

REGULAR MEETING
OF THE
CITY COUNCIL OF THE CITY OF SACHSE

DECEMBER 18, 2000

The City Council of the City of Sachse held a Regular Meeting on Monday, December 18, 2000 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 Hugh Cairns
Mayor Pro Tem Tom Swayden
Councilman Jim Burnett
Councilman Mike Felix
Councilman Paul Head
Councilman Steve Stanley
Councilman Scott Stauffer
City Manager Bill Atkinson
Recording Secretary Denise Vice

and all were present.

1. Consent Agenda: Councilman Stanley made a motion to approve the Consent Agenda consisting of: 1a. Minutes of the December 4, 2000 Regular Meeting. The motion was seconded by Councilman Stauffer and passed unanimously.

2. Citizen Input: Mary Saathoff, 4108 Emerson Way, expressed concern that a manhole cover on Miles Road between Hudson and Hunters Ridge was spilling over with sewage. Mayor Cairns noted that staff is treating the discharge with chemicals per TNRCC requirements and this problem is being addressed with the new force main being installed on Miles Road.

3. Mayor and City Council Announcements: Mayor Cairns announced and congratulated the Christmas lighting contest winners.

Councilman Stanley reported that the Parks and Recreation Commission will hold a special meeting on December 27th to develop plans to submit to Dallas County for consideration of Park Trail Grants.

Councilman Stauffer reported that the Wylie ISD bond election consisting of \$69 million and 7 proposals passed. This bond will improve the quality and secure expansion throughout the school district.

Councilman Stauffer also reported that the Chamber Board has volunteered to plan and facilitate the Fallfest event next year.

a. Presentation of Fallfest 2000 Endowments: Mayor Cairns and Bobby Tillman, President of the 2000 Fallfest Board, presented the Fallfest endowments to the following recipients: Sachse Fraternal Order of Police Lodge 76, Sachse Police Department, Sachse Volunteer Fire Department Ladies Auxiliary, Sachse Youth Community Center, Sachse Seniors Center, Sachse Historical Society and Cub Scout Pack 212. Mr. Tillman recognized the Board Members and thanked them for their help. Mayor Cairns also expressed thanks to City staff and Council in making the event a success.

4. Consider a Resolution authorizing the City Manager to negotiate and execute a contract with the Southeast Collin County EMS Coalition for ambulance service: Following discussion, Mayor Pro Tem Swayden made a motion to approve Resolution No. 1813 authorizing the City Manager to negotiate and execute a contract with the Southeast Collin County EMS Coalition and East Texas Medical Center for the provision of ambulance service including the following items: new master contract covering all members; three (3) year contract period; option made available for cities to run first out within their own respective community and also backup Coalition territory; option open for future discussion for the Coalition dispatching 990 calls internally; Sachse will receive the second backup ambulance to the Coalition; there will be no provision in the contract for a member city to buy out; place criteria in the contract that will make available to the Coalition an additional ambulance based on population threshold and response criteria; and Coalition members will utilize Coalition ambulances before calling for outside backup. The motion was seconded by Councilman Stauffer and passed unanimously.

5. Public Hearing and consider action regarding a request from Sachse Commons Shopping Center, LP for rezoning from AG (Agricultural) to C2 (General Commercial) on 1.685 acres more or less (general address is the 5000 block of Highway 78), and being further known as all of Lot 1, Block 1 and partial of Lot 4, Block 1, in the Sachse Commons Shopping Center Final Plat, City of Sachse, Dallas County: Mayor Cairns stated that the rezoning process had exceeded the 40 day process required by law, therefore, no action was required.

6. Public Hearing and consider action: A request from Herzog Development for rezoning from C1 (Neighborhood Shopping), AG (Agricultural) and R8.4 (Residential) to PD (Planned Development) for a residential planned development on 110.93 acres of land, situated in the McKinney and Williams Survey, Abstract #1000, and the Samuel Sloan Survey, Abstract #1386, Dallas County, Texas, and being approximately in the 4500 Block of Miles Road, as submitted by Mr. Don Herzog; Councilman Burnett made a motion to combine the Public Hearing of Item #6 and the Public Hearing of Item #7. The motion was seconded by Councilman Felix and passed unanimously.

Mr. Don Herzog, Herzog Development Corp, presented an overview of the two planned developments, Jackson Hills and Jackson Meadows.

Mayor Cairns opened the public hearing.

Tim Martinez, 4700 Maple Shade Avenue, expressed concerns about the smaller homes in the Jackson Meadows subdivision lowering his property value.

Corinne Houghton, 4801 Maple Shade Avenue, expressed concerns regarding additional traffic in the area and if the City has enough police and fire personnel on board to support the additional population.

John Hodge, 4624 Merritt Road, expressed concerns about drainage, water and silt draining into Willow Lake that has already created a swamp.

Gunter Lehmann, 4701 Maple Shade Avenue, also expressed concerns about the smaller homes decreasing his property values and increased traffic.

Jeanie Marten, 4908 Maple Shade Avenue, would like to see Herzog Development raise the minimum square footage requirements per lot to 10,000.

Gene Reeves, 5119 Heritage Circle, presented to Council a list of residents living on Heritage Circle who are not against the development, but would like to see the square footage size on the lots and homes increased. Other issues the residents are concerned with: drainage, front entry garages, 25' setbacks, access into and out of development, fire or emergency access to development and a permanent brick privacy wall. These residents requested that the plans be sent back to P&Z for reconsideration of these items.

David Taylor, 5114 Merritt Road, would like to see the City pursue economic development through bringing businesses into Sachse instead of more rooftops.

Randy Hale, 5012 Merritt Road, expressed concerns with additional drainage into Willow Lake.

David Jones, 5213 Getha Lane, is concerned that the 25' setback is not sufficient for parking cars in the driveways and result in parking on the street.

Mary Saathoff, 4108 Emerson Way, would also like to see larger lots throughout the development, not just at one end. She questioned if the retention pond at the end of Maple Shade Avenue will be expected to take on drainage from the development and if the current alley on Maple Shade Avenue will service the new homes.

Ken Rawlinson, 5305 Heritage Circle, encouraged Council to make the right decision for the City and questioned whether the City has the infrastructure to support this added development.

Butch Cernosek, 5306 Heritage Circle, representing the Heritage Circle Homeowner's Association, asked Council to consider this proposal carefully.

John Sisser, 5312 Heritage Circle, stated that he would like to see the larger lots as well. These smaller homes are starter homes and create a lot of turnover in sales. A homeowner association is powerless because the developer sets the bylaws and the association cannot make any changes.

Paul Conant, 4024 Emerson Way, asked the Council to consider past experiences before making this decision.

Rick Dubose, 4910 Getha Lane, expressed concern with the development in the areas of drainage, traffic and property values. He requested that Herzog Development consider larger lots.

Dave Hooten, 5305 Getha Lane, requested that future notices sent to property owners contain maps. The average citizen cannot decipher the survey jargon contained in these letters.

Mike Douglas, 5113 Heritage Circle, also requested that the lots in this development be increased.

Oren Peacock, 5409 Heritage Circle, expressed concerns with the increased drainage and sewage demands caused by this development. He hopes the revised Master Plan does not "sell out" the city to the wrong zoning and wrong development five years down the road.

Nancy Brown, 2712 Maple Shade Avenue, stated that people move to Sachse for the larger lots to have room for their children.

Sandra Oakes, 4709 Maple Shade Avenue, does not want to see more rooftops. She expressed concerns about property values and additional traffic.

There being no further comments, Mayor Pro Tem Swayden made a motion to close the public hearing. The motion was seconded by Councilman Stanley and passed unanimously.

Following discussion, Councilman Head made a motion to deny a request from Herzog Development for rezoning from C1 (Neighborhood Shopping), AG (Agricultural) and R8.4 (Residential) to PD (Planned Development) for a residential planned development on 110.93 acres of land, situated in the McKinney and Williams Survey, Abstract #1000, and the Samuel Sloan Survey, Abstract #1386, Dallas County, Texas, and being approximately in the 4500 block of Miles Road without prejudice. The motion was seconded by Councilman Felix and failed with Councilmen Burnett, Head and Felix voting yes and Mayor Cairns, Mayor Pro Tem Swayden, Councilmen Stanley and Stauffer voting no.

Councilman Burnett made a motion to table item #6 until the January 2, 2001 Council meeting. The motion was seconded by Mayor Pro Tem Swayden and carried with Councilmen Head and Felix voting no.

7. Public Hearing and consider action: A request from Herzog Development for rezoning from C2 (General Commercial), AG (Agricultural) and R8.4 (Residential) to PD (Planned Development) for a residential planned development on 133.05 acres of land, situated in the Robert McCullough Survey, Abstract #928, Dallas County, Texas, being a part of a 100 acre tract of land conveyed to Andreanette Jackson McCollum and Janet Jackson Duchossis by deed recorded in volume 92071, Pg 634, Deed Records, Dallas County, Texas, and being part of that certain 116.286 acre tract of land conveyed to Northpark Savings Association by Substitute Trustee's Deed recorded in Volume 88213, Pg 3644, Deed Records, Dallas County, Texas, and being approximately in the 4900 Block of Bunker Hill Road, as submitted by Mr. Don Herzog: (See Agenda Item #6 for public hearing input.) Councilman Stanley made a motion to table item #7 until the January 2, 2001 Council meeting. The motion was seconded by Councilman Burnett and carried with Councilmen Head and Felix voting no.

8. Consider approval of master agreement governing transportation major capital improvement program of Dallas County: Following discussion, Councilman Stauffer made a motion to approve the master agreement governing transportation major capital improvement program of Dallas County. The motion was seconded by Councilman Stanley and passed unanimously.

There being no further business, Councilman Stanley made a motion to adjourn. The motion was seconded by Mayor Pro Tem Swayden and passed unanimously. The meeting adjourned at 12:10 a.m.

APPROVED:

MAYOR

ATTEST:


CITY SECRETARY