Consumer Price Index (CPI), all items as published by the U.S. Department of Labor, Bureau of Labor Statistics, Dallas – Fort Worth area. The charges shall be adjusted by using the average percentage change of July 2009 through March July 2010.

(b) Contractor may petition the City Council from time to time for adjustments to reimburse the Contractor for the reasonable cost to Contractor of any increased cost due to changes in location of disposal facilities and/or increases in disposal costs / or operating expenditures including taxes, fees and surcharges required solely by federal or state law, regulation, rule, permit condition, that was not imposed because of the action or inaction of the Contractor.

3.3 **Collection Operations.**

(a) Hours of Operation: Collection of solid waste shall begin no earlier than 7:00 o'clock A.M. and shall generally not extend beyond 6:00 o'clock P.M. No collection shall be made on Sunday.

(b) Hours of Disposal: Contractor shall dispose of waste within the operating hours of disposal site.

(c) Routes of Collection: Collection routes shall be established by the Contractor as approved by the City. The City shall be provided route collection maps and container locations.

(d) Holidays: The following shall be holidays for purposes of this Contract:

New Year's Day
Memorial Day
Independence Day
Labor Day
Thanksgiving Day
Christmas Day

(e) Make-Up Collections: Contractor may decide to observe any or all of the above mentioned holidays by suspension or collection service on the holiday, but the

Contractor must meet his obligation as required. Contractor shall be responsible for providing make-up collection for residential routes that occur on specified holidays. Make-up days shall be the next business day following the holiday.

(f) Complaints: At a minimum, customer complaint procedure shall provide that the customer complaint shall be addressed within 24 hours of receipt of such complaint and shall be promptly resolved. The Contractor shall be responsible for maintaining a log of complaints, and provide the City on a weekly basis, with copies of all complaints indicating the date and hour of the complaint, nature of the complaint, address of complaint, name of customer, and the manner and timing of its resolution. Any missed pickups of residential refuse will be collected the same business day if notification to the Contractor is provided by 2:00 p.m. but not later than 12:00 p.m. the next business day if notification is provided after 2:00 p.m. The Contractor will provide and maintain one point of contact for all Sachse customers. Sachse's point of contact shall office at the Contractor's hauling division located at 4200 E.14Th St. Plano, TX 75074.

(g) Collection Equipment: Contractor, at its sole cost and expense, agrees to furnish all trucks, equipment, machines, and labor which are reasonably necessary to adequately, efficiently, and properly collect and transport garbage from accounts serviced by Contractor in accordance with this Agreement as specified in Exhibit "A." Collection of garbage shall be made using sealed packer-type trucks, and such equipment shall not be allowed to leak nor scatter any waste within the limits of the City nor while in route to the disposal site, where such accumulation shall be dumped. All bins, containers, trucks and any other equipment that Contractor furnished under this Agreement shall remain Contractor's property. The City shall use the equipment only for its proper and intended purpose and shall not overload (by weight or volume), move or alter the equipment. Contractor shall not be responsible for any damages to pavement, curbing or other driving surfaces resulting from Contractor's providing services.

(h) Vehicle Markings; Condition of Vehicles: All motor vehicles used in performance of the obligations herein created shall be clearly marked with the Contractor's name, telephone number and unit number legible from 150 feet. No advertising shall be permitted on vehicles. All collection equipment shall be maintained in a first class, safe, and efficient working condition throughout the term of the Contract. Such vehicles shall be maintained and painted as often as necessary to preserve and present a well kept appearance, and a regular preventative maintenance program. The City may inspect Contractors vehicles at any time to insure compliance of equipment with Contract, or require equipment replacement schedule to be submitted to City. Vehicles are to be washed on the inside and sanitized with a suitable disinfectant and deodorant a minimum of once a month. Such vehicles shall be washed and painted or repainted as often as necessary to keep them in a neat and sanitary condition.

(i) Lease Container (Compactors): The Contractor may lease containers for waste storage to the owner or occupant of the Contractors commercial, institutional, and

industrial customers. In the event any such lease agreement is entered into, the Contractor shall lease the container at a rate approved by the City of Sachse. Such containers shall be equipped with suitable covers to prevent blowing or scattering of waste and shall be maintained in a sanitary and safe condition. Such containers shall be clearly marked with the Contractor's name and telephone number in letters not less than two inches (2") in height. Such containers shall be maintained in the City approved single color or color scheme.

(j) Non-Routine Collection: The Contractor shall be required to provide annual Christmas tree collection for recycling purposes. The Contractor shall provide ten (10) hauls, at no charge, for each of three events for a total of thirty (30) hauls, at no charge, per Agreement year. If City wants more than the 30 hauls for the year, Contractor will charge city an agreed upon rate. Contractor shall furnish, at no charge, 1,000 educational fliers for each of the City's Community Clean Up events for a total of 3,000 educational fliers per year. Said fliers shall include information about the Contractor's services in the City of Sachse, pick-up schedule for recyclables and bulky items, and Contractor's contact information. The City reserves the right to review and approve the information printed on the flier prior to each event.

(k) Spillage: The Contractor shall not be responsible for scattered refuse unless the same has been caused by its acts or those of any of its employees, in which case all scattered refuse shall be picked up immediately by the Contractor. Contractor will not be required to clean up or collect loose refuse or spillage not caused by the acts of its employees, but shall report the location of such conditions to the Point of Contact of the City so that proper notice can be given to the customer at the premises to properly contain refuse. Commercial refuse spillage or excess refuse shall be picked up by the Contractor after the customer reloads the container. In the case of commercial customers, Contractor shall then be entitled to an extra collection charge for each reloading of a commercial container requiring an extra collection. Should such commercial spillage continue to occur, City may require the commercial customer and Contractor to increase the frequency of collection of the commercial customers refuse or require the customer to utilize a commercial container with a larger capacity, and the Contractor shall be compensated for such additional services. Contractor shall hand-clean all spillage and power wash all hydraulic oil and vehicle fluid leaks from public and/or private property resulting from its collection activities by end of the next business day after receiving a complaint of such spillage or leak.

(l) Hazardous Waste: Contractor shall not be obligated to pick up hazardous waste, including refrigeration appliances that have not had CFC's removed by a certified technician, tires, automobile/vehicle batteries, petroleum products, paints and other chemicals and solvents identified as hazardous by the U.S. Environmental Protection Agency.

(m) Protection From Scattering: Each vehicle shall be equipped with a cover which may be net with mesh not greater than one and one-half (1-1/2) inches, or

tarpaulin, or fully enclosed metal top to prevent leakage, blowing or scattering of refuse onto public or private property. Such cover shall be kept in good order and used to cover the load going to and from the landfill, during loading operations, or when parked if contents are likely to be scattered. Vehicles shall not be overloaded so as to scatter refuse; however, if refuse is scattered from Contractor's vehicle for any reason, it shall be picked up immediately. Each vehicle shall be equipped with a broom and shovel for this purpose.

ARTICLE IV
NOTICE

Any notice required or permitted to be delivered hereunder shall be deemed received three days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below or on the day actually received if sent by courier or otherwise hand delivered.

If intended for Contractor, to:
Allied Waste Systems, Inc.
4200 East 14th Street
Plano, Texas 75074

With a copy to:
Allied Waste
18500 N. Contractor Way
Phoenix, AZ 85054
Attn: General Counsel

If intended for City, to:
Allen Barnes, City Manager
City of Sachse
5560 Highway 78
Sachse, Texas 75048

With copy to:
Joseph J. Gorfida, Jr.
Nichols, Jackson, Dillard, Hager & Smith, L.L.P.
1800 Lincoln Plaza
500 North Akard
Dallas, Texas 75201

ARTICLE V
INSURANCE REQUIREMENTS

Contractor shall procure and maintain for the duration of the Agreement insurance as set forth in Exhibit "C" attached hereto and incorporated herein.

ARTICLE VI
INDEMNIFICATION

CONTRACTOR DOES HEREBY AGREE TO WAIVE ALL CLAIMS, RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS CITY AND ALL OF ITS OFFICIALS, OFFICERS, AGENTS AND EMPLOYEES, IN BOTH THEIR PUBLIC AND PRIVATE CAPACITIES, FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, LOSSES, DAMAGES, SUITS, DEMANDS OR CAUSES OF ACTION INCLUDING ALL EXPENSES OF LITIGATION AND/OR SETTLEMENT, COURT COSTS AND ATTORNEY FEES WHICH MAY ARISE BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR FOR LOSS OF, DAMAGE TO, OR LOSS OF USE OF ANY PROPERTY OCCASIONED BY THE NEGLIGENT ACTS OF CONTRACTOR, INCLUDING GROSS NEGLIGENCE OR WILLFUL MISCONDUCT IN THE PERFORMANCE OF ITS DUTIES HEREUNDER OR FOR BREACH OF THIS AGREEMENT BY CONTRACTOR, ITS OFFICERS, AGENTS, EMPLOYEES, SUBCONTRACTORS, INVITEES OR ANY OTHER PERSON FOR WHOM CONTRACTOR IS LEGALLY LIABLE, ARISING OUT OF OR IN CONNECTION WITH THE PERFORMANCE OF THIS AGREEMENT, AND CONTRACTOR WILL AT HIS OR HER OWN COST AND EXPENSE DEFEND AND PROTECT CITY FROM ANY AND ALL SUCH CLAIMS AND DEMANDS.

In any and all claims against any party indemnified hereunder by any employee of Contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation herein provided shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for Contractor or any subcontractor under workman's compensation or other employee benefit acts.

ARTICLE VII
TERMINATION

7.1 If at any time, Contractor shall fail to substantially perform terms, covenants or conditions herein set forth, City shall notify Contractor by registered or certified mail with return receipt requested addressed to Contractor at the address set forth herein of specific reasons in support of City's claim that Contractor has substantially breached the terms and provisions of this Contract. Contractor shall be allowed a thirty (30) day period from the date of receipt of said notice from City to remedy any failure to perform. Should City deem the failure to perform remedied, no hearing shall be held.

7.2 Should Contractor fail to remedy its performance, after a hearing described herein, City may terminate this Agreement and the rights and privileges granted to Contractor herein. A notice shall be sent to Contractor no earlier than ten (10) days before a hearing is scheduled. The notice shall specify the time and place of the hearing and shall include the specific reasons in support of City's claim that Contractor has substantially breached the terms and provisions of the Agreement. Should City still deem Contractor to have failed in its performance, said hearing shall be conducted in public by the City Council and Contractor shall be allowed to be present and shall be given full opportunity to answer such claims as are set out against it in the aforesaid notice. If, after said public hearing, the City Council makes a finding

that Contractor has failed to provide adequate refuse collection, the City Council may terminate this Agreement.

ARTICLE VIII
MISCELLANEOUS

8.1 **Compliance with Laws.** Contractor shall conduct operations under this Agreement in compliance with all applicable laws.

8.2 **Records and Audits.** Contractor shall keep full, complete and proper books, records and accounts or the gross receipts both for cash and on credit for all recyclable items as well as the weight collected Related to the services provided by Contractor for the City pursuant to this agreement. Such records shall be maintained for a period of three (3) years or such longer period as may be required by law. Said books, records and accounts, including any sales tax reports that management may be required to furnish (on payment related to the services provided by contractor for City pursuant to this agreement of all recyclable items) to any government or governmental agency, shall at all reasonable times be open to the inspection of the City, City's auditor or other authorized representatives or agents. The audit trail will be based upon but not limited to the following key elements;

(a) Total commodity weight of materials being accepted for recycling.

(b) A yearly sorting of materials by type to assess the composition of collected materials will be provided to the City and this composition shall be used to determine commodity profile used in preparation of the City's monthly invoice.

8.3 **Excused Performance.** Except for City's obligation to pay amounts due to Contractor, any failure or delay in performance due to contingencies beyond a party's reasonable control, including strikes, riots, terrorist acts, compliance with applicable laws or governmental orders, fires, bad weather and acts of God, shall not constitute a breach of this Agreement, but shall entitle the affected party to be relieved of performance during the term of such event and for a reasonable time thereafter.

8.4 **Assignment**. Neither party shall assign this Agreement without the other party's prior written consent, which consent shall not be unreasonably withheld. Notwithstanding this, either party may assign this Agreement without the other party's consent to an affiliate or successor in interest in the operations under which this work is performed.

8.5 **Title**. Contractor shall acquire title to Recyclable Material and Refuse when they are loaded into Contractor's collection vehicles. Title to and liability for any Hazardous waste shall remain with City and shall at no time pass to Contractor.

8.6 **Documentation.** Contractor shall be responsible for the cost inherent in documenting and reporting all recyclable materials accepted, purchased, sold and disposed and shall report to the City on a monthly basis.

8.7 **Independent Contractor.** Contractor and their employees will operate as an independent contractor and are not considered to be employees of the City.

8.8 **Restrictions and Conditions.** Contractor will be responsible to, adhere to and obey, any restrictions and conditions that are imposed upon the site by any authorized governmental agency or by virtue of any existing easement.

8.9 **Entire Agreement.** This Agreement is the entire agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral, oral or written agreement between the parties that in any manner relates to the subject matter of this Agreement.

8.10 **Representation.** Both Contractor and the City represent that they have full capacity and authority to grant all rights and assume all obligations that they have granted and assumed under this Agreement.

8.11 **Recitals.** The recitals to this Agreement are incorporated herein.

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

8.13 **Amendment.** This Agreement may be amended by the mutual agreement of the parties to it, in writing and attached to and incorporated in this Agreement.

8.14 **Legal Construction.** In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

8.15 **Survival of Covenants.** Any of the representatives, warranties, covenants, and obligations of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

8.16 **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

ARTICLE IX
FORCE MAJEURE

9.1 Force Majeure: Notwithstanding anything herein to the contrary, Contractor shall not be liable for the failure, or delay of, performance of its duties if such failure is caused by a catastrophe, riot, pubic disturbance, accidents, military authority, war, act of terrorism, governmental order or regulation, fire, act of God or other similar or different contingency beyond the reasonable control of Contractor. The services required by this Agreement do not

include the collection and disposal of severe straight winds or severe storms or the like or from any act of terrorism. City shall negotiate in good faith the cost for all work necessary to collect additional volumes of Garbage and Rubbish resulting from such fore majeure events; provided, however, that City may at its option seek third party cost is less than agreed amount for all work necessary to collect additional volumes of Garbage and Rubbish resulting from such force majeure events.

(Signature page to follow)

EXECUTED on this 2nd day of APRIL, 2009.

City of Sachse, Texas

By: _____
Allen Barnes, City Manager

Attest:

By: _____
Terry Smith, City Secretary

Approved As To Form:

By: _____
Joseph J. Gorfida, Jr.
City Attorney
(JJG/cgo/33934)

EXECUTED on this 2 day of APRIL, 2009.

Allied Waste Systems, Inc.

By: _____
Title: Area Pres. Dir.

EXHIBIT "A"

SOLID WASTE COLLECTION REQUEST FOR PROPOSAL AND ALLIED WASTE SYSTEMS, INC. RESPONSE TO PROPOSAL DATED NOVEMBER 19, 2008

EXHIBIT "B"

ACCEPTED RECYCLABLE MATERIALS

Commodity:

Computer Printouts	Letter Head
Typing Paper	Legal Pads
Scratch Paper	Stationery (Any Color)
Bond Paper	Message Pads
Photocopy Paper	Time Cards
Adding Machine Tape	Envelopes (White & Window)
Fax (Plain Paper)	Mail
File Folders (Manila Only)	Self-Adhesive Notes
Posters	Tabulating Cards
NCR Invoices	Receipts
Newspaper Clean, dry, unsoiled newspaper	Corrugated Cardboard
Magazines Clean, dry, unsoiled newspaper	Gray Cartons
Brown Envelopes	Aluminum Cans Clean aluminum, tin/steel containers
Tin/Metal Cans	All Plastics (#1, #2 #3, #4, #5, and #7) Including wide mouth containers such as yogurt and butter tubs
Glass (Clear & Colored) Clean glass containers, bottles/jars	
Telephone Books	Other agreed upon recyclable materials

EXHIBIT "C"

INSURANCE REQUIREMENTS

Contractors providing goods, materials and services for the City of Sachse shall, during the term of the Agreement with the City or any renewal or extension thereof, provide and maintain the types and amounts of insurance set forth herein. All certificate(s) of insurance shall contain the following provisions:

1. List the City, its officers, agents and employees as additional insured as to all applicable coverage with the exception of workers compensation insurance or other employee benefit plan for work related injuries as allowed by Texas Labor Code.
2. Provide for at least thirty (30) days prior written notice to the City for cancellation, or non-renewal of the insurance.
3. Provide for a waiver of subrogation against the City for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance, only to the extent of the negligence of contractor.

Insurance Company Qualification: All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least "A" by AM Best or other equivalent rating service.

Certificate of insurance: A certificate of insurance evidencing the required insurance shall be submitted with the Bidder's RFB/RFQ/RFP. If the Agreement is renewed or extended by the City a certificate of insurance shall also be provided to the City prior to the date the Agreement is renewed or extended. All coverage amounts listed shall be in United States dollars.

Type of Contract	**Type and Amount of Insurance**
Special Events	General Liability insurance for Personal Injury (including death) and Property Damage with a minimum of $1 million per occurrence and $2 million aggregate, including coverage for Advertising Injury and Products coverage. Statutory Workers Compensation or other employee benefit plan as allowed by Texas Labor Law as required by state law. (If high risk or dangerous activities) Umbrella Coverage or Liability Excess Coverage Excess Coverage of $ 2 million. (If automobile or limousine service is involved even if volunteers). Automobile Liability with a minimum of $1 million combined single limit.

Public Works and Construction	General Liability insurance for Personal Injury (including death) and Property Damage with a minimum of $1 million per occurrence and $2 million aggregate, including Advertising Injury, Products Coverage and (XCU) Explosion, Collapse and Underground (If high risk or dangerous activities) Umbrella Coverage or Excess Liability Coverage of $2 million Statutory Workers Compensation insurance or other employee benefit plan for work related injuries as allowed by Texas Labor Code, as required by state law.
Professional Services	

EXHIBIT "A"
CITY OF SACHSE
SOLID WASTE & RECYCLING
RATE SCHEDULE

EFFECTIVE MARCH 1, 2009

Residential:		
Solid Waste	1 x week	**$ 6.92**
Recycle	Every other week	**$ 2.30**
Bulk	1 x month limit of 12 cubic yards	**$ 2.71**
	special p/u $ 95/hr with 1 hour minimum	
Extra Cart		
Solid Waste		**$ 6.00**
Recycle		**No charge**

Replacement cost for cart: Lost, stolen or destroyed: **$ 75.00**

Free service provided to city facilities
10 - 30yd rolloff provided three times per year for cleanups
Christmas tree recycling picked up two times during a 2 week period

Commercial and Industrial: Open Market

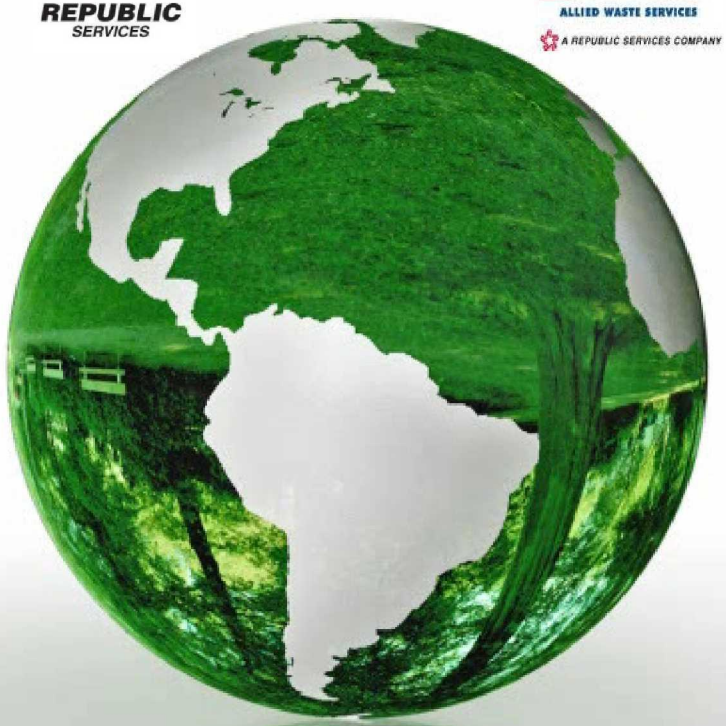
City to charge administrative and franchise fee

Sachse Waste Disposal and Recycling Fees (03/2009 - 10/2013)

	Effective 3/1/2009 (original)	Effective 10/1/2011	Effective 10/1/2012
Solid Waste(1 time per week)	$6.92	$7.15	$7.31
Recycling(1 time every other week)	$2.30	$2.38	$2.43
Bulk(1 time per month)	$2.71	$2.80	$2.86
Franchise fee	$0.48	$0.50	$0.50
Administrative fee	$0.26	$0.26	$0.26
Sales tax	$0.98	$1.01	$1.04
Subtotal	$13.65	$14.10	$14.40

Extra cart Solid Waste	$6.00	$6.15	$6.34
Extra cart Recycling	$0.00	$0.00	$0.00
Special Bulk	$95.00	$95.00	$95.00
Replacement cart	$75.00	$75.00	$75.00

SACHSE: RENEWAL PROPOSAL



CITY OF SACHSE

FOR YOUR COMMUNITY

PROVIDED BY:
REPUBLIC SERVICES

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF THE RENEWAL OF THE AGREEMENT FOR SOLID WASTE COLLECTION & DISPOSAL BETWEEN THE CITY AND ALLIED WASTE SYSTEMS, INC. D/B/A ALLIED WASTE SERVICES OF PLANO//REPUBLIC SERVICES OF PLANO; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Sachse and Allied Waste Systems, Inc. d/b/a Allied Waste Services of Plano//Republic Services of Plano entered into an Agreement for City of Sachse Solid Waste Collection & Disposal on April 2, 2009 (the "Agreement"); and

WHEREAS, under the terms of the Agreement set forth in Article I, "Term," the City has the option to renew the Agreement for one (1) five-year extension; and

WHEREAS, the City desires to further negotiate the terms and conditions of the renewal under the Agreement; and

WHEREAS, upon full review and consideration of the Agreement and all matters related to the extension thereto, the City Council is of the opinion that the City Manager has the authority to further negotiate the terms and conditions of the renewal and has the authority to execute such renewal on behalf of the City;

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

SECTION 1. That the Agreement, attached hereto as Exhibit "A", shall be renewed for one (1) five-year extension; and, the City Manager has the authority to further negotiate the terms and conditions of the renewal on behalf of the City, and is herby authorized to execute the renewal on behalf of the City.

SECTION 2. That all provisions of the Resolutions of the City of Sachse, Texas, in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions of the Resolutions of the City not in conflict with the provisions of this resolution shall remain in full force and effect.

SECTION 3. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Resolution, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said resolution, which shall remain in full force and effect.

SECTION 4. That this Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this the _____ day of _____, 2013.

CITY OF SACHSE, TEXAS

_____
Mike Felix, Mayor

ATTEST:

_____
Terry Smith, City Secretary

EXHIBIT A
AGREEMENT FOR CITY OF SACHSE
SOLID WASTE COLLECTION & DISPOSAL

Legislation Details (With Text)

File #:	13-1740	**Version:** 1	**Name:**	CD - WALMART SIGN VARIANCE CC	
Type:	Agenda Item		**Status:**	Agenda Ready	
File created:	8/19/2013		**In control:**	City Council	
On agenda:	9/3/2013		**Final action:**		

Title: Conduct a public hearing and consider the application of Wal-Mart Corporation requesting a variance from the Code of Ordinances, Chapter 3, Building Regulations, Section 3-10.C(3)(a) to permit a freestanding identification sign to be constructed as a monument-style pylon sign using non-masonry materials; a variance from Section 3-10.C(3)(d)(i) to permit a freestanding identification sign to be constructed with a maximum height of 65-feet above grade; a variance from Section 3-10.C(3)(e) to permit a freestanding identification sign to be constructed with a maximum sign area of 1,023 square feet; a variance from Section 3-10.C(3)(e) to permit a general business sign to be constructed with a maximum sign area of 100 square feet; a variance from Section 3-10.C(3)(k) to permit the identification portion of a multi-purpose sign to have an area of 245 square feet; a variance from Section 3-10.C(3)(k) to permit the directory portion of the sign to have an area of 1,023 square feet; and a variance from Section 3-10.C(4) to permit an advertising sign, for the property generally located on the northwest side of SH78/KCRC Railroad, and on the south side of Woodbridge Parkway adjacent to the SH78/KCRC Railroad rights-of-way.

Executive Summary
A sign variance is being requested by the property owner to permit a monument-style pylon sign to be constructed as an off-premise advertising sign and to permit deviations in the sign area for a general business sign constructed as a monument sign.

Sponsors:

Indexes:

Code sections:

Attachments:
CD - WALMART SIGN VARIANCE CC - PRESENTATION.pdf
CD - WALMART SIGN VARIANCE CC - ATTACHMENT 1.pdf
CD - WALMART SIGN VARIANCE CC - ATTACHMENT 2.pdf
CD - WALMART SIGN VARIANCE CC - ATTACHMENT 3.pdf
CD - WALMART SIGN VARIANCE CC - ATTACHMENT 4.pdf
CD - WALMART SIGN VARIANCE CC - ATTACHMENT 5.pdf
CD - WALMART SIGN VARIANCE CC - ATTACHMENT 6.pdf
CD - WALMART SIGN VARIANCE CC - ATTACHMENT 7.pdf
CD - WALMART SIGN VARIANCE CC - ATTACHMENT 8.pdf

Date	Ver.	Action By	Action	Result

Title

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

variance from Section 3-10.C(3)(e) to permit a freestanding identification sign to be constructed with a maximum sign area of 1,023 square feet; a variance from Section 3-10.C (3)(e) to permit a general business sign to be constructed with a maximum sign area of 100 square feet; a variance from Section 3-10.C(3)(k) to permit the identification portion of a multi -purpose sign to have an area of 245 square feet; a variance from Section 3-10.C(3)(k) to permit the directory portion of the sign to have an area of 1,023 square feet; and a variance from Section 3-10.C(4) to permit an advertising sign, for the property generally located on the northwest side of SH78/KCRC Railroad, and on the south side of Woodbridge Parkway adjacent to the SH78/KCRC Railroad rights-of-way.

Executive Summary

A sign variance is being requested by the property owner to permit a monument-style pylon sign to be constructed as an off-premise advertising sign and to permit deviations in the sign area for a general business sign constructed as a monument sign.

Background

The subject property associated with the variance request is generally located on the northwest side of SH78/KCRC Railroad, and on the south side of Woodbridge Parkway adjacent to the SH78/KCRC Railroad rights-of-way (See Attachment 1 - Location Map). The subject property retains a zoning designation of PD-19 and is located within the Commercial Tract C-3 of this planned development (See Attachment 2 - Zoning Identification Map). The proposed development on the subject property is a Wal-Mart Super Center retail store.

Current regulations would permit the applicant to construct an on-premise General Business Sign and/or an on-premise Project Identification sign; both sign types would need to be constructed as Monument Signs. Either sign would be permitted to be a maximum of 20 feet in height above grade. The General Business sign would be permitted a maximum sign area of 60 square feet and the Project Identification sign would be permitted a maximum sign area of 100 square feet. In addition, off-premise advertising signs would not be permitted.

The applicant (Wal-Mart Corporation) is requesting to construct two signs, both of which would require variances:

1. An off-premise monument-style pylon sign with a height of 65 feet and a sign area of 297 square feet (the dimensions of the sign face are 33 feet by 9 feet) for the main panel for Wal-Mart, 726 square feet of sign area for other tenants, and 245 for the project identification. The sign is being proposed to be constructed as an advertising sign on an out-parcel adjacent to the property where the Wal-Mart is located. Furthermore, the sign will contain advertising for other commercial properties in the

vicinity.

2. A General Business sign constructed as a monument sign with a height of 7 feet-11 inches and a sign area of 95 square feet (the dimensions of the sign face are 4 feet-9 inches by 20 feet).

Attachment 3 has been provided to show the proposed signage elevations and the location of each of the signs on the subject property.

Policy Considerations

Pursuant to Chapter 3, Section 3-10.B(15) of the Code of Ordinances, the applicant is required to provide the following application information:

- Name, address and telephone number of the applicant.
- Location of building, structure or lot to which or upon which the sign(s) is to be attached or erected.
- Position of the sign(s) in relation to nearby buildings or structures, including other signs.
- The zoning classification of the property on which the sign(s) is to be located. Also the zoning classification of all property within 250 feet of the sign(s) location.
- The specific variation(s) requested and the reasons and justification for such requests.
- Ten copies of the signage and site plans shall be required.

Staff has reviewed the information provided by the applicant in light of the aforementioned criteria set forth in the Code of Ordinances. In addition, the applicant has provided a Letter of Intent explaining their justification for the requested variances (See Attachment 4 for the Letter of Intent provided by the applicant; Attachment 5 for visual perspectives of the signs from surrounding property; and Attachment 6 for an exhibit depicting the zoning classifications within 250-feet of both sign locations).

Sign #1

The off-premise monument-style pylon sign would be constructed with its main support structure being two metal support poles and wrapped in non-masonry materials. Based on the definition of a Monument Sign in the Code of Ordinances (see below), this sign would not be a monument sign.

> *Sign, Monument* is any sign having a low profile, either made of or contained within stone, concrete, metal, brick or similar material and having a stone, brick or masonry base concealing all supports or poles.

Second, the proposed location of the monument-style pylon sign would cause the sign to be

considered an off-premise advertising sign for both the Wal-Mart tenant as well as the other off-site tenants. This is based on the below definition from the Code of Ordinances.

> *Sign, advertising* is any sign which promotes or advertises commodities or services not limited to being offered on the premises on which such signs are located.

Sign #2

The general business sign is being proposed to be constructed on the subject property at the corner of Cody Lane and Woodbridge Parkway. The sign will be constructed as a monument sign in accordance with the definition contained in the Code of Ordinances. It is the increase in the sign area that necessitates a variance for this specific sign.

Variance Summary

Based on the applicant's request, variances from the following sections of the Code of Ordinances will be required. The specific variance requested is listed below each Code section identified.

Section 3-10.C(3)(a). All freestanding identification signs, general business signs and multi-purpose signs shall be monument signs.

- *Variance #1: Permit a freestanding identification sign to be constructed as a monument-style pylon sign using non-masonry materials. (Sign #1)*

Section 3-10.C(3)(d)(i). Maximum height above grade of an identification sign, general business sign or multi-purpose sign is ten feet with the following exception:

(i) Property having direct frontage on the President George Bush Turnpike, Highway 78 or along the north side of the Kansas City Southern Railroad, which runs parallel to Highway 78, shall have a maximum height above grade of 20 feet.

- *Variance #2: Permit a freestanding identification sign to be constructed with a maximum height of 65-feet above grade. (Sign #1)*

Section 3-10.C(3)(e). Maximum area for a general business sign is 60 square feet and maximum area for identification sign is 100 square feet.

- *Variance #3: Permit a freestanding identification sign to be constructed with a maximum sign area of 1,023 square feet. (Sign #1)*
- *Variance #4: Permit a general business sign to be constructed with a*

maximum sign area of 100 square feet. (Sign #2)

Section 3-10.C(3)(k). The identification portion of a multi-purpose sign shall not exceed 75 square feet; directory portion shall not exceed 36 square feet with a single tenant or 72 square feet with multi-tenants.

- *Variance #5: Permit the identification portion of a multi-purpose sign to have an area of 245 square feet. (Sign #1)*
- *Variance #6: Permit the directory portion of the sign to have an area of 1,023 square feet. (Sign #1)*

Section 3-10.C(4). Advertising signs. No advertising signs allowed except by variance granted by the city council.

- *Variance #7: Permit an advertising sign. (Sign #1)*

Conclusion

It is staff's opinion that the location of the property does present somewhat of a unique circumstance. Staff evaluated the undeveloped properties on the northwest side of State Highway 78 for similar characteristics that would pose a similar hardship. The criteria staff used was that the property be an undeveloped commercial tract approximately 10 contiguous acres or larger located on the northwest side of State Highway 78 at the intersection with another collector/arterial road. These criteria are similar to the characteristics of the subject property and only produced two properties meeting these criteria:

1) South side of Ranch Road at the intersection with State Highway 78
2) North side of Woodbridge Parkway at the intersection with State Highway 78
   (Note: Both of these properties are set back approximately 100 feet from the SH78 right-of-way and have diminished visibility due to the setback distance. However the property on the north side of Woodbridge Parkway would be able to utilize the sign area that would be potentially available as a result of this request.)

Staff also evaluated the visibility of signs along State Highway 78 that were constructed in accordance with current Code of Ordinance requirements. Attachment 7 provides views of two different project identification/monument signs at distances of 0.2 miles and 0.3 miles. The visibility of both of these signs is severely hindered at these distances. When compared to the perspectives provided by the applicant in Attachment 5, the visibility of the proposed sign appears to surpass the visibility of the existing signs.

The visibility of signs is a function of both height and sign area. The height of the sign being proposed by the applicant has been justified by the applicant as being the minimum to achieve continuous visibility based on existing physical constraints (e.g., trees, buildings, elevation/grade changes from SH78 to site). The assumption of continuous visibility along a corridor is not an expectation that is explicitly contemplated in the Code. It is clear that sign area needs to be in proportion to the height of a sign (i.e., the currently proposed 65-foot tall sign would not be in proportion were it to be designed with the maximum sign area of 100 square feet currently permitted for a 20-foot project identification sign).

In order to establish a benchmark for the ratio between sign area currently permitted and the sign area being proposed, staff evaluated an existing sign already constructed in the City (See Attachment 8). This sign is currently 20-feet in height and has dimensions of 8-feet by 3 -feet for the main tenant sign panel. By making an assumption that the height of the proposed sign was 65-ft, then proportional dimensions of the main sign area would be 26-feet by 9.75-feet, which are comparable to the proposed dimensions of 33-feet by 9 feet. However, it should also be noted that a 20-foot project identification sign with 100 square feet in total sign area would proportionally equate to a total sign area of 325 square feet for a 65-foot tall sign. The current sign being proposed is 1,023 square feet, which consists of 297 square feet for the main tenant and 726 square feet for other tenants. ***(Note: It should be clear that the assumption of the sign height of 65-feet is only to make a comparison of the proportions of sign dimensions. The proportional dimensions and area would change accordingly based upon the ultimate sign height.)***

The proposal by the applicant for multi-tenant signage for off-site properties was a direct result of a suggestion by some City Council members during a discussion of this request on March 18, 2013. Also, at this meeting some City Council members cited the reason for off-premise multi-tenant signage would be to address future variance requests that might come forward from future tenants farther away from SH78 withing the commercial development. The intent for the multi-tenant signage is clearly to consolidate signage and to allow for better visibility of future tenants within the overall Woodbridge West commercial development properties. While the merits of a “master sign plan” are evident and notable, the Code of Ordinances does not provide for this mechanism. A variance is the only means by which these off-premise advertising signs could be approved.

It should be noted that when evaluating variance requests, the City of Sachse Code of Ordinances does not contemplate financial hardship as a means of justification for a variance; variances are considered based upon the physical characteristics of the site and the resultant hardship that may be imposed. Therefore, the discussion in the Conclusion sections below as well as staff’s recommendation does not consider financial hardship as a

factor.

Conclusion - Sign #1

While staff does concur with the applicant regarding the diminished visibility of the site warranting larger signage, staff does not have adequate justification to deem the correlation between the diminished visibility and the increased sign height and area as the minimum amount required to overcome this hardship. Furthermore, there is not a proven hardship that justifies the use of the identification sign to provide advertising for other off-premise tenants. It is based on this information that staff is offering a recommendation of denial. It should be noted that staff's recommendation of denial is due to staff's opinion that the magnitude of the variances being requested not being commensurate with the physical hardship to be overcome. Staff's recommendation may have been different if the magnitude of the variances being requested was lessened.

Conclusion - Sign #2

The physical conditions present at the corner of Cody Lane and Woodbridge Parkway where the monument sign is being proposed are not markedly different from any other typical commercial property in the City. For instance, there are not any grade changes or physical limitations on the property that would detract from the visibility of the sign. It is because of the lack of unique circumstances that would pose hardship that staff is recommending denial for the one variance (Variance #4 listed above) associated with this proposed sign.

Budgetary Considerations

None.

Staff Recommendations

Staff recommends denial of the application of Wal-Mart Corporation requesting a variances from the Code of Ordinances, Chapter 3, Building Regulations, Section 3-10.C(3)(a) to permit a freestanding identification sign to be constructed as a monument-style pylon sign using non-masonry materials; a variance from Section 3-10.C(3)(d)(i) to permit a freestanding identification sign to be constructed with a maximum height of 65-feet above grade; a variance from Section 3-10.C(3)(e) to permit a freestanding identification sign to be constructed with a maximum sign area of 1,023 square feet; a variance from Section 3-10.C(3)(e) to permit a general business sign to be constructed with a maximum sign area of 100 square feet; a variance from Section 3-10.C(3)(k) to permit the identification portion of a multi-purpose sign to have an area 245 square feet; a variance from Section 3-10.C(3)(k) to permit the directory portion of the sign to have an area of 1,023 square feet; and a variance

powered by Legistar™

from Section 3-10.C(4) to permit an advertising sign, for the property generally located on the northwest side of SH78/KCRC Railroad, and on the south side of Woodbridge Parkway adjacent to the SH78/KCRC Railroad rights-of-way.

City Council

September 3, 2013

Outline

- Background
- Signage Proposed
- Variances being sought
- Review Criteria

Background
Aerial Location Map



Background
Signage Proposed

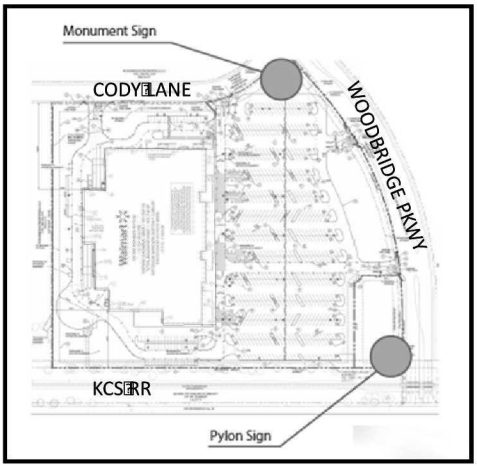
Sign #1

- Pylon/Monument Sign
- Height: 65 feet
- Sign Area: 1,026 square feet (297 square feet plus 726 square feet)

Sign #2

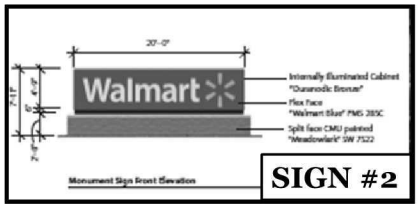
- Monument Sign / General Business Sign
- Sign Area: 100 square feet
- Dimensions: 25' x 4'-9"

Background
Sign Locations



Background
Signage Elevations





Background
Variances (Pylon Sign)

Section 3-10.C(3)(a). All freestanding identification signs, general business signs and multi-purpose signs shall be monument signs.

- Variance #1: Permit a freestanding identification sign to be constructed as a monument-style pylon sign using non-masonry materials. (Sign #1)

Background
Variances Requested

Section 3-10.C(3)(d)(i). Maximum height above grade of an identification sign, general business sign or multi-purpose sign is ten feet with the following exception:

(i) Property having direct frontage on the President George Bush Turnpike, Highway 78 or along the north side of the Kansas City Southern Railroad, which runs parallel to Highway 78, shall have a maximum height above grade of 20 feet.

- Variance #2: Permit a freestanding identification sign to be constructed with a maximum height of 65-feet above grade. (Sign #1)

Background
Variances Requested

Section 3-10.C(3)(e). Maximum area for a general business sign is 60 square feet and maximum area for identification sign is 100 square feet.

- Variance #3: Permit a freestanding identification sign to be constructed with a maximum sign area of 1,023 square feet. (Sign #1)

- Variance #4: Permit a general business sign to be constructed with a maximum sign area of 100 square feet. (Sign #2)

Background
Variances Requested

Section 3-10.C(3)(k). The identification portion of a multi-purpose sign shall not exceed 75 square feet; directory portion shall not exceed 36 square feet with a single tenant or 72 square feet with multi-tenants.

- Variance #5: Permit the identification portion of a multi-purpose sign to have an area 245 square feet. (Sign #1)

- Variance #6: Permit the directory portion of the sign to have an area of 1,023 square feet. (Sign #1)

Background
Variances Requested

Section 3-10.C(4). Advertising signs. No advertising signs allowed except by variance granted by the city council.

- Variance #7: Permit an advertising sign. (Sign #1)

Background
View (Woodbridge Pkwy & SH 78)



View from HWY 78 & Woodbridge Parkway - 65' Sign

Background
View (Woodbridge Pkwy & SH 78)



View from Country Club Dr - 1/4 mile - 65' Sign

Background
View (SH78 Looking North)



View from Speedy Food Mart - 1/4 mile - 65' Sign

Background
View (SH78 Looking South)



View 700' from Parkway entry - 65' Sign

City of Sachse

Background
View (SH 78)



View 350' from sign base at entry - 65' Sign

City of Sachse

Background
View (SH78 Looking North)



Background
View of Pylon Sign from SH78



Background
View (SH78 Looking North)



Policy Considerations
Required Application Materials

- Name, address and telephone number of the applicant.
- Location of building, structure or lot to which or upon which the sign(s) is to be attached or erected.
- Position of the sign(s) in relation to nearby buildings or structures, including other signs.
- The zoning classification of the property on which the sign(s) is to be located. Also the zoning classification of all property within 250 feet of the sign(s) location.
- The specific variation(s) requested and the reasons and justification for such requests.
- Ten copies of the signage and site plans shall be required.

Policy Considerations
Review Criteria

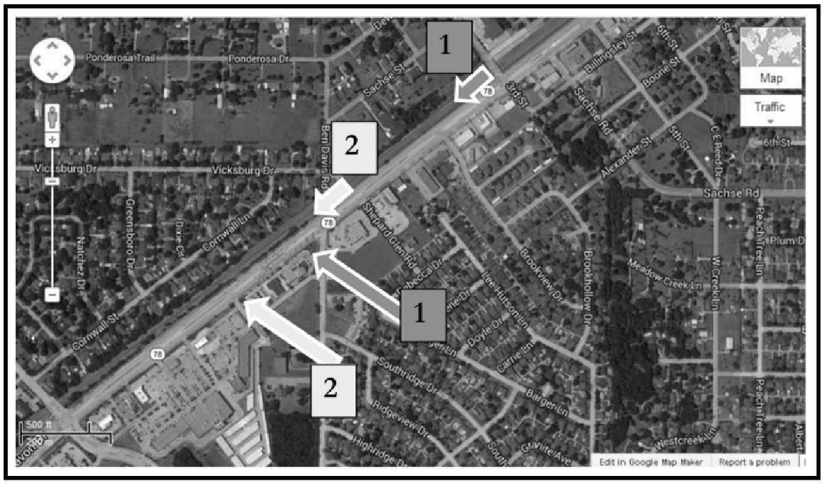
- Consider the specific variations being requested and the justification for the request.
- Among other criteria, this information will need to be considered in light of the "position of the signs in relation to nearby buildings or structures, including other signs" and the zoning classification of the subject property and "of all properties within 250 feet of the sign location."

Policy Considerations
Conclusions - Comparable Properties



Policy Considerations

Conclusions - Visibility of Other Signs



City of Sachse

Policy Considerations

Conclusions - Visibility of Other Signs



0.3 miles distance

City of Sachse

Policy Considerations

Conclusions - Visibility of Other Signs

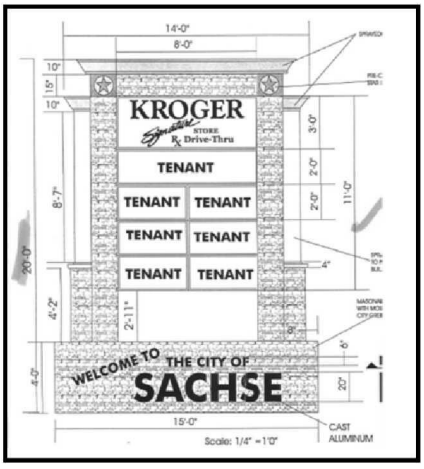


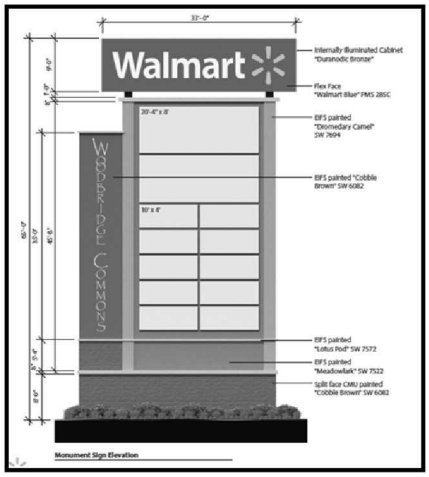
0.2 miles distance

City of Sachse

Policy Considerations

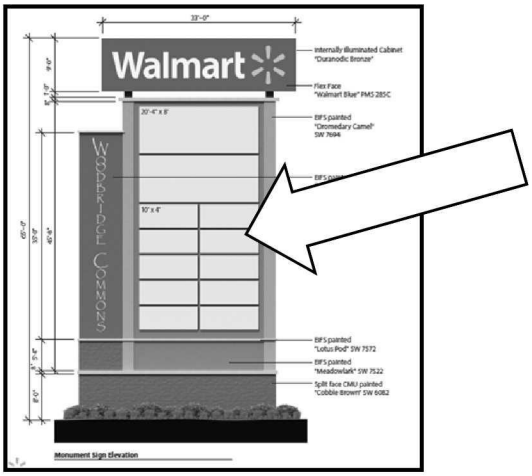
Conclusions - Sign Proportions





City of Sachse

Policy Considerations
Conclusions - Multi-Tenant Advertising



Staff Recommendation
Sign #1

Sign #1

Staff recommends denial of variance requests #1-3 and 5-7.

Sign #2

Staff recommends denial of variance request #4

ATTACHMENT 1

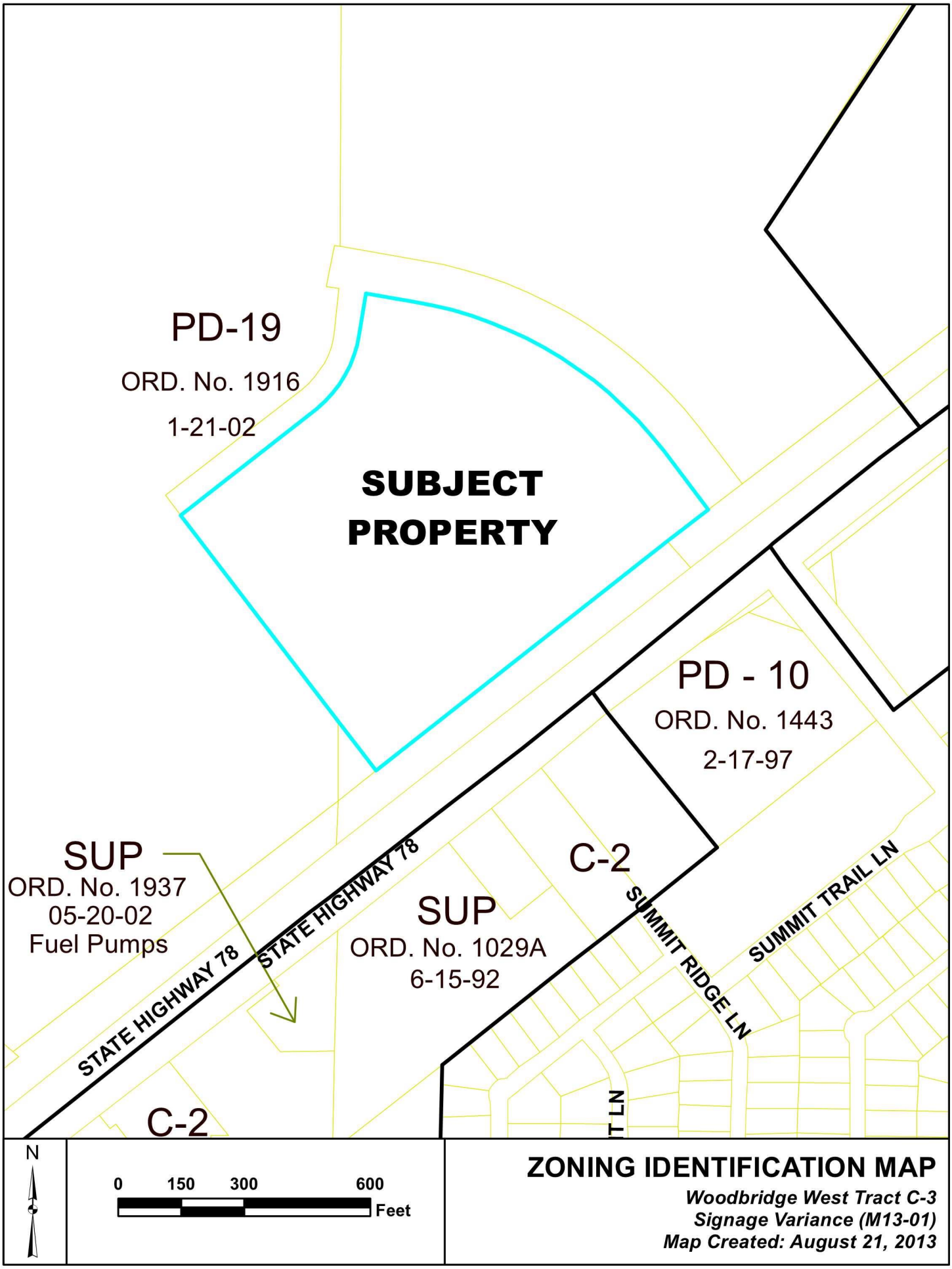


N

0 200 400 800 Feet

AERIAL LOCATION MAP

Woodbridge West Tract C-3
Signage Variance (M13-01)
Map Created: March 11, 2013



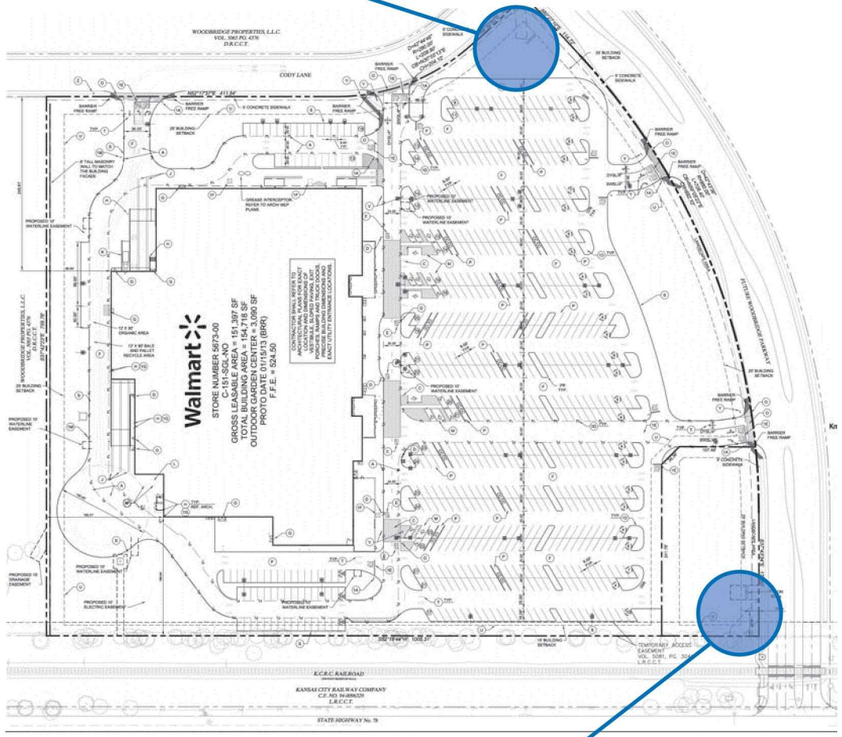
ZONING IDENTIFICATION MAP

Woodbridge West Tract C-3
Signage Variance (M13-01)
Map Created: August 21, 2013



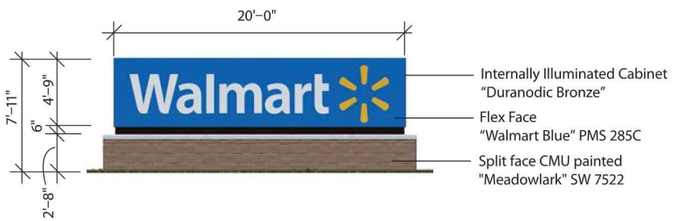
Pylon Sign Front Elevation

Monument Sign

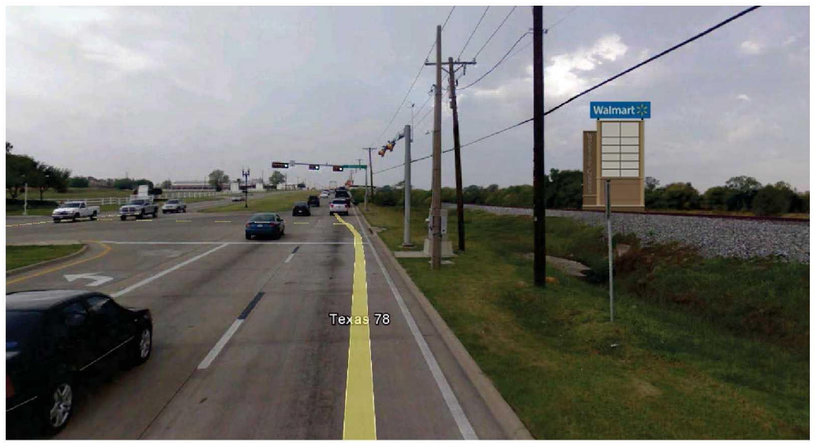


Pylon Sign

Sign	Qty.	Illumination	Area (S.F.)	Total S.F.
Walmart	1	Internal	297.00	297.00
Walmart	1	Internal	99.50	99.50
			Total Site Signage	**396.50**



Monument Sign Front Elevation



View 350' from sign base at entry - 65' Sign

Walmart

SGA Design Group, P.C.	July 30, 2013	Daryl L. Bray #17200 NOTE: Not for regulatory approval, permitting, or construction.	Sachse, Texas #5673 - New Store	Site Signage Calculations	3

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

SGA Design Group

July 23rd, 2013

LETTER OF INTENT

City of Sachse, TX.

Re: Wal-mart Sign Variance

The subject property is located at the southwest corner of Woodbridge Parkway and State Highway 78. The property zoning is defined in Planned Development 19, Ordinance No. 1916, as C-2 Commercial. Wal-mart has submitted plans to the City of Sachse to construct a supercenter on the property with over 154,000-sf of building area.

We are requesting a sign variance per Sec. 3-10C (4) Advertising signs., for the type of construction and sign display area for a general business site to allow for a multi-tenant monument which exceeds the maximum height and size requirement per code, which is to be located on an adjacent lot with features as described below and will be available for tenant advertising for commercial properties located within the Woodbridge Commons Commercial Development. The basis for this request is the reduced visibility as a result of the tree line along State Highway 78 and the KCS railroad rights-of-way. As part of a sign study performed at the site, a bucket truck fully extended at 50-fet, was approximately the same line of sight as the tree line when approaching northbound on State Highway 78. Our understanding is the future development to the south intends to keep the existing tree line along their property line to assist with noise abatement. As the trees along the rights-of-way continue to grow and mature, visibility of the sign will decrease, unless it is placed at a height to account for this future issue. We are requesting a sign height of 65-feet and a display area of 297-sf for the Wal-mart tenant panel and 726-sf for multiple tenant panels on each side, be permitted due to these site constraints. We are also requesting a variance to increase the permitted sign display area from 60-sf to 100-sf per side for a monument sign located near the intersection of Woodbridge Parkway and Cody Lane.

This submittal includes an updated development plan that presents a site layout which indicates the location of each sign.

We appreciate your consideration and look forward to working with you on this and future projects.

Sincerely,

Chris Evertz
Project Manager

SGA Design Group, P.C.
1437 South Boulder, Suite 550, Tulsa, OK 74119.3609
p: 918.587.8600 f: 918.587.8601
www.sgadesigngroup.com



View from HWY 78 & Woodbridge Parkway - 65' Sign



View from Country Club Dr - 1/4 mile - 65' Sign



View from Speedy Food Mart - 1/4 mile - 65' Sign



View 700' from Woodbridge Parkway entry - 65' Sign

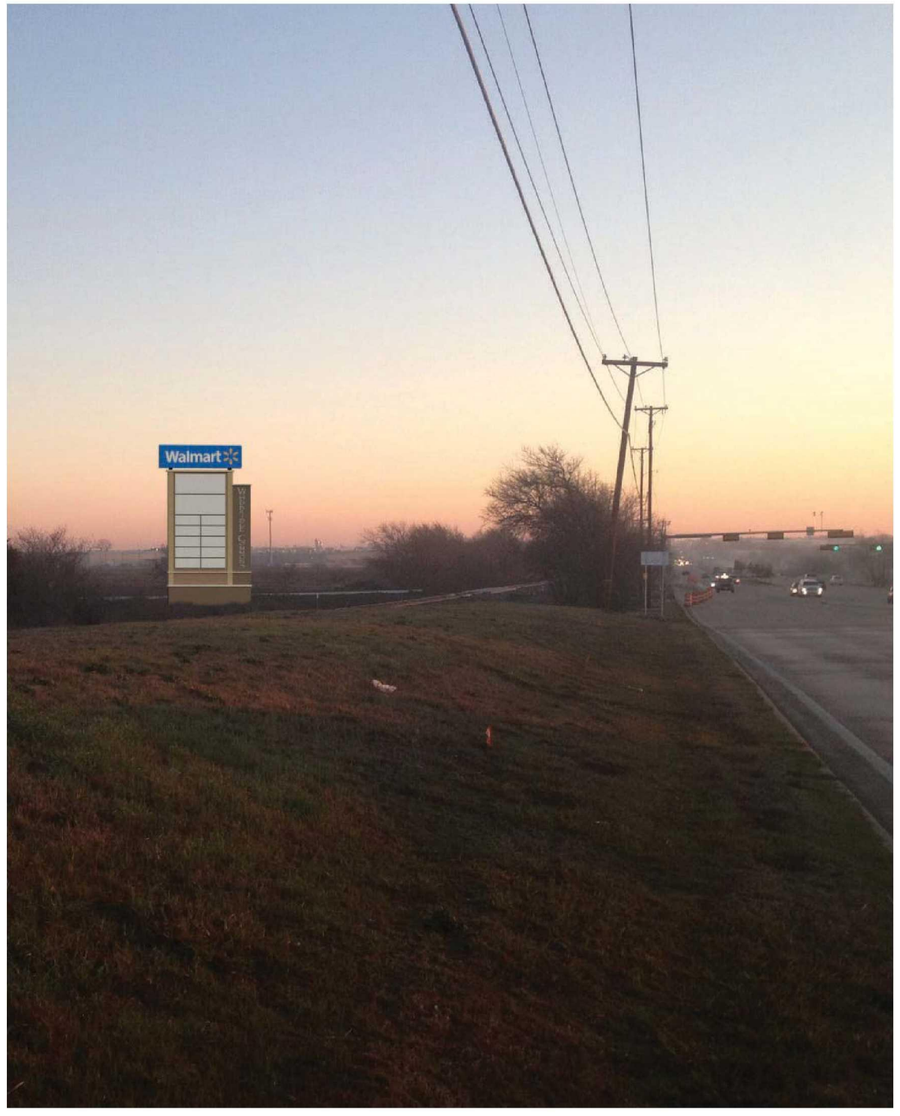
DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.



View 350' from sign base at entry - 65' Sign



65' Sign



65' Sign

Walmart

SGA Design Group, P.C.	August 28, 2013	Daryl L. Bray #17200 NOTE: Not for regulatory approval, permitting, or construction.	Sachse, Texas #5673 - New Store	Site Signage Views	3

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.



View from Speedy Food Mart - 1/3 mile - 65' Sign

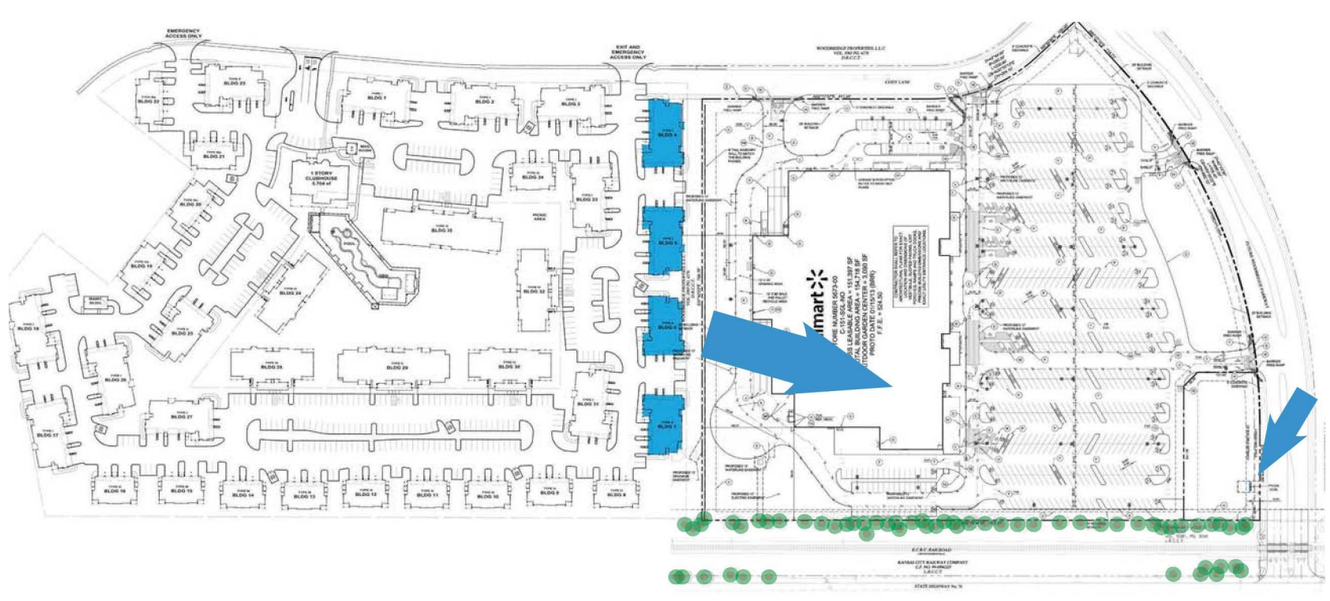
Walmart

SGA Design Group, P.C.	August 28, 2013	Daryl L. Bray #17200 NOTE: Not for regulatory approval, permitting, or construction.	Sachse, Texas #5673 - New Store	Site Signage Views	4

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.



View from Second Floor Apartment Upstairs - 8 Balconies with this view 24' above Walmart Finished Floor Elevation

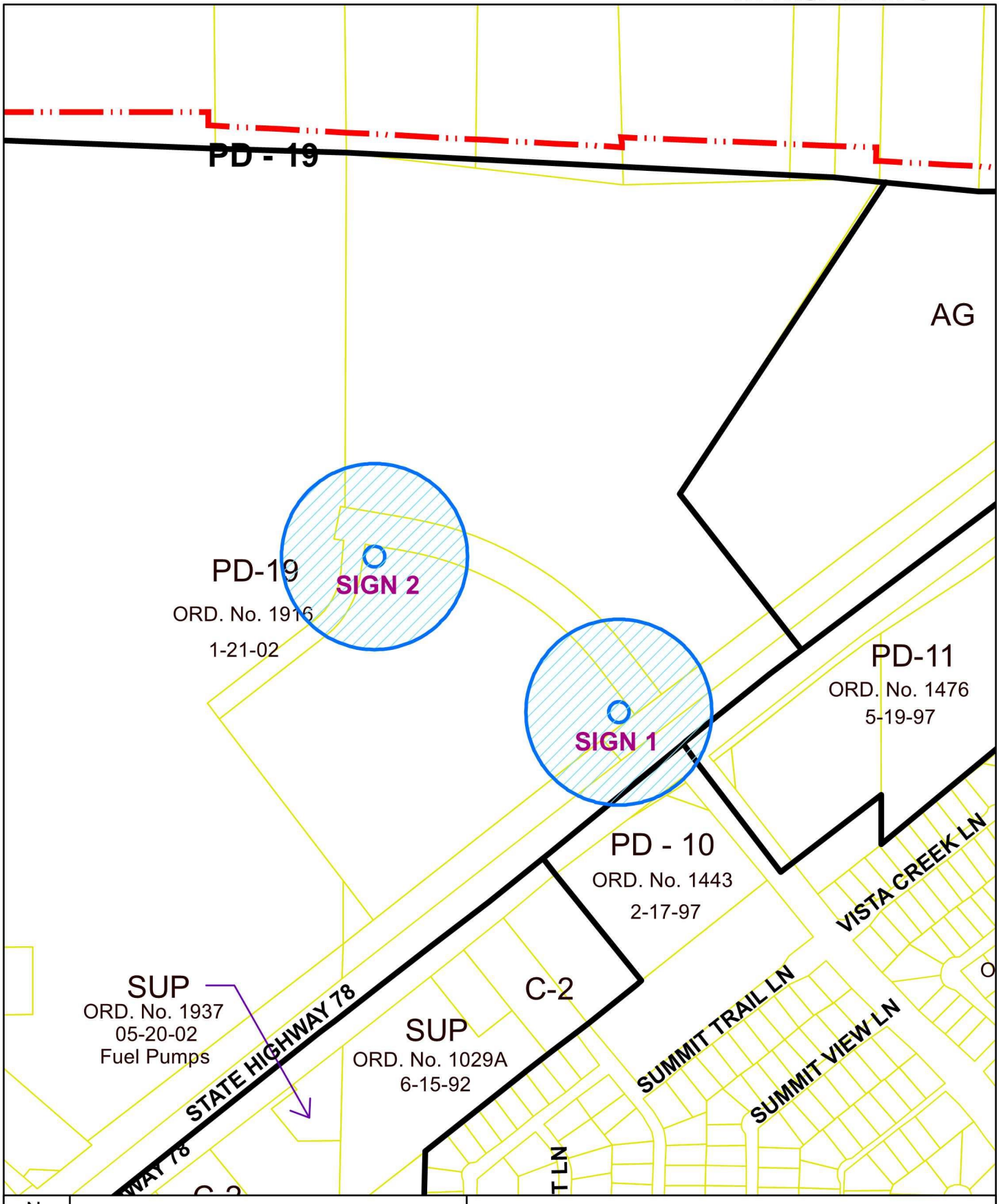


Walmart

SGA Design Group, P.C.	August 28, 2013	Daryl L. Bray #17200 NOTE: Not for regulatory approval, permitting, or construction.	Sachse, Texas #5673 - New Store	View of Sign from Apartment Development	5

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

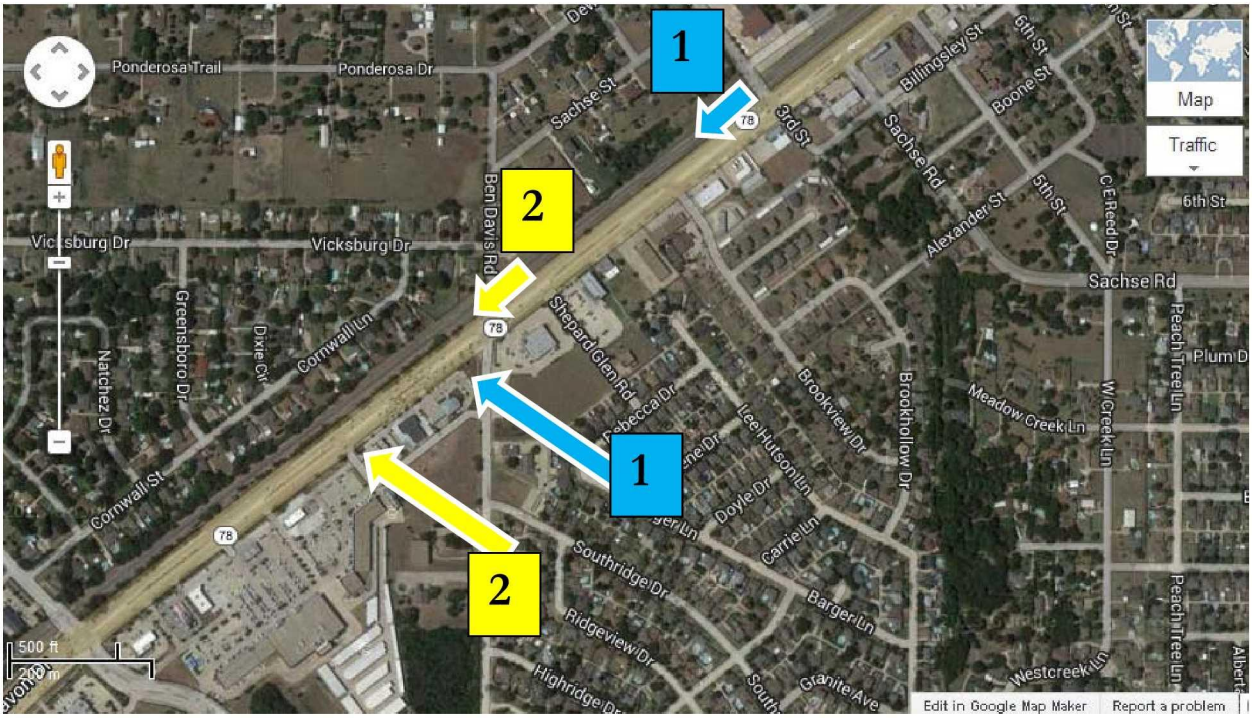
ATTACHMENT 6



ZONING IDENTIFICATION MAP

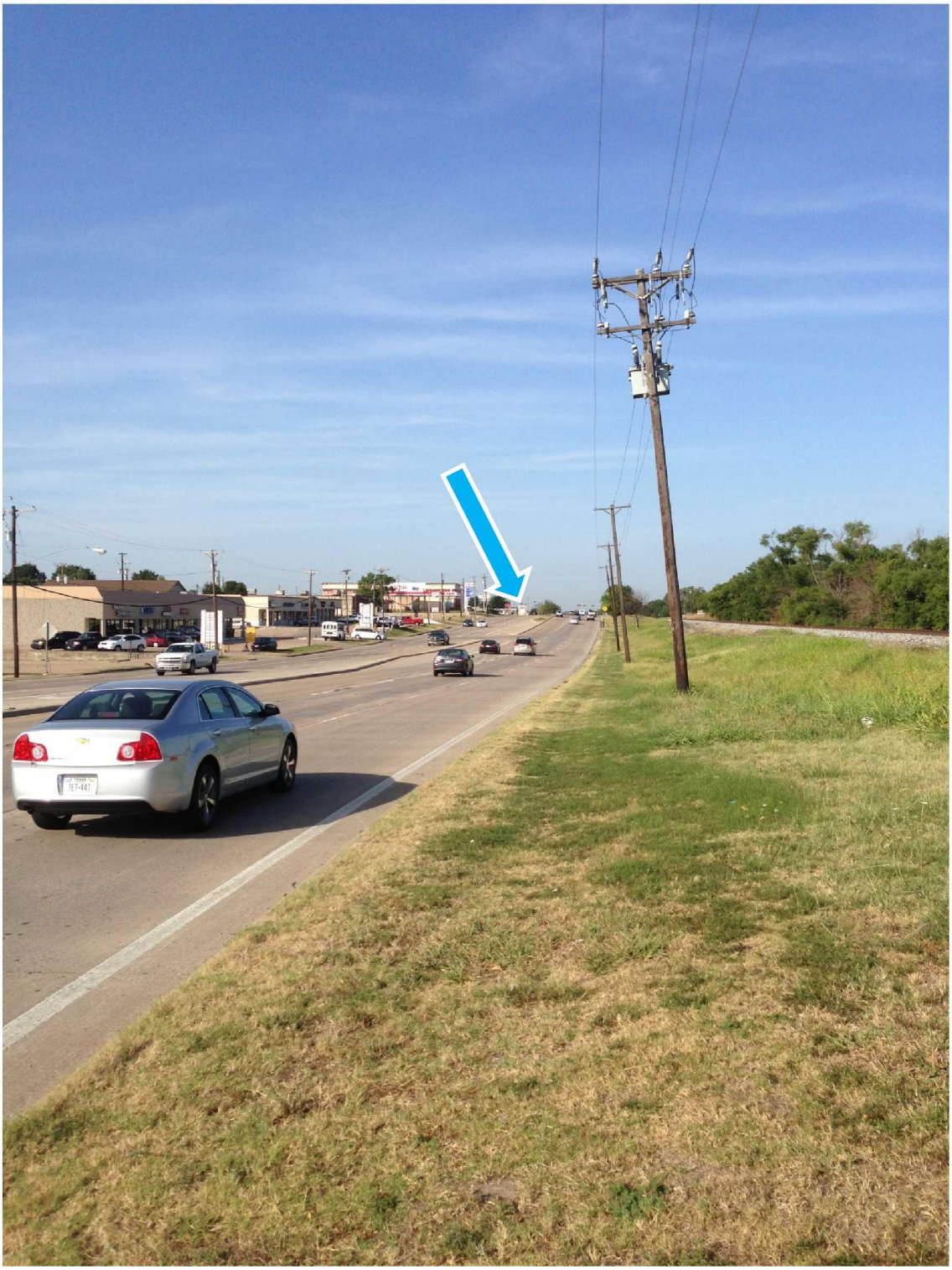
WALMART SIGN LOCATION
250 FEET BUFFER
Map Created: August 27, 2013

ATTACHMENT 7



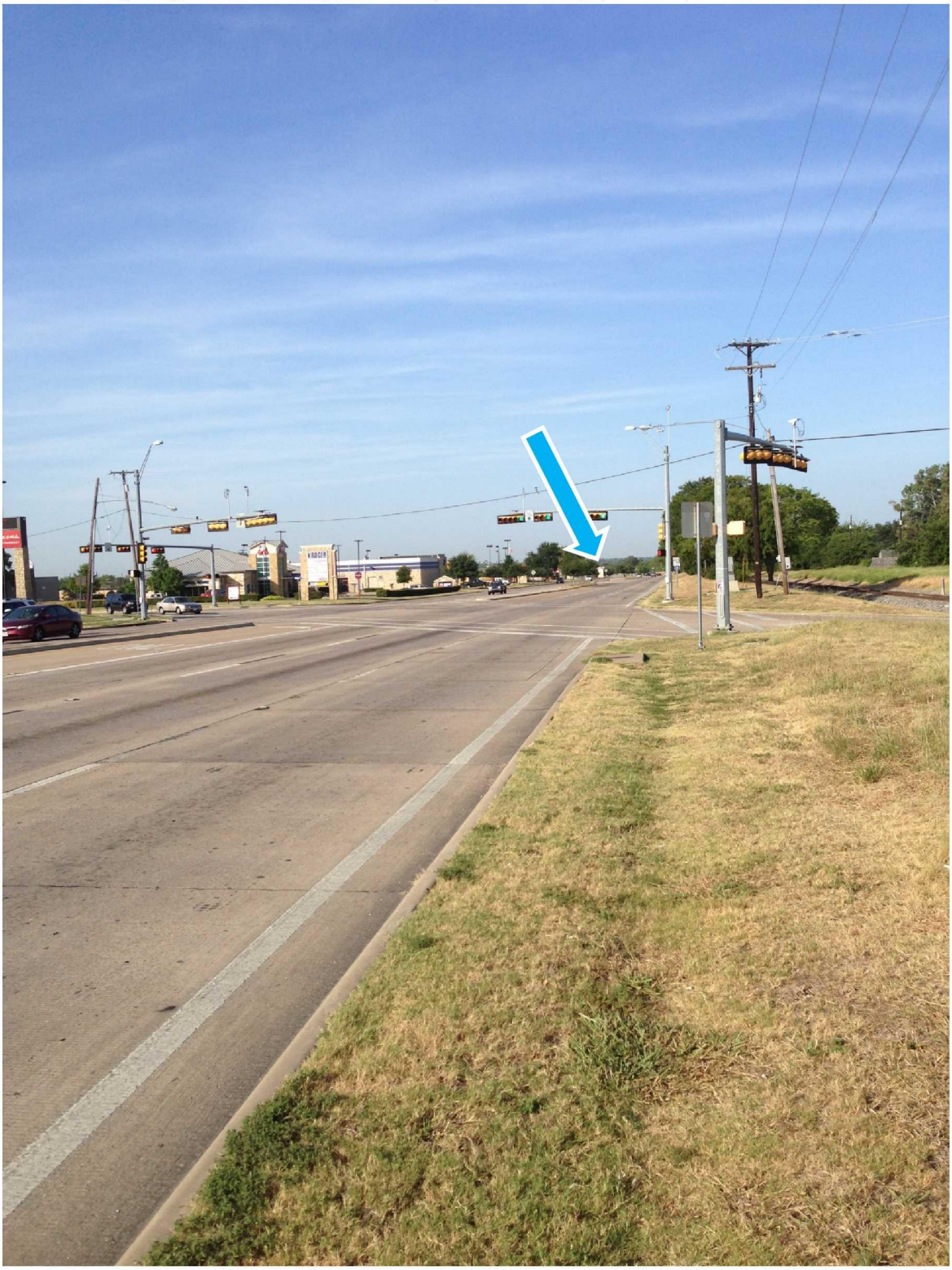
Picturer#1r

- From 3rd Street looking south along SH78
- Kroger Sign identified is approximately 1,700 feet away (0.3-miles)

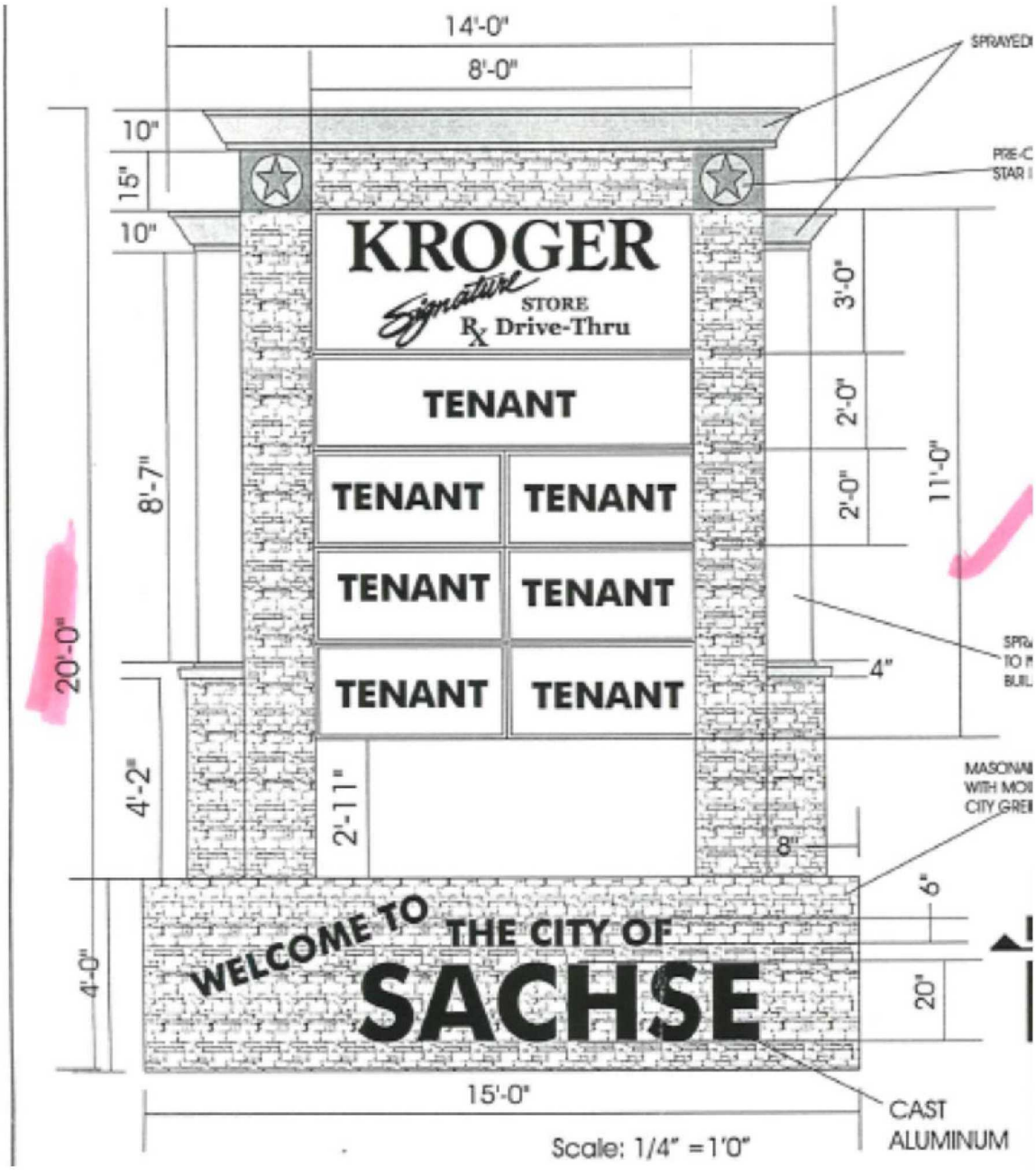


Picturer#2r

- From Ben Davis looking south along SH78
- Kroger Sign identified is approximately 1,100 feet away (0.2 miles)



ATTACHMENT 8



Legislation Details (With Text)

File #:	13-1738	**Version:** 1	**Name:**	CD - WOODBRIDGE WEST TR C4 CC
Type:	Agenda Item		**Status:**	Agenda Ready
File created:	8/19/2013		**In control:**	City Council
On agenda:	9/3/2013		**Final action:**	

Title: Conduct a public hearing and consider an Ordinance of the City Council of the City of Sachse, Texas amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; by amending Planned Development No. 19 (PD-19); by amending the site boundary for Tract A-1 to remove 6.73 acres and by amending the site boundary for Tract C-2 to remove 10.90 acres for a new Tract C-4 totaling 17.63 acres to be created; by amending the site boundary for Tract C-2 to remove 1.49 acres to be added to Tract A-1; by amending Exhibit "A" to reflect the amended site area for Tracts A-1, C-2 and C-4; by amending Exhibit "C" to amend Schedule "B" titled "Parking Requirements" for Retail Stores and Shops uses located in Tract C-4.

Executive Summary
The applicant is requesting to amend the existing Planned Development Ordinance to create a new commercial Tract C-4 within the Woodbridge West Planned Development. Tract C-4 will be created in part from the existing Commercial Tract C-2 and from the existing Single-Family Residential Tract A-1. This request also involves the amendment of the Development Regulations pertaining to Parking. This item was previously before Planning and Zoning Commission on May 13, 2013 and was postponed to allow for revisions to the request.

Sponsors:

Indexes:

Code sections:

Attachments:
CD - WOODBRIDGE WEST TR C4 CC - PRESENTATION.pdf
CD - WOODBRIDGE WEST TR C4 CC - DRAFT ORD.pdf
CD - WOODBRIDGE WEST TR C4 CC - DRAFT ORD - EXHIBIT A.pdf
CD - WOODBRIDGE WEST TR C4 CC - DRAFT ORD - EXHIBIT C.pdf
CD - WOODBRIDGE WEST TR C4 CC - ATTACHMENT 1.pdf
CD - WOODBRIDGE WEST TR C4 CC - ATTACHMENT 2.pdf
CD - WOODBRIDGE WEST TR C4 CC - ATTACHMENT 3.pdf
CD - WOODBRIDGE WEST TR C4 CC - ATTACHMENT 4.pdf
CD - WOODBRIDGE WEST TR C4 CC - ATTACHMENT 5.pdf
CD - WOODBRIDGE WEST TR C4 CC - ATTACHMENT 6.pdf
CD - WOODBRIDGE WEST TR C4 CC - ATTACHMENT 7.pdf

Date	Ver.	Action By	Action	Result

Title

Conduct a public hearing and consider an Ordinance of the City Council of the City of Sachse, Texas amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; by amending Planned Development No. 19 (PD-19); by amending the site boundary for Tract A-1 to remove 6.73 acres and by amending the site boundary for Tract C-2 to remove 10.90 acres for a new Tract C-4 totaling 17.63 acres to be created; by amending

the site boundary for Tract C-2 to remove 1.49 acres to be added to Tract A-1; by amending Exhibit "A" to reflect the amended site area for Tracts A-1, C-2 and C-4; by amending Exhibit "C" to amend Schedule "B" titled "Parking Requirements" for Retail Stores and Shops uses located in Tract C-4.

Executive Summary

The applicant is requesting to amend the existing Planned Development Ordinance to create a new commercial Tract C-4 within the Woodbridge West Planned Development. Tract C-4 will be created in part from the existing Commercial Tract C-2 and from the existing Single-Family Residential Tract A-1. This request also involves the amendment of the Development Regulations pertaining to Parking. This item was previously before Planning and Zoning Commission on May 13, 2013 and was postponed to allow for revisions to the request.

Background

The 17.63-acre subject property (Tract C-4) is generally located on the northwest corner of Canyon Crest and the recently constructed Cody Lane. (See Attachment 1 - Aerial Location Map and Attachment 2 - Zoning Identification Map). Please note that these identification maps show the 26.27-acre tract that was part of the original request. Since this request has been amended to be less than what was originally requested, the original subject property has been shown.

The original Planned Development for Woodbridge West was approved on January 21, 2002 via Ordinance No. 1916. The Planned Development was recently amended on December 3, 2012 via Ordinance No. 3439 to modify development standards associated with the Multifamily tract (Tract B-1); and on April 1, 2013 via Ordinance No. 3467 to modify development standards associated with Tract C-3.

The subject property is bounded to the north by an undeveloped commercial tract in the existing Planned Development (PD). To the east is the undeveloped an undeveloped multifamily tract (Tract B-1) and an undeveloped commercial tract (Tract C-3) in this PD; to the south is existing single-family residential development including an amenity center; and to the west is existing single-family residential development.

This item was previously brought before the Planning and Zoning Commission on May 13, 2013, but was postponed due to the concerns of the proximity of the existing single-family residential homes and the proposed commercial. The applicant has met with groups within the Woodbridge development to discuss possible modifications to the request. The modified resubmittal is a plan that reduces the original request of 26.27 acres of commercially zoned property by 8.64 acres to a total of 17.63 acres of commercially zoned property. The

reduction of 8.64 acres from the previous request was amended to be single-family residential zoning as a buffer between the existing single-family residential homes and the proposed commercial. Additionally, since the property owner is requesting to place single-family residentially zoned property between the existing single-family residential homes and the proposed commercial, the property owner has removed the additional landscape berms and planting previously proposed. The existing standards requiring a six-foot masonry wall be constructed between commercial and single-family uses will continue to apply.

Policy Considerations

As part of the proposed Planned Development Amendment, the applicant is requesting the following amendments:

- Adopt a new Exhibit A (see attached) of the Planned Development to show the newly created Tract C-4, and amended boundaries of Tracts A-1, and C-2. (See Attachment 3 for an annotated version of Exhibit A.)
- Amend the caption in Section 4.0 of Exhibit C (see attached), Development Standards to reference the newly created Tract C-4.
- Amend Section 4.02 of Exhibit C, Development Standards to reference the newly created Tract C-4.
- Amend Schedule B, Parking Requirements to reflect to requested reduced parking requirements.

Along with the creation of a new Tract C-4 (17.63 acres) from part of the existing Tracts A-1 and C-2, this request also includes a proposed reduction in the amount of parking for Tract C-4.

The applicant is requesting to reduce the parking requirement from one space per 200 square feet of floor area to one space per 250 square feet of floor area for Tract C-4. This reduction would apply collectively to a shopping center project, provide it exceeds 50,000 square feet. A parking study was prepared and recently utilized in a recent amendment to this Planned Development to justify a parking reduction for the adjacent Tract C-3 (See Attachment 4). The applicant has requested to use this Parking Study to substantiate the reduced parking in lieu of creating a new Parking Study. Staff has reviewed the prior Parking Study and concurs that the conclusions drawn in the study are applicable to Tract C-4.

Public Notification (Original Request)

Notice of first 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. Mailed notification for the original request was

sent out on May 2, 2013, to a total of 128 property owners. The responses returned for the original mailed notification were one being in favor and 22 being opposed. See Attachment 5 for returned responses from the original mailing. During the original mailing, staff has also 19 opposed responses from residents outside of the notification area (Attachment 6).

Public Notification (Amended Request)

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. Mailed notification for the original request was sent out on August 1, 2013, to a total of 128 property owners. As of Friday, August 23, 2013, ten responses were returned with four being in favor and six being opposed. See Attachment 7 for returned responses.

In consideration of this request, staff has contemplated the existing adjacent single-family residential and its proximity to the proposed commercial development tract. The amended request removes the potential conflicts between the existing single-family residential homes and the proposed commercial uses. If the commercial development is constructed prior to the unbuilt single-family residential homes, the buffer between the commercial development and the existing homes will be approximately 600 feet in width. Additionally, a 6-foot masonry wall will be constructed on the west side of the commercial development; however, this wall will mainly serve as a buffer to the yet unbuilt single-family residential.

Staff is recommending approval of this request; however, this recommendation is contingent upon the condition that the future single-family residential adjacent to the west of Tract C-4 be shown without lot lines or right-of-way. The plans submitted depicted this future single-family residential area with a through-street connecting Woodbridge Parkway with Canyon Crest Drive. The original Development Plan only included one access point from Canyon Crest Drive with a cul-de-sac terminating at the north end of the development. The future single-family residential development was not specifically reviewed as part of this zoning request; the main focus was the commercial Tract C-4. While staff has analyzed the single-family residential area from a cursory standpoint, they are recommending that the future single-family residential area be shown without lot lines or right-of-way. This area will be examined in greater detail at such time when the property owner submits for a Preliminary Plat for this area. Planning and Zoning Commission did include this condition in their formal recommendation. Exhibit A included in this staff report is reflective of the condition recommended by Planning and Zoning Commission.

Budgetary Considerations
None.

Staff Recommendations
Staff recommends approval of an Ordinance of the City Council of the City of Sachse, Texas amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; by amending Planned Development No. 19 (PD-19); by amending the site boundary for Tract A-1 to remove 6.73 acres and by amending the site boundary for Tract C-2 to remove 10.90 acres for a new Tract C-4 totaling 17.63 acres to be created; by amending the site boundary for Tract C-2 to remove 1.49 acres to be added to Tract A-1; by amending Exhibit "A" to reflect the amended site area for Tracts A-1, C-2 and C-4; by amending Exhibit "C" to amend Schedule "B" titled "Parking Requirements" for Retail Stores and Shops uses located in Tract C-4.

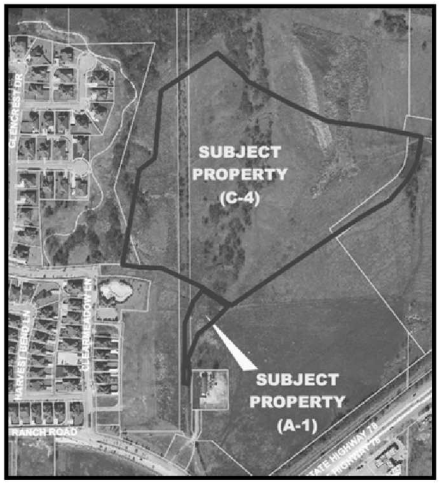
City Council

September 3, 2013

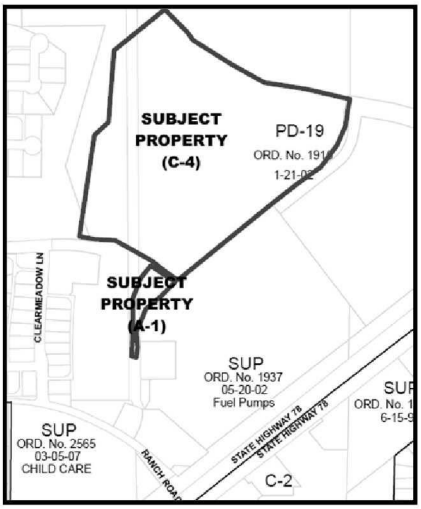
Request

Conduct a public hearing and consider an Ordinance of the City Council of the City of Sachse, Texas amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; by amending Planned Development No. 19 (PD-19); by amending the site boundary for Tract A-1 to remove 6.73 acres and by amending the site boundary for Tract C-2 to remove 10.90 acres for a new Tract C-4 totaling 17.63 acres to be created; by amending the site boundary for Tract C-2 to remove 1.49 acres to be added to Tract A-1; by amending Exhibit "A" to reflect the amended site area for Tracts A-1, C-2 and C-4; by amending Exhibit "C" to amend Schedule "B" titled "Parking Requirements" for Retail Stores and Shops uses located in Tract C-4.

Background
Aerial Location Map



Background
Zoning Map



Background
Site Information

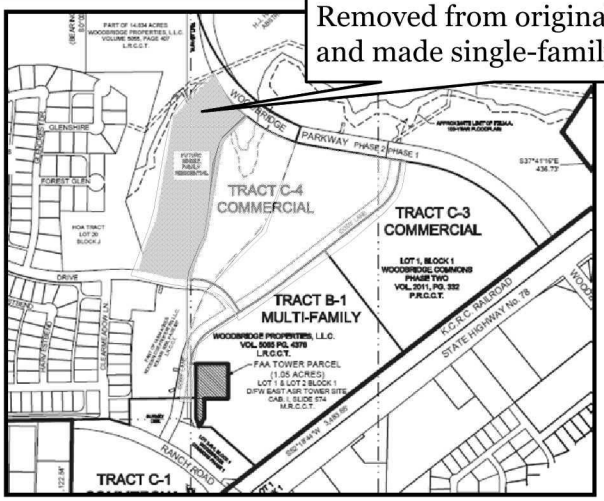
- Site Area: 17.63 acres (**proposed*)
- Existing Zoning: PD-19
  - Tract C-2/Commercial (12.21 acres)
  - Tract A-1/Single-Family Residential (8.64 acres)
- Proposed Zoning: PD-19
  - Tract A-1/Single-Family Residential
  - Tract C-2/Commercial
  - Tract C-4/Commercial

Policy Considerations
Summary of changes to PD

- Creation of Tract C-4
  - 6.73 acres (A-1 -> C-4)
  - 10.9 acres (C-2 -> C-4)
- Rezone 1.49 acres (C-2 -> A-1)
- Reduced Parking Requirements in Development Standards pertaining to Tract C-4

Policy Considerations
Creation of Tract C-4

Removed from original request and made single-family



Policy Considerations
Changes to PD Development Standards

4.0 PLANNED DEVELOPMENT - COMMERCIAL

Tracts C-1, C-2 &, C-3 & C-4

.....

4.02 Permitted Uses: The uses permitted in the commercial area, indicated as Tracts C-1, C-2 &, C-3 & C-4 on Exhibit "A" are further defined in Schedule "A", Permitted Uses.

Policy Considerations
Changes to PD Development Standards

.....

SCHEDULE "B"

PARKING REQUIREMENTS

Retail Stores and Shops: One (1) space for every two hundred (200) square feet of floor area.
(*Exceptions: On Tract C-3, the off-street parking requirement for a Retail Stores and Shops use having 100,000 square feet or more of floor area shall be one (1) space for every two hundred fifty (250) square feet of floor area. On Tract C-4, the off-street parking requirement for a Retail Stores and Shops use having 50,000 square feet or more of floor area shall be one (1) space for every two hundred fifty (250) square feet of floor area.*)

Public Notification
Feedback

- 128 property owners within 1,000 feet were notified

  Original (in notification area)
  - 1 returned in favor
  - 22 returned opposed

  Original (outside notification area)
  - 0 returned in favor
  - 19 returned opposed

  Current Notification
  - 4 returned in favor
  - 6 returned opposed

Staff Recommendation

Staff recommends approval of the zoning request with the condition offered by Planning & Zoning Commistion that Exhibit A be modified to show the adjacent single-family residential tract as “Future Single Family Residential” without lot lines and thoroughfares.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED; BY AMENDING PLANNED DEVELOPMENT NO. 19 (PD-19); BY AMENDING THE SITE BOUNDARY FOR TRACT A-1 TO REMOVE 6.73 ACRES AND BY AMENDING THE SITE BOUNDARY FOR TRACT C-2 TO REMOVE 10.90 ACRES FOR A NEW TRACT C-4 TOTALING 17.63 ACRES TO BE CREATED; BY AMENDING THE SITE BOUNDARY FOR TRACT C-2 TO REMOVE 1.49 ACRES TO BE ADDED TO TRACT A-1; BY AMENDING EXHIBIT "A" TO REFLECT THE AMENDED SITE AREA FOR TRACTS A-1, C-2 AND C-4; BY AMENDING EXHIBIT "C" TO AMEND SCHEDULE "B" TITLED "PARKING REQUIREMENTS" FOR RETAIL STORES AND SHOPS USES LOCATED IN TRACT C-4; 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, are hereby amended to grant an amendment to PD-19; by amending Exhibit "A" by amending the site boundary for Tract A-1 to remove 6.73 acres and by amending the site boundary for Tract C-2 to remove 10.90 acres for a new Tract C-4 totaling 17.63 acres to be created; by amending the site boundary for Tract C-2 to remove 1.49 acres to be added to Tract A-1; by amending Exhibit "A" to reflect the amended site area for Tracts A-1, C-2 and C-4; by amending Exhibit "C" to amend Schedule "B" titled "Parking Requirements" for Retail Stores and Shops uses located in Tract C-4;. All other provisions of PD-19 adopted by Ordinance No. 1916 shall remain in full force and effect.

SECTION 2. That any 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 any provisions not so in conflict shall remain in force and effect.

SECTION 3. 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 4 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 thereof other than the part so decided to be invalid, illegal, or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 5. 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 Code of Ordinances of the City of Sachse, as heretofore amended, and upon conviction shall be punished by 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 constitute a separate offense.

SECTION 6. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption as the law in such cases provides.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas on the _____ day of _____, 2013.

APPROVED:

_____
Mike Felix
Mayor

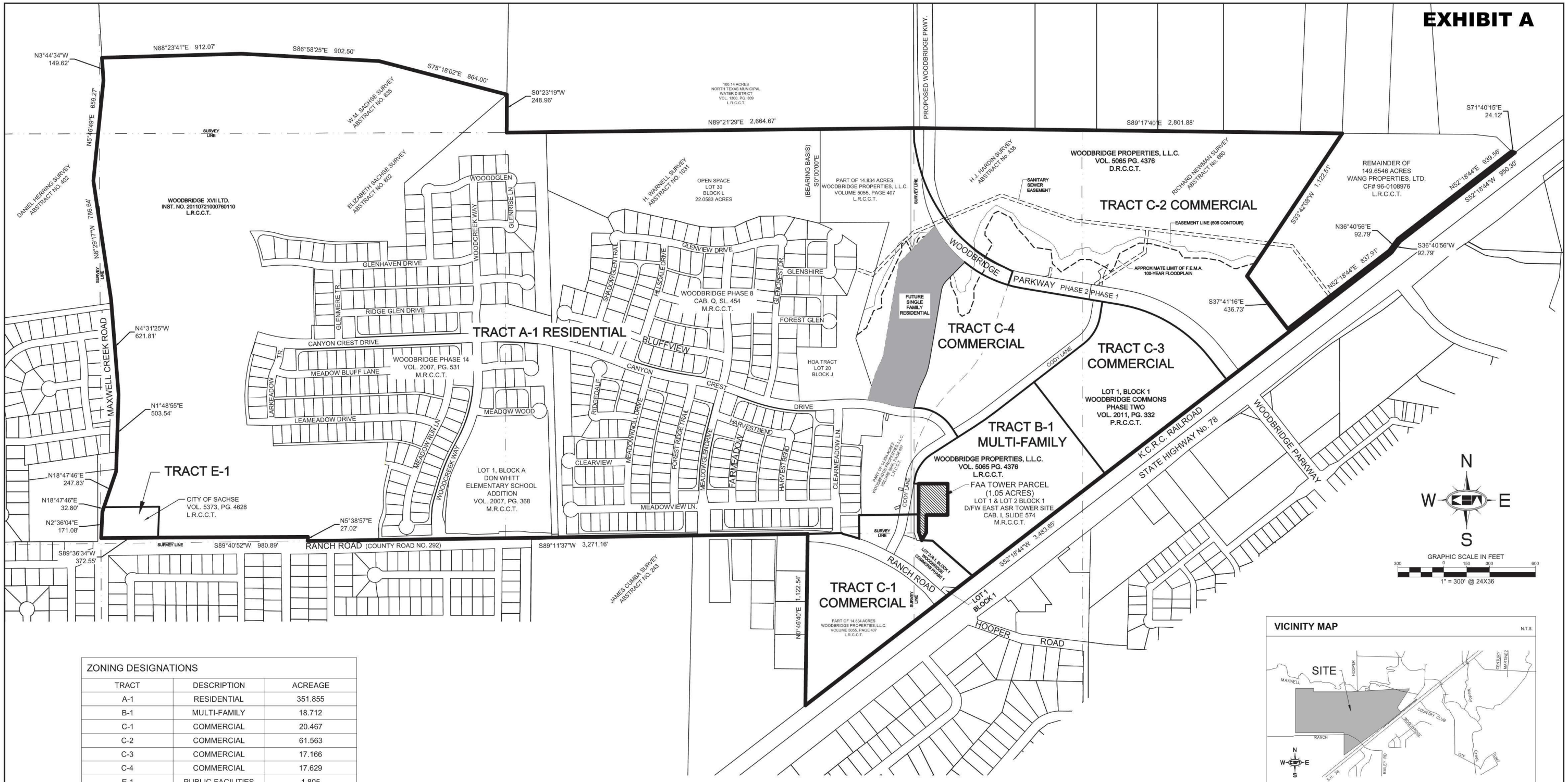
DULY ENROLLED:

_____
Terry Smith
City Secretary

APPROVED AS TO FORM:

_____
Peter G. Smith
City Attorney
(08-13-13/61777)

EXHIBIT A



ZONING DESIGNATIONS		
TRACT	DESCRIPTION	ACREAGE
A-1	RESIDENTIAL	351.855
B-1	MULTI-FAMILY	18.712
C-1	COMMERCIAL	20.467
C-2	COMMERCIAL	61.563
C-3	COMMERCIAL	17.166
C-4	COMMERCIAL	17.629
E-1	PUBLIC FACILITIES	1.805
	TOTAL	489.227

NOTE:

The acreages reflected in this table are solely for the purpose of the Zoning Exhibit and may differ from the actual acreages of the property due to instances where zoning boundaries may extend to right-of-way centerlines as opposed to actual property boundaries.

VICINITY MAP N.T.S.

NOTES:

The bearings for this exhibit are based on a bearing of South 00°00'00" East, for the east line of Lot 30, Block L, Woodbridge, Phase 8, according to the plat recorded in Cabinet O, Page 455, Map Records of Collin County, Texas.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT "A"
ZONING EXHIBIT FOR WOODBRIDGE
H.J. HARDIN SURVEY, ABSTRACT No. 438,
RICHARD NEWMAN SURVEY, ABSTRACT No. 660
& H. WARNELL SURVEY, ABSTRACT NO. 1031
CITY OF SACHSE, COLLIN COUNTY, TEXAS

Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 101155-00
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	SRD	DAB	AUG 2013	063564120	1 OF 1

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EXHIBIT "C"
PLANNED DEVELOPMENT DISTRICT
DEVELOPMENT STANDARDS
CITY OF SACHSE, TEXAS

1.0 PLANNED DEVELOPMENT DISTRICT

1.01 Purpose:

The purpose of this Planned Development District is to provide for flexibility in the combination of allowed uses while insuring appropriate land use regulations and development standards. Each permitted use is planned, developed or operated as an integral land use unit while providing flexibility in the use and design of land and buildings where modification of specific provisions of this ordinance is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the neighborhood. While flexibility is given to provide special restrictions which allow for new and innovative concepts in land utilization and development not otherwise permitted, procedures are established to insure against misuse of the increased flexibility.

2.0 PLANNED DEVELOPMENT - SINGLE FAMILY RESIDENTIAL Tract A-1

2.01 General Description:

The single family residential tract is intended to accommodate a variety of single family residential uses. Development standards for each of the housing types are outlined within this text.

2.02 Permitted Uses: Land uses permitted within residential areas, indicated as Tract A-1 on Exhibit "A", are as follows:

a. Residential units as described herein.

b. Uses permitted as referenced in Article 3, Section 2.2 of the City of Sachse Zoning Ordinance, Ordinance No. 1255, as it currently exists.

c. Private or public recreation facilities.

d. Churches/Rectories, but not including mission tents or revival tents.

e. Day/Child Care Facility.

f. Utility distribution lines and facilities.

g. Parks, linear greenbelt areas, trails and walkways, playgrounds and neighborhood recreation facilities, including any applicable maintenance facility, associated homeowner association office uses, including, but not limited to, swimming pools, clubhouse facilities and tennis courts.

h. Fire stations and public safety facilities.

i. Real estate sales offices and model homes during the development and marketing of the residential areas.

j. Private streets, which shall be permitted only if approved by the City Council at the time of platting.

k. Electronic security facilities including gatehouse and control counter.

l. Directional signs pertaining to the development.

m. Accessory buildings which are not a part of a main building, including one private garage, or accessory buildings which are a part of a main building, including one private garage customarily incidental to the permitted uses.

n. Temporary buildings (construction yard and field office), temporary signs, and uses incidental to construction work on the premises, which shall be removed upon completion.

o. Uses similar to the above mentioned permitted uses, provided, however, that the City Council shall approve said additional uses prior to the issuance of a building permit.

p. Parking lot required to serve the uses permitted in this district. All single family dwelling districts shall have concrete surface pavement required for all applications.

q. Concrete batch plant, temporary during construction when permitted by code enforcement.

2.03 **Density:** The overall maximum allowed residential units for Tract A-1 shall not exceed 870 units. The number of lots by type are as follows:

R-10.0	169
R- 8.4	241
R- 7.2	460
Total	870

2.04 **Garage. Parking and Driveway Requirements:** Garage, parking and driveway requirements for single family development areas shall be as follows:

a. Two (2) off-street parking spaces shall be provided on the same lot as the main structure. In addition with this requirement, a two (2) car garage shall be provided for each unit. Garage parking for R-7.2 Lots and R-8.4 Lots shall be in the rear of the lot with access from a dedicated alley except for lots which abut open space, common areas or parks and amenity centers, which shall be front entry with the garage located behind the front building line. Garage parking for R-10.0 lots may be either rear entry or front entry with a "I" or "swing entry"drive. The entrance to any attached or detached garage on a front entry lot shall be allowed to face any street subject to paragraph 2.04(c) below. Any garage structure shall have a minimum of twenty (20) feet from the front, rear or side property line to the closed garage door.

b. No parking space, garage or other automobile storage space or structure shall be used for storage of any heavy load vehicle.

c. No driveway entrances shall be allowed to be constructed on the side or rear lot line adjacent to any thoroughfare (minimum eighty (80) foot right-of-way to maximum one hundred forty (140) foot right-of-way) or collector street (minimum sixty (60) foot right-of-way). Driveway entrances are shall be permitted on minor collector streets having a minimum sixty (60) foot right-of-way.

2.05 **<u>Building Materials</u>:** The building materials requirements shall be as follows:

a. A minimum of seventy-five (75) percent of the total exterior wall surfaces of all main buildings shall have an exterior finish of stone, brick, or other masonry veneer. If there is a window or door, including garage doors, that is on a wall with masonry on both sides, then it can count as part of the masonry requirement. If there is wood siding around the window, door or garage door, it counts as wood siding. Regarding gables, if the gable is in front of an attic space, it is exempt from masonry requirement. If the gable is in front of a living space, it is considered into the calculation of masonry.

b. Detached, free-standing garages, whether attached to the main building by a covered walkway or not, shall have a minimum of seventy-five (75) percent of the total exterior wall surface be of an exterior finish of stone, brick or other masonry veneer.

c. If a detached garage is constructed on a comer lot or has sides adjacent to any street or thoroughfare that is not screened by a masonry screening wall, then seventy-five (75) percent of the garage structure must be of same masonry material as the residence.

2.06 **<u>R-10.0 Single Family</u>:** R-10.0 Single Family units are single family, detached housing units, having frontage on a public or private road with access from either the front of the lot or from the rear of the lot from a dedicated alley. Building and area requirements are as follows:

a. **Minimum Dwelling Size:** The minimum area of the main building, exclusive of garages, breezeways and porticos is as follows:

30% of the dwellings	2,200 square feet
40% of the dwellings	2,000 square feet
30% of the dwellings	1,800 square feet

b. **Lot Area:** The minimum area of any lot shall be ten thousand (10,000) square feet.

c. **Lot Coverage:** In no case shall more than thirty five (35) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.

d. **Lot Width:** The minimum width of any lot shall be seventy five (75) feet at the front building line, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of sixty five (65) feet at the building line; provided all other requirements of this section are fulfilled.

e. **Lot Depth:** The minimum depth of any lot shall be one hundred ten (110) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-points on front and rear lot lines, of one hundred (100) feet; provided all other requirements of this section are fulfilled.

f. **Front Yard:** The minimum depth of the front yard shall be twenty five (25) feet, except for side entry garages which shall have a minimum front yard depth of twenty (20) feet.

g. **Side Yard:** The minimum side yard on each side of the lot shall be ten (10) feet. A side yard adjacent to a street shall be a minimum of twenty (20) feet.

h. **Rear Yard:** The minimum depth of the rear yard shall be twenty five (25) feet if the lot is developed as front entry and the rear yard is adjacent to another residential lot, and twenty (20) feet if adjacent to open space, parks or amenity centers. The minimum depth of the rear yard shall be twenty (20) feet if the lot is developed as rear entry with access to an alley.

i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2 ½) stories not to exceed forty (40) feet. Split level homes shall have a maximum of two and one-half (2'/2) stories on either the front elevation or the rear elevation, and a maximum of three and one-half (3 ½) stories on the elevation which begins at the lowest grade, not to exceed forty-five (45) feet.

2.07 **R-8.4 Single Family:** R-8.4 Single Family units are single family, detached housing units, having frontage on a public or private road with access from either the front of the lot or from a dedicated alley. Front entry lots are limited to those lots which are adjacent to or back up to open space, common areas or parks and amenity centers. Building and area requirements are as follows:

a. **Minimum Dwelling Size:** The minimum area of the main building, exclusive of garages, breezeways and porticos is as follows:

30% of the dwellings	2,000 square feet
40% of the dwellings	1,800 square feet
30% of the dwellings	1,600 square feet

b. **Lot Area:** The minimum area of any lot shall be eight thousand four hundred (8,400) square feet.

c. **Lot Coverage:** In no case shall more than forty (40) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.

d. **Lot Width:** The minimum width of any lot shall be sixty five (65) feet at the front building line, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of fifty five (55) feet at the building line; provided all other requirements of this section are fulfilled.

e. **Lot Depth:** The minimum depth of any lot shall be one hundred ten (110) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-points on front and rear lot lines, of one hundred (100) feet; provided all other requirements of this section are fulfilled.

f. **Front Yard:** The minimum depth of the front yard shall be twenty (20) feet.

g. **Side Yard:** The minimum side yard on each side of the lot shall be five (5) feet. A side yard adjacent to a street shall be a minimum of fifteen (15) feet.

h. **Rear Yard:** The minimum depth of the rear yard shall be twenty five (25) feet if the rear yard is adjacent to another residential lot, and twenty (20) feet if the lot is rear entry with the garage entry from a dedicated alley, or adjacent to open space, common areas or parks and amenity centers.

i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2 ½) stories, or thirty five (35) feet. Split level homes shall have a maximum of two and one-half (2 ½) stories on either the front elevation or the rear elevation, and a maximum of three and one-half (3 ½) stories on the elevation which begins at the lowest grade, not to exceed forty-five (45) feet.

2.08 **R-7.2 Single Family:** R-7.2 Single Family units may be either single family detached units or garden homes (homes in which the unit is sided on, or adjacent to, one of the side lot lines) having frontage on a public or private road and access from a dedicated alley. Building and area requirements for single family detached units and garden homes are as follows:

a. **Minimum Dwelling Size:** The minimum area of the main building, exclusive of garages, breezeways and porticos is as follows:

30% of the dwellings	1,800 square feet
40% of the dwellings	1,600 square feet
30% of the dwellings	1,400 square feet

b. **Lot Area:** The minimum area of any lot shall be seven thousand two hundred (7,200) square feet.

c. **Lot Coverage:** In no case shall more than forty five (45) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.

d. **Lot Width:** The minimum width of any lot shall be sixty (60) feet at the front building line, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of fifty (50) feet at the building line; provided all other requirements of this section are fulfilled.

e. **Lot Depth:** The minimum depth of any lot shall be one hundred ten (110) feet, except that a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-points on front and rear lot lines, of one hundred (100) feet; provided all other requirements of this section are fulfilled.

f. **Front Yard:** The minimum depth of the front yard shall be twenty (20) feet.

g. **Side Yard:** The minimum side yard for single family detached units shall be five (5) feet on each side of the lot. For garden homes the side yard setbacks shall be zero (0) feet to three (3) feet on one side (the zero side), and seven (7) feet to ten (10) feet on the opposite side. A minimum separation of ten (10) feet is required between structures. A side yard adjacent to a street shall be a minimum of fifteen (15) feet.

h. **Rear Yard:** The minimum depth of the rear yard shall be twenty (20) feet.

i. **Maximum Building Height:** Buildings shall be a maximum of two and one-half (2 ½) stories not to exceed forty (40) feet. Split level homes shall have a maximum of two and one-half (2 ½) stories on either the front elevation or the rear elevation, and a maximum of three and one-half (3 ½) stories on the elevation which begins at the lowest grade, not to exceed forty-five (45) feet.

j. Garden Home Maintenance Easement:

1. A maintenance easement to provide access to an adjacent garden home of not less than four (4) feet or more than seven (7) feet in width extending along the entire side lot line shall be established on each lot adjacent to a garden home lot and shown on the final plat.
2. The maintenance easement shall be maintained as an open space. However, the Building Official may approve fences and horizontal construction at grade level, such as a deck not exceeding twelve (12) inches above grade, or paved surfaces in the maintenance easement upon a finding that it does not impede the use of the easement for the maintenance and drainage of the adjoining structure.

2.09 General Requirements:

a. **Curvilinear Streets:** Existing topographic and physical site features allow for curvilinear streets to be constructed within portions of the residential tracts. This does not mandate that all residential streets be curvilinear or that all residential tracts or plats will incorporate the use of curvilinear streets. The conceptual plan will provide for at least twenty five (25) percent of all streets to be curvilinear.

b. **Outside Storage:** Provisions allowing for outside storage within the tract(s) covered by this ordinance are as follows:

1. Prohibition: A person commits an offense if he or she keeps, maintains or stores, outside of a building, on any property zoned for single family use, any personal property which is visible from a public street or alley, or is visible from private property which is under separate ownership, including but not limited to household items, building materials, automotive parts, equipment, etc., without proper screening and located in allowed outside storage areas only. It shall not be a defense to prosecution that such items were covered with a tarp or similar covering.
2. Exception: It is not an offense to keep, store or maintain personal property customarily found outside of a building on property zoned for single family use such as lawn furniture, dog houses, landscape containers, etc.
3. Parties Responsible: The owner (or owners) and persons in control of such residentially zoned property are responsible for violations of this subsection.

c. **Landscaping Front Yards:** The front yard of each home will be sodded with a landscape package consisting of eight (8) shrubs and one (1) tree having a two (2) inch minimum caliper. The trees will be selected from or equal to the species listed as "Large Trees" in the City of Sachse Streetscape Plan And Guidelines, 1996. The front yards of each home shall be irrigated by an automatic irrigation system.

d. **Minimum Dwelling Unit Size:** The minimum dwelling unit size for each housing type as defined in Section 2.0 are as follows:

Lot Types	% of Units	Minimum Dwelling Size
R-10	30% @	2200 s.f.
	40% @	2000 s.f
	30% @	1800 s.f.
R-8.4	30% @	2000 s.f.
	40% @	1800 s.f
	30% @	1600 s.f.
R-7.2	30% @	1800 s.f
	40% @	1600 s.f.
	30% @	1400 s.f.

The number of homes by minimum dwelling size are as follows:

1400 s.f.	138
1600 s.f.	256
1800 s.f.	286
2000 s.f.	139
2200 s.f.	51
	870

e. **Screening Walls:** A six (6) foot screening wall will be constructed along thoroughfares where the single family residential area, designated as Tract A-1 on Exhibit "A", is immediately adjacent to a thoroughfare. The screening wall will be constructed in accordance with Attachment 4. A screening wall will be constructed adjacent to the collector street in Tract A-1 on Exhibit "A".

f. **Pavement Width:** The pavement width for residential streets in this development shall be 27 feet in width.

g. **Street Light Standards:** The streetlight standards (poles and fixtures) for residential and commercial areas will be of the same design and type as previously approved for Woodbridge.

3.0 PLANNED DEVELOPMENT – MULTI-FAMILY
Tract B-1

3.01 **General Description**: Multi-Family units are attached housing units. Access shall be allowed from access drives or parking areas connecting to an adjacent public or private street. These multi-family units will range from two (2) units per building to thirty-two

(32) units per building. Requirements for multi-family development shall be governed by standards as described below.

3.02 **Permitted Uses**: Land uses permitted within multi-family areas, indicated as Tract B-1 on Exhibit "A", are as follows:

a. Multi-family residential units and uses normally permitted as accessory to these uses.

b. Concrete batch plant, temporary during construction when permitted by code enforcement.

c. Retirement housing.

d. Assisted living facility.

3.03 **Density**: Allowed densities for the multi-family tract, known as Tract B-1, shall be 20.74 units per gross acre of land. The number of multifamily units shall not exceed 388 units.

3.04 **Required Parking**: Parking requirements for multi-family development areas shall be as follows:

a. Two (2) off-street parking spaces shall be provided for each multi-family dwelling unit. Fifty percent (50%) of the units shall be provided with one (1) covered parking space (garage or carport). If the driveway area to the garage has a minimum depth of eighteen feet, it shall qualify as a tandem parking space and shall be counted toward the required number of parking spaces.

b. Parking shall be permitted within all required side and rear yard areas. No parking shall be permitted within the required front yard area.

c. Required off-street parking spaces shall be used for parking and shall not be used for storage of boats, trailers, campers and recreational motor vehicles.

d. Any carport roof must be constructed of materials that are architecturally compatible with the roof of the main structure. Flat built-up roofs will be allowed only when all other materials meet the intent of this paragraph (i.e., prefabricated or other metal units are not considered compatible with brick, stone, stucco or wood siding and trim).

3.05 **Building Materials**: All multi-family structures shall have an exterior finish of glass, stone, stucco, brick, tile, exterior wood or similar materials, (ass approved by the City of Sachse) or any combination thereof. The use of wood as a primary exterior building material shall be limited to a maximum of twenty-five (25) percent of the total exterior wall surfaces. If there is a window or door, including garage doors, that is on a wall with masonry on both sides, then it can count as part of the masonry requirement. If there is wood siding around any window or door, including garage doors, the opening counts as wood siding. Gables located in front of an attic space shall be exempt from masonry requirement. Gables located in front of a living space shall be included in the calculation of masonry,

3.06 **General Requirements**: General requirements for the multi-family development shall be as follows:

a. Unless otherwise approved by the City Council or their designee, a six (6) foot screening fence shall be constructed by the Developer of the multi-family property between areas developed for multi-family uses and those areas developed for single family residential uses. The above referenced six (6) foot

screening fence shall be constructed of exterior wood, stone, stucco, brick, tile, concrete or similar materials or any combination thereof. When a multi-family area is separated from a single family residential area by a sheet, an ornamental iron or metal screening fence shall be permitted. The above provision shall also apply to a gated community. Design of the aforementioned screening fence shall be approved by the City Council at the time of Development Plan approval.

b. A concrete walkway shall connect the front door of each ground floor unit to a parking area.

c. Exterior lighting fixtures, whether attached to buildings or free-standing, shall be of a harmonious architectural design. A lighting plan, showing fixtures and lighting levels, shall be approved by the City at the time of development plan approval. In no event shall "area" lighting other than "cut off' or shielded type fixtures mounted twelve (12) feet or less above grade be allowed to be mounted on a building wall. All exterior lighting will have "cut off ' or shielded fixtures.

d. Lighting shall be in accordance with any fixture lighting standards adopted by the City, or these standards, whichever-is more stringent.

3.07 **Minimum Dwelling Size**: The minimum floor area for multi-family units shall be six hundred fifty (650) square feet, exclusive of garages, open breezeways and porticos. The number of units having the minimum floor area of six hundred fifty (650) square feet shall be limited to twenty five (25) percent of the total allowable units.

3.08 **Lot Area**: The minimum area of any lot shall be ten thousand (10,000) square feet.

3.09 **Lot Coverage**: In no case shall more than sixty five (65) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

3.10 **Lot Width**: The width of any lot shall not be less than eighty (80) feet.

3.11 **Lot Depth**: The minimum depth of any lot shall not be less than one hundred twenty (120) feet.

3.12 **Front Yard**: The minimum depth of the front yard shall be twenty five (25) feet.

3.13 **Side Yard**: The minimum side yard on a side lot line shall be fifteen (15) feet. A side yard adjacent ot a street shall be a minimum of twenty five (25) feet.

3.14 **Rear Yard**: The minimum depth of the rear yard shall be twenty (20) feet, with the exception of buildings adjacent to a proposed sound wall, whereby the rear yard shall be reduced to ten (10) feet.

3.15 **Building Height**: The permitted height of multi-family structures adjacent to the perimeter of the boundary of the property shall not exceed three (3) stories and the permitted height of multi-family structures within the interior of the three (3) story buildings shall not exceed four (4) stories. The location of the four (4) story units shall not be within 225 feet of the property boundary as shown on the attached Exhibit “E”.

3.16 **Access Stairs**: The use of exterior stairways for any multifamily building shall include provisions in the design to generally screen stairs from view of streets dedicated to the public.

3.17 **Landscaping**:

a. Each lot shall provide for a minimum of five (5) percent of the lot area to be landscaped. The area required for buildings, garages or carports, driveways, paved areas, rights-of-way or easements for streets or alleys shall be excluded

from the lot area calculation. Screening walls and fences may be located within the required landscaping area.

b. All required landscape areas shall consist of a combination of trees, grass, shrubs, ground cover and other live plant material to be shown on the landscape plan to be included in the non-residential development plan.

c. All landscape areas shall be irrigated with an automatic irrigation system.

3.18 **Sound Wall**: A sound wall may be constructed along the rear property line adjacent to the Kansas City Southern Railroad right-of-way and along the side property lines for a distance of one hundred (100) feet from the rear property line. The maximum height of the sound wall shall be twenty (20) feet. The masonry sound wall shall be constructed in accordance with the standards set forth in Exhibit "G".

4.0 PLANNED DEVELOPMENT - COMMERCIAL
Tracts C-1, C-2, C-3 & C-4

4.01 **General Description:** The Commercial area will provide the ability to encourage, and to accommodate the development of office, retail and commercial service centers.

4.02 **Permitted Uses:** The uses permitted in the commercial area, indicated as Tracts C-1, C-2, C-3 & C-4 on Exhibit "A" are further defined in Schedule "A", Permitted Uses.

4.03 **Restricted Uses**: Unless otherwise approved by the City of Sachse, no food product centers or food service uses shall be permitted within two hundred (200) feet of any single family residential or multi-family tract (property line) as shown on Exhibit A.

4.04 **Open Display Uses Permitted:** Open display uses are permitted in accordance with Schedule "A" Permitted Uses. Service machines, such as those for ice, soft drinks and newspapers may not be displayed outside of any building.

4.05 **Area Regulations:** Area regulations which apply to all uses permitted in the district are as follows:

a. **Front Yard:** The minimum depth of the front yard shall be twenty-five (25) feet.

b. **Side Yard:** Buildings adjoining single family residential or multi-family district shall set back a minimum of fifteen (15) feet from the common property line. A side yard adjacent to a street shall be a minimum of twenty-five (25) feet.

c. **Rear Yard:** All buildings shall have a private alley, service court, rear yard, or combination thereof, of not less than ten (10) feet with not less than twenty-five (25) feet when adjoining a single family residential or multi-family district.

4.06 **Building Regulations:** No building shall exceed ninety (90) feet in height except as follows:

a. **Height Regulations**:

1. In measuring the height of a building, a habital basement or attic shall be counted as a story or added to the height.

2. Chimneys, elevators, poles, spires, tanks, towers and other projections not used for retailor office space may extend above the height limits.

3. Churches, schools, hospitals, offices buildings and other public and semi-public buildings may exceed the height limitation if the minimum depth of the rear yard and the minimum width of the side yard reqiuired in the district is increased one (1) foot for each two (2) feet by which the height of such building exceeds the prescribed height limit.

b. **Materials:**

1. The exterior elevation of all buildings, except in accordance with paragraph (ii) below, shall be eighty percent (80%) of any combination of brick, stone, concrete, stucco and glass.

2. Wood exterior elevations for restaurants and retail structures are allowed.

4.07 Parking:

a. **Off-Street Parking:** Except as otherwise provided herein, buildings shall have yard area adequate to meet the off-street parking requirements defined in Schedule "B" Parking Requirements.

b. **Shared Parking:** Shared parking agreements must be submitted, in writing, by all owners involved. The agreement must be approved by the City Council. If approved, the reduction shall be tied to the uses listed in the shared agreement. If any of the uses change, a reassessment of the shared parking agreement may be required. New uses shall not be permitted by the City until another agreement is approved by the City or the individual parking requirements are met.

4.08 Lot Area: No minimum lot areas or lot sizes are prescribed for commercial and office uses. It is the intent of this ordinance that lots of sufficient size be used by any business to provide adequate parking off of any public or private street, including unloading and loading space required for operation of the enterprise and comply with all open space requirements.

4.09 Landscape Plans: Landscape plans for proposed commercial development areas shall be submitted in accordance with Section 5.02(d) Non-Residential Development Plan. The design standards shall be the greater of (i) the landscape requirements as defined in the community wide development standards for the commercial association of Woodbridge or (ii) Article 3, Section 5.7 "Site Landscaping" of the Zoning Ordinance of the City of Sachse, Texas.

4.10 Screening Wall:

a. Unless otherwise approved by the City Council or their designee, a six (6) foot screening wall shall be provided between areas developed for single family residential and multi-family uses and those areas developed for commercial uses. When a single family residential area or a multi-family area is separated from a commercial area by a street, a screening fence is not required. The commercial user shall be responsible for the construction and maintenance of the six (6) foot screening wall. This screening wall shall be constructed on the property of the commercial tract at the time a commercial property is developed and shall only be required adjacent to the specific commercial property that is being developed. The screening wall shall be maintained by the owner of the commercial property. Repairs shall be made to keep the wall in good condition as determined by the opinion of the city building inspector.

b. The above referenced six (6) foot screening wall shall be constructed in accordance with Attachment 4. Plans for the above mentioned screening wall shall bear the stamp of a registered professional engineer in the State of Texas.

5.0 PLANNED DEVELOPMENT - GENERAL CONDITIONS

5.01 Conformance to the Sachse Zoning Ordinance: Except as amended herein, this Planned Development shall conform to any and all applicable articles and sections of the City of Sachse Zoning Ordinance, Ordinance No. 1255, as it presently exists.

5.02 Procedures of the Planned Development District:

a. Zoning Exhibit: A zoning exhibit is hereby attached and made a part of the approval for this Planned Development District. This exhibit, indicated as Exhibit "A" sets forth an overall property boundary description, and the designation of zoning tract(s), identified by numbers which correspond to tracts in Exhibit "C".

b. Conceptual Plan: The Conceptual Plan for residential development is hereby attached and made a part of the approval for this Planned Development District. This plan, indicated as Exhibit "D", sets forth the following:

1. The Conceptual Plan shall be drawn to scale and show: (a) topography; (b) land uses including parks and open space; (c) streets; (d) the lot layout for single family residential development; (e) thoroughfares; and (f) other features which graphically explain the standards and conditions set forth in Exhibit "C". Those items listed in Exhibit "C", yet not shown on Exhibit "D", shall continue to be and will remain a requirement and responsibility of the then current property Owner / Developer.

2. For non-residential developments, a Non-Residential Conceptual Plan shall be drawn to scale and show: (a) topography; (b) land uses; (c) proposed ingress and egress; (d) physical features of the site; (e) existing streets, alleys and easements; (f) and other information to adequately describe the proposed development and to provide data for approval which is to be used in drafting the Development Plan.

3. A public hearing shall be required to consider the approval of any Conceptual Plan by the Planning and Zoning Commission and City Council. A Conceptual Plan submitted for approval may be for one or multiple tracts. The approved Conceptual Plan shall be the basis for preparing a Development Plan.

4. If a specific project requires a traffic engineering report concerning safety, access, traffic, etc. as determined by the city, the developer shall furnish the prescribed report to the city for its review and evaluation.

c. Development Plan/Preliminary Plat/Final Plat: The Development Plan shall set forth the final plans for development of the Planned Development District and shall conform to the data presented and approved on the Conceptual Plan. Changes of detail on the Development Plan or Preliminary Plat, which differ from the original Conceptual Plan, but do not alter the basic relationship of the proposed development to adjacent property, and do not alter the basic intent and development standards contained herein, may be authorized by the Planning and Zoning Commission or their designee without public hearing. The decision of the Planning and Zoning Commission may be appealed to the City Council for

review and decision. Approval of the Development Plan or Preliminary Plat shall be the basis for submission of a Final Plat, but does not release the applicant of the responsibility to submit plans to the building official for a building permit. For any residential tract, a Preliminary Plat shall qualify as the Development Plan. The Development Plan or Preliminary Plat may be submitted for the total area of the Planned Development or for any section or part as approved on the Conceptual Plan.

d. Non-Residential Development Plan: A Development Plan submission, for non-residential areas, shall contain a scaled drawing of the specific parcel to be developed showing:

1. Approximate locations for any proposed public or private streets.
2. Approximate locations for any proposed alleys, loading or service corridors.
3. Approximate locations for any proposed buildings or structures.
4. Proposed building lines, setback lines and proposed roadway right-of-way lines.
5. Existing roadway or utility easements or right-of-way.
6. An accurate boundary description.
7. Existing topography with a contour interval of not less than two (2) feet based on the USGS MSL datum.
8. Parking area layout with a table indicating the parking requirements, reductions and shared parking agreements.
9. Building coverage.
10. All adjacent land uses, including any future points of access to adjacent areas, and any shared uses with adjacent properties.
11. Floodplain and floodway boundaries (if applicable).
12. Proposed open space or amenity areas.
13. Proposed screening and buffering elements.
14. Proposed building heights of multi-story, non-residential structures.
15. 15. Landscape plan.

e. Preliminary Plat/Final Plat:

1. A Preliminary Plat or Development Plan for each phase of development must be submitted to the City of Sachse and must be approved in accordance with applicable law prior to completion of the Final Plat. A Final Plat with construction plans, as required by the Sachse Subdivision Ordinance as it presently exists, must be submitted to the City of Sachse and must be approved and construction completed in accordance with applicable law prior to issuance of a building permit within that phase.
2. All Final Plats must conform to the approved Preliminary Plat or Development Plan and be recorded within the county or counties where the property is located.

5.03 **General Compliance:** Except as amended by these conditions, development of property within this Planned Development must comply with the requirements of all ordinances, rules and regulations of the City of Sachse as they presently exist.

5.04 **Corner Visibility Easements:** A corner visibility easement shall be maintained at the intersection of streets. This easement shall be kept clear of all structures or other visual obstructions located between two (2) feet six (6) inches and six (6) feet in height above the top of curb of the adjacent street. The easement is defined by a line connecting two points on perpendicular or perpendicularly adjacent lot lines, said points being located twelve (12) feet on one street and sixty (60) feet on the adjoining street from the intersecting lot corner in both directions.

5.05 **Maintenance of Common Facilities:** Prior to the issuance of a building permit for the initial phase of development, a property owner's association, membership association or other entity that will be responsible for the improvement and maintenance of all common areas and/or common facilities contained within the area of the development shall be formed. The city shall be under no obligation for operation or maintenance of the above facilities without prior city acceptance and approval.

5.06 **Screening Walls:**

a. Unless otherwise approved by the City Council or their designee, screening walls shall be provided along the side or rear lot lines adjacent to thoroughfares and collector streets. The screening wall shall be constructed of stone, brick, concrete block, concrete, wrought iron or similar materials, or any combination thereof. The design shall generally be in accordance with Attachment 4. The location of screening walls shall be submitted for approval with the Development Plan or Preliminary Plat. Construction plans are to be included as a part of the public works civil engineering plan at time of final plat approval.

b. A screening fence shall be required for the storage of a recreation vehicle, travel trailer, boat or similar equipment. The screening fence shall be constructed of wood or masonry and shall be a minimum of six (6) feet in height and be in accordance with all applicable city ordinances.

5.07 **Hiking and Jogging Trail Along Thoroughfares, Collectors and Residential Streets:** A six (6) foot wide concrete hiking and jogging trail may be constructed on one (1) side of the thoroughfares, collectors, and residential streets as designated on the conceptual plan in lieu of sidewalks on both sides of the designated streets. In order to provide for a meandering trail, the pavement for the major thoroughfares, secondary thoroughfares and residential streets shall be allowed to be offset a maximum of eight (8) feet from the center of the right-of-way to provide for additional parkway on one (1) side of the designated streets for the construction of the meandering trail. Trails along residential streets shall be constructed by the builder at the time of home construction.

5.08 **Street Design Standards:** All paved areas, permanent drives, streets, (dedicated or private) and drainage structures must be constructed in accordance with standard City of Sachse specifications as they presently exist. However, the following criteria shall apply unless specifically approved by the city engineer:

a. The minimum centerline radius for a thoroughfare (minimum eighty (80) foot to maximum one hundred forty (140) foot right-of-way) shall be one thousand (1,000) feet, a collector and minor collector (minimum sixty (60) foot right-of-way) shall be two hundred fifty (250) feet and a residential street (minimum 50 foot right-of-way) shall be one hundred fifty (150) feet.

b. A cul-de-sac shall not be longer than six hundred (600) feet as measured from the centerline of the intersecting street.

5.09 Landscaping Requirements: Landscaping requirements are as follows:

a. Primary Entrances: Primary entrances as indicated on Attachment 1 shall be landscaped in accordance with Attachment 2.

b. Subdivision Entrances: Subdivision entrances as indicated on Attachment 1 shall be landscaped in accordance with Attachment 3.

c. Thoroughfare: Median plantings and parkway plantings, with the exception of median nosings, will be informal in appearance with trees being located a minimum of three (3) feet from the back of curb. One Large Tree for each seventy five (75) feet of right-of-way and one Accent Tree for each fifty (50) feet of right-of-way will be planted in clusters from one to seven of the same species. Large trees will be a minimum of three (3) inch caliper. Selection of species will be from or equal to the species listed as "Large Trees" and "Accent Trees" in the City of Sachse Streetscape Plan And Guidelines, 1996.

d. Collector Street: Parkway plantings will be informal in appearance with trees being located a minimum of three (3) feet from back of curb. One Large Tree for each seventy five (75) feet of right-of-way and one Accent Tree for each fifty (50) feet of right-of-way will be planted in clusters from one to seven of the same species. Large Trees will be a minimum of three (3) inch caliper. Selection of species will be from or equal to the species listed as "Large Trees" and "Accent Trees" in the City of Sachse Streetscape Plan And Guidelines, 1996.

e. Parks / Open Space / Common Areas: Parks, open space and common areas shall include one (1) tree for every fifty (50) feet of frontage along a thoroughfare or street to be planted within twenty (20) feet of the back of curb. The trees will be selected from or equal to the species listed as "Large Trees" in the City of Sachse Streetscape Plan And Guidelines, 1996.

f. Existing Trees: Any existing tree meeting the minimum caliper requirement located within the planting areas described in this Section 5.09 shall be credited to the tree planting requirement.

g. Landscaping Deviation: Any deviation from the landscaping requirements of this Section 5.09 shall require approval by the City Council.

5.10 Fences: Fence requirements are as follows:

a. All fences adjacent to open space, common areas or parks and amenity centers shall be six (6) foot ornamental iron or metal fence. Any deviation from, or addition to, the six foot ornamental iron or metal fence must be approved by the Architectural Control Committee. Masonry columns shall be permitted.

b. Fences within the single family residential areas may be constructed of wood or masonry and shall be a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Any wood fence facing a public street shall have the board side of the fence toward the street.

c. Fences in non-residential areas shall conform to City of Sachse requirements and standards.

5.11 Irrigation Requirements: Irrigation requirements for the development are as follows:

a. The grass and shrub areas of all medians and parkways on major and secondary thoroughfares shall be irrigated with an automatic irrigation system.

b. The grass and shrub areas of the primary and subdivision entrances shall be irrigated with an automatic irrigation system.

5.12 **Permits and Certificates of Occupancy:** The Building Official shall not issue a building permit or a certificate of occupancy for a use in a phase of this Planned Development District until there has been full compliance with these conditions, the construction codes and all other rules and regulations of the City of Sachse as they presently exist and are applicable to that phase.

5.13 **Sidewalks and Handicap Ramps:** Sidewalks and handicap ramps at street intersections adjacent to lots on secondary thoroughfares and residential streets shall be constructed by the builder at the time of home construction.

SCHEDULE"A"

PERMITTED USES

Administration or Corporate Headquarters

Agriculture Use / Commercial

Ambulance Station

Amusement or Arcade (indoor allowed as accessory use otherwise SUP)

Antique, Curio or Gift Shop

Appliance Store

Art School or Gallery

Artist's Materials Supply, Studio

Assisted Living Center

Auditorium

Bakery (baked goods offered on site and off site)

Bank, Savings & Loan, Credit Union (automated teller & drive through branch)

Barber Shop, Beauty Shop/Salon

Book, Stationery Store

Bowling Alley

Building Materials and Hardware (no outside displays)

Camera Shop, Photographer's Studio

Car Wash

Car Wash Self Serve

Catering Establishment

Check Cashing

Child Care Facility / Day Nursery

Children, Baby Shop

Church

Clothing, Apparel Store

Communication Tower (approval requires SUP)

Community Center

Convenience Store (without gas pumps)

Convenience Store (with gas pumps)

Concrete Batch Plant (temporary during construction when permitted by code enforcement)

Dance School, Studio

Department Store, Novelty Store

Development and production of prototypical products for research and development

Drug Store, Pharmacy

Educational or Religious Institution

Electronic Equipment Assembly (heavy electronics, instruments and devices enclosed building)

Electronic Sales & Service

Engraving (commercial)

Fabric Store

Feed Store

Florist Shop

Fraternal Organization, Lodge or Civic Club

Funeral Parlor - Mortuary

Furniture Repair - Upholstery Shop

Furniture Store

Garden Supply

Gasoline service station

General Office

Grocery Store

Gymnastics Studio

Hardware Store (inside bldg. material sales)

Health and Fitness Center

Homebuilder Marketing Center

Hospital, Major Medical Facility

Hotel or Motel

Household Appliance Service and Repair

HVAC - Plumbing Sales, Service

Interior Design Studio

Jewelry Store

Kindergarten (private)

Laundry Collection Agency

Laundry/Dry Cleaners (drop off and pickup only, no processing)

Locksmith/Security System Company

Lodge/Hall

Manufacturing (approval requires SUP)

Meat Market

Medical Facilities
    Dental clinic or laboratory
    Medical clinic or laboratory
Medical Offices
    Doctor
    Dentist
    Optician
    Psychiatrist
    Psychologist
Mini-warehouse/Public Storage
Monument Sales
Museum or Art gallery
Musical Instrument Sales, School, Studio
Newspaper - Magazine Sales
Nursery, Greenhouse (building & open space for sales)
Pet Shop & Pet Supply
Print Shop
Postal Facility (private)
Private Recreation
Private club with alcohol beverage sales (if part of a restaurant)
Professional office buildings
    Attorney
    Architect
    Account or bookkeeping
    Engineering
    Insurance
    Real estate
    Similar office uses
Public Building
Recreation Fitness Center
Research and Development Center
Rest, Nursing, Convalescent Home (health & nursing care facility)
Restaurant or Cafeteria (no drive-through)
Restaurant or Cafeteria (with drive-through)

Retail Stores and Shops (for uses having 100,000 square feet or more of floor area, garden center sales and display shall be permitted in fenced areas adjacent to the building and located along a front façade. Rack areas for outdoor storage and loading of bulk goods shall be permitted adjacent to the building if located behind the front façade.)

School, Private or Parochial

Scientific or medical laboratories, engineering, testing or design facilities, or other theoretical or applied research facilities (approval requires SUP)

Shopping Center

Sign Painting Shop

Small Engine Repair

Sporting Goods Sales

Swimming Pool, Spa or Playground Equipment Sales

Tailor, Shoe Repair

Taxidermist

Technology Center

Theater (indoor)

Toy Store

Utility Regulating Station

Veterinarian Office/Clinic, Hospital, or Kennel (treatment conducted entirely within a building)

Wholesale Warehousing (not to exceed 20,000 square feet)

SCHEDULE"B"

PARKING REQUIREMENTS

Administration or Corporate Headquarters: One (1) space for each three hundred (300) square feet of gross floor area in the building, exclusive of the area used for storage, utilities and building services.

Ambulance Station: Minimum of six (6) spaces.

Amusement or Arcade: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Antique, Curio or Gift Shop: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Appliance Store: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Art School or Gallery: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Artist's Materials Supply, Studio: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Assisted Living Center: One (1) space for each two (2) patient beds plus one (1) space for each staff or visiting doctor, plus one (1) space for each three (3) employees, including nurses, plus adequate area for the parking of emergency vehicles.

Auditorium: One (1) space or for every three (3) persons normally accommodated in the establishment.

Bakery: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Bank, Savings & Loan, Credit Union: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Barber Shop, Beauty Shop/Salon: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Book, Stationery Store: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Bottling Works: One (1) space for each one thousand (1,000) square feet or part thereof of warehouse and one (1) space for each three hundred (300) square feet or part thereof of office.

Bowling Alley: Five (5) spaces for each lane.

Building Materials and Hardware: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Camera Shop, Photographer's Studio: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Car Wash: Minimum of six (6) spaces.

Car Wash Self-serve: Minimum of six (6) spaces.

Catering Establishment: One (1) space for each two hundred (200) square feet of floor area.

Check Cashing: One (1) space for each two hundred (200) square feet of floor area.

Child Care Facility/Day Nursery: One (1) space for each employee, plus one (1) space for every ten (10) students or children cared for by the establishment.

Children, Baby Shop: One (1) space for each two hundred (200) square feet of floor area.

Church: One (1) space for each four (4) seats in the seats in the main sanctuary.

Clothing, Apparel Store: One (1) space for each two hundred (200) square feet of floor area.

Community Center: One (1) parking space for each three (3) seats, based on maximum seating capacity.

Convenience Store: One (1) space for each two hundred (200) square feet of floor area.

Dance School, Studio: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Department Store, Novelty Store: One (1) space for each two hundred (200) square feet of floor area.

Drug Store, Pharmacy: One (1) space for each two hundred (200) square feet of floor area.

Electronic Equipment Assembly: One (1) space for each one thousand (1,000) square feet or part thereof of warehouse and one (1) space for each three hundred (300) square feet or part thereof of office.

Electronic Sales & Service: One (1) space for each two hundred (200) square feet of floor area.

Engraving: One (1) space for each two hundred (200) square feet of floor area.

Fabric Store: One (1) space for each two hundred (200) square feet of floor area.

Feed Store: One (1) space for each two hundred (200) square feet of floor area.

Florist Shop: One (1) space for each two hundred (200) square feet of floor area.

Fraternal Organization, Lodge or Civic Club: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Funeral Parlor - Mortuary: One (1) space for each two (2) persons normally accommodated in services.

Furniture Repair - Upholstery Shop: One (1) space for each two hundred (200) square feet of floor area.

Furniture Store: One (1) space for each seven hundred-fifty (750) square feet of floor space.

Garden Supply: One (1) space for each two hundred (200) square feet of floor area.

Gasoline Service Station: Minimum of six (6) spaces.

General Office: One (1) space for each three hundred (300) square feet of gross floor area in the building, exclusive of the area used for storage, utilities and building services.

Grocery Store: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Gymnastics Studio: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Hardware Store: One (1) space for each two hundred (200) square feet of floor area.

Health and fitness Center: One (1) space for every three (3) persons normally accommodated in the establishment.

Homebuilder Marketing Center: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Hospital, Major Medical Facility: One (1) space for each two (2) patient beds, exclusive of bassinets, plus one (1) space for each staff or visiting doctor, plus one (1) space for each three (3) employees, including nurses, plus adequate area for the parking of emergency vehicles.

Hotel or Motel: One (1) parking space for each room, unit or guest accommodation, plus specified requirements for restaurants and related facilities.

Household Appliance Service and Repair: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

HVAC - Plumbing Sales, Service: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Interior Design Studio: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Jewelry Store: One (1) space for each two hundred (200) square feet of floor area.

Kindergarten (private): One (1) space for each employee, plus one (1) space for every ten (10) students or children cared for by the establishment.

Laundry collection Agency: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Laundry/Dry Cleaners: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Locksmith/Security System Company: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Lodge/Hall: One (1) space for every three (3) persons normally accommodated in the establishment.

Meat Market: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Medical Facilities: One (1) space for each one hundred seventy-five (175) square feet of floor area.

Medical Offices: One (1) space for each one hundred seventy-five (175) square feet of floor area.

Mini-warehouse/Public Storage: One (1) space for each two (2) employees or one (1) space for each one thousand (1,000) square feet of floor area, whichever is greater.

Monument Sales: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Museum or Art Gallery: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Musical Instrument Sales, School, Studio: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Newspaper-Magazine Sales: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Nursery, Greenhouse: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Pawn Shop: One (1) space for each two hundred (200) square feet of floor area.

Pet Shop & Pet Supply: One (1) space for each two hundred (200) square feet of floor area.

Print Shop: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Postal Facility (private): One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Private Recreation: One (1) space for every three (3) persons normally accommodated in the establishment.

Professional Office Buildings: One (1) space for each three hundred (300) square feet of gross floor area in the building, exclusive of the area used for storage, utilities and building services.

Public Building: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Recreation Fitness Center: One (1) space for every three (3) persons normally accommodated in the establishment.

Research and Development Center: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Rest, Nursing, Convalescent Home (health & nursing care facility): One (1) space for each six (6) patient beds, plus one (1) space for each staff or visiting doctor, plus one (1) space for each two (2) employees, including nurses.

Restaurant or Cafeteria: One (1) space for every seventy (70) square feet of floor area.

Retail Stores and Shops: One (1) space for every two hundred (200) square feet of floor area. (*Exceptions: On Tract C-3, the off-street parking requirement for a Retail Stores and Shops use having 100,000 square feet or more of floor area shall be one (1) space for every two hundred fifty (250) square feet of floor area. On Tract C-4, the off-street parking requirement for a Retail Stores and Shops use having 50,000 square feet or more of floor area shall be one (1) space for every two hundred fifty (250) square feet of floor area.*)

School, Private or Parochial: One (1) space for each classroom, plus one (1) space for each four (4) seats in any auditorium, gymnasium or other place of assembly.

Sign Painting Shop: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Small Engine Repair Shop: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Sporting Goods Sales: One (1) space for every two hundred (200) square feet of floor area.

Swimming Pool, Spa or Playground Equipment Sales: One (1) space for every two hundred (200) square feet of floor area.

Tailor, Shoe Repair: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Taxidermist: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Technology Center: One (1) space for each three hundred (300) square feet of gross floor area in the building, exclusive of the area used for storage, utilities and building services.

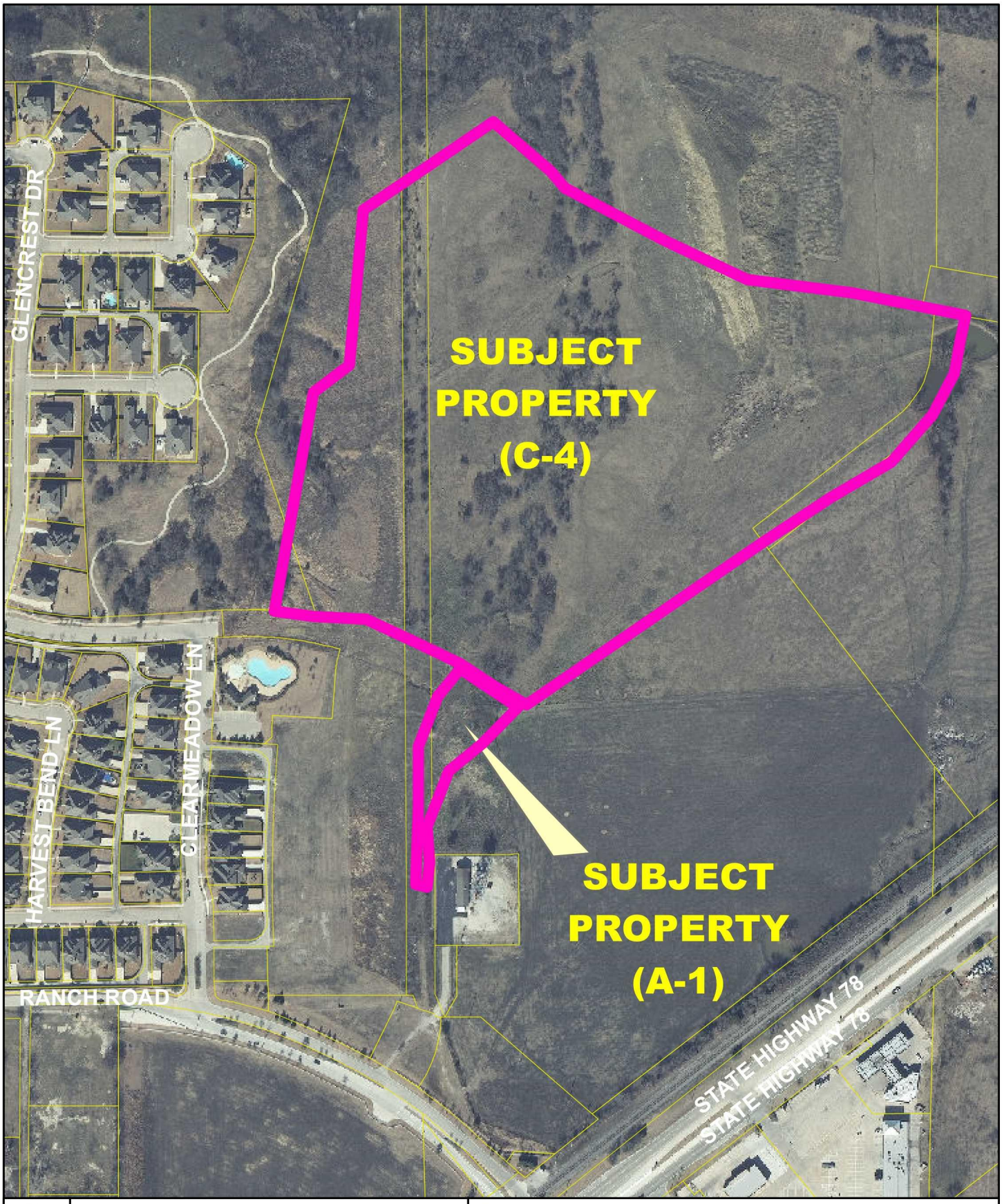
Theater (indoor): One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Toy Store: One (1) space for every two hundred (200) square feet of floor area.

Utility Regulating Station: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Veterinarian Office/Clinic, Hospital, or Kennel: One (1) space for each two hundred (200) square feet of floor space used for retail trade in the building and including all areas used by the public.

Wholesale Warehousing: One (1) space for each two (2) employees or one (1) space for each one thousand (1,000) square feet of floor area, whichever is greater.

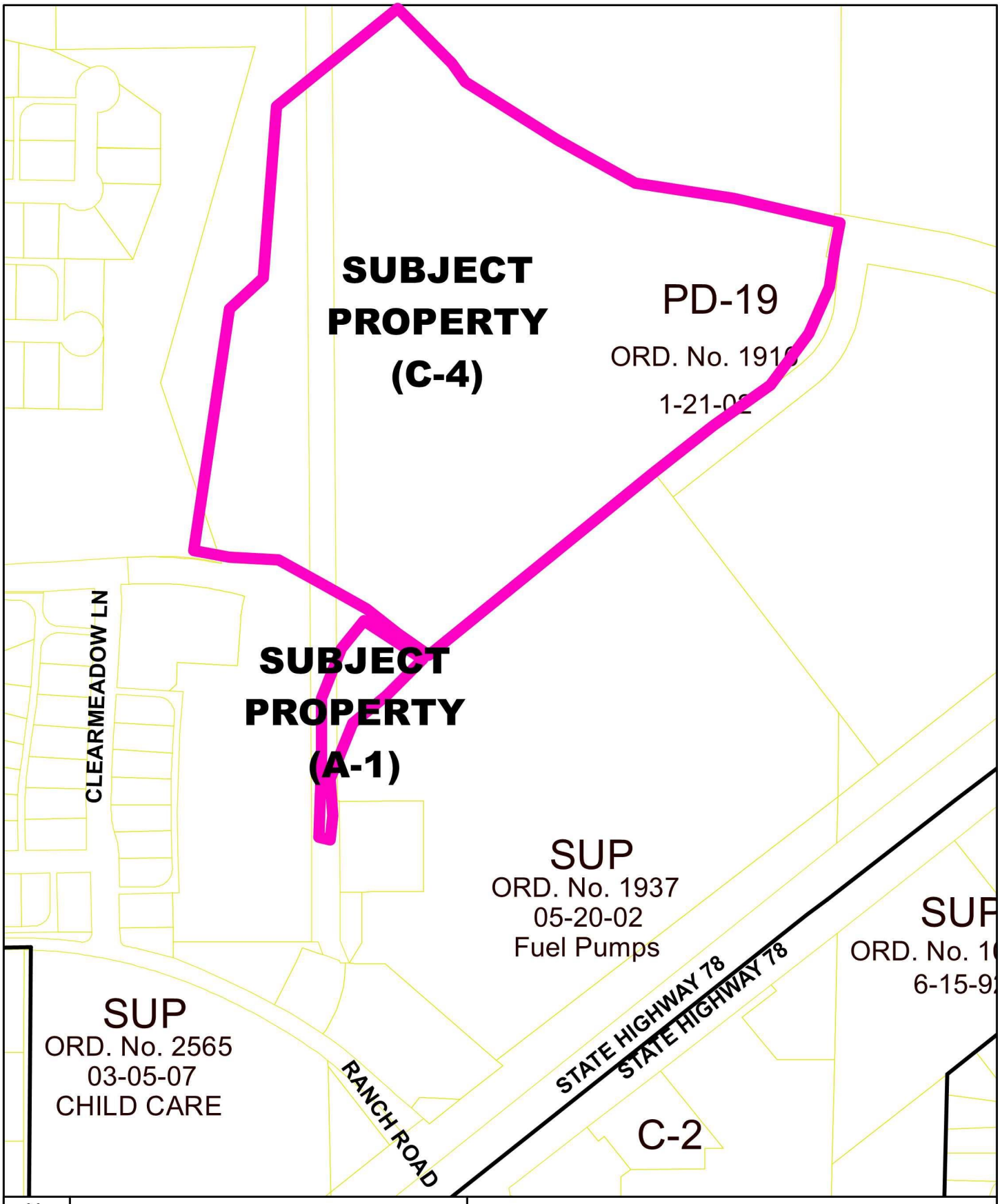


N

0 150 300 600 Feet

AERIAL LOCATION MAP

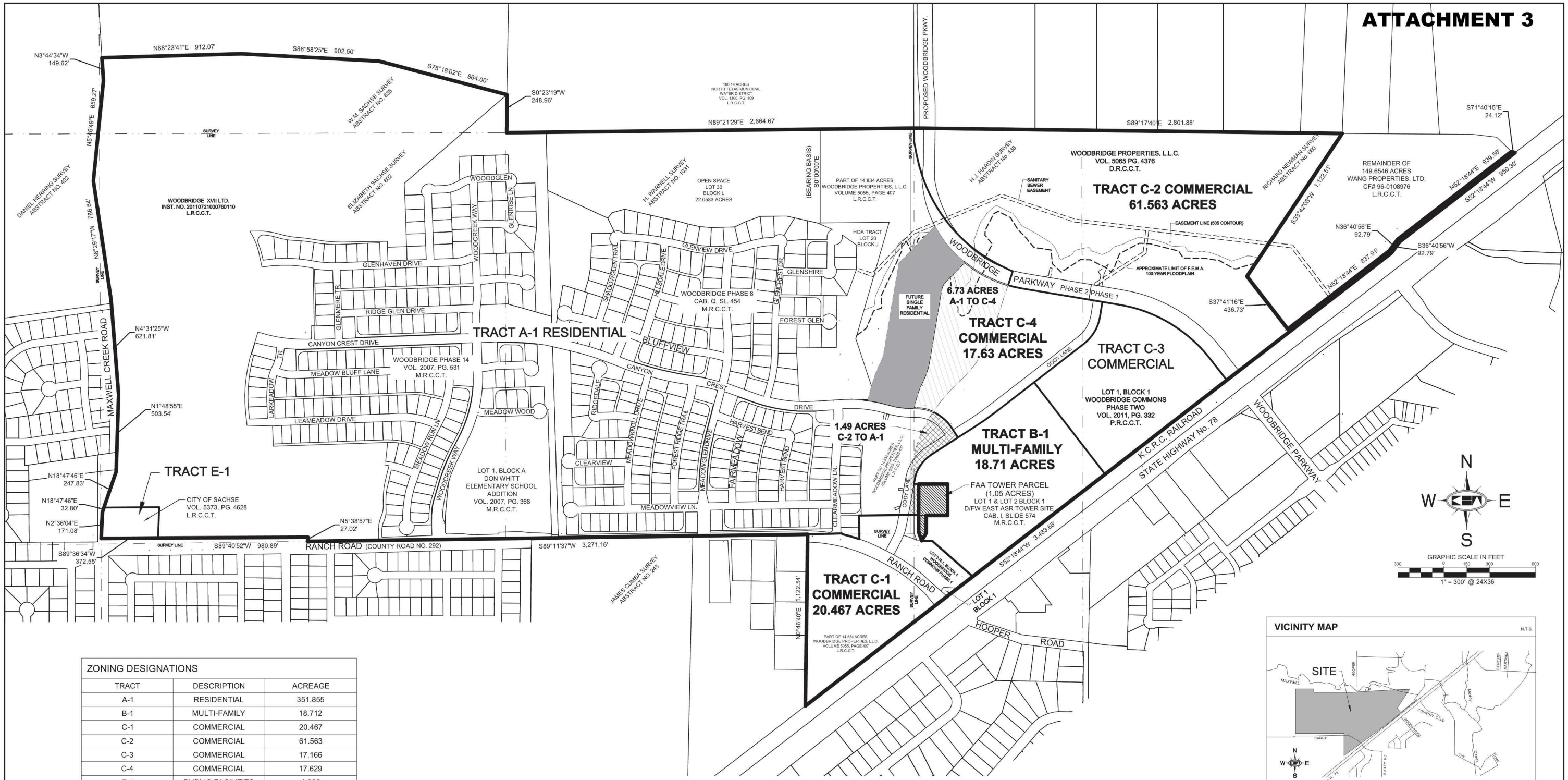
WOODBRIDGE WEST TRACT C-4
PD Amendment (ZO13-02)
Map Created: May 10, 2013



ZONING IDENTIFICATION MAP

Woodbridge West Tract C-3
Planned Development Amendment (ZO13-01)
Map Created: March 8, 2013

ATTACHMENT 3



ZONING DESIGNATIONS		
TRACT	DESCRIPTION	ACREAGE
A-1	RESIDENTIAL	351.855
B-1	MULTI-FAMILY	18.712
C-1	COMMERCIAL	20.467
C-2	COMMERCIAL	61.563
C-3	COMMERCIAL	17.166
C-4	COMMERCIAL	17.629
E-1	PUBLIC FACILITIES	1.805
	TOTAL	489.227

NOTE:

The acreages reflected in this table are solely for the purpose of the Zoning Exhibit and may differ from the actual acreages of the property due to instances where zoning boundaries may extend to right-of-way centerlines as opposed to actual property boundaries.

VICINITY MAP N.T.S.

NOTES:

The bearings for this exhibit are based on a bearing of South 00°00'00" East, for the east line of Lot 30, Block L, Woodbridge, Phase 8, according to the plat recorded in Cabinet O, Page 455, Map Records of Collin County, Texas.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

(FOR INFORMATIONAL PURPOSES ONLY)
EXHIBIT "A"
ZONING EXHIBIT FOR WOODBRIDGE
H.J. HARDIN SURVEY, ABSTRACT No. 438,
RICHARD NEWMAN SURVEY, ABSTRACT No. 660
& H. WARNELL SURVEY, ABSTRACT NO. 1031
CITY OF SACHSE, COLLIN COUNTY, TEXAS

Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 101155-00
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	SRD	DAB	AUGUST 2013	063564120	1 OF 1

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All rights reserved

Kimley-Horn
and Associates, Inc.

February 15, 2013

12750 Park Central
Suite 1000
Dallas, Texas
75251
Firm F-928

City of Sachse
3815 Sachse Road
Sachse, TX 75048

Subject: Walmart Supercenter Parking Requirements

Dear Sir or Madam:

Walmart is proposing to build a 154,718 SF store on the southwest corner of Woodbridge Parkway and SH 78 in Sachse, TX. The site is proposed to include 685 parking spaces, a supply in excess of 4.0 spaces per 1,000 SF. The PD code requirement for retail sites is 5.0 spaces per 1,000SF. The PD for the site would be modified to set the requirement at 4.0 spaces per 1,000 SF. The following letter supports this reduced parking requirement with national research and comparisons with neighboring cities.

Careful sizing of parking areas to specific uses will prevent the waste of space and building materials that is caused by providing parking that is rarely if ever used. Excessive parking also has negative impacts on often-hidden issues like walkable design, water runoff, and urban heat island effects. Most sources now cite recommended retail parking ratios below the old standard of 5 spaces per 1,000 SF.

The Urban Land Institute's *Shared Parking* manual recommends 3.6 spaces per 1,000 SF for large retail sites on weekdays, and 4 per 1,000 SF on weekends. These recommendations include holiday shopping traffic. The Institute of Transportation Engineers (ITE) *Parking Generation 4th Edition* does not have information on standalone discount supercenters, but for retail sites shows observed demands averaging 2.55 spaces per 1,000 SF on weekdays, with 85th-percentile observations at 3.16 per 1,000 SF. Weekend observations were average 2.87 spaces per 1,000 SF and 85th-percentile 3.4 per 1,000 SF. This national research shows that the proposed 4.0 spaces per 1,000 SF still provides an functional parking supply.

Many nearby municipalities have minimum parking requirements for large retail uses in the 3.3 to 4.0 spaces per 1,000 SF range, some of which are shown in **Table 1**. Additionally, Carrollton and Plano even have *maximum* parking ratios for large retail uses at 4.0 and 4.4 spaces per 1,000 SF respectively. Dallas recently reduced its parking requirement for large retail stores from 5.0 to 3.3 spaces per 1,000 SF.

TEL 972 770 1300
FAX 972 239 3820

Table 1. Retail Parking Rate Comparison

City	Sachse Existing PD 1916	Proposed PD Conditions	Rowlett	McKinney	Frisco
Land Use Category	**Retail Stores and Shops**	**Retail Stores and Shops**	General Retail, 25,000-300,000 SF	Retail store or personal service establishment	Retail (big box), >70,000 SF
Parking Minimum (Spaces / 1,000 SF)	**5.0**	**4.0**	3.3	4.0	4.0
Parking Maximum (Spaces / 1,000 SF)	**n/a**	**n/a**	n/a	n/a	n/a
Notes	**n/a**	**n/a**	n/a	Reductions available for preserving trees	n/a

City	Plano	Carrollton	Fort Worth	Arlington	Dallas
Land Use Category	Retail or Shopping Center, >50,000 SF	Retail, >50,000 SF	Large Retail Store	Retail stores, shopping centers, and personal service shops	General Merchandise or Food Store, >100,000 SF
Parking Minimum (Spaces / 1,000 SF)	4.0	3.3	4.0	3.0	3.3
Parking Maximum (Spaces / 1,000 SF)	4.4	4.0	5.0	n/a	n/a
Notes	n/a	n/a	Extra landscaping required for parking rates over 4.0	n/a	Ordinance revised downwards from 5.0 in September 2012

The proposed minimum rate of 4.0 spaces per 1,000 SF for the Walmart site is supported by national research and matches or is higher than the requirement of many nearby municipalities. We recommend the modification of the PD to support the proposed 4.0 rate for the site.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Scot A. Johnson, P.E., PTOE
Project Manager

City of Sachse

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner

DATE: May 2, 2012

RE: Zoning Application for a Planned Development Amendment

LOCATION: The subject property is located on the northwest corner of Canyon Crest and the recently constructed Cody Lane. *(A location map depicting the 1,000-foot notification area is attached for reference.)*

EXPLANATION OF REQUEST: The applicant is requesting an amendment to the Planned Development Ordinance (PD-19, Ord. No. 1916), specifically to amend the zoning designation of 15.55 acres of land from Single-Family Residential to Commercial; and 1.49 acres of land from Commercial to Single-Family Residential.

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

☑ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Increased traffic, Lighting, Noise, Smells etc.

Mainly because Herzog is a liar & Money Hungry and his crony Jeff Dowdle is no better!

SIGNATURE: [signature]

PRINTED NAME: Vincent P Prado

ADDRESS: 4334 Bluffview Dr. 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, May 13, 2013.** The City Council will hold a public hearing and consider approval of an Ordinance amending the Planned Development at **7:30pm** on **Monday, June 3, 2013.** Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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

ATTACHMENT 5

City of Sachse

Community Development Department

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

COMMENTS: _____

SIGNATURE: Sherry Amber
PRINTED NAME: Sherry Amber
ADDRESS: 4412 Meadowview Lane, Sachse, TX 75048

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

COMMENTS: Too close to existing residential area detrimental to home values; not harmonious w/ the values of the Woodbridge community

SIGNATURE: Dennis R Amber
PRINTED NAME: Dennis Amber
ADDRESS: 4412 Meadowview Lane

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

COMMENTS: IT IS TOO CLOSE TO MY HOUSE IT WILL RUIN A GREAT GREEN BELT. HOMEOWNERS VALUES WILL DROP THAT HAS TOTAL FOR THE LOTS ON GREENBELT. EXTRA TRAFFIC

SIGNATURE: [signature]
PRINTED NAME: KURT WESTENHOEFER
ADDRESS: 4508 GLENSHIRE CT SACHSE TX 75048

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Sachse, TX 75048
FAX: (972) 675-9812

May 12 13 06:39p Westenhoefer 9723251302 p.1

** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
May 12, 2013 6:43:39 PM CDT	9723251302	73	1	Received

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

COMMENTS: It would increase the noise level & traffic in the neighborhood & along the walking trail. Keep the zoning to single-family residential

SIGNATURE: Karen Holick Michael Holick
PRINTED NAME: Michael & Karen Holick
ADDRESS: 4508 Meadowview Ln; Sachse TX 75048

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** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
May 10, 2013 1:37:43 PM CDT	9722509966	42	1	Received

May. 10. 2013 1:34PM No. 2314 P. 1

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

☑ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Large retail within 200 Feet of Forest Glen Court is too close, and is ugly to look at. ~~would~~ High traffic also a concern, would not be opposed to restaurants or small boutique shops with apartments on top. I have no confidence that reputable commercial business will come in.

SIGNATURE: [signature]

PRINTED NAME: Jim Everts

ADDRESS: 4509 Forest Glen Court

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** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
May 10, 2013 1:06:22 PM CDT		44	1	Received

05/10/2013 13:05 FAX ☑001

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

COMMENTS: I am opposed to large retail at the end of My Street, Within 200 ft of where I live on Forest Glen Ct.

SIGNATURE: [signature]
PRINTED NAME: Theresa Evetts
ADDRESS: 4509 Forest Glen Ct, Sachse, Tx 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 8815-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, May 13, 2013.** The City Council will hold a public hearing and consider approval of an Ordinance amending the Planned Development at **7:30pm on Monday, June 3, 2013.** Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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3815-B Sachse Road
Sachse, TX 75048
FAX: (972) 675-9812

** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
May 10, 2013 2:59:47 PM CDT	9724422091	47	1	Received

May.10.2013 04:36 PM Lydia Cruz 9724422091 PAGE. 1/ 1

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

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: As a Realtor living in Woodbridge West, I know it will devalue our homes. The Higher traffic, Safety, Noise will be a huge factor when buyers Purchase

SIGNATURE: Lydia E. Cruz

PRINTED NAME: Lydia E. Cruz

ADDRESS: 412 Glenshire ct 75048

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

COMMENTS: This is not acceptable and I'm not happy with how the city has handled this.

SIGNATURE: Lana Varian Bass
PRINTED NAME: Lana Varian Bass
ADDRESS: 4615 Forest Glen Ct.

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

COMMENTS: I have seen the proposed use. If approved a 40ft tall box retail story would be 300ft from my home with the "glow" from the parking lot saying hello all night long. This is not why we paid a premium for our house & lot

SIGNATURE: Richard Grogan
PRINTED NAME: William Richard Grogan
ADDRESS: 4516 Forest Glen Ct

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

** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
May 10, 2013 2:29:19 PM CDT	9727059415	69	1	Received

MAY-10-2013 14:24 HAMMOND ELECTRONICS 9727059415 P.01/01

ATTACHMENT 5

City of Sachse

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner

DATE: May 2, 2012

RE: Zoning Application for a Planned Development Amendment

LOCATION: The subject property is located on the northwest corner of Canyon Crest and the recently constructed Cody Lane. (*A location map depicting the 1,000-foot notification area is attached for reference.)*

EXPLANATION OF REQUEST: The applicant is requesting an amendment to the Planned Development Ordinance (PD-19, Ord. No. 1916), specifically to amend the zoning designation of 15.55 acres of land from Single-Family Residential to Commercial; and 1.49 acres of land from Commercial to Single-Family Residential.

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

COMMENTS: I bought my house because the view was of a green-belt. Commercial buildings directly behind my house will greatly lower my home value.

SIGNATURE: Erick Murphy

PRINTED NAME: Erick Murphy

ADDRESS: 4524 Gleneshire Ct, Sachse, TX

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** INBOUND NOTIFICATION : FAX RECEIVED WITH ERRORS **

TIME RECEIVED
May 10, 2013 9:04:14 AM CDT

REMOTE CSID

DURATION
79

PAGES
1

STATUS
Failed to

ERROR CODE (700)
Error in fax transmission.

ATTACHMENT 5

City of Sachse

Community Development Department

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

COMMENTS: THIS WILL HAVE A NEGATIVE IMPACT ON THE COMMUNITY AS A WHOLE. THIS WILL DECREASE PROPERTY VALUES AND INCREASE TRAFFIC AND NOISE IN THE AREA. THIS NEEDS TO STAY RESIDENTIAL USE ONLY.

SIGNATURE: [signature]
PRINTED NAME: RYAN ALEXANDER
ADDRESS: 4530 GLENSHIRE COURT

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3815-B Sachse Road
Sachse, TX 75048
FAX: (972) 675-9812

City of Sachse

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

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: I do not want a commercial development so close to, and in view of, my home. I moved to Sachse for space, trees & view. This will force me to move.

SIGNATURE: Bryan Pope

PRINTED NAME: BRYAN W. POPE

ADDRESS: 4534 GLENSTONE COURT, SACHSE, TX 75048

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

COMMENTS: too close to community of homes; reason for living in community is open spaces and space between communities; Commercial;

SIGNATURE: Kirsten Hill
PRINTED NAME: Kirsten Hill
ADDRESS: 7805 Harvest Bend Ln, Sachse

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** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
May 12, 2013 5:44:45 PM CDT	9724428241	40	1	Received

04/05/2008 22:36 9724428241 HALL PAGE 01/01

ATTACHMENT 5

City of Sachse

Community Development Department

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

COMMENTS: We are opposed to any downgrading of zoning.

SIGNATURE: Cathy Hall Mike Hall
PRINTED NAME: Cathey Hall William Hall
ADDRESS: 2512 Fairmeadow Tr, Sachse, TX 75048

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

** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
May 6, 2013 5:49:38 PM CDT	9725789002	65	1	Received

MAY-5-2013 04:40P FROM:TRADE SECRETS 9725789002 TO:9726759812 P.1/1

ATTACHMENT 5

City of Sachse

Community Development Department

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

COMMENTS: Commercial development should be limited to along FM-78, not on the very edge of our residential area. Commercial development at the proposed location would adversely impact home values along Clearview Lane.

SIGNATURE: James L Ashmore
PRINTED NAME: JAMES L. ASHMORE
ADDRESS: 7527 CLEARVIEW LANE, SACHSE

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City of Sachse

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

COMMENTS: _____

SIGNATURE: _____
PRINTED NAME: KEVIN W. KIRKMAN
ADDRESS: 7611 CLEARMEADOW LN., SACHSE TX 75048

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

COMMENTS: ADDING THAT MUCH COMMERCIAL TO THE PROPERTY INFRONT OF WOODBRIDGE WILL IMPACT OUR VALUE OF HOME AND MAY HURT THE RE-SALE.

SIGNATURE: Douglas Bales Victoria Bales
PRINTED NAME: DOUGLAS BALES VICTORIA BALES
ADDRESS: 7621 Clear Meadow Ln

THIS ALSO CREATES MORE TRAFFIC IN NEIGHBORHOOD.

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

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: This will bring in more traffic to our neighborhood. Too close to homes and our trails area. Should stay residential as intended

SIGNATURE: Christy Wade

PRINTED NAME: Christy Wade

ADDRESS: 7706 Meadowglen Dr Sachse 75048

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** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
May 8, 2013 4:31:43 PM CDT	9724421705	50	2	Received

ATTACHMENT 5

06/04/2006 06:24

=== COVER PAGE ===

TO: _____

FROM: GARY NELSON

FAX: 9724421705

TEL: 9724421705

COMMENT:

ATTACHMENT 5

City of Sachse

Community Development Department

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

COMMENTS: THERE IS PLENTY OF COMMERCIAL PROPERTY ALREADY. WE HAVE WAL-MART COMING. DON'T DEGRADE OUR PROPERTY VALUES ANY MORE

SIGNATURE: Gary J Nelson Melissa Nelson
PRINTED NAME: GARY J. NELSON MELISSA NELSON
ADDRESS: 7708 GLENCREST DRIVE

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** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
May 13, 2013 8:37:36 AM CDT	9722760698	532	10	Received

From:Fulfer and Associates 9722760698 05/13/2013 07:28 #791 P.001/010

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

COMMENTS: When I purchased my home, one of the biggest things I considered was the view that I paid a premium to have. This rezoning will take away my view.

SIGNATURE: Erin Hallman
PRINTED NAME: Erin Hallman
ADDRESS: 7716 Glencrest Dr

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EXPLANATION OF REQUEST: The applicant is requesting an amendment to the Planned Development Ordinance (PD-19, Ord. No. 1916), specifically to amend the zoning designation of 15.55 acres of land from Single-Family Residential to Commercial; and 1.49 acres of land from Commercial to Single-Family Residential.

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

COMMENTS: This property needs to remain residential. A change to commercial is completely inappropriate for a location this close to an established community and the community amenities such as the swimming pool!

SIGNATURE: John Hallman
PRINTED NAME: Johnny Hallman
ADDRESS: 7716 Glencrest Dr 75048 Sachse, TX 75048

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

City of Sachse

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: May 2, 2012
RE: Zoning Application for a Planned Development Amendment

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

COMMENTS: This will bring down house values, traffic. And make the greenbelt trails undesirable

SIGNATURE: Shelly Wright
PRINTED NAME: Shelly & David Wright
ADDRESS: 7720 Glencrest Drive 75048

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

ATTACHMENT 5

Community Development Department

NOTICE OF PUBLIC HEARING

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

COMMENTS: We feel that this change will result in our home value declining even farther - too close to my home & neighborhood. Lights & traffic are major concerns too.

SIGNATURE: James L Rockett & Laura Rockett
PRINTED NAME: James L. Rockett - Laura Rockett
ADDRESS: 7806 Meadowglen Dr. Sachse 75048

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ATTACHMENT 5

City of Sachse

Community Development Department

NOTICE OF PUBLIC HEARING

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

COMMENTS: There is plenty of empty commercial space that can be remodeled to accomodate any tenant. Sachse does not need additional empty New buildings. There a plenty OLD empty space needing refreshed.

SIGNATURE: Crystal Hall
PRINTED NAME: Crystal Hall
ADDRESS: 7809 Glencrest Dr. Sachse, TX 75048

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ATTACHMENT 5

City of Sachse

Community Development Department

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

COMMENTS: Growth of Sachse

SIGNATURE: Jimmy Gibson
PRINTED NAME: JIMMY GIBSON
ADDRESS: P.O BOX 459 Blue Ridge Texas 75424

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ATTACHMENT 6

City of Sachse

Community Development Department

NOTICE OF PUBLIC HEARING

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

COMMENTS: IT HAS STRONG POTENTIAL TO ADVERSELY IMPACT ADJACENT RESIDENTS WHO BUILT WHEN PROPERTY WAS ZONED RESIDENTIAL. IT'S BAD FOR SACHSE

SIGNATURE: B K B
PRINTED NAME: BRYAN K BENNETT
ADDRESS: 3511 GLENHAVEN DR, SACHSE, TX

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ATTACHMENT 6

Community Development Department

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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS: IMPACT ON EXISTING HOUSES

COMMENTS:
IMPACT ON CURRENT RESIDENTS WHO PAID PREMIUMS FOR THEIR LOTS
DEVIATION FROM ORIGINAL SUB-DIVISION PLAN/PROMISES

SIGNATURE: Janet L Bennett
PRINTED NAME: JANET L. BENNETT
ADDRESS: 3511 GLENHAVEN DR SACHSE 75048

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** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
May 13, 2013 10:25:36 AM CDT	2143033887	46	1	Received

May-13-2013 10:20 AM Dean Foods Corp 2143033887 1/1

ATTACHMENT 6

City of Sachse

Community Development Department

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

COMMENTS: I believe the current land should remain residential because there is plenty of other commercial land nearby for development. It will change the neighborhood too much and is unneccesary.

SIGNATURE: Jamie Schuler
PRINTED NAME: Jamie Lee Schuler
ADDRESS: 3514 Meadow Bluff Ln, Sachse, Tx 75048

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City of Sachse

ATTACHMENT 7
Community Development Department

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

COMMENTS: The impact this could have on property values of homes in Woodbridge West. Homebuyers who researched this neighborhood prior to buying were satisfied with the area in question being zoned residential. Change to the zoning would be a detriment to the neighborhood overall.

SIGNATURE: Dawnell R Schuler
PRINTED NAME: Dawnell R. Schuler
ADDRESS: 3514 Meadow Bluff Ln., Sachse, TX 75048

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City of Sachse

ATTACHMENT 6

Community Development Department

NOTICE OF PUBLIC HEARING

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

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Reduction of privacy in development and potential reduction in safety of children along walking trails + in neighborhood.

SIGNATURE: [signature]

PRINTED NAME: Paula Rennaker

ADDRESS: 3610 Ridge Glen Dr., Sachse, Tx 75048

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

☑ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: I do not want the traffic in my area. I moved to Woodbridge for the peaceful setting. There is a Shopping area five minutes away @ Firewheel. Stay out of MY Neighborhood.

SIGNATURE: [signature]

PRINTED NAME: Anay Faulkner

ADDRESS: 3704 Hidden Colony Ln Sachse TX 75048

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** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
May 13, 2013 5:29:01 PM CDT	972 412 5685	40	1	Received

May-13-2013 04:27 PM INWOOD BANK-Rowlett Exp 9724125685 1/1

ATTACHMENT 6

Community Development Department

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

COMMENTS: I do not want a big box store in my neighborhood. I moved to this area for the peaceful setting.

SIGNATURE: David A Faulkner
PRINTED NAME: David A Faulkner
ADDRESS: 3704 Hidden Colen Ln Sachse, TX 75048

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

COMMENTS: Rezoning the land to commercial will cause much disruption in our neighborhood. The increased traffic, noise, lights is not wanted. Please leave it as it is currently zoned.

SIGNATURE: Carrie Powell
PRINTED NAME: Carrie Powell
ADDRESS: 1244-3712 Hidden Glen Sachse 75048

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

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

ATTACHMENT 6

City of Sachse

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: May 2, 2012
RE: Zoning Application for a Planned Development Amendment

LOCATION: The subject property is located on the northwest corner of Canyon Crest and the recently constructed Cody Lane. *(A location map depicting the 1,000-foot notification area is attached for reference.)*

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

COMMENTS: I Do not feel this zone change is in the best interest of the Woodbridge community. Rezoning will only decrease my value which has continued to decline over the past 4 years.

SIGNATURE: John C Powell

PRINTED NAME: John C Powell

ADDRESS: 3712 Hidden Glen Lane Sachse Tx 75048

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

COMMENTS: We do not want this retail area so close in proximity to our neighborhood.

SIGNATURE: Elizabeth M. Knapp

PRINTED NAME: Elizabeth Knapp

ADDRESS: 4202 Bluffview Dr.

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

COMMENTS: _____

SIGNATURE: _____
PRINTED NAME: Matthew Knapp
ADDRESS: 4207 Bluffview Drive

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

COMMENTS: My family chose Sachse/Woodbridge because we knew it was a quiet community on the outskirts of more commercialized cities. The increased traffic would be a huge disruption to our neighborhood and school.

SIGNATURE: Sara Dawn
PRINTED NAME: Sara Dawn
ADDRESS: 4203 Bluffview Dr.

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

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Wrong to rezone comm. after $200k plus homes were built believing no comm. would be there.

SIGNATURE: [signature]

PRINTED NAME: Mack Harvey

ADDRESS: 4209 Glenview Sachse

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

☑ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: MY HUSBAND & I WERE TOLD THIS LAND WOULD BE USED FOR SINGLE FAM. HOUSING WHEN WE BUILT HERE 5 YEARS AGO, WE WANT OUR NEIGHBORHOOD TO REMAIN A RESIDENTIAL TO UPHOLD OUR HOME VALUE & REDUCE UNWANTED TRAFFIC AS WELL AS A QUIET PLACE, WE DO NOT WANT BACKS OF BUILDINGS TO BE OUR VIEW & SMELL ie dumpsters

SIGNATURE: Angela Fain

PRINTED NAME: ANGELA FAIN

ADDRESS: 4219 GLENVIEW DR SACHSE

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

COMMENTS: Developer not following through with his original commitment; potential safety risk to our families; invasion of privacy with additional uninvited traffic; devaluing of our home lots and neighborhood; increase of noise pollution; reducing our environmental scenery from greenspace and nature to concrete, trash dumpsters, and smoke and fumes from commercial vehicles; located too close to our public pool where we as residents pay for the quaint, quiet, private, and family-friendly atmosphere

SIGNATURE: _____
PRINTED NAME: William Dillard
ADDRESS: 4221 Meadowview Ln

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

COMMENTS: IT IS DETRIMENTAL TO Homeowners. We paid a quarter million dollars for land Zoned as residential- NOT commercial. IT IS NOT SAfe or ethical - USE NON RESIDENTIAL Land.

SIGNATURE: Valarie A Pike
PRINTED NAME: VALARIE A. PIKE
ADDRESS: 4316 GLENVIEW DR

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

COMMENTS: ① Not built in style with original plans
② Too Close to Residential and Elementary schools.

SIGNATURE: Angela Keeton
PRINTED NAME: Angela Keeton
ADDRESS: 6111 Creek Crossing Ln, Sachse TX 75048

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** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
May 10, 2013 11:21:10 AM CDT	9724429603	46	1	Received

05/10/2013 11:17 FAX 9724429603 001

ATTACHMENT 6

ATTACHMENT 7

City of Sachse

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

COMMENTS: FULL DISCLOSURE - I LIVE ON THE OTHERSIDE OF HWY 78 FROM THIS LOCATION. I AM A RESIDENT OF THE CITY OF SACHSE AND I BELIEVE THIS CHANGE WOULD HAVE A POSITIVE IMPACT TO OUR CITY.

SIGNATURE: [signature]
PRINTED NAME: TAYLOR SCOTT OTHMAN
ADDRESS: 6124 HILLSIDE LN, SACHSE, TX 75048 214-636-6646

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

COMMENTS: _____

SIGNATURE: Jamie Ogle
PRINTED NAME: Jamie Ogle
ADDRESS: 7815 Meadowglen Sachse TX 75048

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

COMMENTS: _____

SIGNATURE: Nicole Ogle
PRINTED NAME: Nicole Ogle
ADDRESS: 7815 Meadowglen Dr. Sachse, TX 75048

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

** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
May 10, 2013 12:55:37 PM CDT	9722760698	114	2	Received

ATTACHMENT 6

From:Fulfer and Associates 9722760698 05/10/2013 11:53 #790 P.001/002

ATTACHMENT 7

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner

DATE: May 2, 2012

RE: Zoning Application for a Planned Development Amendment

LOCATION: The subject property is located on the northwest corner of Canyon Crest and the recently constructed Cody Lane. *(A location map depicting the 1,000-foot notification area is attached for reference.)*

EXPLANATION OF REQUEST: The applicant is requesting an amendment to the Planned Development Ordinance (PD-19, Ord. No. 1916), specifically to amend the zoning designation of 15.55 acres of land from Single-Family Residential to Commercial; and 1.49 acres of land from Commercial to Single-Family Residential.

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

☑ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Please refer to attached letter. My concerns center around loss of community, safety of children, lack of need for new construction of retail in the backyards of existing tightknit residential community.

SIGNATURE: [signature]

PRINTED NAME: Deanna Osborn

ADDRESS: 7820 Glenrise Lane Sachse, TX 75048

PLEASE READ! PLEASE VOTE NO!

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ATTACHMENT 6

ATTACHMENT 7

Dear City of Sachse Council Members:

I am of the opinion that you stand by your word. Don Herzog, as the developer of Woodbridge has continued to show that he feels he is above this mantra. We will simply not stand idly by any longer, while he attempts to rezone according to what works best for his own needs. Many of us purchased within Woodbridge West based on the "master plan." That included the roughly 15 acres of additional single family residences that would be our neighbors. By requesting commercial retailers be our neighbors, we are changing the infrastructure of our community. Our community is one of the few good ones left that actually HAS a sense of community. My child can knock on the neighbor's door and actually know who will answer. And they will welcome her with open arms- ALL of them. You are asking me to approve of putting my child in a situation of increased danger as she walks home from school. You are asking me to approve of a situation in which my neighbors sit on their back porches and stare and fluorescent parking lot lighting. You are asking me to approve of a neighborhood in which we will extend an open invitation to commercial retailers IN OUR BACKYARDS! We paid into these homes with hard-earned funds and purchased or built into this community, largely for that reason- a sense of COMMUNITY. By positioning more and more retail right in the middle of a neighborhood, you are only working to divide the community- not unite it.

It can be argued that Sachse needs revenue. Every city needs revenue. However, Sachse has other open land on which it can strategically place new commercial sites. In addition, Sachse has a considerable amount of commercial sites that have sat vacant for YEARS and continue to do so. It makes no sense to build out more commercial when you have space available across 78 and just down the road that landlords cannot rent. Why can we not redirect our focus on these instead of focusing on new construction and intruding into our neighborhood? The ONLY sense it makes is that Herzog Development Corporation wants to get rid of the land it has in the manner in which will produce the most income in the timeliest fashion. Quality is not always quick. Sometimes you actually need to be held to task and held to your word. I believe that the City of Sachse needs to take a step back and look at what is best for its overall longevity! Will it really be best for the city to import box retailers, yet export residents of Woodbridge? You all are elected officials. Your opinions and your votes should be obligated to reflect the opinions of the citizens you represent. I do not believe I am in the minority when I say that I STRONGLY urge you to vote AGAINST the requested amendment to rezone from single-family residential to commercial, in reference to PD-19, Ord. No. 1916.

Sincerely,

Deonna Osborn, Woodbridge Resident
7820 Glenrise Lane
Sachse, TX 75048
214-912-5217

ATTACHMENT 6

City of Sachse

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner

DATE: May 2, 2012

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

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Allowing the Commercial property to be closer to the Residential area will decrease home value, especially allowing "Big Box" retailers with wall heights of over 30'. Also the removal of the wall requirement is a safety concern. While I am in favor of expanding the tax base I am NOT IN favor of "Big Box" so close to the residential area. I think it is corrupt to have the rules changed after residents have purchased home

SIGNATURE: Stephen Kowac

PRINTED NAME: STEPHEN M. KOWAC

ADDRESS: 7824 Glenrise Ln. Sachse TX 75048

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ATTACHMENT 6

City of Sachse

Community Development Department

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

COMMENTS: Traffic flow through Woodbridge neighborhood; noise and smell nuisance, along w/ light pollution for homes backing up to development; loss of property values for "premium" lots

SIGNATURE: A. Linn
PRINTED NAME: Alicia Linn
ADDRESS: 7831 Shadow Glen Trl.

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ATTACHMENT 6

City of Sachse

Community Development Department

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

COMMENTS: Please see page 2 (attached)

SIGNATURE: Rebecca Lindsey
PRINTED NAME: Rebecca Lindsey
ADDRESS: 7816 Glenrise Lane, Sachse, TX 75048

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ATTACHMENT 6

I am opposed to the proposal for rezoning designation of this tract of land due to several reasons. This area is a little over 200 feet from homes that were purchased on good faith that this land would remain zoned residential. The increased traffic, noise, and openess that commercial development in that location will bring to this areas will devalue this entire subdivision drastically, in turn affecting the city of Sachse as a whole.

By all means, let's build up Sachse by bringing retail development to the city, but not on property that will devalue what the city already has. The location is almost directly across the street from a retail pad that has remained primarily empty for at least five years. Nothing kills a town faster than empty buildings. Please don't just make more before we can fill up what we have with quality businesses. Do that by keeping your property values higher, and building up what you have before you build more. Thank you for your consideration.

Rebecca Lindsey

ATTACHMENT 6

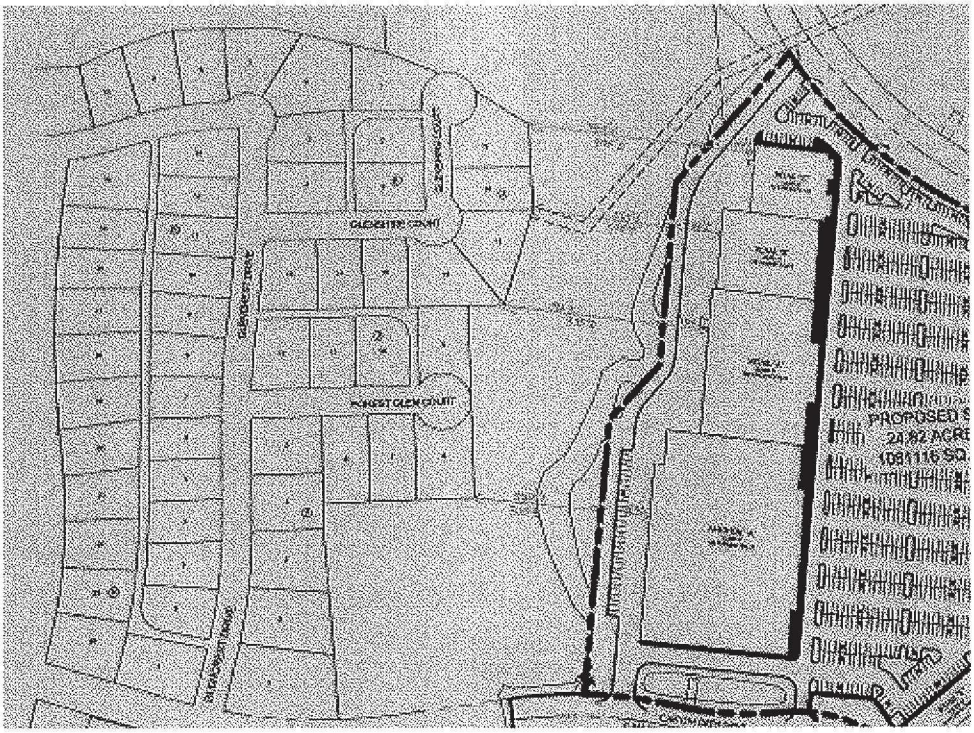
ATTACHMENT 7

Marc Kurbansade

From: The Criss Family <crissx3@verizon.net>
Sent: Friday, May 10, 2013 11:01 AM
To: Marc Kurbansade
Subject: Rezoning near Woodbridge 2

Mr. Kurbanssade,
It has been brought to my attention that there is a proposed rezoning very near my neighborhood. I live in an older neighborhood down the street from Woodbridge 2, but this rezoning would have an enormous and deleterious effect on my family and neighborhood, as well as those closer to the property in question. Families have moved into these neighborhoods and the area has become a wonderful community, with the understanding that this property would bring more families, not the things that business growth brings. I know some of the benefits of bringing in more business, but at what cost to the families who have grown the area in good faith, that the location would continue as a residential area. Please consider not just the fiscal development of the Sachse/Wylie area but the sense of community we share.

Thank you,
Kelly Criss
Sachse Resident since July 2000



** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
August 5, 2013 11:38:55 AM CDT	9725966008	41	1	Received

ALL PRO ROOFING Fax 9725966008 Aug 5 2013 12:00pm P001/001

ATTACHMENT 7

City of Sachse

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner

DATE: August 1, 2013

RE: Zoning Application for a Planned Development Amendment

LOCATION: The subject property is located on the northwest corner of Canyon Crest and the recently constructed Cody Lane. *(A location map depicting the 1,000-foot notification area is attached for reference.)*

EXPLANATION OF REQUEST: The applicant is requesting an amendment to the Planned Development Ordinance (PD-19, Ord. No. 1916), specifically to amend the zoning designation of 6.73 acres of land from Single-Family Residential to Commercial; and 1.49 acres of land from Commercial to Single-Family Residential.

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

☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: _____

SIGNATURE: Richard Grogan

PRINTED NAME: Richard Grogan

ADDRESS: 4516 Forest Glen Ct

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Email: mkurbansade@cityofsachse.com

RETURN BY FAX OR MAIL
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3815-B Sachse Road
Sachse, TX 75048
FAX: (972) 675-9812

City of Sachse

Community Development Department

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

COMMENTS: _____

SIGNATURE: Karey M Murphy
PRINTED NAME: Karey Murphy
ADDRESS: 4524 Glenshire Ct.

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** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
August 12, 2013 9:19:14 AM CDT	9725642123	47	1	Received

08/12/2013 09:07 Devonshire Construction (FAX)9725642123 P.001/001

ATTACHMENT 7

City of Sachse

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

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: My husband chose our lot for building our home because of the fact that it is in a couldesac and there is nothing on the other side. Our property is within 300 ft. of the proposed commercial tract and we would be devastated to lose the peace & beauty of this space. "

SIGNATURE: Melanie Fuson

PRINTED NAME: Melanie Fuson

ADDRESS: 4527 Forest Glen Ct. Sachse, TX 75048

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

COMMENTS: I BOUGHT INTO THIS COMMUNITY UNDER ALREADY ZONED PLAN. THERE IS NO GOOD REASON TO ADD ANY MORE COMMERCIAL IN THE AREA

SIGNATURE: [signature]
PRINTED NAME: RYAN ALEXANDER
ADDRESS: 4530 GLENSHIRE COURT

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

COMMENTS: We moved to this neighborhood with its existing zones and planned our future around it. It is grossly unfair to change that later.

SIGNATURE: Bryan Pope

PRINTED NAME: Bryan & Alicia Pope

ADDRESS: 4534 Glenshire Court, Sachse, TX

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

COMMENTS: It will Increase the traffic close to our subdivision, which is already very heavy during the school year.. Decrease property values; and increase on the Ranch Road traffic that already is overloaded.

SIGNATURE: Theresa Howard
PRINTED NAME: Theresa Howard
ADDRESS: 7606 Harvest Bend Lane
Sachse, Tx 75048

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

ATTACHMENT 7

City of Sachse

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 1, 2013
RE: Zoning Application for a Planned Development Amendment

LOCATION: The subject property is located on the northwest corner of Canyon Crest and the recently constructed Cody Lane. *(A location map depicting the 1,000-foot notification area is attached for reference.)*

EXPLANATION OF REQUEST: The applicant is requesting an amendment to the Planned Development Ordinance (PD-19, Ord. No. 1916), specifically to amend the zoning designation of 6.73 acres of land from Single-Family Residential to Commercial; and 1.49 acres of land from Commercial to Single-Family Residential.

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

COMMENTS: There is already ample land designated as commercial in the surrounding area. We purchased our house based on the original master plan and expect for that plan to be followed and not changed to benefit a developer at the expense of the local residents.

SIGNATURE: Robert D Snowbarger
PRINTED NAME: Robert D Snowbarger
ADDRESS: 7725 Glencrest 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, August 12, 2013.** The City Council will hold a public hearing and consider approval of an Ordinance amending the Planned Development at **7:30pm on Tuesday, September 3, 2013.** Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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

COMMENTS: PROPERTY DEVALUATION

SIGNATURE: William Jerry Matheny
PRINTED NAME: WILLIAM JERRY MATHENY
ADDRESS: 7922 MEADOWGLEN DR

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

COMMENTS: _____

SIGNATURE: Woodbridge Properties, LLC / Donald P. Hevron
PRINTED NAME: Donald P. Hevron
ADDRESS: 800 E. Campbell Rd., Suite 130, Richardson, Tx 75081

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, August 12, 2013**. The City Council will hold a public hearing and consider approval of an Ordinance amending the Planned Development at **7:30pm on Tuesday, September 3, 2013**. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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PRINTED NAME: Donald P. Hevrey
ADDRESS: 800 E. Campbell Rd., Suite 130, Richardson, Tx 75081

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

Legislation Details (With Text)

File #:	13-1752	**Version:**	1	**Name:**	Discuss the 2013-2014 Fiscal Year Budget and Tax Rate.
Type:	Agenda Item			**Status:**	Agenda Ready
File created:	8/26/2013			**In control:**	City Council
On agenda:	9/3/2013			**Final action:**	
Title:	Discuss the 2013-2014 Fiscal Year Budget and Tax Rate. Executive Summary The City Manager presented the Proposed Budget for the 2013-2014 Fiscal Year to City Council on August 5, 2013. The Proposed Budget is available for viewing in the office of the City Secretary, at the Sachse Public Library, and on the City of Sachse website. This item is for budget discussion purposes regarding proposed revenues and expenditures.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Overview Presentation 2014 September 3 Discussion.pdf EDC Budget Packet.pdf CAPITAL BUDGET.pdf				

Date	Ver.	Action By	Action	Result

Title
Discuss the 2013-2014 Fiscal Year Budget and Tax Rate.

Executive Summary
The City Manager presented the Proposed Budget for the 2013-2014 Fiscal Year to City Council on August 5, 2013. The Proposed Budget is available for viewing in the office of the City Secretary, at the Sachse Public Library, and on the City of Sachse website.

This item is for budget discussion purposes regarding proposed revenues and expenditures.

Background
The City Charter requires that the City Manager prepare and submit the Proposed Budget for the forthcoming year to City Council no later than August 15th. Final approval of the Fiscal Year 2013-2014 budget is scheduled for a Special City Council meeting to be held on September 9, 2013 at 6:30 p.m.

Policy Considerations
The budget as adopted by City Council sets the financial and operational direction of the City for the next year.

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Budgetary Considerations
The final adoption of the 2013-2014 Budget will provide funding for continued operations of the City for the upcoming year and will constitute the basis of the official levy of the property tax to be assessed and collected for the upcoming fiscal year.

Staff Recommendations
No action is required at this time. This item is for discussion only.



BUDGET DISCUSSION FY 2013-2014

September 3, 2013

RECAP OF 2014 BUDGET PROCESS

- June 3—Early Citizen Input
- June 17—Work session to discuss preliminary budget
- July 13—Saturday Budget Workshop
- July 29—Special Council meeting to discuss budget and tax rate
- August 5—Accept Certified Tax Rolls and Proposed Budget, set proposed tax rate, schedule public hearings, place action item on September 9 agenda, discuss budget
- August 19—Discuss fiscal policies, discuss CIP, public hearings on budget and tax rate, discuss proposed budget

Budget Calendar (remaining)

September 3	Public hearing on budget; public hearing on tax rate; discuss budget and tax rate; resolution to adopt fund balance policy.
September 9	Special City Council meeting to adopt tax rate and budget (including SEDC Budget); vote to adopt budget must be a record vote.
October 1	New fiscal year begins
Oct. 1-Nov. 30	Budget document finalized and printed for distribution

REQUIRED MEETINGS

- September 3rd
  - Public Hearings
- September 9th
  - Adopt Tax Rate
  - Approve Budget

CERTIFIED ROLLS

TRUTH-IN-TAXATION
Texas Property Tax
Chapter 26 of Property Tax Code

	2012 Tax Roll (as adjusted)	2013 Certified Tax Rolls	Change in Values from Prior Year	Change
Property Value				
Market Values	**1,350,361,449**	**1,405,088,058**	**54,726,609**	*4.05%*
Collin County	473,807,599	507,375,348	33,567,749	*7.08%*
Dallas County	876,553,850	897,712,710	21,158,860	*2.41%*
Taxable Values	**1,245,302,261**	**1,300,153,809**	**54,851,548**	***4.40%***
Collin County	448,850,616	479,446,859	30,596,243	*6.82%*
Dallas County	796,451,645	820,706,950	24,255,305	*3.05%*
New Construction Values	**20,153,236**	**32,986,870**	**12,833,634**	***63.68%***
Collin County	12,195,716	10,288,604	(1,907,112)	*-15.64%*
Dallas County	7,957,520	22,698,266	14,740,746	*185.24%*
Average Single Family Home Value	**157,150**	**169,008**	**11,858**	***7.55%***
Collin County	195,817	205,432	9,615	*4.91%*
Dallas County	143,569	154,819	11,250	*7.84%*

TRUTH IN TAXATION

TRUTH-IN-TAXATION
Texas Property Tax
Chapter 26 of Property Tax Code

	2012Tax Roll (as adjusted)	2013 Certified Tax Rolls	Change in Values from Prior Year	Change
Current / Proposed Tax Rate	**0.770819**	**0.770819**	**$0.00000**	***0.00%***
Debt Rate	0.201925	0.228125	$0.02620	*12.98%*
Operations & Maintenance	0.568894	0.542694	($0.02620)	*-4.61%*
Total Tax Revenue	**$9,599,026**	**$9,890,464**	**$291,437**	***3.04%***
Debt	2,514,577	2,927,097	412,520	*16.41%*
Operations	7,084,450	6,870,103	(214,347)	*-3.03%*
TIF		93,264	93,264	
1¢ on the tax rate (equivalent)	**$ 122,528**	**$ 128,311**	**$5,784**	***4.72%***
Amount of taxes imposed at the proposed tax rate	**$9,599,026**	**$9,890,464**	**$291,437**	***3.04%***

EFFECTIVE / ROLLBACK TAX RATES

TRUTH-IN-TAXATION
Texas Property Tax
Chapter 26 of Property Tax Code

	2012	2013
Effective Tax Rate (ETR)	0.779629	0.754065
Rollback Tax Rate (RTR)	0.902163	0.844138

COMBINED BUDGET SUMMARY

FUND	REVENUE	EXPENDITURES
GENERAL	11,693,010	11,630,534
UTILITY	7,321,991	7,392,316
DEBT SERVICE	2,917,326	2,924,531
SPECIAL REVENUE	32,865	155,000
IMPACT FEES	238,000	350,000
STREET MAINT TAX	215,400	210,000
HEALTH INSURANCE	765,503	765,503
SEDC	437,296	507,757
TOTAL	23,621,391	23,935,641

CAPITAL BUDGET SUMMARY

CATEGORY	AMOUNT
Street Projects	710,000
Water Projects	88,000
Sewer Projects	589,516
TOTAL	1,387,516

CAPITAL FUNDING SUMMARY

FUNDING SOURCE	AMOUNT
Street Maintenance Tax	210,000
Roadway Impact Fees	350,000
General Fund	35,000
General Capital Project Funds	567,209
RCC	225,307
TOTAL	1,387,516

THIS CONCLUDES OUR 2013-2014 BUDGET OVERVIEW

SACHSE EDC
Economic Development Corporation

September 9, 2013

To the Mayor, City Council and City Manager:

The Sachse Economic Development Corporation is submitting the 2013-2014 proposed budget for your review, consideration and approval. The Sachse Economic Development Corporation has reviewed and unanimously approved the attached budget at the regular scheduled Board meeting on August 14, 2013.

The budget includes set-aside funds for projects to be funded in 2013-2014 that are of a discretionary purpose and ultimately require City Council approval before any funds are disbursed.
In this budget package you will find;

- Submittal Letter
- Resolution No. 081413
- Budgetary Summary
- Line Item Backup Sheets

The Sachse Economic Development Board of Directors will continue to fulfill the mission of the Economic Development Corporation which is*, to act on behalf of the City of Sachse in promoting and developing authorized projects, while supporting economic development activities to retain, expand and attract businesses for the purpose of diversifying the tax base and improving the quality of life of the citizens of Sachse.*

We respectfully submit the SEDC 2013 – 2014 budget for consideration.

SEDC Board of Directors

Eric Dumois, President	Spencer Hauenstein, Vice President
Suzanne Politz	Mark Caldwell
Kenneth Thomas	Jeff Bickerstaff

RESOLUTION NO. 081413

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SACHSE ECONOMIC DEVELOPMENT CORPORATION ("SEDC") APPROVING AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2013, AND ENDING SEPTEMBER 30, 2014; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Executive Director of the Sachse Economic Development Corporation has prepared and submitted to the Sachse Economic Development Corporation Board of Directors a budget estimate of expenditures and revenues for the fiscal year beginning October 1, 2013 and ending September 30, 2014; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SACHSE ECONOMIC DEVELOPMENT CORPORATION:

Section 1. That the above recitals are hereby found to be true and correct and incorporated herein for all purposes.

Section 2. That for the purpose of providing the funds necessary and proposed to be expended in the budget of the Sachse Economic Development Corporation for the fiscal year beginning October 1, 2013 and ending September 30, 2014, the budget heretofore prepared by the Executive Director and submitted to the Board of Directors of the Sachse Economic Development Corporation is hereby approved.

Section 3. That this resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

DULY RESOLVED AND ADOPTED by the Board of Directors of the Sachse Economic Development Corporation, on this the 14 day of August, 2013.

SACHSE ECONOMIC DEVELOPMENT CORPORATION

Spencer Hauenstein, Vice President

ATTEST:

Carlos D. Vigil, Executive Director

APPROVED AS TO FORM:

Peter G. Smith, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, APPROVING THE SACHSE ECONOMIC DEVELOPMENT CORPORATION BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2013, AND ENDING SEPTEMBER 30, 2014; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Directors of the Sachse Economic Development Corporation have approved a budget for the fiscal year beginning October 1, 2013, and ending September 30, 2014; and

WHEREAS, the City Council has been presented with the Sachse Economic Development Corporation budget for the fiscal year beginning October 1, 2013, and ending September 30, 2014; and

WHEREAS, upon full review and consideration of this budget, and all matters related thereto, the City Council is of the opinion and finds that the SEDC budget should be approved;

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

Section 1. That the Sachse Economic Development Corporation budget for the fiscal year beginning October 1, 2013, and ending September 30, 2014, as submitted by the Sachse Economic Development Corporation, having been reviewed by the City Council of the City of Sachse, Texas, is hereby approved.

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 _____, 2013.

CITY OF SACHSE, TEXAS

_____
Mike Felix, Mayor

ATTEST:

_____
Terry Smith, City Secretary

APPROVED AS TO FORM:



Peter G. Smith, City Attorney

DEPARTMENT:	FUND:
ECONOMIC DEVELOPMENT FUND	SEDC

MISSION STATEMENT & PROGRAM DESCRIPTION

The mission of the Sachse Economic Development Corporation is to act on behalf of the City of Sachse in promoting and developing authorized projects, while supporting economic development activities to retain, expand and attract business for the purpose of diversifying the tax base and improving the quality of life for the citizens of Sachse.

The 4B Sales tax provides cities with a wider range of uses for the tax revenues because it is intended to give communities an opportunity to undertake a project for quality of life improvements, including economic development that will attract and retain primary employers. Cities may use money raised by this sales tax for a wide variety of projects including land, buildings, equipment, facilities, expenditures and improvements related to projects defined by the board of directors to be required or suitable for use for: (1) professional and amateur sports (including children's sports) and athletic facilities; tourism and entertainment facilities; convention and public park purposes and events, (including stadiums, ballparks, auditoriums, amphitheaters, concert halls, parks and open space improvements, museums, exhibition facilities); (2) related store, restaurant, concession, parking and transportation facilities; (3)related street, water and sewer facilities; and (4) affordable housing.

To promote and develop new and expanded business enterprises that create or retain primary jobs, a city may provide: (1) public safety facilities; (2) recycling facilities; (3) streets and roads; (4) drainage and related improvements; (5) demolition of existing structures; (6) general municipally owned improvements; (7) maintenance and operating costs associated with projects; and (8) any other project that the board determines will contribute to the promotion or development of new or expanded business enterprises that create or retain primary jobs.

STRATEGIC OBJECTIVES	GOALS
Enhance community aesthetics and promote positive environmental image	Continue to promote and develop authorized projects that meet all codes and ordinance requirements for aesthetics and a positive City image. Continue brand development for the City of Sachse.
Ensure financial stability	Continue to utilize all funding options including incentives to promote new development and upgrade infrastructure.
Promote business incentives	Investigate incentive programs in other regions and offerings of direct competitors to develop industry specific incentives. Explore tax abatement and property tax options to create a pro-business/pro-development process. Marketing and promotion of incentives for business attraction. Assign a "Project Manager."
Plan, Expand, Upgrade, and Maintain infrastructure	Identify an anchor for the PGBT district. Develop infrastructure in the PGBT district to include utilities, sewer and roadway and "service" roads. Facilitate the redevelopment and enhancement of Highway 78 Corridor by marketing and promoting opportunities to current owners. Investigate "flex" redevelopment/expansion of Highway 78 Corridor with a view to securing a suitable anchor. Consider strategic redevelopment plan for Highway 78 Corridor. Promote and encourage commercial development around the proposed Walmart development.
Ensure effective communication exchange	Continue to promote the City of Sachse through networking, cooperative municipal efforts and use of media including the City website to answer development questions and provide contact information. Market identified business incentives through the available media offerings to include internet, social media and brochures. Develop ideal methods to gather feedback and specific data on possible complaints and ideas of improvements when promoting business incentives.

DEPARTMENT:	FUND:
ECONOMIC DEVELOPMENT FUND	SEDC

MAJOR ACCOMPLISHMENTS IN FISCAL YEAR 2013

Strategic Objective: Enhance community aesthetics and promote positive environmental image

Action: Wal-Mart, McDonald's, Frankie's, Colonial Savings, Panda Chef, Pawsmotology, Discover Dentistry, Hallmark Store, Railroad Quiet Zone,.

Strategic Objective: Ensure financial stability

Action: Funding for Brookview Center, Tacos y Salsas, City entry sign, Sachse Historical Society, and Fireworks Special Event.

Strategic Objective: Plan, expand, upgrade and maintain infrastructure

Action: Created Highway 78 Redevelopment Plan.
Action: Authored an Incentive Policy
Action: Promotion of Sachse Sports Station

Strategic Objective: Ensure effective communication exchange

Action: Continued regular montly Board meetings, attended city council meetings, management meetings and submitted
Action: Networking, Angie Chen Button, District State Representative.

Did you know?

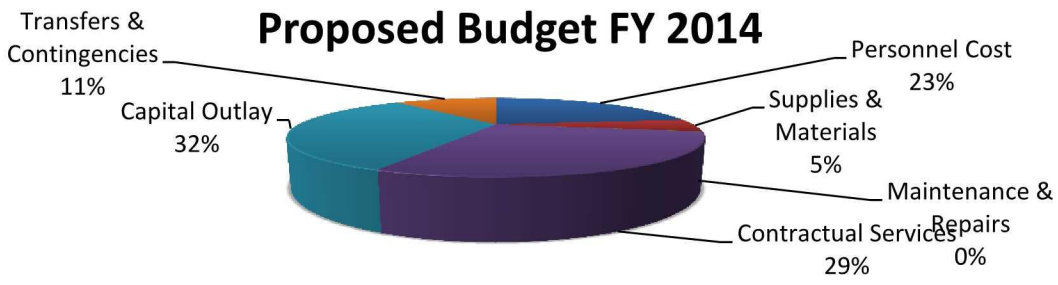
Branding is the City's "personality" - what the City stands for and what it is known for. A brand creates an image in the mind of the business and the consumer. It says something is special - more than business as usual. "If you've got a brand, you're selling a lifestyle and you can sell anything you want."

Steve Manning, managing director of Igor, a branding and naming firm based in San Francisco.

MAJOR BUDGETARY ISSUES

The increased cost of construction for expansions and upgrades of infrastructure are a major constraint that the SEDC will continue to analyze to achieve the best financing options for all economic development projects.

PERFORMANCE INDICATORS	2010-2011	2011-2012	Estimated 2012-2013	Budget 2013-2014
Activities:				
New Business Contacts	6	8	65	75
Promotion Packages Sent	10	18	30	40
New Business Recruitment	3	8	12	15
Abatement Monitored	8	3	2	2
Conventions Attended	2	3	3	3
Board Meetings	11	14	13	13
Special Called Meetings	2	3	2	2
Out of Town Networking	6	6	2	2
Training	1	1	2	2



DEPARTMENT: ECONOMIC DEVELOPMENT FUND					FUND: SEDC
EXPENDITURES	**Actual 2010/11**	**Actual 2011/12**	**Budget 2012/13**	**Budget 2013/14**	**% Increase/ Decrease**
Category:					
Personnel Cost	$ 121,009	$ 110,293	$ 114,246	$ 116,183	2%
Supplies & Materials	14,080	7,179	26,330	26,246	0%
Maintenance & Repairs	189	118	500	500	0%
Contractual Services	65,195	70,954	126,000	146,000	14%
Capital Outlay	126,988	14,505	164,000	164,000	0%
Transfers & Contingencies	58,967	56,064	56,570	54,828	-3%
TOTAL	$ 386,428	$ 259,114	$ 487,646	$ 507,757	

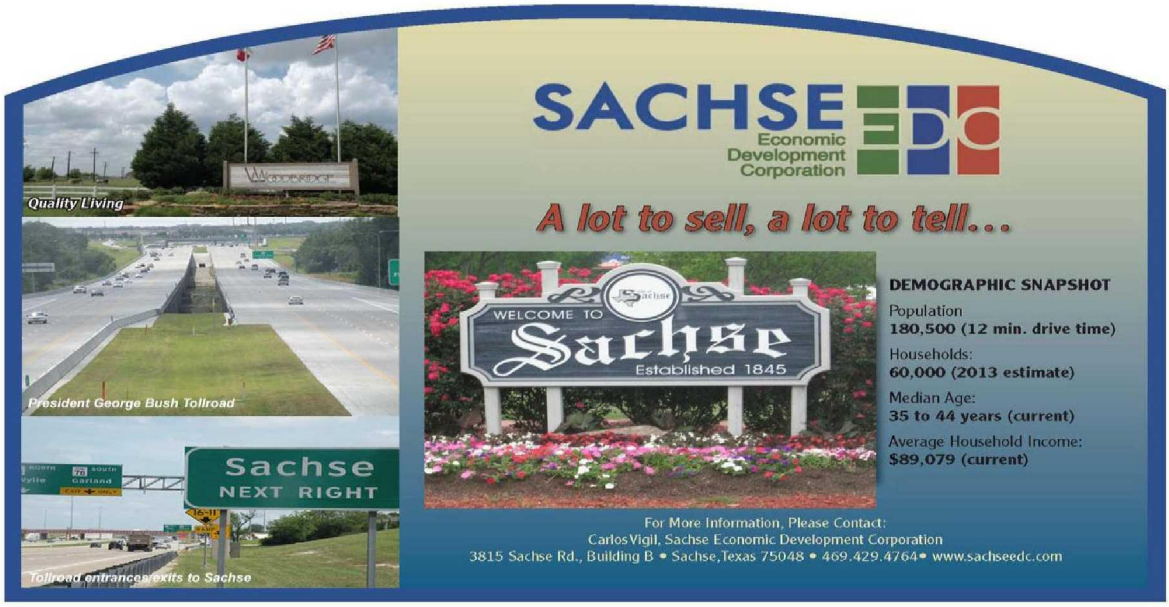


FULL-TIME EQUIVALENT (FTE) PERSONNEL SCHEDULE

Description	**Actual 2009/10**	**Actual 2010/11**	**Actual 2011/12**	**Budget 2012/13**	**Budget 2013/14**
Full-Time	1	1	1	1	1
Continuous Part-Time	0	0	0	0	0
Temporary	0	0	0	0	0.5
TOTAL	1	1	1	1	1.5

AVAILABLE INCENTIVE OPTIONS

Tax Abatement
Skills Development Fund
Texas Enterprise Fund
Sign Grants
Infrastructure Improvements
Tax Increment Financing
Fee Waivers
380 Agreements
Expedited Permitting



SUMMARY OF REVENUES AND EXPENDITURES
FISCAL YEAR 2013-2014

SACHSE ECONOMIC DEVELOPMENT FUND

	Actual FY 2010/11	Actual FY 2011/12	Budget FY 2012/13	Proposed Budget FY 2013/14
BEGINNING FUND BALANCE	3,137,617	3,979,667	4,098,541	3,971,065
REVENUES				
Other Taxes	$367,739	$367,739	$380,664	$410,273
Interest, Rent & Leases	4,128	4,128	7,500	7,500
Grants & Donations	0	0	100	0
TOTAL REVENUES	$371,867	$371,867	$388,264	$417,773
EXPENDITURES				
Personnel Costs	$121,009	$121,009	$101,563	$116,183
Supplies & Materials	14,080	14,080	25,838	26,246
Maintenance & Repairs	189	189	800	500
Contractual Services	65,195	65,195	137,138	146,000
Capital Outlays	126,988	126,988	194,000	164,000
Transfers & Contingencies	58,967	58,967	56,401	54,828
TOTAL EXPENDITURES	$386,428	$386,428	$515,740	$507,757
TOTAL REVENUES OVER EXPENDITURES	$ (14,561)	$ (14,561)	$ (127,476)	$ (89,984)
ENDING FUND BALANCE	$3,979,667	$4,098,541	$3,971,065	$3,881,081

REVENUE
FISCAL YEAR 2013-2014

SACHSE ECONOMIC DEVELOPMENT FUND

	Actual FY 2010/11	Actual FY 2011/12	Budget FY 2012/13	Proposed Budget FY 2013/14
OTHER TAXES				
Sales Taxes	367,739	372,122	410,273	429,796
TOTAL OTHER TAXES	$367,739	$372,122	$410,273	$429,796
INTEREST, RENT & LEASES				
Interest Income	4,128	5,867	7,500	7,500
TOTAL INTEREST, RENT & LEASES	$4,128	$5,867	$7,500	$7,500
GRANTS & DONATIONS				
Miscellaneous Grants & Donations	0	0	100	0
TOTAL GRANTS & DONATIONS	$0	$0	$100	$0
TOTAL REVENUES	$371,867	$377,990	$417,873	$437,296

EXPENDITURES
FISCAL YEAR 2013-2014

SACHSE ECONOMIC DEVELOPMENT FUND

	Actual FY 2010/11	Actual FY 2011/12	Budget FY 2012/13	Proposed Budget FY 2013/14
PERSONNEL COSTS				
Wages & Salaries	$ 98,213	$ 87,676	$ 86,962	$ 93,380
Longevity	-	76	124	172
Social Security & Med & FICA	7,163	6,597	6,662	7,153
TMRS Contributions	10,938	9,662	9,896	10,177
Health Insurance	4,415	5,710	4,914	4,386
Dental/Life Insurance	-	7	3,304	354
Workers Compensation	202	305	343	316
Unemployment Tax	78	261	261	245
TOTAL PERSONNEL COSTS	$ 121,009	$ 110,293	$ 112,466	$ 116,183
SUPPLIES & MATERIALS				
Utilities - Communications	$ 3,551	$ 1,553	$ 1,500	$ 1,416
Office Supplies	542	553	2,000	2,000
Postage	234	48	2,000	2,000
Business Retention Efforts	105	-	2,500	2,500
Special Programming Supplies	170	140	5,000	5,000
Small Tools & Equipment	211	-	1,000	1,000
Fuel & Lubricants	228	195	-	-
Dues & Subscriptions	3,117	2,870	3,580	3,580
Employee Training	5,922	1,819	8,750	8,750
TOTAL SUPPLIES & MATERIALS	$ 14,080	$ 7,179	$ 26,330	$ 26,246
MAINTENANCE & REPAIRS				
Vehicle Repairs & Maintenance	$ 189	$ 118	$ 500	$ 500
TOTAL MAINTENANCE & REPAIRS	$ 189	$ 118	$ 500	$ 500
CONTRACTUAL SERVICES				
Professional Fees	$ 43,514	$ 62,686	$ 57,000	$ 77,000
Printer Services	189	109	2,500	2,500
Advertising & Legal Publications	21,492	8,160	66,500	66,500
TOTAL CONTRACTUAL SERVICES	$ 65,195	$ 70,954	$ 126,000	$ 146,000
CAPITAL OUTLAY				
Local Business Grant Program	$ 126,988	$ 14,505	$ 164,000	$ 164,000
TOTAL CAPITAL OUTLAY	$ 126,988	$ 14,505	$ 164,000	$ 164,000
TRANSFERS & CONTINGENCIES				
Operating Transfers Out - General Fund	$ 58,967	$ 56,064	$ 56,570	$ 54,828
TOTAL TRANSFERS & CONTINGENCIES	$ 58,967	$ 56,064	$ 56,570	$ 54,828
TOTAL EXPENDITURES	$ 386,428	$ 259,113	$ 485,866	$ 507,757

CAPITAL BUDGET

Purpose of the Capital Improvement Plan (CIP)

The CIP establishes a five (5) year funding schedule for the purchase, construction or replacement of physical assets of the City. Capital improvements typically have a useful life of over ten (10) years and value greater than $5,000. The first year (FY2013-2014) of the Capital Improvement Program is called the *Capital Budget*, and is appropriated in the same manner as the annual operating budget. Funds for projects are appropriated on an annual basis. Projects approved for subsequent years (FY 2014-2015 through FY 2017-2018) are approved for *planning purposes only* and do not receive authority until they are part of the *Capital Budget*.

In 2012, the City completed the update to the ten (10) year CIP required to update the City's impact fees. The five (5) year CIP includes projects deemed highest priority and necessary to meet the demands of growth as well as to properly maintain the infrastructure of the City. The ten (10) year CIP was made available for public comment on August 6, 2012 and was approved by the City Council on September 17, 2012 as part of the impact fee update process.

Overview of the Approved CIP

The funds available in the first year of the CIP (FY 2013-2014) do not provide for all departmental CIP requests and needs. The overall economic slow-down in the United States as well as in the City of Sachse in recent years has resulted in lower than expected revenue collections (property and sales tax), fewer development projects / building permits, and reduced increases in property values.

As a result of the recent economic situation and financial limitations, a number of projects were moved into out years (FY 2014-2015 through FY 2017-2018). As a further result of funding limitations, there are a limited amount of projects planned for the FY 2014-2015. It is hoped that the overall economy will continue to strengthen thereby increasing the likelihood that more CIP projects can be funded in the future.

The FY 2013-2014 Capital Budget includes $1,387,516 for capital projects. The Capital Improvement Plan (CIP) was made available to the City Council by the City Engineer on August 19, 2013. The Capital Budget consists of $710,000 in Streets Projects, $88,000 in Water Project, and $589,516 in Sanitary Sewer Projects. The proposed projects will be paid for by funds received from Impact Fees, Developer Funding, Street Maintenance Sales Tax, and General Capital Projects Funds. Expenditures for all funds over the five (5) years (including the capital budget years) are expected to be $50,673,701, provided funds are secured to finance all of the projects.

Overview of Approved CIP by Fund Type

Expenditures for the various fund categories for FY2013-2014 include:

FUND TYPE	TOTAL
General	$35,000
Utility	$0
Water and Sanitary Sewer Impact Fee	$0
Tax Increment Finance	$0
Retail Concentration Center (RCC)	$225,307
Street Maintenance Sales Tax	$210,000
Roadway Impact Fee	$350,000
Capital Projects Funds	$567,209
TOTAL	**$1,387,516**

General Fund

The General Fund is the largest city fund and supports all municipal operations with the exception of water/wastewater utility operations and the Tax Increment Financing District. The major revenues of the General Fund include property taxes, sales taxes, franchise fees, license and permit fees, and fines. The General Fund expenditure for FY 2013-2014 CIP is anticipated to be $35,000.

Utility Fund

The Utility Fund is a proprietary fund established to separately account for the City's water, wastewater, and sanitation services. The primary source of revenue is derived from residential and commercial water sales. Other sources of revenue are sewer sales, sanitation sales and tap fees. The Utility Fund is used to fund capital projects but no projects for the FY 2013-2014 CIP are proposed to be funded by the Utility Fund.

Water and Sanitary Sewer Impact Fees

Water and Sanitary Sewer Impact Fee Funds were established to offset specific impacts of development on the City's water and sanitary sewer infrastructure. The source of revenue is from fees charged to new residential and commercial development. The Water and Sanitary Sewer Impact Fee Funds support the construction of water and sanitary sewer systems and reimburses developers for oversizing water and sanitary sewer lines. No projects for the FY 2013-2014 Capital Budget are proposed to be funded by Water or Sewer Impact Fees.

Tax Increment Finance

The Sachse Tax Increment Finance Zone #1 was created in 2003. The zone consists of 542 acres and was created to encourage quality development along the President George Bush Turnpike corridor. The TIF Zone was created for a period of 25 years. Property taxes from incremental real property taxable value increases within this time period can be used to pay for public infrastructure. The Tax Increment Finance Fund (TIF) can be used to fund capital projects but no projects for the FY 2013-2014 CIP are proposed to be funded by the TIF.

Retail Concentration Center

The City collected taxes on goods and services within the City through the formation of a Retail Concentration Center (RCC). These funds are no longer allowed to be collected by the City according to state law. However, the funds previously collected are used on capital projects. The RCC Fund CIP expenditure for FY2013-2014 is anticipated to be $400,516.

2006 Transportation Bond Fund

On November 7, 2006, the voters of the City of Sachse approved the sale of $16,650,000 in tax bonds for street and road improvements. Projects funded by the sale of these bonds included the Murphy Road widening, 5th Street widening, Dewitt Road widening, and Bunker Hill Road widening. Another project planned to be funded by these bond funds include the Merritt Road widening (along PGBT corridor), which is planned to be complete in 2013. Several of these projects were constructed under budget so the remaining bond funds can be used on other street and road improvements. No 2013-2014 Capital Budget expenditures are proposed using the 2006 Transportation Bond funds.

Roadway Impact Fee Fund

Roadway Impact Fee Funds were established to offset specific impacts of development on the City's roadway infrastructure. The source of revenue is from fees charged to new residential and commercial development. The Roadway Impact Fee Funds support the construction of roadway projects shown on the City's Master Thoroughfare Plan (MTP) which provides additional capacity to the roadway system and reimburses developers for constructing roadways shown on the MTP as part of their development.

The Roadway Impact Fee Fund CIP expenditure for FY 2013-2014 is anticipated to be $350,000.

Community Development Block Grant Funds

Each year the City of Sachse is eligible to receive Community Development Block Grant (CDBG) funds for implementation of projects that benefit low/moderate-income residents. The last several years of funding have been used on waterline, sanitary sewer line, and roadway reconstruction. The CDBG funds are federal funds appropriated by the Department of Housing and Urban Development (HUD) to Dallas County. Dallas County in turn divides the appropriated CDBG funds to cities within Dallas County based on population. No eligible project has been identified for funding with CDBG funds for the 2013-2014 Capital Budget.

Street Maintenance Sales Tax

In May 2013, voters approved a 1/4 cent Street Maintenance Sales Tax. Funds generated from this tax are limited in use to maintain streets that existed at the time the tax was adopted by the voters. The 2013-2014 Capital Budget includes $210,000 in projects to be funded by the Street Maintenance Sales Tax.

General Capital Projects Funds

Unexpended Capital Projects Funds from previous years are available for funding projects included in the Capital Budget. The 2013-2014 Capital Budget includes projects in the amount of $567,209 to be provided by General Capital Projects funds.

Legislation Details (With Text)

File #:	13-1756	**Version:** 1	**Name:**	Purchase Outdoor Christmas Tree	
Type:	Agenda Item		**Status:**	Agenda Ready	
File created:	8/29/2013		**In control:**	City Council	
On agenda:	9/3/2013		**Final action:**		
Title:	Consider a motion approving the purchase of an outdoor Christmas tree and additional Municipal Campus furnishings to be purchased with Municipal Campus bond funds. Executive Summary The City Council previously discussed several additional furnishing items for the Municipal Campus. One of those items was an outdoor Christmas Tree. The purpose of this item is to provide the City Council the opportunity to purchase a new tree for use in 2013 community events.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Summary Christmas Tree 20 ft Options.pdf downtown decor info.pdf dekralite info.pdf balsam hill info.pdf Christmas Tree Presentation.pdf				

Date	Ver.	Action By	Action	Result

Title
Consider a motion approving the purchase of an outdoor Christmas tree and additional Municipal Campus furnishings to be purchased with Municipal Campus bond funds.

Executive Summary
The City Council previously discussed several additional furnishing items for the Municipal Campus. One of those items was an outdoor Christmas Tree. The purpose of this item is to provide the City Council the opportunity to purchase a new tree for use in 2013 community events.

Background
During the spring of this year, city staff discussed with Council the status of Municipal Campus funding and a list of possible items for the Council to consider funding as additional furnishings for the Campus. While staff does anticipate bringing all of the items for Council consideration in October of this year, one item, an outdoor Christmas tree, can be purchased early at a discounted cost to the city.

Sachse's annual Christmas tree lighting event has grown in attendance significantly in recent years. in 2012, the rotunda of City Hall was so filled with citizens that many were forced to stand down one of the hallways making it very difficult to be a participant in the celebration

and to enjoy the choir's performance. After our experience, discussions took place about the possibility of hosting the event in the amphitheater and keeping the foyer tree in place as an inclement weather alternative. In order for this to happen, a second tree would be needed.

Staff researched several tree height and style options. Heights considered were generally 15' to 30' and even extend up to 60'. Styles considered included Mountain Pine (from Downtown Decorations), Sequoia (from Dekra-Lite), and Rockefeller Pine (from Balsam Hill). Attached to this agenda item are the quotes received from three providers.

Staff met to discuss an appropriate tree height for City Hall. We felt that the 20' struck a reasonable balance between the cost of the tree and prominence on the Campus. Staff is recommending a 20' tree.

Attached to this agenda item is a summary of what is available from each of the providers with a 20' tree. The list prices are included below.

Balsam Hill (20' Rockefeller Pine): $ 8,999.00
Dekra-Lite (20' Sequoia): $ 11,985.00
Downtown Decorations (20' Mountain Pine): $ 10,954.00

Balsam Hill is currently running an "early bird" sale. If their 20' Rockefeller Pine is purchased before September 10, 2013, the purchase price of the tree is $ 5,999.00, provided it is still in stock.

Policy Considerations
Sachse has hosted a Christmas Tree Lighting event for the city for years and the event has grown in attendance to the point where a new venue may be necessary. Providing a new tree for an outdoor lighting will allow more citizens to attend and be a part of the annual community event.

Budgetary Considerations
The current balance of Municipal Campus bond funds is $ 228,550.23 which may be used for Campus furnishings.

Staff Recommendations
Staff recommends that the City Council approve a motion authorizing the City Manager to purchase a 20' Rockefeller Pine Artificial Christmas Tree from Balsam Hill using Municipal Campus bond funds.

Company	Tree	Lights	Warranty	Price
Downtown Decorations	20’ Mountain Pine 144” base diameter 90 branches	2250 C7 LED lights or 6300 LED mini lights w/90 branches	5 season heavy weather warranty Expected life of bulb 50,000 hours 7 season limited manufacturer’s warranty Made in the USA	$10,954.00* (Price quote good until 9/30/13) *Shipping included If order received by 9/6/13, receive tree end of October.
Dekra-Lite	20’ Sequoia 126” base diameter 55 branches (11,210 tips)	6700 LED mini lights or C7 LED lights	10 year warranty on the garland under normal use 3 year light warranty Made in China	$11,985.00 Shipping not included Ships next day after receipt of order Allow 3-4 days transit (CA to TX)
Balsam Hill	20’ Rockefeller Pine 132” base diameter	C6 LED commercial grade lights that will not burn out	5 year foliage warranty 3 year light warranty	$8,999.00 Shipping not included $438.00 (quote to ship from warehouse in Georgia)

Downtown Decorations Incorporated
6604 Deere Road • Syracuse, NY 13206 • 877-369-6332 • 315-432-0646 • Fax 315-432-1948

August 12, 2013

Ms. Denise Vice
City of Sachse
5560 Highway 78
Sachse Tx 75048

Dear Ms. Vice:

Thank you for the opportunity to provide pricing on your holiday decorations and a giant tree. Would be proud to work with you and help to decorate the City of Sachse with a giant tree this year and many, many more for the holidays.

We are active members of National Main Street, part of the "National Trust for Historic Preservation" and the International Downtown Association. We have recently worked with Bastrop, Nederland, LaFeria and Fredericksburg, just to name a few happy clients in Texas. We are members of the TLM, as well.

One of our specialties at Downtown Decorations is creating custom holiday decorations designed to meet your specific requirements.

Below you will find the pricing for 18 ft and a 20 ft giant tree MADE IN THE USA!

Giant Tree: 18 Ft high
(see attached for tree details)

This tree will have 1750 sealed C7 LEDs
70 branches

Or 4900 - 5mm wide angle mini lights LEDs
70 branches

Base diameter with foliage: 11ft.

Price: $ 9,339.00

Downtown Decorations Incorporated
6604 Deere Road • Syracuse, NY 13206 • 877-369-6332 • 315-432-0646 • Fax 315-432-1948

Giant Tree: 20 Ft high
(see attached for tree details)

This tree will have 2250 sealed C7 LEDs
90 branches

Or 6300 - 5mm wide angle mini lights LEDs
90 branches

Base diameter with foliage: 12 ft.

Price: $ 10,954.00

Shipping is included.
Installation is not included.
Price is good until 9-30-2013

Please call me if you have any questions or if you need anything else. Downtown Decorations, Inc is looking forward to working with you and the City of Sachse.

Sincerely,
Kathy
Kathy Moore
877-369-6332 x 402

6604 Deere Road
Syracuse, NY 13206
Phone: 877-369-6332
Fax: 315-432-1948
www.downtowndecorations.com

Giant Tree Specifications

Tree is manufactured in the United States

Tree branches:

- 16 gauge non rusting galvanized wire is used for film twisting,
- Garland is 2 Ply (dark green, lite green) flame and UV resistant PVC film in KS 130 thickness,
- Branch spines twisted using 1/4" hot rolled steel rod,
- Light line used on branches is 18/2 XTW (**outdoor approved only**)
- All to be pre-lit individual branches- **Not Panels**
- Branches have the ability to be shaped in a multitude of ways to give the tree a different "Look"
- Simple installation method of the branches by means of sliding into pre-drilled slots throughout the frame

Tree:

- Tree has the ability to be added onto in future years- you can add sections in 2' increments up to 100'.
- Rings are 2' in height making for easy growth and installation in future years
- Ring harnesses are 14 gauge with twist-lock receptacle bodies,
- From 0' to 30' height the ring steel are made of 1"x.060 sq steel tubing ASTM A513,
- From 30' to 50' trees are made of 1 1/2" x 1 1/2" x .060 sq steel tubing ASTM A513,
- Tree is constructed so that all parts can fit through any normal sized door or be transported in a normal elevator for easy storage.
- Rings are concentric for easy shipment and storage; lead drops from the tree go all the way to the ground, grounding wires on each tree ring.
- All branches and bolts are interchangeable
- Standardized framing allows for an increase in size of tree year to year
- Each ring stacks on top of the rings below and are to be attached with standardized, off the shelf hardware.
- Entire tree has the ability to be assembled with standard hand tools

6604 Deere Road
Syracuse, NY 13206
Phone: 877-369-6332
Fax: 315-432-1948
www.downtowndecorations.com

- Frames are pre-harnessed with 14 AWG wiring–branches plug right in.
- Branches simply slide into slots throughout the frame.
- All components are UL listed
- Two foot high concentric steel rings need to make up the entire conical shape of the tree. The design allows the tree to be continually grown, year after year by simply buying more rings and branches.
- Each tree is designed so that all guy lines can be kept inside the tree to prevent trip hazards.
- All frames nest together for compact storage after the holiday season

Bulbs:

C-7 LED

- CSA/UL Listed
- C7 has 3 high intensity diodes per lamp and is hand replaceable
- Use only .96 watts/8mA each
- LED Bulb is made of proprietary plastic resins and only glued on shroud and ultrasonic welded on interior so no chance of glue failure
- Unbreakable under normal conditions
- Weatherproof
- Expected life of 50,000 hours
- Produce no heat
- 7 seasonal limited manufacturer's warranty

Environmentally Friendly:

- Uses LED bulbs-90% Reduction in energy use
- Tree is 96% Recyclable
- Majority of tree components are made from over 50% post consumer materials

Giant Tree Specifications and Points of Consideration



Giant Tree: Specifications

Table of Contents

- Customizability
- Specifications
- Quality
- Storage
- Energy Efficiency
- Quality & Safety Standards



Giant Tree: Specifications

Customizability

Ability to customize the giant tree is essential.



Customization Options MUST Include:

- Tree “Species”
- Size / Height
- Base Size
- Color of Foliage
- Branch Style
- Tip Count
- Foliage Type
- Lighting
- Ornamentation
- Implementation



Giant Tree: Specifications

Giant Trees Quality

- Tree frames need to be powder coated to ensure durability and long term beauty
- Tree needs to be provided with high strength steel storage racks
- All components need to be UL listed
- Minimum grade 5 quality on all hardware
- Tree needs to be guaranteed flame retardant foliage
- Foliage needs to be guaranteed flame retardant
- Tree must be provided with at least a 5 Season Heavy Weather Warranty
- Tree should be “Made in USA” As such, products are manufactured to the highest degree of consumer safety and production standards
- Tree must have full customization and animation available for any location (escalators, fountains, walk throughs, etc)
- Minimum frame steel size should be no less than .065 1" square tubing and goes to 1 1/2" at 30' and gradually increases from there based on overall height of tree.
- Minimum of 60% recycled steel content
- Absolutely NO rebar used in the manufacturing process
- Tree must not be paneled – rings allow for ease of installation and storage as well as a more realistic appearance.

Downtown Decorations, Inc.

Giant Trees Specs

- Trees must have the ability to be added onto in future years – preferably in specified increments
- Ring harnesses must be 14 gauge with twist-lock receptacle bodies
- From 0' to 30' height the ring steel should be made of 1"x.060 sq steel tubing ASTM A513
- From 30' to 50' tree rings should be made of 1 1/2" x 1 1/2" x .060 sq steel tubing ASTM A513
- Tree should constructed so that all parts can fit through any normal sized door or be transported in a normal elevator for easy storage.
- Rings should be concentric for easy shipment and storage; lead drops from the tree go all the way to the ground, grounding wires on each tree ring.
- All branches and bolts must be interchangeable
- Framing should be standardized

Giant Tree: Specifications

Storage



Proper off-season storage of the tree is critical to protecting the investment against damage and to ensuring the future beauty and structural integrity of the tree. Proper organization will save time and money in human resources during installation and dismantle.

Tree must be provided with storage racks for braches as well as a specific storage method for the tree rings.





Downtown Decorations, Inc.

Energy Efficiency



- Trees must produced from at least 60% post-consumer materials
- Tree's must be at least 95% recyclable upon reaching product's proposed life
- Shipping and logistics must green friendly and minimize the carbon footprint of delivery
- Tree's must be illuminated with energy efficient LED's

Giant Tree: Specifications

Made in USA – Safety, Quality, Reliability

Import vs. Domestic?



Tree should be manufactured domestically to ensure that consumer safety, rigging, and public display regulations and conditions can be met and upheld.

Domestically manufactured trees will be preferred due to the standards that they are upheld to in the USA during the manufacturing and production process. All trees must be UL listed, UV inhibited, and fire retardant.

Dekra-Lite
Decoration Innovation
3102 W.Alton Ave. Ph: (714) 436-0705
Santa Ana, CA 92704 Fax: (714) 436-0612
www.dekra-lite.com

PROPOSAL PRP041475

Date 8/6/2013

BILL TO:
CITY OF SACHSE
5560 HWY 78
SACHSE TX 75048

SHIP TO:
CITY OF SACHSE
5560 HWY 78
SACHSE TX 75048

DENISE VICE
PHONE (972) 495-1212 Ext. 0000
FAX (972) 495-9356 Ext. 0000

DENISE VICE
INSTALL DATE
REMOVAL DATE

PO Number	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
	SAC003	SJ	BESTWAY	Net 30	8/15/2013	45,034

Ordered	Item Number	Description	UOM	Unit Price	Ext. Price	
1	TRBILED20X10	20' Sequoia Collection Tree w/WW LED minis	KIT	$12,485.00	$12,485.00	T
1	CUSTOMDECOR	Custom Medium Density Ornament Package for 20' Sequoia	Each	$5,320.70	$5,320.70	T
1	STAR24BEADEDWW	24" Crystal Star Tree Topper, Warm White LED	Each	$395.00	$395.00	T
1	DISCOUNTMAT	Special City Discount - Materials	Each	($500.00)	($500.00)	T

Please sign and fax to 714-436-0612
Freight to be determined

Subtotal	$17,700.70
Tax	$0.00
Freight	
Total	$17,700.70
50% DEPOSIT DUE UPON ACCEPTANCE OF PROPOSAL	$17,700.70
BALANCE AMOUNT DUE UPON INSTALLATION OR DELIVERY	$0.00

General Terms: The parties agree to the following additional terms of this Contract
A deposit of 50% is due upon execution of this Contract with the balance due on the installation date or delivery date unless specified above. All requested changes to the above-described work will be subject to additional charges. Cancellations and reductions are subject to a 30% restocking fee. Any amount not paid when due, is subject to a late charge of 1.5% per month (18% per annum). Owner is responsible for providing and maintaining adequate electrical outlets adjacent to the proposed locations for lit decorations and building lights. Dekra-Lite is not responsible for any products damaged or lost due to vandalism, extreme weather conditions, or acts of God and will make efforts to replace such product for an additional charge. All dates specified are subject to change due to inclement weather. Dekra-Lite will replace any malfunctioning product but does not guarantee that each individual lamp will light during the entire installed period. This Contract is governed by California law and is the entire contract between the parties, superseding all prior conversations and writings between the parties. In the event of a dispute arising out of this Contract, the parties shall arbitrate in Orange County before a single arbitrator selected through J.A.M.S./ENDISPUTE. Any judgement upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The prevailing party in arbitration shall be entitled to its reasonable attorneys' fees and costs.

If not accepted within _____ days, this proposal may be withdrawn.

Dekra-Lite: _____

Acceptance of Proposal: The individual signing this Contract accepts the above Proposal and certifies to Dekra-Lite that he or she is authorized to enter into this Contract on behalf of Owner.

Property Owner: _____

Authorized Agent: _____

Date: _____

By: _____

Dekra-Lite Decorations:

- Sequoia trees are structured of corrosion resistant metal cone frames that are stackable for compact storage.
- Lush, dark green, weather resistant foliage is fire-resistant, and UV treated for exterior use with UV Inhibitors on garland and ornaments. Our garland is backed by a 10-year warranty, for added peace of mind.
- Tree frames are color-coded for ease of assembly, and use universal branch and bolt sizes for interchangeable parts. The Sequoia's branches attach easily to frame.
- Each tree's height is easily adjusted, simply add or detract 2-foot sections to attain desired height.
- Sequoia Garland Trees are available in sizes ranging from 14'- 60' and are pre-lit with LED Mini Lights.

Size	Base	Tips	Weight	LED Mini Lights	Watts	w/LED Mini Lights Item Number	LED C-7 Lights	Watts	w/ LED C7 Bulbs Item Number	Price
14'	7.5'	4,980	293 lbs.	3,200	307w	TRBILED14	576	564w	TRBIC7LED14x8	$ 5,215.00
16'	8.5'	6,582	380 lbs.	4,100	394w	TRBILED16x8	738	723w	TRBIC7LED16x8	$ 6,995.00
18'	9.5'	8,718	506 lbs.	5,300	509w	TRBILED18x9	954	935w	TRBIC7LED18x9	$ 9,685.00
20'	10.5'	11,210	657 lbs.	6,700	643w	TRBILED20x10	1,206	1,182w	TRBIC7LED20x10	$ 12,485.00
24'	12'	17,974	1,048 lbs.	10,500	1,008w	TRBILED24x12	1,890	1,852w	TRBIC7LED24x12	$ 19,295.00
28'	13.5'	27,230	1,615 lbs.	15,700	1,507w	TRBILED28x14	2,826	2,769w	TRBIC7LED28x15	$ 27,985.00
30'	14.5'	32,214	1,923 lbs.	18,500	1,776w	TRBILED30x15	3,330	3,263w	TRBIC7LED30x15	$ 32,995.00
34'	16'	44,318	2,642 lbs.	25,300	2,429w	TRBILED34	4,554	4,463w	TRBIC7LED34x18	$ 44,715.00
36'	17'	51,438	3,071 lbs.	29,300	2,813w	TRBILED36	5,274	5,169w	TRBIC7LED36x19	$ 51,975.00
40'	18.5'	66,390	4,150 lbs.	37,700	3,619w	TRBILED40	6,786	6,650w	TRBIC7LED40x21	$ 66,875.00
44'	20'	83,478	5,357 lbs.	47,300	4,541w	TRBILED44	8,514	8,344w	TRBIC7LED44x23	$ 85,885.00
46'	21'	93,090	6,019 lbs.	52,700	5,059w	TRBILED46	9,486	9,296w	TRBIC7LED46x24	$ 96,345.00
48'	22'	103,058	6,878 lbs.	58,300	5,597w	TRBILED48	10,494	10,284w	TRBIC7LED48x25	$ 107,975.00
50'	22.5'	114,450	7,961 lbs.	64,700	6,211w	TRBILED50	11,646	11,413w	TRBIC7LED50x27	$ 124,215.00
56'	25'	150,050	11,041 lbs.	84,700	8,131w	TRBILED56	15,246	14,941w	TRBIC7LED56x30	$ 175,875.00
60'	27'	175,682	13,414 lbs.	99,100	9,514w	TRBILED60	17,838	17,481w	TRBIC7LED60x32	$ 224,185.00

Note: Sequoia Trees with incandescent lights are priced at 10% less.



The Sequoia Tree Collection represents the next generation in giant Christmas Tree construction. The first tower tree to receive the RSE (Registered Structural Engineer) stamp of approval and making it the safest tree on the market. The Sequoia features self shaping branches that “**spring back**” to their original shape reducing fluffing time and ensuring your tree looks fantastic each year!

All Sequoias have two-tone UV treated foliage with premium tips that are double the industry standard. This tree comes pre-lit with warm white LED mini lights or LED C7 bulbs, providing an energy savings of up to 90% over traditional incandescent bulbs.

Size	Base	Tips	Weight	LED Mini Lights	Watts	w/LED Mini Lights Item Number	LED C-7 Lights	Watts	w/ LED C7 Bulbs Item Number	Price
14’	7.5’	4,980	293 lbs.	3,200	307w	TRBILED14	576	564w	TRBIC7LED14x8	$ 5,215.00
16’	8.5’	6,582	380 lbs.	4,100	394w	TRBILED16x8	738	723w	TRBIC7LED16x8	$ 6,995.00
18’	9.5’	8,718	506 lbs.	5,300	509w	TRBILED18x9	954	935w	TRBIC7LED18x9	$ 9,685.00
20’	10.5’	11,210	657 lbs.	6,700	643w	TRBILED20x10	1,206	1,182w	TRBIC7LED20x10	$ 12,485.00
24’	12’	17,974	1,048 lbs.	10,500	1,008w	TRBILED24x12	1,890	1,852w	TRBIC7LED24x12	$ 19,295.00
28’	13.5’	27,230	1,615 lbs.	15,700	1,507w	TRBILED28x14	2,826	2,769w	TRBIC7LED28x15	$ 27,985.00
30’	14.5’	32,214	1,923 lbs.	18,500	1,776w	TRBILED30x15	3,330	3,263w	TRBIC7LED30x15	$ 32,995.00
34’	16’	44,318	2,642 lbs.	25,300	2,429w	TRBILED34	4,554	4,463w	TRBIC7LED34x18	$ 44,715.00
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Note: Sequoia Trees with incandescent lights are priced at 10% less.

Dekra-Lite™
Decoration Innovation

3102 West Alton Avenue
Santa Ana, CA 92704

1-800-436-3627

info@dekra-lite.com
www.dekra-lite.com



President, Jeff Lopez

Warranty Information

Warranty

We warranty to the original buyer that all of our displays and accessories will be free from manufacturer's defects. Under normal conditions of use and service, this protection is extended for six (6) seasons on all steel frames, five (5) seasons on garland, three (3) seasons on electrical wiring, and one (1) season on all computerized lighting modules. This warranty does not apply to light bulbs or light strands. Pole Mount displays are designed to withstand up to 40 mph winds with no ice load. Obligation under this warranty is limited to repairing or replacing any part that is found to be defective.

LED Light strands have a warranty for three (3) 60 day seasons or 25,000 hours, whichever comes first. Simply ship the product to us and we will replace the LED Light strand free of charge.

Frame Trees are covered by a ten (10) year warranty against defect under normal conditions and use.

All items not specifically listed are covered by a one (1) season (60 day) warranty.

Under this warranty, the company's obligation to repair or replace is on a non pro-rated basis.

Labor to install and the cost of shipping are not included in this warranty and are in lieu of all other warranties expressed or implied. Bulb burnouts or electrical damage caused by the buyer or weather elements, or damage caused by rough handling in transit are not covered by this warranty. Therefore, units should be inspected and tested for bulb outage upon delivery and prior to installation. All merchandise is carefully inspected prior to packaging, in an approved manner, in suitable cartons when it leaves our warehouse.

For the purposes of this warranty, one (1) season is defined as one installation and removal for a duration lasting no more than 60 days.

Return Policy

Any returned products under the following conditions will result in a 20% restocking fee and the customer will incur the freight charges:

- Customer ordered incorrect product
- Never opened or used product for its intended purpose

No merchandise returns will be accepted without prior written authorization. Return requests will be accepted for credit if submitted and approved within 30 days of receipt of product

Acceptance of Merchandise

All claims of merchandise delayed, lost or damaged in transit are the responsibility of the consignee/customer. When accepting shipment, claims of any missing cartons or visible damage must be noted on delivery driver's bill of lading or the receipt of delivery. All claims must be filed with the delivering carrier. Failure to properly file claims may result in refusal of the claim by the carrier.

Our printer is certified by the Forest Stewardship Council (FSC) and the Sustainable Forestry Initiative (SFI). All inks are Soy Seal approved. Our printer meets or exceeds all federal Resource Conservation Recovery (RCRA) Standards.

This catalog is printed on 20% recycled (10% Post-consumer waste) paper.

PRINTED WITH SOY INK

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1.888.552.2572 HELP MY ACCOUNT

SEARCH A SPECIFIC TREE TYPE

ARTIFICIAL CHRISTMAS TREES WREATHS & GARLANDS CHRISTMAS DECORATIONS HOME DÉCOR CLEARANCE SALE

EARLY BIRD SAVINGS SAVE UP TO 40% PLUS FREE SHIPPING ON ORDERS OVER $100* ENDS SEPTEMBER 10 »





| CLASSICS COLLECTION

ROCKEFELLER PINE

READ 1 REVIEW WRITE A REVIEW Like 61

Our Rockefeller Pine Artificial Christmas Tree is now bigger and better than ever. A statuesque beauty, this artificial Christmas tree features lush, deep green needles that are perfectly complemented by dark brown stems. READ FULL DESCRIPTION »

Height*	Width	Light Type	Price	Sale	Qty	Add
15'	Full 87"	Clear	$2,399	$1,499	1	☐
15'	Full 87"	Clear LED	$2,799	$1,849	1	☐
15'	Full 87"	Multicolor LED	$2,799	$1,849	Out Of Stock	
18'	Full 97"	Clear LED	$5,999	$3,999	Out Of Stock	
20'	Full 132"	Clear LED	$8,999	$5,999	1	☐
25'	Full 152"	Clear LED	$13,999	$8,999	1	☐
30'	Full 170"	Clear LED	$19,999	$12,999	1	☐

FREE SHIPPING
for these trees 15' & under

ADD *to* CART ›

*Note that the height includes tree stand

CUSTOMERS LOVE THE ROCKEFELLER PINE

★★★★★

WE'LL LOVE IT FOREVER!

We LOVE our 15-foot Rockerfeller Christmas Tree. People thinks it is a "real" tree. Thank you sooooo much!

—GREAT GRANDMOTHER ELAINE THE AMAZING *from* HUNTSVILLE, UTAH

VIEW ALL CUSTOMER REVIEWS »

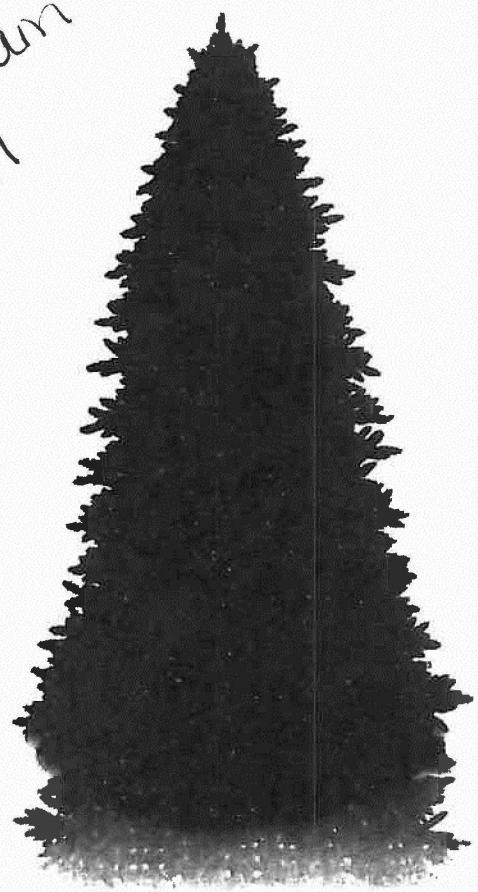
A GIANT TREE FOR INDOOR OR OUTDOOR USE

Our Rockefeller Pine Artificial Christmas Tree is now bigger and better than ever. A statuesque beauty, this artificial Christmas tree features lush, deep green needles that are perfectly complemented by dark brown stems.

Our splendid Christmas tree, festooned in either clear or multi-color lights, lends a festive ambiance to suit your holiday festivities. The Rockefeller Pine Christmas Tree makes a luxuriously grand centerpiece for any loft, ballroom, shopping mall concourse or plaza.

EARLY BIRD SAVINGS SAVE UP TO 40% PLUS FREE SHIPPING ON ORDERS OVER $100* ENDS SEPTEMBER 10

Balsam Hill









| CLASSICS COLLECTION

ROCKEFELLER PINE

READ 1 REVIEW | WRITE A REVIEW

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25'	Full 152"	Clear LED	$13,999	**$8,999**	1	☐
30'	Full 170"	Clear LED	$19,999	**$12,999**	1	☐

FREE SHIPPING
for these trees 15' & under

ADD to CART ›

*Note that the height includes tree stand

Redesigned for 2011, we've added a convenient new 18' tree and our largest tree ever, a towering 30' tree. Our engineers redesigned the sturdy commercial steel frame structure of the 18' to 30' trees to make setup and takedown of the Rockefeller Pine easier than ever. These tall trees, 18', 20', 25', and 30', come with durable and long lasting C6 commercial grade indoor/outdoor LED clear lights that will not burn out. Our 15' tree comes with your choice of indoor/outdoor traditional clear mini lights, or C6 LED multi or clear lights. Regardless of which light style you chose, you'll have a beautiful tree to decorate your grand space!

READ MORE »

SEAL *of* APPROVAL

GOOD HOUSEKEEPING

Reviewed by the Good Housekeeping Research Institute, our craftsmanship has earned us the Good Housekeeping Seal

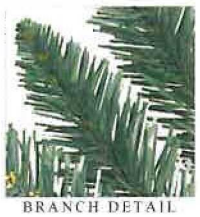
VIEW LIGHT COUNTS, BRANCH TIP COUNTS & WEIGHTS »

FULL, DENSE FOLIAGE

Our redesigned Rockefeller Pine features a majestic, grand silhouette and premium Classic Needle tips with a protective UV coating. Crafted from flame -retardant and non-allergenic materials.

TRADITIONAL

Traditional tree with 100% Classic Needles.



BRANCH DETAIL

Lush deep-green needles coated with a layer of UV protection for a fadeproof, durable structure. Dark brown stems accent gently tapered tips for a lifelike look.



LUSH, FULL PROFILE

Magnificent profile with a sturdy steel internal frame that holds the plentiful branches in place. A luxurious centerpiece for large venues.

INDUSTRY-LEADING LIGHTS

The Rockefeller Pine is offered pre-lit with a variety of lighting options to meet individual tastes. Lights lock into place and feature twist-proof bulbs.



PROFESSIONALLY HAND-STRUNG

UL® approved lights are professionally hand-strung to reduce the appearance of wires.



PREMIUM LIGHTS

We use premium, commercial-grade lights, so that if one bulb burns out or is removed, the rest remain lit.



OUTDOOR LED LIGHTS

Offered with UL® approved outdoor/indoor LED lights for safe display outdoors

EXTENDED PRODUCT WARRANTY

We take great pride in the craftsmanship of each of our Balsam Hill products and we stand behind their quality. This product is covered by the following warranties:

- Balsam Hill 5-year foliage warranty

5-YEAR

3-YEAR

- Balsam Hill 3-year light warranty

For more warranty information, please see our WARRANTY FAQS »

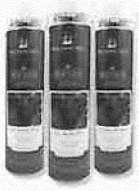
FOLIAGE WARRANTY
FOR THESE PRODUCTS

LIGHT WARRANTY
FOR PRELIT PRODUCTS

INCLUDED *with* THE ROCKEFELLER PINE

- 15' trees come with a premium tree stand with scratch-proof rubber feet
- Off-season storage bags
- Soft cotton gloves to shape your tree in style
- Extra bulbs and fuses
- On/off foot pedal

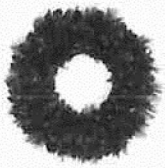
COMPLETE *your* DECORATING SET



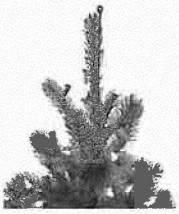
COLORADO PINE SCENTED ORNAMENTS



ORNAMENT STORAGE BAG WITH SIDE POCKETS



GREENBRIER MOUNTAIN PINE CHRISTMAS WREATH



TREE TOPPER EXTENSION KIT

SHIPPING INFORMATION

These trees 15' and under are eligible for FREE GROUND SHIPPING to the continental USA via FedEx.

Please contact customer service for assistance in calculating shipping for trees taller than 15 feet. These over-sized items require truck shipping and will incur additional shipping fees not included in the product price shown. For a custom quote to deliver this tree, please email CUSTOMERSERVICE@BALSAMHILL.COM or call toll-free 1-888-552-2572.

All items are in stock and ready to ship (except any marked "out of stock").

- Orders received by 10AM Eastern Time on business days will ship the same day.
- Orders received on weekends will ship on Monday.

We offer multiple FedEx shipping options in the Continental US to meet your needs:

- **Standard Overnight:** Guaranteed to arrive **1 business day** after shipping.
- **Two-Day Air:** Guaranteed to arrive **2 business days** after shipping.
- **Ground:** Arrives **2-5 business days** after shipping, depending on your proximity to our warehouses.

For more detailed shipping information, including information about shipping to Alaska, Hawaii, and Canada and estimated arrival times for Ground shipping in the continental U.S., please see our SHIPPING INFORMATION FAQS.

Orders over $100 qualify for
FREE GROUND SHIPPING

Orders over $100 qualify for FREE GROUND SHIPPING to the continental USA via FedEx, except for select trees over 15 feet.

Denise Vice

From: customerservice@balsamhill.com
Sent: Wednesday, August 28, 2013 11:00 AM
To: Denise Vice
Subject: [Ticket#224-3576] Freight Shipping Quote Request

Dear Denise,

We did get that freight quote for you for the 20' Rockefeller Pine Tree w/ clear LED. The price for shipping will be $438.00 and will ship from our Georgia warehouse. If you would like to continue with the order please call us back at 1-888-552-2572.

Thank you
Jessica
Balsam Hill Customer Service

We value your feedback: please let us know how we are doing by taking a brief 3 question survey by clicking here: https://www.surveymonkey.com/s/J9GNP69

To view ticket history, please visit the following URL:
https://www.balsamhill.com/ticket.asp?TicketNumber=2243576&TicketKey=
Balsam Hill | 888-55-BALSAM | www.balsamhill.com

ASSEMBLING YOUR BALSAM HILL TREE

Balsam Hill ® prides itself on the quality of its products, and wants you to enjoy your tree for many years to come. The online ASSEMBLY, USE, & CARE INSTRUCTIONS GUIDE shows you how easy it is to set up and maintain your Balsam Hill ® Christmas tree.

A schematic diagram is included with every Balsam Hill ® tree to help you connect the lights on your tree. You can find a copy of the diagram for your specific tree configuration on the LIGHT ASSEMBLY GUIDE PAGE »

SHAPING *your* TREE

The first time you assemble and shape your tree will require the most shaping to give the tree its full lush appearance.
LEARN MORE »



1. With each branch, separate out the individual tips and angle them out and away from the center of the tree.



2. Angle the tips furthest back on the branch and sideways out from the branch to resemble a peacock's fanned tail when shaped.



3. Shape the branches vertically upward as much as possible to give the tree its full appearance. Enjoy your Balsam Hill™ tree!

CUSTOMER CARE CENTER

Balsam Hill™ is dedicated to providing exceptional customer service. Please call us at 888-55-BALSAM or contact us via email at CUSTOMERSERVICE@BALSAMHILL.COM. International callers can reach us at 336-419-0960. For Current Customer Service Hours, see our CONTACT US page.

my RECENT HISTORY

- CAROLINA HEMLOCK TREE
- SARATOGA SPRUCE
- ALLEGHENY EVERGREEN OUTDOOR TREE
- CALIFORNIA BABY REDWOOD™
- VERMONT WHITE SPRUCE™
- BH FRASER FIR

TURN HISTORY OFF CLEAR ALL

BACK TO TOP »

For EXPERT ADVICE

Call 1.888.55.BALSAM
or
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WREATHS & GARLANDS
CHRISTMAS DECORATIONS
CLEARANCE
SALE

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RETURN INFO
ORDER TRACKING
SHIPPING INFORMATION
INTERNATIONAL SHIPPING INFORMATION
TERMS & PRIVACY POLICY
SITE MAP

ASSEMBLY GUIDES

ASSEMBLING YOUR TREE
ASSEMBLING YOUR TREE LIGHTS
SHAPING YOUR TREE
STORING YOUR TREE
TROUBLESHOOTING
SETUP VIDEOS

TOP SEARCHES

ARTIFICIAL CHRISTMAS TREES • PRELIT ARTIFICIAL CHRISTMAS TREES • CHRISTMAS WREATHS • WHITE CHRISTMAS TREES
BALSAM HILL CANADA • GARLANDS • ARTIFICIAL CHRISTMAS TREE SALE • BALSAM HILL VIDEO CHANNEL • BALSAM HILL LIGHT ASSEMBLY GUIDES

SHOP *with* CONFIDENCE

McAfee SECURE
TESTED DAILY 26-AUG

* Shipping outside the continental US and over-sized items requiring truck shipping will incur additional shipping fees.

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CHRISTMAS TREE FURNISHING

SEPTEMBER 3, 2013

OVERVIEW

- Municipal Campus Furnishings/Funding
- Annual Sachse Christmas Tree Lighting
- Overview of Alternatives
- Discount Possibility

MUNICIPAL CAMPUS

- Campus Bond Funds: $ 228,550.23
- Funds May be Used for Furnishings
- Spring 2013: Discussed Several Items
- Outdoor Christmas Tree is on Sale

SACHSE CHRISTMAS TREE LIGHTING

- Held in the Foyer of City Hall
- Grown in Attendance Every Year
  - -Attendees Backed up in Hallways
  - -Limited Participation in Event
- Move to Amphitheater with Foyer Backup?
- Outdoor Tree Required

OVERVIEW OF ALTERNATIVES

- 20' Mountain Pine $ 10,954.00
- 20' Sequoia $ 11,985.00
- 20' Rockefeller Pine $ 8,999.00

SALE PRICE:

- 20' Rockefeller Pine $ 5,999.00

ROCKEFELLER PINE





Billy George
City Manager
Sachse, Texas
3815-B Sachse Road
Sachse, Texas 75048
469-429-4770
bgeorge@cityofsachse.com

Legislation Details (With Text)

File #:	13-1746	**Version:** 1	**Name:**	2013 City Secretary 6 semi-annual review
Type:	Agenda Item		**Status:**	Agenda Ready
File created:	8/22/2013		**In control:**	City Council
On agenda:	9/3/2013		**Final action:**	
Title:	Conduct Executive Session pursuant to the provisions of the Texas Government Code Section 551.074: To conduct a semi-annual evaluation of the City Secretary. Consider any action necessary as a result of Executive Session regarding the semi-annual evaluation of the City Secretary. Executive Summary A closed session, as provided by state law, for the City Secretary's semi-annual evaluation.			
Sponsors:				
Indexes:				
Code sections:				
Attachments:				

Date	Ver.	Action By	Action	Result

Title
Conduct Executive Session pursuant to the provisions of the Texas Government Code Section 551.074:

To conduct a semi-annual evaluation of the City Secretary.

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

Executive Summary
A closed session, as provided by state law, for the City Secretary's semi-annual evaluation.

Background
The City Council evaluates the City Secretary periodically.

Policy Considerations
None.

Budgetary Considerations
None.

Staff Recommendations
Council conduct executive session as appropriate.