



Monday, June 17, 2019
Regular Combined City Council Meeting

Council Chambers
3815 Sachse Road, Building B
6:30 p.m.

The City of Sachse reserves the right to reconvene, recess or realign the workshop meeting, regular meeting, called Executive Session or order of business at any time prior to adjournment.

As authorized by Section 551.071(2) of the Texas Government Code, these meetings may be convened into closed Executive Session at any time during the City Council workshop or regular meeting for the purpose of seeking confidential legal advice from the City Attorney on any workshop or regular meeting agenda item listed herein.

A. 6:30 PM WORKSHOP MEETING

1. Call to Order: The City Council of the City of Sachse will hold a Workshop Meeting on Monday, June 17, 2019 at 6:30 p.m. in the Council Chambers at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:
2. Receive an update on the Sachse Community Center construction progress.
3. Discussion of City Council meeting agenda items.
4. Adjournment.

B. 7:30 PM REGULAR MEETING

1. Call to Order: The City Council of the City of Sachse will hold a Regular Meeting on Monday, June 17, 2019 at 7:30 p.m. in the Council Chambers at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:
2. Invocation and Pledges of Allegiance.

C. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

1. Approve the minutes of the June 3, 2019, combined meeting.
2. Approve the cancellation of the July 1, 2019 combined workshop and regular City Council meeting.
3. Approve the Consent Agenda Items as presented.

D. Special Announcements

1. Mayor and City Council announcements regarding special events, current activities, and local achievements.
2. Proclaim the summer of 2019 the 'Summer of Reading' in the City of Sachse.
3. Administer the oath of office to newly appointed boards and commissions members.

E. Citizen Input

1. Citizen Input: The public is invited at this time to address the Council. Please 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. Time limit is 3 minutes per speaker. The City Council is prohibited by state law from discussing any item not posted on the agenda according to the Texas Open Meetings Act, but may take them under advisement. Issues raised may be referred to City Staff for research and possible future action.

F. Regular Agenda Items

1. Conduct a public hearing to consider and act on a request by Inderpreet Sangha to rezone approximately 6.18 acres of land from Residential 1 (R-1) and Agricultural (AG) to Planned Development District (PD), to modify development standards and allow for neighborhood commercial uses, located at 5706 Sachse Road, within Sachse city limits.

2. Discuss and consider traffic control devices on Blackburn Road and Ingram Road.

G. Executive Session

1. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.072: Deliberation regarding the purchase, exchange, lease, or value of real property generally located along Sachse Road in the City of Sachse.

2. Take any action as a result of Executive Session.

H. Regular Meeting Closing

1. Adjournment.

I, the undersigned authority, do hereby certify that this notice of meeting was posted in accordance with the regulations of the Texas Open Meetings Act and was posted on the bulletin board, an accessible location at Sachse City Hall.

Michelle Lewis Sirianni, City Secretary

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Lauren Rose, ADA Coordinator, via phone at 972.429.4770, via email at lrose@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

**Agenda Item Details**

Meeting	Jun 17, 2019 - Regular Combined City Council Meeting
Category	A. 6:30 PM WORKSHOP MEETING
Subject	2. Receive an update on the Sachse Community Center construction progress.
Access	Public
Type	Discussion, Information
Goals	Provide a high quality of life environment for families, individuals, businesses, and other organizations in Sachse.

Public Content**BACKGROUND**

At the December 3, 2018 meeting, the City Council awarded the construction of the Community Center to Ratcliff Constructors in the amount of \$5,701,000.00. Ratcliff Constructors began site grading in January 2019 and the groundbreaking ceremony was held on January 26, 2019.

City staff and representatives from Ron Hobbs Architecture and Interior Design meet with Ratcliff Constructors bi-weekly to receive updates and discuss the progress of the construction of the Community Center. Ron Hobbs updated the Council on the project at the March 4, 2019 City Council Meeting. Ron Hobbs will continue to update the Council every three to four months, as scheduled, until the project is completed.

OVERVIEW

Architect Ron Hobbs will present to the City Council on the construction progress for the Sachse Community Center.

**Agenda Item Details**

Meeting	Jun 17, 2019 - Regular Combined City Council Meeting
Category	C. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	1. Approve the minutes of the June 3, 2019, combined meeting.
Access	Public
Type	Action (Consent)
Recommended Action	Approve as presented.

Public Content**BACKGROUND**

Minutes of the June 3, 2019, combined meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the minutes of the June 3, 2019, combined meeting.

06.03.19 Combined Minutes-LR.docx (51 KB)

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

JUNE 3, 2019

The City Council of the City of Sachse held a workshop and regular meeting on Monday, June 3, 2019 at 6:30 p.m. at the City Council Chambers, 3815 Sachse Road, Sachse, Texas. Those present were Mayor Mike Felix, Mayor Pro Tem Cullen King, Councilmembers Brett Franks, Michelle Howarth, Paul Watkins, Bill Adams, and Jeff Bickerstaff; City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; Strategic Services Manager, Lauren Rose; Director of Public Works and Engineering, Greg Peters; Finance Director, Teresa Savage; IT Manager, Danny Wheeler; Parks and Recreation Director, Lance Whitworth; Park and Recreation Supervisor, Cynthia Wiseman; Fire Chief, Marty Wade, and Police Chief, Bryan Sylvester.

Mayor Felix opened the workshop meeting at 6:33 p.m.

COMMUNITY CENTER OPERATIONS: Discuss Community Center operations.

Mr. Whitworth presented an overview of items regarding the operations of the Community Center. A comparison was given between a community center versus a recreation center including the amenities and fees associated with both. Mr. Whitworth indicated that research was conducted on neighboring cities regarding operating hours and staffing. He noted that staff visited several of them as well. Three options were proposed to the City Council.

Option One: 48-hours of operation total. Staffing would entail the Recreation Manager, Recreation Specialist, and two part-time Recreation Aides. This proposal would require one additional Recreation Aide.

Option Two: 60-hours of operation total. Staffing would entail the Recreation Manager, Recreation Specialist, and three part-time Recreation Aides. This proposal would require two additional Recreation Aides.

Option Three: 72-hours of operation total. Staffing would entail the Recreation Manager, Recreation Specialist, and four part-time Recreation Aides. This proposal would require three additional Recreation Aides.

A side-by-side comparison was given between option one versus option two, and option two versus option three. Mr. Whitworth stated the Parks and Recreation Board recommended option one. Staff recommends starting conservatively and adjusting as necessary based on demands.

Councilman Watkins asked if the proposed hours match with the usage of hours at Old City Hall with classes, and how easy it would be to on-board or make adjustments.

Councilman King questioned mid-day usage and is in favor of option one. He asked if a budget amendment would be done for additional personnel and encouraged creative programming.

Councilman Bickerstaff stated he likes option one, but has concerns with doing budget amendments for staffing based on the budget impact of option one versus option two. Mrs. Nash commented that they could budget for option two, but would come back for City Council approval. She indicated that staff recommends adding hours instead of taking them away.

Mayor Pro Tem Adams stated he likes option one and understands Councilman Bickerstaff's point for option two. He believes staff should start conservative and remain flexible with ability to ramp up, based on demand.

Councilwoman Howarth questioned the daytime usage as well and whether staff should consider closing mid-day. She likes option one, but would like to see a few early morning and late-evening hours, based on demand.

Councilman Franks likes option one. He asked how often the hours would be evaluated. He commented that with the Center opening in January, they would be able to prepare for the summer.

Mayor Felix liked option one. He stated that they should use the Library to gauge hours and look at summer versus winter hours.

Mr. Whitworth addressed membership fees based on neighboring cities, the Sachse Senior Center, and resident versus non-resident and amenities. The Parks and Recreation Board recommended \$20 a year fee for residents and \$50 a year for non-residents at 12 plus years old, and a reduced fee for seniors and veterans. Staff is recommending \$20 per year for residents, \$40 per year for non-residents at 12 plus years old, a family rate of \$50 per year for residents, \$100 per year for non-residents, and reduced fees for seniors and veterans.

Councilman King stated he is concerned and feels that \$20 seems high. Mayor Pro Tem Adams asked about the fees for the Wylie Recreation Center. Mr. Whitworth indicated that they are \$175 per year for residents and \$225 per year for non-residents, and added that thirty percent (30%) of classes are for non-residents. Mayor Pro Tem Adams suggested \$10 per year for residents and \$50 per year for non-residents (individual rates).

Councilwoman Howarth stated she would like to see free membership for residents for the first year of operations, so residents could check out the new amenities.

Councilman Franks stated he likes \$20 per year for residents and likes the options for families. He asked what the fee would be for veterans and seniors. Mr. Whitworth commented \$10 per year for veterans and seniors.

Councilman Watkins stated he agrees with Councilwoman Howarth. It should be free for residents for the first year of operations.

Councilman Bickerstaff stated he proposes \$15 per year for residents. All others proposed are fine.

Mr. Whitworth presented proposed reservation fees. He compared neighboring cities with the City's current facilities (Senior Center, Library and Old City Hall), resident versus non-resident fees, and amenities. Mr. Whitworth stated the City currently only rents out facilities to residents and non-profits are free if they can provide proof of 501(c)3 status.

Mayor Felix stated they would resume the discussion in the regular meeting.

ADJOURNMENT:

Mayor Felix adjourned the workshop at 7:29 p.m.

Mayor Felix opened the regular meeting at 7:43 p.m.

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

OATHS OF OFFICE: Administer the Oath of Office to recently elected Councilmembers.

Mrs. Nash administered the Oath of Office to Mayor Felix.

Mayor Felix administered the Oath of Office to Councilmembers King and Bickerstaff.

A brief recess was taken for a reception to recognize the Mayor and Councilmembers.

CONSENT AGENDA: All items listed on the Consent Agenda are considered routine and will be acted on by one motion, with no separate discussion of these items unless a City Councilmember or citizen so requests.

1. Approve the minutes of the May 20, 2019, combined meeting.

2. Accept the monthly revenue and expenditure report for the period ending April 30, 2019.

Councilman Bickerstaff made a motion to approve the consent agenda items as presented. Mayor Pro Tem King seconded that motion and the motion was unanimously approved.

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Councilwoman Howarth announced upcoming Library events.

Mayor Felix announced the Red, White, and Blue Blast on July 3.

Presentation of scholarship award to Sachse High School Senior, Cindy Hong.

Mayor Felix presented the scholarship award and certificate to Cindy Hong.

Recognize members of the Chase Oaks Church for the #LoveDoesTheUnexpected community service project.

Mayor Felix recognized and presented a certificate to members of Chase Oaks Church for the following projects: Cleaned up the railroad right-of-way along SH 78, installed a new shed at 5 Loaves, repaired an old shed at 5 Loaves, worked on two fences that had code violations, and served participants at 5 Loaves' Client Appreciation Day.

CITIZENS INPUT:

Diana Smith, 4802 Sachse Road, announced that the Community BBQ has given the Sachse Historical Society a wall space for pictures, items, etc. to share with the community and invited everyone to view when they visit.

REGULAR AGENDA ITEMS:

Discuss Community Center operations. (Continuation from the workshop meeting.)

Councilwoman Howarth and Councilman King reiterated that they both liked the idea waiving the membership fee for residents only during the first year.

Councilman Bickerstaff asked about non-operational versus operational hours and after hour usage. Mr. Whitworth noted that more than half of the current usage is during non-operational hours.

No further comments were made.

Consider appointment of a Mayor Pro Tem.

Ms. Lewis Sirianni stated, per the City Charter, the Mayor Pro Tem is elected by the City Council at the first regular meeting after each regular election of the City Council Members and/or Mayor, which has historically been done during the first meeting in June.

Councilman Watkins nominated Councilman Bill Adams to serve as Mayor Pro Tem. Mayor Pro Tem King seconded that motion and the motion was unanimously approved.

Consider appointments to the City's Boards and Commissions including the Municipal Development District (MDD) Board, Library Board, and the Animal Shelter Board.

Ms. Lewis Sirianni stated last year the City Council made appointments to the Municipal Development District Board. Three of the members were appointed for only a one-year term in order to initiate the staggered terms. The City also had vacancies on the Library and Animal Shelter Boards. On May 20, the City Council interviewed candidates to be considered. Staff is asking the City Council to consider and make appointments.

Councilman Watkins made a motion to appoint the following:

Municipal Development District Board: Diana Smith, Brett Franks, and Valarie Pike

Animal Shelter Board: Brandi Petee

Library Board: Jarvis Chambers and Rhia Johnson

Ms. Lewis Sirianni clarified the MDD appointments would now be for two-year terms.

Councilwoman Howarth seconded that motion and the motion was unanimously approved.

Consider an Interlocal Radio System Usage Agreement with the cities of Garland and Mesquite to provide for the additional capacity of the P-25 700MHz system.

Chief Sylvester stated in 2015, the City began the process of upgrading to a P-25 compliant radio system and entered into a contract with the cities of Garland and Mesquite to participate in the subscriber program. In 2017, the system became operational and the City migrated to this system. The existing agreement does not conform to the operation system being utilized. The proposed agreement encompasses the current technology and entails a five-year initial term with options for a five-year renewal. Chief Sylvester stated there is no budget impact for the FY 2019-2020 and no change to the how the system works. However, there will be a significant increase in FY 2020-2021 budget due to the warranty with Motorola expiring in September 2020. Staff is recommending approval of this item.

Councilman Bickerstaff asked if there would be a need for more capacity. Chief Sylvester commented it would not be needed in the near future. If additional capacity was ever needed, it would have to go before the governance board for approval.

Councilman King made a motion to approve an Interlocal Radio System Usage Agreement with the cities of Garland and Mesquite to provide for the additional capacity of the P-25 700MHz system. Councilman Franks seconded that motion and the motion was unanimously approved.

Discuss the 2019-2020 Capital Improvement Plan (CIP) proposed street projects.

Mr. Peters reviewed key active and completed projects with staff identifying projects needs through street expansion projects, maintenance projects, and lighting projects. Mr. Peters went through each area outlining the project scoring based on several factors and level of impact. Arterial and collector road projects were scored, as well as the unimproved arterial and collector roads based on maintenance versus expansion, and the funding methodology behind each. He commented that additional considerations would need to be made regarding arterial and collector roads, which are not currently funded for expansion. The remaining unimproved arterial roads, which are not yet funded for expansion, are Blackburn-Ingram, Pleasant Valley Road, and future phases of Sachse Road. The remaining unimproved collector roads, which are not yet funded for expansion, are Bailey Road/Hooper, Williford Road, and Third Street.

Mr. Peters reviewed the City's Street Maintenance Tax Program with anticipated available funding for the FY 2019-2020 year. The majority of this funding has gone towards maintenance and rehabilitation project for local neighborhood streets. The City continues to use the PASER System to evaluate conditions of streets on an annual basis. Proposed projects are Park Lake Boulevard panel replacement, Third Street, and Brookview Drive, Phase I. Staff also has identified key

projects to be completed through the Street Department's annual operating budget. As part of the budget process, staff reviews potential projects based on street condition, project size, and available funding. A list of optional supplemental street maintenance projects, which could be considered by the City Council if funding is available included Salmon Estates rehabilitation, Peachtree and Park Lake Estates rehabilitation, asphalt rehabilitation to Hilltop Trail and Meadow Lane, and Anthony Lane, and an alley rehabilitation package for several alleys within the city. Lastly, Mr. Peters commented on proposed street lighting projects. Staff is seeking feedback on overall policy pertaining to the Capital Improvement Plan (CIP), feedback on any individual projects, which the City Council would like staff to provide more detail on, further analysis, or move up/down the priority list to include in the FY 2019-2020 CIP.

Councilman Bickerstaff stated that he would like to see the City Council find a way to fix Bailey/Hooper and asked how the projects were listed in priority. Mr. Peters noted that options one and two were options three and four last year. Mayor Pro Tem Adams agreed with Councilman Bickerstaff.

Councilman Franks expressed he would prefer concrete to asphalt for replacements. Councilman Watkins agreed in regards to concrete and stated he would like to see Bailey Road moved up the priority list, as well as utilize partnerships whenever possible.

Consider a resolution approving the terms and conditions of a professional services agreement between the City of Sachse and Freese & Nichols, Inc. in an amount not to exceed One hundred seven thousand and zero cents (\$107,000.00); authorizing its execution by the City Manager; and providing for an effective date.

Mr. Peters stated Longbranch Creek was identified as a key project in the Stormwater Utility Study. The proposed scope by Freese & Nichols, Inc. identifies projects, construction scope, and cost to address the issues in the watershed. The final solution will likely be multi-phased construction plan. The cost of the proposed project is \$107,000.00 and includes hydraulic and hydrologic analysis of the existing watershed, creation of flood models, and multiple proposed solutions with proposed phasing and construction cost estimates. Staff recommends approval. If approved, staff will present draft options in the fall with anticipated project completion in early 2020.

Councilman Bickerstaff made a motion to approve a resolution approving the terms and conditions of a professional services agreement between the City of Sachse and Freese & Nichols, Inc. in an amount not to exceed one hundred seven thousand and zero cents (\$107,000.00); authorizing its execution by the City Manager; and providing for an effective date. Councilman King seconded that motion and the motion was unanimously approved.

EXECUTIVE SESSION:

The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.072: Deliberation regarding the purchase, exchange, lease, or value of real property generally located along Sachse Road in the City of Sachse.

The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.074 Personnel: Regarding the mid-year review of the City Manager.

At 9:20 p.m., the City Council recessed into Executive Session.

At 10:44 p.m., the City Council reconvened back into regular session.

No action was taken.

ADJOURNMENT:

Mayor Felix adjourned the regular meeting at 10:45 p.m.

MIKE J. FELIX, MAYOR

ATTEST:

Michelle Lewis Sirianni, City Secretary

**Agenda Item Details**

Meeting	Jun 17, 2019 - Regular Combined City Council Meeting
Category	C. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	2. Approve the cancellation of the July 1, 2019 combined workshop and regular City Council meeting.
Access	Public
Type	Action (Consent)
Recommended Action	Approve the cancellation of the July 1, 2019 combined workshop and regular City Council meeting.

Public Content**OVERVIEW**

The first combined workshop and regular City Council meeting in July falls on Monday, July 1. Due to it being a holiday week and with an additional budget meeting being required on July 22, staff recommends that the July 1 workshop and regular meeting be canceled.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Cancel the July 1, 2019 regular combined workshop and regular City Council meeting.

All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.

**Agenda Item Details**

Meeting	Jun 17, 2019 - Regular Combined City Council Meeting
Category	D. Special Announcements
Subject	2. Proclaim the summer of 2019 the 'Summer of Reading' in the City of Sachse.
Access	Public
Type	Recognition

Public Content**BACKGROUND**

The Garland Independent School District (GISD) is helping to prepare students for their upcoming classes and support their continued growth by providing summer reading options for students.

OVERVIEW

A Summer of Reading presents the opportunity for families, educators, policymakers, and the general public to recognize the importance of summer learning and the role reading plays in the academic success of students and the communities in which they live. Making reading a priority impacts student growth and the trajectory towards college, career, and military readiness.

Dr. Jovan Grant-Wells, Chief Academic Officer, and Ms. Cris Valez, Assistant Superintendent of Curriculum and Instruction, will accept the proclamation on behalf of GISD.

RECOMMENDATION

Support GISD's A Summer of Reading program by presenting a Proclamation to GISD.

[GISD Summer of Reading Proclamation-LR.pdf \(155 KB\)](#)

Proclamation

WHEREAS, the community, family, and school district play a critical role in children's academic success from birth through career and college; and

WHEREAS, the educational success of the City of Sachse's children is essential for the future of the city; and

WHEREAS, summer learning loss accounts for two-thirds of the ninth-grade achievement gap in reading between students from low-income households and their higher-income peers; and

WHEREAS, summer learning losses accumulate year after year, and by fifth grade, the cumulative years may leave low-income students almost three years behind their peers; and

WHEREAS, students who read four to six books a month during the summer months are significantly less likely to experience academic loss than students who don't read; and

WHEREAS, because access to books is crucial to a child's success, Garland Independent School District provides students with access to myON® by Renaissance® with twenty-four-hour access to thousands of digitally enhanced books; and

WHEREAS, it is not only important to provide access to books during the summer to prevent summer reading regression but to also provide books that are based on student reading and interest level; and

WHEREAS, the City of the City of Sachse works with key community partners and Renaissance to raise awareness of the importance of literacy, especially during the summer, to help prevent summer reading regression; and

WHEREAS, summer reading programs are a cost-effective vehicle for boosting achievement. During these summer months, we will dedicate ourselves to building a stronger community and fostering a love for reading;

NOW, THEREFORE, I, Mike Felix, Mayor of the City of Sachse, do hereby support and proclaim **the summer of 2019 as "SUMMER OF READING"** in the City of Sachse. I invite all community members to join me in encouraging children to read at home, in the library, or on the go using myON—so that we build a strong community of readers this summer.

IN WITNESS WHEREOF, I have hereto set my hand and seal on this 17th day of June 2019.

Mike J. Felix, Mayor



Agenda Item Details

Meeting	Jun 17, 2019 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	1. Conduct a public hearing to consider and act on a request by Inderpreet Sangha to rezone approximately 6.18 acres of land from Residential 1 (R-1) and Agricultural (AG) to Planned Development District (PD), to modify development standards and allow for neighborhood commercial uses, located at 5706 Sachse Road, within Sachse city limits.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve as presented.

Public Content

OVERVIEW

- The subject property is two separate tracts.
- Zone change request from R-1 and AG to PD
- Applicant/Owner: Inderpreet Sangha
- Size: Approximately 6.18 acres
- Noticing: Approximately 116 property owners were notified of the proposed request. Staff received three emails stating opposition to the request.
- During the May 28 Planning & Zoning Commission public hearing, five residents spoke in regard to the proposed request. Four spoke in general opposition to the proposal, with one citizen generally in support of the request with opposition only to the gas station and restaurant uses.
- Merritt Road is planned to be reconstructed into a four lane divided roadway and realigned with the intersection of Woodbridge Parkway and Sachse Road. This roadway will split the property into two separate tracts on each side of Merritt Road and will necessitate the removal of the existing home on the property.

POLICY

- The subject property is currently identified as Estate Residential on the Future Land Use Plan.
- Property to the north is identified as low density residential, while properties to the east, west and south are identified for Estate Residential uses.
- With the realignment of Merritt Road and the reconstruction of Merritt Road and Sachse Road into four lane roadways, the property lends itself to non-residential neighborhood commercial type uses.
- The proposed zone change would allow for neighborhood scale commercial uses.
- Development standards proposed include:
 - A base zoning district of C-1 Neighborhood Shopping District;
 - Reduction in the type and variety of uses permitted (i.e. auto repair, residential, car wash, commercial amusement, liquor store, outdoor storage/display would not be permitted);
 - No development on property prior to the completion of construction of the realignment of Merritt Road, including signalization;
 - No development on the property prior to a development plan being approved by the City Council.

RECOMMENDATION

At the May 28 Planning and Zoning Commission Meeting, the Commission voted 5-0 to approve the rezoning with four modifications to the development standards:

- Any dry cleaning use must use offsite cleaning only;
- Gas Stations and restaurants (including drive-through) shall not be permitted until road widening improvements on Sachse Road have been completed to the limits of the subject property;
- All trees within 25' of the property line (east, west and south) or the floodplain limits, whichever is greater, are preserved;
- That lighting follow the standards of the PGBT and Old Town Zoning districts.

Staff also recommends approval of the proposed rezoning request.

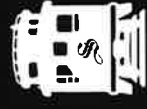
Staff Presentation.pptx (621 KB)

Ordinance Change in Zoning 6.18 Acres TR Gooding from AG to PD-38 (Creating PD-38).pdf (106 KB)

Sachse Road Rezone

CITY COUNCIL

JUNE 17, 2019



Background

Conduct a public hearing to consider and act on a request by **Inderpreet Sangha** to rezone approximately 6.18 acres of land from Residential 1 (R-1) and Agricultural (AG) to Planned Development District (PD), to modify development standards and allow for neighborhood commercial uses, located at 5706 Sachse Road, within Sachse city limits.

Overview

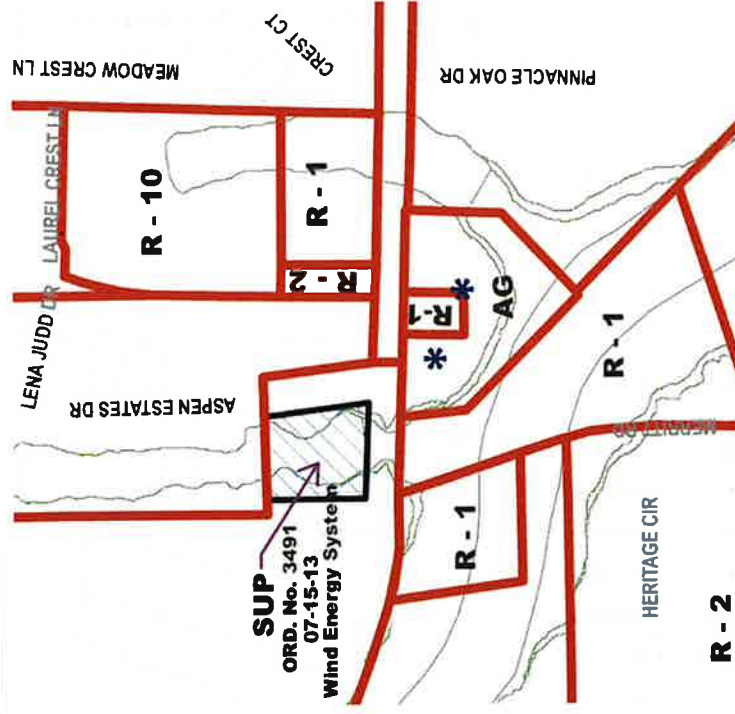
- The subject property is located at 5706 Sachse Road, south of the intersection of Sachse Road and Woodbridge Parkway.
- The subject property is currently zoned R-1 and AG, which allows for single-family residences and agricultural uses.
- The subject property will be bisected by the realignment and reconstruction of Merritt Road.
- Proposed zoning would permit C-1 Neighborhood Commercial uses with additional restrictions.

Aerial Map

The subject property is located at 5706 Sachse Road, south of the intersection of Sachse Road and Woodbridge Parkway.



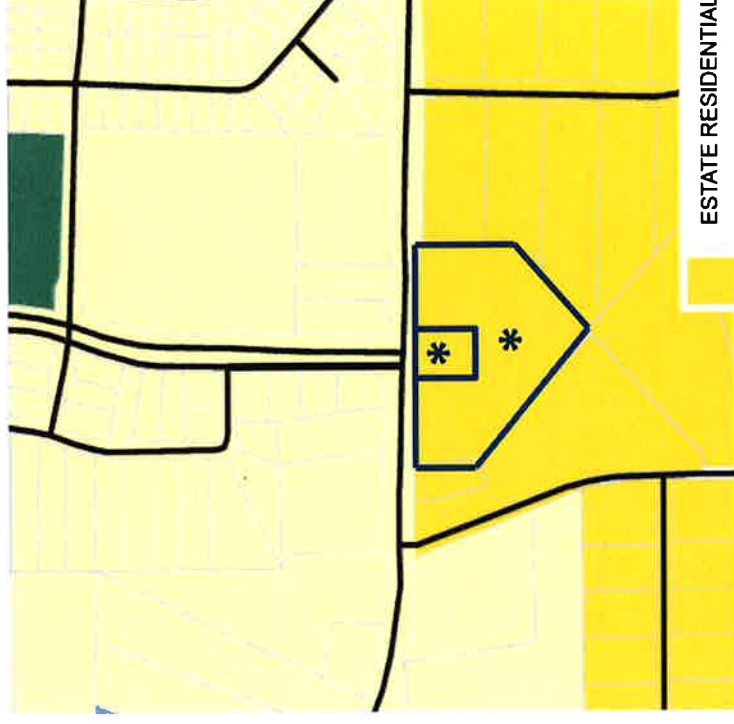
Zoning Map



The property is zoned R-1 and AG. The blue dot indicates the subject property.

FLUP

- The Future Land Use Plan (FLUP) designates the subject property for Estate Residential Uses.
- The FLUP does not support the proposed rezoning request, however the FLUP did not consider the realignment of Merritt Road which will create a signalized 4-way intersection.
- The changing condition of the Merritt Road and Sachse Road intersection supports the change to neighborhood scale commercial uses.



Applicant's Request

- The applicant desires to rezone the subject property from R-1 and AG to PD
- If the rezoning is approved the subject property could be used for neighborhood scale commercial uses.
- As proposed:
 - Base zoning district of C-1 Neighborhood Shopping with use restrictions
 - No development can occur until the completion of construction of the realignment of Merritt Road, including signalization.
 - No development can occur on the property prior to approval of a development plan by the City Council.

Permitted Uses

- Child care center;
- Drive-through restaurant;
- Indoor display (showroom, nursery);
- Medical building, clinic or lab;
- Municipal facilities and uses;
- Office, medical or professional;
- Personal or professional services;
- Religious institutions;
- Retail Sales, general stores;
- Retail Sales w/ Gas Pumps (no more than 4 pumps);
- Restaurant;
- Schools, public (all facilities);
- Studio (gymnastics, martial arts, etc.)

Non-Permitted Uses

- Residential use (single-family/multi-family, assisted living, and institutional);
- Alternative financial services;
- Assembly uses;
- Auto Repair;
- Bingo Hall;
- Car wash;
- Commercial amusement (indoor/outdoor);
- Gaming or slot machines;
- Liquor store;
- Mining;
- Outdoor storage/display;
- Tire dealer;
- Veterinary clinic

Recommendation

At the May 28 Planning & Zoning Commission, the board recommended approval (5-0) of the proposed rezoning request with four modifications to the development standards:

1. *Any dry cleaning use must use off-site cleaning only;*
2. *Gas stations and restaurants (including drive-through) shall not be permitted until road widening improvements on Sachse Road are made to the limits of the subject property;*
3. *All trees within 25' of the property line (east, west and south) or floodplain limits, whichever is greater, are preserved; and*
4. *That lighting follow the standards of the PGBT and Old Town zoning districts.*

Staff also recommends approval of the proposed rezoning request for the following reasons:

- The realignment and reconstruction of Merritt Road and Sachse Road, both minor arterial roadways, creates an opportunity for neighborhood scale commercial uses at a four-way signalized intersection.
- The viability for development of the property for a residential use is diminished with the realignment of Merritt Road due to the splitting of the property into two separate tracts and the proximity to the intersection.
- The permitted uses within the PD district would be for neighborhood scale commercial and office use that are designed for the convenience of the people in adjacent residential areas.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED; BY CHANGING THE ZONING RELATING TO THE USE AND DEVELOPMENT OF A 6.18± ACRE TRACT OF LAND OUT OF THE T.R. GOODWIN SURVEY, CITY OF SACHSE, DALLAS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO FROM RESIDENTIAL 1 (“R-1”) AND AGRICULTURAL (“AG”) TO PLANNED DEVELOPMENT NO. 38 (“PD-38”) WITH A BASE ZONING OF C-1 NEIGHBORHOOD SHOPPING DISTRICT; APPROVING DEVELOPMENT REGULATIONS; PROVIDING FOR THE APPROVAL OF THE SITE PLANS; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 1. The Comprehensive Zoning Ordinance and Map of the City of Sachse, Texas, as heretofore amended, be and the same are hereby further amended by changing the zoning relating to the use and development of a 6.18± acre tract of land out of the T.R. Goodwin Survey, City of Sachse, Dallas County, Texas, more particularly described in Exhibit “A” attached hereto and incorporated herein by reference (“the Property”) from Residential 1 (“R-1”) and Agricultural (“AG”) to Planned Development No. 38 (“PD-38”) with a base zoning of C-1 Neighborhood Shopping District subject to the provisions of Section 2 of this Ordinance.

SECTION 2. The Property shall be developed and used only in accordance with the following development standards:

- A. Purpose.** The purpose of this Planned Development District is to allow the Property to be developed and used for low intensity retail, neighborhood services, and/or garden office (professional, medical) uses.
- B. Base Zoning District.** The Property shall be used and developed in accordance with the regulations of the Comprehensive Zoning Ordinance applicable to property

located within a C-1 Neighborhood Shopping District, except as otherwise provided in this Ordinance:

C. Uses

1. The Property may be developed and used for the following purposes in addition to the used permitted within the C-1 Neighborhood Shopping District:
 - a. Child care center;
 - b. Drive-through Restaurant; and
 - c. Retail sales with gas pumps (no more than 4 pumps)
2. Notwithstanding anything to the contrary in the Comprehensive Zoning Ordinance relating to the uses permitted within the C-1 Neighborhood Shopping District, the Property shall not be used and developed for the following purposes:
 - a. Any form of Residential use, including, but not limited to, any single family, medium density, assisted living facility, or multi-family use, and regardless of whether the residential use is institutional or non-institutional, and regardless of the duration of the occupancy of the resident;
 - b. Alternative financial services;
 - c. Auto Repair;
 - d. Assembly uses;
 - e. Bingo hall;
 - f. Car wash;
 - g. Commercial amusement, indoor;
 - h. Commercial amusement, outdoor;
 - i. Commercial school;
 - j. Gaming or slot machines;
 - k. Liquor store;
 - l. Mining;
 - m. Outdoor storage/display;
 - n. Tire dealer, no outside storage; and
 - o. Veterinary clinic

D. Landscaping

1. A minimum fifteen (15') wide landscape buffer shall be maintained along the corner clip at any street corners on the Property, and
2. A minimum ten foot (10') wide landscape buffer shall be maintained along all perimeters other than those described in Paragraph 1 above.

3. Large canopy shade trees shall be planted not greater than thirty feet (30') on center, exclusive of driveways, along all rights-of-way. Other perimeters shall have evergreen large canopy shade trees planted on not greater than fifty (50') on center. The Director of Development Services shall have the authority to approve minor modifications to the tree spacing requirements to facilitate site design.
4. The terminus of each parking row shall have a landscape island no smaller than 180 square feet in area or approximately the size of a parking space. Large canopy shade trees shall be planted at the terminus of each parking row and in all other interior landscape islands.
5. For every five (5) large canopy trees or fraction thereof required along the street frontage and other perimeters, one small ornamental tree shall also be planted on the Property.
6. All existing trees within 25' of the property line (east, west and south) or the floodplain limits, whichever is greater, are preserved.

E. Miscellaneous Development Standards

1. All exterior lighting (wall packs & light poles) shall be recessed or otherwise shielded and shall consist of LED lights. The use of tube lighting, string lights, or other similar materials shall not be installed.
2. Any proposed dry-cleaning use shall only utilize offsite cleaning.
3. Due to the unique topography and geological features of the subject property, which is entirely enclosed and surrounded by creeks with dense vegetation or rights-of-way, the requirement for a masonry screening wall is waived.
4. The City hereby agrees to waive detention requirements based on a drainage plan to be provided by the Developer and reviewed and approved by the City Engineer demonstrating that the development will not cause a net rise to the 100-year floodplain and floodway of the Long Branch of Muddy Creek.
5. No development permit may be issued for development of the Property prior to completion of construction of the realignment of Merritt Road to connect to Woodbridge Parkway, per the Master Thoroughfare Plan, including signalization.
6. No development permit may be issued for development of any portion of the Property prior to approval of a development plan for the portion of the Property being as required by Sections 10.7 and 10.8 of the Comprehensive Zoning Ordinance, which development plan shall constitute an amendment

to the zoning regulations of the PD-38 and must be approved in the same manner as a zoning amendment in accordance with Article 12 of the Comprehensive Zoning Ordinance.

7. No gas station or restaurant use may be permitted until E.6 and E.7 above are completed and the road widening improvements to Sachse Road are completed to the limits of the subject property.

SECTION 3. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Sachse and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 4. 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. 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. 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 _____, 2019.

APPROVED:

Mike J. Felix
Mayor

DULY ENROLLED:

Michelle Lewis Sirianni
City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr., City Attorney
(06-10-2019:TM108661)

EXHIBIT "A"
Description of Property

LEGAL DESCRIPTION

Legal description of the land:

TRACT I:

BEING a tract or parcel of land in the T.R. GOODWIN SURVEY, Abstract No. 502, and being part of the Second Tract described in a Deed from Margaret Angeline Massey to William D. Brand, et ux, dated March 18, 1947, and recorded in Book 2808, Page 489 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" Iron rod found for corner and fence corner in the Southerly right-of-way line of Sachse Road (100') said iron rod being East a distance of 237.50 feet from the intersection of the Easterly right-of-way line of Merritt Road (60') and the Southerly right-of-way line of Sachse Road (100');

THENCE East with the Southerly right-of-way line of said Sachse Road and fence a distance of 219.91 feet to a 5/8" iron rod set for corner;

THENCE South a distance of 217.80 feet to a 5/8" iron rod set for corner;

THENCE East a distance of 200.00 feet to a 5/8" iron rod found for corner;

THENCE North a distance of 217.80 feet to a 5/8" iron rod found for corner, said iron rod being in the Southerly right-of-way of Sachse Road (100');

THENCE East with the Southerly right-of-way line of Sachse Road a distance of 247.90 feet to an 8" fence post found for corner;

THENCE South 00 degrees 07 minutes 30 seconds East with a fence a distance of 320.41 feet to a 8" fence post found for corner;

THENCE South 45 degrees 27 minutes 40 seconds West a distance of 362.17 feet to a 1/2" iron rod found for corner;

THENCE North 46 degrees 44 minutes 30 seconds West with a fence a distance of 526.52 feet to a 1/2" iron rod found for corner;

THENCE North 07 degrees 10 minutes 30 seconds West with fence a distance of 215.30 feet to the POINT OF BEGINNING and containing 5.183 acres of land.

TRACT II:

BEING a tract or parcel of land in the T.R. GOODWIN SURVEY, Abstract No. 502, and being part of the Second Tract described in a Deed from Margaret Angeline Massey to William D. Brand, et ux, dated March 18, 1947, and recorded in Book 2808, Page 489 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner and fence corner in the Southerly right-of-way line of Sachse Road (100') said iron rod being East a distance of 457.41 feet from the intersection of the Easterly right-of-way line of Merritt Road (60') and the Southerly right-of-way line of Sachse Road (100');

THENCE East with the Southerly right-of-way line of said Sachse Road (100') and fence a distance of 200.00 feet to a 5/8" iron rod found for corner;

THENCE South a distance of 217.80 feet to a 5/8" iron rod found for corner;

THENCE West a distance of 200.00 feet to a 3/8" iron rod found for corner;

THENCE North a distance of 217.00 feet to the POINT OF BEGINNING and containing 1.00 acres of land.



Agenda Item Details

Meeting	Jun 17, 2019 - Regular Combined City Council Meeting
Category	F. Regular Agenda Items
Subject	2. Discuss and consider traffic control devices on Blackburn Road and Ingram Road.
Access	Public
Type	Action, Discussion, Information
Preferred Date	Jun 17, 2019
Absolute Date	Jun 17, 2019
Fiscal Impact	Yes
Budgeted	No
Budget Source	General Fund - Street Department
Recommended Action	Staff recommends that the City Council discuss traffic control on the Blackburn-Ingram corridor and provide feedback to staff on how to move forward.
Goals	Strategically invest in the City's existing and future infrastructure. Provide a high quality of life environment for families, individuals, businesses, and other organizations in Sachse.

Public Content

BACKGROUND

Blackburn Road and Ingram Road combine to create an east-west corridor in the City of Sachse from Dewitt Road to Murphy Road. This corridor continues into Garland and Richardson as Campbell Road. Traffic volumes have increased in the corridor during the past several years, largely due to residential growth in Sachse, Wylie, Murphy, Parker, and St. Paul. At the request of the City Council, staff took traffic counts and completed an investigation of the corridor related to potential ways to improve cross access for adjacent streets. This item is for the City Council to discuss traffic control devices on Blackburn-Ingram.

OVERVIEW

At previous City Council meetings, some citizen concerns were brought to staff's attention regarding the ability of vehicles in the adjacent neighborhoods having difficulty entering the Blackburn-Ingram corridor during peak morning and evening traffic times. This item will present the City Council with the data obtained by staff, along with multiple options to discuss. Once feedback is received staff will proceed with putting together a detailed plan for implementation.

POLICY CONSIDERATIONS

The Texas Transportation Code Chapter 544, Section 544.002(b) provides the City the authority to place and maintain traffic control devices.

RECOMMENDATION

Staff recommends that the City Council discuss traffic control on the Blackburn-Ingram corridor and provide feedback to staff on how to move forward.

Staff Presentation - Blackburn-Ingram Traffic.pptx (14,822 KB)

Blackburn-Ingram Cross-Traffic

CITY COUNCIL

JUNE 17, 2019



Overview

- Blackburn-Ingram Concerns
- Historical Traffic Data
- Aerial View of the Blackburn/Ingram Corridor
- Traffic Warrants for Stop Signs
- Other Options
- Staff's initial Findings
- Staff Recommendation
- Next Steps



Blackburn-Ingram Concerns

- At the February 18th City Council Meeting, staff received the following feedback from Council and citizens on the Ingram-Dewitt traffic signal project:
 - Citizens are concerned about no gaps in traffic on Blackburn-Ingram. It is difficult to turn onto the road during morning and evening rush.
 - Stop signs were mentioned by citizens and Council as a potential method to consider using to create gaps in traffic.
- At the May 6th City Council Meeting, staff was asked to investigate the placement of stop signs at Blackburn/Ingram and 3rd Street/Longmeadow.

Aerial View of the Corridor



3rd Street Intersection - Aerial



Blackburn-Ingram/3rd Street Traffic

- Staff took traffic counts at the intersection of Blackburn/Ingram with 3rd Street/Longmeadow.
- The findings include:
 - 12,131 vehicles per day on Blackburn (peak hour of 1,309 vehicles – both directions)
 - 10,943 vehicles per day on Ingram (peak hour of 1,184 vehicles – both directions)
 - 3,046 vehicles per day on 3rd Street (peak hour of 322 vehicles – both directions)
 - 400 vehicles per day on Longmeadow (peak hour of 36 vehicles – both directions)
- In analyzing an intersection for stop sign warrants, the critical volume is the volume of vehicles approaching the intersection on the smaller street. The majority of traffic on 3rd street is heading south from Blackburn-Ingram.

Intersection – Daily Counts



Intersection – AM Peak Hour (7AM-8AM)



Intersection – PM Peak Hour (5PM-6PM)



Intersection – 4-Hour Peak (3PM-7PM)



Intersection – 8-Hour Peak (1PM-9PM)



Traffic Warrants

- Manual on Uniform Traffic Control Devices, Chapter 4C
 - Warrant 1, Eight-Hour Vehicular Volume
 - Warrant 2, Four-Hour Vehicular Volume
 - Warrant 3, Peak Hour
 - ~~Warrant 4, Pedestrian Volume~~
 - ~~Warrant 5, School Crossing~~
 - ~~Warrant 6, Coordinated Signal System~~
 - Warrant 7, Crash Experience
 - Warrant 8, Roadway Network
 - ~~Warrant 9, Intersection Near a Grade Crossing~~

Warrant 1 (8 Hour)

Condition A—Minimum Vehicular Volume									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100% ^a	80% ^b	70% ^c	56% ^d	100% ^a	80% ^b	70% ^c	56% ^d
1	1	500	400	350	280	150	120	105	84
2 or more	1	600	480	420	336	150	120	105	84
2 or more	2 or more	600	480	420	336	150	120	105	84
1	2 or more	500	400	350	280	150	120	105	84
Does Not Meet									
Condition B—Interruption of Continuous Traffic									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100% ^a	80% ^b	70% ^c	56% ^d	100% ^a	80% ^b	70% ^c	56% ^d
1	1	750	600	525	420	75	60	53	42
2 or more	1	900	720	630	504	75	60	53	42
2 or more	2 or more	900	720	630	504	75	60	53	42
1	2 or more	750	600	525	420	75	60	53	42
Does Meet (77)									

^a Basic minimum hourly volume

^b Used for combination of Conditions A and B after adequate trial of other remedial measures

^c May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Warrant 2 & Warrant 3

Does Not Meet (95)

Warrant 2 – 4-Hour Volume

One lane and one lane	
VPH on the major street (Total of both approaches)	VPH on the minor street (Higher volume approach)
1400	80
1300	80
1200	80
1100	80
1000	100
900	120
800	150
700	180
600	220
500	260
400	310

Does Not Meet (119)

Warrant 3 – Peak Hour

One lane and one lane	
VPH on the major street (Total of both approaches)	VPH on the minor street (Higher volume approach)
1800	100
1700	100
1600	100
1500	100
1400	120
1300	130
1200	150
1100	175
1000	200
900	245
800	285
700	325
600	360
500	420

Warrant 7 – Crash Data

- Staff reviewed the crash data for the last 5 years within 500 feet of the Blackburn-Ingram/3rd Street/Longmeadow intersection:
 - 1 injury crash in 2019
 - 2 injury crashes in 2018
 - 1 non-injury crash in 2018
 - 1 non-injury crash in 2017
 - 1 non-injury crash in 2015
- Warrant is met if:
 - Adequate trial of alternative solutions has failed to reduce crashes
 - 5 or more crashes susceptible to traffic control are reported within a 12-month period

Does Not Meet

Warrant 8 – Roadway Network



Staff Findings

- Lee Engineering is currently working on a review of the corridor in conjunction with their design of the traffic signal at Dewitt-Ingram.
- 3rd Street has sufficient 8-hour peak traffic volumes to warrant a stop sign for interruption of continuous traffic. However, it narrowly qualifies by 2 vehicles per hour. In site visits during the peak PM hour of 5pm-6pm, staff did not witness more than 3 cars queued on 3rd Street waiting to turn. Most of the time it was a single car at a time.
- 3rd Street is designated as a collector road, making this intersection meet the warrant criteria for Warrant 8 – Roadway Network.
- It is not yet known if a stop sign at 3rd Street would significantly improve the ability of motorists to turn onto Blackburn-Ingram at other intersections during peak traffic times. In particular, the impact of interrupting continuous traffic will quickly decrease as you move further away from the intersection.

Intersection Concerns

- Staff has the following concerns regarding the placement of a 4-way stop at this location:
 - A 4-way stop will increase traffic volumes on Longmeadow as vehicles on neighboring streets use Longmeadow to make turns onto Blackburn-Ingram
 - Will likely cause backups on Blackburn-Ingram during peak travel hours due to traffic volumes exceeding the maximum efficiency of a 4-way stop with only 1 travel lane in each direction.
 - May not be effective in creating a traffic gap for intersections to the west, including Abilene Drive and Southgate Drive.
 - Motorists could ignore/not follow traffic signs and run the stop, especially at night. As we have seen at other 4-way stops, crashes due to running a stop sign result in higher speed crashes and higher likelihood of injury.

Neighborhood Concerns

- A 4-way stop will increase traffic volumes on Longmeadow as vehicles on neighboring streets use Longmeadow to make turns onto Blackburn-Ingram. Currently Longmeadow is a low volume neighborhood street with only 400 cars per day.
- As a neighborhood street, many homeowners park their cars in the street, creating a single travel lane in multiple locations. Higher traffic volumes will be in conflict with the narrow corridor.
- Based on visual observations of the street, there appear to be many kids who live along Longmeadow. Higher traffic volumes and potentially higher speeds will result in resident safety concerns.
- Overall, the implementation of a 4-way stop will likely have a negative impact on the quality of life of homeowners on Longmeadow.

Staff Recommendations

- Staff recognizes that the intersection of Blackburn-Ingram with 3rd Street & Longmeadow does meet minimum criteria for 2 warrants. Only 1 warrant is required to be met to implement a 4-way stop.
- However, staff's professional opinion is that implementing a 4-way stop at the intersection should not be done due to:
 - Excessive traffic backups during peak hour
 - Increased traffic volume on Longmeadow from neighboring streets
 - Limited effectiveness in creating traffic gaps at other intersections to the west
- Staff recommends that no changes be made until Lee Engineering has completed their study of the corridor and can present more comprehensive options for the City Council to consider. We expect this work to be completed in the early fall.

Next Steps

- If the City Council desires to move forward with a stop sign at 3rd Street, staff will prepare an ordinance for the City Council to consider at the next City Council meeting.
- Staff will have the results of Lee Engineering's work in the fall and will be able to present the findings and recommendations of this work at that time.



**Agenda Item Details**

Meeting	Jun 17, 2019 - Regular Combined City Council Meeting
Category	G. Executive Session
Subject	1. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.072: Deliberation regarding the purchase, exchange, lease, or value of real property generally located along Sachse Road in the City of Sachse.
Access	Public
Type	Information

Public Content**BACKGROUND**

The City Council will be provided information about a proposed property acquisition.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Conduct executive session as appropriate.