



Sachse, Texas

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

Meeting Agenda City Council

Monday, August 19, 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 Regular Meeting on Monday, August 19, 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. APPROVAL OF MINUTES

[13-1722](#)

Consider approval of the minutes of the August 5, 2013, regular meeting.

Executive Summary

Minutes from the recent Council meeting.

Attachments: [Minutes of 8.5.13.pdf](#)

2. REGULAR AGENDA ITEMS

[13-1725](#)

Recognition and Recess: Reception for Former Council Member Jared Patterson.

Executive Summary

Recognition and Reception to honor Former Council Member Jared Patterson for his many years of service to the City.

Attachments: [Jared Patterson recognition.pdf](#)

3. 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.

- [13-1735](#) Consider a resolution 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.

Executive Summary

Biennial interlocal agreement with NCTCOG to allow them to provide E911 services as well as dispatch/communications equipment. The current biennial interlocal expires on August 31, 2013. The new interlocal will expire on August 31, 2015.

Attachments: [911 NCTCOG 9-1-1 Resolution.pdf](#)
[911 interlocal agrmnt with NCTCOG](#)

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.

Executive Summary

Mr. Garrett Smith is returning from duty in the Navy. This proclamation will recognize his achievements in the military.

Attachments: [Proclamation.Garrett Smith.pdf](#)

- [13-1724](#) Recognition of Brian Poff service to the City.

Executive Summary

Brian Poff has resigned his seat on the Economic Development Corporation's Board of Directors and this item is to recognize his service to the City.

Attachments: [Brian Poff. Recognition.pdf](#)

5. 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.

6. REGULAR AGENDA ITEMS (Continued)

- [13-1723](#) Administer Oath of Office to newly appointed Board and Commission members.

Executive Summary

Mayor Felix will administer the Oath of Office to Ty Lamb on the Planning & Zoning Commission.

Attachments: [Oath of Office.pdf](#)

- [13-1730](#) Conduct the First 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](#)

- [13-1729](#) Conduct the First Public Hearing on Proposed Tax Rate for 2013-2014 Fiscal Year.

Executive Summary

This is the first of two mandated Public Hearings on the tax rate when the proposed tax rate exceeds the Effective Tax Rate. The second Public Hearing is scheduled for September 3, 2013.

Attachments: [8aNotice of Public Hearing on Tax Increase.pdf](#)

[8bNotice of Tax Increase.pdf](#)

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".

Executive Summary

The applicant is requesting to rezone the subject property from its existing General Commercial (C-2) zoning district to an Office Park (OP) zoning district. The proposed zoning designation would allow for the development of uses consistent with the regulations associated with the OP zoning district. This property is also located in the Turnpike Overlay Commercial Zone subdistrict and will be further subject to those regulations.

Attachments: [CD - SMC OP REZONING CC - PRESENTATION.pdf](#)
[CD - SMC OP REZONING CC - DRAFT ORD.pdf](#)
[CD - SMC OP REZONING CC - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - SMC OP REZONING CC - DRAFT ORD - EXHIBIT B.pdf](#)
[CD - SMC OP REZONING CC - DRAFT ORD - EXHIBIT C.pdf](#)
[CD - SMC OP REZONING CC - ATTACHMENT 1.pdf](#)
[CD - SMC OP REZONING CC - ATTACHMENT 2.pdf](#)
[CD - SMC OP REZONING CC - ATTACHMENT 3.pdf](#)
[CD - SMC OP REZONING CC - ATTACHMENT 4.pdf](#)

[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".

Executive Summary

The applicant is requesting a Special Use Permit for a Helipad use for the 8.262-acre property generally located on the north side of President George Bush Turnpike approximately 500 feet east of the intersection with Miles Road. The proposed helipad would be located on the rooftop of the proposed Hospital.

Attachments: [CD - SMC HELIPAD SUP CC - PRESENTATION.pdf](#)
[CD - SMC HELIPAD SUP CC - DRAFT ORD.pdf](#)
[CD - SMC HELIPAD SUP CC - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - SMC HELIPAD SUP CC - DRAFT ORD - EXHIBIT B.pdf](#)
[CD - SMC HELIPAD SUP CC - DRAFT ORD - EXHIBIT C.pdf](#)
[CD - SMC HELIPAD SUP CC - ATTACHMENT 1.pdf](#)
[CD - SMC HELIPAD SUP CC - ATTACHMENT 2.pdf](#)
[CD - SMC HELIPAD SUP CC - ATTACHMENT 3.pdf](#)
[CD - SMC HELIPAD SUP CC - ATTACHMENT 4.pdf](#)

[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.

Executive Summary

The applicant is requesting approval of a Preliminary Plat for a 33.537-acre tract. The property will consist of three individual lots and a proposed right-of-way for the eastward extension of Bunker Hill Road.

Attachments: [CD - SMC PP CC - PRESENTATION.pdf](#)
[CD - SMC PP CC - PRELIMINARY PLAT.pdf](#)
[CD - SMC PP CC - ATTACHMENT 1.pdf](#)
[CD - SMC PP CC - ATTACHMENT 2.pdf](#)
[CD - SMC PP CC - ATTACHMENT 3.pdf](#)

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".

Executive Summary

The applicant is requesting a Special Use Permit for a Major Automotive Repair use for the 0.268-acre (11,676 square feet) property located at 6529 Industrial Drive. The tenant currently has a Certificate of Occupancy to conduct Minor Automotive Repair Uses.

Attachments: [CD - MAJ AUTO SUP 6529 INDUSTRIAL CC - PRESENTATION.pdf](#)
[CD - MAJ AUTO SUP 6529 INDUSTRIAL CC - DRAFT ORD.pdf](#)
[CD - MAJ AUTO SUP 6529 INDUSTRIAL CC - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - MAJ AUTO SUP 6529 INDUSTRIAL CC - DRAFT ORD - EXHIBIT B.pdf](#)
[CD - MAJ AUTO SUP 6529 INDUSTRIAL CC - ATTACHMENT 1.pdf](#)
[CD - MAJ AUTO SUP 6529 INDUSTRIAL CC - ATTACHMENT 2.pdf](#)
[CD - MAJ AUTO SUP 6529 INDUSTRIAL CC - ATTACHMENT 3.pdf](#)
[CD - MAJ AUTO SUP 6529 INDUSTRIAL CC - ATTACHMENT 4.pdf](#)

13-1731

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 August 19 Discussion.pdf](#)

[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.

Executive Summary

The City of Sachse has a sanitary sewer improvement project for improvements to the Sachse Road Lift Station and the Merritt Road Lift Station. The project is currently funded through RCC Funds as approved in the 2012-2013 CIP in an amount totaling \$1,100,000. The current funding includes \$116,725 for design and \$983,000 for construction. Bids were received for the project on July 25th. The lowest qualified bid for the base project was \$11,395.57 more than the project budget. An Alternate Bid was requested and received for additional equipment to provide backup emergency power and an odor control system. Staff is recommending that the City Council fund the backup emergency power generator and odor control system for improved system performance and reliability.

Attachments: [PRESENTATION - SACHSE MERRITT LIFT STATION FUNDING PDF](#)
[Exhibit A - Sachse Lift Stations Bid Tabulation PDF](#)
[RESO for Award of Sanitary Sewer Improvements to the Merritt Road Lift Station](#)

[13-1728](#)

Hear and discuss the update to the Five Year Capital Improvement Plan (CIP).

Executive Summary

Each year during the budget process, the Capital Improvement Plan (CIP) is updated and adopted by the City Council along with the City's operating budget. This item is to discuss the update to the 5-year CIP.

Attachments: [2013-2014 CIP Presentation PDF](#)
[Exhibit A - CIP Projects - 2013-2014 PDF](#)

7. 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 16 , 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 #: 13-1722 **Version:** 1 **Name:** Consider approval of the minutes of the August 5, 2013, regular meeting.
Type: Agenda Item **Status:** Agenda Ready
File created: 8/12/2013 **In control:** City Council
On agenda: 8/19/2013 **Final action:**
Title: Consider approval of the minutes of the August 5, 2013, regular meeting.

Executive Summary
Minutes from the recent Council meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [Minutes of 8.5.13.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the August 5, 2013, regular meeting.

Executive Summary

Minutes from the recent Council meeting.

Background

Minutes form the most recent Council meeting on August 5, 2013, for review and approval.

Policy Considerations

Not applicable.

Budgetary Considerations

Not applicable.

Staff Recommendations

Approval of the minutes of the August 5, 2013, regular meeting, as a Consent Agenda Item.

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

AUGUST 5, 2013

The City Council of the City of Sachse held a Regular Meeting on Monday, August 5, 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, City Secretary Terry Smith, 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. Consent Agenda:

Mayor Pro Tem Adams moved to approve the Consent Agenda consisting of 13-1670 Consider approval of the minutes of the July 15, 2013, regular meeting; 13-1675 Consider the acceptance of the resignation of Brian Poff from the Economic Development Corporation, Board of Directors; 13-1682 Consider receiving the Monthly Revenue and Expenditure Report for the period ending June 30, 2013; 13-1679 Consider acceptance of the Quarterly Budget and Investment Reports for the quarter ended June 30, 2013; 13-1685 Resolution No. 3500 of the City Council of the City of Sachse, Texas, authorizing the purchase of a three quarter-ton Chevrolet 2500 crew cab pickup truck to be used as a command vehicle for the Fire Department through the State of Texas government purchasing contract 071-072-a1 cooperative purchasing program in the amount not to exceed \$38,694.40; 13-1691 Resolution No. 3501 of the City Council of the City of Sachse, Texas, authorizing the purchase of two (2) 2013 Ford Interceptor Utility Police Package Vehicles from Philpott Ford through the Houston Galveston Area Contract Program (HGAC) In the amount not to exceed, \$54,295.88. For the City of Sachse Police Department; 13-1690 Resolution No. 3502 of the City Council of the City of Sachse, Texas, approving the terms and conditions of a facilities agreement, by and between the City of Sachse and Meritage Homes of Texas, LLC; and providing an effective date; and 13-1692 Consider acceptance of the 2013 Certified tax rolls as approved by the Dallas and Collin County Appraisal Districts. The motion was seconded by Councilman Franks and passed unanimously.

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

13-1669 Staff Briefing: Sachse Community Development Department.

Councilman Bickerstaff announced the Star Wars Party at the Library this Thursday at 11:00 a.m. And the Friends of the Library will host a back to school rally on August 23rd.

Councilman King thanked the Sachse News for the article on the Police Department surveillance program, that is voluntary.

City Manager Billy George introduced the new Fire Chief Rick Coleman.

Mayor Felix stated it's great to have you Chief Coleman and the City is excited for the new leadership.

3. Citizen Input:

Niloufer Watkins 6735 Hillcrest Road, lead the audience in signing Happy Birthday to Councilman Bickerstaff.

4. Regular Agenda Items:

13-1674 Administer Oath of Office to newly appointed Board and Commission members:

Mayor Felix administered the Oath of Office to Jeff Bickerstaff on the Economic Development Corporation.

13-1673 Consider appointments to Boards and Commissions:

Following discussion, Councilman Bickerstaff moved to appoint Robert Lamb to the Planning and Zoning Commission, and Marcia Harris-Daniel to the Economic Development Corporation. The motion was seconded by Councilman Ronnau and carried unanimously.

13-1686 Conduct a public hearing and consider an Ordinance amending the Comprehensive Zoning Ordinance and Map to grant a change of zoning from Planned Development (PD-24) to a General Commercial (C-2) district for approximately 9.599 acres of land generally located on the northeast corner of Murphy Road and Blackburn Road, and a resolution approving deed restrictions related to the property:

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.

Following discussion, Councilman King moved to approve Ordinance No. 3503 an Ordinance amending the Comprehensive Zoning Ordinance and Map to grant a change of zoning from Planned Development (PD-24) to a General Commercial (C-2) district for approximately 9.599 acres of land generally located on the northeast corner of Murphy Road and Blackburn Road, and a Resolution No. 3504 approving the recording of the deed restrictions related to the property. The motion was seconded by Councilman Franks and carried unanimously.

13-1695 Consider Receipt of the City Manager's Proposed Budget for Programs and Services for the 2013-2014 Fiscal Year:

City Manager George presented the 2013-2014 Fiscal Year Budget.

Following discussion, Councilman King moved to receive the City Manager's proposed budget for 2013-2014. The motion was seconded by Councilman Franks and carried unanimously.

13-1696 Discuss the 2013-2014 Fiscal Year Budget and Tax Rate:

Finance Director Savage presented the changes since the last workshop meeting and reviewed the tax rate.

13-1693 Consider a motion and vote to place as an action item on the September 9, 2013 City Council meeting agenda a proposal to adopt a tax rate of .770819 per \$100 assessed property values for the 2013-2014 fiscal year and schedule two public hearings to be held August 19, 2013 at 7:30 p.m. and September 3, 2013 at 7:30 p.m. at City of Sachse, City Hall, 3815-B Sachse Road, Sachse, Texas:

Following discussion, Councilman Bickerstaff moved to approve a tax rate of .770819 per \$100 assessed property values for the 2013-2014 fiscal year and schedule two public hearings to be held August 19, 2013 at 7:30 p.m. and September 3, 2013 at 7:30 p.m. The motion was seconded by Councilman Franks and carried unanimously.

13-1668 Discuss a Sign Variance request associated with the property generally located on the northwest side of SH78/KCRC Railroad, and on the south side of future Woodbridge Parkway adjacent to the SH78/KCRC Railroad rights-of-way:

Community Development Director Kurbansade briefed the Council on the matter. Following discussion, no formal Council action was taken. This agenda item will be placed on the September 3rd agenda for action.

13-1681 Consider a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of the Verizon Wireless Customer Agreement (the "Agreement") by and between the City of Sachse, Texas and Celco partnership D/B/A Verizon Wireless and its related entities ("Verizon Wireless") for the City's purchase of wireless services and products from Verizon:

Following discussion, Mayor Pro Tem Adams moved to approve Resolution No. 3505 of the City Council of the City of Sachse, Texas, approving the terms and conditions of the Verizon Wireless Customer Agreement (the "Agreement") by and between the City of Sachse, Texas and Celco partnership D/B/A Verizon Wireless and its related entities ("Verizon Wireless") for the City's purchase of wireless services and products from Verizon. The motion was seconded by Councilman Bickerstaff and carried unanimously.

5. Adjournment:

There being no further business, Councilman Ronnau made a motion to adjourn. The motion was seconded by Mayor Pro Tem Adams and carried unanimously. The meeting adjourned at 9:40 p.m.

ATTEST:

APPROVED:

CITY SECRETARY

MAYOR



Legislation Details (With Text)

File #:	13-1725	Version:	1	Name:	Recognition and Recess: Reception for Former Council Member Jared Patterson.
Type:	Agenda Item	Status:			Agenda Ready
File created:	8/12/2013	In control:			City Council
On agenda:	8/19/2013	Final action:			
Title:	Recognition and Recess: Reception for Former Council Member Jared Patterson.				
	Executive Summary Recognition and Reception to honor Former Council Member Jared Patterson for his many years of service to the City.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Jared Patterson recognition.pdf				

Date	Ver.	Action By	Action	Result
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Title

Recognition and Recess: Reception for Former Council Member Jared Patterson.

Executive Summary

Recognition and Reception to honor Former Council Member Jared Patterson for his many years of service to the City.

Background

The Cituy Council will recognize Mr. Patterson for his service, then take a short recess for cake and punch and fellowship for Mr. Patterson. Staff will have a plaque for Mayor Felix to present.

Policy Considerations

None

Budgetary Considerations

None

Staff Recommendations

Recognition and Recess: Reception for Former Council Member Jared Patterson.



CERTIFICATE OF APPRECIATION

IN THE NAME AND BY THE AUTHORITY

OF THE CITY OF SACHSE, TEXAS

is presented to

Jared Patterson

In grateful recognition of Outstanding
Public Service faithfully rendered to the
City of Sachse

**Mayor Pro Tem 2012-2013
City Council 2009-2013**

Economic Development Corporation 2009-2013

Parks and Recreation Commission Liaison 2009- 2012

Planning and Zoning Commission 2008-2009

**PRESENTED BY:
MAYOR, CITY COUNCIL AND STAFF
OF THE CITY OF SACHSE, TEXAS
AUGUST 19, 2013**

Sample
this wording
on cherrywood
plaque



Legislation Details (With Text)

File #: 13-1735 **Version:** 1 **Name:** NCTCOG 911 Interlocal Agreement
Type: Agenda Item **Status:** Agenda Ready
File created: 8/16/2013 **In control:** City Council
On agenda: 8/19/2013 **Final action:**
Title: Consider a resolution 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.

Executive Summary

Biennial interlocal agreement with NCTCOG to allow them to provide E911 services as well as dispatch/communications equipment. The current biennial interlocal expires on August 31, 2013. The new interlocal will expire on August 31, 2015.

Sponsors:

Indexes:

Code sections:

Attachments: [911 NCTCOG 9-1-1 Resolution.pdf](#)
[911 interlocal agrmnt with NCTCOG](#)

Date	Ver.	Action By	Action	Result
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Title

Consider a resolution 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 enhances 9-1-1 emergency telephone service and perform database maintenance activities.

Executive Summary

Biennial interlocal agreement with NCTCOG to allow them to provide E911 services as well as dispatch/communications equipment. The current biennial interlocal expires on August 31, 2013. The new interlocal will expire on August 31, 2015.

Background

North Central Texas Council of Government provides E911 service and equipment to Sachse.

Policy Considerations

NCTCOG provides and maintains the city's E911 equipment and provides emergency training under this interlocal agreement. The term of this interlocal begins on September 1, 2013 and ends on August 31, 2015.

Budgetary Considerations

NCTCOG collects the 911 surcharge and then provides E911 equipment and services back to the City.

Staff Recommendations

Approve a resolution 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 enhances 9-1-1 emergency telephone service and perform database maintenance activities as a Consent Agenda Item.

RESOLUTION NO. _____

A RESOLUTION 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, it is the responsibility of the City of Sachse to provide its citizens with dependable and effective 9-1-1 telephone service and to perform database maintenance activities for that service; and

WHEREAS, NCTCOG has developed a Strategic Plan (the “Plan”) to establish and maintain 9-1-1 emergency telephone service in State Planning Region 4, and the Commission on State Emergency Communications (“CSEC”) has approved the Plan; and

WHEREAS, the City of Sachse operates one or more Public Service Answering Points (“PSAPs”) that assist in implementing the Plan as authorized by Chapter 771 of the Health and Safety Code; and

WHEREAS, the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code authorizes governmental entities to contract with each other to perform governmental functions and services under the terms of thereof; and

WHEREAS, the City Council of the City of Sachse, Texas, has been presented a proposed Interlocal Agreement Between the North Texas Council of Governments and City of Sachse for E9-1-1 Service, and Equipment (the “Agreement”) so that the City of Sachse may participate in the enhanced 9-1-1 emergency telephone system in the region and perform database maintenance activities;

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

SECTION 1. That the City Manager is hereby authorized to execute the Agreement, attached hereto as Exhibit “A,” with NCTCOG for the City’s participation in the enhanced 9-1-1 emergency telephone system in the region and perform database maintenance activities.

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

DULY PASSED by the City Council of the City of Sachse, Texas, on the ____ day of _____, 2013.

APPROVED:

Mike Felix, Mayor

ATTEST:

Terry Smith, City Secretary

)

EXHIBIT “A”

**Interlocal Agreement Between the North Central Texas Council of Governments and City of
Sachse for E9-1-1 Service, and Equipment**

**INTERLOCAL AGREEMENT BETWEEN THE
NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AND
CITY OF SACHSE
FOR E9-1-1 SERVICE, AND EQUIPMENT**

Article 1: Parties & Purpose

- 1.101 The North Central Texas Council of Governments (hereafter NCTCOG) is a regional planning commission and political subdivision of the State of Texas organized and operating under the Texas Regional Planning Act of 1965, as amended, chapter 391 of the Local Government Code. NCTCOG has developed a Strategic Plan (Plan) to establish and maintain 9-1-1 emergency telephone service in State Planning Region 4, and the Commission on State Emergency Communications (CSEC) has approved its current Plan.
- 1.102 City of Sachse is a local government that operates one or more Public Service Answering Points (PSAPs) that assist in implementing the Plan as authorized by Chapter 771 of the Health and Safety Code.
- 1.103 City of Sachse (hereafter Local Government) is a local government that is authorized to perform addressing activities under the County Road and Bridge Act.
- 1.104 This contract is entered into between NCTCOG and Local Government under Chapter 791 of the Government Code so that Local Government can participate in the enhanced 9-1-1 emergency telephone system in the region and perform database maintenance activities.
- 1.105 The Commission on State Emergency Communications (CSEC or Commission), as authorized by the Health & Safety Code, Chapter 771, is the oversight and funding authority for regional councils implementing 9-1-1 and addressing/addressing maintenance services through local governments.

Article 2: Stipulations

As required by the Contract for 9-1-1 Services executed between NCTCOG and the CSEC, NCTCOG shall execute Interlocal agreements between itself and its member local governments relating to the planning, development, operation, and provision of 9-1-1 services, the use of 9-1-1 funds and adherence to applicable law and the Commission on State Emergency Communications rules. At a minimum, the parties to this agreement agree:

- 2.1 To comply with applicable provisions of the State of Texas Uniform Grant Management Standards (UGMS);
- 2.2 That NCTCOG and/or the Commission may withhold, decrease, or seek the return of or reimbursement of 9-1-1 funds in the event that those 9-1-1 funds were used in noncompliance with applicable law and/or CSEC Rules;
- 2.3 That Local Government shall return or reimburse NCTCOG and/or the Commission, as applicable, any 9-1-1 funds used in noncompliance with applicable law and/or CSEC Rules;
- 2.4 That such return or reimbursement of 9-1-1 funds to NCTCOG and/or the Commission, as applicable, shall be made by the Local Government within 60 days after demand by NCTCOG or Commission, unless an alternative repayment plan is approved by NCTCOG and then submitted to the Commission for approval;
- 2.5 To comply with the Uniform Grant Management Standards (UGMS), applicable law and/or CSEC Rules, in regards to the ownership, transfer of ownership, and/or control of

- equipment acquired with 9-1-1 funds; in connection with the provisions of 9-1-1 service (9-1-1 equipment);
- 2.6 To maintain a current inventory of all 9-1-1 equipment consistent with Uniform Grant Management Standards (UGMS), applicable law and/or CSEC Rules;
 - 2.7 To reimburse NCTCOG and/or Commission for damage to 9-1-1 equipment caused by intentional misconduct, abuse, misuse or negligence by PSAP employees or other persons; or acts of nature or war, though this provision shall not include ordinary wear and tear or ordinary day to day use of equipment;
 - 2.8 That NCTCOG and Local Government shall maintain accurate fiscal records and supporting documentation of all 9-1-1 funds distributed to such Local Government and all 9-1-1 funds spent by such Local Government for 9-1-1 service, with specific detail for 9-1-1 funds received, and consistent with Uniform Grant Management Standards (UGMS), applicable law and/or CSEC Rules, and as approved in NCTCOG's current strategic plan;
 - 2.9 That the Commission or its duly authorized representative and NCTCOG shall have access to and the right to examine all books, accounts, records, files, and/or other papers, or property pertaining to the 9-1-1 service, belonging to or in use by the Local Government or by any other entity that has performed or will perform database maintenance activities;
 - 2.10 To recognize that the Commission reserves the right to perform on-site monitoring of NCTCOG and/or its performing Local Government for compliance with applicable law, and NCTCOG and Local Government agree to cooperate fully with such on-site monitoring;

Article 3: Program Deliverables – 9-1-1 & Database Maintenance

Local Government agrees to comply with all applicable law, CSEC Rules and NCTCOG policies, as they pertain to the 9-1-1 Program administered by NCTCOG, in providing the following deliverables to this contract. To the extent that NCTCOG policies are not consistent with applicable law, the applicable law prevails.

Ownership, Transference & Disposition

- 3.1 NCTCOG shall establish ownership of all 9-1-1 and ancillary equipment procured with 9-1-1 funds as defined herein, and located within the Local Government's jurisdiction. NCTCOG may maintain ownership, or it may transfer ownership to the Local Government. Before any such transfer of ownership, NCTCOG will evaluate the adequacy of controls of Local Government to ensure that sufficient controls and security exist by which to protect and safeguard the equipment procured with 9-1-1 funds for the purpose of delivery of 9-1-1 calls. It is understood that the ancillary equipment identified in paragraph 3.2c below, may or may not be procured by NCTCOG on behalf of Local Government, according to NCTCOG's Strategic 9-1-1 Plan.
- 3.2 The basic equipment categories are:
 - oo. 9-1-1 Equipment
 - xli. Customer Premise Equipment (CPE) – telephone equipment located at the PSAPs which may include telephones, integrated workstations, servers, ANI controllers, software, monitors, gateways, routers and any other equipment necessary for 9-1-1 call delivery to the PSAP;

- xlii. Telecommunications Device for the Deaf (TDD)/Teletypewriter (TTY)
 - pp. Ancillary Equipment
 - xli. NCTCOG owned ancillary equipment, if applicable
 - xlii. Recorders
- 3.3 Transfer-of-ownership documents shall be prepared by NCTCOG and signed by both parties upon transference of ownership of any ancillary equipment in accordance with UGMS and the State Comptroller of Public Accounts.
- 3.4 The local government shall provide adequate insurance policies on such equipment to provide for the replacement of the equipment in cases of losses due to anything other than daily use and normal wear and tear. The local government shall provide written proof of this insurance to NCTCOG annually.
- 3.5 Local Government is responsible for notifying NCTCOG upon disposition of equipment due to obsolescence, failure, or other planned replacement, transfer documents. Capital Recovery Asset Disposal Notices (as required by CSEC Rule 251.5) shall be prepared by NCTCOG in accordance with UGMS and the State Comptroller of Public Accounts.

Inventory

- 3.6 NCTCOG shall maintain property records, reconciled to the Local Government's general ledger account at least once per year, in accordance with CSEC Rule 251.5, *Guidelines for 9-1-1 Equipment Management, Disposition and Capital Recovery*, UGMS, and the State Property Accounting Policy and Procedures Manual.
- 3.7 The owner of the ancillary equipment, or the party to whom responsibility is assigned, shall cooperate with NCTCOG to provide inventory information for the Annual Certification of 9-1-1 Program Assets, as required by CSEC Rules 251.5, *Guidelines for 9-1-1 Equipment Management, Disposition and Capital Recovery*.
- 3.8 A physical inventory shall be conducted annually by NCTCOG.
- 3.9 Any lost or stolen equipment shall be reported to NCTCOG as soon as possible, and shall be duly investigated by Local Government and NCTCOG immediately.

Security

- 3.10 Local Government will comply with the current Criminal Justice Information Services (CJIS) Security Policy (CJISD-ITS-DOC-08140-5.0) as a minimum-security mandate for Customer Premise Equipment/Integrated or Workstations. A signed copy of the agreement must be available for inspection at all times
- 3.11 Local Government will protect the CPE, ancillary and database Maintenance/GIS equipment by implementing measures that secure the premises (including equipment room) of its PSAPs or addressing office against unauthorized entrance or use.
- 3.12 Local Government will operate within local standard procedures and take appropriate security measures as may be necessary to ensure that non-CSEC approved third-party software applications cannot be integrated into the PSAP(s)' Customer Premise Equipment/Integrated or Workstations as outlined in CSEC Rule 251.7, *Guidelines for Implementing Integrated Services*.
- 3.13 Local Government shall not attach nor integrate any hardware device or software application without prior written approval of NCTCOG. Further, no unauthorized person

- shall configure, manipulate, or modify any hardware device or software application. Such authority can only be granted by NCTCOG.
- 3.14 Local Government will adhere to Health & Safety Code, Section 771.061, Confidentiality of Information, in maintaining all 9-1-1 Addressing databases.
 - 3.15 Local Government mandates each person who is authorized to receive, store, process, and/or transmit Customer Premise Information must have a unique identification login and be logged into such equipment identifying their legitimacy for use.
 - 3.16 Local Governments shall insure that no personnel access the USB ports on the CPE equipment.

Maintenance

- 3.17 NCTCOG shall practice preventive maintenance on all NCTCOG owned or leased CPE, ancillary equipment, software, and databases, including, at a minimum, backing up data as necessary. NCTCOG shall also be responsible for any maintenance costs on the before mentioned equipment.
- 3.18 Local Government will maintain 9-1-1 equipment and areas by ensuring cleanliness.
- 3.19 Local Government shall notify NCTCOG Operation Specialist when there is any scheduled maintenance on commercial power backup generator, at least 48 hours prior to work being done.
- 3.20 Local Government shall immediately notify NCTCOG Operation Specialist of any power or generator outages. If the outage affects the 9-1-1 system, trouble reporting procedures should be followed.
- 3.21 For Local Governments that have administrative telephone system integration with NCTCOG 9-1-1 equipment, NCTCOG requires a contingency plan identifying their back-up solution for the administrative telephone system. If a contingency plan is not provided to NCTCOG within 30 days of contract execution, NCTCOG reserves the right to remove the administrative phone lines from the 9-1-1 equipment.
- 3.22 Local Government shall notify the NCTCOG Technical Team by calling 888-311-3911. In addition, the Local Government may utilize one of the following methods:
 - 1. via email to support@nct911.org
 - 2. via the Trouble Ticket System (accessed by using the icon on the toolbar)
 - 3. <http://tracker.nctcog.org/scc>

Supplies

- 3.23 Local Government will purchase supplies necessary for the continuous operation of its 9-1-1 CPE, and Ancillary equipment (i.e. printer supplies and paper).

Training

Local Government shall:

- 3.24 Provide telecommunicators access to emergency communications equipment training as approved in NCTCOG's Strategic Plan, or as determined by the Local Government.
- 3.25 These telecommunicators shall be scheduled for their 9-1-1 equipment training within 120 days of their hire date.
- 3.26 Ensure that the 9-1-1 telecommunicators receive TDD/TTY training every six months as mandated by the Department of Justice. This can be achieved by completing the on-line TTY refresher modules within 45 days of issuance, or attend the 4 hour TDD/TTY course at NCTCOG, or Local Government hosted training.
- 3.27 Ensure that 9-1-1 PSAP Supervisory personnel or designee attend tri-yearly training/meetings offered at NCTCOG to keep the PSAP updated on current events. A minimum of two meetings per year are required for each PSAP.
- 3.28 Ensure that all telecommunicators have access to the NCTCOG 9-1-1 Training website and abide by TCLEOSE mandated rules and regulations for telecommunicator requirements.
- 3.29 Beginning February 1, 2012, ensure that all telecommunicator attend a 9-1-1 equipment and technology refresher course every 2 years.

Facilities

- 3.30 Local Government shall meet minimum requirement for back room requirements. Must comply with specifications from NCTCOG (See Attachment C). Any expenses associated with this requirement are the responsibility of the PSAP.
- 3.31 Local Government's equipment room and 9-1-1 communications area must maintain a temperature of 65-80 degrees Fahrenheit.
Local Government will maintain 9-1-1 equipment and areas by ensuring cleanliness.
- 3.32 Local Government's 9-1-1 equipment room and communications area shall be in compliance with the American with Disability Act of 1990.
- 3.33 Local Government shall provide updated or current access or security policies to NCTCOG.
- 3.34 NCTCOG staff and contracted vendors shall have access to the 9-1-1 equipment room and communications area on a 24 X 7 X 365 basis without prior notice.

Operations

Local Government shall:

- 3.35 Designate PSAP Supervisory personnel or designee and provide related contact information (to include after hour contact information) as a single point of contact for NCTCOG.
- 3.36 Coordinate with NCTCOG in the planning for, implementation and operation of all 9-1-1 equipment.
- 3.37 Monitor the 9-1-1 equipment and report any failures or maintenance issues immediately to the NCTCOG Technical Team through appropriate trouble reporting procedure.
- 3.38 Test all 9-1-1 and ancillary equipment for proper operation and user familiarity at least once per month.
- 3.39 Power cycles all 9-1-1 equipment at a minimum of 1 time per week.
- 3.40 Test all 9-1-1 TDD/TTYs for proper operation and to maintain user familiarity at least once per month.
- 3.41 Log all TDD/TTY calls, and fax copies to NCTCOG by the first of each month. If logs are not received by the 10th day of the month, documentation requesting the logs will be sent to the chief/sheriff. Copies should also be made available upon request by NCTCOG and Department of Justice.
- 3.42 Limit access to all 9-1-1 equipment and related data to authorized personnel.
- 3.43 Make no changes to 9-1-1 equipment, software, or programs without prior written consent from NCTCOG.
- 3.44 Make no changes or modifications to any configuration, software, or hardware provided by NCTCOG other than adding the agents and editing the auto-dial feature.
- 3.45 Provide a safe and healthy environment for all 9-1-1 telecommunicators, which enhance proper use and maintenance of 9-1-1 equipment.
- 3.46 Provide upon request any testing documentation or applicable paperwork required by CSEC and NCTCOG within 24 hours.
- 3.47 The PSAP shall keep at least one 10-digit emergency telephone number that is not part of an automated system to be used for 9-1-1 transfer calls and default routing. These numbers shall be answered by a live person 24 hours a day, 7 days a week and should have the ability to be call forwarded. Any change in this 10-digit emergency number shall be reported to NCTCOG in writing.
- 3.48 When the verification process produces incorrect ANI/ALI information, the telecommunicator shall make the correction immediately or after the call has been released. If the call has been released, the data will remain for approximately ten minutes or until the next call is received. However, the ALI can be retrieved by going to the released calls in the list module. At which time it is possible to manually fill out the discrepancy form and fax to NCTCOG.
- 3.49 Incomplete ANI/ALI Problem Call Reports returned to PSAP shall be completed and faxed back to NCTCOG within 72 hours.
- 3.50 Test calls to clear ANI/ALI Problem Call Reports shall be made by PSAP within 24 hours. *Problems shall be reported on a new ANI/ALI Problem Call Report and faxed to NCTCOG.*
- 3.51 Medical providers and other agencies that require frequent transfers during 9-1-1 calls must have and utilize a toll free transfer number.
- 3.52 Notification of change in medical, law enforcement or fire responders shall be made in writing to NCTCOG at least 45 days prior to change.
- 3.53 Submit a signed Manual ALI Query form to NCTCOG annually and agree to use ALI lookup feature only in the handling and processing of an emergency telephone call.

- 3.54 Each PSAP shall submit an emergency plan for 9-1-1 communications.
- 3.55 The PSAP shall have documented procedures for the transfer of administration lines where call center evacuation is required.
- 3.56 Comply with NCTCOG policy and procedures for PSAP moves/changes posted on the NCTCOG website.
- 3.57 PSAP Agency should have adequate personnel trained and available to operate the generator.
- 3.58 PSAP Agency shall be able to engage NCTCOG owned UPS bypass switch, where applicable.
- 3.59 PSAP Agency shall test generator at least monthly to ensure that all NCTCOG equipment remains functional. All tests shall be reported monthly to the PSAP Operations Specialist
- 3.60 All telecommunicators shall re-transmit (rebid) all wireless calls to receive most accurate caller location.
- 3.61 PSAP Agency shall keep on file the proper trouble ticketing log, provided by NCTCOG, to document ticketing information when reporting to NCTCOG Tech Support issues with issues on the 9-1-1 equipment. It is not required for the PSAP Agency to turn in this report on a monthly basis, but to keep as a reference at their level. NCTCOG reserves the right to request these trouble logs at any time. Trouble ticket logs must be kept for the duration of the inter local agreement.
- 3.62 The make busy shall only be activated in emergency or evacuation situations.

Performance Monitoring

- 3.63 Local Government agrees to fully cooperate with all monitoring requests from NCTCOG and/or Commission for the purposes of assessing and evaluating Local Government's performance of the deliverables specified in this contract, and as outlined in Program Deliverables noted above.

Article 4: Procurement

- 4.1 NCTCOG may purchase, lease, or otherwise procure, on Local Government's behalf, the 9-1-1 equipment, software, services, and other items described in the current Strategic Plan.
- 4.2 NCTCOG and the Local Government agree to use competitive procurement practices and procedures similar to those required by state law for cities or counties, as well as CSEC Rule 251.8, *Guidelines for the Procurement of Equipment and Services with 9-1-1 Funds*.

Article 5: Database Maintenance

- 5.1 Only applies to counties.

Article 6: Financial

As authorized in Chapter 771 of the Texas Health & Safety Code, Sections 771.055, 771.056, 771.071, 771.072 and 771.075:

- 6.1 NCTCOG shall develop a plan to meet Local Government needs for the establishment and operation of 9-1-1 service throughout the region served, according to standards established and approved by the CSEC.
- 6.2 The provisioning of 9-1-1 service throughout the region shall be funded by emergency service fees and/or equalization surcharge, based upon state appropriations.
- 6.3 Allowable and disallowed expenditures shall be determined by the appropriations, rules, policies and procedures as established by the CSEC, and as provided for the Local Government in NCTCOG's approved Strategic Plan.

Article 7: Records

- 7.1 Local Government agrees to maintain financial and any other 9-1-1 documentation adequate to document its performance, costs, and receipts under this contract. Local Government agrees to maintain these records for the current fiscal year and the previous two (2) fiscal years. Local government may request in writing to maintain these records electronically, if that technology is in place.
- 7.2 For the purpose of reimbursement, Local Government shall maintain sufficient records detailing the significant history of procurement, including the rationale for the method of procurement, the selection of contract type, the contractor selection or rejection, and the basis for the contract price. Local Government agrees to maintain these records for the current fiscal year and the previous two (2) fiscal years.
- 7.3 Local Government agrees to preserve the records for three years after receiving final payment under this contract. If an audit of or information in the records is disputed or the subject of litigation, Local Government agrees to preserve the records until the dispute or litigation is finally concluded, regardless of the expiration or early termination of this contract;
- 7.4 NCTCOG and/or Commission are entitled to inspect and copy, during normal business hours at Local Government's offices, the records maintained under this contract for as long as they are preserved. NCTCOG is also entitled to visit Local Government's offices, talk to its personnel, and audit its applicable 9-1-1 records, all during normal business hours, to assist in evaluating its performance under this contract;
- 7.5 The Commission and the Texas State Auditor have the same inspection, copying, and visitation rights as NCTCOG.
- 7.6 In terms of 9-1-1 records, excluding financial, Local Government shall comply with their own retention schedule, as per state statute.

Article 8: Nondiscrimination and Equal Opportunity

- 8.1 Local Government shall not exclude anyone from participating under this contract, deny anyone benefits under this contract, or otherwise unlawfully discriminate against anyone in carrying out this contract because of race, color, religion, sex, age, disability, handicap, or national origin.

Article 9: Dispute Resolution

- 9.1 The parties desire to resolve disputes arising under this contract without litigation. Accordingly, if a dispute arises, the parties agree to attempt in good faith to resolve the dispute between them. To this end, the parties agree not to sue one another, except to

- enforce compliance with paragraphs 10.1 – 10.4, until they have exhausted the procedures set out in these paragraphs.
- 9.2 At the written request of either party, each party shall appoint one non-lawyer representative to negotiate informally and in good faith to resolve any dispute arising under this contract. The representatives appointed shall determine the location, format, frequency, and duration of the negotiations.
- 9.3 If the representatives cannot resolve the dispute within 30 calendar days after the first negotiation meeting, the parties agree to refer the dispute to a mutually designated legal mediator. Each party shall pay half the cost of the mediation services.
- 9.4 The parties agree to continue performing their duties under this contract, which are unaffected by the dispute, during the negotiation and mediation process.

Article 10: Suspension for Unavailability of Funds

- 10.1 Local Government acknowledges that NCTCOG's sole source of funding for this contract is the 9-1-1 fees collected by service providers and received by the state Comptroller's Office. If fees sufficient to pay Local Government under this contract are not paid to NCTCOG, or if the CSEC does not authorize NCTCOG to use the fees to pay Local Government, NCTCOG may suspend payment of monthly bills for 9-1-1 equipment by giving Local Government notice of the suspension. The suspension is effective 10 calendar days after Local Government's receipt of the notice. Upon suspension of payment, Local Government's obligations under this contract are also suspended until NCTCOG resumes payment.

Article 11: Notice to Parties

- 11.1 Notice under this contract must be in writing and received by the party or his/her representative or replacement, to which the notice is addressed. Notice is received by a party: (1) when it is delivered to the party personally; (2) on the date shown on the return receipt if mailed by registered or certified mail, return receipt requested, to the party's address specified in paragraph 11.2 and signed on behalf of the party; or (3) three business days after its deposit in the United States Mail, with first-class postage affixed, addressed to the party's address specified in paragraph 11.3.
- 11.2 NCTCOG's address is: P. O. Box 5888, Arlington, TX 76005-5888,
Attention: Executive Director.
- 11.3 Local Government's address is:
City of Sachse
3815 B Sachse Road
Sachse, TX 75048
Attention: William (Billy) George
- 11.4 A party may change its address by providing notice of the change in accordance with paragraph 12.1.

Article 12: Effective Date and Term of Contract

- 12.1 This contract takes effect on September 1, 2013 on behalf of NCTCOG and Local Government, and it ends on August 31, 2015. Should for any reason Local Government withdraws from the E9-1-1 Service system prior to the end of the full term of this

contract, in addition to all other remedies available to NCTCOG under state law and this contract, NCTCOG may seek a return of all 9-1-1 equipment purchased with 9-1-1 funds in the possession of Local Government. In the event of such withdrawal, both parties agree to work in good faith to establish a fair and equitable transition plan so as to assure continued emergency services to the citizens of Local Government.

Article 13: Miscellaneous

- 13.1 Each individual signing this contract on behalf of a party warrants that he or she is legally authorized to do so and that the party is legally authorized to perform the obligations undertaken.
- 13.2 This contract states the entire agreement of the parties, and an amendment to it is not effective unless in writing and signed by all parties.
- 13.3 Rules, Program Policy Statements, and Best Practices of CSEC as well as Chapter 771, Health and Safety Code, State Administration of Emergency Communications can be found on the CSEC website: <http://www.911.state.tx.us>. If unable to access, please contact NCTCOG 9-1-1 Program Offices for copies.
- 13.4 The following Attachments are part of this contract:

Contract for 9-1-1 Services between NCTCOG and CSEC (Attachment A)
Manual ALI Query Request (Attachment B)
NCTCOG Equipment Room Site Requirement (Attachment C)
NCTCOG Move, Add and Change Procedures (Posted on www.nctcog.org)
Text to 9-1-1 Testing Requirements (Attachment D), where applicable

This contract is binding on, and to the benefit of, the parties' successors in interest.

- 13.5 This contract is executed in duplicate originals.

CITY OF SACHSE

William (Billy) George
City Manager

Date

NORTH CENTRAL TEXAS COUNCIL OF
GOVERNMENTS



Mike Eastland
Executive Director

Date

Attachment A
Contract for Services between the
Commission on State Emergency Commission (CSEC) and
North Central Texas Council of Governments (NCTCOG)

Contract for 9-1-1 Service

Article 1. Parties and Purposes

- 1.1 The Texas Commission on State Emergency Communications ("Commission") is charged by law with the responsibility to oversee the provision of 9-1-1 emergency services throughout the state, and North Central Texas Council of Governments ("RPC") is charged with the responsibility to provide these services in its region. Providing these services requires a partnership among and cooperative efforts by the Commission, the RPC, and the local governments represented on the RPC's governing body.
- 1.2 The Commission and the RPC enter into this Contract for 9-1-1 Service ("Contract") to clarify and better define the rights and duties of each in carrying out their individual and collective responsibilities under the law.

Article 2. Compliance with Applicable Law

- 2.1 The RPC shall comply with all applicable federal and state laws ("applicable law") in carrying out its strategic plan that has been approved by the Commission.
- 2.2 Applicable law includes, but is not limited to, Health and Safety Code Chapter 771; Commission Rules (Title 1, Part 12, Texas Administrative Code) and Program Policy Statements; the biennial state General Appropriations Act; Texas Government Code (including Uniform Grant and Contract Management Standards [UGMS]), Chapter 783 and Title 1, Part 1, Chapter 5, Subchapter A, Division 4, Texas Administrative Code; Preservation and Management of Local Government Records Act, Chapter 441, Subchapter J; and Resolution of Certain Contract Claims Against the State, Chapter 2260); Texas Local Government Code (including Regional Planning Commissions Act, Chapter 391).
- 2.3 The Commission may adopt new policies, procedures and rules and amend its existing policies, procedures and rules subject to applicable law. Any new or amended policy or procedure (other than an adopted rule) shall be enforceable against the RPC 30 days following the date of its adoption, unless the Commission finds and declares that an emergency exists which requires that such policy or procedure be enforceable immediately against the RPC. The Commission shall provide the RPC written notice of all new or amended policies, procedures and interpretations of Commission rules within a reasonable time after same are adopted by the Commission.
- 2.4 The RPC shall repay any allocated and distributed equalization surcharge and 9-1-1 service fees (collectively, "9-1-1 funds") expended by the RPC in noncompliance with applicable law. Such reimbursement shall be made in accordance with established Commission policies and procedures. The RPC shall

advise the Commission in writing of its efforts to recover 9-1-1 funds in accordance with Article 4.1 herein.

- 2.5 In accordance with Health and Safety Code Section 771.078(c)(6), the Commission may withhold disbursement of funds to the RPC for failing to follow a standard imposed by this Contract, a Commission rule and/or policy, or a statute.
- 2.6 The RPC shall maintain, at a minimum, a separate investment account for all 9-1-1 funds received. The RPC shall utilize an accounting system that complies with applicable law, including specifically the requirements in UGMS, Subpart C - Post Award Requirements, Section .20 - Standards for Financial Management Systems - which requires recipients of state funds to maintain records which adequately identify the source and application of funds provided for financially assisted activities. These records must contain information pertaining to grant or sub grant awards and authorizations, obligations, unobligated balances, assets, liabilities, outlays or expenditures, and income.

Article 3. Monitoring Compliance

- 3.1 The RPC recognizes that the Commission reserves the right to perform monitoring of the RPC and/or its performing local governments or Public Safety Answering Points (PSAPs) for compliance with applicable law, and the RPC agrees to cooperate fully with such monitoring.
- 3.2 The RPC recognizes that the Commission reserves the right to monitor RPC financial procedures and validate financial reimbursement requests for compliance with applicable law, accuracy, completeness, and appropriateness, prior to the Commission distributing allocated 9-1-1 funds.

Article 4. Standard Interlocal Agreement with Local Governments

- 4.1 The RPC shall use interlocal agreements between itself and its local governments relating to the planning, development, operation, and provision of 9-1-1 service, the use of 9-1-1 funds and adherence to applicable law. These agreements must, at a minimum, provide for compliance with applicable law by including provisions that:
 - (a) the RPC will provide 9-1-1 funds to the local governments on a cost reimbursement basis using a monitoring process that provides assurance that the reimbursement requests from the local governments are complete, accurate, and appropriate;
 - (b) the RPC may withhold, decrease, or seek reimbursement of 9-1-1 funds in the event that those 9-1-1 funds were used in noncompliance with applicable law;
 - (c) the local governments shall reimburse the RPC and/or the Commission, as applicable, any 9-1-1 funds used in noncompliance with applicable law;

- (d) reimbursement of 9-1-1 funds under subsection (c) shall be made by the local government within 60 days after demand by the RPC, unless an alternative repayment plan is approved by the RPC and the Commission;
- (e) address the RPC's ownership, transfer of ownership, and/or control of equipment acquired with 9-1-1 funds in connection with providing 9-1-1 service ("9-1-1 equipment");
- (f) require the RPC to maintain a current inventory of all 9-1-1 equipment;
- (g) require a control system to be developed by the local government to ensure adequate safeguards to prevent loss, damage, or theft of 9-1-1 equipment;
- (h) require reimbursement to the RPC and/or the Commission for damage to 9-1-1 equipment; other than ordinary wear and tear;
- (i) the local governments will maintain adequate fiscal records and supporting documentation of all 9-1-1 funds reimbursed to such local governments for 9-1-1 service consistent with applicable law and generally accepted accounting principles, and as approved in the RPC's current approved Strategic Plan;
- (j) the Commission or its duly authorized representative shall have access to and the right to examine all books, accounts, records, files, and/or other papers, or property pertaining to the 9-1-1 service, belonging to or in use by the local government, the PSAP, or by any other entity that has performed or will perform activities related to the agreements;
- (k) the local government will provide 9-1-1 service as a condition of the receipt of 9-1-1 funds as prescribed by the RPC strategic plan; and
- (l) funding of 9-1-1 service is contingent on appropriations made to the Commission by the Texas Legislature, and if 9-1-1 funds are not made available to the RPC by the Commission or if legally available 9-1-1 funds are exhausted, then the RPC will not be obligated to provide the reimbursements contemplated by this Contract.

Article 5. Competitive Procurement and Contract Administration

- 5.1 The RPC shall use competitive procurement practices and procedures similar to those required by applicable law in connection with the procurement of any items to be obtained with 9-1-1 funds.

- 5.2 The RPC shall include a specific, detailed statement of work, including appropriate benchmarks to evaluate compliance, in all contracts with vendors, local governments, and PSAPs to be paid from 9-1-1 funds.
- 5.3 The RPC shall implement a contract administration management system that ensures contractors perform in accordance with the terms, conditions, and specifications of their contracts or purchase orders.
- 5.4 The RPC shall maintain sufficient records detailing the history of procurement, including the rationale for the method of procurement, the selection of contract type, the contractor selection or rejection, and the basis for the contract price, as outlined in the records retention requirements in UGMS.

Article 6. Allocation and Use of 9-1-1 Funds

- 6.1 In accordance with applicable law, the Commission shall allocate 9-1-1 funds appropriated to the Commission to the RPC solely for use in carrying out its Commission-approved strategic plan. Funds will be distributed to the RPC quarterly, according to current Commission payment methodology as set forth in Commission policy, unless the RPC is in substantial noncompliance with any applicable law or provision of this Contract. The RPC shall utilize the money allocated only for providing 9-1-1 service within the RPC's jurisdiction.
- 6.2 The Commission shall ensure that no more than \$12,750,000 appropriated to the Commission for the FY 2012-2013 biennium shall be allocated to the RPCs for administration of the statewide 9-1-1 program, according to the General Appropriations Act.
- 6.3 None of the 9-1-1 funds appropriated to the Commission and allocated to the RPC may be used to replace or fund a reserve for future replacement of 9-1-1 equipment.
- 6.4 The RPC shall assist the Commission in creating comprehensive statewide capital replacement plan for submittal to the Legislative Budget Board no later than November 1st of each calendar year.
- 6.5 As provided by Health & Safety Code Section 771.078(d), not more than ten percent (10%) of the money received by the RPC may be used by the RPC for indirect costs. In this subsection, "indirect costs" means costs that are not directly attributable to a single action of the RPC. (Note: In administering this subsection, the governor's office is required to use federal Office of Management and Budget circulars A-87 and A-122 or any rules relating to the determination of indirect costs adopted under Texas Government Code Chapter 783.)
- 6.6 As provided by Health & Safety Code Section 771.078(f), upon request from the RPC, the Commission shall provide the RPC with documentation and financial records of the amount of money collected in its region or of an amount of money

allocated to the RPC in accordance with Health & Safety Code, Section 771.078, and this Contract.

Article 7. 9-1-1 Funds Distribution

- 7.1 As provided by applicable law, a state agency shall distribute grants on a reimbursement basis, or as needed, unless otherwise provided by statute or otherwise determined by the grantor agency to be necessary for the purposes of the grant.
- 7.2 Quarterly disbursement of 9-1-1 funds to the RPC shall be made on a cost reimbursement basis according to applicable law. If the RPC's funding is depleted before the end of a fiscal quarter, a financial emergency funding request may be made by the RPC to the Commission (see Article 8. RPC Emergency Funding).
- 7.3 The Commission has determined that a proper public purpose is served by providing start-up funding, at the beginning of each fiscal year, to the RPC for payment of operating costs of the region's 9-1-1 system. Start-up funding to the RPC from the Commission may be made at the beginning of each fiscal year. The Commission shall provide start-up funds to the RPC according to applicable law. Start-up funding is defined as 9-1-1 funds allocated to the RPC to pay initial fiscal year 9-1-1 program expenses, prior to the first quarterly reimbursement request being received. Any remaining 9-1-1 funds from the prior fiscal year, ending on August 31st, shall be returned to the Commission no later than October 30th of the current fiscal year.

Article 8. RPC Emergency Funding

- 8.1 Notwithstanding the requirements in Article 7, the Commission may distribute in accordance with Commission policy allocated 9-1-1 funds to the RPC upon demonstration and documentation that a financial emergency exists that will compromise the provisioning of 9-1-1 service or impact public safety.
 - 8.2 The Commission shall consider a financial emergency as a situation in which the RPC requires additional funding to sustain the current and normal operation of 9-1-1 systems and their administration, as well as to meet contractual obligations as provided for in the RPC's approved strategic plan; and that, without the assistance of these additional funds, would result in a compromise of the 9-1-1 system or impact public safety. A financial emergency would arise, and public safety compromised, if the 9-1-1 system was terminated due to non-payment of invoices.
 - 8.3 Emergency 9-1-1 funds may be distributed based upon the documented expenditures creating the need. The provision of emergency 9-1-1 funds will be used for specific operational and administrative expenses identified in the supporting documentation.
-

- 8.4 The request shall include a narrative description of what the 9-1-1 funds are to be used for, and how these expenditures relate to the RPC's strategic plan.
- 8.5 The Commission will review the request for accuracy and compliance with the current approved strategic plan and applicable law. Upon review and approval of the request, the Commission will disburse the necessary 9-1-1 funds, not to exceed the total allocated to the RPC in its Commission-approved strategic plan.

Article 9. Strategic Planning

- 9.1 In accordance with applicable law, the RPC shall develop a strategic plan for the establishment and operation of 9-1-1 service throughout its region. The 9-1-1 service must meet the standards established by the Commission. A strategic plan must describe how 9-1-1 service is to be administered.
- 9.2 The RPC must update its strategic plan at least once during each state fiscal biennium, and must include the following:
 - (a) A description of how money allocated to the region is to be allocated throughout the region served by the RPC;
 - (b) Projected financial operating information for the two state fiscal years following the submission of the plan;
 - (c) Strategic planning information for the five state fiscal years following submission of the plan; and
 - (d) A Historically Underutilized Business (HUB) plan, pursuant to Chapter 2161 of the Government Code.
- 9.3 The RPC shall submit a strategic plan, or amendment to its plan, to the Commission for review and approval or disapproval, as required by Health & Safety Code Section 771.056. The Commission, consistent with applicable law, shall consider the appropriateness of the strategic plan or amendment thereto in satisfying the standards set by the Commission, the cost and effectiveness of the strategic plan or amendment, as well as the appropriateness of the strategic plan or amendment in context with overall statewide 9-1-1 service.
- 9.4 The Commission shall notify the RPC of the approval or disapproval of the strategic plan submission, or amendment to the plan, in accordance with applicable law.
- 9.5 If the strategic plan or amendment thereto is approved, the Commission shall allocate 9-1-1 funds to the RPC in accordance with the terms of this Contract and applicable law.

Article 10. Reporting Requirements

- 10.1 The RPC shall submit financial and performance information and reports regarding 9-1-1 service and administration to the Commission. The RPC shall provide the reporting information in accordance with applicable law and generally accepted accounting principles. The RPC shall submit the following information to the Commission, at least once per quarter of each fiscal year:
- (a) Financial information regarding administrative and program expenses; and
 - (b) Information regarding the current performance, efficiency, and degree of implementation of emergency communications services in the region served by the RPC.
- 10.2 The RPC shall be responsible for collecting and reporting efficiency data on the operation of each of the 9-1-1 answering points within its region. The RPC shall submit such information to the Commission at least once per quarter of each fiscal year, according to applicable law.

Article 11. Use and Creation of Public Safety Answering Points

- 11.1 The RPC shall comply with the minimum standards and guidelines established by Commission Rule 251.1, *Regional Strategic Plans for 9-1-1 Service*, for the use of PSAPs and the creation of PSAPs.

Article 12. Dispute Resolution

- 12.1 The dispute resolution process provided for in Government Code Chapter 2260, Subsection F, shall be used by the Commission and the RPC to attempt to resolve disputes arising under this Contract. Disputes include, but are not limited to, disagreement between the parties about the meaning or application of the RPC's proposed or approved strategic plan, or this Contract.
- 12.2 The parties desire to resolve disputes without litigation. Accordingly, if a dispute arises, the parties agree to attempt in good faith to resolve the dispute between themselves. To this end, the parties agree not to sue one another, except to enforce compliance with this Article 12, until they have exhausted the procedures set out in this Article 12.
- 12.3 At the written request of either party, each party shall appoint one non-lawyer representative to negotiate informally and in good faith to resolve any dispute arising between the parties. The parties agree to appoint their representatives and hold the first negotiating meeting within 15 calendar days of receipt of the request. The representatives appointed shall determine the location, format, frequency, and duration of the negotiations.

- 12.4 If the representatives cannot resolve the dispute within 30 calendar days after the first negotiation meeting, the parties agree to submit the dispute to mediation by an administrative law judge employed by the State Office of Administrative Hearings (SOAH) per Government Code Chapter 2009.
- 12.5 Within 45 calendar days after the effective date of this Contract, the Commission agrees to contract with SOAH to mediate any future disputes between the parties described in Article 12.1. Each party agrees to pay one-half the total fee and expenses SOAH charges for conducting a mediation, and the Commission agrees that the RPC's share of the total is an allowable cost reimbursable to the RPC under this Contract.
- 12.6 The parties agree to continue performing their duties under this Contract, which are unaffected by the dispute, during the negotiation and mediation process.
- 12.7 If the parties are unable to settle their dispute by mediation, either party may request a contested case hearing under Texas Government Code Section 2260.102.
- 12.8 Nothing in this Article 12 shall be considered as a waiver of sovereign immunity.

Article 13. Miscellaneous Provisions

- 13.1 The RPC shall work with the Commission and the local governments to develop, maintain and regularly monitor performance of the operation and the provision of 9-1-1 service and to develop and implement risk assessment processes.
- 13.2 As the RPC becomes aware of the need for additional training or expertise relating to the planning, development, implementation or operation of 9-1-1 service, by the RPC or the local governments in their areas, the RPC shall notify the Commission promptly so that all parties may address the need in a timely manner.
- 13.3 Unless otherwise directed by the Commission, the RPC shall arrange for the performance of an annual financial and compliance audit of its financial statements and internal control environment according to the requirements of UGMS and the Texas Single Audit Circular, as established by the Governor's Office of Budget, Planning, and Policy pursuant to Government Code Chapter 783. The RPC shall be liable to the Commission for any costs disallowed as a result of the audit of its financial statements and internal control environment.
- 13.4 The RPC recognizes the right of the State Auditor's Office to review and/or audit the RPC's documentation and accounts relevant to the state-funded 9-1-1 program as authorized by applicable law. Such an audit or review is considered separate and apart from audits required by UGMS.

- 13.5 A summary of the approved RPC 9-1-1 strategic plan costs and revenue allocations shall be made a part of this Contract by way of Attachment A, *Recipient 9-1-1 Costs Summary*.
- 13.6 The RPC shall provide, at a minimum, the Commission with all reports and/or information as required by applicable law.
- 13.7 In the event of any conflict between any provision in this Contract and an adopted Commission rule or policy, present or future, the Commission rule or policy shall take precedence.
- 13.8 This Contract sets forth all of the representations, promises, agreements, conditions, and understandings between the RPC and the Commission relating to the subject matter of the Contract, and supersedes any prior or contemporaneous representations, promises, agreements, conditions, or understandings, whether oral or written, in any way relating to the subject matter hereof.
- 13.9 Any alterations, additions, or deletions to the terms of this Contract shall be made by amendment hereto in writing and executed by both parties to this Contract.
- 13.10 This Contract takes effect on September 1, 2011, and shall terminate on August 31, 2013.

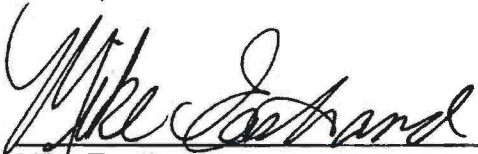
AGREED TO:



Paul Mallett
Executive Director
Texas Commission on State Emergency Communications
333 Guadalupe, Suite 2-212
Austin, Texas 78701-3942

8/18/11

Date



Mike Eastland
Executive Director
North Central Texas Council of Governments
P. O. Box 5888
Arlington, Texas 76005

8/21/11

Date

Attachment B
Manual ALI Agreement

North Central Texas Council of Governments

Regional 9-1-1 Program

Manual ALI Request Form

PSAP Name: Sachse Police Department

Date: _____

This letter is to request that the "manual ALI Query" feature be enabled at Sachse Police Department.

The 9-1-1 customer premises equipment (CPE) provided by NCTCOG has been configured to allow manual queries, and is compatible with the manual ALI query protocol of NCTCOG and the database provider. MANUAL ALI QUERY SERVICES WILL ONLY BE USED IN THE HANDLING OF EMERGENCY CALLS. All manual ALI queries must also be documented using the reason feature.

This PSAP and the Telecommunicators with access to 9-1-1 fully understand and agree to comply with the terms and conditions set forth under which this feature may be provided.

The NCTCOG operations staff has access to a statistical report of Manual ALI Query per PSAP. Misuse of the proprietary ALI information may be cause for the termination of this feature for the PSAP.

Please mail, fax or email this form back no later than September 15, 2013 to:

North Central Texas Council of Governments
9-1-1 Program
PO Box 5888
Arlington, Texas 76005-5888

~or~

Fax: 817-640-7492

~or~

Email: hperez@nctcog.org Subject: Interlocal Agreement-Manual ALI Agreement

Acknowledgement signatures by authorized representatives of contracting 9-1-1 agency:

Chief / Sheriff

Date

Communications Supervisor / Manager

Date

Attachment C
NCTCOG Equipment Room Site Requirements

NCTCOG

9-1-1 EQUIPMENT ROOM AND ELECTRICAL REQUIREMENTS SUMMARY

Fire Protection:

- Dry pipe high temperature type systems are recommended if sprinkler heads are to be located in the 9-1-1 equipment room.
- If possible, non-combustible material should be used for the room construction.

Security Precautions:

- You may need to extend and improve existing building security to provide adequate protection for the 9-1-1 equipment.
- Electric locks or push button access code or card readers are not recommended unless you provide a battery backup system.

Temperature and Humidity control:

- A stable ambient operating temperature of 72 degrees Fahrenheit is recommended. Maximum tolerances are from 59 to 86 degrees non-condensing.
- Air conditioning units must be able to handle the heat produced by the back room equipment.
- For estimates on BTU output of the equipment, please consult with onsite installation personnel.

Static Electricity:

Static can damage circuitry permanently, interrupt system operation and cause lost data. To prevent static:

- The equipment room humidity must be constant.
- The room floor should not be carpeted.
- The room floor should be sealed, (preferably tiled), but not waxed.

Lighting:

- Lighting must not be powered from the switch room service panel.

- Lighting should provide 50 to 75 foot-candles measured 30" above the equipment room floor.

Grounding:

- A single point, isolated ground is required unless superceded by local code. The source should be XO of the transformer that feeds the phase conductors to the equipment room electrical service panel.
- Terminations must be accessible for inspection during the life of the installation.
- Conductors must be continuous, with no splices or junctions.
- Conductors must be no load, non-current carrying.

Electrical:

- Electrical service panel should be located in the equipment room.
- Voltage required is 208/120 V three phase; four wire "wye" service or 240/120 single phase 4 wire "delta" service.
- A dedicated transformer is preferred however a shared transformer or distribution is acceptable.
- IGL6-15, 20 or 30 receptacles are required and the ground must terminate on the IG buss.
- All circuit breakers must be clearly labeled.
- Terminal devices located in the equipment room will require local power. These outlets must be wired and fused independently from all other receptacles. They must also be IG type receptacles.

Attachment D
Text to 9-1-1 Service Agreement (If Applicable)

North Central Texas Council of Governments

Regional 9-1-1 Program

Text to 9-1-1 Service Agreement

PSAP Name: Sachse Police Department

Date: _____

This letter is to request that the Text to 9-1-1 service be enabled at the Sachse Police Department.

The 9-1-1 customer premises equipment (CPE) provided by NCTCOG has been configured to allow Text to 9-1-1 service. The PSAP is required to conduct at least twenty (20) test requests for help via text per month. These tests shall be recorded on the monthly reporting form provided by NCTCOG and are due to NCTCOG by the 5th day of each month.

NCTCOG shall provide training, best practice and implementation of this service. NCTCOG shall also assist testing and public education when requested.

The PSAP has been advised that this is an interim solution with limitations and feature will evolve as the service does.

This PSAP and the Telecommunicators with access to 9-1-1 fully understand and agree to comply with the terms and conditions set forth under which this service provided.

Please mail, fax or email this form back no later than September 15, 2013 to:

North Central Texas Council of Governments

9-1-1 Program

PO Box 5888

Arlington, Texas 76005-5888

~or~

Fax: 817-640-7492

~or~

Email: hperez@nctcog.org Subject: Text to 9-1-1 Agreement

Acknowledgement signatures by authorized representatives of contracting 9-1-1 agency:

Chief / Sheriff

Date

Communications Supervisor / Manager

Date



Legislation Details (With Text)

File #:	13-1727	Version:	1	Name:	Proclamation recognizing the Garrett Smith's military service.
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	8/12/2013	In control:		In control:	City Council
On agenda:	8/19/2013	Final action:		Final action:	
Title:	Proclamation recognizing Garrett Smith's Service to our Country.				

Executive Summary

Mr. Garrett Smith is returning from duty in the Navy. This proclamation will recognize his achievements in the military.

Sponsors:

Indexes:

Code sections:

Attachments: [Proclamation.Garrett Smith.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

Proclamation recognizing Garrett Smith's Service to our Country.

Executive Summary

Mr. Garrett Smith is returning from duty in the Navy. This proclamation will recognize his achievements in the military.

Background

This proclamation will recognize Garrett Smith's military service in the Navy.

Policy Considerations

None.

Budgetary Considerations

None.

Staff Recommendations

Mayor Felix present the Proclamation recognizing Garrett Smith's Service to our Country.

PROCLAMATION

WHEREAS, there is no greater honor than serving our country in the military to protect our freedom and democratic way of life; and

WHEREAS, the City of Sachse takes great pride in that a local resident voluntarily made the choice to join the military and personally contribute to the safety and defense of this great nation; and

WHEREAS, Mr. Garrett Smith is an Eagle Scout in Troop 442 and graduated from Wylie High School in 2008 and;

WHEREAS, Garrett enlisted in the U. S. Navy in 2007 and will have been active in the military from 2008 until September 2013; and

WHEREAS, Mr. Smith is a Petty Officer 2nd Class and served with the VAW-126 Seahawks attached to the U.S.S. Harry S. Truman, stationed in Norfolk, Virginia; and

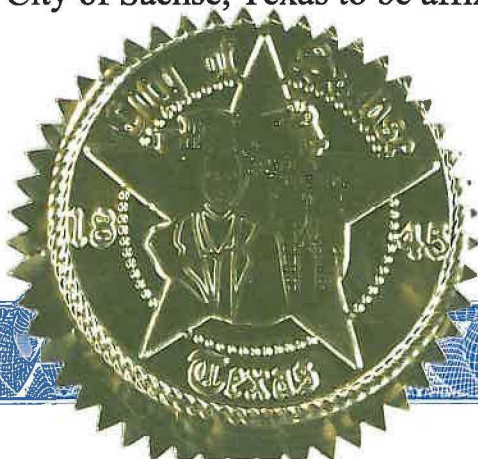
WHEREAS, Petty Officer 2nd Class Smith has served as a Senior Avionics Technician and Shift Supervisor in Operation Enduring Freedom, and Operation Insuring Freedom and was awarded the Navy Achievement Medal for exemplary service.

NOW, THEREFORE pursuant to the powers vested in me as Mayor of the City of Sachse, I do hereby proclaim:

August 19, 2013, Garrett Smith Day

in recognition of his five years of honorable military service.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas to be affixed this the 19th day of August, 2013.



Mike J. Felix
Mayor



Legislation Details (With Text)

File #:	13-1724	Version:	1	Name:	Recognition of Brian Poff service to the City.
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	8/12/2013	In control:		In control:	City Council
On agenda:	8/19/2013	Final action:		Final action:	
Title:	Recognition of Brian Poff service to the City.				

Executive Summary

Brian Poff has resigned his seat on the Economic Development Corporation's Board of Directors and this item is to recognize his service to the City.

Sponsors:

Indexes:

Code sections:

Attachments: [Brian Poff. Recognition.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

Recognition of Brian Poff service to the City.

Executive Summary

Brian Poff has resigned his seat on the Economic Development Corporation's Board of Directors and this item is to recognize his service to the City.

Background

Mr. Poff has served recently on the Economic Development Corporation's Board of Directors. Staff will have a plaque of appreciation to present to him. Please see attached.

Policy Considerations

None.

Budgetary Considerations

None.

Staff Recommendations

Recognition of Brian Poff service to the City.



CERTIFICATE OF APPRECIATION

IN THE NAME AND BY THE AUTHORITY
OF THE CITY OF SACHSE, TEXAS

is presented to

Brian Poff

In grateful recognition of Outstanding
Public Service faithfully rendered to the
City of Sachse

**Economic Development Corporation
2010-2013**

**PRESENTED BY:
MAYOR, CITY COUNCIL AND STAFF
OF THE CITY OF SACHSE, TEXAS
AUGUST 19, 2013**



Legislation Details (With Text)

File #:	13-1723	Version:	1	Name:	Administer Oath of Office
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	8/12/2013	In control:		In control:	City Council
On agenda:	8/19/2013	Final action:		Final action:	
Title:	Administer Oath of Office to newly appointed Board and Commission members.				
	Executive Summary				
	Mayor Felix will administer the Oath of Office to Ty Lamb on the Planning & Zoning Commission.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Oath of Office.pdf				

Date	Ver.	Action By	Action	Result
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Title

Administer Oath of Office to newly appointed Board and Commission members.

Executive Summary

Mayor Felix will administer the Oath of Office to Ty Lamb on the Planning & Zoning Commission.

Background

At the Council meeting on August 5 2013, the Council appointed Ty Lamb to the Planning and Zoning Commission and Marcia Harris-Daniel to the EDC. Ms. Daniel is out of town, so staff will administer her oath. Tonight Mayor Felix will administer the Oath of Office.

Policy Considerations

None.

Budgetary Considerations

None.

Staff Recommendations

Mayor Felix administer the Oath of Office to Ty Lamb on the Planning and Zoning Commission.

In the name and by the authority of

THE STATE OF TEXAS

OATH OF OFFICE

I, Ty Lamb do solemnly swear, that I will faithfully execute the duties of the office of the Planning & Zoning Commission, of the City of Sachse, State of Texas, and will, to the best of my ability preserve, protect and defend the Constitution and laws of the United States and of this State, so help me God.

X

Affiant

SWORN TO and subscribed before me by affiant on the ____ day of August, 2013.

Signature of person administering oath

Printed Name

Title



Legislation Details (With Text)

File #: 13-1730 **Version:** 1 **Name:** Conduct the First Public Hearing on the Proposed Fiscal Year 2013-2014 Budget.
Type: Agenda Item **Status:** Agenda Ready
File created: 8/13/2013 **In control:** City Council
On agenda: 8/19/2013 **Final action:**
Title: Conduct the First 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
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Title

Conduct the First 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.

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.

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 #: 13-1729 **Version:** 1 **Name:** Conduct the First Public Hearing on Proposed Tax Rate for 2013-2014 Fiscal Year.
Type: Agenda Item **Status:** Agenda Ready
File created: 8/13/2013 **In control:** City Council
On agenda: 8/19/2013 **Final action:**
Title: Conduct the First Public Hearing on Proposed Tax Rate for 2013-2014 Fiscal Year.

Executive Summary

This is the first of two mandated Public Hearings on the tax rate when the proposed tax rate exceeds the Effective Tax Rate. The second Public Hearing is scheduled for September 3, 2013.

Sponsors:

Indexes:

Code sections:

Attachments: [8aNotice of Public Hearing on Tax Increase.pdf](#)
[8bNotice of Tax Increase.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

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

Executive Summary

This is the first of two mandated Public Hearings on the tax rate when the proposed tax rate exceeds the Effective Tax Rate. The second Public Hearing is scheduled for September 3, 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.

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 is a Public Hearing to be open for public input on the proposed tax rate of .770819.

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.

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.



Legislation Details (With Text)

File #:	13-1715	Version:	1	Name:	CD - SMC OP REZONING CC
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	8/8/2013	In control:		In control:	City Council
On agenda:	8/19/2013	Final action:		Final action:	
Title:	Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from 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".				

Executive Summary

The applicant is requesting to rezone the subject property from its existing General Commercial (C-2) zoning district to an Office Park (OP) zoning district. The proposed zoning designation would allow for the development of uses consistent with the regulations associated with the OP zoning district. This property is also located in the Turnpike Overlay Commercial Zone subdistrict and will be further subject to those regulations.

Sponsors:

Indexes:

Code sections:

Attachments: [CD - SMC OP REZONING CC - PRESENTATION.pdf](#)
[CD - SMC OP REZONING CC - DRAFT ORD.pdf](#)
[CD - SMC OP REZONING CC - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - SMC OP REZONING CC - DRAFT ORD - EXHIBIT B.pdf](#)
[CD - SMC OP REZONING CC - DRAFT ORD - EXHIBIT C.pdf](#)
[CD - SMC OP REZONING CC - ATTACHMENT 1.pdf](#)
[CD - SMC OP REZONING CC - ATTACHMENT 2.pdf](#)
[CD - SMC OP REZONING CC - ATTACHMENT 3.pdf](#)
[CD - SMC OP REZONING CC - ATTACHMENT 4.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from 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".

Executive Summary

The applicant is requesting to rezone the subject property from its existing General

Commercial (C-2) zoning district to an Office Park (OP) zoning district. The proposed zoning designation would allow for the development of uses consistent with the regulations associated with the OP zoning district. This property is also located in the Turnpike Overlay Commercial Zone subdistrict and will be further subject to those regulations.

Background

The 12.911-acre subject property is generally located at the northeast corner of President George Bush Turnpike and Miles Road and retains a current zoning designation of General Commercial (C-2) and is also within the Turnpike Overlay Commercial Zone subdistrict (See Attachment 1 - Aerial Location Map, Attachment 2 - Zoning Identification Map, and Attachment 3 - Turnpike Overlay District Map). The applicant is requesting to rezone the subject property to an Office Park (OP) zoning district.

The subject property is bounded to the north, east and southwest by undeveloped property located in a General Commercial (C-2) zoning district also within the Turnpike Overlay Commercial Zone subdistrict. To the south of the subject property is the President George Bush Turnpike. To the west of the subject property Miles Road and farther to the west is undeveloped property located in a General Commercial (C-2) zoning district also within the Turnpike Overlay Commercial Zone subdistrict.

The Future Land Use designation for the subject property is Business Park.

Planning and Zoning Commission voted 6-0 at their July 22, 2013 meeting to recommend approval of this request.

Policy Considerations

The zoning request is to rezone the subject property from its existing General Commercial C-2 zoning district to an Office Park zoning district. As previously noted, the subject property is also located within the Turnpike Overlay Commercial Zone subdistrict. The Zoning Ordinance requires that proposed uses conform to both districts' standards.

It is the applicant's intent to construct a Hospital on a portion of this property. Since the existing C-2 zoning district does not permit a Hospital Use "by right", the applicant has requested to rezone to an OP zoning district where a Hospital use would be permitted "by right". A Hospital use is also permitted "by right" in the Turnpike Overlay Commercial Zone subdistrict.

The proposed request to rezone to the Office Park zoning district is consistent with the property's Future Land Use designation of Business Park.

A Site Plan is required pursuant to the City Zoning Ordinance and is included as Exhibit C. This Concept Plan shows two access points - President George Bush Turnpike access road and Bunker Hill Road extension. It should be noted that the design and construction of the Bunker Hill Road extension will be reviewed in accordance with existing City requirements, but is not part of this request per se. The access points and the development components

internal to the subject property were reviewed by staff and are subject to approval as part of this request.

Public Notification

Notice of this public hearing was mailed to the property owner and all other property owners within 1,000 feet of the subject property, as indicated by the most recently approved municipal tax roll and as required by Texas Local Government Code and the City of Sachse Code of Ordinances. A total of 52 notices were mailed on July 10, 2013. As of Friday, August 16, 2013, two responses were returned, one in favor and one opposed to the request (See Attachment 4 for returned responses).

Budgetary Considerations

None.

Staff Recommendations

Staff recommends approval of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from 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".



CITY COUNCIL

AUGUST 19, 2013

REQUEST

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".



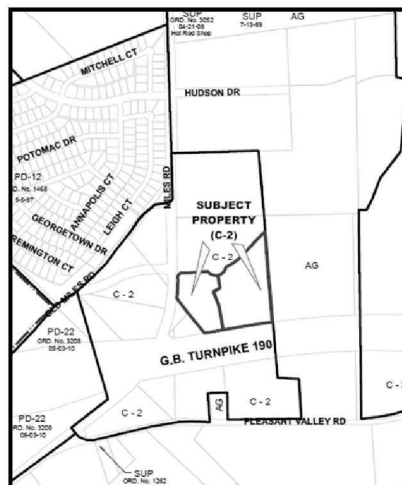
BACKGROUND

AERIAL LOCATION MAP



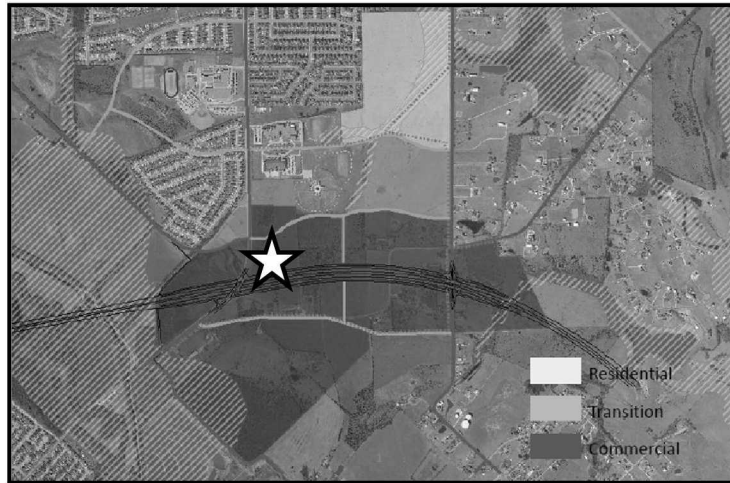
BACKGROUND

ZONING MAP



BACKGROUND

ZONING MAP—TURNPIKE OVERLAY DISTRICT



BACKGROUND

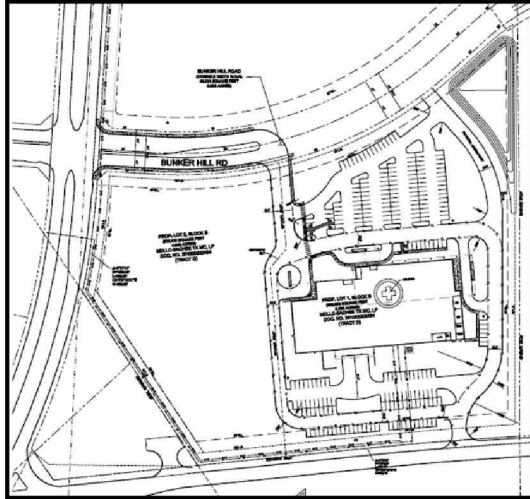
SITE INFORMATION

- ❑ Proposed Use: Hospital, Medical Offices and other ancillary uses
- ❑ Site Area: 12.911 acres
- ❑ Existing Zoning: General Commercial (C-2) within the Turnpike Overlay Commercial Zone subdistrict
- ❑ Proposed Zoning: Office Park (OP) within the Turnpike Overlay Commercial Zone subdistrict
- ❑ *Concurrent SUP request for a Helipad on the eastern 8.262 acres*



BACKGROUND

PROPOSED SITE PLAN



PUBLIC NOTIFICATION

FEEDBACK

- 52 Property Owners within 1,000-feet notified
 - 1 – in favor
 - 1 – opposed



STAFF RECOMMENDATION

Staff recommends approval of the zoning request as presented.

Planning and Zoning Commission recommended approval 6-0 at their July 22, 2013 meeting.



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED; TO GRANT A CHANGE OF ZONING FROM 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”; 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 AN EFFECTIVE DATE.

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Sachse, Texas, as heretofore amended, be and the same are hereby further amended to grant a change in zoning from General Commercial (C-2) to Office Park (OP) on an approximately 12.911 acre tract of land generally located on the northeast corner of President George Bush Turnpike and Miles Road, City of Sachse, Dallas County, Texas being more particularly described by metes and bounds in Exhibit “A” and as depicted in Exhibit “B”, attached hereto and incorporated herein by reference.

SECTION 2. That the above-described property shall be used only in the manner and for the purposes provided for in the Office Park (OP) zoning district as set forth in the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended.

SECTION 3. The establishment shall be constructed and operated in accordance with the site plan attached hereto as Exhibit “C” and incorporated as if set forth herein.

SECTION 4. That all provisions of the ordinances of the City of Sachse in conflict with the provisions of this ordinance be and the same are hereby repealed.

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

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

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

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

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

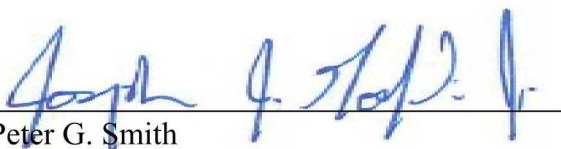
APPROVED:

Mike Felix
Mayor

DULY ENROLLED:

Terry Smith
City Secretary

APPROVED AS TO FORM:



Peter G. Smith
City Attorney
(JJG/61480/07-23-13)

PROPERTY DESCRIPTION

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas and being a portion of Tract D, called 33.63 acres, described in a Special Warranty Deed to Children's Medical Center Foundation, recorded in Instrument No. 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the southeast corner of said 33.63 acre tract, said corner being in the west line of that tract of land described in a Special Warranty Deed to Batsu Enterprises, recorded in Volume 91249, Page 4515 of the Deed Records of Dallas County, Texas, and in the north right-of-way line of President George Bush Turnpike, a 350 foot wide right-of-way, said corner also being at the beginning of a non-tangent curve to the left;

THENCE, along the south line of said 33.63 acre tract and the north right-of-way line of said President George Bush Turnpike, the following courses and distances:

Southwesterly, along said non-tangent curve to the left through a central angle of 02°26'08", having a radius of 7815.00 feet, a chord bearing of South 80°58'58" West, a chord distance of 332.18 feet and an arc length of 332.20 feet to a concrete monument with brass disk found for corner at the end of said curve;

South 79°45'54" West, a distance of 343.41 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the most southerly southwest corner of said 33.63 acre tract, said corner being in the northeast line of a called 51.724 acre tract of land described in a Warranty Deed to The Trull Foundation, recorded in Volume 94077, Page 2599 of the Deed Records of Dallas County, Texas;

THENCE North 38°00'53" West, departing the north right-of-way line of said President George Bush Turnpike, and along the southwest line of said 33.63 acre tract and the northeast line of said 51.724 acre tract and the northeast line of Tract Two, called 0.5384 acre, as described in a General Warranty Deed to The Trull Foundation, recorded in Volume 96158, Page 6025 of the Deed Records of Dallas County, Texas, a distance of 435.20 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the most westerly southwest corner of said 33.63 acre tract, said corner being in the east right-of-way line of Miles Road, a 100 foot wide right-of-way at this point, and also being at the beginning of a non-tangent curve to the left;

THENCE, along the west line of said 33.63 acre tract and the east right-of-way line of said Miles Road, the following courses and distances:

Northeasterly, along said non-tangent curve to the left through a central angle of 08°21'44", having a radius of 1550.00 feet, a chord bearing of North 03°08'21" East, a chord distance of 226.02 feet and an arc length of 226.22 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;

North 01°02'31" West, a distance of 10.53 feet to a point for corner, from which a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the northwest corner of said 33.63 acre tract bears North 01°02'31" West a distance of 1192.28 feet, and from said northwest corner a 1/2 inch iron rod found bears South 88°44'15" West a distance of 0.65 feet;

THENCE departing the west line of said 33.63 acre tract and the east right-of-way line of said Miles Road, over and across said 33.63 acre tract the following courses and distances

North 43°42'34" East, a distance of 26.98 feet to a point for corner;

North 88°57'30" East, a distance of 105.00 feet to a point for corner at the beginning of a tangent curve to the left;

Northeasterly along said tangent curve to the left through a central angle of 45°57'00", having a radius of 845.00 feet, a chord bearing of North 65°59'01" East, a chord distance of 659.65 feet and an arc length of 677.67 feet to a point for corner at the end of said curve;

North 43°00'31" East, a distance of 87.64 feet to a point for corner at the beginning of a tangent curve to the right;

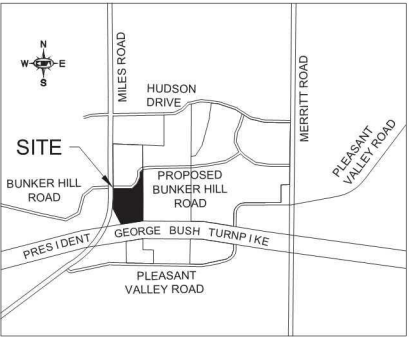
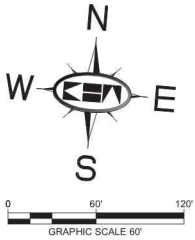
Northeasterly, along said tangent curve to the right through a central angle of 10°28'07", having a radius of 465.00 feet, a chord bearing of North 48°14'34" East, a chord distance of 84.84 feet and an arc length of 84.96 feet to a point for corner at the end of said curve, said point being in the east line of said 33.63 acre tract and the west line of said Batsu Enterprises tract, from which a 1/2 inch iron rod found for the most northerly northwest corner of said Batsu Enterprises tract and the most westerly southwest corner of a called 26.04 acre tract of land described in a Special Warranty Deed to the City of Sachse, recorded in Volume 94150, Page 6284 of the Deed Records of Dallas County, Texas, bears North 05°00'48" West a distance of 166.35 feet;

THENCE, along the east line of said 33.63 acre tract and the west line of said Batsu Enterprises tract, the following courses and distances:

South 05°00'48" East, a distance of 448.16 feet to a 1/2 inch iron rod found for corner;

South 04°26'52" East, a distance of 431.33 feet to the **POINT OF BEGINNING** and containing 12.911 acres (562,410 square feet) of land, more or less.

EXHIBIT B



VICINITY MAP
N.T.S.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S46°17'27"E	32.97'
L2	N88°57'30"E	100.58'
L3	N43°00'31"E	87.84'
L4	N43°00'31"E	87.84'
L5	N88°57'30"E	105.00'
L6	N43°42'34"E	26.96'
L7	N88°57'30"E	123.99'
L8	N43°00'31"E	87.84'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	45°57'00"	755.00'	605.49'	N65°59'01"E	588.40'
C2	16°00'32"	555.00'	155.07'	N51°00'47"E	154.57'
C3	10°28'07"	465.00'	84.96'	N48°14'34"E	84.84'
C4	45°57'00"	845.00'	677.67'	N65°59'01"E	659.85'
C5	45°57'00"	800.00'	641.58'	N65°59'01"E	624.53'
C6	13°31'10"	510.00'	120.34'	N49°46'06"E	120.06'

PROPERTY DESCRIPTION
BEING A TRACT OF LAND SITUATED IN THE RICHARD COPELAND SURVEY, ABSTRACT NO. 228, CITY OF SACHSE, DALLAS COUNTY, TEXAS AND BEING A PORTION OF TRACT D, CALLED 33.63 ACRES, DESCRIBED IN A SPECIAL WARRANTY DEED TO CHILDREN'S MEDICAL CENTER FOUNDATION, RECORDED IN INSTRUMENT NO. 20120202382 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'KHA' SET FOR THE SOUTHEAST CORNER OF SAID 33.63 ACRE TRACT, SAID CORNER BEING IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO BATSU ENTERPRISES, RECORDED IN VOLUME 91249, PAGE 4515 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND IN THE NORTH RIGHT-OF-WAY LINE OF PRESIDENT GEORGE BUSH TURNPIKE, A 350 FOOT WIDE RIGHT-OF-WAY, SAID CORNER ALSO BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, ALONG THE SOUTH LINE OF SAID 33.63 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID PRESIDENT GEORGE BUSH TURNPIKE, THE FOLLOWING COURSES AND DISTANCES:

SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°26'08", HAVING A RADIUS OF 7815.00 FEET, A CHORD BEARING OF SOUTH 80°58'58" WEST, A CHORD DISTANCE OF 332.18 FEET AND AN ARC LENGTH OF 332.20 FEET TO A CONCRETE MONUMENT WITH BRASS DISK FOUND FOR CORNER AT THE END OF SAID CURVE.

SOUTH 79°45'54" WEST, A DISTANCE OF 343.41 FEET TO A 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'KHA' SET FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 33.63 ACRE TRACT, SAID CORNER BEING IN THE NORTHEAST LINE OF A CALLED 51.724 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE TRULL FOUNDATION, RECORDED IN VOLUME 94077, PAGE 2599 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

THENCE NORTH 38°00'53" WEST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID PRESIDENT GEORGE BUSH TURNPIKE, AND ALONG THE SOUTHWEST LINE OF SAID 33.63 ACRE TRACT AND THE NORTHEAST LINE OF SAID 51.724 ACRE TRACT AND THE NORTHEAST LINE OF TRACT TWO, CALLED 0.5384 ACRE, AS DESCRIBED IN A GENERAL WARRANTY DEED TO THE TRULL FOUNDATION, RECORDED IN VOLUME 96158, PAGE 6025 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, A DISTANCE OF 435.20 FEET TO A 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'KHA' SET FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID 33.63 ACRE TRACT, SAID CORNER BEING IN THE EAST RIGHT-OF-WAY LINE OF MILES ROAD, A 100 FOOT WIDE RIGHT-OF-WAY AT THIS POINT, AND ALSO BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, ALONG THE WEST LINE OF SAID 33.63 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID MILES ROAD, THE FOLLOWING COURSES AND DISTANCES:

NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°21'44", HAVING A RADIUS OF 1550.00 FEET, A CHORD BEARING OF NORTH 03°08'21" EAST, A CHORD DISTANCE OF 226.02 FEET AND AN ARC LENGTH OF 226.22 FEET TO A 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'KHA' SET FOR CORNER AT THE END OF SAID CURVE.

NORTH 01°02'31" WEST, A DISTANCE OF 10.53 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'KHA' SET FOR THE NORTHWEST CORNER OF SAID 33.63 ACRE TRACT BEARS NORTH 01°02'31" WEST A DISTANCE OF 1192.28 FEET, AND FROM SAID NORTHWEST CORNER A 1/2 INCH IRON ROD FOUND BEARS SOUTH 88°44'15" WEST A DISTANCE OF 0.65 FEET;

THENCE DEPARTING THE WEST LINE OF SAID 33.63 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID MILES ROAD, OVER AND ACROSS SAID 33.63 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 43°42'34" EAST, A DISTANCE OF 26.98 FEET TO A POINT FOR CORNER; NORTH 88°57'30" EAST, A DISTANCE OF 105.00 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

NORTHEASTERLY ALONG SAID TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45°57'00", HAVING A RADIUS OF 845.00 FEET, A CHORD BEARING OF NORTH 65°59'01" EAST, A CHORD DISTANCE OF 659.85 FEET AND AN ARC LENGTH OF 677.67 FEET TO A POINT FOR CORNER AT THE END OF SAID CURVE;

NORTH 43°00'31" EAST, A DISTANCE OF 87.84 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

NORTHEASTERLY, ALONG SAID TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°28'07", HAVING A RADIUS OF 465.00 FEET, A CHORD BEARING OF NORTH 48°14'34" EAST, A CHORD DISTANCE OF 84.84 FEET AND AN ARC LENGTH OF 84.96 FEET TO A POINT FOR CORNER AT THE END OF SAID CURVE. SAID POINT BEING IN THE EAST LINE OF SAID 33.63 ACRE TRACT AND THE WEST LINE OF SAID BATSU ENTERPRISES TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID BATSU ENTERPRISES TRACT AND THE MOST WESTERLY SOUTHWEST CORNER OF A CALLED 26.04 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO THE CITY OF SACHSE, RECORDED IN VOLUME 94159, PAGE 6284 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, BEARS NORTH 05°00'48" WEST A DISTANCE OF 166.35 FEET;

THENCE, ALONG THE EAST LINE OF SAID 33.63 ACRE TRACT AND THE WEST LINE OF SAID BATSU ENTERPRISES TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 05°00'48" EAST, A DISTANCE OF 448.16 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 04°28'52" EAST, A DISTANCE OF 431.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.911 ACRES (562,410 SQUARE FEET) OF LAND, MORE OR LESS.

ENGINEER



Kimley-Horn
and Associates, Inc.

5750 GENESIS COURT
FRISCO, TEXAS 75034
PH. (972) 335-3580
CONTACT: DAVID K. KOCHALKA, P.E.
FIRM NO. F-928

OWNER

CHILDREN'S MEDICAL CENTER FOUNDATION
1935 MEDICAL DISTRICT DR.
DALLAS, TX 75235
PH. (214) 456-7000
CONTACT: STEPHEN RICHARD

DEVELOPER

MEDICA DEVELOPMENT, LLC.
2435 N. CENTRAL EXPY, SUITE 890
RICHARDSON, TX 75080
PH. (972) 499-6300
CONTACT: PETER H. CACCIAPAGLIA

ZONING EXHIBIT

MDLLC-SACHSE TX MC, LP
RICHARD COPELAND SURVEY,
ABSTRACT NO. 228

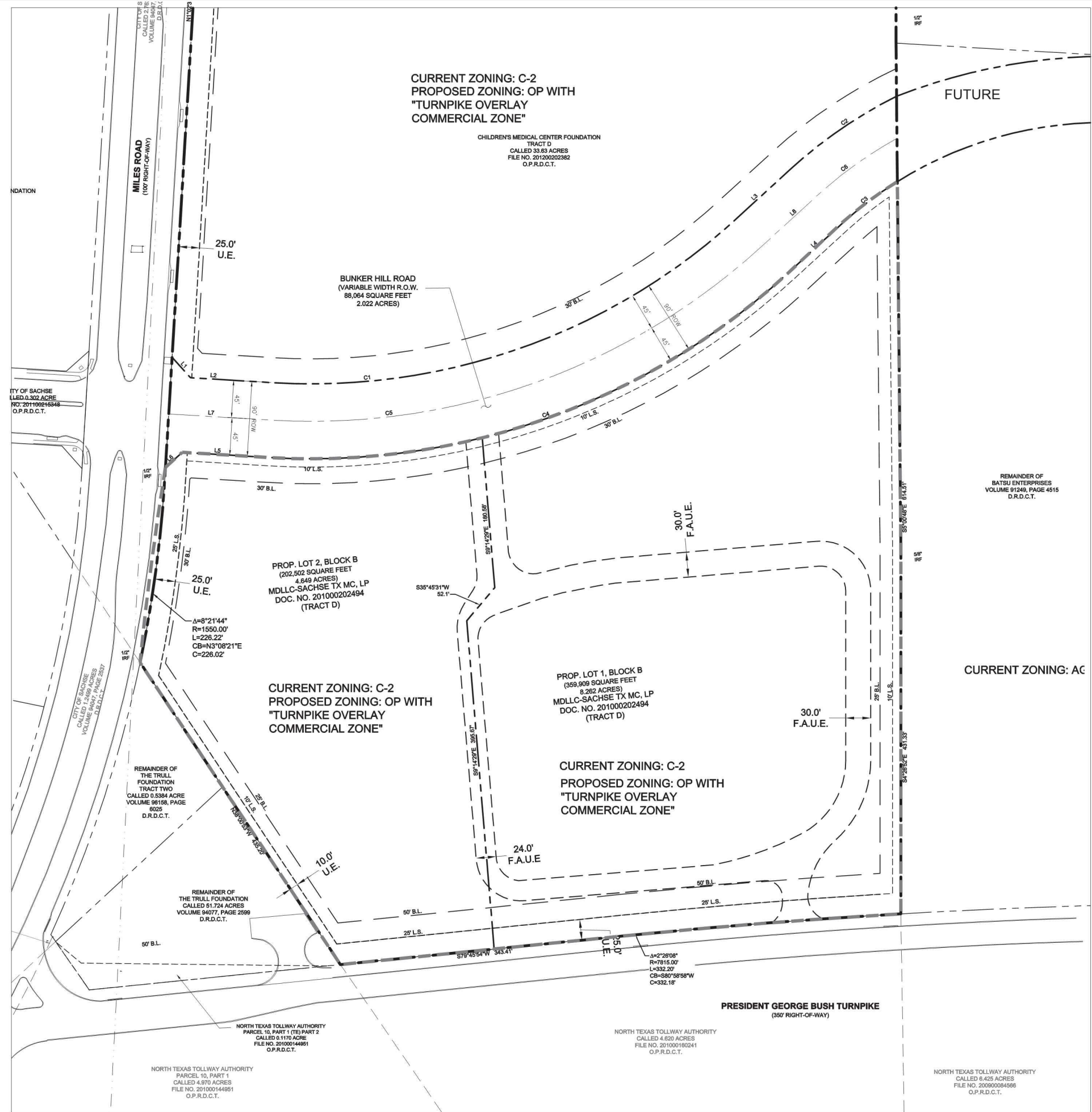
CITY OF SACHSE, DALLAS COUNTY, TEXAS



Kimley-Horn
and Associates, Inc.

5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCM	DKK	07/25/2013	069306201	1 OF 1



VICINITY MAP

CASE NUMBER	Z 13-04
PROPOSED USE	HOSPITAL
EXISTING ZONING	C-2
PROPOSED ZONING	OP - OFFICE PARK DISTRICT W/ SUP FOR A HELIPAD
APPLICABLE OVERLAYS	TURNPIKE OVERLAY
LOT AREA / SQ. FT. AND AC	359,909 SQ. FT. 8.282 AC
SITE FRONTAGE	1096 FT.
IMPERVIOUS SURFACE AREA	188,513 SQ. FT.
PERVIOUS SURFACE AREA	171,396 SQ. FT.
DETENTION/RETENTION AREA	1.21 ACRE-FT.
TOTAL GROSS INTENSITY (FAR)	0.22:1
TOTAL SQUARE FOOTAGE	77,396 SQ. FT.
MAX. BUILDING COVERAGE	90%
MAX. NO. STORIES/FLOORS	8 STORIES
FRONT SETBACK	30 FT.
SIDE INTERIOR SETBACK	25 FT.
REAR SETBACK	50 FT.
BEDS/RESIDENTS/ROOMS	24
PARKING SPACES	233
HANDICAP PARKING SPACES	7
LOADING SPACES	4

LINE TABLE		
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C6	13°31'10"	510.00'	120.34'	N46°46'08"E	120.08'

ENGINEER

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SACHSE REGIONAL
MEDICAL CENTER
NE CORNER GEORGE BUSH
TURNPIKE AND MILES ROAD
SACHSE, TEXAS

SITE PLAN

SHEET NUMBER	C-01
SITE PLAN	
SACHSE REGIONAL MEDICAL CENTER NE CORNER GEORGE BUSH TURNPIKE AND MILES ROAD SACHSE, TEXAS	
KHA PROJECT 069306201	DATE 08/14/2013
SCALE AS SHOWN	DESIGNED BY JCM
DRAWN BY NMH	CHECKED BY DKH
KIMLEY-HORN and Associates, Inc. 5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034 PHONE: 972-335-3580 FAX: 972-335-3779 WWW.KIMLEY-HORN.COM FIRM NO. F-928	
PRELIMINARY FOR REVIEW ONLY Not for construction or permit purposes.	
Engineer: DAVID K. KOCHALA P.E. No. 82781 Date: 08/14/2013	



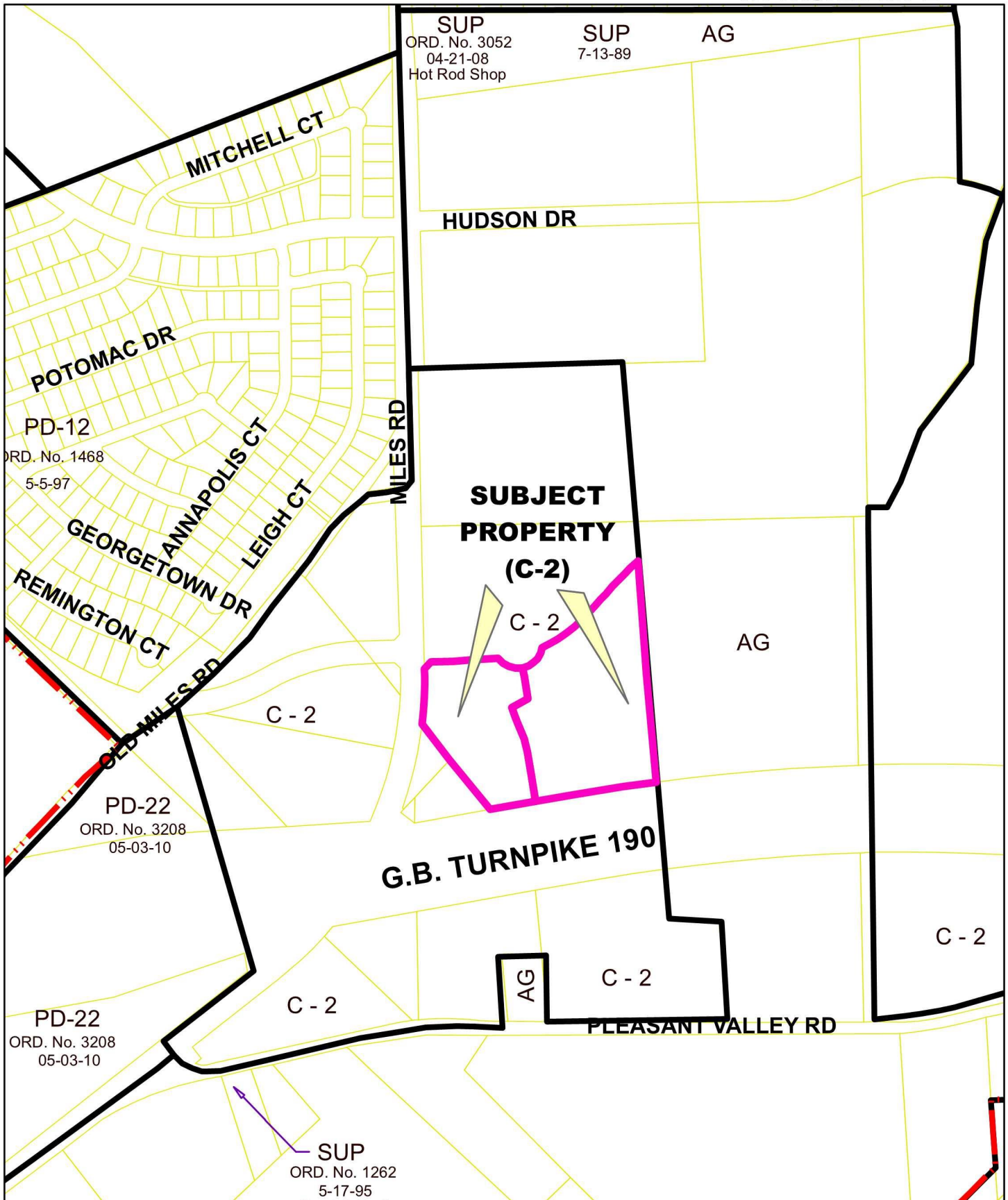
0 150 300 600
Feet

AERIAL LOCATION MAP

SACHSE REGIONAL MEDICAL CENTER (C-2)

FILE: ZO 13-04 PROPOSED ZONING (OP)

Map Created: June 28, 2013



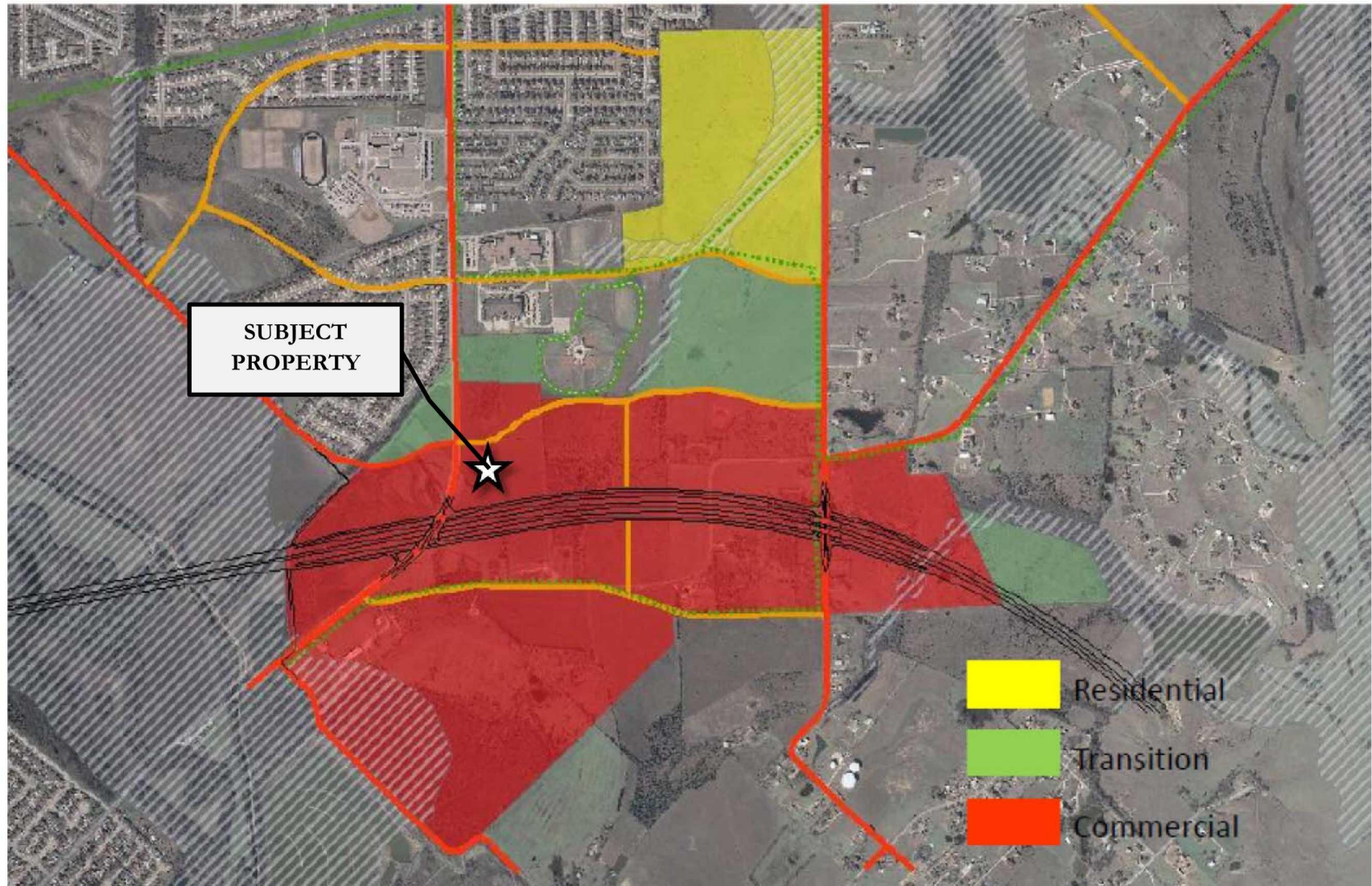
ZONING IDENTIFICATION MAP

SACHSE REGIONAL MEDICAL CENTER (C-2)

FILE: ZO 13-04 PROPOSED ZONING (OP)

Map Created: June 28, 2013

District Zone Boundaries



Jul 22 13 08:56a

Christie Schoonover

2145447469 ATTACHMENT 14



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: July 11, 2013
 RE: Zoning Application for a Rezoning to Office Park (OP) District
 LOCATION: This property is located at the northeast corner of President George Bush Turnpike and Miles Road. (A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting to rezone the property to an Office Park (OP) zoning district from its current General Commercial (C-2) district.

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

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: To close to residential, Congestion
and added noise from emergency vehicles

SIGNATURE: Rhonda Kenyon

PRINTED NAME: RHONDA KENYON

ADDRESS: 3454 Leigh Ct

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, July 22, 2013. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, August 19, 2013. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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

If you have any questions concerning this request, please contact the Community Development Department.

Phone: (469) 429-4781

Email: 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



NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: July 11, 2013
RE: Zoning Application for a Rezoning to Office Park (OP) District
LOCATION: This property is located at the northeast corner of President George Bush Turnpike and Miles Road. (A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting to rezone the property to an Office Park (OP) zoning district from its current General Commercial (C-2) district.

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

COMMENTS: Good for the City & Residents

SIGNATURE: Danise Campbell
PRINTED NAME: Danise Campbell
ADDRESS: 4126 Merritt

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, July 22, 2013. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, August 19, 2013. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Sachse, TX 75048
FAX: (972) 675-9812

3815 Sachse Road, Building B, Sachse, Texas 75048 Phone: (469) 429-4781 Fax: (972) 675-9812



Legislation Details (With Text)

File #:	13-1714	Version:	1	Name:	CD - SMC HELIPAD SUP CC
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	8/8/2013	In control:		In control:	City Council
On agenda:	8/19/2013	Final action:		Final action:	
Title:	Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map 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".				

Executive Summary

The applicant is requesting a Special Use Permit for a Helipad use for the 8.262-acre property generally located on the north side of President George Bush Turnpike approximately 500 feet east of the intersection with Miles Road. The proposed helipad would be located on the rooftop of the proposed Hospital.

Sponsors:

Indexes:

Code sections:

Attachments: [CD - SMC HELIPAD SUP CC - PRESENTATION.pdf](#)
[CD - SMC HELIPAD SUP CC - DRAFT ORD.pdf](#)
[CD - SMC HELIPAD SUP CC - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - SMC HELIPAD SUP CC - DRAFT ORD - EXHIBIT B.pdf](#)
[CD - SMC HELIPAD SUP CC - DRAFT ORD - EXHIBIT C.pdf](#)
[CD - SMC HELIPAD SUP CC - ATTACHMENT 1.pdf](#)
[CD - SMC HELIPAD SUP CC - ATTACHMENT 2.pdf](#)
[CD - SMC HELIPAD SUP CC - ATTACHMENT 3.pdf](#)
[CD - SMC HELIPAD SUP CC - ATTACHMENT 4.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

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".

Executive Summary

The applicant is requesting a Special Use Permit for a Helipad use for the 8.262-acre property generally located on the north side of President George Bush Turnpike approximately 500 feet east of the intersection with Miles Road. The proposed helipad would be located on the rooftop of the proposed Hospital.

Background

The 8.262-acre subject property is generally located on the north side of President George Bush Turnpike approximately 500 feet east of the intersection with Miles Road. The property retains a zoning designation of Office Park and is also within the Turnpike Overlay Commercial Zone subdistrict (See Attachment 1 - Aerial Location Map, Attachment 2 - Zoning Identification Map, and Attachment 3 - Turnpike Overlay District Map).

The subject property is bounded to the north, east and southwest by undeveloped property located in a General Commercial (C-2) zoning district also within the Turnpike Overlay Commercial Zone subdistrict. To the south of the subject property is the President George Bush Turnpike. To the west of the subject property is an undeveloped tract of this overall proposed development located in an Office Park (OP) zoning district also within the Turnpike Overlay Commercial Zone subdistrict. Farther to the west is Miles Road.

The Future Land Use designation for the subject property is Business Park.

Planning and Zoning Commission voted 5-1 to recommend approval of this request at their July 22, 2013 meeting. The dissenting vote was due to noise concerns associated with helicopter flight paths near adjacent neighborhoods.

Policy Considerations

The applicant is requesting a Special Use Permit (SUP) for a Helipad use for the subject property. The SUP request was evaluated in light of the standards set forth in the Zoning Ordinance, specifically with regard to compatibility with surrounding uses. The Zoning Ordinance defines an Office Park zoning district as follows:

“This office park district is intended to provide an area for a combination of offices, corporate headquarters, and high technology uses in a campus environment with associated commercial and retail uses appropriate to the frontage on a major highway.”

Furthermore, the Zoning Ordinance defines the Intent and Purpose of the Commercial Zone of the Turnpike Overlay District to be as follows:

“The commercial zone is located primarily along the President George Bush Turnpike.

The intended uses in this district are commercial in nature and may include retail, restaurant, office, hotel and other commercial uses. Buildings of all sizes, large and small, are allowed in the commercial zone, regulated by the underlying zoning district of each individual property.”

The proposed Helipad use is associated with a proposed Hospital campus. Although, the proposed Helipad does have an impact on the overall environment mainly from a noise standpoint, the proposed use is located in an area of the City where such high intensity uses are anticipated. In accordance with the proposed Site Plan (Exhibit C), the proposed Helipad will be located over 1,000 feet from the nearest single-family residential property.

As part of the SUP review, staff evaluated the proposed Site Plan, and found it to be in conformance with the City’s current standards and regulations.

Public Notification

Notice of this public hearing was mailed to the property owner and all other property owners within 1,000 feet of the subject property, as indicated by the most recently approved municipal tax roll and as required by Texas Local Government Code and the City of Sachse Code of Ordinances. A total of 52 notices were mailed on July 10, 2013. As of Friday, August 16, 2013, two responses were returned - one in favor and one opposed to the request (see Attachment 4 for responses).

Budgetary Considerations

None.

Staff Recommendations

Staff recommends approval of 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”.



CITY COUNCIL

AUGUST 19, 2013

REQUEST

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".



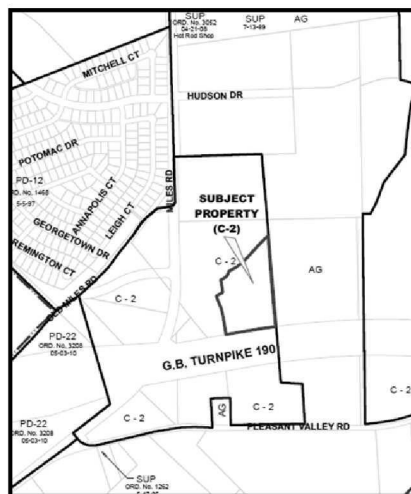
BACKGROUND

AERIAL LOCATION MAP



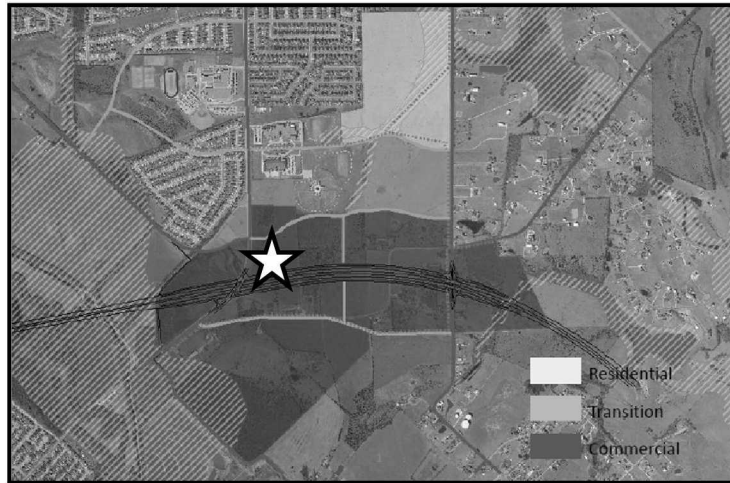
BACKGROUND

ZONING MAP



BACKGROUND

ZONING MAP—TURNPIKE OVERLAY DISTRICT



BACKGROUND

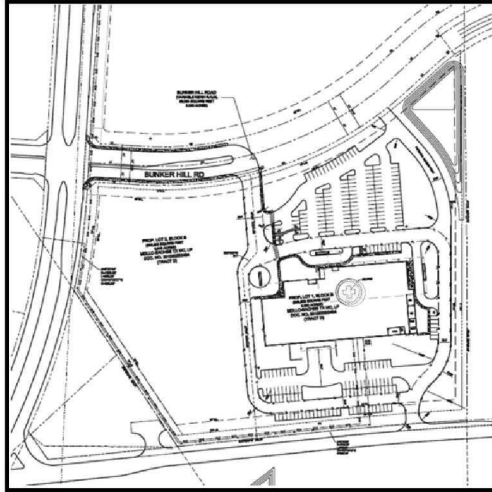
SITE INFORMATION

- ☐ Proposed Use: Helipad
- ☐ Site Area: 8.262 acres
- ☐ Existing Zoning: General Commercial (C-2) within the Turnpike Overlay Commercial Zone subdistrict
- ☐ Proposed Zoning: SUP within the Turnpike Overlay Commercial Zone subdistrict
- ☐ *Concurrent zoning request to Office Park*



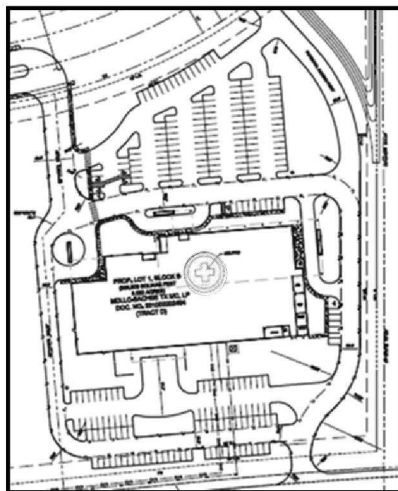
BACKGROUND

PROPOSED SITE PLAN



BACKGROUND

PROPOSED SITE PLAN



PUBLIC NOTIFICATION

FEEDBACK

- 52 Property Owners within 1,000-feet notified
 - 1 – in favor
 - 1 - opposed



STAFF RECOMMENDATION

Staff recommends approval of the zoning request as presented.

Planning and Zoning Commission recommended approval 5-1 at the July 22, 2013 meeting.



ORDINANCE NO. _____

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"; 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 with reference 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 zoning ordinance should be amended as provided herein;

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

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Sachse, Texas, as heretofore amended, be and the same are hereby amended to grant a Special Use Permit for a helipad use for the property generally located on the north side of President George Bush Turnpike approximately 500 feet east of the intersection with Miles Road (hereinafter the "Property"), being situated in the City of Sachse, Dallas County, Texas, and being more particularly described as set forth in Exhibit "A" and as depicted in Exhibit "B", attached hereto and incorporated as if set forth herein, in an Office Park (OP) District.

SECTION 2. That the above-described property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, subject to the following special conditions:

1. The Special Use Permit shall be only for a Helipad use.
2. The establishment shall be constructed and operated in accordance with the site plan attached hereto as Exhibit "C" and incorporated as if set forth herein.

SECTION 3. That all provisions of the ordinances of the City of Sachse in conflict with the provisions of this ordinance be and the same are hereby repealed.

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 hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. 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 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

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

APPROVED:

Mike Felix
Mayor

DULY ENROLLED:

Terry Smith
City Secretary

APPROVED AS TO FORM:

Peter G. Smith
City Attorney
(07-19-13/61479)

SUP TRACT

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas and being a portion of Tract D, called 33.63 acres, described in a Special Warranty Deed to Children's Medical Center Foundation, recorded in Instrument No. 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the southeast corner of said 33.63 acre tract, said corner being in the west line of that tract of land described in a Special Warranty Deed to Batsu Enterprises, recorded in Volume 91249, Page 4515 of the Deed Records of Dallas County, Texas, and in the north right-of-way line of President George Bush Turnpike, a 350 foot wide right-of-way, said corner also being at the beginning of a non-tangent curve to the left;

THENCE, along the south line of said 33.63 acre tract and the north right-of-way line of said President George Bush Turnpike, the following courses and distances:

Southwesterly, along said non-tangent curve to the left through a central angle of $02^{\circ}26'08''$, having a radius of 7815.00 feet, a chord bearing of South $80^{\circ}58'58''$ West, a chord distance of 332.18 feet and an arc length of 332.20 feet to a concrete monument with brass disk found for corner at the end of said curve;

South $79^{\circ}45'54''$ West, a distance of 157.86 feet to a point for corner, from which a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the most southerly southwest corner of said 33.63 acre tract, being in the northeast line of a called 51.724 acre tract of land described in a Warranty Deed to The Trull Foundation, recorded in Volume 94077, Page 2599 of the Deed Records of Dallas County, Texas, bears South $79^{\circ}45'54''$ West a distance of 185.55 feet;

THENCE departing the south line of said 33.63 acre tract and the north right-of-way line of said President George Bush Turnpike, over and across said 33.63 acre tract the following courses and distances:

North $09^{\circ}14'29''$ West, a distance of 395.67 feet to a point for corner;

North $35^{\circ}45'31''$ East, a distance of 52.08 feet to a point for corner;

North $09^{\circ}14'29''$ West, a distance of 180.58 feet to a point for corner at the beginning of a non-tangent curve to the left;

Northeasterly along said non-tangent curve to the left through a central angle of $28^{\circ}29'43''$, having a radius of 845.00 feet, a chord bearing of North $57^{\circ}15'22''$ East, a chord distance of 415.93 feet and an arc length of 420.25 feet to a point for corner at the end of said curve;

North $43^{\circ}00'31''$ East, a distance of 87.64 feet to a point for corner at the beginning of a tangent curve to the right;

Northeasterly, along said tangent curve to the right through a central angle of $10^{\circ}28'07''$, having a radius of 465.00 feet, a chord bearing of North $48^{\circ}14'34''$ East, a chord distance of 84.84 feet and an arc length of 84.96 feet to a point for corner at the end of said

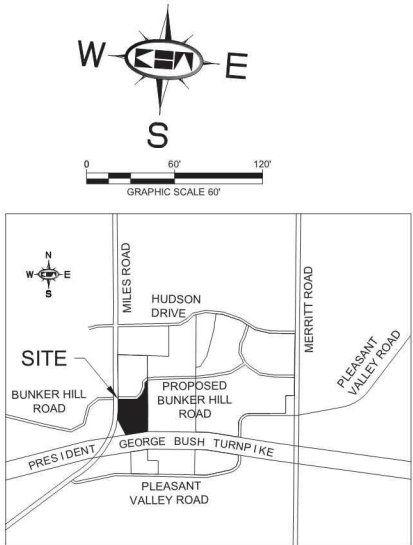
curve, said point being in the east line of said 33.63 acre tract and the west line of said Batsu Enterprises tract, from which a 1/2 inch iron rod found for the most northerly northwest corner of said Batsu Enterprises tract and the most westerly southwest corner of a called 26.04 acre tract of land described in a Special Warranty Deed to the City of Sachse, recorded in Volume 94150, Page 6284 of the Deed Records of Dallas County, Texas, bears North 05°00'48" West a distance of 166.35 feet;

THENCE, along the east line of said 33.63 acre tract and the west line of said Batsu Enterprises tract, the following courses and distances:

South 05°00'48" East, a distance of 448.16 feet to a 1/2 inch iron rod found for corner;

South 04°26'52" East, a distance of 431.33 feet to the **POINT OF BEGINNING** and containing 8.262 acres (359,909 square feet) of land, more or less.

EXHIBIT B



VICINITY MAP
N.T.S.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S46°17'27"E	32.97'
L2	N86°57'30"E	100.58'
L3	N43°00'31"E	87.84'
L4	N43°00'31"E	87.84'
L5	N88°57'30"E	105.00'
L6	N43°42'34"E	26.96'
L7	N88°57'30"E	123.99'
L8	N43°00'31"E	87.84'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	45°57'00"	755.00'	605.49'	N65°59'01"E
C2	16°00'32"	555.00'	155.07'	N51°00'47"E
C3	10°28'07"	465.00'	84.96'	N48°14'34"E
C4	45°57'00"	845.00'	677.67'	N65°59'01"E
C5	45°57'00"	800.00'	641.58'	N65°59'01"E
C6	1°05'41.00"	5411.00'	4501.34'	N40°44'00"E

SUP TRACT
BEING A TRACT OF LAND SITUATED IN THE RICHARD COPELAND SURVEY, ABSTRACT NO. 228, CITY OF SACHSE, DALLAS COUNTY, TEXAS AND BEING A PORTION OF TRACT D, CALLED 33.63 ACRES, DESCRIBED IN A SPECIAL WARRANTY DEED TO CHILDREN'S MEDICAL CENTER FOUNDATION, RECORDED IN INSTRUMENT NO. 201200202382 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" SET FOR THE SOUTHEAST CORNER OF SAID 33.63 ACRE TRACT, SAID CORNER BEING IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO BATSU ENTERPRISES, RECORDED IN VOLUME 91249, PAGE 4515 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND IN THE NORTH RIGHT-OF-WAY LINE OF PRESIDENT GEORGE BUSH TURNPIKE, A 350 FOOT WIDE RIGHT-OF-WAY, SAID CORNER ALSO BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, ALONG THE SOUTH LINE OF SAID 33.63 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID PRESIDENT GEORGE BUSH TURNPIKE, THE FOLLOWING COURSES AND DISTANCES:

SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°26'08", HAVING A RADIUS OF 7815.00 FEET, A CHORD BEARING OF SOUTH 80°58'58" WEST, A CHORD DISTANCE OF 332.18 FEET AND AN ARC LENGTH OF 332.20 FEET TO A CONCRETE MONUMENT WITH BRASS DISK FOUND FOR CORNER AT THE END OF SAID CURVE;

SOUTH 79°45'54" WEST, A DISTANCE OF 157.86 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" SET FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 33.63 ACRE TRACT, BEING IN THE NORTHEAST LINE OF A CALLED 51.724 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO THE TRULL FOUNDATION, RECORDED IN VOLUME 94077, PAGE 2599 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, BEARS SOUTH 79°45'54" WEST A DISTANCE OF 165.55 FEET;

THENCE DEPARTING THE SOUTH LINE OF SAID 33.63 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID PRESIDENT GEORGE BUSH TURNPIKE, OVER AND ACROSS SAID 33.63 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 09°14'29" WEST, A DISTANCE OF 395.67 FEET TO A POINT FOR CORNER;

NORTH 35°45'31" EAST, A DISTANCE OF 52.08 FEET TO A POINT FOR CORNER;

NORTH 09°14'29" WEST, A DISTANCE OF 180.58 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28°29'43", HAVING A RADIUS OF 845.00 FEET, A CHORD BEARING OF NORTH 57°15'22" EAST, A CHORD DISTANCE OF 415.93 FEET AND AN ARC LENGTH OF 420.25 FEET TO A POINT FOR CORNER AT THE END OF SAID CURVE;

NORTH 43°00'31" EAST, A DISTANCE OF 87.64 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

NORTHEASTERLY, ALONG SAID TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°28'07", HAVING A RADIUS OF 465.00 FEET, A CHORD BEARING OF NORTH 48°14'34" EAST, A CHORD DISTANCE OF 84.94 FEET AND AN ARC LENGTH OF 84.96 FEET TO A POINT FOR CORNER AT THE END OF SAID CURVE, SAID POINT BEING IN THE EAST LINE OF SAID 33.63 ACRE TRACT AND THE WEST LINE OF SAID BATSU ENTERPRISES TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID BATSU ENTERPRISES TRACT AND THE MOST WESTERLY SOUTHWEST CORNER OF A CALLED 28.04 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO THE CITY OF SACHSE, RECORDED IN VOLUME 94150, PAGE 6284 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, BEARS NORTH 05°00'48" WEST A DISTANCE OF 166.35 FEET;

THENCE, ALONG THE EAST LINE OF SAID 33.63 ACRE TRACT AND THE WEST LINE OF SAID BATSU ENTERPRISES TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 05°00'48" EAST, A DISTANCE OF 448.16 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 04°26'52" EAST, A DISTANCE OF 431.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.262 ACRES (359,909 SQUARE FEET) OF LAND, MORE OR LESS.

ENGINEER



5750 GENESIS COURT
FRISCO, TEXAS 75034
PH. (972) 335-3580
CONTACT: DAVID K. KOCHALKA, P.E.
FIRM NO. F-928

OWNER

CHILDREN'S MEDICAL CENTER FOUNDATION
1935 MEDICAL DISTRICT DR.
DALLAS, TX 75235
PH. (214) 456-7000
CONTACT: STEPHEN RICHARD

DEVELOPER

MEDICA DEVELOPMENT, LLC.
2435 N. CENTRAL EXPY, SUITE 890
RICHARDSON, TX 75080
PH. (972) 499-6300
CONTACT: PETER H. CACCIAPAGLIA

SUP EXHIBIT

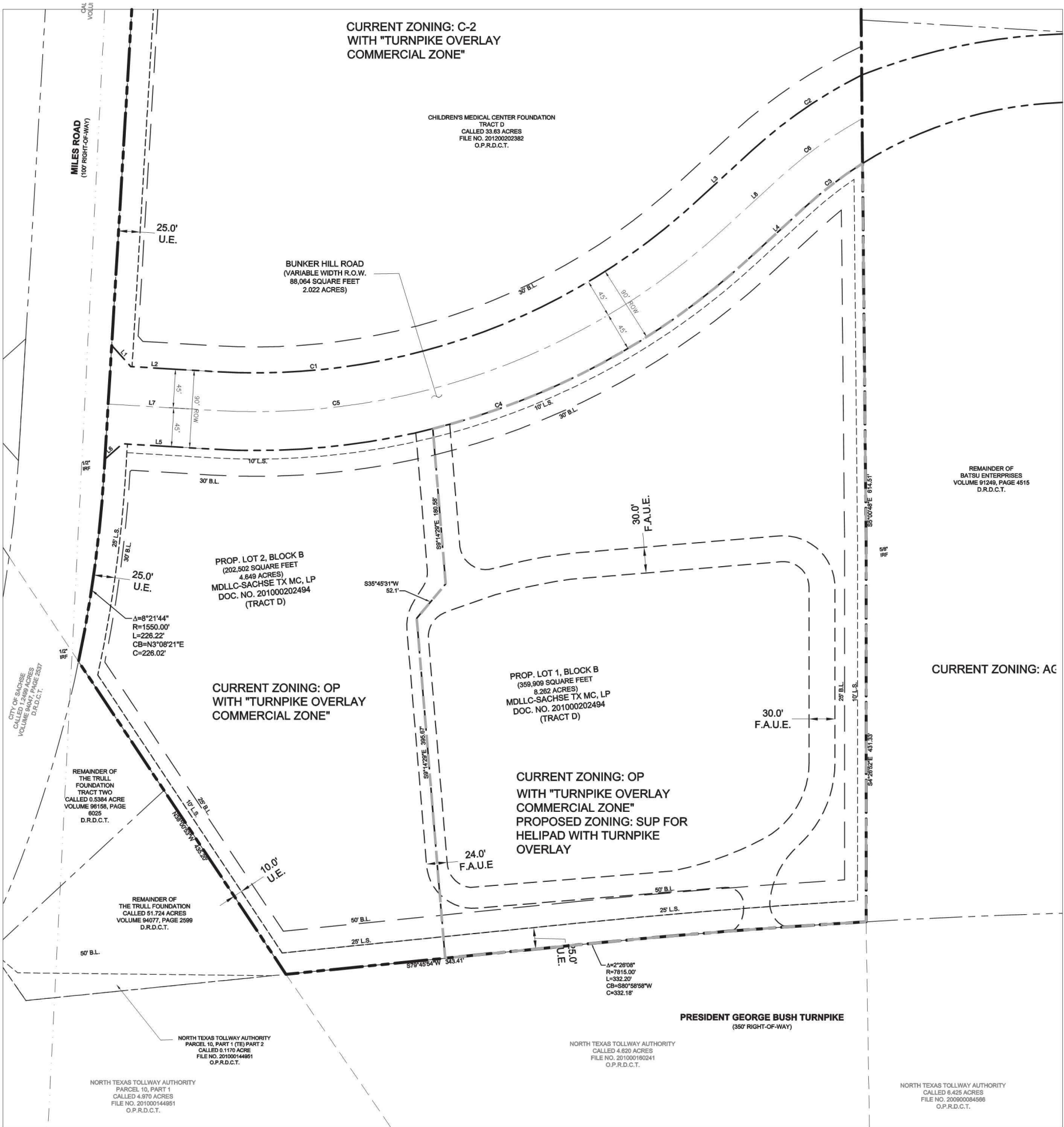
MDLLC-SACHSE TX MC, LP
RICHARD COPELAND SURVEY,
ABSTRACT NO. 228

CITY OF SACHSE, DALLAS COUNTY, TEXAS



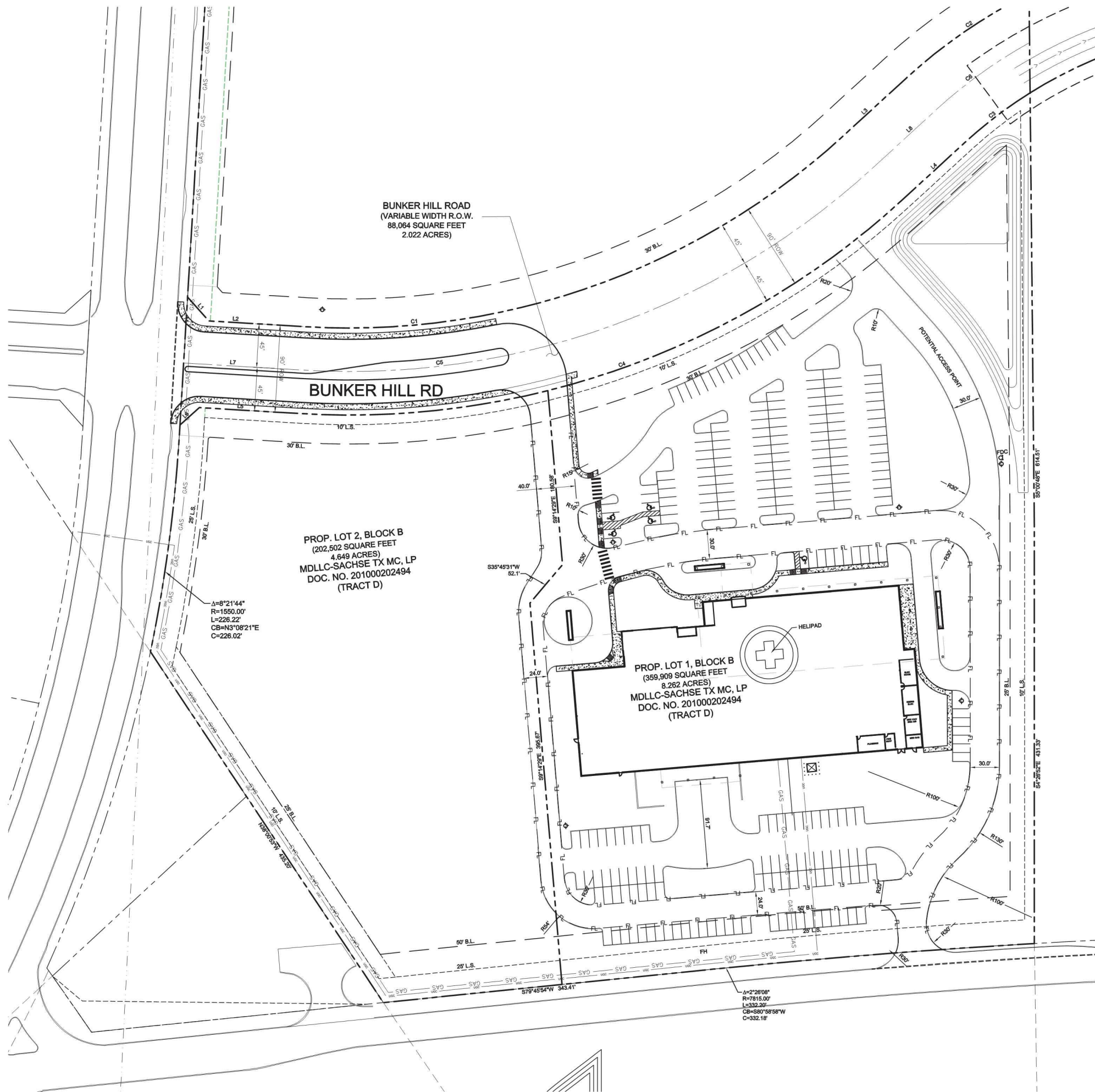
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCM	DKK	07/24/2013	069306201	1 OF 1



IMAGES
XREFS
PLOTTED BY
DWG NAME
LAST SAVED

This document, together with the

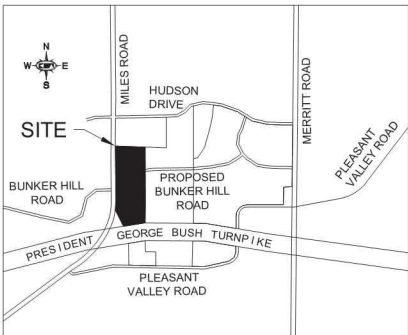


ENGINEER

 5750 GENESIS COURT
 FRISCO, TEXAS 75034
 PH. (972) 335-3500
 CONTACT: DAVID K
 FIRM NO. F-928

OWNER
CHILDREN'S MEDICAL CENTER
1935 MEDICAL CENTER
DALLAS, TX 75219
PH. (214) 455-1111
CONTACT: STANLEY

DEVELOPER
MEDICA DEVELOPMENT
2435 N. CENTRAL EX
RICHARDSON, TX 750
PH. (972) 499-6300
CONTACT: PETER H.



VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE	
CASE NUMBER	SUP 13-06
PROPOSED USE	HOSPITAL
EXISTING ZONING	C-2
PROPOSED ZONING	OP - OFFICE PARK DISTRICT W/ SUP FOR A HELIPAD
APPLICABLE OVERLAYS	TURNPIKE OVERLAY
LOT AREA / SQ. FT. AND AC	359,909 SQ. FT. 8.282 AC
SITE FRONTAGE	1096 FT.
IMPERVIOUS SURFACE AREA	188,513 SQ. FT.
PERVIOUS SURFACE AREA	171,396 SQ. FT.
DETENTION/RETENTION AREA	1.21 ACRE-FT.
TOTAL GROSS INTENSITY (FAR)	0.22:1
TOTAL SQUARE FOOTAGE	77,396 SQ. FT.
MAX. BUILDING COVERAGE	90%
MAX. NO. STORIES/FLOORS	8 STORIES
FRONT SETBACK	30 FT.
SIDE INTERIOR SETBACK	25 FT.
REAR SETBACK	50 FT.
BEDS/RESIDENTS/ROOMS	24
PARKING SPACES	233
HANDICAP PARKING SPACES	7
LOADING SPACES	4

LINE TABLE		
NO.	BEARING	LENGTH
L1	S46°17'27"E	32.97'
L2	N88°57'30"E	100.58'
L3	N43°00'31"E	87.64'
L4	N43°00'31"E	87.64'
L5	N88°57'30"E	105.00'
L6	N43°42'34"E	26.98'
L7	N88°57'30"E	123.99'
L8	N43°00'31"E	87.64'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	45°57'00"	755.00'	605.49'	N65°59'01"E	589.40'
C2	16°00'32"	555.00'	155.07'	N61°00'47"E	154.57'
C3	10°28'07"	465.00'	84.96'	N48°14'34"E	84.84'
C4	45°57'00"	845.00'	677.67'	N65°59'01"E	659.65'
C5	45°57'00"	800.00'	641.58'	N65°59'01"E	624.53'
C6	13°31'10"	610.00'	120.34'	N65°46'09"E	120.08'

SACHSE REGIONAL
MEDICAL CENTER
NE CORNER GEORGE BUSH
TURNPIKE AND MILES ROAD
SACHSE, TEXAS

SITE PLAN

SHEET NUMBER
C-01

[illegible]

**Kimley-Horn
and Associates, Inc.**



PRELIMINARY
FOR REVIEW ONLY
for construction or permit purposes.

 **Kinley-Horn
and Associates, Inc.**

Prepared by: DAVID K. KOCHALKA
No. 87781 Date 08/14/2013

KHA PROJECT 069306201	DATE 08/14/2013
SCALE	AS SHOWN
DESIGNED BY	JCM
DRAWN BY	NMH
CHECKED BY	DKK

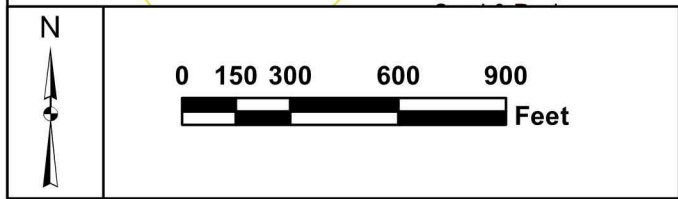
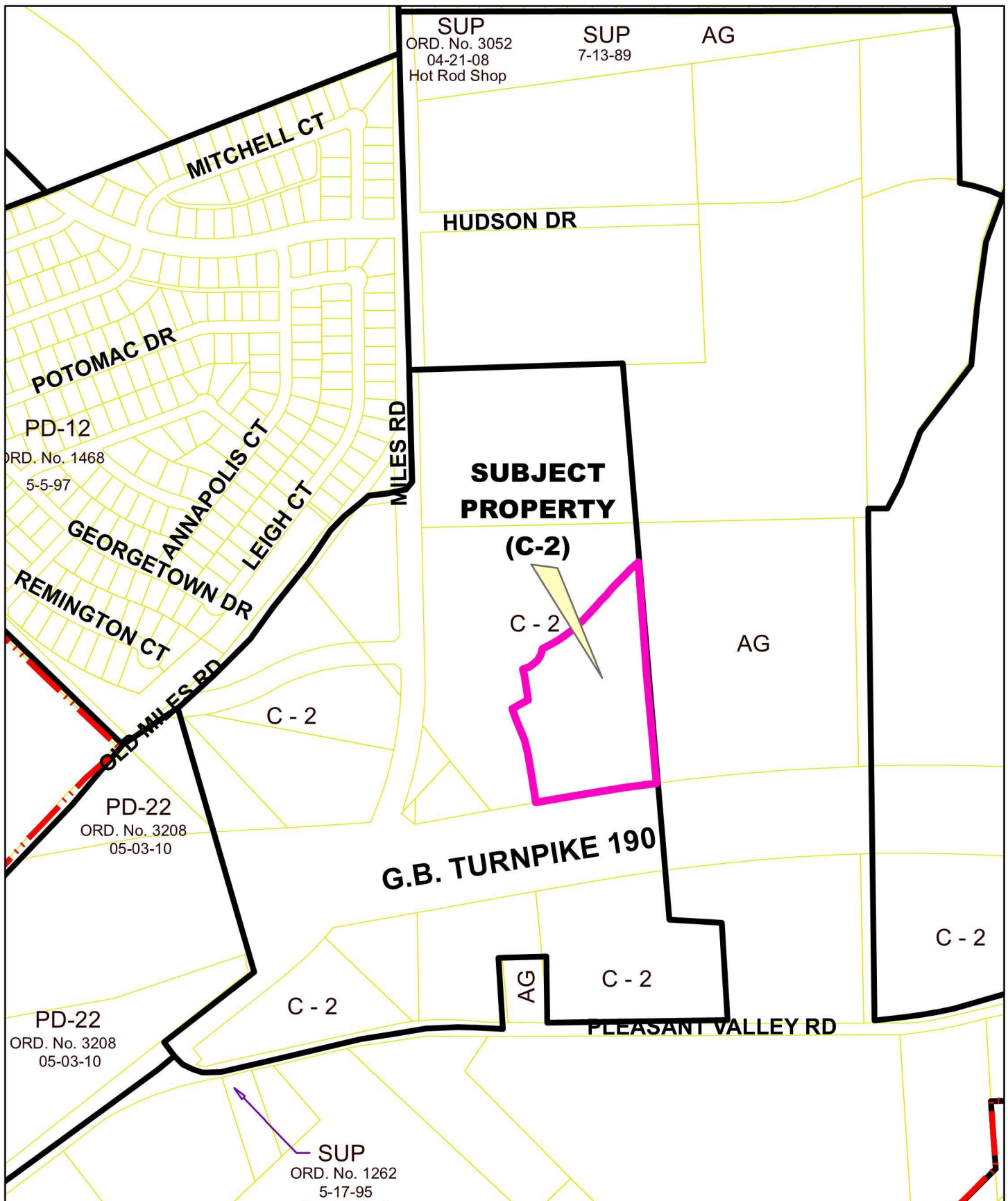
NE CONNER GLENN
TURNPIKE AND MILL
SACHSE, TEXAS

SACHSE, TEXAS



0 150 300 600
Feet

AERIAL LOCATION MAP
SACHSE REGIONAL MEDICAL CENTER (C-2)
FILE: SUP 13-06 FOR HELIPAD
Map Created: June 28, 2013



ZONING IDENTIFICATION MAP
SACHSE REGIONAL MEDICAL CENTER (C-2)
FILE: SUP 13-06 FOR HELIPAD
Map Created: June 28, 2013



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: July 11, 2013
RE: Special Use Permit for a Helipad
LOCATION: This property is located at the northeast corner of President George Bush Turnpike and Miles Road. (A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for a rooftop Helipad to be used as an ancillary use to a proposed Hospital on the property.

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

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: To Close to residential, Congestion and
Added noise from emergency vehicles

SIGNATURE: Rhonda Kenyon

PRINTED NAME: RHONDA KENYON

ADDRESS: 3454 Leigh Ct.

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, July 22, 2013. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, August 19, 2013. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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

If you have any questions concerning this request, please contact the Community Development Department.

Phone: (469) 429-4781

Email: 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



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: July 11, 2013
RE: Special Use Permit for a Helipad
LOCATION: This property is located at the northeast corner of President George Bush Turnpike and Miles Road. (A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for a rooftop Helipad to be used as an ancillary use to a proposed Hospital on the property.

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

COMMENTS: Good for the City & Residents

SIGNATURE: [Signature]
PRINTED NAME: Jim Campbell
ADDRESS: 4126 Menard Rd

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, July 22, 2013. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, August 19, 2013. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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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



Legislation Details (With Text)

File #:	13-1713	Version:	1	Name:	CD - SMC PP CC
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	8/8/2013	In control:		In control:	City Council
On agenda:	8/19/2013	Final action:		Final action:	
Title:	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. Executive Summary The applicant is requesting approval of a Preliminary Plat for a 33.537-acre tract. The property will consist of three individual lots and a proposed right-of-way for the eastward extension of Bunker Hill Road.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	CD - SMC PP CC - PRESENTATION.pdf CD - SMC PP CC - PRELIMINARY PLAT.pdf CD - SMC PP CC - ATTACHMENT 1.pdf CD - SMC PP CC - ATTACHMENT 2.pdf CD - SMC PP CC - ATTACHMENT 3.pdf				

Date	Ver.	Action By	Action	Result
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Title

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.

Executive Summary

The applicant is requesting approval of a Preliminary Plat for a 33.537-acre tract. The property will consist of three individual lots and a proposed right-of-way for the eastward extension of Bunker Hill Road.

Background

The 33.526-acre (approximately 1,460,386 square feet) subject property is generally located on the northeast corner of President George Bush Turnpike and Miles Road. (See Attachment 1 - Aerial Location Map). The subject property retains a current zoning designation of General Commercial (C-2) and is also within the Turnpike Overlay Commercial

Zone subdistrict (See Attachment 2 - Zoning Identification Map & Attachment 3 - Turnpike Overlay District Map).

A previous Preliminary Plat was approved by City Council on December 6, 2010, but has since expired.

A Tree Survey was approved on July 17, 2013 by the Director of Parks and Recreation. The Plan showed 136 inches of protected trees to be removed, of which the mitigation would be offset by the required landscaping to be planted.

Planning and Zoning Commission voted 6-0 to approve the Preliminary Plat at their July 22, 2013 meeting.

Policy Considerations

The applicant is proposing to plat the subject property into three individual lots as well as dedicating a portion of right-of-way for the eastward extension of Bunker Hill Road.

Immediate development is being proposed, which will consist of the two lots south of the proposed Bunker Hill Road right-of-way extension. The subdivision will have two access points from both the President George Bush Turnpike access road and the future Bunker Hill Road extension. All access will be in accordance with both City of Sachse and Texas Department of Transportation requirements.

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 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.



CITY COUNCIL

AUGUST 19, 2013

REQUEST

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.



BACKGROUND

AERIAL LOCATION MAP



BACKGROUND

ZONING MAP



BACKGROUND

ZONING MAP – TURNPIKE OVERLAY DISTRICT



BACKGROUND

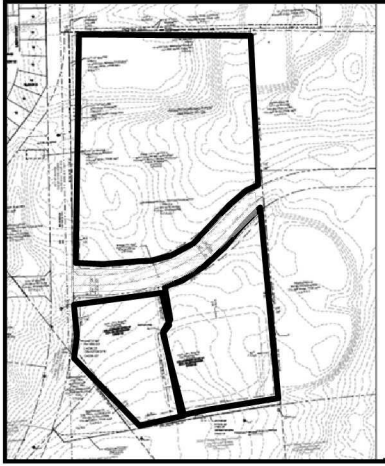
SITE INFORMATION

- ❑ Proposed Use: Hospital, Medical Offices and other ancillary uses
- ❑ Site Area: 33.526 acres
- ❑ Existing Zoning: General Commercial (C-2) within the Turnpike Overlay Commercial Zone subdistrict
- ❑ Tree Mitigation Plan approved on July 17, 2013.



POLICY CONSIDERATIONS

PRELIMINARY PLAT

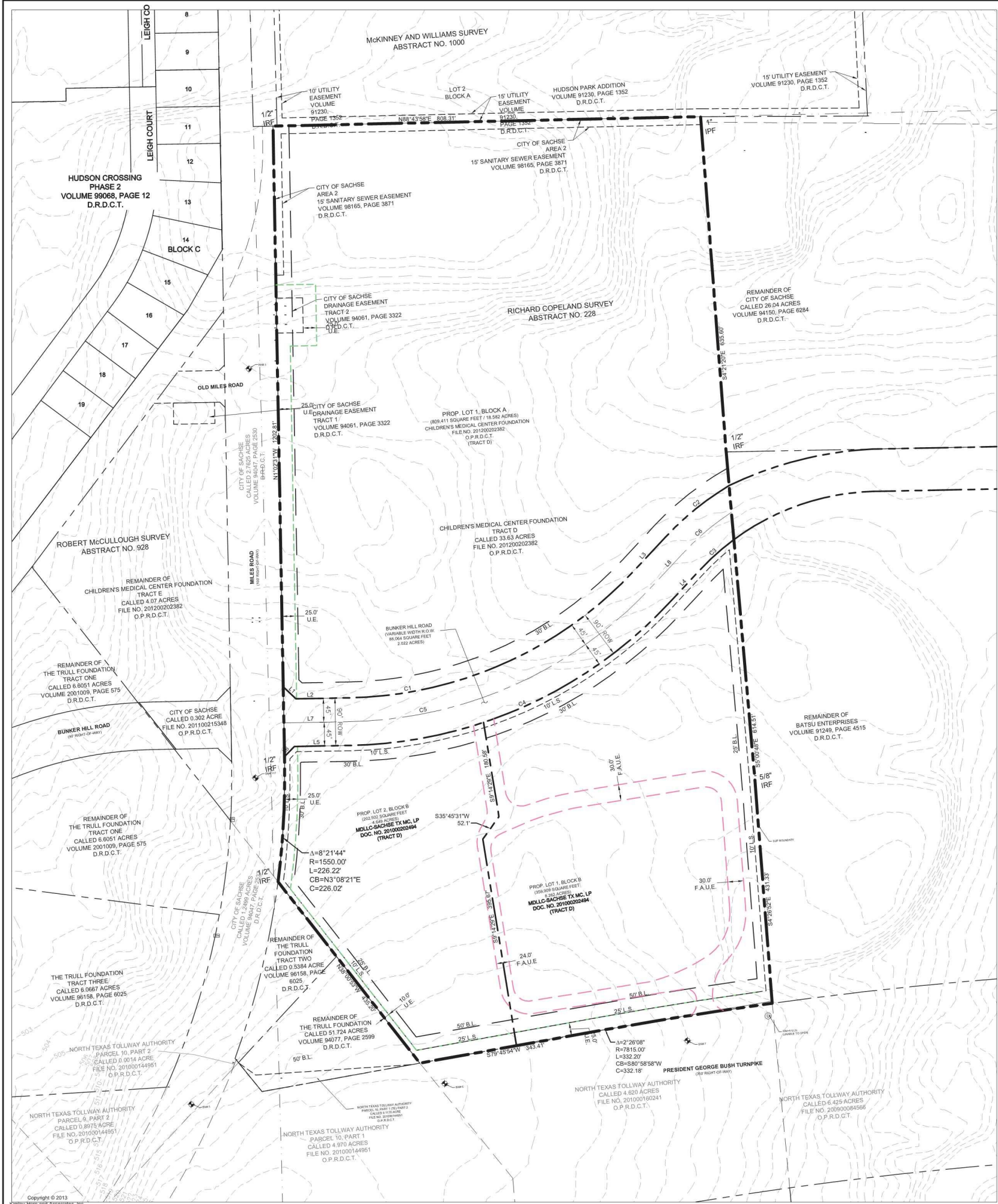


STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plat as presented.

Planning & Zoning Commission approved the Preliminary Plat on July 22, 2013 by a vote of 6-0





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

APPROVED BY: Planning and Zoning Commission
City of Sachse

Chairman, Planning and Zoning Commission Date

ATTEST:

Signature Date

Name & Title

APPROVED BY: City Council
City of Sachse

Mayor Date

ATTEST:

City Secretary Date

PROPERTY DESCRIPTION

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas and being all of Tract D, called 33.63 acres, described in a Special Warranty Deed to Children's Medical Center Foundation, recorded in Instrument No. 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the northwest corner of said 33.63 acre tract, said corner being in the east right-of-way line of Miles Road, a 100 foot wide right-of-way at this point, from which a 1/2 inch iron rod found bears South 88°44'15" West a distance of 0.65 feet;

THENCE North 88°43'58" East, departing the east right-of-way line of said Miles Road, and along the north line of said 33.63 acre tract, passing at a distance of 7.65 feet the southwest corner of Lot 2, Block A of Hudson Park Addition, an addition to the City of Sachse according to the plat thereof recorded in Volume 91230, Page 1352 of the Deed Records of Dallas County, Texas, and continuing along the north line of said 33.63 acre tract and the south line of said Lot 2, for a total distance of 808.31 feet to a 1/2 inch iron rod found for the northeast corner of said 33.63 acre tract and the most westerly northwest corner of a called 26.04 acre tract of land described in a Special Warranty Deed to the City of Sachse, recorded in Volume 94150, Page 6284 of the Deed Records of Dallas County, Texas.

THENCE South 04°21'20" East, departing the south line of said Lot 2, and along the east line of said 33.63 acre tract and the most westerly line of said 26.04 acre tract, a distance of 635.60 feet to a 1/2 inch iron rod found for the most westerly southwest corner of said 26.04 acre tract and the most northerly northwest corner of that tract of land described in a Special Warranty Deed to Batsu Enterprises, recorded in Volume 91249, Page 4515 of the Deed Records of Dallas County, Texas;

THENCE, continuing along the east line of said 33.63 acre tract and along the west line of said Batsu Enterprises tract, the following courses and distances:

South 05°00'48" East, a distance of 614.51 feet to a 1/2 inch iron rod found for corner;

South 04°26'52" East, a distance of 431.33 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the southeast corner of said 33.63 acre tract, said corner being in the north right-of-way line of President George Bush Turnpike, a 350 foot wide right-of-way, said corner also being at the beginning of a non-tangent curve to the left;

THENCE, along the south line of said 33.63 acre tract and the north right-of-way line of said President George Bush Turnpike, the following courses and distances:

Southwesterly, along said non-tangent curve to the left through a central angle of 02°26'08", having a radius of 7815.00 feet, a chord bearing of South 80°58'58" West, a chord distance of 332.18 feet and an arc length of 332.20 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;

South 79°45'54" West, a distance of 343.41 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the most southerly southwest corner of said 33.63 acre tract, said corner being in the northeast line of a called 51.724 acre tract of land described in a Warranty Deed to The Trull Foundation, recorded in Volume 94077, Page 2599 of the Deed Records of Dallas County, Texas;

THENCE North 38°00'53" West, departing the north right-of-way line of said President George Bush Turnpike, and along the southwest line of said 33.63 acre tract and the northeast line of said 51.724 acre tract and the northeast line of Tract Two, called 0.5384 acre, as described in a General Warranty Deed to The Trull Foundation, recorded in Volume 96158, Page 6025 of the Deed Records of Dallas County, Texas, a distance of 435.20 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the most westerly southwest corner of said 33.63 acre tract, said corner being in the east right-of-way line of Miles Road, a 100 foot wide right-of-way at this point, and also being at the beginning of a non-tangent curve to the left;

THENCE, along the west line of said 33.63 acre tract and the east right-of-way line of said Miles Road, the following courses and distances:

Northeasterly, along said non-tangent curve to the left through a central angle of 08°21'44", having a radius of 1550.00 feet, a chord bearing of North 03°08'21" East, a chord distance of 226.02 feet and an arc length of 226.22 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;

North 01°02'31" West, a distance of 1202.81 feet to the POINT OF BEGINNING and containing 33.526 acres (1,460,386 square feet) of land, more or less.

NOTES

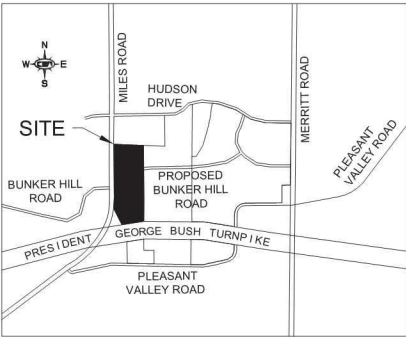
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES
2. THIS PRE-PLAT IS FOR INSPECTION PURPOSES ONLY AND IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.

FLOOD NOTE

THE PROPERTY DESCRIBED HEREON DOES NOT APPEAR TO BE LOCATED IN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR CITY OF SACHSE, TEXAS. COMMUNITY PANEL NUMBER 48113C0230J MAP REVISED AUGUST 28, 2001.



0 100' 200'
GRAPHIC SCALE 100'



VICINITY MAP
N.T.S.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S46°17'27"E	32.97'
L2	N88°57'30"E	100.58'
L3	N43°00'31"E	87.84'
L4	N43°00'31"E	87.84'
L5	N88°57'30"E	105.00'
L6	N43°42'34"E	26.98'
L7	N88°57'30"E	123.99'
L8	N43°00'31"E	87.64'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	45°57'00"	755.00'	605.49'	N65°59'01"E
C2	16°00'32"	555.00'	155.07'	N51°00'47"E
C3	10°28'07"	465.00'	84.96'	N48°14'34"E
C4	45°57'00"	845.00'	677.67'	N65°59'01"E
C5	45°57'00"	800.00'	641.58'	N65°59'01"E
C6	13°31'10"	510.00'	120.34'	N49°46'06"E

OWNER

CHILDREN'S MEDICAL CENTER FOUNDATION
1935 MEDICAL DISTRICT DR.
DALLAS, TX 75235
PH. (214) 456-7000
CONTACT: STEPHEN RICHARD

DEVELOPER

MEDICA DEVELOPMENT, LLC.
2435 N. CENTRAL EXPY, SUITE 890
RICHARDSON, TX 75080
PH. (972) 499-6300
CONTACT: PETER H. CACCIAPAGLIA

PRELIMINARY PLAT - FOR INSPECTION
PURPOSES ONLY

MDLLC-SACHSE TX MC, LP, TRACT D
RICHARD COPELAND SURVEY,
ABSTRACT NO. 228
CITY OF SACHSE, DALLAS COUNTY, TEXAS



Kimley-Horn
and Associates, Inc.

5750 Genesis Court, Suite 200
Frisco, Texas 75034

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

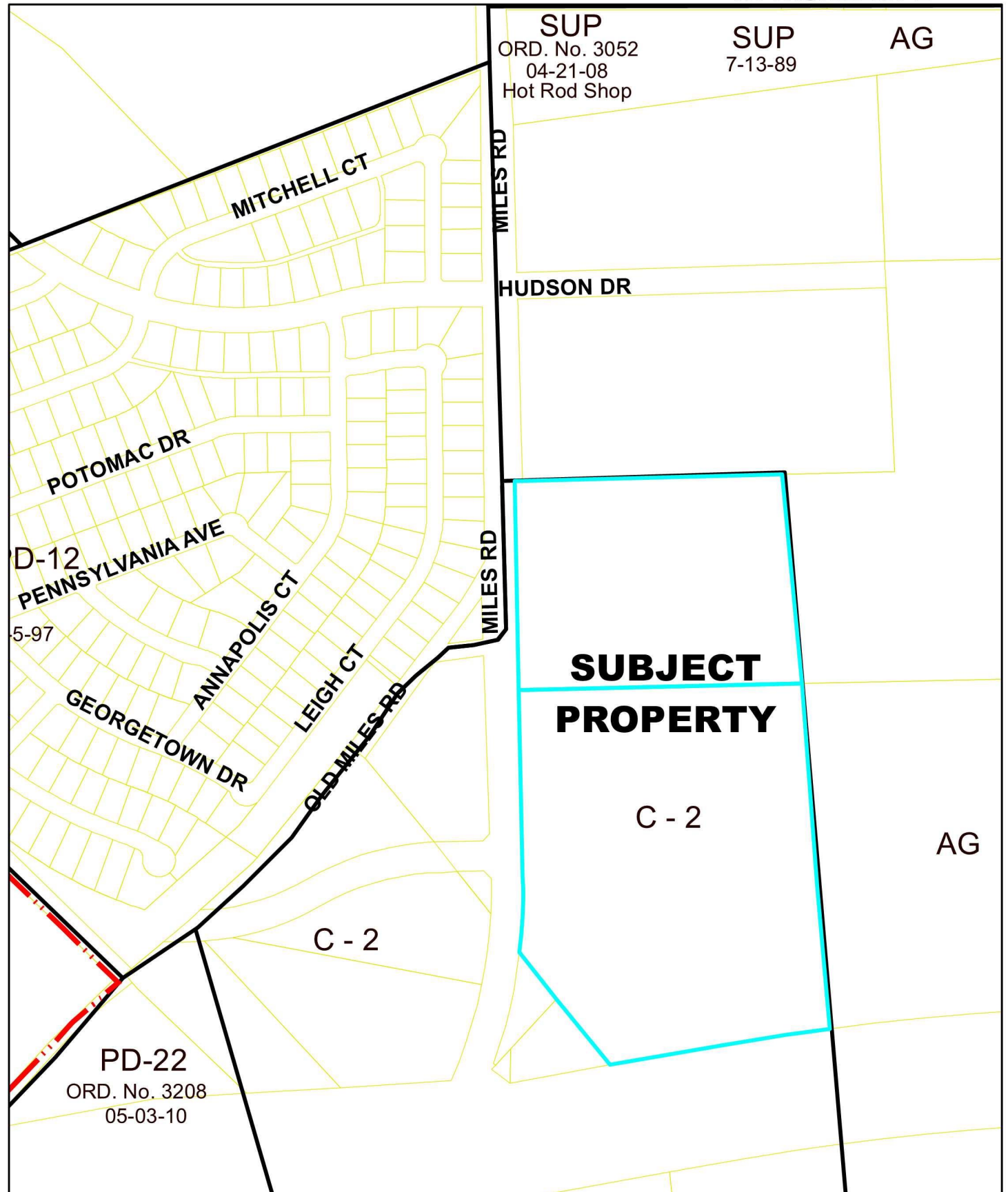
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JCM	DKK	07/19/2013	069306201	1 OF 1



0 200 400 800
Feet

AERIAL LOCATION MAP

*Sachse Medical Center
Preliminary Plat (P13-12)
Map Created: July 17, 2013*



ZONING IDENTIFICATION MAP

*Sachse Medical Center
Preliminary Plat (P13-12)
Map Created: July 17, 2013*



Legislation Details (With Text)

File #: 13-1712 **Version:** 1 **Name:** CD - MAJ AUTO SUP 6529 INDUSTRIAL CC
Type: Agenda Item **Status:** Agenda Ready
File created: 8/8/2013 **In control:** City Council
On agenda: 8/19/2013 **Final action:**
Title: 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".

Executive Summary

The applicant is requesting a Special Use Permit for a Major Automotive Repair use for the 0.268-acre (11,676 square feet) property located at 6529 Industrial Drive. The tenant currently has a Certificate of Occupancy to conduct Minor Automotive Repair Uses.

Sponsors:

Indexes:

Code sections:

Attachments: [CD - MAJ AUTO SUP 6529 INDUSTRIAL CC - PRESENTATION.pdf](#)
[CD - MAJ AUTO SUP 6529 INDUSTRIAL CC - DRAFT ORD.pdf](#)
[CD - MAJ AUTO SUP 6529 INDUSTRIAL CC - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - MAJ AUTO SUP 6529 INDUSTRIAL CC - DRAFT ORD - EXHIBIT B.pdf](#)
[CD - MAJ AUTO SUP 6529 INDUSTRIAL CC - ATTACHMENT 1.pdf](#)
[CD - MAJ AUTO SUP 6529 INDUSTRIAL CC - ATTACHMENT 2.pdf](#)
[CD - MAJ AUTO SUP 6529 INDUSTRIAL CC - ATTACHMENT 3.pdf](#)
[CD - MAJ AUTO SUP 6529 INDUSTRIAL CC - ATTACHMENT 4.pdf](#)

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

Title

Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map 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".

Executive Summary

The applicant is requesting a Special Use Permit for a Major Automotive Repair use for the 0.268-acre (11,676 square feet) property located at 6529 Industrial Drive. The tenant

currently has a Certificate of Occupancy to conduct Minor Automotive Repair Uses.

Background

The 0.268-acre subject property is located at 6529 Industrial Drive and retains a zoning designation of Restricted Manufacturing / Warehousing (I-1) (See Attachment 1 - Aerial Location Map and Attachment 2 - Zoning Identification Map). The property currently has a Certificate of Occupancy for Minor Automotive Repair Uses.

The subject property has following adjacent existing uses:

- Northeast: Existing Special Use Permit for Major Automotive Repair (Ord. No. 3266)
- Southwest: Existing Special Use Permit for a Tattoo/Body Piercing Establishment (Ord. No. 3109)
- Northwest: Vacant land located Restricted Manufacturing / Warehousing (I-1) zoning district.
- Southeast: Developed land located Restricted Manufacturing / Warehousing (I-1) zoning district.

Planning and Zoning Commission voted 6-0 at their July 22, 2013 meeting to recommend approval of this request.

Policy Considerations

The applicant is requesting a Special Use Permit (SUP) for a Major Automotive Repair use for the subject property located at 6529 Industrial Drive.

The SUP request was evaluated in light of the standards set forth in the Zoning Ordinance, specifically with regard to compatibility with surrounding uses. The subject property is located in an industrial park development and is surrounded with like uses. In the past there have been eight other similar Special Use Permits granted for properties within this industrial park.

As part of the SUP review, staff evaluated the proposed Concept Plan (see Exhibit B). The Concept Plan depicts two existing buildings-the front building (Building A) being 2,194 square feet, and the rear building being 1,500 square feet (Building B). There is no planned expansion of either of the buildings' existing footprints; however, the new tenant has proposed constructing an automotive paint booth within the Building A (See Attachment 3 for site photo). The automotive paint booth is considered a Major Automotive Repair use and would not be permitted without the request Special Use Permit. It should be noted that other activity consistent with the Zoning Ordinance definition for Major Automotive Repair would also be permitted on this site.

The Concept Plan was found to be in conformance with the City's current standards and regulations. It should be noted that the following conditions are included in the Ordinance being considered:

- Outside storage of vehicles under repair shall be prohibited.
- Outside repair of vehicles shall be prohibited.
- A minimum of eight parking spaces shall be maintained on the site.
- No parking or storage of vehicles shall be permitted outside of designated parking spaces.

Public Notification

Notice of this public hearing was mailed to the property owner and all other property owners within 1,000 feet of the subject property, as indicated by the most recently approved municipal tax roll and as required by Texas Local Government Code and the City of Sachse Code of Ordinances. Mailed notification was sent out on July 3, 2013 to a total of 108 property owners. As of Friday, August 16, 2013, one response was returned-in opposition to the request (Attachment 4).

Budgetary Considerations

None.

Staff Recommendations

Staff recommends approval of 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".



CITY COUNCIL

AUGUST 19, 2013

REQUEST

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".



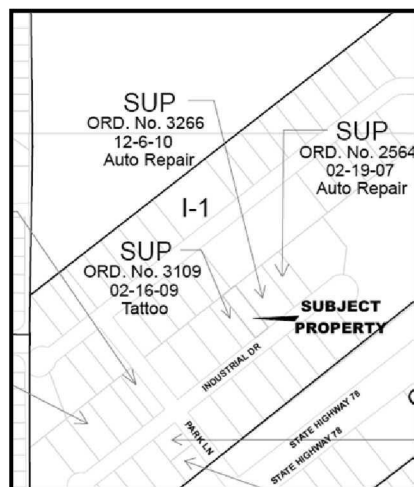
BACKGROUND

AERIAL LOCATION MAP



BACKGROUND

ZONING MAP



BACKGROUND

SITE INFORMATION

- ☐ Proposed Use: Major Automotive Repair Use
- ☐ Site Area: 0.268 acres
- ☐ Existing Zoning: Restricted Manufacturing / Warehousing (I-1)
- ☐ Proposed Zoning: SUP



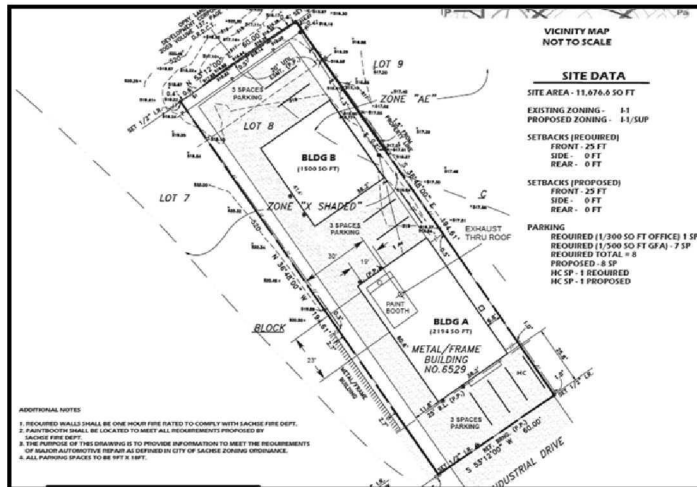
BACKGROUND

SITE PHOTO



BACKGROUND

PROPOSED SITE PLAN



POLICY CONSIDERATIONS

ORDINANCE — CONDITIONS INCLUDED

- ☐ Outside storage of vehicles under repair shall be prohibited.
- ☐ Outside repair of vehicles shall be prohibited.
- ☐ A minimum of eight parking spaces shall be maintained on the site.
- ☐ No parking or storage of vehicles shall be permitted outside of designated parking spaces.



PUBLIC NOTIFICATION

FEEDBACK

- 108 Property Owners within 1,000-feet notified
 - 1 returned opposed



STAFF RECOMMENDATION

Staff recommends approval of the zoning request as presented.

Planning and Zoning Commission voted 6-0 at their July 22, 2013 meeting to recommend approval of this request.



ORDINANCE NO. _____

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"; 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 with reference 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 zoning ordinance should be amended as provided herein;

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

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Sachse, Texas, as heretofore amended, be and the same are hereby amended to grant a Special Use Permit for an Automotive Repair, Major use for the property located at 6529 Industrial Drive (hereinafter the "Property"), being situated in the City of Sachse, Dallas County, Texas, and being more particularly described as set forth in Exhibit "A," attached hereto and incorporated as if set forth herein, in an I-1 Restricted Manufacturing / Warehousing District.

SECTION 2. That the above-described property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, subject to the following special conditions:

1. The Special Use Permit shall be only for an Automotive Repair, Major use.
2. The establishment shall be constructed and operated in accordance with the site plan attached hereto as Exhibit "B" and incorporated as if set forth herein.
3. Outside storage of vehicles under repair shall be prohibited.

4. Outside repair of vehicles shall be prohibited.
5. A minimum of eight parking spaces shall be maintained on the site.
6. No parking or storage of vehicles shall be permitted outside of designated parking spaces.

SECTION 3. That all provisions of the ordinances of the City of Sachse in conflict with the provisions of this ordinance be and the same are hereby repealed.

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 hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. 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 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

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

APPROVED:

Mike Felix
Mayor

DULY ENROLLED:

Terry Smith
City Secretary

APPROVED AS TO FORM:

Peter G. Smith
City Attorney
(PGS/xx-xx-xx/xxxxx)

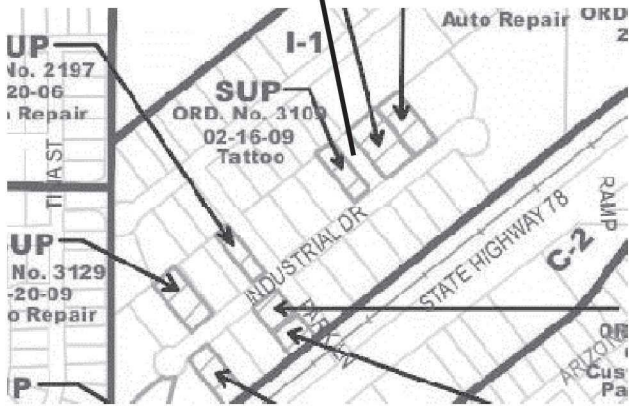
LEGAL DESCRIPTION

This property is Lot 8, Block C of the Sachse Industrial Park, Phase 4, an approximately 11,676 square foot or 0.268 acre tract of land. The property is commonly known as 6529 Industrial Drive.

SURVEY PLAT

LOT 8 OF SACHSE INDUSTRIAL PARK PHASE FOUR, AN ADDITION TO THE CITY OF SACHSE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 82077, PAGE 900, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

6529 INDUSTRIAL



VICINITY MAP
NOT TO SCALE

SITE DATA

SITE AREA - 11,676.6 SQ FT

EXISTING ZONING - I-1
PROPOSED ZONING - I-1/SUP

SETBACKS (REQUIRED)
FRONT - 25 FT
SIDE - 0 FT
REAR - 0 FT

SETBACKS (PROPOSED)
FRONT - 25 FT
SIDE - 0 FT
REAR - 0 FT

PARKING
REQUIRED (1/300 SQ FT OFFICE) 1 SP
REQUIRED (1/500 SQ FT GFA) - 7 SP
REQUIRED TOTAL = 8
PROPOSED - 8 SP
HC SP - 1 REQUIRED
HC SP - 1 PROPOSED

ADDITIONAL NOTES

1. REQUIRED WALLS SHALL BE ONE HOUR FIRE RATED TO COMPLY WITH SACHSE FIRE DEPT.
2. PAINTBOOTH SHALL BE LOCATED TO MEET ALL REQUIREMENTS PROPOSED BY SACHSE FIRE DEPT.
3. THE PURPOSE OF THIS DRAWING IS TO PROVIDE INFORMATION TO MEET THE REQUIREMENTS OF MAJOR AUTOMOTIVE REPAIR AS DEFINED IN CITY OF SACHSE ZONING ORDINANCE.
4. ALL PARKING SPACES TO BE 9FT X 18FT.

NOTES

- 1) All corners labeled as SET 1/2" I.R. are 1/2" iron rods with a yellow plastic cap stamped "RPLS 5310" set for corner.
- 2) (P.P.) indicates that Building Lines, Easements, Rights-of-Ways, etc. as shown on this survey are per plat referenced in Legal Description hereon.
- 3) All boundary dimensions shown hereon are per plat unless otherwise noted.
- 4) This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.

LEGEND

○	POWER POLE
⊗	GAS METER
⊠	WATER METER
—P—	POWERLINE
—S—	OVERHEAD SERVICE LINE
—W—	WOOD FENCE
—X—	CHAIN LINK FENCE
—W—	WIRE FENCE
—O—	WROUGHT IRON FENCE
—	BUILDING LINE
—	EASEMENT LINE
⊠	BRICK COLUMN
⊠	AIR CONDITIONER
⊙	GUARD POST
⊙	CONCRETE
⊙	GRAVEL

CONTACT INFO:

BUSINESS OWNER: ERIC AELLO
421 BELL DR WYLIE TX 75098
972-363-3224

PROPERTY OWNER: JEFF SLUSHER
6530 INDUSTRIAL DR SACHSE TX 75048
214-213-7214

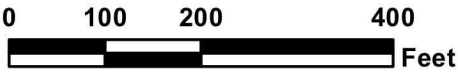
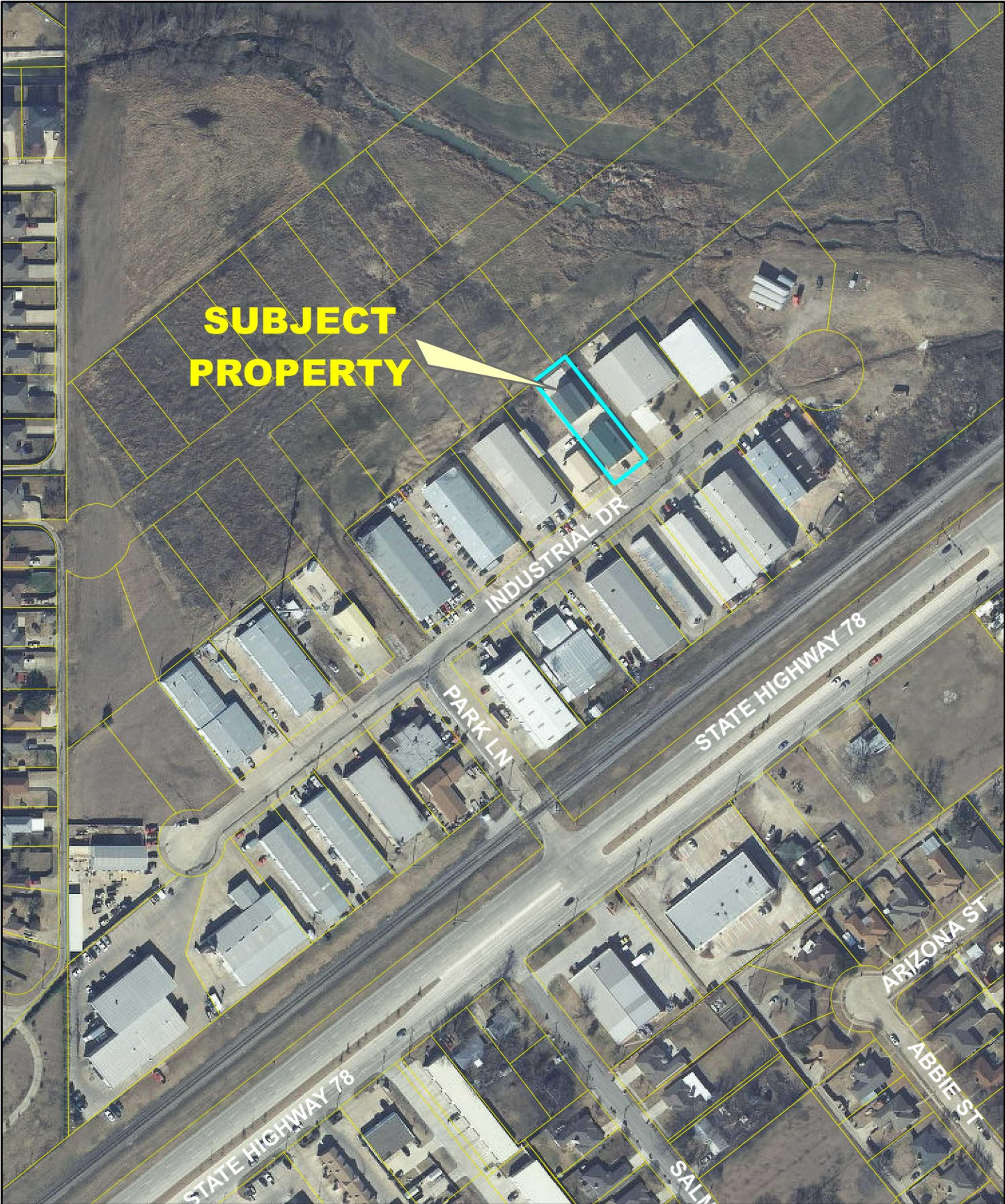
FLOOD ZONE

This is to certify that A PORTION of the property shown hereon is within the 100 Year Flood Hazard Area as published in Community Panel No. 480186 0230J, Zones "AE" AND "X(SHADED)", dated 08-23-01, of the Flood Insurance Rate Map.

SUP DRAWING FOR
MAJOR AUTOMOTIVE RE-ZONING

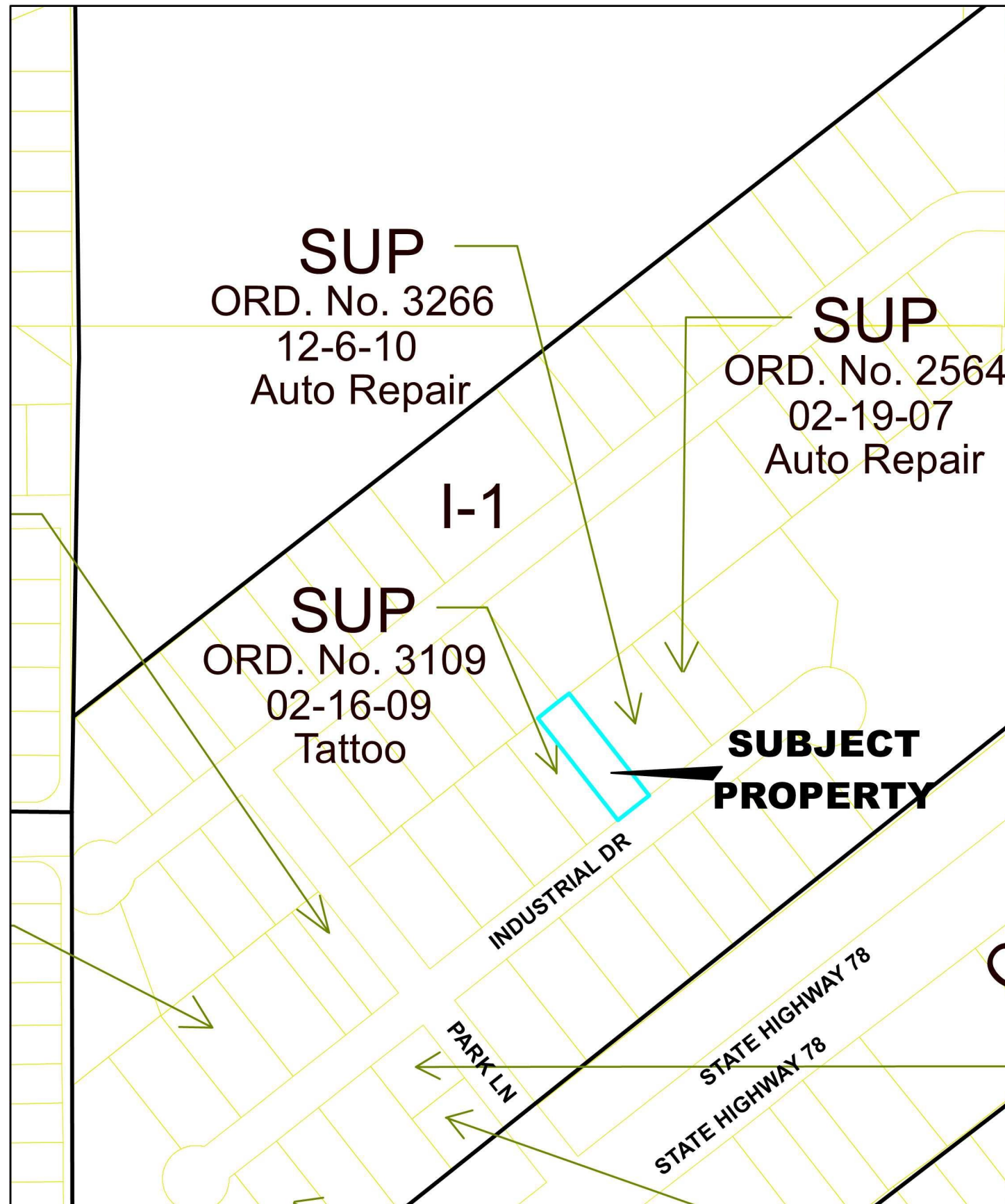
PROPERTY LOCATION:
6529 INDUSTRIAL DR
SACHSE TX 75048

Date: JULY - 11-2013
Drawn by: E AELLO



AERIAL LOCATION MAP

*6529 Industrial Drive - Major Automotive Repair
Special Use Permit (SUP13-05)
Map Created: July 16, 2013*



ZONING IDENTIFICATION MAP

6529 Industrial Drive - Major Automotive Repair
Special Use Permit (SUP13-05)
Map Created: July 16, 2013



TIME RECEIVED
July 8, 2013 10:07:42 AM CDT

REMOTE CSID

DURATION
39

PAGES
1

STATUS
Received

ATTACHMENT 4



**Community Development
Department**

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: July 2, 2013
RE: Special Use Permit for a Major Automobile Repair use
LOCATION: This property is located 6530 Industrial Drive. *(A location map depicting the 1,000-foot notification area is attached for reference.)*

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) specifically to allow for major automotive repair uses to occur on the property.

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

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: To many junk cars sitting around.
We need to clean up the cars.

SIGNATURE:
PRINTED NAME: Cheryl Crittenden
ADDRESS: ~~3815-B~~ 6316 Industrial 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, July 22, 2013. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, August 19, 2013. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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

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



Legislation Details (With Text)

File #: 13-1731 **Version:** 1 **Name:** Discuss the 2013-2014 Fiscal Year Budget and Tax Rate.
Type: Agenda Item **Status:** Agenda Ready
File created: 8/13/2013 **In control:** City Council
On agenda: 8/19/2013 **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 August 19 Discussion.pdf](#)

Date	Ver.	Action By	Action	Result
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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.

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

August 19, 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—City Council meeting:
 - Accept Certified Tax Rolls
 - Accept City Manager's Proposed Budget
 - Set proposed tax rate, schedule public hearings, and place action item on September 9 agenda
 - Discuss 2013-2014 budget

Budget Calendar (remaining)

- August 19** Public hearing on budget; public hearing on tax rate; discuss budget and tax rate; discuss financial policies and fund balance policy; discuss CIP.
- 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

- ◉ August 19th
 - Public Hearings
- ◉ 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

	2012 Tax 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

	<u>2012</u>	<u>2013</u>
Effective Tax Rate (ETR)	0.779629	0.754065
Rollback Tax Rate (RTR)	0.902163	0.844138

OVERVIEW - SEDC

REVENUE

2012-2013 Budget	\$ 417,773
2013-2014 Proposed Budget	\$ 437,296

OVERVIEW - SEDC

EXPENDITURES

2012-2013 Budget	\$ 485,866
2013-2014 Proposed Budget	\$ 507,757

OVERVIEW - GENERAL FUND

REVENUE

2012-2013 Budget	\$11,511,066
2013-2014 Proposed Budget	\$11,693,010

OVERVIEW - GENERAL FUND

EXPENDITURES

2012-2013 Budget	\$11,509,617
2013-2014 Proposed Budget	\$11,623,751

OVERVIEW - UTILITY FUND

REVENUE

2012-2013 Budgeted Revenue	\$7,313,131
2013-2014 Proposed Revenue	\$7,321,991

OVERVIEW - UTILITY FUND

EXPENDITURES

2012-2013 Budget	\$7,130,772
2013-2014 Proposed Budget	\$7,392,316

SUMMARY GENERAL FUND

Proposed Revenue	\$11,693,010
Proposed Expenditures with Compensation Adjustment and Supplemental Requests	(\$11,623,751)
Revenues over Expenditures	\$69,259

SUMMARY UTILITY FUND

Proposed Revenue	\$7,321,991
Proposed Expenditures with Compensation Adjustment and Supplemental Requests	(\$7,392,316)
Revenues over Expenditures	(\$70,325)

SUPPLEMENTALS

General Fund

	ITEMS	FUNDS
REQUESTED	61	\$1,757,126
FUNDED FY 2013	9	\$196,783
FUNDED	17	\$179,062

SUPPLEMENTALS

Utility Fund

	ITEMS	FUNDS
REQUESTED	2	\$44,938
FUNDED	1	\$29,938

**THIS CONCLUDES
OUR 2013-2014
BUDGET OVERVIEW**



Legislation Details (With Text)

File #: 13-1734 **Version:** 1 **Name:** Sachse Road and Merritt Road Lift Stations
Type: Agenda Item **Status:** Agenda Ready
File created: 8/16/2013 **In control:** City Council
On agenda: 8/19/2013 **Final action:**
Title: 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.

Executive Summary

The City of Sachse has a sanitary sewer improvement project for improvements to the Sachse Road Lift Station and the Merritt Road Lift Station. The project is currently funded through RCC Funds as approved in the 2012-2013 CIP in an amount totaling \$1,100,000. The current funding includes \$116,725 for design and \$983,000 for construction. Bids were received for the project on July 25th. The lowest qualified bid for the base project was \$11,395.57 more than the project budget. An Alternate Bid was requested and received for additional equipment to provide backup emergency power and an odor control system. Staff is recommending that the City Council fund the backup emergency power generator and odor control system for improved system performance and reliability.

Sponsors:

Indexes:

Code sections:

Attachments: [PRESENTATION - SACHSE MERRITT LIFT STATION FUNDING PDF](#)
[Exhibit A - Sachse Lift Stations Bid Tabulation PDF](#)
[RESO for Award of Sanitary Sewer Improvements to the Merritt Road Lift Station and Sachse Road Lift](#)

Date	Ver.	Action By	Action	Result
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Title

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.

Executive Summary

The City of Sachse has a sanitary sewer improvement project for improvements to the Sachse Road Lift Station and the Merritt Road Lift Station. The project is currently funded through RCC Funds as approved in the 2012-2013 CIP in an amount totaling \$1,100,000. The current funding includes \$116,725 for design and \$983,000 for construction. Bids were received for the project on July 25th. The lowest qualified bid for the base project was \$11,395.57 more than the project budget. An Alternate Bid was requested and received for additional equipment to provide backup emergency power and an odor control system. Staff is recommending that the City Council fund the backup emergency power generator and odor

control system for improved system performance and reliability.

Background

The City's Capital Improvement Plan (CIP) includes sanitary sewer improvements to the Sachse Road and Merritt Road Lift Stations. The current funding includes \$116,725 for design and \$983,000 for construction. The bid tabulation of all bids received is shown as Exhibit A. The lowest qualified bidder submitted a base bid of \$994,670.57 with a total alternate bid of \$221,120.00. The alternate bid includes \$172,140.00 for the installation of a 5kW diesel generator, and \$48,980 for the installation of an odor control system. An additional \$11,395.57 in funding is required from available RCC funds to construct the base bid portion of the project.

Staff recommends that the City Council fund the project, including the odor control system and backup generator, from the funding sources listed below.

- Base Bid: An additional \$11,395.57 in RCC Funds.
- 5kW Generator. Use \$172,140 in Capital Project Funds.
- Odor Control System: Use \$48,980 in Capital Project Funds.

Policy Considerations

The Sanitary Sewer Improvements to the Sachse Road Lift Station and Merritt Road Lift Station project is identified in the Capital Improvements Program and funding has been allocated for the project from RCC Funds. Additional funding will need to be re-allocated from RCC Funds to the project in order to fund the base bid portion of the project. Additional city funds from an alternate funding source will need to be re-allocated toward the project in order to fund the alternate bid items if the City Council chooses to fund the alternate bid items.

Budgetary Considerations

The lowest qualified bidder submitted a base bid of \$994,670.57 with a total alternate bid of \$221,120.00. The alternate bid includes \$172,140.00 for the installation of a 5kW generator, and \$48,980 for the installation of an odor control system. Current funds are available to construct the project.

Staff Recommendations

Staff recommends that the City Council approve 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.

SEWER LIFT STATION IMPROVEMENTS
SACHSE ROAD & MERRITT ROAD
CITY COUNCIL MEETING
AUGUST 19, 2013



PROJECT OVERVIEW

- ◎ 2012-2013 CIP PROJECT
- ◎ INCLUDES IMPROVEMENTS TO THE SACHSE ROAD LIFT STATION AND THE MERRITT ROAD LIFT STATION
- ◎ BASE IMPROVEMENTS INCLUDE:
 - INSTALLATION OF NEW PUMPS
 - RE-USE OF EXISTING PUMPS
 - INSTALLATION OF LARGE DIAMETER GRAVITY SEWER PIPE TO INCREASE CAPACITY IN THE TRUNK MAIN ENTERING THE MERRITT ROAD LIFT STATION
 - INSTALLATION OF LARGER DIAMETER SEWER FORCE MAIN LEAVING THE MERRITT ROAD LIFT STATION TO INCREASE OUTFLOW



PROJECT OVERVIEW

- ◉ AN ALTERNATE BID WAS INCLUDED FOR THE PROJECT FOR:
 - 5kW DIESEL BACKUP GENERATOR AT THE MERRITT ROAD LIFT STATION
 - ODOR CONTROL SYSTEM AT THE MERRITT ROAD LIFT STATION
- ◉ 5kW DIESEL GENERATOR
 - PROVIDES BACKUP POWER TO CONTINUE SEWAGE FLOW DURING POWER OUTAGES
- ◉ ODOR CONTROL SYSTEM
 - UTILIZES OZONE GENERATOR TO PROVIDE DISSINFECTION, REDUCING ODOR



BACKGROUND

- ◉ PROJECT WAS FUNDED IN THE 2012-2013 CIP
- ◉ TOTAL FUNDING - \$1,100,000
- ◉ DESIGN COMPLETED IN MAY 2013
- ◉ PROJECT ADVERTISED FOR BID IN JUNE 2013
- ◉ BIDS RECEIVED IN JULY 2013



FUNDING & DESIGN

- ◎ TOTAL FUNDING FOR THE PROJECT - \$1,100,000
 - FUNDING SOURCE: RCC FUND
- ◎ DESIGN FEE FOR THE PROJECT – \$116,725
 - DESIGN FEE INCLUDES PRELIMINARY AND FINAL ENGINEERING, SURVEYING, CONSTRUCTION ADMINISTRATION, AND EASEMENT ASSISTANCE
- ◎ FUNDS FOR CONSTRUCTION- \$983,275



LOWEST QUALIFIED BID

- ◎ THE LOWEST QUALIFIED BID FOR THE PROJECT WAS RECEIVED FROM WILSON CONTRACTOR SERVICES, LLC – DENTON, TX
- ◎ BASE BID - \$994,670.57
- ◎ ALTERNATE BID - \$221,120.00
 - 5kW DIESEL GENERATOR - \$172,140
 - ODOR CONTROL SYSTEM - \$48,980
- ◎ TOTAL BID AMOUNT – \$1,215,790.57



PROJECT FUNDING

- ◉ \$11,395.57 IN ADDITIONAL FUNDING NEEDED (RCC Funds)
- ◉ \$172,140 IN ADDITIONAL FUNDING NEEDED TO INSTALL THE DIESEL GENERATOR
- ◉ \$48,980 IN ADDITIONAL FUNDING NEEDED TO INSTALL THE ODOR CONTROL SYSTEM
- ◉ TOTAL OF \$232,515.57 NEEDED TO CONSTRUCT THE BASE BID AND THE ALTERNATE BID



FUNDING RECOMMENDATION

- ◉ A – FUND THE BASE BID
 - RE-ALLOCATE \$11,395.57 IN ADDITIONAL RCC FUNDS TO THE PROJECT
- ◉ B – FUND THE GENERATOR
 - RE-ALLOCATE \$172,140 IN ADDITIONAL CAPITAL PROJECT FUNDS TO THE PROJECT
- ◉ C – FUND THE ODOR CONTROL SYSTEM
 - RE-ALLOCATE \$48,980 IN ADDITIONAL CAPITAL PROJECT FUNDS TO THE PROJECT



STAFF RECOMMENDATION

- STAFF RECOMMENDS THAT THE CITY COUNCIL APPROVE THE RESOLUTION AWARDING THE BID OF THE PROJECT TO WILSON CONTRACTING SERVICES, LLC.



DISCUSSION



 6801 Gaylord Pkwy, Suite 302 Frisco, TX 75034 972.335.3214 Phone 972.335.3202 Fax												
BID TABULATION												
Date: July 25, 2013 Project: City of Sachse Sanitary Sewer Improvements 1212-012-01 CF Project #: 1212-012-01 Project Manager: J. Don Wortham, Ph.D. Project Desc: Lift Stations, 16" Force Main & 27" Trunk Line Renovations				LOW BIDDER		SECOND LOW BIDDER		THIRD LOW BIDDER		FOURTH LOW BIDDER		
				Wilson Contractor Services, LLC 107 Bell Avenue Denton, TX 76201 (940) 243-1174		Mountain Cascade of Texas, LLC 99 Regency Pkwy., Ste. 107 Mansfield, TX 76063 (682) 518-1221		Red River Construction Co. 2804 CapitalSt. Wylie, TX 75098 (972) 578-0127		North Texas Contracting 4999 Keller Haslett Rd. Keller, TX 76248 (817) 430-9500		
Item #	Item Description	Units	Qty	Cost/Unit	Total Item Cost	Cost/Unit	Total Item Cost	Cost/Unit	Total Item Cost	Cost/Unit	Total Item Cost	Avg Unit Costs
S.1	Four new 127 HP 1826 gpm KSB Pumps at Merritt Rd. L.S.	1	LS	\$362,568.00	\$362,568.00	\$297,000.00	\$297,000.00	\$365,000.00	\$365,000.00	\$385,000.00	\$385,000.00	\$352,392.00
S.2	New 40 HP 1100 gpm Barnes Pump at Sachse Rd. L.S.	1	LS	\$22,700.00	\$22,700.00	\$100,000.00	\$100,000.00	\$52,700.00	\$52,700.00	\$110,000.00	\$110,000.00	\$71,350.00
S.3	Relocate ex. 40 HP 1100 gpm Barnes Pump located at Merritt Rd. L.S. to the Sachse Rd. L.S.	1	LS	\$5,100.00	\$5,100.00	\$30,000.00	\$30,000.00	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00	\$12,525.00
S.4	Remove ex. three pumps located at Merritt Rd. L.S. and two pumps located at Sachse Rd. L.S.	1	LS	\$1,800.00	\$1,800.00	\$6,000.00	\$6,000.00	\$2,700.00	\$2,700.00	\$15,000.00	\$15,000.00	\$6,375.00
S.5	Electrical, SCADA and Controls	1	LS	\$110,951.00	\$110,951.00	\$60,000.00	\$60,000.00	\$114,100.00	\$114,100.00	\$120,000.00	\$120,000.00	\$101,262.75
S.6	Remove ex. mechanical hoist and install 2 ton electric hoist with 40 ft chain on ex. hoist support framework	1	LS	\$7,300.00	\$7,300.00	\$8,000.00	\$8,000.00	\$7,300.00	\$7,300.00	\$10,000.00	\$10,000.00	\$8,150.00
S.7	Replace ex. 16" sewer force main in same trench with a new 24" SDR-21 PVC Sanitary Sewer Force Main Pipe	1,251	LF	\$135.75	\$169,823.25	\$194.00	\$242,694.00	\$220.00	\$275,220.00	\$180.00	\$225,180.00	\$228,229.31
S.8	Replace an ex. 27" sewer in same trench with a new 30" ASTM F679 PVC sanitary sewer	292	LF	\$310.59	\$90,692.28	\$250.00	\$73,000.00	\$304.00	\$88,768.00	\$246.00	\$71,832.00	\$81,073.07
S.9	Replace ex. 24" sewer in same trench with new 33" F679 PVC sanitary sewer	13	LF	\$702.86	\$9,137.18	\$500.00	\$6,500.00	\$1,681.00	\$21,853.00	\$300.00	\$3,900.00	\$10,347.55
S.10	New 6' diameter standard manhole with bolted and gasketed cover	3	EA	\$5,800.00	\$17,400.00	\$10,000.00	\$30,000.00	\$13,903.00	\$41,709.00	\$15,000.00	\$45,000.00	\$33,527.25
S.11	Removing and disposing of ex. manhole	3	EA	\$1,300.00	\$3,900.00	\$2,000.00	\$6,000.00	\$905.00	\$2,715.00	\$2,000.00	\$6,000.00	\$4,653.75
S.12	Connect to ex. sanitary sewer manhole	1	EA	\$11,500.00	\$11,500.00	\$10,000.00	\$10,000.00	\$11,500.00	\$11,500.00	\$25,000.00	\$25,000.00	\$14,500.00
S.13	Install 2 stainless steel sluice gates in ex. lift station basin	1	LS	\$19,755.00	\$19,755.00	\$25,000.00	\$25,000.00	\$13,100.00	\$13,100.00	\$10,000.00	\$10,000.00	\$16,963.75
S.14	Install raven lining inside proposed 6' diameter manholes and the ex. Merritt Rd. lift station interior basin	1	LS	\$53,044.00	\$53,044.00	\$120,000.00	\$120,000.00	\$19,500.00	\$19,500.00	\$15,000.00	\$15,000.00	\$51,886.00
S.15	Remove and replace ex. sidewalks	46	LF	\$139.57	\$6,420.22	\$65.00	\$2,990.00	\$109.00	\$5,014.00	\$65.00	\$2,990.00	\$4,353.56
S.16	Remove ex. 6' intruder resistant fence and construct new intruder resistant fencing for both temporary and permanent fencing at the Merritt Rd. lift station	1	LS	\$15,530.00	\$15,530.00	\$2,000.00	\$2,000.00	\$1,800.00	\$1,800.00	\$5,000.00	\$5,000.00	\$6,082.50
S.17	Install/Retrofit 2 dual safety grates at the Merritt Rd. lift station and one dual safety grate at the Sachse Rd. lift station	1	LS	\$1,800.00	\$1,800.00	\$5,000.00	\$5,000.00	\$7,300.00	\$7,300.00	\$3,000.00	\$3,000.00	\$4,275.00
S.18	Erosion Control	1	LS	\$5,105.00	\$5,105.00	\$10,000.00	\$10,000.00	\$2,800.00	\$2,800.00	\$9,000.00	\$9,000.00	\$6,726.25
S.19	Hydromulch	1,556	LF	\$3.00	\$4,668.00	\$2.00	\$3,112.00	\$4,900.00	\$4,900.00	\$3.00	\$4,668.00	\$4,337.00
S.20	Trench Safety	1,556	LF	\$32.44	\$50,476.64	\$1.00	\$1,556.00	\$2.00	\$3,112.00	\$5.00	\$7,780.00	\$15,731.16
S.21	Contingency Allowance	1	LS	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
TOTAL BASE BID					\$994,670.57		\$1,063,852.00		\$1,071,091.00		\$1,109,350.00	\$1,059,740.89
Alternate Bid Items												
S.1A	500 kw Generator including 5 foot stand	1	LS	\$172,140.00	\$172,140.00	\$165,000.00	\$165,000.00	\$170,800.00	\$170,800.00	\$180,000.00	\$180,000.00	\$112,380.00
S.2A	Odor control system	1	LS	\$48,980.00	\$48,980.00	\$55,000.00	\$55,000.00	\$50,800.00	\$50,800.00	\$50,000.00	\$50,000.00	\$51,990.00

RESOLUTION NO. _____

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.

WHEREAS, it is necessary for a contractor to furnish and install sanitary sewer improvements to the Merritt Road Lift Station and the Sachse Road Lift Station; and

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

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

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

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

Section 1: That the Bid for the Sanitary Sewer Improvements to the Merritt Road Lift Station and Sachse Road Lift Station is hereby awarded to Wilson Contractor Services, LLC.

Section 2: That the City Manager is authorized, after approval of the City Attorney, to execute a contract with Wilson Contractor Services, LLC.

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

RESOLVED this 19th day of August, 2013. CITY OF SACHSE, TEXAS

Mike Felix, Mayor

ATTEST:

Terry Smith, City Secretary



Legislation Details (With Text)

File #:	13-1728	Version:	1	Name:	2013-2014 5-yr CIP Update
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	8/13/2013	In control:		In control:	City Council
On agenda:	8/19/2013	Final action:		Final action:	
Title:	Hear and discuss the update to the Five Year Capital Improvement Plan (CIP).				

Executive Summary

Each year during the budget process, the Capital Improvement Plan (CIP) is updated and adopted by the City Council along with the City's operating budget. This item is to discuss the update to the 5-year CIP.

Sponsors:

Indexes:

Code sections:

Attachments: [2013-2014 CIP Presentation PDF](#)
[Exhibit A - CIP Projects - 2013-2014 PDF](#)

Date	Ver.	Action By	Action	Result
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Title

Hear and discuss the update to the Five Year Capital Improvement Plan (CIP).

Executive Summary

Each year during the budget process, the Capital Improvement Plan (CIP) is updated and adopted by the City Council along with the City's operating budget. This item is to discuss the update to the 5-year CIP.

Background

The City Council adopted the current Five Year Capital Improvement Plan as part of the 2012-2013 fiscal year operating budget in September of 2012. The public was given the opportunity to provide input for selected projects and/or improvements to be considered for inclusion in the CIP on July 15, 2012.

Policy Considerations

The update to the Five Year Capital Improvement Plan (CIP) is an annual occurrence. Once the CIP has been revised, it is typically adopted at the time the operating budget is approved and updated as necessary during the fiscal year as changes need to occur.

The projects listed in the CIP were evaluated to ensure the cost estimates are reasonable to take into account price increases/decreases due to scope change and inflation factors. The waterline and sanitary sewer projects were re-prioritized to reflect the consistent increase in development activity in Sachse. The roadway projects were re-prioritized to reflect new public

-private partnerships and funding from the recently adopted Street Maintenance Tax. The revised CIP is attached as Exhibit A.

Budgetary Considerations

The projects listed in the 2013-2014 fiscal year will be funded using available fund balances in various accounts (water, sanitary sewer, and roadway impact fees, 2006 Transportation Bond, Capital Projects fund, Street Maintenance Tax fund). Once it was determined how much funding is available to fund CIP projects, the projects were prioritized and the highest priority projects were shown in the 2013-2014 CIP. The CIP includes \$710,000 in street projects to be funded in 2012-2013. These projects will be funded using 2006 Transportation Bond funds, roadway impact fees, Street Maintenance Tax funds, and Capital Projects funds. The CIP also includes \$589,516 for funding sanitary sewer projects. The sanitary sewer projects will be funded using impact fees, Retail Concentration Center (RCC) funds, and Capital Projects funds. Finally, the CIP includes \$217,375 from water impact fees for funding two water rehabilitation projects.

Significant projects received funding in 2012-2013, and many of those projects will be constructed and delivered in 2013-2014. These projects include Haverhill Lane, Brookhollow Drive, Merritt Road from Pleasant Valley Road to the south city limit, upgrades to the Sachse Road and Merritt Road Lift Stations, and the 30" Bunker Hill Sanitary Sewer Main. In addition, multiple important design projects were funded and began in the 2012-2013 fiscal year, including the Southeast Lift Station, the Third Sewer Connection to Garland, and the widening of Sachse Road. These design projects will continue to progress in the 2013-2014 fiscal year, so that Sachse is well-positioned to move forward with construction as funding becomes available. Looking forward to 2014-2015 and beyond, there are several major infrastructure projects on the horizon. Major sanitary sewer and roadway projects have been identified as needs to support the growth of the City. The projects shown in the out years ending in 2015-2018 do not have funding available to implement. However, the projects listed for these years are included in the CIP for planning purposes.

Staff Recommendations

No action is necessary for this item but staff will solicit input from the City Council on the proposed revisions to the 5-year CIP and will revise the CIP should reprioritization of projects occurs at City Council direction. Future action will be necessary to adopt the 5-year CIP when the operating budget is adopted.



CAPITAL IMPROVEMENTS PLAN

2013-2014 UPDATE

AUGUST 19, 2013
CITY COUNCIL MEETING

OVERVIEW

- INFRASTRUCTURE NEEDS
- VALUE OF CIP
- 10-YEAR CIP
- 5-YEAR CIP
- 2012-2013 CIP OVERVIEW
- STATUS OF CITY FUNDS
- 2013-2014 CIP
- DISCUSSION



INFRASTRUCTURE NEEDS

“Our roads, our bridges, our sewers, our waterways, our dams - this is what makes our country so special.”
-Valerie Jarrett

The Capital Improvements Plan is a tool utilized by City Council and city staff to make short-term and long-term plans for the necessary improvements to public infrastructure, including roads, water, sanitary sewer, drainage, and public facilities.

As Sachse continues to grow, the needs for the City are two-fold:

1. **Maintain and rehabilitate existing infrastructure**
2. **Construct new infrastructure to serve the growing city**



VALUE OF THE CIP

- **Communication**
 - Citizens - City Council - city staff
- **Prioritize**
 - Determine the most critical needs
- **Planning**
 - See the “Big Picture” and know what lies ahead
- **Management of City finances**
 - Responsibly manage taxpayer dollars, debt, and development fees



10-YEAR CAPITAL IMPROVEMENTS PLAN

- Long-Range Planning
- The 2011-2021 Capital Improvements Plan Update was completed in 2012
 - Updated impact fees for the City of Sachse
 - Identified long-term infrastructure needs
- Infrastructure Needs
 - Roads - \$131,322,800
 - Water - \$11,884,670
 - Sanitary Sewer – \$13,339,000



5-YEAR CAPITAL IMPROVEMENTS PLAN

- Living Document
- The 5-YR CIP is updated each fiscal year
- Provides method for Council and staff to identify immediate infrastructure needs
- Assists City Council and staff in identifying proper funding sources
- Provide funding for current and upcoming projects
 - Design
 - Construction

2012-2013 CIP OVERVIEW

- The 2012-2013 CIP included over \$7.5 million for City-funded projects
- Most Projects in the 2012-2013 CIP are in design and/or under construction
 - Streets - \$5,286,000
 - Water - \$0
 - Sanitary Sewer - \$2,254,000
 - Drainage - \$9,000
- The majority of these projects will be completed and delivered during the 2013-2014 fiscal year

2012-2013 CIP – CURRENT CONSTRUCTION

- Roads
 - Merritt Road - Pleasant Valley to the South City Limit
 - Haverhill Lane
 - Brookhollow Drive
 - Ranch Road (in front of Fire Station #2)
 - Sachse Road Asphalt Repair
- Water
 - Continue to fund the upsize costs for water mains being constructed by private development
- Sanitary Sewer
 - Lift Station Improvements – Merritt and Sachse
 - Bunker Hill 30-inch Sanitary Sewer (to bid in 2013)
- Drainage
 - Foxglove Drainage



2012-2013 CIP – CURRENT DESIGN

- Roads
 - Sachse Road Preliminary Engineering
 - Roadway Lighting (Industrial, SH 78, 5th Street)
 - Merritt Road Realignment (on hold)
 - Ranch Road – Harlan to Clearmeadow (to begin 2013)
- Sanitary Sewer
 - 3rd Connection to Garland
 - SELS
 - PGBT Force Main
 - Gravity Main from Sachse LS to SELS (to begin in 2013-2014)
- Drainage
 - Foxglove Drainage



2013-2014 CIP UPDATE

- The focus of fiscal year 2013-2014 will be to:
 1. Complete the design and/or construction of projects fully funded through the 2012-2013 CIP
 2. Complete the design process on important major infrastructure projects partially funded in the 2012-2013 CIP
 3. Fund rehabilitation projects for existing areas of the City
 4. Maximize taxpayer dollars through partnering with Dallas County, Collin County, and private developers to construct infrastructure



2013-2014 CIP PROJECTS

- Projects are prioritized based upon multiple factors, including:
 - Outside Funding Sources
 - Health/Public Safety
 - Capacity of the existing infrastructure
 - Providing Basic Services to Citizens
 - Quality of Life for Citizens
 - Budget & Funding Impacts



2013-2014 CIP PROJECTS

- The highest priority projects within funding constraints are selected for the 2013-2014 CIP
- Remaining projects are listed in future years of the 5-year CIP

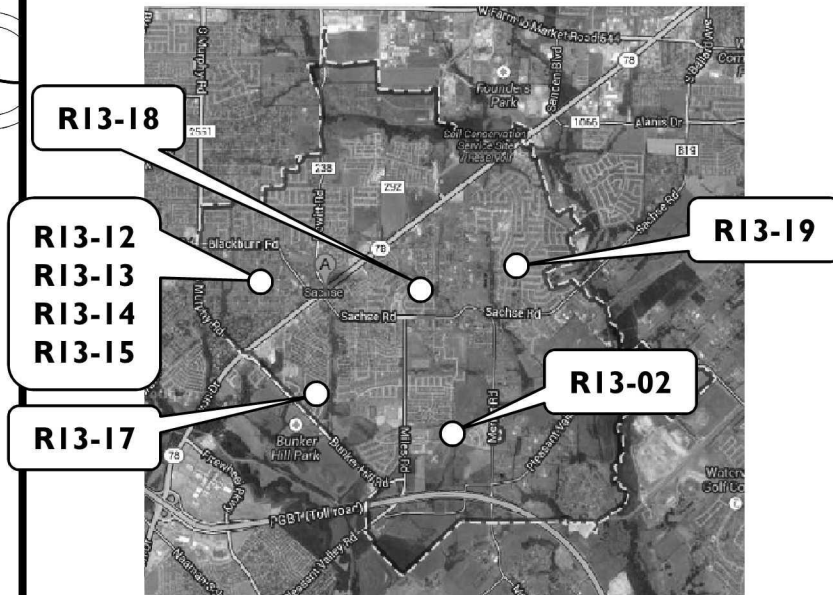
2013-2014 CIP PROJECTS

- The highest priority projects within funding constraints are selected for the 2013-2014 CIP
- Remaining projects are listed in future years of the 5-year CIP

2013-2014 CIP - STREETS

CIP #	Project	Funding	Funding Source
R13-02	Hudson Drive Extension	\$550,000	Impact Fees, Developer Contribution
R13-12	Cartwright Asphalt	\$115,000	CP
R13-13	Bonanza Asphalt	\$85,000	Street Maint. Tax
R13-15	Ponderosa Asphalt	\$100,000	Street Maint. Tax
R13-17	Wrangler/Maine Intersection	\$15,000	General Fund (Public Works Maintenance)
R13-18	Parkridge Circle Pvmr Replacement	\$25,000	General Fund (Public Works Maintenance)
R13-19	Baycrest Circle Pvmr Replacement	\$20,000	General Fund (Public Works Maintenance)

2013-2014 CIP - STREETS



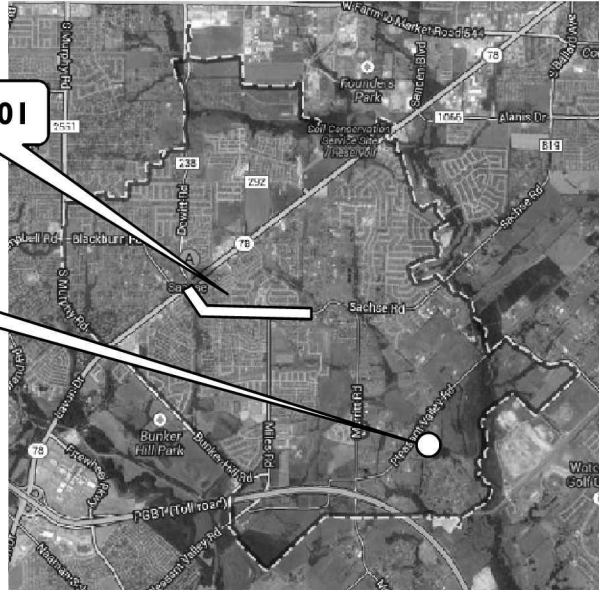
2013-2014 CIP - WATER

CIP #	Project	Funding	Funding Source
W13-01	5 th Street/Sachse Road 4-inch Water Main Abandonment	\$88,000	Impact Fees
W13-02	8-inch Water Main Pleasant Valley Place & Long Branch Court	\$129,375	Impact Fees

2013-2014 CIP - WATER

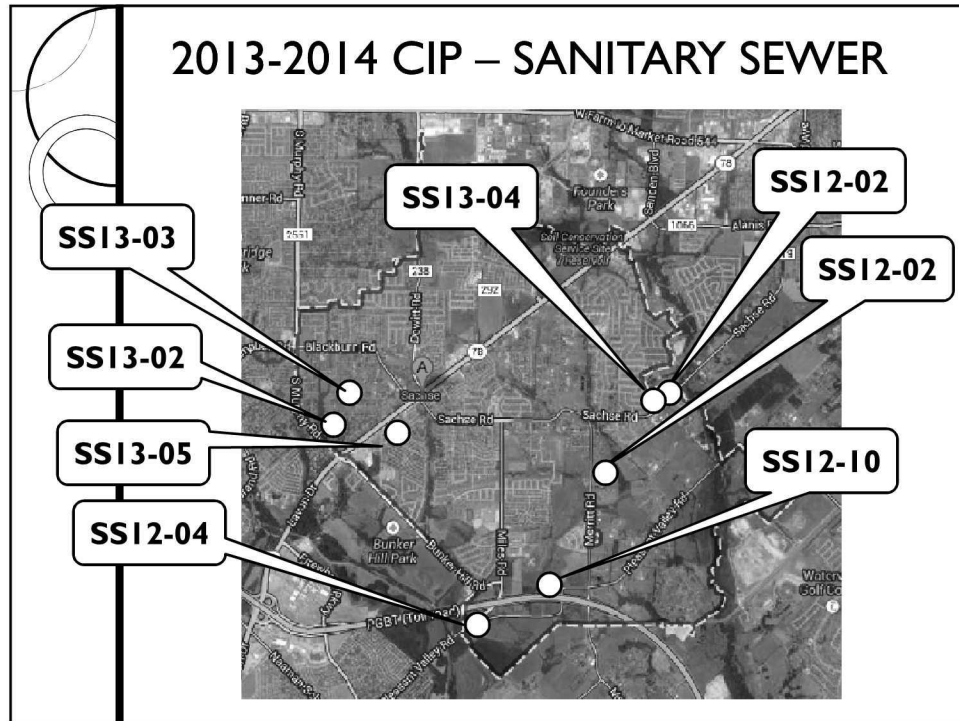
W13-01

W13-02



2013-2014 CIP – SANITARY SEWER

CIP #	Project	Funding	Funding Source
SS12-02	Merritt Road & Sachse Road Lift Station Improvements	\$232,516	RCC/Capital Project Funds
SS12-04	Design of Aerial Crossing, Line "G", and Pleasant Valley 8-inch trunk sewer	\$70,000	Capital Project Funds
SS12-10	Design – PGBT Force Main, Line "C"	\$50,000	Capital Projects Funds
SS13-02	Cornwall Sewer Replacement	\$68,000	RCC Funds
SS13-03	3 rd Street Sewer Replacement	\$113,000	Capital Projects Funds
SS13-04	Sachse Road Lift Station Sewer Connection	\$12,000	RCC Funds
SS13-05	8-inch Main North of Brookview Ct.	\$44,000	Capital Projects Fund

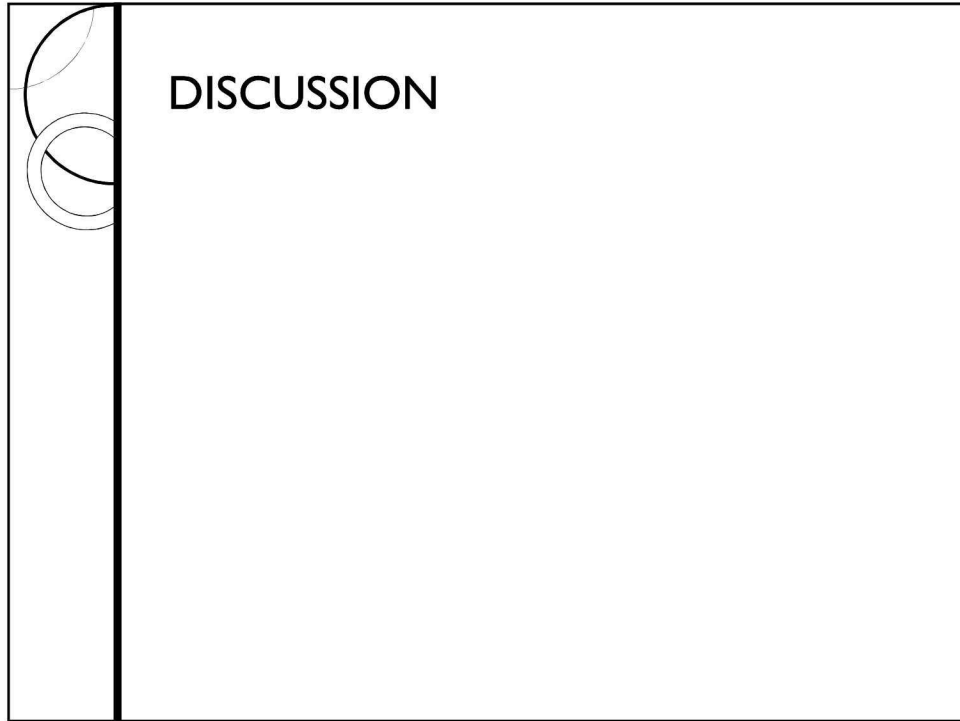


STATUS OF FUNDS

Balances after recommended 2013-2014 Funding:

Fund	Balance
2006 Transp. Bond Fund	\$3,253,098
RCC Fund	\$24,400
Capital Projects Fund	\$80,457
Street Maintenance Tax Fund	\$14,000
Roadway Impact Fees*	\$181,024
Water Impact Fees*	\$143,289
Sanitary Sewer Impact Fees*	\$338

**Note: Impact Fees subject to change as new development projects in the City will bring additional revenue into the Impact Fee funds*



Streets CIP

CIP No.	Previous CIP No.	Project	Estimated Capital Project Cost	Estimated Outside Funding	Previous CIP Funds	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18	Updated	Funding Source	Notes
R-12-01a	1	SH 78 Lighting, from Murphy Road to 5th Street	344,000		350,000							RCC	Design 2013, Construction 2014
R-12-01b	2	5th/Dewitt Lighting, from SH78 to Ranch	304,500		310,000							2006 BOND	Design 2013, Construction 2014
R-12-01c	18	Industrial Park Lighting Project	195,000		200,000							RCC	Design 2013, Construction 2014
R-12-02	3	Merritt Road Re-Alignment Prelim. Engineering	150,000		150,000							2006 BOND	Design phase ongoing
R-12-03	4	Street Lighting Program	1,050,000						350,000	350,000		TBD	Future Street Lighting Projects
R-12-04	6	Maxwell Creek Road - Ranch to City Limit	1,730,000	865,000				865,000				TBD	Future Collin County Funding
R-12-05	7	Ranch Road - Dewitt to Fire Station #2	400,000	200,000	200,000							IF, DEV	Substantially Complete - Developer Constructed
R-12-06	8	Ranch Road (Harlan to Clearmeadow) - Construction	560,000	280,000	280,000							IF	Collin County Funding
R-12-07	10	Sachse Road - SH 78 to Cnty Line Prelim. Eng.	630,000	315,000	315,000							2006 BOND	Project in Preliminary Design, Dallas County Funding
R-12-08	11	5th Street/Sachse Road widening - SH 78 to Miles	12,675,000	5,825,000				1,000,000	5,865,000			TBD	Future Dallas County MCIP Funding
R-12-09	12	Sachse Road Widening - Miles to County Line	12,675,000	5,825,000					1,000,000	5,865,000		TBD	Future Dallas County MCIP Funding
R-12-10	14	Brookhollow Drive Pavement Replacement	733,600		733,600							RCC	includes \$67,182 from Haverhill funding
R-12-11	15	Haverhill Lane Pavement Replacement	540,200		540,200							RCC	moved \$67,182 to Brookhollow funding
R-12-12	16	Merritt Road - Pleasant Valley to South City Limit	4,000,000	1,420,000	2,580,000							2006 BOND	Project Under Construction - Dallas County MCIP
R-12-13	20	Sachse Road & Merritt Road Re-alignment	3,775,000	1,000,000	2,775,000*							2006 BOND	Project is On Hold, * portion of funds re-allocated
R-12-14	21	Merritt Road - Pleasant Valley to Sachse Road	12,000,000	4,500,000				200,000	6,000,000	1,300,000		TBD	Possible Dallis County MCIP Funding
R-12-15	24	Major Asphalt Repair (Sachse Road)	448,000	224,000	224,000							RCC	Dallas County Funding 50%
R-13-01	25	KCS Quiet Zones	534,900	401,175	133,725							BOND, DEV, EDC	Planning and Design under way
R-13-02	-	Hudson Drive Extension - Merritt Rd. to Miles Rd.	550,000	200,000		350,000						IF, DEV	Design Complete, partial Developer Funding
R-13-03	26	Pleasant Valley Road (Merritt Road to City Limit)	15,500,000	7,400,000						1,300,000		TBD	Future Dallas County MCIP Project
R-13-04	27	Woodbridge Parkway North Extension	3,987,167	3,987,167								DEV	Collin County/Wylie/Sachse/Developer partnership
R-13-05	28	Boone Street - 5th Street to 7th Street	57,793	57,793								CDBG	2013-2014 CDBG-Funded project
R-13-06	28	Future CDBG Projects	160,000	160,000			40,000	40,000	40,000	40,000		CDBG	Future CDBG Proj. to be ident. as funding is received
R-13-07	29	Hooper Road & Bailey Road Asphalt	450,000					100,000	200,000	150,000		SMT	Future Roadway Maintenance Project
R-13-08	30	Williford Road Asphalt	300,000				100,000	100,000	100,000			SMT	Future Roadway Maintenance Project
R-13-09	31	3rd Street	250,000				250,000			877,000		IF	
R-13-10	32	Capacity Improvements (intersections, turn lanes)	1,400,000					350,000	350,000	350,000		TBD	Funded by adj. development when applicable
R-13-11	34	Blackburn/Ingram Road (Murphy Road to Dewitt)	8,200,000									TBD	
R-13-12	33	Cartwright Asphalt Reconstruction	115,000		115,000							CP	CP Funded 2013-14 Roadway re-construction
R-13-13	33	Bonanza Asphalt Recon. - 2nd St. to Bonanza Ct.	85,000		85,000							SMT	2013-14 Roadway Maintenance Project
R-13-14	33	Big Valley Asphalt Reconstruction	82,000				82,000					SMT	Future Roadway Maintenance Project
R-13-15	33	Ponderosa Asphalt Recon. - Ben Davis to End	100,000			100,000						SMT	2013-14 Roadway Maintenance Project
R-13-16	-	Hunters Ridge Pavement Replacement - Construction	870,000				70,000	400,000	400,000			IF	Future Roadway Project
R-13-17	-	Wrangler/Mane Intersection Pvmnt Replacement	15,000			15,000						SMT	2013-2014 Public Works Roadway Maint. Project
R-13-18	-	Parkridge Circle Pavement Replacement	25,000			25,000						GF	2013-2014 Public Works Roadway Maint. Project
R-13-19	-	Baycrest Circle Pavement Replacement	20,000			20,000						GF	2013-2014 Public Works Roadway Maint. Project
SUBTOTAL STREETS:			84,912,160	32,660,135	6,016,525	710,000	542,000	3,405,000	14,305,000	10,232,000			

Note: 2006 Bond = 2006 Bond Funds, IF = Impact Fees, SMT = Street Maintenance Tax, DEV = Developer Funded, RCC = RCC Funds, CP = Capital Project Funds, TBD = Future funding source not currently identified

LEGEND

	Project Complete, or Substantially Complete
	Project Underway
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Water CIP

CIP No.	Previous CIP No.	Project	Estimated Capital Project Cost	Estimated Outside Funding	Previous CIP Funds	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18	Updated	Funding Source	Notes
W-12-01	37	Pleasant Valley Road Waterline	190,000		190,000							UF	Under Construction
W-12-02	38	High Service Water Pump	140,000		140,000							UF	2013-14 Pproject
W-12-03	39	Additional 4.6 MGD Pump	595,000				595,000					IF	
W-12-04	40	Bunker Hill 12-inch waterline (North)	344,840	344,840	234,000			110,840				DEV/IF	Partial const. by Glen Carr & Barnyard Daycare
W-12-05	41	Bunker Hill 12-inch waterline (South)	231,540	231,540			231,540					DEV	
W-12-06	42	12-inch WL SH78 to Clearmeadow to Meadow	608,040	608,040				608,040				DEV	
W-12-07	43	12-inch WL from Bunker Hill to Rosewood	234,290	234,290			234,290					DEV	Will be constructed in the next phase of Jackson Hills
W-12-08	44	12-inch WL from Hudson Drive to Westcreek Lane	241,310	241,310				241,310				DEV	Will be constructed in future phase of Jackson Hills
W-12-09	45	12-inch WL from Clearmeadow to Maxwell Creek	493,240	493,240				493,240				DEV	
W-12-10	46	12-inch WL from Canyon Crest to Maxwell Creek	108,920	108,920					108,920			DEV	Will be constructed in future phase of Woodbridge West
W-12-11	47	12-inch WL from Ranch Road North 2500 LF	256,690	256,690						256,690		DEV	
W-12-12	48	12-inch WL from Miles to Pleasant Valley (S of PGBT)	470,090									IF	
W-12-13	49	12-inch WL from Pump Sta. along Pleasant Val. to new Elev. Tank	1,083,460						60,000	1,023,460		IF	
W-12-14	51	Miscellaneous Repair & Replacement	1,000,000				250,000	250,000	250,000	250,000		IF	
W-12-15	52	1.25 MG Elevated Storage Tank	2,790,000				335,000	2,455,000				IF	
W-12-16	53	16-inch WL from 1.25 MG Elev. Storage Tank to Merritt Road	222,480				40,000	182,480				IF	
W-13-01	-	Fifth Street/Sachse Road 4-inch WL Abandonment	88,000			88,000						IF	
W-13-02	-	8-inch WL Pleasant Valley Place/Long Branch	129,375			129,375						IF	
SUBTOTAL WATER:			9,227,275	2,518,870	564,000	217,375	1,685,830	4,340,910	418,920	1,530,150			

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LEGEND

	Project Complete, or Substantially Complete
	Project Underway
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Sanitary Sewer CIP

CIP No.	Previous CIP No.	Project	Estimated Capital Project Cost	Estimated Outside Funding	Previous CIP Funds	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18	Updated	Funding Source	Notes
SS-12-01	56	30-inch Sanitary Sewer Bunker Hill Road	775,000		775,000							IF	Design 95% Complete
SS-12-02	57	Merritt Rd. and Sachse Rd. Lift Station Imp.	1,332,516		1,100,000	232,516						RCC, CP	Bids received, add'l \$221,116 in funding from CP funds
SS-12-03	58	SE Lift Station Preliminary Engineering	195,000		195,000							RCC	Preliminary Design 95% Complete
SS-12-04	59, 62, 71	Design - Aerial Cross., Line "G", Pleasant Valley 8-inch trunk line	210,000		140,000	70,000						IF, CP	underway, add'l funding from CP funds
SS-12-05	59	Line "G" - Construction of Aerial Crossing for 3rd conn. to Garland	600,000				600,000					IF, TBD	
SS-12-06	62	Line "G" - Construction of 24-inch from aerial crossing to north of PGBT	950,000				950,000					IF, TBD	
SS-12-07	71	Construction of 8-inch trunk line from Line "G" to Pleasant Valley Road	400,000				400,000					TBD	
SS-12-08	60	Southeast Lift Station	1,455,000		125,000		180,000	940,000		210,000		GF, TBD	GF to fund design
SS-12-09	61	Line "A" - Construction of 24-inch trunk line from Sachse Rd. to SELS	2,750,000		300,000			500,000	1,950,000			IF, TBD	Preliminary Design 2013-2014
SS-12-10	63	Force Main, Line "C"	2,989,000		114,000	50,000	925,000	1,900,000				IF, CP	underway, add'l funding from CP funds
SS-12-11	64	Line "C" - 12-inch trunk line along north side PGBT	529,000					529,000				TIF, TBD	
SS-12-12	65	8-inch trunk line on south side of PGBT to Line "C"	290,000				90,000	200,000				TIF, TBD	Partial TIF funding eligible
SS-12-13	66	8-inch trunk line on north side of PGBT to Line "C"	260,000				80,000	180,000				TIF, TBD	Preliminary Design underway (Construction not funded)
SS-12-14	67	Line "D" - 10-inch trunk line from south of PGBT to MRLS	425,000						150,000	275,000		TIF, TBD	Partial TIF funding eligible
SS-12-15	68	8-inch mains (East-West) connecting to Line "D"	210,000						70,000	140,000		TIF, TBD	Partial TIF funding eligible
SS-12-16	69	8-inch branch line north of PGBT to Line "C"	145,000						40,000	105,000		TBD	Preliminary Design underway (Construction not funded)
SS-12-17	70	Infiltration-Inflow Study and Improvements for Sachse Estates Area	750,000									TBD	
SS-12-18	72	Line "E" - 10-inch trunk line from Line "G" along south City Limits	350,000						75,000	675,000		TBD	Future project (> 5-yr) unless development driven
SS-13-01	-	8-inch main - easement from Bonanza Ct. to Vicksburg Drive	115,000				115,000					IF	
SS-13-02	-	8-inch main - Cornwall Lane Sewer Replacement	68,000			68,000						RCC	
SS-13-03	-	8-inch main - 3rd Street Sewer Replacement	113,000			113,000						CP	
SS-13-04	-	12-inch main - Sachse Road Lift Station	12,000			12,000						RCC	Provides additional connection to exist. Lift station
SS-13-05	-	8-inch main - easement north of Brookview Court	44,000			44,000						CP	
SUBTOTAL SANITARY SEWER:			14,967,516	0	2,749,000	589,516	3,340,000	4,249,000	2,285,000	1,405,000			

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LEGEND

	Project Complete, or Substantially Complete
	Project Underway
	Project with funding source defined
	Future Project, funding not currently available (italicized)

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Drainage CIP

CIP No.	Previous CIP No.	Project	Estimated Capital Project Cost	Estimated Outside Funding	Previous CIP Funds	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18	Updated	Funding Source	Notes
D-12-01	78	Fox Glove Drainage Improvements	9,000		9,000							GF	Design 90% Complete
D-13-01	79	Williford Road Culvert Improvements	150,000				150,000					TBD	
D-13-02	80	Long Branch Drainage Imp. - SH 78 to Williford Rd.	250,000					250,000				TBD	
D-13-03	81	Long Branch Drainage Imp. - Salmon Park	600,000						600,000			TBD	
D-13-04	82	Long Branch Drainage Imp. - South of Salmon Park to Sachse Rd.	400,000							400,000		TBD	

SUBTOTAL DRAINAGE: 1,409,000 0 9,000 0 150,000 250,000 600,000 400,000

Note: 2006 Bond = 2006 Bond Funds, IF = Impact Fees, SMT = Street Maintenance Tax, DEV = Developer Funded, RCC = RCC Funds, CP = Capital Project Funds, TBD = Future funding source not currently identified

LEGEND

	Project Complete, or Substantially Complete
	Project Underway
	Project with funding source defined
	Future Project, funding not currently available (italicized)

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Parks CIP

CIP No.	No.	Project	Estimated Capital Project Cost	Estimated Outside Funding	Previous CIP Funds	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18	Updated	Funding Source	Notes
O-13-01	83	Fireman's Park Walking Trail and Parking Lot	18,000				18,000					PARK FUND	Park Board to identify future funding
SUBTOTAL OTHER PROJECTS:			18,000	0	0	0	18000	0	0	0			

Note: 2006 Bond = 2006 Bond Funds, IF = Impact Fees, SMT = Street Maintenance Tax, DEV = Developer Funded, RCC = RCC Funds, CP = Capital Project Funds, TBD = Future funding source not currently identified

LEGEND

	Project Complete, or Substantially Complete
	Project Underway
	Project with funding source defined
	Future Project, funding not currently available (<i>italicized</i>)

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