CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

JUNE 17, 2019

The City Council of the City of Sachse held a workshop and regular meeting on Monday, June 17, 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 Bill Adams, Councilmembers Brett Franks, Michelle Howarth, Paul Watkins, Cullen King, 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; Project Manager, Martin Donk; Development Services Director, Matt Robinson; Finance Director, Teresa Savage; IT Manager, Danny Wheeler; Parks and Recreation Director, Lance Whitworth; Park and Recreation Manager, Cynthia Wiseman; Division Chief of Administrative Services, Chris Hall, and Police Chief, Bryan Sylvester.

Mayor Felix opened the workshop meeting at 6:31 p.m.

COMMUNITY CENTER UPDATE: Receive an update on the Sachse Community Center construction progress.

Ron Hobbs updated the City Council on the construction progress by showing pictures and describing the location of the building. Mr. Hobbs noted that sample stones were being matched and they are working with staff to pick out furniture and furnishings. Anticipated completion date is still on target for end of December, with time extensions for any bad weather.

ADJOURNMENT:

Mayor Felix adjourned the workshop at 6:45 p.m.

Mayor Felix opened the regular meeting at 7:30 p.m.

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

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 June 3, 2019, combined meeting.

2. Approve the cancellation of the July 1, 2019 combined workshop and regular City Council meeting.

Councilman Bickerstaff made a motion to approve the consent agenda items as presented. Councilman 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.

Proclaim the summer of 2019 the 'Summer of Reading' in the City of Sachse.

Mayor Felix read and presented a proclamation to Dr. Jovan Wells, Chief Academic Officer with GISD.

Administer the oath of office to newly appointed boards and commission members.

Mayor Felix administered the oath of office to Brandi Petee of the Animal Shelter Board, Jarvis Chambers of the Library Board, and Diane Smith, Valarie Pike, and Brett Franks of the Municipal Development District.

CITIZENS INPUT:

No comments were made.

REGULAR AGENDA ITEMS:

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.

Mr. Robinson provided an overview of the subject property, which included the location, current zoning, and how the proposed request relates to the Future Land Use Plan (FLUP). Mr. Robinson indicated that 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 four-way intersection. The applicant desires to rezone the subject property from R-1 to AG to Planned Development (PD) to be used for neighborhood scale commercial uses. Mr. Robinson stated as proposed, no development can occur until the completion of construction of the realignment of Merritt Road, including signalization, and no development can occur on the property prior to approval of a development plan by the City Council. Mr. Robinson noted permitted uses versus non-permitted uses. The Planning and Zoning Commission recommended approval (5-0) of the proposed

rezoning request with the following four modifications to the development standards: any dry cleaning use must use off-site cleaning only; 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; all trees within 25' of the property line or floodplain limits, whichever is greater, are preserved; and, that lighting follow the standards of the PFBT and Old Town zoning districts. Staff recommends approval for several reasons: the realignment/ reconstruction of Merritt Road and modifications to Sachse Road creates an opportunity for neighborhood scale commercial uses; 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; and, 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.

Mayor Felix opened the public hearing.

David Dowland, 5615 Pinnacle Oak Drive, stated that he is concerned with sound and light pollution, as well as having anything with a drive-through with late night or early morning hours. He is in opposition to the request.

Randy Hale, 5012 Merritt Road, is against having any commercial development and has concerns with the ongoing flooding from development.

Cathy Taylor, 5114 Merritt Road, stated the applicant is not a Sachse resident and is against the request due to the increase in traffic.

Polly McDaniel, 5616 Pinnacle Oak Drive, stated the residents who spoke at the Planning and Zoning meeting were against the development even though it was approved. She believes it should stay residential, is concerned about property values being lowered, along with noise and light pollution. She is in opposition to the request.

David Taylor, 5114 Merritt Road, is not in favor of the request. The request does not fit and the City Council should consider the needs of the City.

Dorothy Hale, 5012 Merritt Road, stated she is against commercial property in this area and is concerned with flooding problems.

Larry Essary, 5905 Woodbridge Parkway, questioned the citizen input at the Planning and Zoning meeting, the appearance of the item being "pushed through", and if the impact of those affected was considered. He commented on the possibility of eminent domain and the decrease in property values. He is in opposition to the request.

Lola Smith, 6205 Big Valley Lane, asked about the notifications on this item and the concern of the citizens not being heard. She expressed concerns with flooding and discussed the use of eminent domain. She is in opposition to this request.

Tom Mahan, 5610 Pinnacle Oak, stated that this area should remain residential and commercial should be placed on major thoroughfares. He is in opposition to the request.

Mayor Felix closed the public hearing.

Councilman Watkins stated the request is inconsistent with the area as is no benefit to the citizens in that area. and the concerns of flooding. He is not in favor.

Councilman Bickerstaff stated he would rather see office/medical uses or a lower impact use on this area. His is not in favor of commercial/retail uses. and is not viable for residential. He would consider item with conditions.

Mayor Pro Tem Adams stated he prefers retail to stay within other areas of town and is not in favor of the proposed.

Councilman Franks stated he does not agree with all the comments. He commented on property values. flooding. and the realignment of Merritt Road. He stated that the City does not take eminent domain lightly. Mayor Pro Tem Adams added eminent domain is not condemnation.

Mayor Felix stated the proposed does not fit with the City and commercial has never been on a map for this location.

Inderpreet Sangha. owner of the property stated the commercial uses would be low impact and the building would be delayed until the realignment was done. He stated he has lived in north Texas for over twenty years and is willing to work with the residents and council.

Councilman King made a motion to deny 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. Mayor Pro Tem Adams seconded that motion and the motion was unanimously approved.

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

Mr. Peters gave an overview regarding the placement of stop signs at Blackburn/Ingram and 3rd Street /Longmeadow. Staff took traffic counts at these intersections to evaluate conditions. In analyzing an intersection for stop sign warrants, the critical volume is the volume of vehicles approaching the intersection on the smaller street. Mr. Peters reviewed daily counts at these intersections during the morning peak hour (7 a.m. to 8 a.m.), the evening peak hour (5 p.m. to 6 p.m.), four-hour peak (3 p.m. to 7 p.m.) and an eight-hour peak (1 p.m. to 9 p.m.). The manual on uniform traffic control devices has nine warrants. Out of those nine, the count meets two for Third Street for the eight-hour peak traffic volume and the roadway network. Even though the eight-hour volumes warrant a stop sign for interruption of continuous traffic, it only narrowly qualifies by two vehicles per hour. It is not yet known if a stop sign at Third Street would significantly improve the ability of motorists to turn onto Blackburn-Ingram at other intersections during peak traffic times.

Staff is concerned a four-way stop will increase traffic volumes on Longmeadow as vehicles on neighboring streets use Longmeadow to make turns onto Blackburn-Ingram. This will likely cause back-ups on Blackburn-Ingram during peak travel hours due to traffic volumes exceeding the maximum efficiency of a four-way stop with only one travel lane in each direction. Additionally, this may not be effective in creating a traffic gap for intersections to the west, including Abilene Drive and Southgate Drive. Beyond traffic movements, the greater presence of vehicles on smaller

streets creates resident safety concerns, due to children playing, and will likely have a negative impact on the quality of life of homeowners on Longmeadow.

Mr. Peters stated that staff recognizes that the intersection of Blackburn-Ingram with Third Street and Longmeadow does meet minimum criteria for two warrants. However, it is staff's professional opinion that implementing a four-way stop at the intersection should not be done due to excessive traffic backups during peak hours, increased traffic volume on Longmeadow from neighboring streets, and limited effectiveness in creating traffic gaps at other intersection 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. Staff will have results of lee Engineering's work in the fall.

Mayor Pro Tem Adams stated he supports waiting.

Councilwoman Howarth asked if this particular issue is included in the scope of work for Lee Engineering's evaluation. Mr. Peters confirmed that it is.

Councilman Watkins asked if the residents of Longmeadow have been contacted. He would like to see staff get input from the residents.

Councilman King stated his concerns are of the impact on Longmeadow and any stacking issues that could arise on nearby streets such as Canyon Meadow, Foxglove, and Wilhelmina.

Councilman Bickerstaff shared same concerns as Councilman King. He prefers to wait for the report.

Councilman Franks stated to wait for the report.

Butch Kemper, 7107 Longmeadow, commented that he is not worried about the stacking. He would like to see stop signs put at these intersections. Mr. Kemper asked the City Council to install them to see if it works and to take them out if they do not.

Lola Smith, 6205 Big Valley Lane, stated they have the same issues getting out onto Blackburn. She has had to change habits and use other side streets to get to Dewitt. She commented that it is very dangerous with speeding and during school buses are not able to get out easily.

No further comments were made.

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.

At 9:07 p.m., the City Council recessed into Executive Session.

At 9:30 p.m., the City Council reconvened back into regular session.

No action was taken.

ADJOURNMENT:

Mayor Felix adjourned the regular meeting at 9:30 p.m.

MIKE J. FELIX, MAYOR

ATTEST:

Michelle Lewis Sirianni, City Secretary

CITY OF SACHSE, TEXAS